



# Gladstone Regional Council

## Land Management Plan

Purpose - Local Government

Sub-purpose - Swimming Pool and Recreational

Lots 155 & 156 DS 592 Parish of Langmorn

10 Popenia Road and 15 The Narrows Road, Mount Larcom





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Prepared By	Checked By	Version Number	Date
Trudi Smith	Matt Kelly	V1	28/03/2017
Trudi Smith	DNRM	V2	15/06/2017

## Summary

This Land Management Plan (LMP) is to maintain, and operate the existing Reserve land for its dedicated purpose for the benefit of the community in line with the *Local Government Act 2009 (Qld)*, the *Land Act 1994 (Qld)*, the Gladstone Regional Council Planning Scheme, Local Laws and policies and the various policies regulated by the Department of Natural Resources and Mines (DNRM). The existing operations such as the Swimming Pool, Tennis Courts and Community Shed will continue to function in accordance with the purpose of the reserve and be retained for the benefit of the community.

Provision of a Lease to the Mount Larcom District Youth and Recreation Group over the Community Shed and Tennis Courts will support the existing uses currently available on the site and provide consistency and formalised direction with regard to public access and compliance with conditions and compliance with the *Land Act 1994 (Qld)* and policies regulated by the Department of Natural Resources and Mines (DNRM).

The purpose of this Land management Plan is to:

1. Provide the DNRM and Council and the community a long term plan for the management and operation of the subject lands;
2. Provide a clear rationale for any future improvements to the subject lands;
3. Provide for complimentary development opportunities in the future, in accord with Council's current legislative planning frameworks, the *Land Act 1994* and consistent with the reserves purpose;
4. Authorise appropriate use agreements (trustee leases); and
5. Authorise access consistent with the themes of sustainability, community service, environmental protection and awareness.

This Land Management Plan aims to continue and promote a sound and balanced approach to the management of the Mount Larcom Reserve, in particular the Community Shed and Tennis Courts, while providing a flexible framework in which Council can respond to current needs and opportunities. The LMP also aims to:

1. Meet all legislative requirements;
2. Be consistent with Council's strategies, plans and policies;
3. Reflect the values and expectations of the Mount Larcom residents and the wider Community and also the Reserve occupier's;
4. Identify management issues and address these issues in the context of community values and applicable legislation;
5. Set out an appropriate framework to guide decision making pertaining to the future use and sustainable management of the land;
6. Authorise leasing and permits required by the Community Shed and Tennis Courts; and
7. Present a framework that outlines the proposed initiatives and actions required to implement any proposed physical changes and improvements to the Community Shed and Tennis Courts.



## Application of Land Management Plan

Lot 155 DS 592 - State Reserve Land - Gladstone Regional Council as Trustee  
Lot 156 DS 592 - State Reserve Land - Gladstone Regional Council as Trustee

## Life of Land Management Plan

The expected life of this Land Management Plan is from the date of the approval until winding up of the Trust Land Reserve.

## 1. Compliance with Legislation, Planning Schemes

Lots 155 and 156 on DS592 are a Reserve for Local Government (Swimming Pool and Recreational) under the *Land Act 1994 (Qld)* with Gladstone Regional Council as Trustee for both lots.

Under the Gladstone Regional Council Planning Scheme, 15 The Narrows Road (Lot 155) is zoned Sport and Recreation whilst 10 Popenia Road (Lot 156) is zoned Open Space. This Land Management Plan is subject to the following Gladstone Regional Council Local Laws (subject to their amendments):

1. Local Law no. 6 (Bathing Reserves) 2011; and
2. Subordinate Local Law no. 1.10 (Operation of Public Swimming Pools) 2011.

Consideration of the Queensland Government implementation guides which are identified below were also taken into consideration.

1. Secondary Use of Trust Land (PUX/901/209); and
2. Leases over Reserves (PUX/901/20).

## 2. Trustee Details

**Trustee's Name:** Gladstone Regional Council  
**Trustee's Postal Address:** PO Box 29  
GLADSTONE QLD 4680  
**Email Address:** info@gladstone.qld.gov.au  
**Phone:** (07) 4970 0700



### 3. Existing Tenure of the Subject Land

<b>Existing Tenure(s):</b>	Reserve for Local Government
<b>Conditions of Tenure(s):</b>	The land parcels are owned by the Queensland Government, represented by DNRM with the Gladstone Regional Council as Trustee.
<b>Lot and Plan:</b>	Lots 155 & 156 DS 592
<b>Street Address:</b>	15 The Narrows Road and 10 Popenia Road, Mount Larcom
<b>Title Reference:</b>	49013284
<b>Area of Land(s):</b>	7.3316 hectares
<b>Local Government:</b>	Gladstone Regional Council

### 4. Existing Description of the Subject Land

#### a. History of Subject Sites

Lots 155 and 156 were gazetted on 16 September 1978 as a Reserve for Local Government, with the sub purpose being Swimming Pool and Recreation with the Gladstone Regional Council as Trustee.

#### b. Local Area Descriptions

The site is located to the North East of the Mount Larcom Township on the Eastern side of the Bruce Highway and the North Coast Rail corridor. The site comprises a total area of 7.3316 hectares and comprises the following frontages.

- Lot 155 - 221.4m frontage to Popenia Road;
- Lot 155 - 283.0m frontage to The Narrows Road; and
- Lot 156 - 168.0m frontage to Popenia Road.

The site has been cleared except for a small vegetated area along the Northern corner of the site. The topography of the site ranges from 44m AHD within Lot 155 fronting Popenia Road, to 48m AHD along The Narrows Road frontage and within the vegetated area to the North of the site.

The Mount Larcom Show Grounds is located to the East of the site, with the Mount Larcom SES, and the Mount Larcom Cemetery located to the North of the site. The Mount Larcom Township is located to the South and South West of the site on the southern side of the Bruce Highway.

An aerial view of the site is illustrated below.



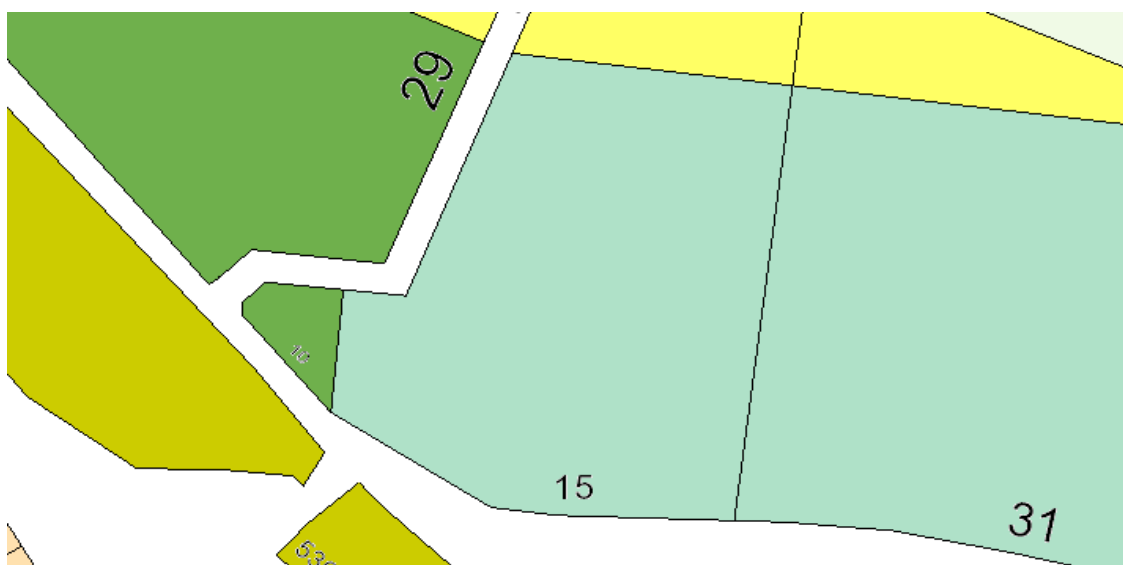


**Figure 1 - Aerial View of Subject Site**

Several Planning Scheme overlays are identified over the subject site and include:

- Biodiversity over Lot 155 highlighting a vegetated watercourse traversing the site from East to West;
- Bushfire hazard - high potential bushfire intensity on the Western corner of Lot 156 and potential impact buffer over the remaining area of lot 156 and the corner of lot 155;
- Heritage Overlay is identified over the Mount Larcom Showgrounds which adjoins the site; and
- Regional Infrastructure is identified over Lot 155 as comprising a 132kva power line.

Under the Gladstone Regional Council Planning Scheme, Lot 155 is zoned Sport and Recreation and Lot 156 is zoned Open Space as illustrated below.



**Figure 2 - Zoning of Subject Site**



### c. Detailed Site Descriptions

Lot 155 is improved by a 25m, 5 lane swimming pool, ancillary structures and landscaping surrounded by a 1.8m high chain wire fence. Adjoining the swimming pool and located to the East adjacent to the Show Grounds and fronting The Narrows road area, is an ablutions block, Community shed, and basketball court with small storage shed.

A Tennis Court (two courts) and (clubhouse shed has been removed) ablutions block is located to the West of the swimming pool in close proximity to Lot 156. The tennis courts are surrounded by a 1.8m high chain wire fence and are provided with overhead lighting.

Lot 156 is unimproved.

### d. Existing Primary Uses

The primary purpose of the land is for Sport and Recreation in line with the tenure of Lot 155.

The primary purpose of the land is for Open Space which allows key community recreation in line with the tenure of Lot 156.

### e. Existing Secondary Uses

The reserve is utilised by the Mount Larcom Show Society as off street parking during the annual Mount Larcom Show for a period of approximately (1 week) in June of each year. The existing Swimming Pool operates seasonally while the Tennis Courts and Community Shed operate periodically throughout the year.

### f. Existing Interests

A current Lease was registered on 14 October 2015 over part of the land, being Lease A in Lot 155 DS592 on RP280135 which identifies the Lessee as Lane 4 Pty Ltd. The expiry date of this lease is 31 August 2018.

### g. Exclusivity and Restrictions of Existing Interests

The Reserve will remain available for community use however the areas currently occupied by the Swimming Pool, Tennis Courts and Community Shed will require the payment of a fee or membership. The lease stipulates that the public at large shall have the right of access to, on and across the premises at any time provided that the right of access does not interfere with any sporting or other activities conducted on the site. The public at large if by payment of an entrance fee or membership will have right of access to the sporting and other activities periodically conducted on the site.

### h. Native Title Status

Investigation into consideration of Native Title is to be undertaken in conjunction with the Port Curtis Coral Coast people under the Indigenous Land Use Agreement (ILUA) which was registered on 5 May 2017. The management of the Reserve and



any future development of the land shall be in accordance with the ILUA and the *Native Title Act 1993*.

## 5. Proposed Secondary Use/s of the Subject Land

The existing Reserve use for Sport and Recreational purposes is proposed to be utilised and strengthened for the increased benefit of the Community. The proposed use within the Reserve is for Swimming Pool and Recreation, however the proposed leased area over Lot 156 extends onto land that is zoned Open Space.

The Mount Larcom District Youth & Recreation Group has been formed to assist the young people of the community to reinvigorate and re-establish the Youth Club within the Community Shed and Tennis Club Facilities in Mount Larcom.

It is proposed to continue with the existing dedicated use arrangements, and introduce compliant uses in accordance with Council's local laws, policies and the Gladstone Regional Council Planning Scheme.

The lease stipulates that the public at large shall have the right of access to, on and across the premises at any time provided that the right of access does not interfere with any sporting or other activities conducted on the site. The public at large by payment of an entrance fee or membership will have right of access to the sporting and other activities periodically conducted on the site. Furthermore, Lot 155 DS592 is periodically utilised for parking to alleviate parking for the Mount Larcom and District Show which is held annually.

Currently a small portion the road area for Popenia Road does not align with the as constructed road adjoining these blocks and the as-constructed road traverses Lot 2 SP 217272 (Reserve for Township). As part of future applications, a road opening out of Lot 2 SP 217272 to recognise the existing as-constructed road and a road closure of the existing road area adjoining Lots 155 and 156 on DS 592 will be undertaken. The proposed application would open as a road the green and yellow areas out of Lot 2 SP 217272, and close as a road the yellow and red areas and add to Lot 155 or 156 on CP DS 592 (both the same reserve with the same purpose). The proposed road arrangement is illustrated below.





**Figure 3 - Proposed Road Rearrangement**

**a. Constraints**

In accordance with the Gladstone Regional Council Planning Scheme, the proposed uses on the site mean:

*Outdoor Sport and Recreation - Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.*

*Community Use - premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.*

For the purpose of undertaking the use within the Reserve, the provision of a Community Use within the existing Community Shed is proposed and a Sport and Recreation use over the Tennis Courts and Basketball Court. Should an Outdoor Sport and Recreation use be proposed over Lot 156 than an Impact Assessable

Development Application will be required to be lodged. Notwithstanding this, given the proposal would not overly increase the development footprint, it is considered that such a proposal would remain consistent with the zoning of the subject site.

The lease stipulates that the public at large shall have the right of access to, on and across the premises at any time provided that the right of access does not interfere with any sporting or other activities conducted on the site. The public at large by payment of an entrance fee or membership will have right of access to the sporting and other activities periodically conducted on the site. The site is not restricted by topography such as steep land, topography of infrastructure however there are several swale drains throughout the site that restrict development.

Water infrastructure is located within the road area with connections provided to the Swimming Pool, and Community Facilities structure. On site sewerage is utilised for each of the existing uses.

### b. Opportunities

- To provide the young people of the community a place to interact, be active and be creative;
- Swimming Pool caters for all ages and abilities and is open to the general public periodically throughout the summer months;
- Tennis Courts caters for all ages and abilities and is open to the general public and community during daylight hours; 7 days per week.
- Council's Parks and Environment team are proposing to construct a Play Park, Beach Volley Ball area and outdoor Fitness Equipment in the future, in an area within close proximity to the existing Community Facility; and
- The open space area that remains without any built infrastructure is utilised by the Mount Larcom Show Society for overflow parking during the annual show. This area may also be utilised by the wider community at any time as access is unrestrained.

## 6. Community Consultation

The preparation of the Land Management Plan involved the following process and consultation:

Process	Stage	Deliverables
Senior Land Management Officer	Inception	Undertake desktop assessment and review of files, background, reports and plans.
Senior Land Management Officer	Site Inspection	Gather site information.
Discussion with Council Officers in consultation with Department of natural Resources and Mines (DNRM).	Review Information	Prepare Draft Management Plan.
Notice placed in local newspaper circulating in the area with document located on Councils website.	Public consultation	Feedback on Draft Management Plan.



Process	Stage	Deliverables
Assess feedback and amend Draft Land Management Plan	Consider submissions	Prepare final version of the Draft Management Plan
Land Management Plan sent to DNRM for approval	DNRM approval	
Adoption by the Minister S48(1)(a) of the <i>Land Act 1994</i>	Adoption	
	Implementation	

## 7. Goals of the Land Management Plan

Goal Statement	Issue/s Goal Outcome	Action	Key Performance Indicator	Completed by (Date)	Who is responsible for the Action?
Maintain 10 year asset management plan	Ensure facility is maintained in a safe condition for continued community use	Develop the asset management plan through community consultation to ensure the facility continues to meet the needs of the community into the future	Items included in Annual Budget	30 June annually	Gladstone Regional Council

## 8. Budget Statement

The ongoing operation and maintenance of the site is covered within the Councils current and future budget arrangements. This will continue to be the case with any income from the facility offsetting the operation costs.

The current facilities are sufficient to handle the expected visitor numbers with no budgeted capital works for the site in the current 10 year plan. These costs will be reviewed annually dependent upon visitor numbers and demand on services on the site.

## 9. Monitoring and Revision

This Plan is proposed for the life of the reserve. Council will monitor the Plan regularly, with a full review every 5 years.

The Land management Plan will be monitored and assessed against the targets outlined above as follows:



Tools	Frequency
Observations by Council Employees	Monday to Friday
Detailed Inspections by WHSO and Carpenter	Every two years
Community consultation to inform Council's planning and budgeting process.	As required

## 10. Summary and Recommendations

The overall proposal of this Land Management Plan will ensure that activities on the site are conducted in accordance with the purpose of the Reserve. This will be achieved by providing the young people of the community a place to interact, be active and be creative, whilst the Swimming Pool and Tennis Courts cater for a wider community base. The proposed future construction of a Play Park, Beach Volley Ball area and outdoor Fitness Equipment in an area within close proximity to the existing Community Facility and Swimming Pool will further support the reserve purpose.

Utilisation of the balance area by the Mount Larcom Show Society for overflow parking during the annual show highlights the use of the reserve by the wider community at large. Any future leases over the site will be subject to conditions and compliance with the *Local Government Act 2009 (Qld)*, the *Land Act 1994 (Qld)*, the Gladstone Regional Council Planning Scheme, Local Laws and policies and the various policies regulated by the Department of Natural Resources and Mines (DNRM).





## 11. Appendices

### a. Aerial Mapping

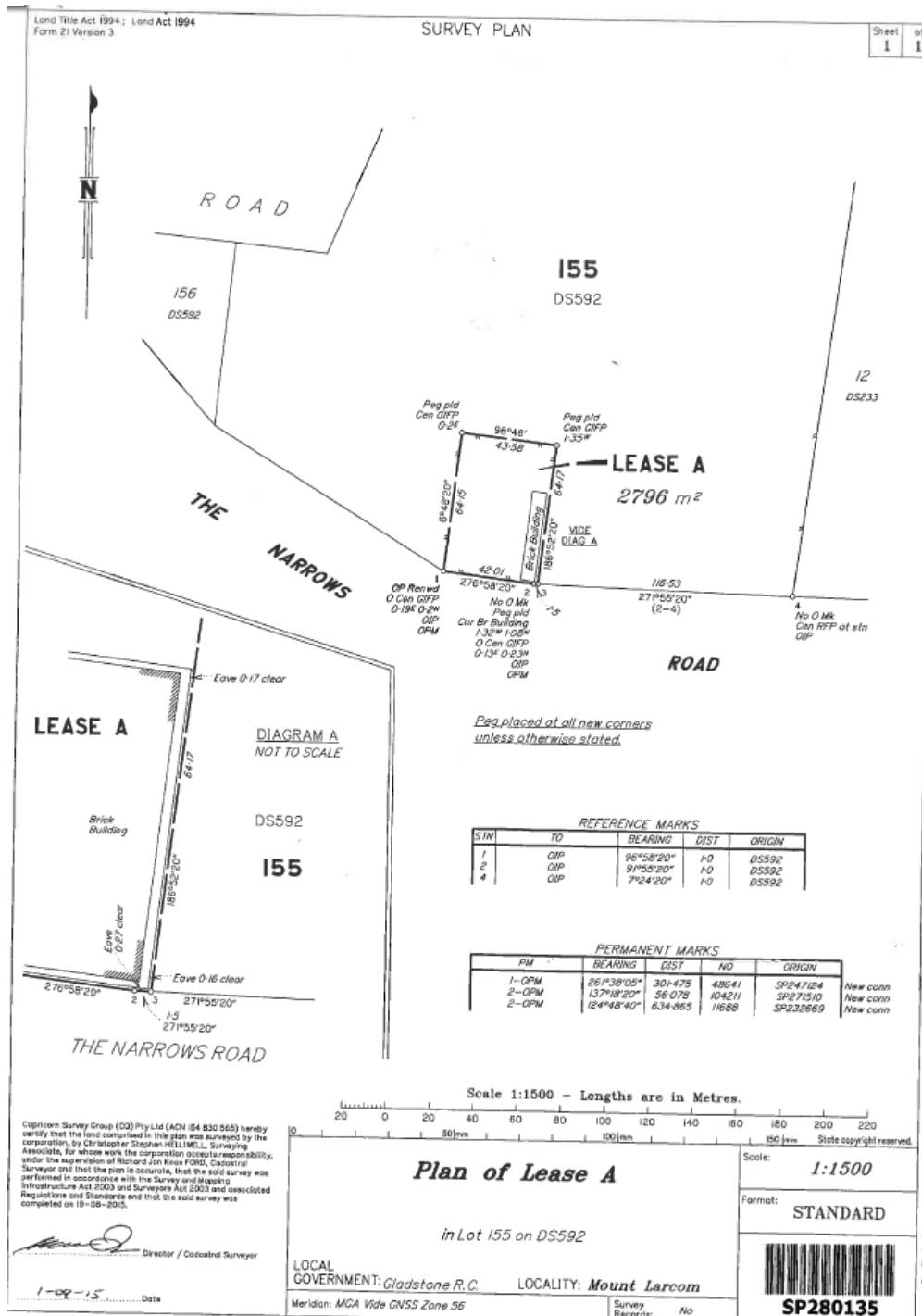


### b. Proposed Lease Area



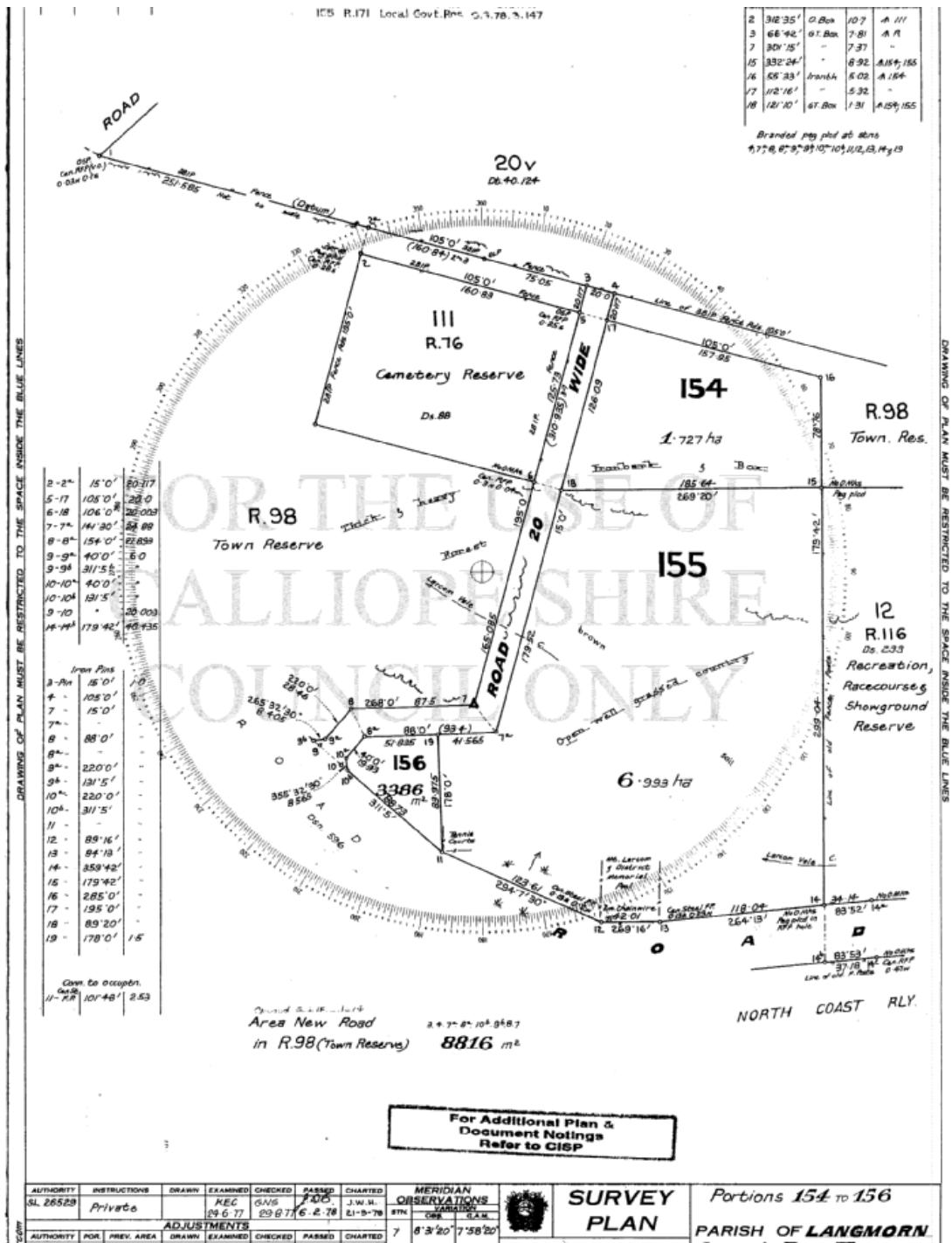


c. Existing Lease Area (A)





d. Registered Plan



e. Tables of Assessment

Outdoor Sport and Recreation use in a Sport and Recreation Zone is Self-Assessable.



**Table 6.2.8.3.1—Self-assessable and assessable development**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Use – Caretaker's accommodation</b>	
<b>PO1</b> Development is: ancillary to the primary use, and does not compromise the sport and recreation function of this site.	<b>AO1.1</b> No more than 1 caretaker's accommodation unit is established on the site.
	<b>AO1.2</b> Caretaker's accommodation is a maximum of 100m <sup>2</sup> GFA.
<b>Built form</b>	
<b>PO2</b> Built form is of a height and scale that: is low–medium rise and visually unobtrusive protects residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or a residential zone, and does not restrict access to, utility or enjoyment of the land for sport and recreation purposes.	<b>AO2.1</b> Building height does not exceed 12m.
	<b>AO2.2</b> The site cover of all buildings and structures does not exceed the lesser of 40% of the total site area or 400m <sup>2</sup> .
<b>Amenity</b>	
<b>PO3</b> Development provides adequate separation, screening and buffering from any adjoining residential premises or residential zone so that residential privacy and amenity is not adversely affected.	<b>AO3.1</b> Development that shares a boundary with a residential premises or residential zone requires a minimum boundary setback of 6m for: temporary structures including markets active outdoor use or sporting areas site access points car parking areas, and servicing or outdoor storage areas.
	<b>AO3.2</b> Development that shares a boundary with a residential premises or residential zone must ensure all buildings: are setback a minimum of 15m from that common boundary, and include a minimum 1.8m high solid screen fence along that common boundary, or a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary. Note—Refer also to the <a href="#">Landscape code</a> .
	<b>AO3.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent.
<b>PO4</b> Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO4.1</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of            the Obtrusive Effects of Outdoor Lighting</i> as amended.
	<b>AO4.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road            Lighting – Vehicular Traffic (Category V)</i>





<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<i>Lighting – Performance and Installation Design Requirements as amended.</i>
<b>PO5</b> Development must not unreasonably affect the amenity of the surrounding area.	<b>AO5</b> Hours of operation are limited to between 7am and 10pm each day.

Community use in an existing Community Shed is an existing use.

**END OF REPORT**

**Report Prepared by:**

**Report dated:**

**Report Approved:**                    /        /

Leisa Dowling  
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**GLADSTONE REGIONAL COUNCIL**