



# Gladstone Regional Council

## Land Management Plan

Description of Site - Lots 8, 30 & 31 S7345

23 Turtle Street and 22 and 24 South End Terrace,  
South End



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Prepared By	Checked By	Version Number	Date
Trudi Smith	Matt Kelly	V1	12/5/2017
Trudi Smith	DNRM	V2	22/5/2017

## 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). It is anticipated that this operation will include the future construction of a Community Hall and ancillary infrastructure and this LMP is to ensure the use is undertaken for the benefit of the South End community.

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).

This Land Management Plan aims to continue and promote a sound and balanced approach to the management of the reserve, in particular the ability to construct a Community Hall and ancillary infrastructure. The LMP also aims to:

1. Meet all legislative requirements;
2. Be consistent with Council's strategies, plans and policies;
3. Reflect the values, expectations and the future use and enjoyment of the reserve by the residents of South End, the greater Gladstone and Queensland communities and the South End Progress Association;
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 of the Community Hall and ancillary infrastructure;
7. Present a framework that outlines the proposed initiatives and actions required to implement any proposed physical changes and improvements to the site.

## Application of Land Management Plan

Lot 30 S 7345	State Reserve Land - Gladstone Regional Council as Trustee
Lot 31 S 7345	State Reserve Land - Gladstone Regional Council as Trustee
Lot 8 S7345	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

Lot 31 on S7345 is a Reserve for Community Hall whilst Lots 31 and 8 on S7345 are for the purpose of Recreation under the *Land Act 1994 (Qld)* with Gladstone Regional Council as Trustee for the lots.

Under the Gladstone Regional Council Planning Scheme the sites are zoned Open Space. This Land Management Plan is subject to the following Gladstone Regional Council local Laws (subject to their amendments).

- P-2017-01 - Commercial Activities on Council Land

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);
2. Leases over Reserves (PUX/901/210).

## 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

**Existing Tenure(s):** Reserve for Public Hall and Recreation  
**Conditions of Tenure(s):** The land parcels are owned by the Queensland Government, represented by DNRM with the Gladstone Regional Council as Trustee.  
**Lot and Plan:** Lots 30, 31 & 8 CP S745  
**Title Reference:** 49021584 and 4900724  
**Area of Land(s):** 1,828m<sup>2</sup>  
**Local Government:** Gladstone Regional Council

## 4. Existing Description of the Subject Land

### a. History of Subject Sites

Lots 30, 31 & 8 were gazetted on 19 March 1993 with Lot 30 gazetted as a Reserve for Public Hall and Lots 31 & 8 gazetted as Recreation under the Southend Recreation Reserve with Gladstone Regional Council as Trustee.

## b. Local Area Descriptions

The site is located at 22 and 24 South End Terrace and 23 Turtle Street, at the southern tip of Curtis Island within the Gladstone Harbour and comprises an area of 1,828m<sup>2</sup>.

The site does not comprise any infrastructure and is lightly vegetated. An aerial view of the subject site is illustrated below.



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

The site is zoned Open Space and is adjoined by land that is zoned Township as illustrated below.



**Figure 2 - Zoning of Subject Site**

The site is identified under the Acid Sulphate Soil overlay and also the Bushfire Hazard overlay.

### c. Detailed Site Descriptions

Lot 30, is located on the corner of Wiggins Lane and South End Terrace and is identified as being 22 South End Terrace, with a total frontage of 48.15m. Lot 31 is identified as being 24 South End Terrace and comprises a frontage of 20m. This lot adjoins Lot 8 which is identified as 23 Turtle Street, and comprises a frontage of 20m. Each of the lots comprise an area of 604m<sup>2</sup>, 612m<sup>2</sup> and 612m<sup>2</sup> respectively.

Lots 30, 31 and 8 are unimproved.

### d. Existing Primary Uses

The primary use of the land is for Community Hall and Recreation in line with the tenure of site.

### e. Existing Interests

A Trustee Lease (No 714609877) in the name of The South End Progress Association Incorporated of the whole of the land was signed on 7 August 2012 for the term 1 July 2012 to 30 June 2022.

### f. Exclusivity and Restrictions of Existing Interests

In general, the community have free and unrestricted access to, and use of the facilities mentioned above however restrictions do apply to the parts of the reserve with built infrastructure as use of these areas require membership to the South End Progress Association. Notwithstanding this, the South End Progress Association expects the facility to be utilised by other members of the community which can be reflected within the terms of any executed Lease. Lot 30 on S7345 is dedicated as a reserve for public hall purposes and the *Land Act 1994* requires that site to be available to the community for use of the public hall. It is not anticipated that fencing will be erected once construction is completed.

### g. Native Title Status

The area falls within the boundaries of the Port Curtis Coral Coast registered native title claim. Council will consider native title rights and interests prior to any future leasing, development or works in accordance with the *Native Title Act 1993* (Cth).

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

The existing Reserve use for Community Hall and Recreation is proposed to be utilised for a Community Hall and ancillary infrastructure for the benefit of the Community. Under the Gladstone Regional Council Planning Scheme, a Community Use is defined as:

*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.*

Whilst no formal development plans have been provided at this stage, it is anticipated that the Community Use (Public Hall, and ancillary amenities and car park) will be

open and available for all members of the community at all times. The proposed structure will be located on Lot 31 S7345 with ancillary vehicle parking on Lot 30 S7345 and septic system and open space on Lot 8 S7345. More detailed information will be provided in subsequent Development Applications for Material Change of Use, Building Works and Plumbing and Drainage Works under the forthcoming *Planning Act 2016*.

### a. Constraints

The site is zoned Open Space and Recreation and in accordance with the Gladstone Regional Council Planning Scheme. The proposed use is Code Assessable development. A Community Use is defined in the Planning Scheme as '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.

Given the requirement for car parking and a septic system, the location of the sewer system and Community Hall on a single lot, with the car parking provided on one of the other lots is considered appropriate.

In accordance with the Planning Scheme, there are two overlays identified over the site.

- Acid Sulphate Soils (5 - 20m AHD); and
- Bushfire Hazard (potential impact buffer).

Given the nature of the reserve land, the premises will only be able to be used in accordance with the Land Act 1994 and dedicated purpose of the Reserves and as such, any future Development Applications, and the associated conditions will need to reflect this. The terms of any executed Lease will also reflect this. The land will also remain available for use by the community for the dedicated reserve purposes.

### b. Opportunities

The Community Hall will provide a place for the community to gather for meetings, community discussions and gatherings. Furthermore, the hall will also provide a meeting place for the South End community during instances of natural hazard.

## 6. Community Consultation

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

Process	Stage	Deliverables
Senior Land Management Advisor	Inception	Undertake desktop assessment and review of files, background, reports and plans.
Senior Land Management Advisor	Site Inspection	Gather site information.
Discussion with Council Officers in consultation with Department of	Review Information	Prepare Draft Management Plan.

Process	Stage	Deliverables
Natural Resources and Mines (DNRM).		
Notice placed in local newspaper circulating in the area with document located on Councils website.	Public consultation	Feedback on Draft Management Plan.
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

All ongoing operations and management costs associated with this lease will be borne by the Trustee Lessee. However, should the Lessee surrender any future lease, Council as the appointed Trustee will be responsible for all maintenance and costs associated with the subject sites until a new Lease is appointed to an alternative organisation/association.

## 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:

<b>Tools</b>	<b>Frequency</b>
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

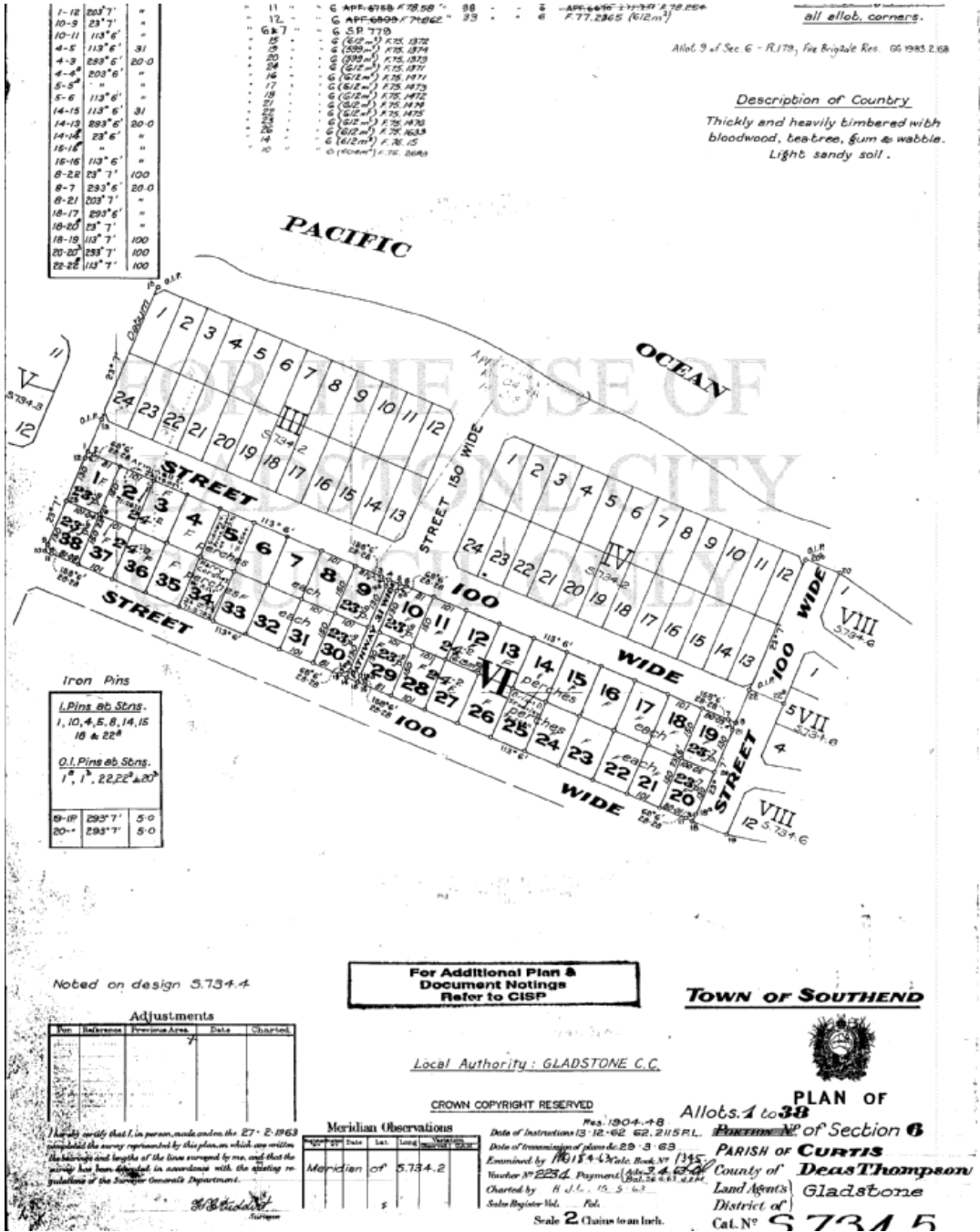
The overall proposal for this Land Management Plan will ensure that the South End community have a Community Hall in which to meet and undertake activities that benefit the community. The new lease over the lots will be subject to conditions and compliance with the *Local Government Act 2009 (Qld)*, 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. Registered Plan



**c. Tables of Assessment**

A community use in an Open Space zone is Code Assessable development.

Community use	<b>Code assessment</b>	
	In all circumstances	Zone code: <a href="#">Open space zone code</a> Other development codes: <a href="#">Development design code</a> <a href="#">Landscaping code</a>

## d. Planning Scheme Codes

### 6.2.9 Open space

#### 6.2.9.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to [section 5.3.2](#) and where applicable, [section 5.3.3](#) located in Part 5.

#### 6.2.9.2 Purpose

1. The purpose of the open space zone code is to ensure:
  - a. The provision of informal recreation areas where the built form is restricted and subservient to the enjoyment of the space.
  - b. Open space acts as a buffer from built form in urban areas.
  - c. Places that contribute to the visual amenity and landscape character of the region are protected.
  - d. Development maximises community access and use of open space and parkland.
  - e. Parkland is designed to meet community needs for informal and passive recreation purposes.
2. The purpose of the zone will be achieved through the following overall outcomes:
  - a. Open space is accessible to the general public for a range of outdoor activities.
  - b. A range of functional and accessible open spaces, including local, district and regional scale parks and linkages are available for the use and enjoyment of residents and visitors.
  - c. Development contributes towards open space and pathway linkages to the:
    - i. Lilly Hills Environmental Reserve
    - ii. Boyne River Open Space System
    - iii. Canoe Point Environmental Reserve
    - iv. foreshore areas linking with the existing pathway networks.
  - d. Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
  - e. Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
  - f. Ancillary structures and buildings such as shelters, amenity facilities, picnic tables, and playgrounds and infrastructure are provided where necessary to support safe access and essential management of open space areas.
  - g. Land that is susceptible to flooding or drainage problems, including high groundwater tables, is protected from inappropriate activities or facilities.
  - h. Where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological significance are avoided where possible.
  - i. The use of open space areas does not affect the amenity of adjacent areas, particularly residential areas.

- j. Open space areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.

### 6.2.9.3 Assessment criteria

**Table 6.2.9.3.1—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 open space and parkland 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 low rise is visually unobtrusive and integrates within the open space and parkland character does not dominate the open space and parkland setting, and does not restrict access to, utility or enjoyment of the open space.	<b>AO2.1</b> Building height does not exceed 8.5m.
	<b>AO2.2</b> The site cover of all buildings and temporary structures such as markets and does not exceed the lesser of 10% of the total site area or 400m <sup>2</sup> .
<b>Separation of uses</b>	
<b>PO3</b> Development provides adequate separation, screening and buffering from any adjoining residential uses or residential zone so that residential privacy and amenity is not adversely affected.	<b>AO3</b> Where development (not including a club or community use) adjoins a residential premises or residential zone, a minimum boundary setback of 6m is required for: buildings temporary structures including markets active outdoor use areas site access points car parking areas, and servicing or outdoor storage areas.
<b>For all assessable development</b>	
<b>Land use</b>	
<b>PO4</b> Development facilitates the optimum enjoyment and use of the land for open space and parkland purposes.	No acceptable outcome is nominated.
<b>PO5</b> Non-recreation uses occur only where they directly support the primary open space and parkland function of the site or are a compatible community-related activity.	No acceptable outcome is nominated.
<b>PO6</b> Development does not impede public access to: parkland public foreshore areas, and the use of parkland facilities.	No acceptable outcome is nominated.
<b>Design and amenity</b>	
<b>PO7</b>	No acceptable outcome is nominated.

Development does not detract from the site's cultural values, visual quality, and landscape quality intent of the zone.	
<p><b>PO8</b> Landscaping:  enhances visual amenity  integrates with the open space and parkland setting  allows for passive recreational activities to occur  can provide screening to active use areas where adjoining residential use, and ensures open space and parkland is highly accessible.  Note–Refer also to the <a href="#">Landscaping code</a>.</p>	No acceptable outcome is nominated.
<p><b>PO9</b> Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:  noise  traffic and parking  visual impact  signage  odour and emissions  lighting  access to sunlight, and  privacy.  Note–Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p><b>PO10</b> Development responds sensitively to on–site and surrounding topography, drainage patterns, coastal foreshores, waterways, utility services, access, vegetation and adjoining land uses, such that:  any hazards to people or property are avoided  any earthworks are minimised  the retention of natural drainage lines is maximised  the retention of existing vegetation is maximised  damage or disruption to sewerage, stormwater and water infrastructure is avoided, and  there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcome is nominated.
<p><b>PO11</b> Development must ensure safe and legible connections are provided for:  pedestrians and cyclists to, from and within the site  public transport infrastructure  other parts of the open space network  sport and recreational activities, centres and community–related activities, and  emergency vehicles.</p>	No acceptable outcome is nominated.
<b>PO12</b>	No acceptable outcome is nominated.

<p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> <li>maximising casual surveillance and sight lines</li> <li>avoiding personal concealment and entrapment locations</li> <li>exterior building design that promotes safety</li> <li>adequate lighting</li> <li>appropriate signage and wayfinding, and building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points.</li> </ul> <p>Note—Applicants may find useful guidance in the Queensland Government’s <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	
<b>Uses – Club and Community use</b>	
<p><b>PO13</b> Development is located and designed to minimise adverse impacts on:</p> <ul style="list-style-type: none"> <li>the amenity of open space and parkland,</li> <li>and</li> <li>the amenity of neighbours.</li> </ul>	<p><b>AO13.1</b> Development has a maximum GFA of 250m<sup>2</sup>.</p> <p><b>AO13.2</b> Development that shares a boundary with a residential premises or land within a residential zone must ensure all buildings, car parking, servicing and outdoor storage areas:</p> <ul style="list-style-type: none"> <li>are setback a minimum of 15m from that common boundary, and</li> <li>include a minimum 1.8m high solid screen fence along that common boundary, or</li> <li>a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary.</li> </ul> <p>Note—Refer also to the <a href="#">Landscaping code</a>.</p>
<p><b>PO14</b> Development must not unreasonably affect the amenity of the surrounding area.</p>	<p><b>AO14</b> Hours of operation are limited between 7am and 10pm daily</p>

**END OF REPORT**

**Report Prepared by:**

**Report dated:**

**Report Approved:**                    /        /

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**GLADSTONE REGIONAL COUNCIL**