

BASIC TRUST LAND MANAGEMENT PLAN

Land Management Plan applies to: <i>(TICK WHICH IS APPLICABLE)</i>	<input checked="" type="checkbox"/> a specific parcel of trust land detailed in 3 below: or <input type="checkbox"/> a class of Trust Land, being <i>(insert relevant class eg school, reserves; or</i> <input type="checkbox"/> Trust land within a specific locality
Land management Plan Duration:	5 Years from the date of approval or until superseded

Amendment Details		
Version:	Council Approval	Comments/Changes
1	14 Jan 2014	First version
2	26 Oct 2018	Update to legalisation references, Kindergarten lease dates and other minor changes

1. COMPLIANCE WITH LEGISLATION, PLANNING SCHEMES, etc
<p><i>Land Act 1994</i></p> <p><i>Local Government Act 2009</i></p> <p><i>Planning Act 2016</i></p> <p>DNRM Operational Policy PUX/901/209 (SLM/2013/493 dated 2 May 2017 versions 6.00) Secondary Use of Trust Land</p> <p>Western Downs Regional Council Planning Scheme 2016</p> <p>Western Downs Regional Council Local Law No 4 (Local Government Controlled Areas, Facilities and Roads) 2011</p>

2. TRUSTEE DETAILS	
Trustee Name/s Western Downs Regional Council	Trustee's Address/s 30 Marble Street PO Box 551 DALBY QLD 4405

3. EXISTING TENURE OF THE SUBJECT LAND			
(Only complete this section when the 'Land Management Plan' is for a specific parcel of trust land. Otherwise a schedule of land comprising the plan should be attached).			
TRUST LAND DESCRIPTION:	The land is known as the Jandowae Racecourse and Showground, Myall Street, JANDOWAE. The purpose is designated RACECOURSE - Recreation and Showground (Reserve 82).		
LOT:	Lot 73	PLAN:	Crown Plan LY496
LOCAL GOVERNMENT:	Western Downs Regional Council		
AREA OF LAND (IN HECTARES):	39.449 Ha (surveyed)		

4. EXISTING DESCRIPTION OF THE SUBJECT LAND	
<p>Site Description</p>	<p>The land was first gazetted on 10 August 1901 (page 978) for use as the Jandowae Recreational Grounds. The actual development of the site commenced in about 1912 following the inclusion of a farm and garden competition in the Brisbane exhibition.</p> <p>The history of who was actually operating the land for the designated purposes has not been fully established.</p> <p>On 11 August 1948 a public meeting was called during which the Jandowae and District Show Society was formed. Activities that are or have been associated with the Annual Show included: Miss Showgirl (Show Princess), campdrafting, stud cattle, cooking, arts, crafts, QCWA competitions, photography, fine arts, prime cattle, horse events, school work, floral exhibits, produce display, rodeo, dog jumping competitions as well as the standard side show exhibits.</p> <p>In approximately 1953, the Jandowae Race Club was formed and a racecourse included on the grounds.</p> <p>Also in 1953, the Trustees called a meeting of all interested bodies using the grounds with the intention of forming a grounds committee. The purpose of the grounds committee was to undertake improvements to the grounds for the benefit of all. This committee was the precursor of the Jandowae Showground Management Committee which is still in existence.</p> <p>The Trustee was transferred to the Wambo Shire Council on 17 April 1965 (Gazette page 1283). With the amalgamation of the various Councils in 2008, the trustee details changed from the Wambo Shire Council to the Dalby Regional Council and finally to the Western Downs Regional Council.</p> <p>Further information regarding the township of Jandowae and the development of the showgrounds can be found in <i>Jandowae Town and District History 1847-1988</i>, Jack Haselwood (author) 1989 and also in <i>The History of our Show (Jandowae and District Show Society Inc) Golden Jubilee 1948-1998</i>, Charles Curd (author).</p> <p>The Jandowae Kindergarten has been operating from the Jandowae Racecourse & Showground since the mid 1980's and have been slowly improving the facilities. The kindergarten provides a much needed community service to the local public in where the travelling time to the next closest kindergarten is greater than 30 minutes away (Dalby). The demand for places does at times require some children to go on a <i>waiting list</i> but given that the kindergartens within Dalby also operate on continuous waiting lists, this highlights the need for such a locally based facility. The rationale for the location of the kindergarten on this site is that there are very limited sites within the general town environs that have the same facilities already available and at minimal cost. The kindergarten is operated as a not-for-profit non-government organization with all excess funds collected being used to improve and/or expand the available services. WDRC entered into a 20 year lease commenced 01 June 2016 and expires on 31 May 2036. The area is located in the northern corner of the site - refer to Appendices D and E for details of where the Kindergarten is located on the site.</p> <p>The Brigalow Jimbour Floodplain Group (BJFG) Landcare established an office on the site in 2009. The office and accompanying storage container provide the capability for the group to undertake activities that impact upon the regional floodplain that covers an estimated 580,000 hectares which includes 7 sub-catchment areas. The area is located in the north-eastern corner of the site - refer to Appendices D and E for details of where Landcare is located on the site.</p> <p>The whole of the site is essentially flat with no significant rises or falls greater than 1m with the exception of the drainage ditch along the north-western boundary fenceline.</p>

Local Area Description	<p>The site is traditionally known as the Jandowae Racecourse and Showgrounds with access via Warra Street, Jandowae.</p> <p>The Western Downs Regional Council Planning Scheme 2016 has identified the site as being for Recreation and Open Space within the town of Jandowae.</p>
Existing 'Uses' (Primary and Secondary)	<p>Currently there are multiple uses which will continue on site or which will be expanded as part of development plans.</p> <p>The existing primary and secondary uses include:</p> <ul style="list-style-type: none"> • Racecourse; • Showgrounds and related activities; • Equestrian and other related livestock activities; • Temporary camping grounds (overflow from local caravan/camping grounds); • Landcare office (which is inconsistent with the designated material use of land); and • Kindergarten (which is inconsistent with the designated material use of land). <p>1. Site Management</p> <p>The Trustee reserves the right to enter into formal agreements with an individual, organisation or group to undertake the management of the whole of the site or a portion of the site as needed.</p> <p>The Trustee or management entity are to permit access to the site as detailed above.</p> <p>The Trustee or management entity will develop and publish an event booking process/procedure to permit individuals/organisations/groups to hire portions or the whole of the site for an event. The event booking process/procedure will include the terms and conditions of hire.</p> <p>The Trustee or management entity will set the fees and charges applicable to the hire.</p> <p>2. Sharing of Grounds</p> <p>The whole of the site is deemed common property and thus is able to be used by all. With respect to access roads and parking areas, all users are to be aware of their use by other persons or event holders.</p> <p>However, there are two areas located on the site that are currently restricted for use and access: the Kindergarten area and the Landcare office.</p> <ul style="list-style-type: none"> • The Kindergarten operates during normal business hours throughout the year and in the great majority of cases has no interaction with other activities being held on the site. Where planned events do coincide with kindergarten activities, both the Lessee and the event organisers are to communicate their needs to ensure that both the activities and the operation of the kindergarten do not hamper each other. • The Landcare office operates on an infrequent basis (up to a couple of times per week) and at various times of the day. In the majority of times when Landcare is in use, there will be no or very little interaction with other activities being held on the site. Where planned events do coincide with Landcare activities, both the Lessee and the event organisers are to communicate their needs to ensure that both the activities and the operation of the Landcare do not hamper each other.

3. Use of Site Areas

The whole of the site is deemed common property and thus is able to be used by all when booked or as required.

Given the range of activities that can be held on the site, multiple events can be undertaken at the same time. Users are to be aware of this capability when planning events.

The Trustee or management entity will permit general public access to the site for activities that fall within the scope of the designated land use. Where such use is an organised event, the prospective users must request the use of the site in accordance with the event booking process/procedure

The Trustee alone, in consultation with the management entity and other keys site user groups, will have the authority and right to allocate the use of a portion of the site to an individual/organisation/group for a designated purpose and period of time. This exclusive use will be documented within a user agreement in the form of a Trustee Permit or a registered Trustee Lease.

- Example 1: The Jandowae Kindergarten Association Inc currently uses the area and buildings known as the Jandowae Kindergarten. The Trustee has given exclusive use of this building to the Kindergarten but the Trustee reserves the right to use the building for other uses when required e.g. local disaster occurs, use of meeting rooms for external hirers, etc
- Example 2: It has been proposed by some groups that they will seek funding to undertake capital works that will result in the erection of new structures and that their group alone will have sole use. The Trustee may permit the sole use of the structure to the particular group where deemed suitable however, the Trustee reserves the right to use the structure for other uses when required e.g. annual show events, etc.

The Trustee reserves the right to resume control of the whole or a portion of the site in the event of a local disaster situation occurring.

4. Site Access

Access to the whole of the site by the public is permitted when there are no scheduled events being held, with the exception to:

- designated areas that are locked for security or safety reasons; or
- designated areas that have been allocated to an individual, organisation or group for their exclusive use (i.e. the area designated for the operation as a kindergarten).

Where potential users wish to hold an event on the whole of the site or a portion of the site, they must submit a booking request to the Trustee or the designated management person/organisation/group as per established event booking guidelines.

Access by the Jandowae Kindergarten Association Inc and their users is permitted during normal operating hours, except when there is a scheduled event being held, so long as that access is restricted to the immediate area known as the Kindergarten area.

Access by the Landcare group is permitted at any time except when there is a scheduled event being held, so long as that access is restricted to the immediate area known as the Landcare area.

General campers are permitted access to the site as detailed below.

5. Key User Groups

Regular groups or organisations of the site may be requested to become participants of a *site Management Committee*. The primary purpose of the *Management Committee* is to assist the Trustee in the development and future growth of the site. The Trustee may appoint the Committee to act as the site management entity.

Members of the Management Committee are still required to utilise the event

	<p>booking process when planning activities on the site, including the use of any designated areas to minimise any potential conflicts with other scheduled events.</p> <p>6. General Camping</p> <p>General camping on the site is permitted only:</p> <ul style="list-style-type: none"> • when the local caravan/camping venue is unable to accommodate campers, noting that time periods do apply as per DNRM document Secondary Use Of Trust Land PUX/901/209 (max 7 days before the van/vehicle/tent must be removed from site); and • during planned events but only for the travelling public and taking into account relevant issues including having regard to the Department's Caravan Park Policy PUX/901/102. <p>Where camping is permitted, fees and charges may apply.</p> <p>7. Site Improvements</p> <p>The Trustee, in consultation with the Management Committee and management entity (if applicable) will plan and undertake improvements to the site to improve and enhance the overall effectiveness of the site.</p> <p>Where there is a Management Committee and/or management entity, all planned work and improvements must be discussed and agreed upon before any requests for funding are made and work commences. All major work must be reviewed to assess the impact upon the overall effectiveness of the planned outcome and how it fits into the future improvement and operation of the site.</p> <p>All work, especially those that involve capital works such as new structures, building extensions and the like must have prior trustee approvals and have a registered Trustee Lease before any funding is sought and before planned work commences. Failure to notify the Trustee within a reasonable time period before such funding applications are sought may result in the requesting organisation missing the funding cut-off period.</p> <p>The Trustee or Management Committee/management entity is to develop a process in which all major capital and/or maintenance works are discussed, documented and agreed upon by the individual committee and Management Committee/management entity before approval is sought from the Trustee. The Trustee reserves the right to veto and/or change the proposed works.</p> <p>8. Alcohol and Food Licences</p> <p>Appropriate alcohol and food licences are to be sought and granted from the relevant authorities when required.</p> <p>The sale and distribution of alcohol is to be conducted in accordance with the <i>Liquor Act 1992</i> and other relevant legislation (including local laws). The consumption of alcohol is to be restricted to those areas identified in the liquor licence and or hire booking application.</p>
<p>Existing Interests</p>	<p>The site was originally managed (it is believed) by the Jandowae Show Society however this control was transferred to the Wambo Shire Council in approximately 1965. The management of the site has been conducted by the Jandowae Showground Management Committee (known under various names) on behalf of the Council(s). The Committee is made up of various representatives from site users. The Committee is currently comprises of representatives from the:</p> <ul style="list-style-type: none"> • Jandowae Show Society; • Jandowae Pony Club; • Jandowae Race Club; • Jandowae Kindergarten; and • Landcare group.

	<p>In the mid 1980's, the Wambo Shire Council permitted the relocation of a building onto the site to be used as a local kindergarten as a secondary use facility on the site. The kindergarten continuously operated until 2016 under informal agreements (non-lease) with the Showground Committee and Council. A formal lease was entered into between WDRC and the Kindergarten on 20 July 2016 and which is due to expire 31 May 2036. This facilities use is inconsistent with the designated material use of the land.</p> <p>In 2007, the Wambo Shire Council permitted the relocation of a transportable type building onto the site to be used a local Landcare office as a secondary use facility on the site. This group is a not-for-profit organization however, Council believes this activity may be inconsistent with the designated material use of the land.</p>
Existing Infrastructure	<p>The following assets located within the site are listed in Council's asset management plan with a building/structure footprint map provided in Appendices D and E:</p> <ul style="list-style-type: none"> • Showgrounds: <ul style="list-style-type: none"> ○ Entry Shelter ○ Cattle Stall 1 ○ Cattle Stall 2 ○ Cattle Stall toilets ○ Cattle yards ○ Pony Club Shelter 1 ○ Pony Club Storage Container (not shown on drawing) ○ Pavilion ○ Grandstand, Bar & Canteen ○ Amenities block ○ Female toilets ○ Male toilets ○ Kiosk ○ Shelter 1 ○ Horse Stable 1 ○ Horse Stable 2 ○ Horse Stable 3 ○ Stallion Box ○ Secretary's Office ○ Judges Tower 1 ○ Judges Tower 2 ○ Announcers Box ○ Ring Storage Shed • Kindergarten: <ul style="list-style-type: none"> ○ Garden Shed 1 ○ Garden Shed 2 ○ Shelter 1 ○ Shelter 2 ○ Shelter 3 ○ Shelter 4 ○ Gazebo

	<ul style="list-style-type: none"> ○ Kindergarten • Landcare: <ul style="list-style-type: none"> ○ Office ○ Storage Container <p>Additional infrastructure includes:</p> <ul style="list-style-type: none"> • power, communications, sewerage and water; • fencing, gates and driveway access; • vegetation and garden areas; and • stormwater drainage channels, pipes and pits. <p>Overall the site is in a fair condition with daily and weekly usage by the general public and secondary users. However there are several specific assets and infrastructure in poor condition being past their useful life expectancy and in need of significant repair or demolition.</p>
Native Title Status	Native title implications will be assessed in accordance with the State's Native Title Work procedures prior to any dealings being undertaken on the reserve.

5. PROPOSED USE/S OF THE SUBJECT LAND	
Proposed 'Use/s' of the Subject Land	<p>The proposed use of the site is for community based activities, primarily for racing and showground activities.</p> <p>The camping areas are used by travelers when the local caravan park is full. Camping is restricted to a maximum of seven days.</p> <p>The use of the site for Landcare and Kindergarten activities fall within the overall purview of community activities however it is acknowledged that the kindergarten should be more correctly classified as being for education.</p> <p>The development of the site will be mainly for racing and showground activities but there will be occasions in which the Kindergarten and Landcare will require development to comply with legislative requirements and community needs/expectations</p>
	<p>Q: Is the proposed or existing secondary use consistent with the primary use of the trust land? (tick which is appropriate)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No - IN THIS CASE THE TRUSTEE SHOULD CONFER WITH NR&M FOR FURTHER ADVICE IE: WHETHER EXCISION FOR THE AREA FROM THE TRUST LAND AS A LEASE UNDER THE LAND ACT 1994 OR TO CHANGE THE PURPOSE OF THE TRUST LAND TO A MORE APPROPRIATE COMMUNITY PURPOSE IN KEEPING WITH THE PRESENT OR PROPOSED USE OF THE TRUST LAND.</p> <p>The presence of the Landcare office and Kindergarten do not comply with the primary use of the site however given that they both provide a community focused use of the site.</p> <ul style="list-style-type: none"> • A lease has been executed and registered for the Jandowae Kindergarten. • It is envisaged that a Trustee Lease will be offered for the Landcare office sometime in the future.
Exclusivity & Restrictions of Existing Interests	<p>The land parcel has various levels of exclusion fencing, most notable being a barbed security fence around the majority of the site's perimeter. There is a primary access gate that is opened at all time to permit general public access to the grounds at all times for general passive recreational space.</p> <p>Various buildings are locked from the general public but access and usage of the facilities is open to the entire community by either hiring the facilities or by joining community not-for-profit clubs that operate from the various buildings.</p>

	<p>The kindergarten (as a secondary user) has a security fence around it to restrict access to/from the immediate area to improve child safety.</p> <p>The Landcare buildings are locked to restrict access to the general public.</p> <p>The Trustee reserves the right to assign exclusive use of a building and/or area within the site to a group or organization for a defined period. Terms and conditions regarding the exclusive use will be documented in a Trustee Permit or registered Trustee Lease. The Trustee reserves the right to permit use of the building and/or area by others when required.</p> <p>The Trustee reserves the right to resume control of the whole or a portion of the site in the event of a local disaster situation occurring.</p>
Exclusivity & Restrictions of proposed use and associated development	<p>Improvements to the site are not expected to restrict the usage of the site anymore than the current status. The various buildings will be locked from the general public but access and usage of the facilities will remain open to the entire community by either hiring the facilities or by joining community not-for-profit clubs that operate from the various buildings.</p> <p>Access to the Kindergarten will be during normal business hours only and access restricted to persons who have an identified need for access.</p>
Development intended	<p>Council intend, through the Showground Management Committee, to develop the site to meet the expectations of the public users. The improvements will primarily involve the upgrading of existing buildings and structures, improved drainage and site access. Capital improvements to the site may assist in providing future community needs for the site and immediate locality.</p> <p>It should be noted that any permanent structures or works placed on the trust land are generally considered to be part of the site's infrastructure and would be managed using asset management principles and processes. As the site hosts a wide range of community uses and is managed on a multi use basis, sole use by an individual group may be discouraged.</p> <p>Additional development of the Kindergarten is also expected to ensure compliance with legislative requirements and future growth as the number of children slowly increases. The improvements will primarily involve changes to the building, structures and site access.</p>
Commerciality	<p>Annual operational expenditure for the site will include items such as: electrical usage; communication; water and sewerage charges including consumption; cleaning; maintenance and repairs; management; inspections, certifications and compliance; depreciation; event set-up/pack-up; equipment replacements; and other associated costs. Coupled with this is the on-going maintenance of vegetation in the site's grounds including cleaning, maintenance and repairs to proposed improvements such as playgrounds, picnic tables and shelters. These total costs will vary on an annual basis due to site usage and weather conditions.</p> <p>The Showground Management Committee reviews and sets the fees for the use/hire of the facilities on an annual basis. All income derived from fees is used to pay operational costs with any excess used for improvements to the site. Council, as trustee and owner of the site, contributes to costs associated with the operation of the site and provides some funding to undertake capital improvement works.</p> <p>The Kindergarten (which has a lease) operates as a non-profit organization and operates as a registered business. They have the authority to set fees with all fees collected being used to cover their operating costs with all excess used for improvements to the facilities and equipment.</p> <p>Landcare operates as a non-profit group. Income received is used for operational costs and community awareness programs. They cover all expenses associated with their activities.</p>

6. COMMUNITY CONSULTATION

Due to the sites previous history and the period in which the current user groups have had use of the common and specific areas of the Jandowae Racecourse and Showgrounds site, community consultation is not deemed as a requirement for the implementation of this Land Management Plan as specific operations and requirements of individual groups will not change.

In the event that the Land Management Plan requirements do change in the future, the changes will be reflected through amendments to the Land Management Plan which may require a level of community consultation.

The use of the site by individual groups and organisations will be dealt with via Trustee Lease and Trustee Permits.

7. OBJECTIVES AND PROPOSED ACTIONS

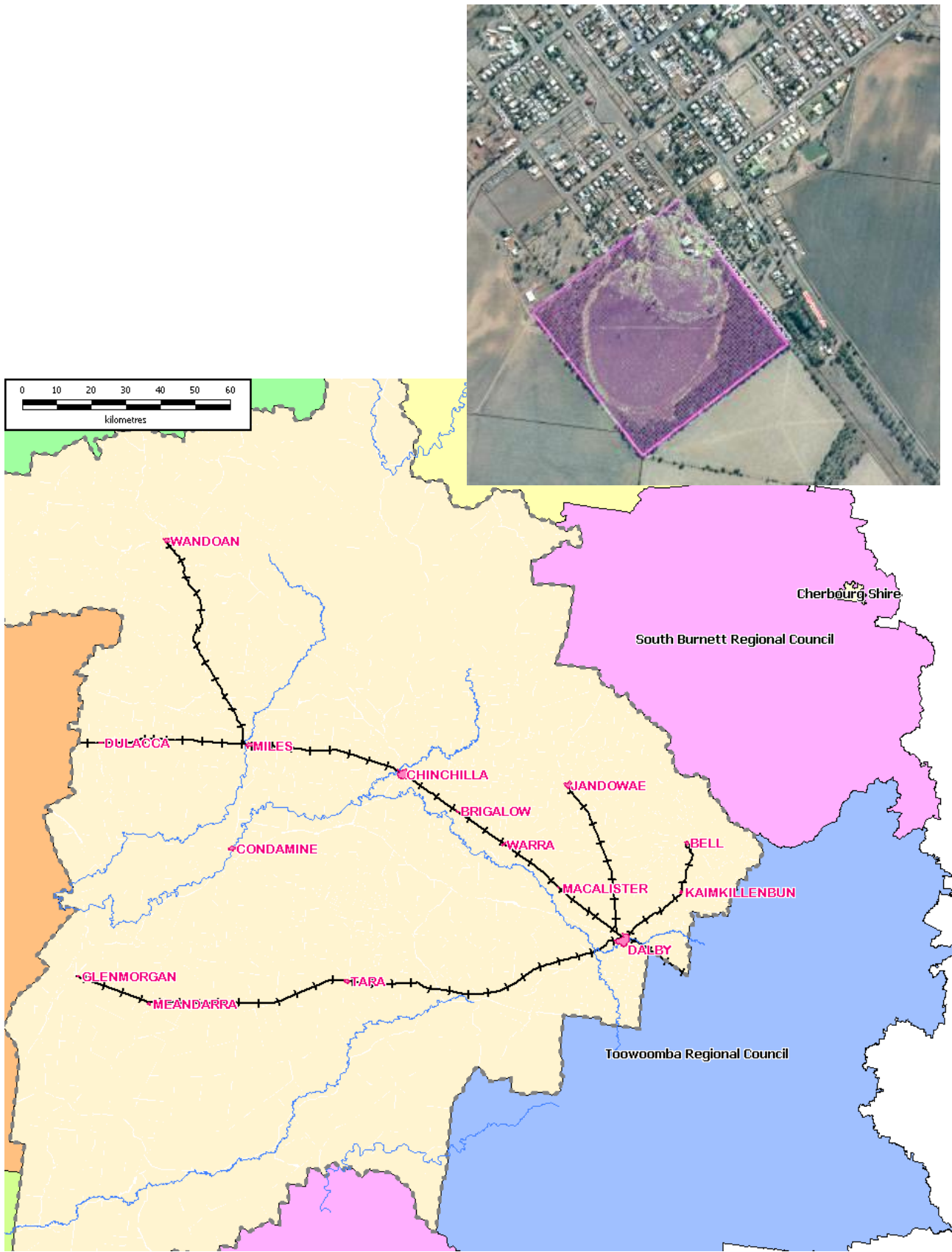
Goals	<p>The overall goals of the LMP are to:</p> <ul style="list-style-type: none"> • provide a clear framework for detailed site planning, decision making and implementation strategies for site development • reflect the trust land's capabilities and the community's priorities; • provide a management tool which will guide the future development of the site through achievement of agreed outcomes; • allow the trust land to be developed and maintained in accordance with its gazetted purpose, the intended future use of the site and the Western Downs Regional Council Planning Scheme; • provide ongoing and effective maintenance of features and infrastructure; • ensure effective management of the State's interests; • ensure that the use and development of the planning area is compatible with the use of the surrounding environment and that it will not detract from the existing natural, cultural and scenic qualities of the headland; • develop actions that will ensure the maintenance and enhancement of the aesthetic, recreational and cultural values of the planning area; and • address waste and noise management issues where necessary.
Guiding Principles	<p>The goals outlined above are aimed at ensuring that this LMP appropriately fulfils its purpose. As previously outlined, the purpose of the plan is to:</p> <ul style="list-style-type: none"> • identify and address current and future land management issues; • guide Council in the future development, maintenance and management of the site; • provide clear information to the Department of Natural Resources, Mines and Energy on future planned development, if requested
Relevant Actions	<p>This LMP recommends that developments to the site be:</p> <ul style="list-style-type: none"> • investigated, assessed and reviewed to ensure that such developments are within the scope of the designated land use; • communicated to all key users of the site before implementation; • communicated to the general public for major developments for their feedback; and • instigated as soon as practicable once funding becomes available.

8. MONITORING AND REVISION	
Intended Monitoring and Revision Timetable	<p>Inspection of the trust land will be carried out:</p> <ul style="list-style-type: none"> • as part of annual asset inspections; • after any major events; and • when legitimate complaints are received about specific issues. <p>The Jandowae Showgrounds Hire Request Guidelines and Facility Hire Rules will be reviewed every 5 years by the Jandowae Management Committee.</p> <p>The Land Management Plan will be reviewed every 5 years for possible amendments.</p>
Techniques to be used to assess the quality of management and condition of the Trust land	<p>Surveys of the secondary user groups will be carried out as to assist in the identification of any management or infrastructure issues.</p> <p>Assessment of any legitimate requests or complaints will be used to determine any short-term maintenance or minor capital works</p> <p>Implementation of Council's Asset Management System which documents asset lives, deterioration models, service levels and condition assessment criteria.</p>
Techniques to be used to obtain community feedback on the Trust land management	<p>Exit Surveys of participants at various activities is to be carried out by secondary users and hirers with information supplied to the Jandowae Management Committee on any specific site management topics.</p> <p>As part of 5 year Land Management Plan review, feedback will be sought via communication to the wider community that comments, issues and suggestions on the management and use of the trust land are being sought via a feedback sheet.</p>

9. SUMMARY AND RECOMMENDATIONS
<p>This Land Management Plan applies to the land parcel referred to as the Jandowae Racecourse and Showgrounds. Its purpose is to facilitate the current use and future development of the site as a community facility.</p> <p>The Plan will require monitoring, reviewing, public consultation and amendment as the site is further developed to meet the community needs and expectations on a 5 year interval or sooner as required.</p>

10. APPENDICES
<p>A. JANDOWAE RACECOURSE & SHOWGROUND LOCATION MAP</p> <p>B. JANDOWAE RACECOURSE & SHOWGROUND - AERIAL VIEW AT A SCALE OF 1:5,000;</p> <p>C. JANDOWAE RACECOURSE & SHOWGROUND - PRECINCT ZONING</p> <p>D. JANDOWAE RACECOURSE & SHOWGROUND - EXISTING INFRASTRUCTURE</p> <p>E. JANDOWAE KINDERGARTEN - EXISTING INFRASTRUCTURE</p> <p>F. JANDOWAE SHOWGROUND - EVENT BOOKING FLOWCHART</p>

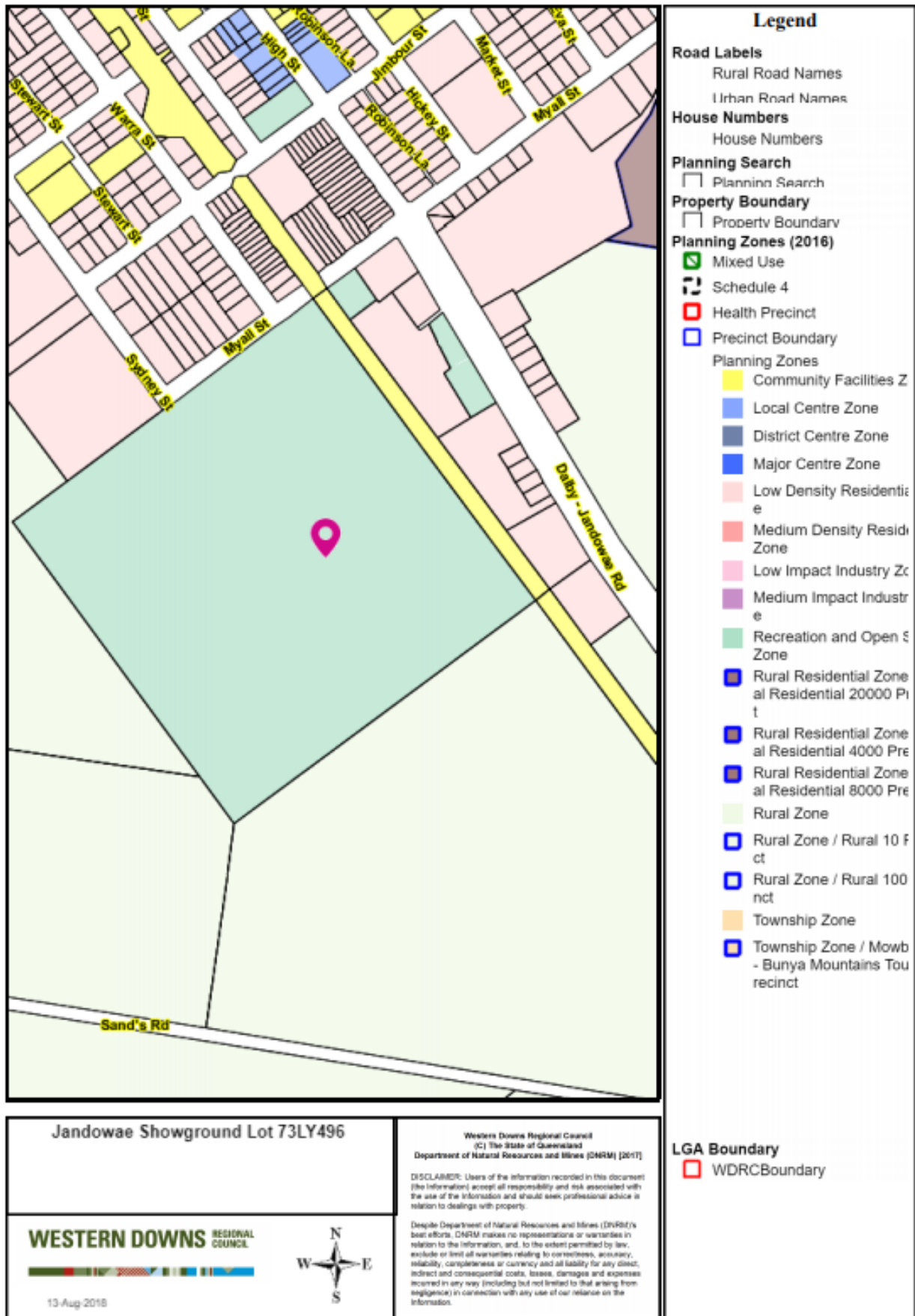
Appendix A - Jandowae Racecourse & Showground Location Map



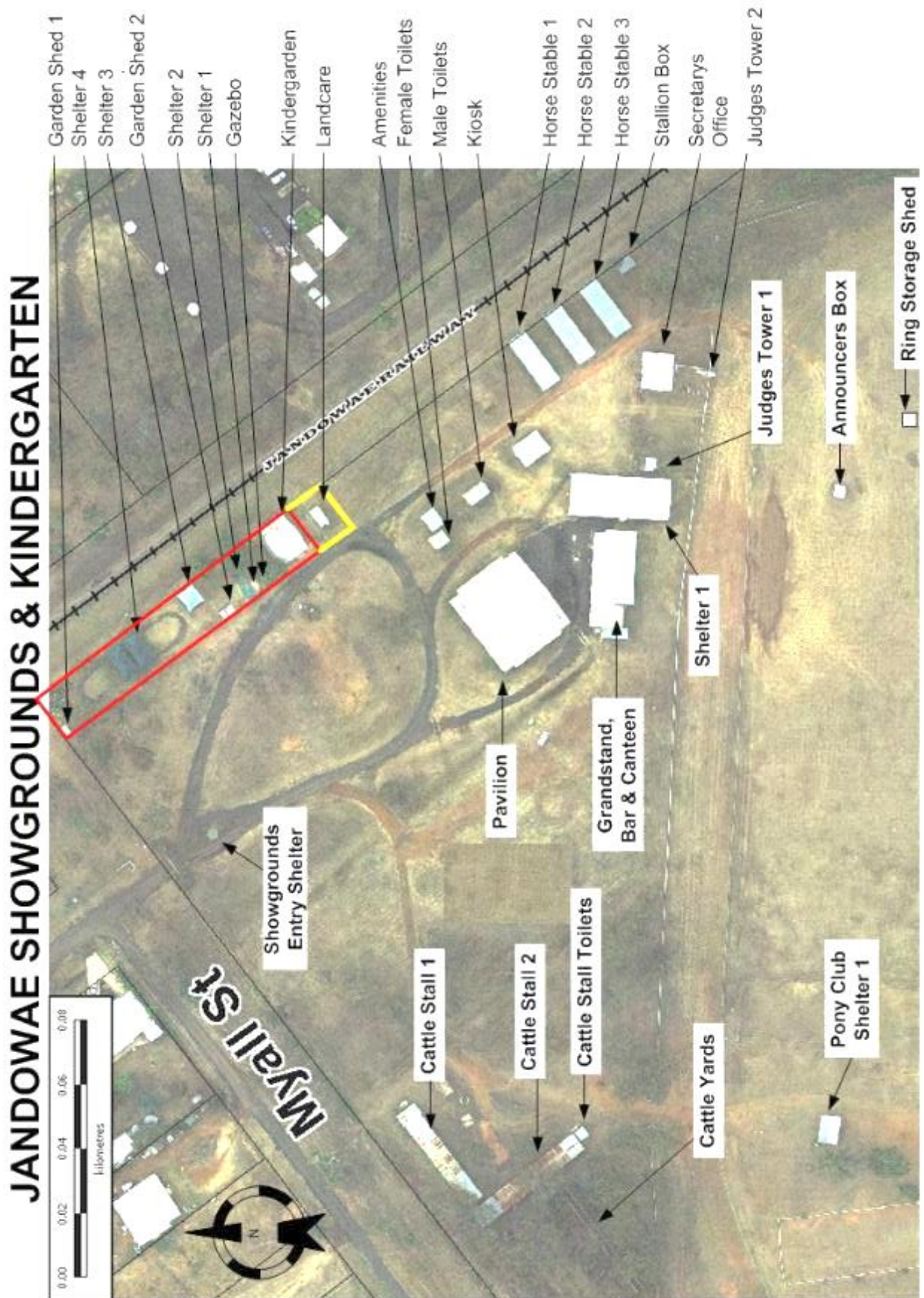
Appendix B - Jandowae Racecourse & Showground - Aerial view (scale 1:5,000)



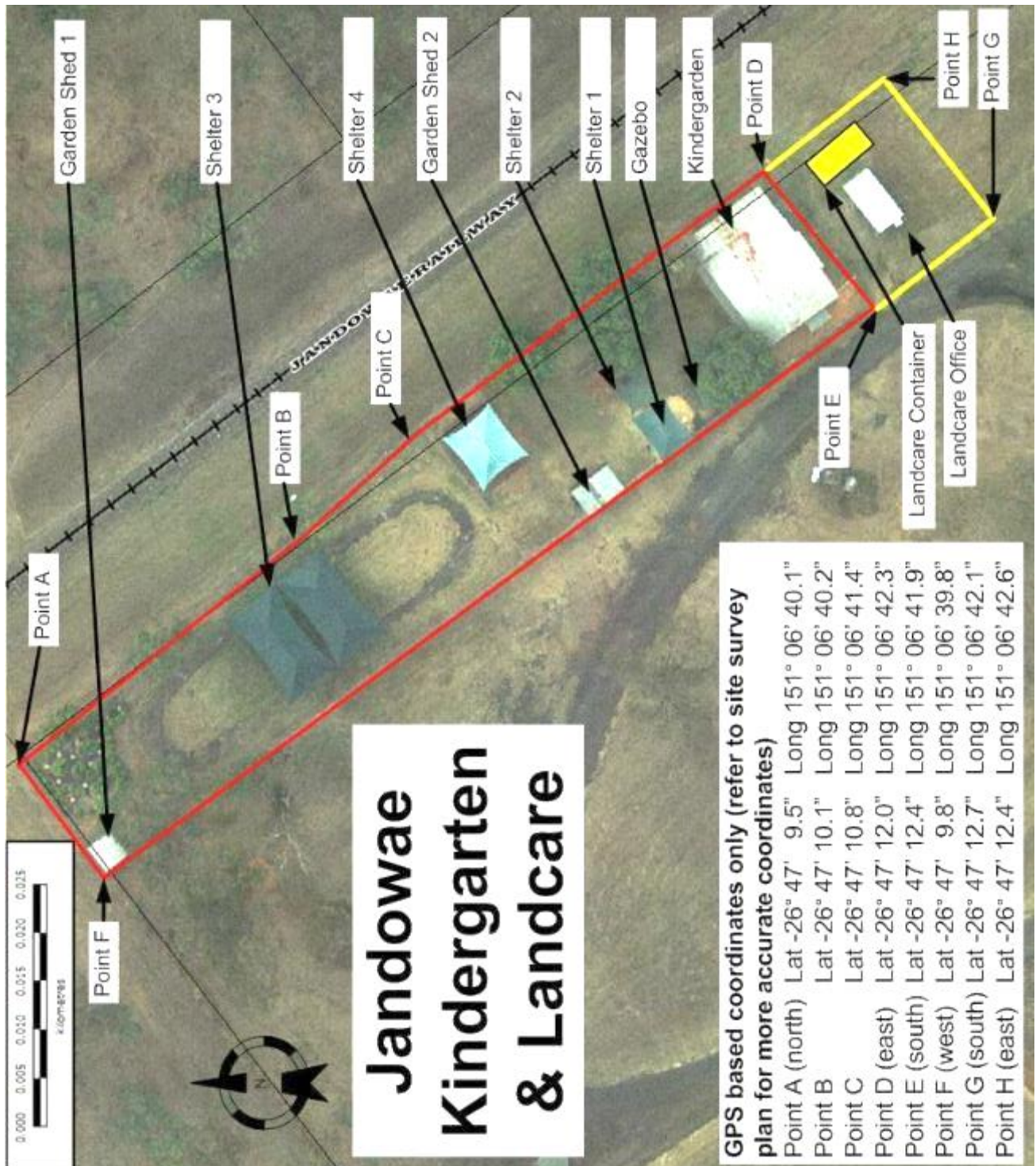
Appendix C - Jandowae Racecourse & Showground - Precinct Zoning



Appendix D - Jandowae Racecourse & Showground - Existing Infrastructure



Appendix E - Jandowae Kindergarten - Existing Infrastructure



Appendix F - Jandowae Showground - Event Booking Flowchart

