

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 R24289 - Lot 292 on CPNR7592 ('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 "Parks and Recreational purposes", (originally created 03/10/1987).

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)

The Reserve is subject to a Native Title Claim (registered on 30/04/2024). NNTT Number: QC2024/001 – Djabugay Nation.

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: Musumeci Park, Koah Reserve
Lot: 292
Plan: CPNR7592
Title Reference: 49018546
Reserve: R24289
Local Government: Mareeba Shire Council
Purpose: Parks and Recreational
Sub-purpose: N/A
Area of Land: 0.9727 ha.

4. Existing Description of the Subject Land

4.1 Site Description:

The Reserve has an area of 9,727 square metres and is surrounded by thick bush land, bound by multiple rural residential properties. The terrain is generally level, with majority of the reserve cleared except for the outskirts with trees forming a barrier around the Reserve. The northeastern section of the Reserve containing the community hall is managed by the Koah Sports and Social Club Inc, and the southwest section is occupied by the Koah Rural Fire brigade.

4.2 Local Area Description:

The Reserve is located about 3km down Koah Road which can be accessed directly off the Kennedy Highway. Alternatively, Koah Road can also be accessed off Palm Valley Road, Koah which intersects the Kennedy Highway.

Brief Local History

Musumeci Park was gazetted for "Recreation" in 1987, situated at 322 Koah Road, which leads to the Koah Village, and is located approximately 38km from Mareeba and 14km from Kuranda.

This parcel of land was originally owned by the Musumeci family and Mr. Samuel Musumeci allowed the community to use his barn for numerous activities. This arrangement led to the intended donation of a portion of the land to the Koah Sports and Social Club Inc to ensure continued community use. Council worked with Mr. Musumeci to acquire this portion of land as a Recreation Reserve. This motion was passed at the Council general meeting on 31 July 1986. Council formally took over as Trustee of the land in 1987. On 12 April 1991 Mareeba Shire Council held an official opening of Musumeci Park.

In 1988, fundraised money was used to construct a tennis court for community use.

Due to the park and tennis court becoming a focal point of the local community, Koah Sports and Social Club Inc. reached out to Council in 1993 to seek assistance in building a community hall which included toilet facilities. Koah Sports and Social Club Inc. and Mareeba Shire Council worked closely in conjunction with one another to successfully construct the Koah Community Hall and open it to the public in 1994. The Koah Sports and Social Club Inc. continue to operate the hall on behalf of the community as an important community asset.

General Facts

Musumeci Park is primarily run and occupied by the Koah Sports and Social Club Inc. who cater for the Koah community and surrounding area of Mareeba, Kuranda and Speewah. The land provides a mixture of recreational facilities such as the community hall, basketball/tennis court, children's nature playground, open grass/dirt area and car park.

The southwest section of the Reserve is the home of the Koah 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) was entered into in 2015, and is due for renewal, for the use of this part of the Reserve.

4.3 Existing Uses (Primary and Secondary)

Musumeci Park is held in trust by Mareeba Shire Council for the purpose of 'Park and Recreational'.

Authorised Secondary Use

- **Koah Community Hall** – Used by Koah Sport and Social Club Inc. for community recreational activities and available to hire for public and private functions.
- **Koah Rural Fire Brigade** - Fire station and equipment storage.

The Koah Rural Fire Brigade currently hold a Trustee Lease with Council, and the Koah Sport and Social Club Inc. operate under a Community Management of Halls arrangement with Council. No other community groups occupy the Reserve.

The activities run by the Koah Sport and Social Club Inc. are generally consistent with the land's designation for 'Park and Recreational'. The Koah Rural Fire Brigade facility activities are inconsistent with the Reserve purpose.

Koah 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, do currently hold a Trustee Lease over this portion of the Reserve. This Land Management Plan seeks to authorised this secondary use, to allow the Trustee Lease to be renewed for a further ten years.

The Reserve has been the Brigade's traditional home since the early 2000's and provides an essential Rural Fire Brigade service to the community. The location of the Brigade facilities are located on the south-western side of Musumeci Park, on the right-hand side of the driveway entrance. The Lease area is 1,487m². The balance of the Reserve is available for use for its purpose. The location of the facility within the Reserve is both practical and critical in terms of meeting operational needs. There are no other suitable locations for the Fire Brigade Facility in Koah, and this facility is well established.

Koah Sport and Social Club Inc.

The Koah Sport and Social Club Inc. are responsible for managing and caretaking the Koah Hall facility along with the nature play facility, and have been so since 1987 shortly before the tennis

courts were constructed. In June 1994, Council formally provided approval after via Council Resolution at its Ordinary Meeting for a caretaker to reside on site in a caravan, to ensure continued maintenance and security of the Reserve. This arrangement remains in place.

4.4 Existing Interests:

Tenure	Lessee	Commencement Date	Expiry Date
Lease A on SP2282430	The State of Queensland (Represented by Public Safety Business Agency)	01/07/2015	30/06/2025

4.5 Existing Infrastructure:

- **Koah Community Hall** – the main structure was built in 1994 and is constructed with brick walls and a corrugated iron roof.
- **Tennis/Basketball Court** – The tennis courts were constructed using community fundraised money in 1988, prior to Council obtaining Trusteeship of the Reserve.
- **Playground** – The nature playground was constructed in 2016 after the Koah Sport and Social Club Inc. received a Regional Arts Development Fund grant from Council. The playground borders the eastern boundary of the reserve.
- **Shade Sails** – The first structure was approved in 2018 with an additional structure added and approved in 2022. One shade sail is located to west of the community hall, and provides shade over the communal BBQ area. The further approved shade sails can be found on the eastern boundary of the reserve, and provides shade over two sections of the playground area for increased usage throughout the day.
- **Car Parking & vehicle access** - Direct access is available from Koah Road with a dirt service road leading into the facility. Parking is not marked and there are limited open areas near the facilities on the grass and/or dirt surfaces.
- **Koah Rural Fire Brigade Shed** - the Koah Rural Fire Brigade opened their facility in 2000. It is a large 3 bay shed with an additional bathroom building added to the back of the shed. The facility is situated at the entrance to the Reserve. A Trustee Lease to the State of Queensland (represented by the Public Safety Business Agency) is currently in place for Lease A.
- **Water Bore** – a water bore was constructed in 1992 in preparation for the intended construction of Koah Sports and Social Club Inc. community hall.
- **Shipping Container** – a shipping container is located on the Reserve and its placement received Council approval in 2021. The shipping container can be found to the east of the community hall, and provides storage for hall maintenance equipment to free internal hall space and improve functionality.

4.6 Native Title Status:

The Reserve is subject to a Native Title Claim (registered on 30/04/2024). NNTT Number: QC2024/001 – Djabugay Nation. The Claim has not yet been determined. Native Title implications will be assessed in accordance with the State's published Native Title procedures and Council's Native Title and Cultural Heritage Policy and associated procedures prior to any dealings being undertaken on the Reserve.

5. Proposed uses of the Subject Land

5.1 Proposed "Use/s" of the subject land

The Koah Sport and Social Club Inc. is a community organisation with considerable experience in managing sporting and community events. The Koah Rural Fire Brigade is an essential emergency service provider to the Koah Community, with the surrounding area being zoned largely of Rural, Rural Residential and Conservation zones. The Queensland Fire Department has approached Council seeking a renewal of their tenure over their Lease A of the Reserve, to ensure the continued

operation of the Rural Fire Brigade emergency services. Council supports this continued use of the Reserve for the benefit of the community.

5.2 Development Intended

There are currently no formal proposals put before Council for any additional or new uses of the Reserve.

5.3 Exclusivity & Restrictions of proposed use and associated development

Koah Sport and Social Club Inc. solely manage the use of the community hall located on the Reserve and the hall remains locked when not in use to ensure security. The Koah Sport and Social Club Inc also attend to fencing for safety, protection of club assets from vandalism and to control public entrance during events.

The nature playground area is open to the public for their benefit and enjoyment.

All organisations within the Reserve display signs with contact details, information and opening times promoting public and community use of the Reserve.

5.4 Commerciality

The Reserve is used by not-for-profit community organisation and the 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:

Ensure the continued operation of a long-standing community groups within the Koah and surrounding area of Mareeba, Kuranda and Speewah community;

1. Provide ongoing activities for the community and provide the public an opportunity to become members of multiple community organisations;
2. Provide an area for recreational activities for the community;
3. Allow a secondary use to accommodate the Rural Fire Brigade emergency services on the Reserve;
4. 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 "Park and Recreational" 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 of the proposed activities defined in this Land Management Plan include:

- To sustainably manage the Reserve and its attributes for the benefit of the community;
- To ensure the continued operation and management of the Reserve;
- To grant a Trustee Lease to the Koah Rural Fire Brigade for a further term.

Actions:

1. Upon completion of this Land Management Plan, Council will enter into a renewed Trustee Lease with the Queensland Fire Department, for the use of part of the Reserve as a Rural Fire Brigade emergency service provider.

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

10. Appendices

10.1 Title Search of Lot 292 NR7592

10.2 Survey Plan of Lease A - SP282430

10.3 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 292 NR7592

INTERNAL CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 21/03/2025 14:41

Title Reference: 49018546
Date GAZETTED: 03/10/1987
PAGE: 0374-5

Opening Ref: PLS 09-2310
Purpose: RECREATION
Sub-Purpose:
Local Name:
Address: KOAH RD
County (R) No: R2034
File Ref: RES 24289

TRUSTEES

MAREEBA SHIRE COUNCIL GAZETTED ON 03/10/1987 PAGE
0374-5

LAND DESCRIPTION

LOT 292 CROWN PLAN NR7592 GAZETTED ON 03/10/1987 PAGE 0374-5
Local Government: MAREEBA

Area: 0.972700 Ha. (SURVEYED)

EASEMENTS AND ENCUMBRANCES

1. TRUSTEE LEASE No 717011551 15/01/2016 at 13:34
THE STATE OF QUEENSLAND
(REPRESENTED BY PUBLIC SAFETY BUSINESS AGENCY)
OF LEASE A ON SP282430
TERM: 01/07/2015 TO 30/06/2025 OPTION NIL
Lodged at 13:34 on 15/01/2016 Recorded at 14:13 on 18/01/2016

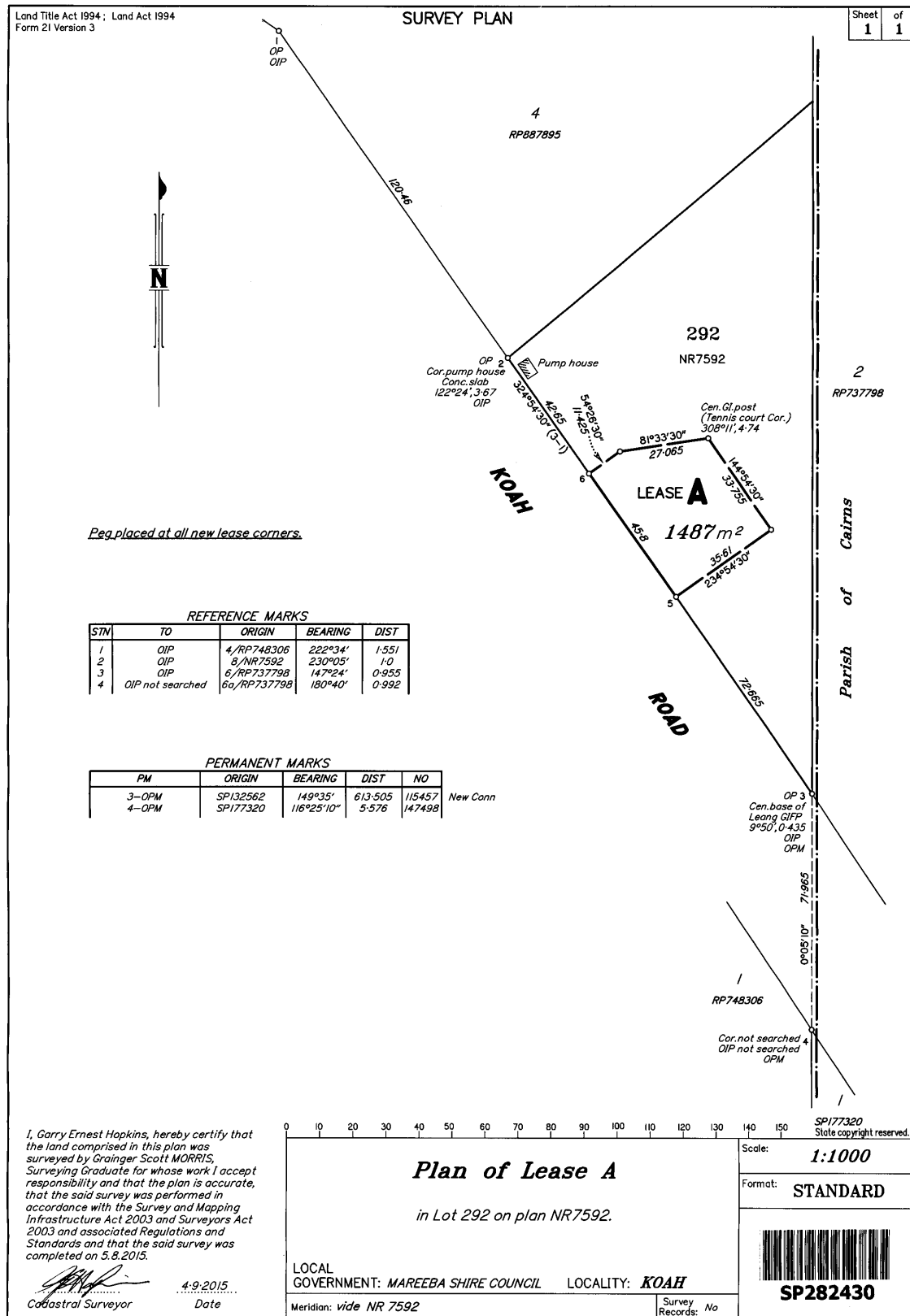
ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Reserve Search **

10.2 – Survey Plan – Lease A - SP282430

SP282430 V0 REGISTERED Recorded Date 15/01/2016 13:32 Page 1 of 2 Not To Scale



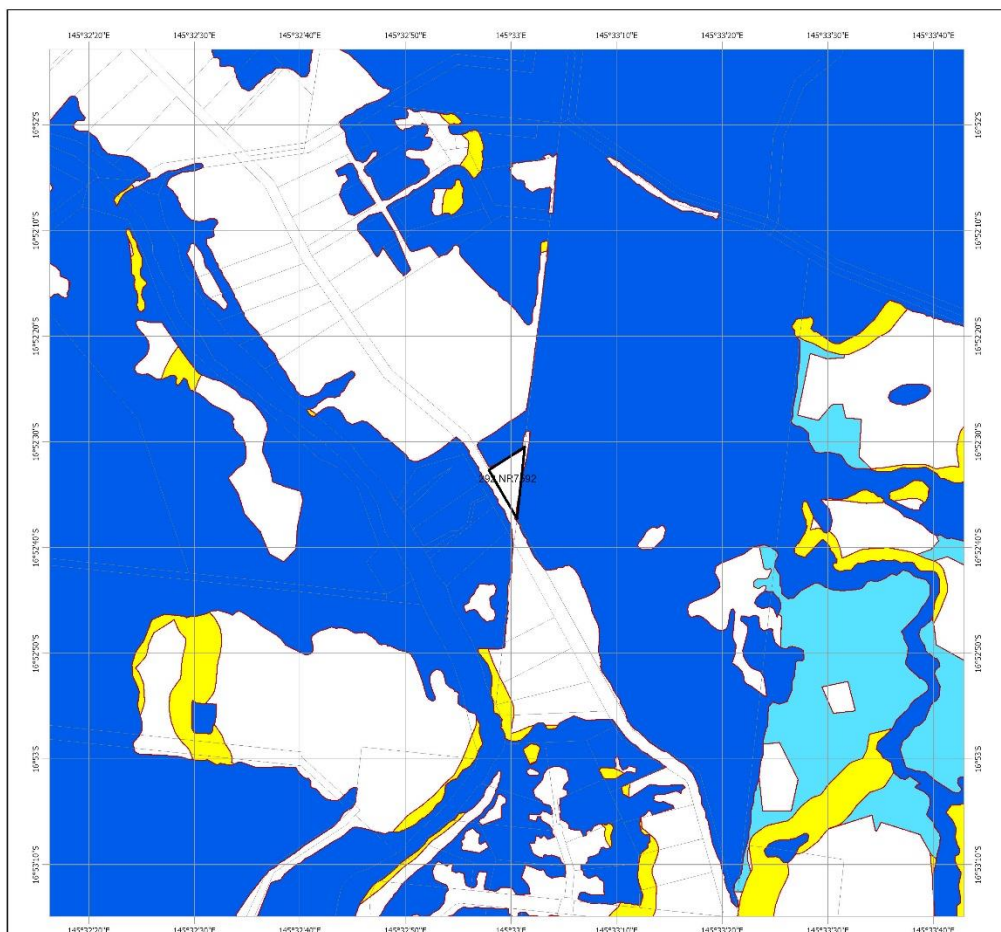
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10.3 Vegetation Management Map

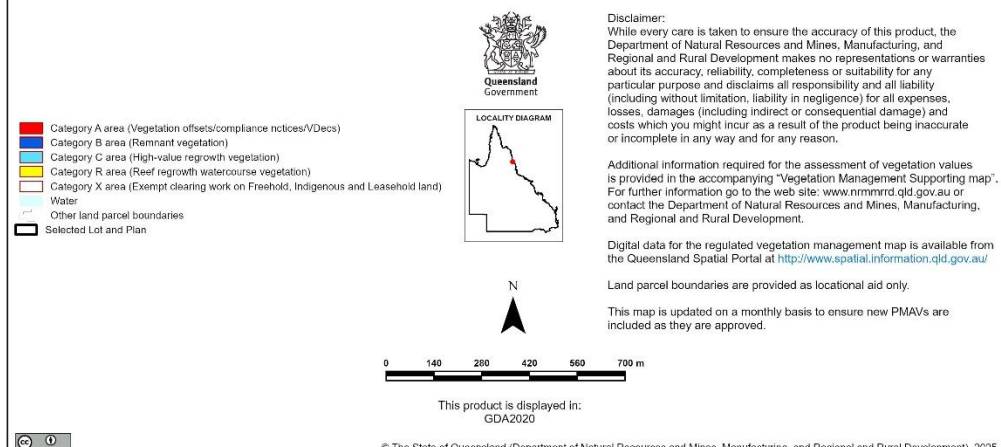
10.3.1 Regulated Vegetation Management

Lot: 292 Plan: NR7592

31/03/2025 14:08:59



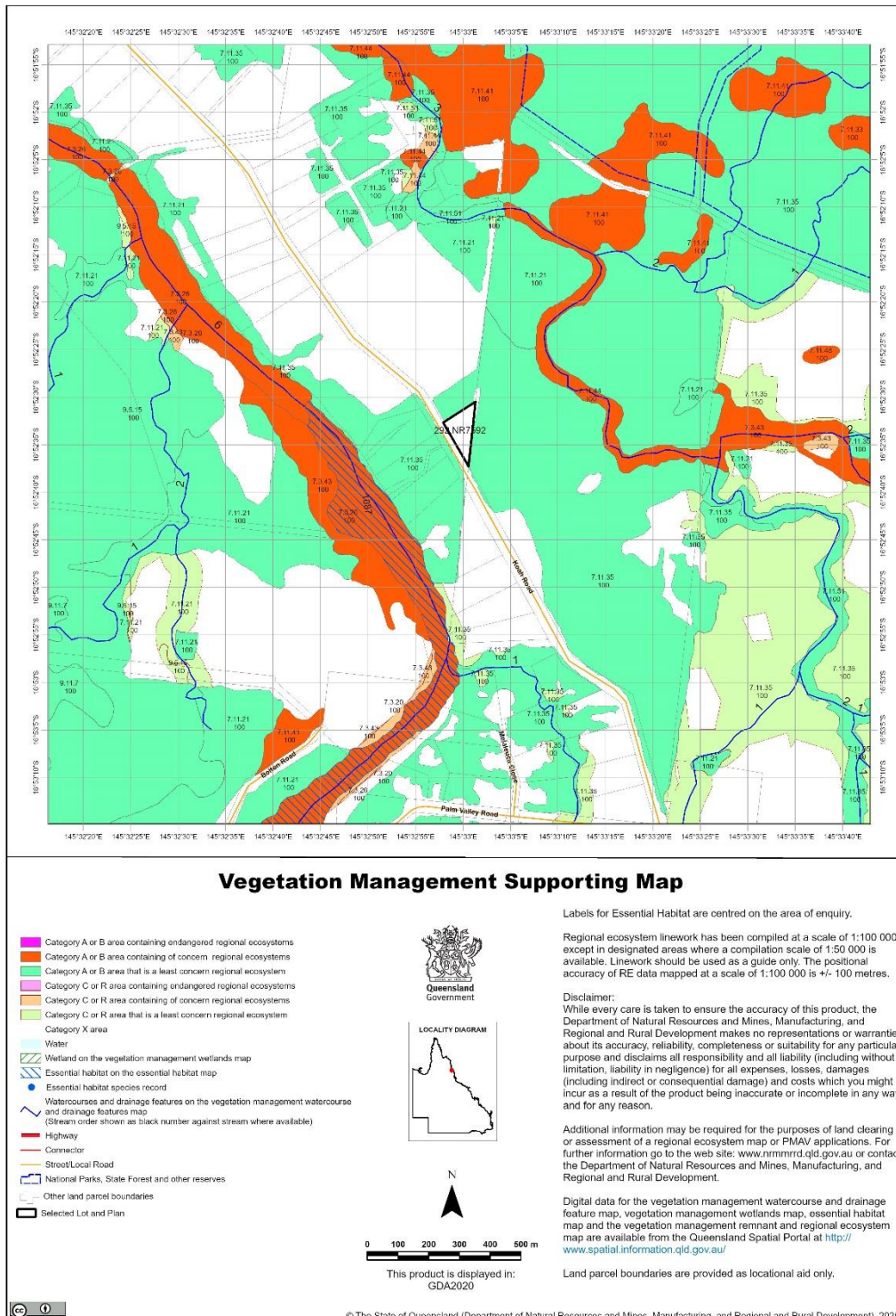
Regulated Vegetation Management Map



10.3.2 Vegetation Management Supporting

Lot: 292 Plan: NR7592

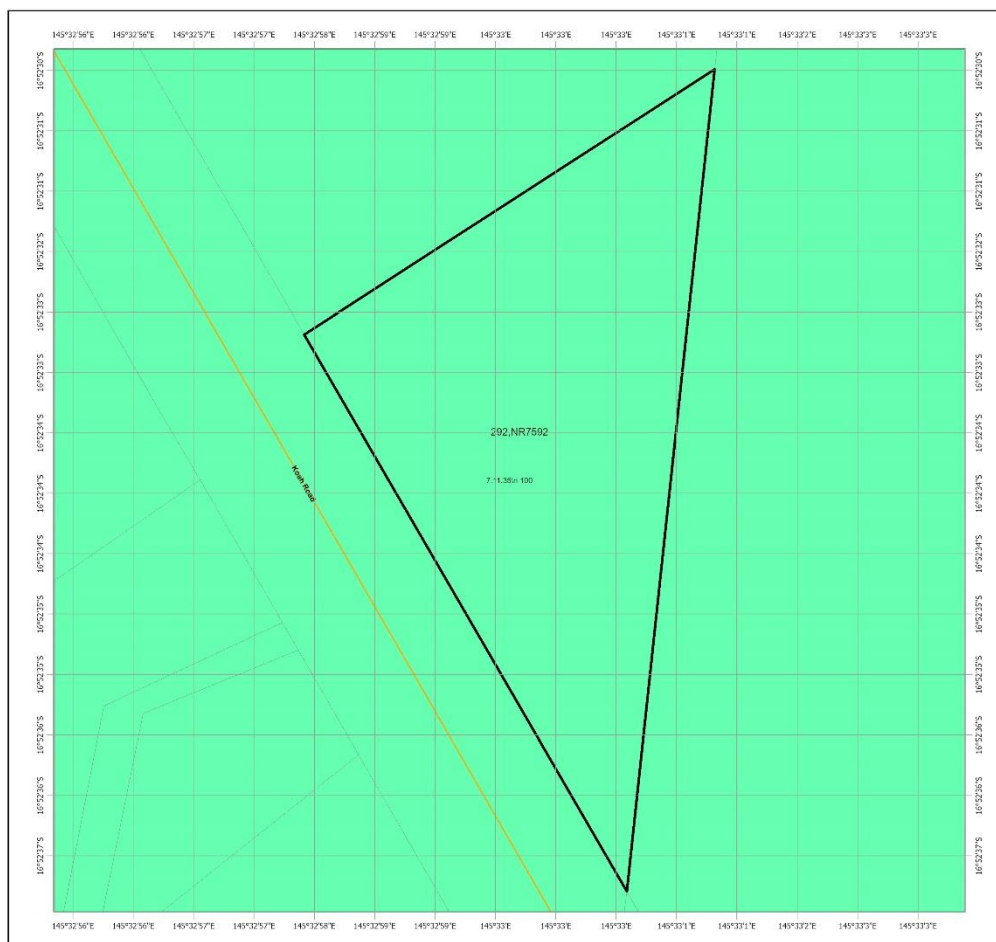
31/03/2025 14:08:59



10.3.3 Vegetation Management Preclear

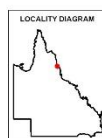
Lot: 292 Plan: NR7592

31/03/2025 14:07:42



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 9.05 18.1 27.15 36.2 45.25 m

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