

LAND MANAGEMENT PLAN

Dimbulah Community Centre and Kindergarten Reserve R160 - Lot 1 on SP276114



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Land Management Plan

Dimbulah Community Centre and Kindergarten Reserve R160 - Lot 1 on SP276114

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Introduction

Reserve R160 contains the Dimbulah Community Centre, Dimbulah Community Kindergarten and Dimbulah Child Care and is situated on the corner of the Burke Developmental Road and Raleigh Street, Dimbulah.

The reserve was originally two lots; Reserve R175, Lot 1 on CP904839 was previously Reserve for Educational Institution and contained the Community Centre and Kindergarten buildings while the original Reserve R160, Lot 7 on D81520 was an open park which contained an overhang of the Kindergarten verandah, the Kindergarten play area and a fence enclosing the play area. In 2015, the two lots were combined to form one reserve (R160) with an amended purpose of 'Park and Public Halls'.

The entire facility is a significant community asset and is used by a variety of organisations and provides essential services to the district's community such as early childhood education and community well-being services and programs.

The creation of this Land Management Plan will allow the Community Centre and the Kindergarten to enter into formal lease agreements with Mareeba Shire Council (as trustee of the reserve). Having formal tenure will assist these community organisations in future fundraising activities.

The centre was built in the early 1980's and started life as a State Government owned activity hall used by schools and community.

Activities and amenities within the reserve are primarily funded through the State Government Department of Early Childhood Education and Care.

Purpose of the Document

Mareeba Shire Council ('Council') in its role as Trustee must ensure that the management, development and use of the Reserve R160 - Lot 1 on SP276114 ('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 for the Reserve is:

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

This is a Basic Land Management Plan and has been prepared in accordance with the Queensland Government's 'Land Management Planning for Reserves or Deeds of Grant in Trust – Information Kit'.

Duration of Land Management Plan

This Land Management Plan is current for a period of ten (10) years commencing from the date of the Department of Natural Resources and Mines approval and will be subject to periodic review by Mareeba Shire Council.

Application of Land Management Plan

This Land Management Plan applies to a specific parcel of trust land – the Reserve known generally as the Dimbulah Community Centre and Dimbulah Community Kindergarten, situated on Lot 1 on SP276114.

1. Compliance with Legislation, Planning Schemes, etc

This Land Management Plan has been developed in accordance with the *Land Act 1994*, *Land Regulation 2009*, and Secondary Use of Trust Land Policy (State Land Asset Management No PUX/901/209 version 5) and the Mareeba Shire Town Planning Scheme (adopted 2004, effective 2005).

1.1 Land Act (Qld) 1994 and Land Regulation (Qld) 2009

Reserve R160 - Lot 1 on SP276114, is State land held in Trust by Mareeba Shire Council. The Reserve's gazetted purpose is 'Park and Public Halls' (created 2015).

1.2 Mareeba Shire Council Planning Scheme

The land is zoned 'Open Space' under the current Mareeba Shire Planning Scheme (adopted 2004, effective 2005).

The overall outcomes sought for the Open Space zone code are to achieve an area that:

- a. provides for the development of passive and active recreational facilities for the general welfare and wellbeing of the community;
- b. ensures the environmental qualities of land, including fauna habitat and vegetation communities, are protected and preserved for the enjoyment of the community.

However, under the proposed new Mareeba Shire Planning Scheme (anticipated to be formally adopted in 2016), the area occupied by the previous Reserve for Park R160 is to be zoned 'Recreation and Open Space' and the area occupied by the previous Reserve for Educational Institution R175 is to be zoned 'Community Facilities'.

2. Trustee Details

Trustee's Name

Mareeba Shire Council

Trustee's Address

PO Box 154, Mareeba QLD 4880

65 Rankin St, Mareeba

Phone: 1300 308 461

Fax: (07) 4092 3323

Email: info@msc.qld.gov.au

3. Existing Tenure of the Subject Land

Title Reference: 49001030

Created: (originally) 06/05/1967

Amended: 20/05/2015

Purpose: Park and Public Halls

Lot: 1 **Plan:** SP276114

Reserve: R160

Parish: Masterton **County:** Hodgkinson

Trustee: Mareeba Shire Council

Area of Land (hectares): 0.1883 hectares (surveyed)

(For full details, see – 'Copy of Title Search' in Appendices).

4. Existing Description of Subject Land

4.1 Native Title Status

Native Title implications will be suitably addressed for any proposed development and/or use of the trust land in accordance with the State's Native Title Work Procedures.

4.2 Brief History of the Reserve

The area around Dimbulah was originally home to the Djankun and Kuku Djungan people and it is thought that the name Dimbulah is derived from an Aboriginal word describing a long permanent waterhole on the nearby Walsh River.

(It is recommended that Pre-European history is further researched and documented as part of the ongoing revision of this plan).

The reserve was originally two lots; Reserve R175, Lot 1 on CP904839 was previously Reserve for Educational Institution and contained the Community Centre and Kindergarten buildings while the original Reserve R160, Lot 7 on D81520 was an open park which

contained an overhang of the Kindergarten verandah, the Kindergarten play area and a fence enclosing the play area. In 2015, the two lots were combined to form one reserve (R160) with an amended purpose of 'Park and Public Halls'.

The centre was built in the early 1980's and started life as a State Government owned activity hall used by schools and community. In 1993 the Dimbulah Community Kindergarten was opened and in 2004, the Dimbulah Community Centre including the Dimbulah Limited Hours Childcare Centre was opened.



4.3 Local Area General Description

Dimbulah is a small rural town 46 km south-west of Mareeba and 110 km from Cairns, on the Burke Developmental Road (*Refer to Figure 1 below*). The population figures from the 2011 ABS Census were 366 people in Dimbulah town and 1,414 people in the Dimbulah district.

The town was first established in the early 1900s to maintain railway locomotives when a railway was built to Chillagoe to service the new mining and smelting industry. Around 1915, Dimbulah became an important rail junction with a further rail line opened from Mount Mulligan to freight coal to the smelters at Chillagoe. Mount Garnet, Wolfram and the Einasleigh/Forsayth lines also passed through the town.

During the 1930s, tobacco growing began and when an irrigation system was built in the late 1950's, fed from Lake Tinaroo, the region became a significant farming area. Post war (WWII) migration brought prosperity to the region and development of the town's facilities. In later years, with the contraction of the tobacco growing industry, Dimbulah's population has steadily declined with a current district population of 1,414 persons from 1,462 in 2006 ABS Census).

4.4 Site Description

The Reserve is situated just east of the commercial centre of Dimbulah and sits within a wedge of two converging roads. The northern boundary runs along Raleigh Street while the southern boundary runs along the Burke Developmental Road. The Reserve is 460 metres above sea level and the land is generally level. The main building is about 495 m² under roof and occupies the northeast portion of the land. The building is shared with the Community Centre occupying the northern half of the building, and the Kindergarten using the southern part of the building and adjoining land. The Kindergarten land has several

shady mature trees, children's play structures and storage sheds. This area is fenced by a 1.8 metre high wooden paling fence.

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4.4.1 Figure 1: General Location of Dimbulah



4.4.2 Figure 2 - General Location of Reserve R160



4.4.3 Figure 3: Reserve R160 Layout



4.5 Site Condition

The overall condition of the land and infrastructure appears in good order and well maintained. There are established trees within and on the boundary of the Kindergarten playground providing a park like setting. Lawns are irrigated and there are planted gardens around the Community Centre.

4.6 Existing Infrastructure

A general description of the facilities:

- The main building is of concrete block construction with zincalume roof and is approximately 495 m² under roof. The Community Centre and the Kindergarten share the overall building but function as stand-alone operations with independent and separate access.
- There are two free standing zincalume storage sheds within the Kindergarten area and various play equipment. The two main play areas have shade structures. The Kindergarten playground is fenced with a 1.8 metre high wooden paling fence
- Parking is on-street although there is informal parking on lawn areas on vacant land adjacent to the Community Centre.

4.7 Existing Uses

4.7.1 Primary Use

The Reserve is held in trust by the Mareeba Shire Council for the purpose described as 'Park and Public Halls'.

4.7.2 Secondary Use

Dimbulah Community Centre

The centre is funded by State Government Department of Early Childhood Education and Care. The centre provides a very broad range of community services with a focus on community wellbeing. The centre is a venue for activities such as health and fitness classes for Zumba, Yoga and Tai Chi. Recreational classes such as arts and craft are also run from the centre and the facility operates as an information centre for a wide range of community wellbeing services. The centre provides professional wellbeing programs and also office services such as photocopying, internet and computer amenities, which would be otherwise unavailable to some members of the public.

Dimbulah Community Kindergarten and Dimbulah Child Care

The Kindergarten and Child Care operate at different times and provide complementary early childhood services. Other activities sometimes include Mothers Club, Parenting Classes and Play Group. Occasionally the facilities are used for fund raising community events such as car boot sales and galas.

The secondary uses are entirely consistent with the purposes of the Reserve.

4.8 Exclusivity and Restrictions of Existing Use

The Community Centre and Kindergarten/Child Care have exclusive use of the facilities, however, membership and access is open to all members of the community within the statutory requirements and guidelines regarding the operation of early childhood care amenities and community wellbeing facilities.

The Kindergarten is fenced to ensure the safety of children attending the facility. The Community Centre is open during normal office hours and open to the public. The Community Centre and Kindergarten remain locked out of normal operating hours to protect the asset.

4.9 Existing Interests

There are no existing interests over the Reserve.

4.10 Proposed Uses and/or Development of Subject Land

There are no plans before Council for any proposed uses or development of the land.

4.11 Commerciality

The Reserve supports non-profit use by community organisations. Revenue streams for these organisations could include membership fees, Government funding, grants, facilities hire and fundraising. Any revenue raised on this land would be used by these organisations to deliver community services and programs and for the ongoing management and maintenance of on-site facilities.

Any fees collected by Council would be used to offset the operation and maintenance costs of the Reserve.

(Refer to Appendices 7.1 Organisation Fees and Charges for Dimbulah Community Centre and Dimbulah Community Kindergarten fees and charges).

4.12 Community Consultation

There were extensive public consultations as part of the *Tablelands Community Plan – 2021* and Council continues to develop strategies for its Community Partnerships Program Policy which supports community wellbeing.

During the preparation of this plan there has been ongoing consultation with stakeholders and the community with further public consultation to continue as this plan progresses.

Formal community consultation will be invited for this Draft Land Management Plan with copies displayed and available at the Mareeba Shire Council, 65 Rankin Street, Mareeba, on Council's website and a suitable public venue in Dimbulah. Advertisements will be placed in appropriate local newspapers calling for public submissions on the draft plan with a one-month response time.

5. Goals and Actions of the Land Management Plan

5.1 Summary

The Dimbulah Community Centre and Dimbulah Community Kindergarten and Child Care facilities are significant and valued resources for the community of Dimbulah and district.

The creation of this Land Management Plan will allow the Community Centre and the Kindergarten to enter into formal lease agreements with Mareeba Shire Council (as trustee of the reserve). Having a formal tenure will assist these community organisations in future fundraising activities.

On completion of this Land Management Plan, Council will arrange formal leases for the Dimbulah Community Centre and Dimbulah Community Kindergarten.

5.2 Goal

- Council to manage the Reserve for the benefit of the community.

5.3 Actions

The actions and recommendations required to achieve this goal are:

1. Upon completion of this Land Management Plan, Council to enter into separate Trustee Leases with the Dimbulah Community Centre and the Dimbulah Community Kindergarten.
2. Council to ensure the inclusion of pre-European history of the Reserve in future revisions of this Plan.

6. 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 the community's 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.

7. Appendices

7.1 Copy of Title Search

3/27/2018

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INTERNAL CURRENT RESERVE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 27/03/2018 12:08 Title Reference: 49001030
Date GAZETTED: 06/05/1967
PAGE: 65

Opening Ref: SG 67-19249
Purpose: PARK AND PUBLIC HALLS
Sub-Purpose:
Local Name:
Address: RALEIGH ST. DIMBULAH
County (R) No: R160
File Ref: RES 12765

TRUSTEES

MAREEBA SHIRE COUNCIL GAZETTED ON 06/05/1967 PAGE 65

LAND DESCRIPTION

LOT 1 SURVEY PLAN 276114 AMENDED on 20/05/2015
Local Government: MAREEBA

Area: 0.188300 Ha. (SURVEYED)

EASEMENTS AND ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Reserve Search **

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7.1 Organisation Fees and Charges

Dimbulah Community Kindergarten Statement of Fees

Funded Kindergarten Program Statement of Fees – Kindergarten Services



This kindergarten service is an approved kindergarten program provider under the Queensland Kindergarten Funding Scheme (QKFS).

Kindergarten Program – details

Service type: Kindergarten		
Service name: Dimbulah Community Kindergarten Inc		
Address: 14-16 Raleigh St	Suburb: Dimbulah	Postcode: 4872
Phone: 07 4093 5450	Fax:	
Web: http://www.candk.asn.au/dimbulah	Email: dimb.kindy@bigpond.com	

Education Program – details

C&K Building Waterfalls II & the Early Years Learning Framework

Kindergarten Fees (information current as at: 1 January 2017)

Total daily rate: (list the minimum cost of the kindergarten program as a rate per day)	\$23.00
Inclusions in the total daily rate: (list inclusions, e.g. food, sunscreen)	Sunscreen
Enrolment conditions: (list commitment required of child to participate in the kindergarten program)	15 hours per week for 10 weeks per term
Application of QKFS subsidy to reduce out-of-pocket expenses: (detail how the QKFS Plus Kindy Support and SEFIA Subsidy (if applicable) is passed on to eligible families)	QKFS Plus is a subsidy available if: - Identify as ATSI; or - Have a Health Care Card; or - Multiple of three or more children
Information about the Australian Government's Child Care Benefit payments for eligible families is available at www.familyassist.gov.au/payments/family-assistance-payments	

Additional fees or levies

Item and purpose	Cost/frequency	Tax deductible Y/N
Enrolment Fee	\$20.00 One off	N
Membership Fee	\$10.00 / year	N
Resource Fee	\$74.00 / term	N
Maintenance Fee	\$30.00 / term	N

Provider information does not represent the official position of the Queensland Government.

Approved Kindergarten Program Providers

As an approved provider, this service holds a current Queensland service approval for a centre based service, under the Education and Care Services National Law (National Law) or the Education and Care Services Act 2013, and an appropriate public liability insurance of at least \$10 million. To be eligible to receive funding the service must provide a kindergarten program:

- To children who are at least 4 years of age by 30 June in their kindergarten year
- Delivered by a qualified early childhood teacher
- Aligned with the Queensland Kindergarten Learning Guideline, or other education program approved by the Queensland Curriculum and Assessment Authority
- For at least 15 hours a week, 40 weeks a year or a minimum of 600 hours over 37 weeks for services operated by non-state schools.

The Australian and Queensland Governments are providing subsidies to support the delivery of kindergarten programs. For more information, please visit the Department of Education, Training and Employment website at www.dete.qld.gov.au/earlychildhood or call 1800 4 KINDY (1800 454 639)



Dimbulah Community Centre Membership Costs.

Membership fees taken from the Community Centre website.



Dimbulah Community Centre Inc
PO Box 101
Dimbulah 4872

PH: 40935444 / 40935044
FAX: 40935043
EMAIL: dmbcc@bigpond.com

MEMBERSHIP **1 July 2017 to 30th June 2018**

Membership Application

Membership can be sent by post or by calling in at the Dimbulah Community Centre (14-16 Raleigh Street Dimbulah)

NAME

POSTAL ADDRESS

RESIDENTIAL ADDRESS

PHONE YEAR OF BIRTH.....

EMAIL ADDRESS print clearly.....

Signature of Applicant.....Date.....

- *Incomplete forms will not be accepted.*

Our current annual fee is \$1.00 for Youth, \$5 for individuals, Pension Card Holders \$2 \$12 for Community Groups and organisations, \$20 for Businesses, Corporate \$60 inclusive of GST.

Payment accepted by Direct Deposit (ask for details)

Please advise if a tax receipt is required.

For office use: Date received.....Receipt No.....

7.2 Photographs



Community Centre - Raleigh Street Entrance



Community Centre - Burke Road Entrance



Community Centre - Burke Road Signs



Kindergarten Playground from Raleigh Street



Kindergarten and Child Care Signs on Boundary Fence



Kindergarten Playground with shaded Play/activity areas and leafy trees