

BASIC TRUST LAND MANAGEMENT PLAN

This Land Management Plan applies to a specific parcel of land detailed in Section 3 below (the Reserve)

Land Management Plan Duration: 10 years.

Current as at: April 2025

1. Compliance with statutory instruments and guidelines

Mareeba Shire Council ('Council') in its role as Trustee must ensure that the management, development and use of the Reserve R3651- Lot 53 on SP105907 ('Reserve'), whether by its representative, any lessee, licensee or other user, complies with statutory guidelines and in a manner consistent with the reserve's gazetted purpose.

The purpose of this Land Management Plan ('LMP') for the Reserve is:

1. To identify existing and emerging uses.
2. To address any current or future issues arising.
3. To guide the future development, maintenance and management of the Reserve.
4. To assist Council in processing lease/use applications or renewals for the site in accordance with this Plan.

This Land Management Plan complies with a number of pieces of legislation and policy, outlined in the following subsections:

Land Act 1994 and Land Regulation 2020

The Reserve is State land held in trust by Mareeba Shire Council (Council). The Reserve's gazetted purpose is "Environmental Purposes, Recreation and Sport", (originally created 21/02/1925).

This Land Management Plan has been developed in accordance with the *Land Act 1994*, *Land Regulation 2020*, Operational Policy, Managing Actions Consistent and Inconsistent with the Purpose of Trust Land (No. SLM/2024/6804) and the Mareeba Shire Council Planning Scheme 2016.

Mareeba Shire Council Planning Scheme 2016

The Mareeba Shire Council Planning Scheme 2016 came into effect on 1 July 2016. Under the Mareeba Shire Council Planning Scheme 2016, the Reserve is zoned as Recreation and Open Space. The current and proposed uses of the Reserve are consistent with the outcomes and land use strategies elements within the Mareeba Shire Council Planning Scheme 2016.

Native Title Legislation

Native Title legislation may include:

1. Native Title Act 1993 (Cth);
2. Native Title Amendment Act 1998 (Cth)

2. Trustee Details

Trustee' Name/s

Mareeba Shire Council

Trustee's Address

65 Rankin Street
PO Box 154,
MAREEBA QLD 4880

3. Existing Tenure of the Subject Land

Trust Land Description:	Geraghty Park, Julatten Reserve
Lot:	53
Plan:	SP105907
Title Reference:	49001482
Reserve:	R3651
Local Government:	Mareeba Shire Council
Purpose:	Environmental Purpose, Recreation and Sport
Sub-purpose:	N/A
Area of Land:	4.61 Ha.

4. Existing Description of the Subject Land

4.1 Site Description:

About 40% of the Reserve is covered with remnant rainforest which is mostly classified as '*Remnant vegetation containing of concern regional ecosystems*' and this joins neighbouring patches of rainforest on private land. Some of this rainforest within and near the Reserve is internationally recognised as a premier bird watching area. There are open stands of remnant mature trees around the western side as well as mature trees around the periphery of the parklands. The terrain is generally level, and the oval is subject to stormwater flooding during the wet season.

4.2 Local Area Description:

The Reserve is bounded by the Mossman/Mt Molloy Road, Julatten along the eastern boundary and farmland to the south. There is urban housing along the western boundary. Kingfisher Park Birdwatchers Lodge is near the northwest portion of the Reserve. Access to the Reserve is gained at the northern end off Mount Kooyong Road with a sealed service road leading to the facilities at the southern end of the park.

Brief Local History

Geraghty Park takes its name from a local identity, Herbert Joseph Geraghty, who ran the general store and a pool hall in Julatten during the 1930s. Mr Geraghty was highly regarded for his community spirit and generosity, especially during the 'great depression' (W. Gray pers.comm. 2011).

Establishing a sports reserve was an initiative of early Julatten residents with the Reserve being gazetted in 1925. Frederic Efford, a former resident, described in his diary¹ about a sports day just prior to WWII on the newly cleared (Geraghty) park with horse sports, wood chopping and athletic events, followed by a dance and social night.

¹ With kind permission of Russel Efford (son)

A community hall was built in 1939 and situated where Mossman/Mt Molloy Road now runs. It was later moved to its present site in 1981 due to a realignment of the road, with various extensions and other buildings being added to the precinct over the ensuing years.

The original rural fire brigade shed was next to the hall, occupying an area now called the Bill Jordison complex. In 1985, the brigade built a new building (now the library). A further shift was made in 2000 when a new purpose-built rural fire shed facility was constructed at the northern edge of the Reserve next to Mount Kooyong Road.

The library was originally opened in 1949 near the Julatten School. This site was abandoned and a new library established in Geraghty Park in 1989, occupying the original fire brigade facilities next to the community hall. When the brigade finally moved to the current location at the northern edge of the park, the library moved into its present site and was officially opened in 2006 as the 'Julatten Edna Head Library'.

The actual fenced sports oval was established in 1984 and a cricket practice net around 1986. A tennis court was added to the park in 1991. The Julatten Tennis Club had club rooms built as an extension on the southern side of the community hall. Other facilities such as a children's play area and a large BBQ area were established around 1990. Two cottages from Mareeba (owned by Mareeba Shire Council) were relocated to the park in 1994 and served various purposes for a number of years such as storage/dressing rooms and an art studio but have now been removed due to their deteriorated condition.

In mid-2011, an extension was completed to the community hall providing a stage and dressing rooms suitable for use by performing arts groups.

General Facts

Geraghty Park is the primary recreation facility for Julatten and is situated 1.4 kilometres north of the Julatten School on Mossman/Mt Molloy Road. The land provides a mix of recreational facilities such as a sports oval, community hall/theatre, library and other community buildings. There is a tennis court, children's play area and other minor infrastructure for other activities such as cricket and a horse float loading ramp. Near the northern edge of the oval is a portable skate ramp.

The very northern corner of the Reserve is the home of the Julatten Rural Fire Brigade with a large storage and operations shed. A Trustee Lease to the State of Queensland (represented by The Public Trustee of Queensland) has been entered into with respect to the use of this part of the Reserve.

4.3 Existing Uses (Primary and Secondary)

Geraghty Park is held in trust by Mareeba Shire Council for the purpose of Environmental, Recreation and Sport.

Authorised Secondary Use

- **Julatten Community Hall** – Managed by Centre of Australian Theatre (Cfat) for staging performance art, other community recreational activities and available to hire for private functions.
- **Bill Jordison Complex** - Multi-purpose activity rooms and an ablution block, servicing other facilities in the park.

- **Geraghty Park oval** - occasional informal sports events like softball and cricket. Regularly used to exercise horses. Various community uses such as; children's playgroup, yoga classes, market days, etc.
- **Julatten Edna Head Library** – Located near Julatten Community Hall. The library provides the opportunity for public enjoyment of reading, which is a recreational activity
- **Julatten Men's Shed** – Shed constructed to cater for the community and bring like minded men together as a means of support and community wellbeing.
- **Julatten Rural Fire Brigade** - fire station and equipment storage.

Apart from the Rural Fire Brigade, there are currently no other lease or license agreements in place with existing users.

These activities are generally consistent with the land's designation for 'Recreation' with the exception of the Julatten Rural Fire Brigade facility and to a lesser extent, the Julatten Edna Head Library.

Julatten Rural Fire Brigade

The presence of the Brigade facility does not comply with the current gazetted 'purpose' of the Reserve, however, the State Government, through the Public Trustee of Queensland, has obtained a Trustee Lease over this portion of the Reserve.

The Reserve has been the Brigade's traditional home since the early 1980s and provides an essential service to the community. The location of the Brigade facilities in the northern corner of Geraghty Park does not diminish the purpose of the Reserve or impede normal use of the Reserve in any way. The location of the facility in the Reserve is both practical and critical in terms of meeting operational needs. There are no other suitable locations for the facility in Julatten.

4.4 Existing Interests:

Tenure	Lessee	Commencement Date	Expiry Date
Lease A in Lot 53 on SP105907	The State of Queensland (Represented by Public Safety Business Agency)	01/03/2015	28/02/2025

4.5 Existing Infrastructure:

Existing infrastructure within the Reserve includes:

- **Tennis court** - Hard surfaced court, standard perimeter fencing and floodlit. The courts are current in use, however they do need a repaint.
- **Community Hall** - Main structure built in 1981, timber framed, corrugated iron cladding and roof. Stage area added 2011, exterior made of zincalume cladding with gabled roof.
- **Bill Jordison complex** - An amenities area attached to the western side of the community hall, built in 1989 and formerly the library. This is a concrete block structure with multi-use rooms for community activities; also contained within this complex is an ablution block built in 1983.
- **Julatten - Edna Head Library** - Concrete block construction with zincalume gabled roof. Originally built in 1987, it was formerly the Julatten Rural Fire Brigade building and was officially named and opened as the Julatten Edna Head Library in 2006.

- **Oval** - Grassed and generally levelled area with low perimeter fence of galvanised post and single rail. The oval surface is prone to large areas of ponding during rain and therefore not an ideal sports ground in its current condition.
- **Cricket nets** - Constructed in 1986 with a permanent bowling surface and galvanised nets. The structure is currently not in use. The Men's Shed is currently using this area as a storage.
- **Loading ramp** - This is an earth and wood structure located near the Cricket Net, built mainly for horse floats. It appears to be no longer used.
- **Skate ramp** - This is a portable unit made of steel, double half pipe design that is capable of being moved from time to time to various locations across the Shire. The structure is currently located north of the Oval.
- **Julatten Rural Fire Brigade shed** - opened in 2000, a large 4 bay shed constructed of zincalume, situated at the very northern corner of the reserve next to Mount Kooyong Road. A Trustee Lease to the State of Queensland (represented by the Public Safety Business Agency) has been entered into with respect to this particular use of the Reserve.
- **Playground area** - Located at the rear of the hall and tennis courts, constructed in 1990 and in reasonable condition. The facility has safety mat surface, but lacks full shade other than odd trees.
- **BBQ area** - a large wood fired BBQ built of stone in 1991 and located at the rear of the hall with a shade pergola. The facility is in reasonable repair and appears to be used.
- **Bore water pump** - Constructed 1981 to provide water for the ablution block and some irrigation water to the grounds. This pump also provides water to the new stage and dressing room building.
- **Fencing** - Most of the southern and lower part of the western parts of the Reserve is fenced with post or steel picket and barbed wire. The boundary along the road is a mixture of mainly hedge row and gapped post and rail fencing. The tennis court fencing forms part of the boundary fencing.
- **Parking and vehicle access** - Direct access from the Mount Molloy-Mossman road has been fenced off and there is a sealed service road off Mount Kooyong Road leading into the facilities at the southern end of the Park. This road ends as a partly gravelled track and open area. Parking is not delineated and there are limited open areas near the facilities on the grass or dirt surfaces.
- **Julatten Man's Shed** – The shed was constructed in 2014 and can be found on the western section of Geraghty Park.

4.6 Native Title Status:

Native Title implications for Council works will be assessed in accordance with the State's Native Title Work Procedures prior to any dealings being undertaken on the Reserve.

The Lessees of the land have a duty of care to address and protect cultural heritage in any works conducted on the Reserve.

5. Proposed uses of the Subject Land

5.1 Proposed "Use/s" of the subject land:

There are no formal proposals before Council for any additional or new uses of the Reserve, however, the Julatten Men's Shed has discussed with Council to potential expand their area and add separate toilets which would run septic. These discussions will now be able to be properly

developed with the completion of this LMP and formal tenure for the club being arranged with a Trustee lease.

5.2 Development Intended

The proposed development includes:

1. A new playground.
2. Installation of roof cover over the new playground to provide shelter for the children when they play.
3. Installation of one picnic shelter to provide a public space for rest and picnics.
4. Installation of new gas hot water system for the showers located behind the Library for use by the Theatre group, they will solely be responsible for the replacement of gas bottles.

There is a Capital Initiative for 2025/2026 to replace the septic systems to the building as the existing systems are full of roots from the surrounding trees.

5.3 Exclusivity & Restrictions of proposed use and associated development:

- **Julatten Community Hall**

There are restrictions on the use of the facility to control issues of noise. Use of the hall is subject to Council's normal conditions of use including fees and charges.

5.4 Commerciality:

The Reserve is used by not-for-profit community organisations and general public. Revenue streams for users of the Reserve could include membership fees, funding submissions, market days, fundraising and other. Any revenue raised on this land will be used by these organisations to deliver community services and programs and for the ongoing management and maintenance of on-site facilities.

Any revenue gained by Council under a lease, hire or fees will be used by Council to offset the operation and maintenance costs of the Reserve.

5.5 Public Interest

The proposal for a secondary purpose allows multiple community groups to continue their activities and operations in the public interest, as it will:

1. Ensure the ongoing maintenance of a Reserve that is no longer used for its primary purpose;
2. Ensure the continued operation of a long-standing community groups within the Julatten community;
3. Provide ongoing activities for the community and provide the public an opportunity to become members of multiple community organisations ;
4. Provide a recreational activities for the community;
5. Ensure the Reserve is cared for and managed appropriately, by groups who are able to utilise a parcel of land.

5.6 Not Diminish Reserve Purpose

In considering this Land Management Plan, Council has considered whether the proposed secondary use would diminish the reserve purpose, where its present, scale or activity would

permanently overshadow or reduce the trust land's ability to achieve its purpose, and Council considers that it will not.

The reserve purpose of "Environmental Purposes, Recreation and Sport" will not be diminished by the use of the Reserve for community associated activities.

6. Community Consultation

7. Objectives and Proposed Actions

The main objectives and actions defined in this Land Management Plan include:

1. Sustainably manage the ecological values of Geraghty Park

- Council to carry out an ecological survey to assist with creating an environmental management plan to eventually become part of the Reserve's Land Management Plan.
- Council to ensure any tenure agreements contain appropriate sections regarding compliance with existing and/or future; environmental protection legislation and/or Council prescribed environmental management requirements.
- Council and community to promote the conservation of the ecosystem by encouraging activities and uses that support these natural values such as community revegetation programs, etc.
- The purpose of the Reserve to be amended to Sport, Recreation and Environmental Purposes to ensure the long term protection of the remnant rainforest located on the Reserve.

2. Secure formal tenure for the Julatten Men's Shed:

- Council to arrange a Trustee lease for the Julatten Men's Shed upon approval of this plan. Lease to include conditions regarding exclusivity of use by the group.

3. Secure further Community Tenure Instruments for management of facilities by the following groups:

- Julatten Edna Head Library
- Centre of Australian Theatre (Cfat)

4. Review the suitability of existing arrangements regarding hall hire and noise control

- Seek a balance to ensure neighbouring properties needs are met, while the community as a whole is able to fully enjoy the use of the community hall and facilities. It is suggested that:
 - Council and the Community formulate an appropriate conditions-of-use for Geraghty Park facilities and implement practical measures to ensure user compliance.
 - Council and the community seek advice from the local Police and advice from other communities with similar issues and consider the option of engaging volunteer event managers for social occasions.
 - Council in partnership with the community formalise "conditions of use/hire" that are practical and manageable such as; a bond, notification of events to neighbours, agreed curfew times, etc.
 - Council investigate options to physically reduce noise levels such as; internal and external noise baffling, vehicle access control, etc.

8. Monitoring and Revision

Council will monitor and review this Land Management Plan periodically, with a substantial review, as required, to ensure that the Plan still meets community needs.

As required, all leases between the Trustee and lessees will include clauses outlining:

- Any activities (including developments) that will require the Trustee's (or Minister's) approval.
- That it is the Trustee's responsibility to monitor lessee compliance with lease conditions.
- Regular communication with the community to monitor use of the reserve and to assess the suitability of this Management Plan.

9. Summary and Recommendations

Geraghty Park is the primary recreation facility for Julatten and provides a general space for the community to come together and experience the beauty that the park has to bring to Julatten. The Reserve is currently being effectively utilised by the various community groups as a sporting and recreational precinct.

Council continues to work closely with the relevant community to identify potential external funding sources to address identified improvements and to provide for additional costs that may occur in maintaining the Reserve for the public.

10. Appendices

10.1 Title Search of Lot 53 SP105907

10.2 Survey Plan of Lot 53 SP105907

10.3 Vegetation Management Maps

- 10.3.1 Regulated Vegetation Management Map
- 10.3.2 Vegetation Supporting Management Map
- 10.3.3 Vegetation Management Preclear Map

10.1 Title Search - Lot 53 SP10590

INTERNAL CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 21/03/2025 13:39

Title Reference: 49001482
Date GAZETTED: 21/02/1925
PAGE: 874

Opening Ref: SEC 25-4247
Purpose: ENVIRONMENTAL PURPOSES, RECREATION AND SPORT
Sub-Purpose:
Local Name: JULATTEN RECREATION RESERVE
Address: MOSSMAN MT MOLLOY RD RUMULA
County (R) No: R36
File Ref: RES 3651

TRUSTEES

MAREEBA SHIRE COUNCIL Gazetted on 21/12/1991 Page 2253

LAND DESCRIPTION

LOT 53 SURVEY PLAN 105907 Gazetted on 07/09/2001 Page 6-7
Local Government: MAREEBA

Area: 4.610000 Ha. (SURVEYED)

EASEMENTS AND ENCUMBRANCES

1. TRUSTEE LEASE No 716932211 04/12/2015 at 08:33
THE STATE OF QUEENSLAND
(REPRESENTED BY PUBLIC SAFETY BUSINESS AGENCY)
OF LEASE A ON SP282425
TERM: 01/07/2015 TO 30/06/2025 OPTION NIL
Lodged at 08:33 on 04/12/2015 Recorded at 11:09 on 04/12/2015

ADMINISTRATIVE ADVICES

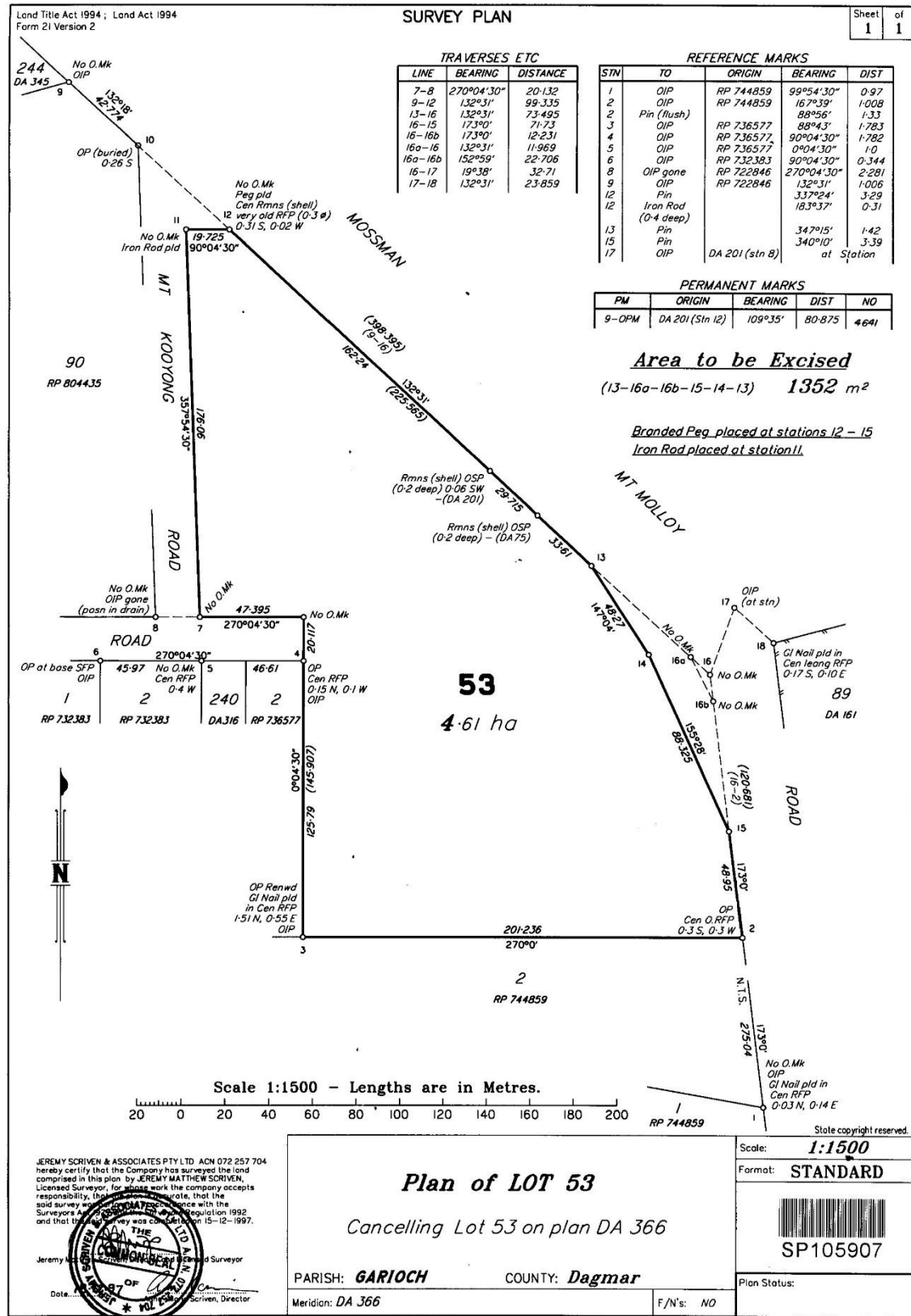
Dealing	Type	Lodgement Date	Status	Location
716443158	LAND NOTICE	21/04/2015 13:47	CUR	CS-GEN -00

SEC 48 (2) LAND ACT 1994
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Reserve Search **

10.2 Survey Plan – Lot 53 SP105907

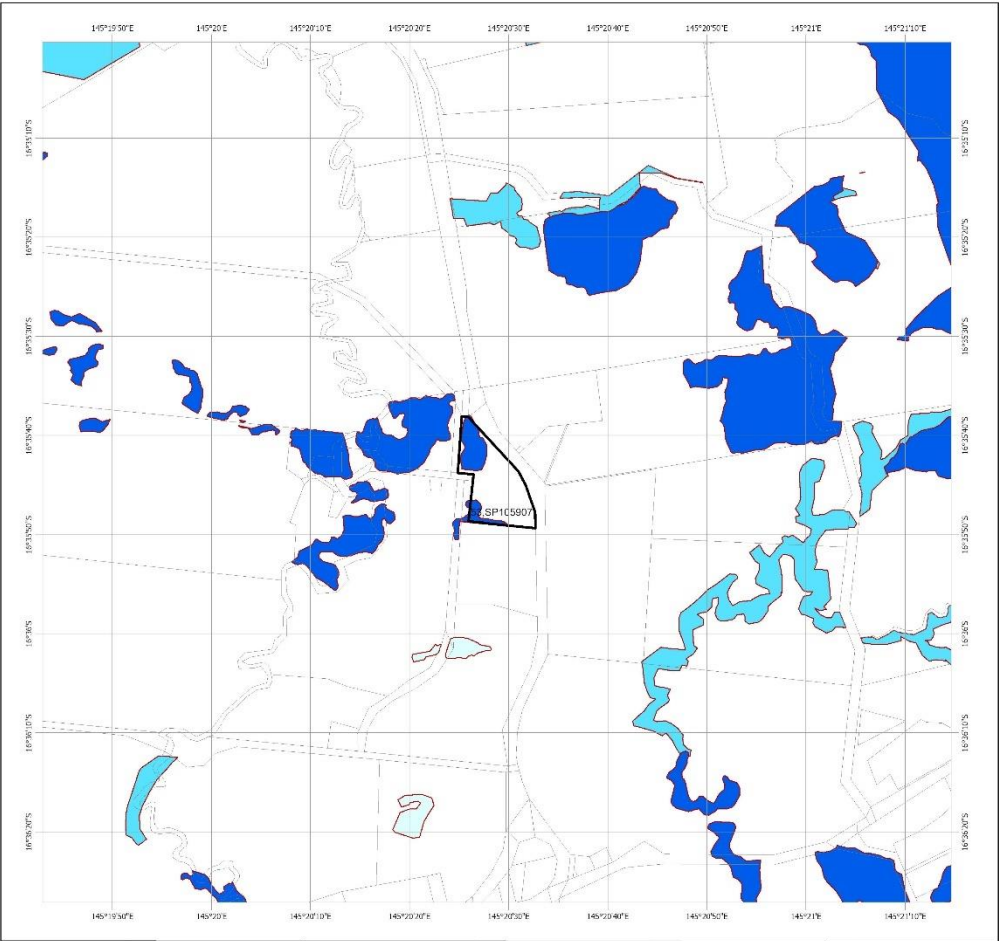


10.3 Vegetation Management Map

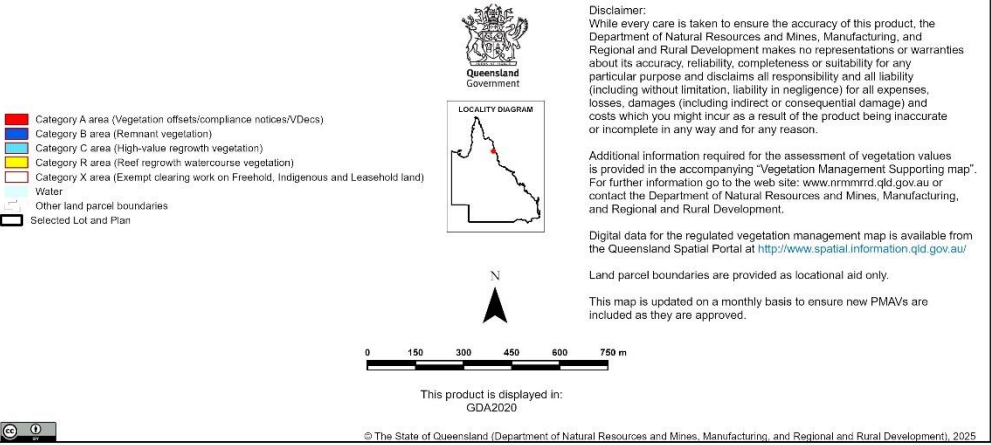
10.3.1 Regulated Vegetation Management Map

Lot: 53 Plan: SP105907

31/03/2025 14:03:57



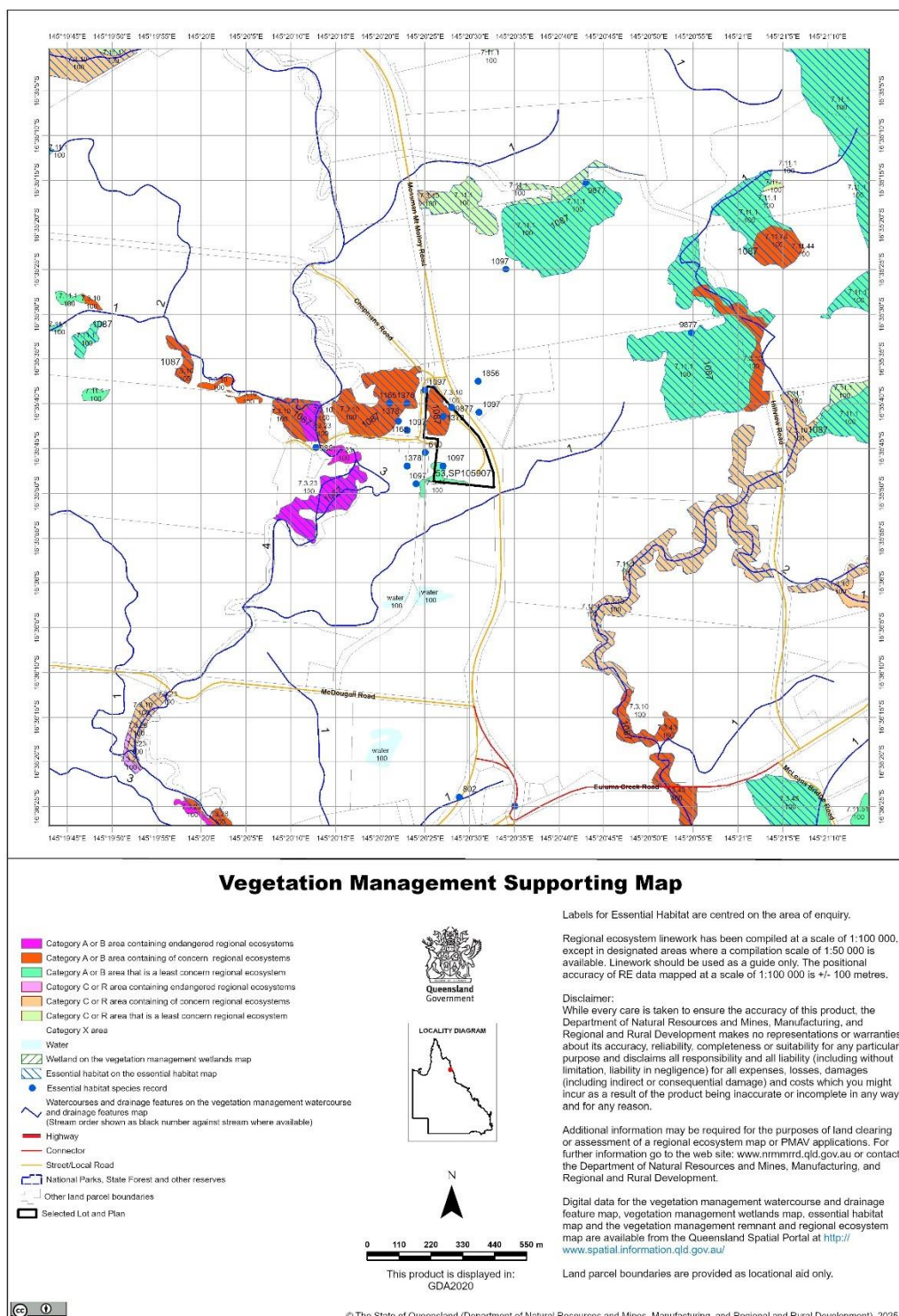
Regulated Vegetation Management Map



10.3.2 Vegetation Management Supporting Map

Lot: 53 Plan: SP105907

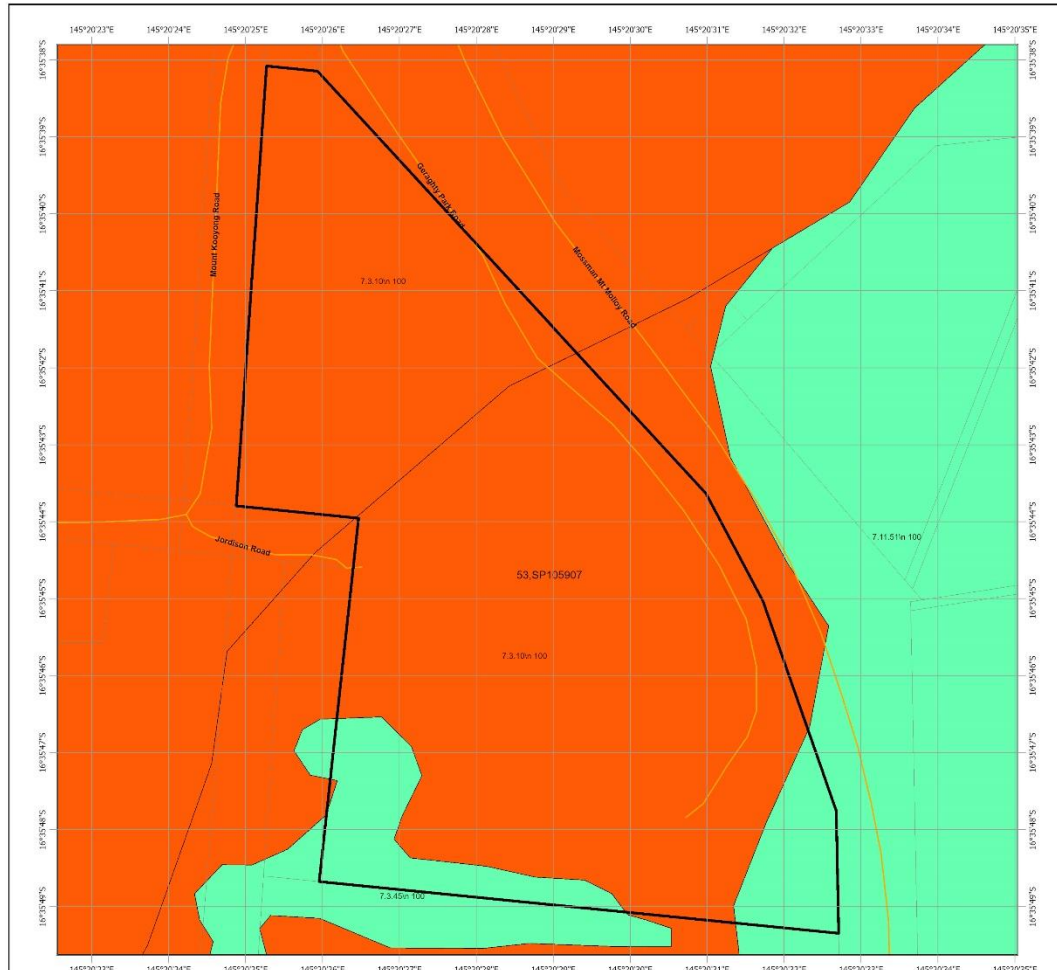
31/03/2025 14:03:57



10.3.3 Vegetation Management Preclear Map

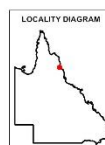
Lot: 53 Plan: SP105907

31/03/2025 17:12:47



Vegetation Management Pre-clear Regional Ecosystem Map

- Highway
- Connector
- Street/Local Road
- Other land parcel boundaries
- Pre-clearing area containing Endangered RE
- Pre-clearing area containing Of Concern RE
- Pre-clearing area that is a Least Concern RE
- Water
- Selected Lot and Plan



0 15 30 45 60 75 m

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Pre-clearing regional ecosystem line-work reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only.

Digital data for the Pre-clearing regional ecosystem map is available from the Queensland Spatial Portal at <http://www.spatial.information.qld.gov.au/>

Land parcel boundaries shown are provided as a locational aid only.

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