



Blackall-Tambo Regional Council

Trust Land Management Plan

Blackall Showgrounds and Recreation Reserve

Policy Number: P11	Effective Date:
Version Number: Three	Review Date:
Policy Compiled by: Chief Executive Officer	
Policy Approved by: Chief Executive Officer	

1. Introduction

1.1. What is a Trust Land Management Plan?

A Trust Land Management Plan identifies all issues affecting public land and outlines how that land is intended to be used, improved, maintained and managed into the future.

1.2. Why prepare and Trust Land Management Plan for the Blackall Showgrounds?

A Trust Land Management Plan for the Blackall Showgrounds is required to properly manage the ongoing improvement of the facilities and amenities at the Showgrounds, to authorise public access, use of facilities and to apply for approval for the Showgrounds to be used as a camping area subject to the conditions as detailed in the *Local Government Act 2009*, the *Land Act 1994* (Qld) and the Department of Resources management policies SLM/2013/493 (Version 6.01) and SLM/2013/490 (Version 3.06).

The key purposes of preparing the Management Plan are to:

- Provide Council and the Department of Resources with a document to manage the land;
- Facilitate improvements to the Blackall Showgrounds;
- Provide clear future development opportunities and establish supportive planning frameworks to realise these opportunities;
- Authorise appropriate user agreements; and
- Authorise access consistent with the themes of sustainability, community service; environmental protection and awareness.

This Management Plan sets out a management direction and permitted uses for the Blackall Showgrounds. It also recommends management actions aimed at meeting current and future demands of residents and stakeholders including sporting groups, Barcoo Pastoral Society, Blackall Rodeo Association, Blackall Campdraft Association, community groups and other residents or members of the public wishing to use the facilities.

Plan Number: P11	Version number: Three Initial Date of Adoption: 14.09.11 Current Version Review: 18.8.21 Next Review Date: 18.8.26	Adopted by Blackall-Tambo Regional Council	Page 1 of 9
------------------	---	--	-------------



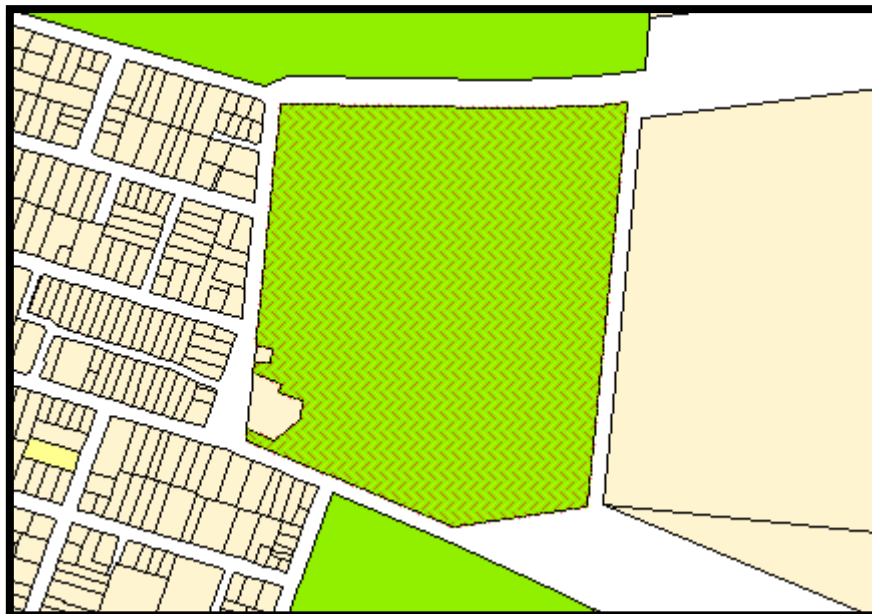
1.3. Objectives of the Management Plan

The Management Plan aims to establish a sound and balanced approach to the management of the Blackall Showgrounds, while providing a flexible framework in which Council can respond to current needs and opportunities, as well as to future decisions and pressures as demands on Blackall Showgrounds changes. It also aims to:

- Meet all relevant legislative requirements;
- Be consistent with Council’s strategies, plans and policies;
- Reflect the value and expectations of the local Blackall residents and wider community and reserve users for future use and enjoyment of the Blackall Showgrounds;
- Identify management issues and address these in context of community values and applicable legislation;
- Set out an appropriate framework to guide decision making regarding the future use and sustainable management;
- Authorise leasing, licencing and management of the Blackall Showgrounds and its facilities; and
- Present a framework that outlines the proposed initiatives and actions required to implement any proposed physical changes and improvements to the Blackall Showgrounds and its facilities.

2. Application of Land Under Management Plan

The Plan applies to a specific parcel of trust land, Reserve 51. This reserve comprises L3856 SP289784, PAR Blackall, Salvia Street, Blackall 4472.



3. Land Management Plan Duration

Duration: Ongoing

Review: Review of the Land Management Plan will occur:

- When a request is received for secondary use; or

Plan Number: P11	Version number: Three Initial Date of Adoption: 14.09.11 Current Version Review: 18.8.21 Next Review Date: 18.8.26	Adopted by Blackall-Tambo Regional Council	Page 2 of 9
------------------	---	--	-------------



- Earlier as required by the Minister, subject to three (3) months notice being given to the Trustee of a requirement for review from the Minister in accordance with the *Land Act 1994*.

4. Compliance with Legislation and Planning Scheme

The land is a reserve for Showground and Recreation purposes under the *Land Act 1994* with Blackall-Tambo Regional Council as trustee.

Under the Blackall-Tambo Region Planning Scheme, which became effective on 24 January 2020, the land is zoned recreation and open space.

The land is subject to the following Department of Resources policies:

- Secondary Use of Trust Land Policy (SLM/2013/493) Version 6.01; and
- Caravan Park Policy (SLM/2013/490) Version 3.06.

The Trustee, in leasing the whole or part of the trust land, will ensure that it is conditional that any lessee is required to maintain and renew all licences, consents, registrations for the carrying out the permitted use and is to comply with all requirements of any statute regulation, ordinance or local law so far as they apply to the trust land.

Any future trustee “registered secondary interest” will be conditioned to ensure development approvals are obtained to comply with the Blackall-Tambo Region Planning Scheme and all legislative requirements are complied with.

5. Trustee Details

Trustee’s Name: Blackall-Tambo Regional Council

Trustee’s Address: PO Box 21
Blackall Qld 4472

6. Existing Tenure on Subject Land

Trust Land Description: Reserve for Showground and Recreation R51
Lot / Plan: Lot 3856 on SP289784
Parish / County: Parish of Blackall, County of Tambo
Local Government: Blackall-Tambo Regional Council
Area of Land: 49.2 Ha (about)

7. Description of the Subject Land

7.1. History of the Subject Land

The land has historically been utilised by the community for a wide variety of sporting and other recreational purposes. Camping has occurred on the site now occupied by the Blackall Showgrounds for numerous years. Circus and rodeo performances were also regularly held on the reserve for community entertainment.

The reserve for recreation and showground was gazetted on 4 February 1956, page 285, with the Blackall Shire Council being appointed as trustees. The land description was gazetted on 27

Plan Number: P11	Version number: Three Initial Date of Adoption: 14.09.11 Current Version Review: 18.8.21 Next Review Date: 18.8.26	Adopted by Blackall-Tambo Regional Council	Page 3 of 9
------------------	---	--	-------------



August 2004, page 1270, described as (R) No. R51 County of Tambo, Lot 159 Survey Plan 152742, Parish of Blackall, local government: Blackall-Tambo with an area of 36.7 Ha.

On 10 November 2016 the land description was amended to Lot 3856 Survey Plan 289784, local government: Blackall-Tambo with an area of 49.2 Ha. This is due to the amalgamation of Lot 138 on TB263 and Lot 156 on SP152742.

There are no current easements and encumbrances on the reserve.

7.2. Local Area Description

The land is situated on the eastern side of the Blackall Township and is bordered by the Landsborough Highway to the south and Salvia Street to the West. The land is approximately 49.2 hectares.

Area surrounding the land is Stock Route to the north and the Blackall Township to the south and west.

7.3. Existing Uses

7.3.1. Primary Uses

The primary purpose of the land is for showgrounds and recreation. The recreational and open space zone (Blackall-Tambo Region Planning Scheme) is to provide for:

- (1) A variety of cultural, educational, leisure, recreation and sporting uses and activities, including for example-
 - (a) Parks, playgrounds or playing fields for the use of residents and visitors; and
 - (b) Parks, or other areas, for the conservation of natural assets; and
- (2) Facilities and infrastructure to support the uses and activities stated in paragraph (a).

The existing primary use and development of the reserve is consistent with its gazetted purpose and meets the needs of the community by providing a venue and infrastructure for recreation purposes. The site is capable of hosting multiple events at the one time.

Community consultation had taken place with key stakeholder groups to contribute to the development of the showgrounds to meet the community’s needs into the future. The feedback received will inform Council’s future planning.

Showgrounds

The annual pastoral, agricultural and horticultural show is held on the reserve on the first weekend in May each year.

Sport and Recreation

The reserve is used by community groups for a range of sport and recreation activities including:

- Junior and senior rugby league, fitness centre (gym), rodeos and campdrafting.
- Local and regional schools for sporting events. The Pony Club for horse schools.
- For any other community sporting event.

7.4. Existing Interests

Existing interests include:

Plan Number: P11	Version number: Three Initial Date of Adoption: 14.09.11 Current Version Review: 18.8.21 Next Review Date: 18.8.26	Adopted by Blackall-Tambo Regional Council	Page 4 of 9
------------------	---	--	-------------



- a) Blackall Rugby League has a designated space for use as a clubhouse.
- b) Barcoo Pastoral Society has a designated space for use as an office.
- c) Community groups have a designated use of a shed for equipment (Blackall Rugby League, Blackall Junior Rugby League).
- d) The SES shed is used by the emergency services group.
- e) The old guide hut is used exclusively as a fitness centre (gym).

7.5. Exclusivity and Restrictions on Existing Interests

In general, the community groups outlined in 7.4 above have exclusive use of the facilities mentioned however, when large scale events are held, e.g., the Blackall Show, organisations make their areas available for public use.

Public access to the showgrounds is through a dedicated entrance, with informal internal and external parking. The showgrounds entrance is not locked however, all buildings, other than the ablution facilities, are locked when not in use.

7.6. Existing Infrastructure

7.6.1. General

- Power – most of the power within the showgrounds is overhead with underground power to the pavilions and show exhibitors.
- Water – town water supplied to all buildings, underground watering system for the oval.
- Sewerage – toilet facilities connected to the town sewerage system.
- Perimeter fencing.
- Caretakers cottage.

Sports Oval Area

- Sports oval with perimeter fencing
- Showgrounds oval lighting
- Permanent seating around sports oval
- Grandstand and dressing rooms
- Toilets and showers
- Portable seating stands
- Gardener's shed
- Pavilions – sheep, show, poultry, general
- SES shed and training facility
- Storage shed
- Multipurpose sports and recreation building (kitchen, bar and dining).
- Indoor cricket shed

Campdraft and Rodeo Area

- Arena with perimeter fencing
- Arena lighting
- Secretary's box
- Horse stalls and cattle yards
- Toilet block
- Canteen
- Shipping containers for storage

Polocrosse Area

- Arena with parameter fence

Plan Number: P11	Version number: Three Initial Date of Adoption: 14.09.11 Current Version Review: 18.8.21 Next Review Date: 18.8.26	Adopted by Blackall-Tambo Regional Council	Page 5 of 9
------------------	---	--	-------------



- No lighting
- Canteen
- Sheds
- Portable seating

7.7. Site Description

The land is generally flat. The soil is black and covered with introduced couch grass and patches of buffel grass with scatterings of natural grasses. There is no remanent vegetation on site. There is a variety of introduced species of trees on the site.

There is no surface water and the land is not subject to flooding.

8. Proposed Uses of the Subject Land

8.1. Proposed Primary Use

There are no new primary uses proposed for the land. The existing reserve for showground and recreation purposes is to be retained for the continued benefit of the community.

It is proposed to continue will all existing dedicated use of arrangement for the community groups identified in 7.4. This is considered the most suitable arrangement for the following reasons:

- To ensure the ongoing viability of the organisations.
- To contribute to the continued availability of active participation opportunities for the community across a wide range of sport and recreation disciplines.
- Co-location of events and storage of equipment relieves some of the burden on volunteers.
- Limited membership base results in financial constraints.
- Inability of organisations to fund and maintain infrastructure independently.

8.2. Proposed Secondary Use

It is proposed to continue the existing camping use on the reserve in accordance with the Blackall Showground Camping Policy.

8.3. Constraints and Opportunities of the Proposed Uses (Existing and Future)

8.3.1. Constraints

Camping is constrained by the State Government’s Secondary Use of Trust Land Policy SLM 2013/493 and Caravan Park Policy SLM/2013/490.

8.3.2. Opportunities

To grow the whole Blackall community through increased events and tourism and to improve the infrastructure for the benefit of all stakeholders.

8.4. Intended Development

There are no major developments planned on the site at this stage. All improvements involve upgrades to the existing facilities or minor new additions.

8.5. Exclusivity and Restrictions of Proposed Use and Associated Development

Exclusivity and restrictions will remain the same as 7.5.

Plan Number: P11	Version number: Three Initial Date of Adoption: 14.09.11 Current Version Review: 18.8.21 Next Review Date: 18.8.26	Adopted by Blackall-Tambo Regional Council	Page 6 of 9
------------------	---	--	-------------



8.6. Commerciality

8.6.1. Primary Use

The reserve is utilised by non-profit community sporting groups. These groups obtain revenue through membership fees, funding applications and gate fees for home games, events etc. Revenue raised from the reserve is retained by the groups to further their aims and objectives and to continue to provide opportunities for active participation for the community as a whole.

8.6.2. Secondary Use

Camping fees are collected by Council and contribute to the maintenance costs for the facility.

9. Community Consultation

The preparation of the Trust Land Management Plan involved the following consultation:

Consultation and Process	Timeframe
Blackall-Tambo Regional Council decides to proceed with Reserve Management Plans	October 2009
Desert Channels Queensland engaged to perform community consultation and inspect all reserves	October 2009
Inspection of Blackall and Tambo Town Commons by Desert Channels Queensland and Council Staff	9 February 2010
Initial Awareness Meeting - Blackall	10 February 2010
Feedback Forms distributed	11 February 2010
Issues Workshop - Blackall and Tambo	10 and 11 March 2010
Plan drafted from Issues Work Workshop, Feedbacks and Meeting with stakeholders	15 to 26 March 2010
Drafted Plan distributed for review and feedback	29 March 2010
Deadline for comments to be returned to DCQ	30 April 2010
Final Plan written	11 July 2011

Invitations were extended to whole of the Blackall and Tambo communities with a common interest in reserves and preservation of the environment.

10. Goals of the Land Management Plan

Goal Statement	Issue/s Goal is to solve or manage	Key Performance Indicators	Completed By (Date)	Who is responsible for the action
1. Maintain asset management plan	Ensure facility is maintained in a safe condition for continued community use	Item included in annual budget	30 June annually	Blackall-Tambo Regional Council
2. Continuous Consultation	To ensure that future development meets community expectations	Meeting held when required.	NA	Blackall-Tambo Regional Council

Plan Number: P11	Version number: Three Initial Date of Adoption: 14.09.11 Current Version Review: 18.8.21 Next Review Date: 18.8.26	Adopted by Blackall-Tambo Regional Council	Page 7 of 9
------------------	---	--	-------------



11. Monitoring and Revision

11.1. Intended Monitoring and Revision Timetable

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

11.2. Techniques to be Used to Access the Quality of Management and Condition of the Trust Land

The Land Management Plan will be monitored and assessed against the targets outlined in 10 above as follows:

Tools	Frequency
Observations by a Council employee	Daily - Monday to Friday
Detailed inspections by WHSO and Carpenter	Annually
Community consultation to inform Council's planning and budgeting process	As required



- | | | | |
|----|------------------------|----|---------------------------|
| 1 | Oval | 13 | Canteen |
| 2 | Grandstand | 14 | SES Shed |
| 3 | Sport & Rec Building | 15 | Gym |
| 4 | Poultry & Art Pavilion | 16 | Tennis Courts & Clubhouse |
| 5 | Secretary's Office | 17 | Netball |
| 6 | Wool Pavilion | 18 | Indoor Cricket Shed |
| 7 | Dance Pavilion | 19 | Horse Stalls |
| 8 | Caretaker's Cottage | 20 | Rodeo Arena |
| 9 | Ablution Blocks | 21 | Campdraft Arena |
| 10 | Sheep Pavilion | 22 | Football Clubhouse |
| 11 | Sheep Pens | 23 | Aquatic Centre |
| 12 | Netball Shed | | |