Trust Land Management Plan

Land Management Plan applies to:  
- A specific parcel of trust land detailed in 3 below; or  
- A class of trust land, being (Insert relevant class eg: school reserves); or  
- Trust land within a specific locality or regional area, being the Bundaberg Region.

Land Management Plan Duration:  For 20 years from the date of approval or until superseded

1. COMPLIANCE WITH LEGISLATION, PLANNING SCHEMES, etc

Bundaberg Regional Council is the trustee of five reserve land parcels intended to be operated under this Land Management Plan. In addition to the existing reserve allotments a small free hold parcel and limited portion of a larger freehold parcel (both owned by Council) will be operated as part of the site but will not form part of the Land Management Plan. Current reserve purposes are for ‘Showgrounds and Recreation’ however the creation of the Bundaberg Recreational Precinct at an alternate site in 2012-13 (under an approved Land Management Plan) results in the Show activities being relocated from these reserves. As such changes to the reserve purposes, primary and secondary uses accompanied by overall site redevelopment are necessary to ensure on-going appropriate and sustainable community benefit from this public resource. Reserve purposes of ‘Parks, Public Halls, Sport, Recreation and Drainage’ are proposed. Additionally the dedication of roads will also occur. The land use is presently zoned ‘1e community’ within the Bundaberg City Town Plan however it is proposed that in the new Bundaberg Region Town Plan the site will be an emerging community zone and incorporate a precinct designated within a structure plan. To facilitate the proposed redevelopment and better reflect usage, it is proposed for the five allotments to be reconfigured into an appropriate number and size of parcels with various community purposes.

2. TRUSTEE DETAILS

<table>
<thead>
<tr>
<th>Trustee’s Name/s</th>
<th>Trustee’s Address/s</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bundaberg Regional Council</td>
<td>190 Bourbong Street</td>
</tr>
<tr>
<td></td>
<td>PO Box 3130</td>
</tr>
<tr>
<td></td>
<td>Bundaberg Regional Council</td>
</tr>
<tr>
<td></td>
<td>QLD 4670</td>
</tr>
</tbody>
</table>

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).

SEE ATTACHMENT ‘H’ FOR DETAILED SCHEDULE OF LAND GOVERNED BY THIS LAND MANAGEMENT PLAN.

Collectively these land parcels are referred to as the ‘Former Bundaberg City Showgrounds’.
- Lot 79 on SP212509: Reserve
- Lot 139 on CK2000: Reserve
4. EXISTING DESCRIPTION OF THE SUBJECT LAND

<table>
<thead>
<tr>
<th>History of the Subject Land</th>
<th>A town map of Bundaberg dating back to 1888 shows the site unsurveyed without ownership referenced with the exception of the reserve surveyed over part of the creek. This suggests the early use of the land for gravel extraction.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Following the issue of Deed of Grant, ownership typically changed between the Trustees of the Show Society and the local Council. The site was densely vegetated prior to the showground being established suggesting that the land was not used for farming or grazing purposes.</td>
</tr>
<tr>
<td></td>
<td>Infrastructure and uses have evolved on the site over a significant period of time. Based on the survey plans, titles and current land use the site activities have been limited:</td>
</tr>
<tr>
<td></td>
<td>o reservoir reserve</td>
</tr>
<tr>
<td></td>
<td>o gravel / sand extraction</td>
</tr>
<tr>
<td></td>
<td>o landfill</td>
</tr>
<tr>
<td></td>
<td>o railway purposes</td>
</tr>
<tr>
<td></td>
<td>o showgrounds including arena and other building and associated structures</td>
</tr>
<tr>
<td></td>
<td>o showground reserve for car parking</td>
</tr>
<tr>
<td></td>
<td>o passive recreational space</td>
</tr>
<tr>
<td></td>
<td>o internal roadways, stormwater, sewer, water and electrical infrastructure</td>
</tr>
<tr>
<td></td>
<td>o golf driving range</td>
</tr>
<tr>
<td></td>
<td>o variety of community club houses incorporating recreational activities</td>
</tr>
<tr>
<td></td>
<td>A summary of the titles search details are provided as follows:</td>
</tr>
<tr>
<td></td>
<td>- 04/01/1882, Registered owner not provided, Survey plan shows: The Reservoir Reserve placed under control of Municipal Council was cancelled and another gravel reserve was surveyed south of the previous reserve; To the east of this survey and Bingara Street and bound by a creek to the north is a note &quot;reserve for Part A Society R330 B158 45&quot; being in the approximate location of the current Lot 1.</td>
</tr>
<tr>
<td></td>
<td>- 05/04/1892, Registered owner not provided, Survey Plan shows: Dense undergrowth, Gum Bloodwood, Wattle, Mahogany, Stringybark and poor sandy soil are noted; Within the current Lot 1 area is a description &quot;WB O'Connell, F Buss, WE Curtis, R Totten and G Kendall (as trustees) Reserve B.P &amp; A Society Show Grounds 1895.2.843&quot;</td>
</tr>
<tr>
<td>Date</td>
<td>Event</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>17/02/1898</td>
<td>The Council of the Municipality of Bundaberg Certificate of Title Issued</td>
</tr>
<tr>
<td>09/08/1909</td>
<td>Registered owner not provided, Survey undertaken for Bundaberg City Council (Cancelling Town of Bundaberg). Survey plan shows: The showgrounds over Portion IV on B158.45. Lot 96 on CK1010 to the south of the show grounds allotment and subdivision of Portion 120 into 2 triangular allotments 48 on CK1059 (noting Reserve for Extension of Show Ground) &amp; 120 on B158.100 (noting Res for Railway Purposes); Plan notes dense undergrowth, wattle and saplings over Portion 120; Lot 91 on B158.100 is south of the above allotments; It appears that Burrum Street doesn’t extend to Walker Street during this time.</td>
</tr>
<tr>
<td>18/11/1910</td>
<td>Registered owner not provided, Survey undertaken for Bundaberg Town Council. Survey plan shows: Subdivision of Portions 104, 105 and 106 (west of Lot 79) into residential sized allotments; The gravel reserve noted over Lot 79 notes dense undergrowth wattle, saplings bloodwood and gum; East of this plan details the Show Ground (R330 on B158.45) showing a round arena, a stand to the north of the arena, a large shed to the east of the arena and a cottage further north of the arena. The fencing around the arena is also detailed.</td>
</tr>
<tr>
<td>22/11/1913</td>
<td>Registered owner not provided, survey undertaken for Bundaberg City Council. Survey plan shows: Thick wattle, Teatree undergrowth, Sandy soil well grassed; North Coast Railway is noted east of Burrum St; Burrum St now extends to south, crossing Walker St. A south-east directional road subdivided part of Portion 91 to the east and also crosses Walker St this road is later named Kensington St.</td>
</tr>
<tr>
<td>18/12/1924</td>
<td>Registered owner not provided, survey undertaken for Bundaberg City. Survey plan shows: Portion IV R330 B158.45 as Reserve for Show Ground; Portion 96 R624 CK1010 as Reserve for Show Ground Extension; Portion 48 R783 Deed issued to EJ Redmond, FA Castle and GI Buss as trustees surrendered 23.5.79. Open sandy soil is noted over this allotment; Portion 120 R749 noting Reserve for Railway Purpose is cancelled; Portion 91 B158.100 cancelled B158.78 (R782 cancelled R687)</td>
</tr>
<tr>
<td>10/10/1952</td>
<td>Registered owner not provided, Survey plan shows: Road surveyed to the west of Lot 79 later known as Grimstead St; Reserve for show ground (extension) was cancelled by Res. 8889 over Lot 79; Portion IV R330 B158.45 is noted as Reserve for B.P &amp; A Society Showground; Portions 96, 48 and 91 show Res. For Show Ground.</td>
</tr>
<tr>
<td>02/09/1974</td>
<td>Bundaberg Agricultural Pastoral and Industrial Society, Certificate of Title Issued.</td>
</tr>
<tr>
<td>15/11/1979</td>
<td>The Trustees of the Bundaberg Agricultural Pastoral and Industrial Society, Deed of Grant Issued.</td>
</tr>
<tr>
<td>11/09/1992</td>
<td>Bundaberg Agricultural Pastoral and Industrial Society, Certificate of Title Issued</td>
</tr>
<tr>
<td>11/09/1992</td>
<td>Council of the City of Bundaberg, Certificate of Title No. 2 Issued.</td>
</tr>
<tr>
<td>06/03/2002</td>
<td>The State of Queensland (Dept Natural Resources &amp; Mines – Burnett District), Surrender to the State.</td>
</tr>
<tr>
<td>05/04/2002</td>
<td>Bundaberg Regional Council as trustee, Reserves</td>
</tr>
</tbody>
</table>
| **Local Area Description** | The site is traditionally known as the Bundaberg City Showgrounds. The site is located within Local Area One Western Bundaberg of the Bundaberg City Plan with zoning of ‘1e Community’. The ‘Community Precinct’ makes numerous statements including “The area will be well serviced by social infrastructure such as schools, public transport and a range of sporting facilities particularly for young people”.  
Post the 2008 Queensland Local Government amalgamations, Bundaberg Regional Council is undertaking the preparation of a new Regional Town Plan that replaces the four existing plans of Burnett, Isis, Kolan and Bundaberg City. At the time of preparing this Land Management Plan the new Regional Town Plan was still under development. However Council has resolved to “Incorporate the land in an appropriate zoning to facilitate the Land Use vision in the new planning scheme.”  
A draft vision has been prepared for the site to be included in the new Bundaberg Region Town Plan as an emerging community zone with a precinct designated within a structure plan. The vision includes uses on the adjoining freehold allotment which form part of the historic Showgrounds but is not included within the Land Management Plan. The draft vision is:  
“The Former Showgrounds Development Site (FSDS) will comprise of walkable, safe, distinct and well connected commercial, residential and community land uses that reflect Bundaberg’s climate and lifestyle.  
The FSDS will be a vibrant, mixed use activity centre providing a focus for the community and offering convenient access to services, and well designed civic spaces and community facilities.  
The FSDS will:-
- deliver diverse housing;
- maximise connectivity;
- provide a range of commercial uses that service the local residents and the users of the community facilities;
- provide a range of high quality community facilities and services;
- take advantage of the City’s sub-tropical climate through well designed buildings to spaces;
- respect surrounding land uses, specifically nearby residents;
- provide public space activities for the greater Bundaberg community;
- make efficient use of infrastructure capacity; &
- provide a high level of connectivity and amenity through well design and integrated urban form and public spaces.” |
<table>
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<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing ‘Uses’ (Primary and Secondary):</strong></td>
<td>Currently there are multiple uses which will either: continue on site; be relocated to the Bundaberg Recreational Precinct or elsewhere; or be expanded as part of development plans. Existing primary and secondary uses include: Showgrounds and associated infrastructure; various indoor and outdoor recreation and sports; community club facilities.</td>
</tr>
</tbody>
</table>
## Existing Interests:

Registered Leases for portions of land parcels include:
- Bundaberg A.P&I Society
- Bundaberg Model Railway Club Inc

The site was previously under the trusteeship of the A.P&I Show Society during which time various historic agreements were made with secondary uses in various informal terms that are not registered leases. Documentation is limited due to the site’s long history but it is believed informal secondary uses include, but are not limited to:
- Bundaberg Municipal Band Inc.
- Sporting Shooters Association
- Burnett-Wide Bay Regional Appaloosa Club Inc.
- Bundaberg & District Arabia Horse Club Inc.
- Bundaberg Judo Club
- Bundaberg Canine Club
- Bundaberg Model Railway Club Inc.
- Swift Craig A.
- Bundaberg Country Dressage

## Exclusivity & Restrictions of Existing Interests:

The land parcels have various levels of exclusion fencing, most notable being a barbed security fence around the majority of the site’s perimeter. However for the vast majority of the time when major events are not occurring, a primary access gate is continually open allowing general public access to significant areas such as open grass land, parklands or sports fields as passive recreation space.

Some secondary uses have erected security fences to reduce instances of vandalism and anti-social behaviour. Various buildings are locked from the general public but access and usage of facilities is open to the entire community by either hiring the facilities or by joining community not-for-profit clubs that operate from various buildings.

## Existing Infrastructure:

The following assets located within the site are listed in Council’s asset management system with a building / structure footprint map provided in attachment ‘C’:
- Bailey Gate Building
- Bundaberg Canine Club Building
- Bundaberg Dance Studio
- 4BU Building
- Administration Building
- Brothers Junior Rugby League Clubhouse
- Building South of the 4BU Building
- Burrum Street Ladies Amenities Block
- Burrum Street No.1 Mens Toilet Block
- Burrum Street No.2 Mens Toilet Block
- Canteen
- Cattle Stalls
- Cattle Yard Amenities Block
- Cattle Yard Office
- Central Amenities Block
- Drinking Fountain & Shelter
- Garage
- Grandstand Building
Additional infrastructure includes:
  o Power, communications, sewerage and water
  o Fencing, gates and driveway access
  o Vegetation and garden areas
  o Stormwater drainage channels, pipes and pits

Overall the site is in fair condition with daily and weekly usage by the general public and secondary users. However many specific assets and infrastructure are in poor condition being past their useful life expectancy and in need of significant repair or demolition.

**Detailed Site Description:**

The northern extent of the site is bounded by Saltwater Creek with low to medium density residential zoning being located immediately to the north of the creek followed by George Street.

Walker Street is located to the south with the Wide Bay TAFE and low density residential land uses occurring to the south of Walker St. Commercial allotments are located to the south and south east of the showgrounds. The site is bound by Burrum Street to the east and Northcoast Railway is located immediately to the east of Burrum Street. Over the railway is the Bundaberg High School and Police Citizens Youth Club (PCYC) with Barber Park to the south.

Grimstead Street bounds the west and northwest extent and allotments west of Grimstead Street are low density residential. Other than during events, the site and surrounding areas are located within a residential area with
Burrum and Walker Streets preliminary used as thoroughfare for local traffic.

Saltwater Creek has been previously disturbed by being realigned and concrete lined, however this waterway receives stormwater flows from the site and is environmentally noteworthy as it discharges to Bundaberg Creek some 1,500 m to the northeast and ultimately the Burnett River some 1,700 m to the northeast. The site falls slightly to moderately towards Saltwater Creek and comprises parklands, internal access roads and Saltwater Creek.

The vast majority of the land has been cleared with formalised replanting of selected vegetation for shade and visual barriers. The remaining site has been heavily disturbed over many years. No parcels are listed on the Cultural Heritage Register or the Contaminated Lands Register however Council submitted a “Notification of Land” forms for Lot 1 and Lot 79 to the EHP’s Contaminated Land Unit in September 2012 for the historic landfill activities.

Reference to Geology of the Bundaberg Area (Ellis and Whitaker, 1976) suggests that the site overlies the Tertiary aged Elliott Formation comprising quartzose sandstone, siltstone, minor conglomerate, mudstone and shale. The site was mapped as an urban precinct when original soil mapping was carried out in the mid to late nineties (Donnollan T.E. et. al. 1998). Geology mapping at 1:100,000 scale shows that the site overlays Early Miocene Elliott Formation made up of quartzose to sublabile sandstone, conglomerate, siltstone, mudstone and shale.

An EHP monitoring bore (Ref: 13600140) is located near the Walker St property boundary. The bore was advanced in April 1987 and is 20.7 m deep with slotted casing between 14.6 and 20.7 m. Water levels were recorded as -7.5 to -12.9 m. The soil log details are:
- Fill to 1.2 m (topsoil from 0 to 0.3 m over fill to 1.2 m);
- Elliott Formation to 20.4 m (clay and ironstone to 3 m over gravelly clay to 16.7 m). Water bearing strata was noted within the fine and coarse gravel and clay between 16.7 and 18.2 m over water bearing, fine and coarse gravel to 19.8 m over gravelly clay to 20.4 m; and
- Burrum Coal Measures to at least 21.3 m (shale clays).
- Soil logging describes soil on site as typically comprising; low plasticity, fine particle, orange brown, clayey sand/silty sand to 0.2 m bgl over brown/yellow, brown/grey, brown/grey brown mottled orange/red orange, silty clay to approximately 2 m bgl over moderate plasticity, grey brown, clayey sand/silty clay for the depth of borehole.

The soil is described as a Kepnock and is a residual that overlies extremely to highly weathered mudstone and sandstone rock of the Elliot Formation.

**Native Title Status:**

The site is situated within the Native Title Claim area of the Port Curtis Coral Coast People (PCCCCP). This Native Title Claim is not unique to just the site of this Land Management Plan with the PCCCCP Native Title Claim covering over 95% of the Bundaberg Regional Council Local Government Area. Bundaberg Regional Council is only the trustee of the land covered by this
Land Management Plan. Ownership of the reserves rests with the State Government, who is represented by the Department of Natural Resources and Mines (DNRM).

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: | The former Bundaberg City Council had identified the need to relocate the Bundaberg City Showground facilities to the Bundaberg Recreational Precinct in the early 2000’s for reasons that included:

- Maintenance costs of two similar sites could be reduced with the creation of a single multi-purpose facility;
- Showgrounds infrastructure reaching end of life and in need of replacement or significant maintenance in the short-term;
- Growth of the City and surrounding uses not compatible with former Showground site;
- Enhanced community benefit from a single multi-purpose facility; and
- Alternative land uses for some free-hold parcels of the former Showgrounds.

The Former Bundaberg City Showgrounds site has had the City grow around it so that it’s now part of the inner city fringe. Looking forward for the next 20 years it is not considered the most appropriate location for a Showgrounds facility. Significant investigations, needs analysis and pre-feasibility studies have been undertaken and identify more appropriate usage ensuring community benefit from public land. The proposed uses have been extracted from various studies and strategies that were prepared following significant community consultation.

The site is proposed to be developed in accordance with the attached Land Use Plan which has several zones:

- **Parklands and Open Space**- this zone allows for the retention of the majority of existing fig trees as well as much of the current grassed areas and established vegetation for passive recreation. Proposed infrastructure within this zone could include: pedestrian/cycle pathways; playgrounds; picnic tables and assorted seating; shelters; exercise units; public amenities; outdoor amphitheatre, localised user carparks; and drainage / stormwater.
- **Events Car Parking**- this space would operate as grassed parklands on a regular basis but would allow for ad hoc events car parking generated by adjoining uses. Development of this zone overtime could result in the car park area being formalised and sealed depending on frequency and scale of events plus any identified accessibility or safety issues.
Community Facilities: The two areas identified of this zone facilitate the continuation of some existing uses such as the craft centre, family centre and model railway while also providing for additional facilities. Key to this Land Management Plan is the creation of a multipurpose public hall/recreation/sport centre to be the focal facility of this zone. In addition to the building assorted infrastructure such as vehicle access, parking, loading, water, sewerage, stormwater, electrical and communications infrastructure would be required. The facility would be a focus of community uses covering a range of recreation and event activities coupled with substantial sporting usage. Other community facilities of smaller building scales may be accommodated over time if compatible to the multi-use public hall and space permits.

Medium Density Residential: This zone is situated on the freehold land parcel and would not be operated under the Land Management Plan

Localised Commercial / Mixed Use: This zone is situated on the freehold land parcel and would not be operated under the Land Management Plan

The Land Use Plan provides for the creation of dedicated roads as shown in attachment ‘F’. These are deemed critical to the usage of the overall site by the community and are necessary to:

- ensure adequate community safety through the use of standard roadway construction and enforcement of Queensland road rules. The current ‘driveways’ are deemed inadequate for the proposed usage and would pose an on-going safety and enforcement risk if community usage was to increase.
- provide site penetration into the proposed uses from established roads. Given the site’s vast overall land mass the distances from existing public roadways to the proposed uses are excessive and would prevent a barrier to community accessibility.
- mitigate the increased community usage impact on the existing road network and parking areas. Ensures vehicles can access the site through formed intersections that meet regulations and be accommodated within the sites internal space.
- allow for multiple formalised accesses into the community site above areas potentially impacted by flood waters. The current primary entrance is situated adjacent Saltwater Creek drainage and is impacted during flood events.
- provide clear delineation of the proposed zones for community safety and enjoyment. As the redevelopment includes passive recreation parklands immediately adjoining community facilities the formalised roads will act to separate the various uses allowing for a clear delineation of pedestrian/cycle and vehicle movements plus also separate passive activities from more intense recreation/sports/events.

Secondary Use Land Management Plans Only

Q: Is the proposed or existing secondary use consistent with the primary use of the trust land? (Tick which is appropriate)

☑ Yes – Majority of uses are consistent (please also see below)

☒ No – Council is proposing to amend the reserve purposes in conjunction with lot reconfiguration and dedication of roads. To allow for the proposed redevelopment reserves purposes are proposed to include ‘Parks, Public Halls, Sport, Recreation and Drainage’. The current reserve purposes of
‘Showgrounds and Recreation’ allow for a wide range of uses that are not dissimilar to those that would occur under the proposed development. Therefore Council is of the opinion that amending the reserve purposes does not represent a dramatic change from its current purposes and historic activities.

### Constraints and Opportunities Of the proposed use/s: (existing & future)

The relocation of Show and other activities to the Bundaberg Recreational Precinct presents a once in a generation opportunity for the community to redevelop the Former Bundaberg City Showgrounds via an approved Land Management Plan. The uniqueness of the site and the opportunity it presents is substantial given the site’s: location within overall City and Regional frameworks; proximity to surrounding activity centres; historic and iconic uses; importance to the community; and role in achieving Council and community identified objectives.

Pre-feasibility studies and needs assessments have highlighted that the site has the potential to address numerous opportunities and outcomes that have been previously identified via significant community consultation undertaken as part of other plans and strategies such as:

- Bundaberg Regional Council Regional Sport and Recreation Strategy
- Wide Bay Burnett Regional Recreation and Sport Strategy
- Bundaberg Region Social Infrastructure / Community Facilities Planning Study
- Bundaberg Region 2031
- Bundaberg Regional Council Corporate Plan 2009-2014

A key component of preliminary investigations is the creation of multi-purpose community building for public hall, sport and recreation uses coupled with significant parklands on the reserve land parcels. The adjoining freehold parcel, while not operated under this Land Management, is planned to provide the compatible use of inner city residential living with localised mixed use commercial activities. The significant capital construction investment of Council funds for the proposed community infrastructure on the reserve parcels is expected to be partially off-set by the development and disposal of the freehold section.

The creation of a new multi-purpose public hall (incorporating sport and recreation usage) would remove many of the current impediments experienced at the existing Civic Centre in Bundaberg’s CBD. These include: restrictive floor space and capacity; limited / out of date facilities; inadequate car parking; and accessibility. The potential to make this facility multi-purpose would ensure more continued usage thereby reducing the financial burden on the community plus generate wider economic benefits through events attraction.

The significant opportunities for the community presented by the development will only be achieved if the site’s constraints are addressed during detailed planning and design which will occur in sub-sequent investigations. These restrictions include:

- The age / condition of existing buildings and associated infrastructure
for the majority are well past their useful life expectancy and in need of demolition, albeit a limited number are in acceptable condition.

- Historic land fill activities occurred over portions of the overall site. In addition to requiring on-going management to ensure no adverse environmental or health impacts, this also limits the financially feasible areas that structures can be constructed on and limits large areas to parklands.

- While the Showgrounds has existed for over 100 years at the site, by changing the type and pattern of usage due care and consideration is needed to ensure there are limited adverse impacts to adjoining uses.

- Saltwater Creek traverses the site via a concrete lined drainage channel with a portion of the land impacted by flooding. On-going stormwater management, coupled with the parkland development, will need to be managed.

- The historic informal usage of buildings and facilities by various groups and clubs created under previous trusteeships will require effective management. In particular relocation and consolidation of uses to multi-purpose facilities instead of stand along buildings may be required to ensure effective use of limited community resources.

**Development intended:**

Many of the existing buildings and assorted infrastructure linked to Show activities will be gradually demolished or removed from site. There will be a continuation of some existing uses in locations not affected by new infrastructure and structures while others will undergo relocation or consolidation of individual club/group facilities. This will be progressed during detailed design investigations.

The current open space will be formalised through parklands which will include the retention of the existing substantial vegetation not impacted by new infrastructure and structures. The open space will incorporate car parking for users of the parklands. Gradual and staged improvements to the parklands will occur including pedestrian/cycle pathways; playgrounds; picnic tables and assorted seating; shelters; exercise units; public amenities; and outdoor amphitheatre.

Dedicated roads will be constructed incorporating: road surfaces; intersections and driveways; on street car parking; kerbs and channels; lighting; and landscaping.

An informal events car parking area initially doubling as parklands will be created which may, as needs and demand are identified, be formalised into a sealed car park area.

Trunk drainage of Saltwater Creek will be maintained and improved as required as part of overall City stormwater management. Any stormwater retention / detention and water quality treatment of additional impervious surfaces will be provided.

Creation of a multipurpose public hall/recreational/sports building including supporting infrastructure such as vehicle access, parking, loading/drop off areas, water, sewerage, stormwater, electrical and communications. The overall structure may be delivered in stages as resources and partnership
funding permits. Other community facilities of smaller building scales may be constructed over time if compatible and land space permits.

**Exclusivity & Restrictions of proposed use and associated development:**

Existing registered leases with the A.P&I Society will be progressed towards surrender while some historic club/group usage arrangements will continue. These user groups are local not-for-profit community clubs providing either recreation or sporting opportunities to the community. These facilities would maintain their existing security of infrastructure which may include fencing and locked buildings.

The intent for the multi-purpose public hall/sport/recreation centre would be a hireable community resource, most likely operated under a management contract with a third party. It would be available to uses subject to Council’s hiring policies. Due to the significant investment in capital and to protect from vandalism or anti-social behaviour the building would have security. Some auxiliary infrastructure may also require fencing for protection and safety (e.g. air-conditioning units).

Dedicated Roads would act as public rights of way without exclusivity or restrictions, as would pedestrian / cycle pathways.

The remaining land would operate as parklands. Some barriers may be used to limit vehicle access into certain areas as well as to separate stormwater drains from pedestrians. However the current barbed wire security fence around the site perimeter would be gradually removed.

**Commerciality:**

Annual operational expenditure for the proposed multi-purpose public hall/sport/recreation centre 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 parklands including cleaning, maintenance and repairs to proposed improvements such as playgrounds, picnic tables and shelters. These total costs will be very dependent on the final scale of the improvements to be developed during detailed designs however they are expected to be substantial.

Research of similar facilities both in Bundaberg and other regional centres indicate a significant gap between annual expenditure and the revenues obtained from usage. While this gap will vary from year to year it is widely accepted that an on-going Community Service Obligation (CSO) is necessary to ensure community facilities are available to the regions residents. To mitigate this CSO it is proposed that activities that could be perceived as having commerciality for the end user will be permitted albeit at a higher charge than community uses. The types of activities that could be considered to have commerciality attached are not dissimilar to what currently occurs at the existing Bundaberg Showgrounds, Civic Centre and PCYC. This includes, but is not limited to: markets; product sale events; trade shows; expos; conferences; concerts / performances; food vending; busking; and fitness/sport activities.

Council prepares annually a ‘Schedule of fees and Charges’ which
incorporates, amongst other items, the hire rates for the use of parks and reserves as well as a variety of venues such as halls and showgrounds. The fees and charges schedule delineates rates between two distinct classifications, namely “Business / Commercial / Government / Professional” and “Community / Not for Profit Organisations / Private Functions / Schools”. Through this mechanism those entities hiring facilities for commercial reasons are charged a higher rate than those using the facilities for community purposes. It is proposed to adopt this method at the Former Bundaberg City Showgrounds for both parklands and the venues created.

All hire revenues obtained by the trustee from the proposed uses (both community and commercial) will be spent on the facilities operations and the maintenance of the parklands. It is extremely unlikely that these revenues will exceed expenditure and therefore will require on-going CSO contributions from Council’s general finances.

6. COMMUNITY CONSULTATION

The uniqueness of the site will be a key consideration towards development investigations which are occurring in a staged and incremental process. Community consultation is absolutely important in this process however it is not practical to proceed with consultation until initial works regarding the site limitations and infrastructure components have been examined. Much of what can and cannot occur will be dictated by the sites constraints which were considered in the development of the draft Land Use Plan and draft Land Management Plan.

A Community Engagement Plan was created (see attachment ‘G’) and has been implemented. The draft documents were promoted to the wider community via; Static displays and stalls at service centre, library and shopping centre with information flyer and feedback sheet; media release on the consultation; details on web-site with on-line survey; and public information session for general public to examine the draft documents and have discussions with Councillors and Council officers. Details from the feedback were considered by Council in refining the Land Use Plan and Land Management Plan.

7. GOALS OF THE LAND MANAGEMENT PLAN

<table>
<thead>
<tr>
<th>Goal Statement</th>
<th>Issues Goal is to solve or manage</th>
<th>Relevant Actions</th>
<th>Key Performance Indicators</th>
<th>Completed By (Date)</th>
<th>Who is responsible for the action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilitate the redevelopment and ensure an effective transition from current to proposed activities</td>
<td>While the proposed activities are not dissimilar to current usage there is change occurring.</td>
<td>Consult with community, liaise with impacted stakeholders, incorporate issues raised / identified in detailed design and staged construction activities.</td>
<td>Community embraces and utilises the redeveloped site.</td>
<td>2014-15</td>
<td>Bundaberg Regional Council, (delegated to appropriate Directorate Group/Branch Unit/Section Officer)</td>
</tr>
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<tr>
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<tr>
<td>Investigate and implement sustainable operations of the created facilities.</td>
<td>Ensure most financially efficient method of operation is established.</td>
<td>Consider various methods of operations such as Council run, Management Contracts or leases with resolution on selected operational framework</td>
<td>Facilities operate with minimal CSO from Council.</td>
<td>2014-15</td>
<td>Bundaberg Regional Council, (delegated to appropriate Directorate Group/Branch Unit/Section Officer)</td>
</tr>
<tr>
<td>Ensure community benefits and accesses the site for public hall, recreation and sport purposes</td>
<td>Avoid excessive exclusion, inappropriate usage or significant damage to facilities.</td>
<td>Adopt and apply Land Management Plan. Create and apply guidelines for assessing hire requests. Enforce usage conditions on secondary users</td>
<td>Uses hosted are succinct with trust land’s capabilities. Limited breaches of usage conditions occur</td>
<td>Create and apply 2013-2014. Monitor annually</td>
<td>Bundaberg Regional Council, (delegated to appropriate Directorate Group/Branch Unit/Section Officer)</td>
</tr>
<tr>
<td>Minimise the impacts on non-reserve users such as nearby residential.</td>
<td>Avoid noise, visual, traffic, waste and other potential off-site impacts.</td>
<td>Create and apply guidelines for assessing hire requests. Create and apply rules of facility hire to be enforced on secondary users</td>
<td>Legitimate complaints are minimal.</td>
<td>Create and apply 2013-2014. Monitor annually</td>
<td>Bundaberg Regional Council, (delegated to appropriate Directorate Group/Branch Unit/Section Officer)</td>
</tr>
<tr>
<td>Maintain the site and its facilities in good condition to ensure reserves are considered a valuable community resource that are utilised.</td>
<td>Prevent site falling into a state of despair, attracting anti-social behaviour and vandalism.</td>
<td>Carry out regular and routine maintenance activities while also scheduling for asset replacements and enhancements. Staged implement of the Land Use Plan and redevelopment.</td>
<td>Site is used frequently by user groups and wider community. Legitimate complaints about appearance are minimal.</td>
<td>Create and apply 2013-2014. Monitor annually</td>
<td>Bundaberg Regional Council, (delegated to appropriate Directorate Group/Branch Unit/Section Officer)</td>
</tr>
</tbody>
</table>

8. BUDGET STATEMENT

<table>
<thead>
<tr>
<th>Actions (detailed in 7 above)</th>
<th>Budget Allocated ($)</th>
<th>Relevant Financial Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adopt and apply Land Management Plan.</td>
<td>$10,000</td>
<td>2012-13</td>
</tr>
<tr>
<td>Create and apply guidelines for assessing hire requests and facility usage.</td>
<td>$5,000</td>
<td>2012-13</td>
</tr>
<tr>
<td>Enforce usage conditions on secondary users</td>
<td>$5,000</td>
<td>On-going activity</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Carry out regular and routine maintenance activities while also scheduling for asset replacements and enhancements.</td>
<td>To be considered as part of Council’s annual operational budget process and dependant on annual asset assessments.</td>
<td>Annual</td>
</tr>
<tr>
<td>Staged implement of the Land Use Plan redevelopment.</td>
<td>To be developed once detailed designs are prepared and to be considered as part of Council’s annual capital budget process.</td>
<td>Delivered over five year period (2013-17) with partnership funding sought.</td>
</tr>
<tr>
<td>Operation of the created facilities</td>
<td>Dependent upon the selected method of operation (Council, Management Contract, Lease, etc)</td>
<td>On-going activity</td>
</tr>
</tbody>
</table>

### 9. MONITORING AND REVISION

**Intended Monitoring and Revision Timetable:**
- Inspection of the trust land will be carried out:
  - as part of annual asset inspections
  - after any major events
  - when legitimate complainants are received about specific issues.
- Hire Request Assessment Guidelines and Facility Hire Rules will be reviewed every 5 years.
- The staged implement of the Land Use Plan redevelopment will be considered annually as part of Council’s Capital Works Program.
- The Land Management Plan will be reviewed every 5 years for possible amendments.

**Techniques to be used to assess the quality of management and condition of the Trust land:**
- Surveys of the secondary user groups will be carried out every 5 years for identification of any management or infrastructure issues.
- Assessment of any legitimate complaints will be used to determine any short-term maintenance or minor capital works
- Implementation of Council’s "Assetic" Asset Management System which documents asset lives, deterioration models, service levels and condition assessment criteria. Assetic's MyPredictor module will be used to determine the required level of renewal expenditure for all infrastructure asset classes.

**Timetable and methods to be used to obtain community feedback on the Trust land management:**
- Upon request ‘Exit survey’ of participants at various activities to be carried out by secondary users and hirers with information supplied to Council on any specific site management topics.
- 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.
10. SUMMARY AND RECOMMENDATIONS

This Land Management Plan applies to multiple land parcels which are collectively referred to as the Former Bundaberg City Showgrounds, bound by Walker, Burrum and Grimstead Streets. Its purpose is to facilitate the staged implementation of a Land Use Plan for the redevelopment of the site. Proposed uses have been identified to deliver previously documented Community needs. The draft documents were provided to the wider community via: media promotion; information sessions; displays; and on-line surveys. Based on community feedback and investigations the documents were refined prior to seeking to have the Land Management Plan adopted, the reserve purposes formally amended and reconfigure of allotments. The staged delivery of the redevelopment will commence with suitable planning and statutory approvals, detailed design and construction.

11. APPENDICES

Number the following Appendices as applicable:

A  Locality Map at a scale of 1:10,000;
B  Site Map at a scale of 1:7,500 – indicating boundary of Land Management Plan and Leases;
C  Building and Structure Map at a scale of 1:7,500;
D  Proposed Land Use Plan for redevelopment;
E  Concept of Possible Multi-purpose Public Hall/Sport/Recreation centre;
F  Proposed Allotments, Reserve Purpose and Road Layout;
G  Community Engagement Plan; and
H  Schedule of Land Parcels within this Land Management Plan
While every care is taken to ensure the accuracy of this data, the Department of Environment and Resource Management and Bundaberg Regional Council makes no representation or warranties about its accuracy, reliability, completeness or stability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
COMMUNITY ENGAGEMENT PLAN
Redevelopment of the Former Bundaberg City Showgrounds

DO YOU NEED TO ENGAGE THE COMMUNITY?
Yes, because:

• The future use of significant land parcels within the Bundaberg region is being decided.
• A number of community groups will be affected by the proposed changes.
• There is strong community concern or interest in the issue.
• Information is needed by Councillors and/or Council staff about community needs, priorities or values to ensure the implementation of plans is appropriate.
• The Council wishes to ensure that groups have information about, and access to, the services and programs of Council.
• Council believes there is a need to meet its statutory obligations.

KEY OUTPUTS REQUIRED

• Land Use Plans: Consultation and input from Council, clubs / groups and wider community to allow the finalisation of Land Use Plans before proceeding to more detailed design and construction.
• Creation of Land Management Plan: Required by the Department of Natural Resources and Mines (DNRM) which also support proposed changes in reserve purposes and the permitted activities.

STAKEHOLDER GROUPS

• Existing clubs and user groups at the Showground, Civic Centre and Bundaberg PCYC facilities
• Councillors and Council Staff
• Regulatory bodies (DNRM, Department of Transport and Main Roads etc)
• Nearby residents
• Wider community

AIM OF COMMUNITY ENGAGEMENT

• Ensure that any changes to usage at the existing Showground site are based on community inputs regarding their social, economic and environmental impact on the community.
• Ensure that a range of options are considered in the continued implementation of the project prior to any further Council decision-making.
• Ensure that the community is adequately informed of Council’s plans and the rationale for Council’s decisions with opportunities for issues or concerns to be addressed / solved.
• Foster collaboration and cooperation between Council and the community, including other spheres of government in the planning and final implementation of the project.

GOALS

• Improve the quality of relations between the Council and stakeholders of the project through increased understanding of different perspectives.
• Enhance community ownership of final decisions and the resultant outcomes through appropriate consultation processes that results in a better understanding of alternatives.
• Add value to Council’s decision-making processes that will result in the project being satisfactorily completed by drawing on the skills and wisdom of all stakeholders.
• Maximise the possible positive impacts of Council decisions and minimising the possible negative impacts through appropriate community engagement.

• Meet the statutory obligations of Council as well as DNRM and other regulatory bodies.

ENGAGEMENT COMMUNICATION MESSAGES
• Council is open to receive feedback and information from all members of the community that will guide further Council decision-making in respect to this project.

• The community will be advised what topics are open to further input and what topics are already fixed as the process advances.

• Council will provide all stakeholders with a history of all processes to date along with the rationale for the project and limitations on what can occur at the site.

METHODS OF ENGAGEMENT
Several streams of consultation will occur to deliver the key outputs:

- In order to create a draft Land Use Plan and draft Land Management Plan initially efforts will be on the following:
  o Extraction of outcomes from relevant strategies and plans that have been developed through previous community consultation to avoid repeating efforts.
  o Meetings and discussions with individual user groups at the site.

- Once draft documents are available consultation will widen to include the general Bundaberg City residents and wider regional community with the following activities:
  o Static displays and stalls at service centre with information flyer and feedback sheet;
  o media release / advertisement on the consultation
  o details on website with online survey
  o public information session for general public to examine the draft documents and have discussions with Councillors and Council officers.

- Details from the written and online feedback received will be used to refine the draft Land Use Plan and draft Land Management Plan before seeking approval from DNRM.

- Individual activities that will require preparation and execution are:
  o Preparation of posters, information flyers and set up of displays
  o Text and pictures for media release, advertisement and web-page details
  o Creation of online survey and hard copy feedback form
  o Scheduling date, time, venue, attendees and support material for information session.

OBJECTIVES AND PERFORMANCE INDICATORS
• All stakeholders will have opportunity to provide Council with feedback and information regarding the proposed project.

• Council is able to provide critical information regarding the history and rationale for all the different aspects of the project.

• Council decision-making processes for the continuation of the project will incorporate the consultation processes.
<table>
<thead>
<tr>
<th>Lot</th>
<th>Plan</th>
<th>Parish</th>
<th>County</th>
<th>Local Government</th>
<th>Area of Land (Ha)</th>
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