

L.D. Lucey Memorial Park

Management Plan

Version 3.05

Last Updated: February 2025

Table of Contents

1. Schedule	4
2. Appointments and Functions of Trustees	5
2.1. Appointing Trustee	5
2.2. Trustee Administrative Functions	5
2.3. Trustee Accounting Functions	5
3. Management, Monitoring and Revision	5
3.1. Implementation and Management	5
3.2. Monitoring and Revision	6
3.3. Working Group	6
3.4. Stakeholders and Community Members	7
3.5. Notification and Schedule of Meetings	7
3.6. Dispute Resolution	7
4. Goals and Objectives	9
5. Purpose	10
6. Location Descriptions	11
6.1. Local Area Description	11
7. Assessing Environmental Features	11
8. Existing Uses	12
8.1. Existing Tenure	12
8.2. Existing Environmental Features Quality Assessment	12
8.3. Existing Uses - Primary	14
8.4. Existing Uses - Secondary	15
8.5. Existing Interests	16
8.6. Existing Description	16
8.7. Existing Infrastructure - Major and Minor	17
8.8. Existing Commerciality	18
8.9. Exclusivity and Restrictions of Existing Uses	19
8.9.6. Constraints and Opportunities of the Existing Uses	19
9. Evaluating Alternative Uses	20
10. Proposed Uses	20
10.1. Proposed Uses	20
10.2. Proposed Development Intended	21
10.3. Proposed Commerciality	21
10.4. Exclusivity and Restrictions of Proposed Uses	22
10.5. Constraints and Opportunities of the Proposed Uses	22
11. Community Consultation	22
12. Summary and Recommendation	23
13. Compliance with Legislation, Planning Schemes	23
14. Definitions	23
15. Relevant Legislation and Policies	24
16. Approval History	24
17. Version History	25

18.1 Appendix - Area - Aerial Photo	29
18.2 Appendix - Area - Site Map	30
18.3 Appendix - Camps - Camp Holders Code of Conduct	31
18.4 Appendix - Camps - Camping Terms and Conditions	32
18.5 Appendix - Area - Survey Plan	33

Purpose For Developing The Following Management Plan

The following Management Plan has been developed specifically for the purpose of defining purpose, use and management of the L.D. Lucey Memorial Park Inc. Lot '18085 Kennedy Highway Mt Garnet, on behalf of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

“The Trustees are appointed to manage and maintain the Trust Land. The Trustee are the owners of the land for the purposes of legal proceedings and can take action to remove trespassers or to protect property under their control.”

1. Schedule

- 1.1. This schedule must be read together with the attached Management Plan (MP).
- 1.2. This Trust Management Plan applies to the Trust Land known as The Reserve or Race Track and is for Recreation purposes.
- 1.3. Subject land is described as Res 6733 being Lot 27 on CP CWL3591 over an area of 46.2883 ha, title reference 49009962 located in the Tablelands Regional Council area.

Management Plan Duration:	5 years	
Management Plan Implementation:	2023	
Trust Land Details:		
Trust Land:	Name	L.D. Lucey Memorial Park
	Reserve Number	6733
	Lot Number	27
	Plan Number	CWL3591
Called in this agreement:	Trust Land	
Trustee Details:		
Trustee:	Name	L.D. Lucey Memorial Park Inc ABN 51 82 443 278
	Address	PO Box 153, Mount Garnet
	Email Ph	0427055416 mtgarnetreserve@gmail.com
Called in this agreement:	Trustee	
Existing Tenure of the Subject Land:		
Trust Land Description	Racecourse and Recreation	
Locality	Mount Garnet	
Local Government	Tablelands Regional Council	
Area of Land	46.288300 ha	
Conditions of Tenure		
Tenure of the Subject Land:		
Trustee Leasees	Mount Garnet Amateur Turf Club Inc. (Turf Club) Mount Garnet Rodeo Association Inc. (Rodeo Association) Mount Garnet Golf Club Inc. (Golf Club)	
Trustee Permittees	Proposed for Campholders	
Called in this agreement:	Trustee Leasees and Trustee Permittees	
Conditions of Tenure		

2. Appointments and Functions of Trustees

2.1. Appointing Trustee

- 2.1.1. To appoint Trustee, currently following *Model Rules - Version 7 - Section 19 - Electing the Management Committee*.
- 2.1.2. For additional details refer to *Division 5, Section 44 from the Land Act 1994*.

2.2. Trustee Administrative Functions

- 2.2.1. To manage Trust Land consistent with achieving the purpose of the Trust.
- 2.2.2. The Trustee has the responsibility for the duty of care for the Trust Land and usage.
- 2.2.3. The Trustee functions include protecting and maintaining, so far as is reasonable, all improvements on Trust Land.
- 2.2.4. In the event that the Trustee has to deal with any unacceptable behaviour, including but not limited to, any form of destruction to the Trust Land or abusive, intimidating, offensive, aggressive, bullying, harassing or discriminatory behaviour will not be tolerated from any individual on the Trust Land or against those associated with the Trust Land, the Trustee will take appropriate action. If any unacceptable behaviour is observed or proven to have occurred, the Trustee may take action against the individual/s concerned. Such action may include; On-the-spot warnings; Refusal of entry to or removal from the Trust Land; Formal disciplinary action, which may include but not limited to eviction from the Trust Land or notification to the relevant authorities such as the Queensland Police Service. Any formal disciplinary action will be taken in accordance with the Trustee constitution (or rules of association) and all applicable laws. For further details refer to *Division 5, Section 46 from the Land Act 1994*.

2.3. Trustee Accounting Functions

- 2.3.1. The Trustee does, and will continue to, manage financial books, accounts and annual audits, as per *Section 47-49 of the Land Act 1994*.
- 2.3.2. Annual audits are conducted by a member of CPA Australia.
- 2.3.3. All Trust members receive a copy of the full financial statement at the Annual General Meeting.
- 2.3.4. All participating members receive ongoing financial statements at all general members meetings held throughout the year.
- 2.3.5. The Trustee will ensure the financial viability of Ancillary Clubs on the Trust Land, by requesting copies of annual audits reports from each Ancillary Club.
- 2.3.6. For full details refer to *Division 5, Section 47 from the Land Act 1994*.

3. Management, Monitoring and Revision

3.1. Implementation and Management

- 3.1.1. Once approval has been given, the work the Trustee must perform to manage the Trust Land now commences in accordance with the MP. The Trustee are to advise lessees of the content of the MP for the relevant Trust Land and ensure that the trustee leasees/ trustee permittees do not undertake actions or seek to gain any licences (for example liquor or gaming licences) which are inappropriate to the plan and the community use of the Trust Land.

3.2. Monitoring and Revision

- 3.2.1. The Trustee proposes to present a projected 5 and 10 years forward planning document. These plans will outline and formulate the development objectives of the Trust Land, and its Trustee Lease/Permittees.
- 3.2.2. Review of the Management Plan will occur:
 - 3.2.2.1. At the expiry or surrender on current Trustee leases;
 - 3.2.2.2. When a request is received for secondary use;
 - 3.2.2.3. In consultation with relevant users/ trustee leasees, at least every five (5) years or as required with three (3) months notice of the requirement for such review being given; or
 - 3.2.2.4. 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 administering the Land Act 1994
- 3.2.3. Minor amendments may be made by the Trustee to improve operational efficiency of the plan with the amended Management Plan being submitted for approval under the Land Act 1994 within one (1) month of such amendment being made.
- 3.2.4. Approval of the Management Plan will be obtained by submitting it to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development for evaluation and taking into consideration all factors presented that will impact on the capability and quality of Trust Land and how the impacts will be managed. Any additional information required by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development will be provided by the Trustee to support the approval process. Approval information will be noted in Section 16. [Approval History](#).
- 3.2.5. Versions of the Management Plan (MP) will be documented as major changes via a whole number and minor changes as a decimal number. Version information will be noted in Section 17. [Version History](#).
- 3.2.6. The MP is not static, but requires monitoring and reviewing at appropriate intervals/times. For example:
 - 3.2.6.1. The 'goals'/'objectives' section of the plan should be reviewed approximately every 5 years. Section 4. [Goals and Objectives](#)
 - 3.2.6.2. the action component should be updated annually.
 - 3.2.6.3. an inspection of the Trust Land and an evaluation of the progress made in implementing and complying with the MP should be performed annually.
- 3.2.7. The monitoring and revision step is all about continuous improvement i.e: the review process may require going back to Step (1) to establish some new goals and revising the whole process again as the need arises. NOTE: It is not the MP, but the MP planning process which is important and which continues from month to month and year to year. The MP is simply the record of the MP planning process, which is underway at a particular time.

3.3. Working Group

- 3.3.1. The working groups' purpose will be to identify clear and concise goals to provide a framework for detailed site planning, and to collaborate, support and contribute to recognising and setting goals and determining pathways to achieve such goals.
- 3.3.2. The working group will include stakeholder representatives of groups affected by the management of the Trust Land. Representatives from the Stakeholder list below will be invited to join the working group.

3.4. Stakeholders and Community Members

3.4.1. Stakeholders;

- 3.4.1.1. Trustee/s
- 3.4.1.2. Trustee Leasees
- 3.4.1.3. Trust members (annual membership)
- 3.4.1.4. Trustee Permittees (proposed for Camp Holders)

3.4.2. Community Members;

- 3.4.2.1. Patrons
- 3.4.2.2. Suppliers and Service Providers
- 3.4.2.3. Sponsors
- 3.4.2.4. Volunteers
- 3.4.2.5. Local Town Government Members
- 3.4.2.6. Local Town Community Members (including neighbours)
- 3.4.2.7. Regional Government Members

3.4.3. Regional Community members;

- 3.4.3.1. Those using Trust Land at all other times apart from Race/Rodeo weekend.

3.5. Notification and Schedule of Meetings

- 3.5.1. Meetings are to occur as per requirements of the Office of Fair Trading (organisation responsible for administering incorporated bodies).
- 3.5.2. Notification of meetings to all parties i.e. Committee members, Ancillary Clubs, Permit holders and general public, to occur as per requirements of the Office of Fair Trading.
- 3.5.3. Meetings of Trustee to be held as circumstances dictate.
- 3.5.4. Annual General Meetings to be held after the end date of the association's reportable financial year. Office bearers are elected at the AGM.
- 3.5.5. Ancillary Clubs meetings are separate to Trustee Committee Meetings, and most recently are held bi-annually. Notice of Ancillary Clubs meetings is duly posted, as set out by the Office of Fair Trading.
- 3.5.6. Ancillary Clubs meetings are called whenever circumstances require Ancillary Clubs discussion and agreement related to Trust Land, and the use of Trust Land.

3.6. Dispute Resolution

3.6.1. Grievance Procedure;

- 3.6.1.1. The following sets out a grievance procedure for dealing with a dispute under the rules between parties as mentioned in *Section 47A(1) of the Associations Incorporation Act 1981* and *Model Rules Grievance Procedure Preview For Incorporated Association*.
- 3.6.1.2. To remove any doubt, it is declared that the grievance procedure can not be used by a person whose membership has been terminated if the rules provide for an appeal process against termination.
- 3.6.1.3. Disputes and complaints can and will occur within any public forum, and are best managed through discussion and negotiation to obtain an agreeable outcome.

- 3.6.1.4. A member (the aggrieved party) initiates the grievance procedure in relation to the dispute by giving a notice in writing of the dispute: a) to the other party; and b) if the other party is not the management committee, to the management committee.
- 3.6.1.5. If 2 or more members initiate a grievance procedure in relation to the same subject matter, the management committee may deal with the disputes in a single process and the members must choose 1 of the members (also the aggrieved party) to represent the members in the grievance procedure.
- 3.6.1.6. Subject to 3.6.2 below, the parties to the dispute must, in good faith, attempt to resolve the dispute.
- 3.6.1.7. If the parties to the dispute cannot resolve the dispute within 14 days after the aggrieved party initiates the grievance procedure, the aggrieved party may, within a further 21 days, ask the association's secretary to refer the dispute to mediation.
- 3.6.1.8. Subject to rule 3.6.2 below, if the aggrieved party asks the association's secretary to refer the dispute to mediation under subrule (3.6.1.7), the management committee must refer the dispute within 14 days after the request.

3.6.2. Grievance Procedure not continued in some circumstances;

- 3.6.2.1. This rule applies if - a) a member initiates a grievance procedure in relation to a dispute and the association or association's management committee is the other party to the dispute; or b) the aggrieved party asks the association's secretary to refer the dispute to mediation under rule *12A(6) Model Rules Grievance Procedure Preview For Incorporated Association*.
- 3.6.2.2. The management committee does not have to act under rule (3.6.1.6) or (3.6.1.8) if— a) the aggrieved party has, within 21 days before initiating the grievance procedure, behaved in a way that would give the management committee grounds for taking disciplinary action under the rules against the aggrieved party in relation to the matter the subject of the grievance procedure; or b) before the grievance procedure was initiated, a process had started to take action under the rules against the aggrieved party or terminate the aggrieved party's membership, as provided for under the rules, and the dispute relates to that process or to a matter relevant to that process; or c) the dispute relates to an obligation under the *Liquor Act 1992* or any other State law to prevent the entry of the aggrieved party to, or to remove the aggrieved party from, premises used by the association, or to refuse to serve liquor to the aggrieved party at the premises; or d) the dispute could reasonably be considered frivolous, vexatious, misconceived, or lacking in substance or the dispute relates to a matter that has already been subject of the grievance procedure.

3.6.3. Appointment of Mediator;

- 3.6.3.1. If a dispute is referred to mediation; a) the parties to the dispute must choose a mediator to conduct the mediation; or b) if the parties are unable to agree on the appointment of a mediator within 14 days after the dispute is referred to mediation, the mediator must be; i) for a dispute between a member and another member - a person appointed by the management committee; or ii) for a dispute between a member and the management committee or the association - an accredited mediator or a mediator appointed by the Director of the Dispute Resolution Centre at the Department of Justice. Additional options are the Tableland Regional Council or Office of Fair Trading.
- 3.6.3.2. For more information refer to *Section 12C Model Rules Grievance Procedure Preview For Incorporated Association*.

3.6.4. Conduct of Mediation;

3.6.4.1. If a mediator is appointed, the mediator must start the mediation as soon as possible after the appointment and try to finish the mediation within 28 days after the appointment.

3.6.4.2. For more information refer to *Section 12D Model Rules Grievance Procedure Preview For Incorporated Association*.

3.6.5. Representation for Grievance Procedure;

3.6.5.1. A party to a dispute may appoint any person to act on behalf of the party in the grievance procedure. For more information refer to *Section 12E Model Rules Grievance Procedure Preview For Incorporated Associations*.

3.6.6. Electronic Communication for Grievance Procedure;

3.6.6.1. Any meeting or mediation session required under the grievance procedure may be conducted by electronic means if the parties to the dispute and, for a mediation, the mediator agrees. Refer to *Section 12F Model Rules Grievance Procedure Preview For Incorporated Associations*.

3.6.7. Grievance Record Keeping

3.6.7.1. The Trustee to compile a register of grievances (including disputes and complaints), demonstrating pathways to negotiation and agreed resolution.

4. Goals and Objectives

- 4.1. The goals for the Trustee are to ensure activities upon the Trust Land do not impact nor impede operations conducted by the adjoining property neighbours. Of the four boundaries immediate neighbours, three are of an agricultural nature, one vacant paddock, one growing cattle and the third being horticultural, growing avocados - the avocado property developed only in 2018, operates under Queensland Biosecurity requirements. With this in mind, the Trustee initiated and implemented actions to ensure the above goals are met by erecting a 1.8 metre chain wire fence along 700 metres of common boundary, reducing patrons trespass ability.
- 4.2. The Primary objective of this MP is to formalise the use and management of each Trustee Leasees/ Trustee Permittees occupying the Trust Land, through consultation and project planning with the Trustee.
- 4.3. The Trustee, meet regularly to assess management and make recommendations for future strategies. The Trustee has a membership base, who meet bi-annually or whenever a special meeting may be called to address Trust special business.
- 4.4. The Trustee proposes to engage private camp holder groups more energetically to assist with project development, and by doing so, increase camp holder participation, involvement and commitment to the Trust Land. Engagement of campholders is actively encouraged, through regular "newsletters" delivered on a bi-monthly basis (started in 2024). Campholder/member meetings and working bee gatherings. Additionally feedback is sought to enlighten Trustee of Trust Land issues, as they arise.
- 4.5. The MP should identify clear/concise goals and/or objectives, to provide a framework for detailed site planning, decision-making and implementation strategies. The goals need to reflect the Trust Lands capabilities and the community's priorities. Goals also must allow the Trust Land to be developed and maintained in accordance with its gazetted/dedicated purpose, the intended future use of the site and the relevant local government planning schemes. These will include goals for:
- 4.6. Consideration in terms of goals:-

- 4.6.1. Maintenance of features and infrastructure;
 - 4.6.1.1. The maintenance of features, e.g. existing geographical, is ongoing. The Trustee incorporates a process for identifying those features of relevance in the annual development and upkeep plan, to address features marked for attention. This has included older, large gum trees requiring trimming, roadways affected by water runoff, or the possible recognition of weed encroachment.
 - 4.6.1.2. The Trustee Members is composed of a varied group of members with a wide range of expertise. When working bees are called for, the Trustee and Trustee Members have already identified those infrastructures requiring upkeep, maintenance or replacement. Income is generated by the use of Trust Land etc, to cover ongoing repairs. If additional finances are needed, the Trustee or its Ancillary Clubs committee seek government grant funding.
- 4.6.2. Capital Development;
 - 4.6.2.1. The Trustee and Ancillary Clubs identify Capital development when discussions arise at Ancillary Clubs' meetings. Ancillary Clubs meetings are separate to Trustee Meetings, and most recently are held bi-annually. Addressing these projects is then incorporated in annual planning.
- 4.6.3. Noise Management;
 - 4.6.3.1. The particular and unique circumstance of the Trust Land location and its event venues enhances the ability to manage the impact of noise upon, both the patrons and the locality vicinity. Event venues have been specifically situated to minimise intrusion upon non-participating patrons. The Trust Land location is of a remote rural nature, ensuring noise impact does not affect any other residents, as there are no close land occupiers.
 - 4.6.3.2. As an example:- There are noise time curfews in place in relation to camping areas. Patrons to our annual event are asked which is their preference, either 12 midnight noise curfew, or 2 am noise curfew. This has been advised upon and controlled by the security company engaged by the Trustee for our Annual May Day Weekend.
- 4.6.4. Waste Management;
 - 4.6.4.1. The management of waste removal is clearly identified and documented for all patrons/camp holders to understand. Signage at the only Kennedy Highway entry, clearly requests all visitors to remove all their personal waste on departure. The Annual May Day Weekend event presents a particular circumstance, where local community groups are engaged to collect recycling items for their clubs benefit. This has been a jointly beneficial arrangement. The Tableland Regional Council (TRC) waste removal system is employed during the Annual May Day Weekend. The placement of an industrial TRC skip bin, and smaller reserve skip bins strategically positioned throughout the larger campgrounds, followed by an "emu walk" render the Trust Land grounds in a clean condition at events end.
 - 4.6.4.2. In regard to green waste, the Trustee has allocated times for, and an area to, deposit green trimming for mulching, or removal.

5. Purpose

- 5.1. The Trustee has developed this MP, in accordance with the guidelines prepared by The Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development. The objective of this MP is to bring into line the Trust Land, by acknowledging, preserving the dedicating purpose and managing the Trust Land in accordance with its unique and particular locality circumstances.

- 5.2. The Trustee of L.D. Lucey Memorial Park has a ‘Duty of Care’ to the Trust Land, to implement management, prevent land damage and protect the attributes, both natural and constructed, for ongoing future use.
- 5.3. The Trustee will manage the Trust Land respecting Compliance of Land Regulations in accordance with Local Government Planning schemes and regulations.
- 5.4. The Trust Land is used for a variety of sporting, recreational and cultural activities. This includes camping, golfing and annual horse racing and rodeo. The Trust Land is also used for community events. The Trust Land primarily exists for the purpose of recreation.
- 5.5. The Trustee objective with this MP, is to establish a practicable management plan for ongoing and sustainable use of the Trust Land, and to provide tenure for the current Trustee Leasees using the Trust Land, enabling those Trustee Leasees to plan and develop for the future.
- 5.6. The Trust Land has fixed improvements constructed in the period preceding this Plan. Major and minor structures, and buildings, described in the document.

6. Location Descriptions

6.1. Local Area Description

- 6.1.1. The Mt Garnet locality sits on the southwestern fringe of the Atherton Tableland. Predominantly an agricultural, and grazing region, with many inhabitants occupied in these industries. The Trust Land has provided a venue for the gathering of locals and visitors for social purposes and entertainment.
- 6.1.2. Historically providing the venue for Bachelor and Spinster Balls, Redex Car Rally stop over camping, where the community organisations have had a great opportunity to raise funds.
- 6.1.3. The nearest comparable venues would be in Mareeba and Einasleigh townships.
- 6.1.4. The L.D. Lucey Memorial Park is described as a Community Facility Zone, under the Tableland Regional Council Planning Scheme 2016 (V4). Part of the area is located in a medium potential bushfire intensity area with a potential impact buffer. Transport noise corridor affecting the subject parcel adjoining the road area is classified as Category O: Noise level <58dB (A). There are no local plan amendments proposed over the subject land. Land is classified as “rural other” in terms of the strategic framework.
- 6.1.5. The Trustee monitors the Trust Land boundaries, to evaluate neighbouring land uses and the potential effects upon the Trust Land. Four properties have immediate boundaries, two conduct cattle grazing, one conducts trucking and refuelling, and the third is a horticultural venture recently developed to grow avocados commercially. To protect the Trust Land, the Trustee negotiates with these neighbouring properties, understanding their operations, especially in relation to weed control, weed and fertiliser spraying activities, and fuel storage. Part of the area is located in a medium potential bushfire intensity area with a potential impact buffer. Transport Noise corridor affecting the subject parcel adjoining the road area is classified as Category O: Noise Level <58 dB(A). There are no local plan amendments proposed over the subject land. Land is classified as ‘rural other’ in terms of the strategic framework. Refer to [Appendix - Area - Aerial Photo](#) to see neighbouring properties.

7. Assessing Environmental Features

- 7.1. The Trust land and environmental features have been developed over the 85 years of occupancy, with the suitability of its natural contour being its initial attractive aspect. The naturally flat nature of the Trust Land offered itself perfectly as a venue to construct a horse racetrack, and provide adequate additional land for patrons to comfortably camp in preparation for the annual event.

- 7.2. The social benefit of this original purpose was greatly anticipated each year, as a gathering for the remote cattle stations’ people. Station owners and workers would attend.
- 7.3. The area of the Trust Land and its proximity to Mt Garnet enhanced its natural attributes.
- 7.4. The ecological attributes have been identified and modified to be fit for purpose, with appropriate planting of native vegetation to offer shade and habitats for native fauna.
- 7.5. The annual event generates camp fee revenue for the Trust Land enhancement and maintenance.
- 7.6. Being of open forest nature, the Trust Land is predominantly dry, with an annual rainfall of around 700 ml. If rainfall is unprecedented, roadways could be affected. All reasonable measures are in place to mitigate heavy rainfall effects.

8. Existing Uses

8.1. Existing Tenure

- 8.1.1. The Trustee of the Trust Land for Racecourse and Recreation being Lot 27 on CP CWL3591 over an area of 46.2883 ha is L.D. Lucey Memorial Park Inc. the Trust Land is locally known as “the racetrack”. The Trust Land is located in the Tablelands Regional Council area.
- 8.1.2. The Trustee is the appointed body, voted into position at the Annual General Meeting of members. The Trust Land is the L.D. Lucey Memorial Park Inc, and known locally as “The Racetrack” or “the Trust Land”.
- 8.1.3. The Trustee will manage the land according to its gazetted purpose of Racecourse and Recreation.

8.2. Existing Environmental Features Quality Assessment

- 8.2.1. Techniques to assess the quality of management and condition of the Trust Land includes regular Trustee visual inspections, with consideration of seasonal impacts. A comprehensive evaluation of the conditions of existing large tree stability, roadway surfaces, fencing conditions and private campsites and surrounding areas, for regular evaluation.
- 8.2.2. Existing Environmental and Capabilities Analysis / Evaluation Matrix

EXISTING USES	SOCIAL	ECOLOGICAL	ECONOMIC
Trustee Land Lease Area	Recreation; Annual May Day Weekend, camping	Flora and fauna, tree suitability roadways	Rent, event revenue
Turf Club	Thoroughbred Horse racing and entertainment	Rabbit impact-control Weeds control	Event revenue
Rodeo Association	Rodeo, horse schooling, horse sports, entertainment	Grounds surface	Event revenue
Golf Club	Golf, entertainment	Tees, fairways,weeds grass management	Event revenue

8.2.3. Existing Environmental and Capabilities Issues Matrix

EXISTING USES	CONDITION	ISSUES	IMPACTS (ON & OFF SITE)
Trustee Land Lease Area	Suitable for purpose	Local or regional trends Ongoing maintenance	Annual event preparedness
Turf Club	Suitable for purpose	Ongoing maintenance	
Rodeo Association	Suitable for purpose	Ongoing maintenance	
Golf Club	Unusable for Golf; to be improved	To meet agreement of purpose of use	Unsuitable for the game of golf

8.2.4. Provide details in relation to:

- 8.2.4.1. Current Site condition. The current site condition of the Trust Land would be considered to be managed in a holistic manner. Those land areas overseen by the Trustee Leasees are requested by the Trustee, and stipulated in their agreements with the Trustee, to be maintained at all times, for the purpose which they are intended.
- 8.2.4.2. Natural and cultural elements eg topography, natural wetlands, watercourses, drainage lines, soils, vegetation. The elements of Trust Land naturally present as suitable for its intended purpose. The Trust Land is predominantly flat with slight sloping on its northern section. There are no areas that pool water or ever become waterlogged, and there are no natural water courses, so presenting limited drainage problems. A small section of the roadway has had roadway material applied to reduce runoff and is regularly monitored. The soil is red volcanic type offering good compaction and suitability for the intended use. The vegetation is managed with fauna habitat, aesthetics and safety in mind.
- 8.2.4.3. Special Features eg visual amenity and aesthetic values. The Trust Land development and infrastructure was initially constructed with purpose foremost. Now, the Trustee considers manageability, natural attributes, patrons' safety and aesthetics when maintenance projects are initiated.
- 8.2.4.4. Areas of degradation e.g. weeds, pests, erosion. The Trust Land is maintained at an optimum level. There are no areas of degradation. If weeds or pests are identified the Trustee or Trustee Leasees/ Trustee Permittees are to notify the Trustee, identify and control. An example of this occurred in 2021 when an infestation of army worms occurred on a southern section of the racecourse close to the 400 metre mark. Discussions between the Trustee and Mt Garnet Amateur Turf Club determined action to slow down, and eliminate the infestation.
- 8.2.5. The special environmental attributes of the Trust Land are closely assessed by the Trustee, to ensure enhancement and safety are both prime objectives: The footprint of roadways will not be increased, nor that of structured camps. The large trees upon the Trust Land are continually monitored, and may be trimmed or removed, if deemed a safety concern or encroach into power lines. The planting of smaller locally suited native shrubs and plants will be encouraged to attract birds, and enhance aesthetics. Camp holders will make a written request to the Trustee for permission to plant any trees.
- 8.2.6. Large annual working bees have been successfully arranged in 2021, 2022, 2023 and 2024 with objectives clearly outlined and good participation resulting from the Trust membership base, and other Trust Land "friends".
- 8.2.7. Ancillary Club work days are also arranged for special objective projects, maximising the skill base of the varied camp holders' expertise.
- 8.2.8. As major works are identified by the Trustee, government grants will be sought. This course of action has already been demonstrated in 2021 by the installation of a major electrical

switch-board, to separate power usage by the Ancillary Clubs, and to meet the growing demand of power supply. A grant was successfully submitted to assist with payment of this large undertaking.

- 8.2.9. All electric power poles on the Trust Land are inspected annually, and maintained appropriately.
- 8.2.10. Roadways are inspected annually, and works undertaken when identified. With the recent formation of additional Annual May Day Weekend event camping grounds, the Trustee will seek a Community Benefit Gaming Grant to enhance camping access, enabling police and safety services unobstructed movement through these new grounds. Community assistance has been forthcoming in this endeavour, through the donation of appropriate roadway material.
- 8.2.11. The Trust Land has, over the last three years, undergone major aesthetic improvements. All camp holders were directed to remove all debris adjoining their “camps”. The Trustee manages the regular mowing of open areas, camp holders who, due to location, only rarely visit the Trust Land, can contribute to the Trustee for their camps’ mowing maintenance. All rubbish is removed from the Trust Land, some green waste is retained and stacked for campfires.
- 8.2.12. Management
 - 8.2.12.1. Removal of rubbish. The removal of camps’ rubbish is requested by the Trustee to be managed by individual camp holders. Rubbish is removed from the Trust Land and dumped at tableland regional councils local waste transfer stations. Large signage at the Kennedy highway entry requests all visitors to the Trust Land to take all their rubbish from the Trust Land on departure.
 - 8.2.12.2. Erosion and weed control due to the topography of the Trust Land, the Trustee can easily deal with any erosion that may develop. This may occur after exceptionally heavy rains, when water run-off, tracks and roadways. To minimise the impact of water damage, the roads are dressed, with coarse gravel. Weed mitigation can be resolved by identifying and eradicating.
 - 8.2.12.3. Fencing and rehabilitation of bush vegetation. Fencing upon Trust Land is managed and maintained at a high standard, with Ancillary Clubs accountable and responsible for their lease areas. In the last twelve months with lease area determination, new fencing has been constructed using cattle rail steel, to delineate the camping area, from the racehorse area. A new 700 metre stretch 1.8 metre chain mesh fence has been erected on the southern boundary between the Trust Land and adjoining avocado grower, for the purpose of respecting the neighbours Bio- security farming needs, and to keep camp patrons safe.
 - 8.2.12.4. The management of bush vegetation on the Trust Land is constantly monitored in regard to large tree/branch security, for camper safety. Camp holders are requested to desist from future plantings of large trees, being encouraged to plant native shrubs and local bush varieties to enhance aesthetics and fauna habitats, with written permission from the Trustee.
 - 8.2.12.5. Capital works such as car parks, walking tracks, signage and landscaping. Capital works including roadways, car parks and landscaping are addressed by the Trustee during regular inspections and monitoring of the Trust Land.
 - 8.2.12.6. Maintenance. The maintenance of Trust Land in general is monitored, and actions are taken as outlined above.
- 8.2.13. Native Title
 - 8.2.13.1. Native title implications will be assessed in accordance with the State’s Native Title Work procedures prior to any dealings being undertaken on the Trust Land.

8.3. Existing Uses - Primary

- 8.3.1. The existing “Primary Uses” on the Trust Land which have evolved over many decades in response to community needs, are endeavoured to be retained under this MP. These uses have been widely accepted by the community and any adverse change to these uses would be expected to generate a negative response from the community.
- 8.3.2. The Trust Land is held in Trust by the Trustee for the purpose of conducting the existing primary uses for the Annual May Day Weekend, which include:
 - 8.3.2.1. Camping on the Trust Land at the 61 private campsites and public campgrounds
 - 8.3.2.2. Rodeo Events and related activities held by Mount Garnet Rodeo Association Inc.
 - 8.3.2.3. Horse Racing and related events held by Mount Garnet Amateur Turf Club Inc.
 - 8.3.2.4. Golf Course and related events held by The Mount Garnet Golf Club Inc.
- 8.3.3. The Trustee will endeavour to continue to permit the uses described above, through formalised Trustee Leases and Trustee Permits with Ancillary Clubs and Camp Holders.

8.4. Existing Uses - Secondary

- 8.4.1. The existing “Secondary Uses” on the Trust Land which have evolved over many decades in response to community needs, will be endeavoured to be retained under this Plan. These uses have been widely accepted by the community and any adverse change to these uses would be expected to generate a negative response from the community.
- 8.4.2. Secondary uses are undertaken by community and local clubs on the Trust Land, for the purpose of a suitable venue. The existing secondary uses include:
 - 8.4.2.1. Camping related uses, by the 61 private campsite holders and public campgrounds for general camping, school holiday gatherings or other event related activities.
 - 8.4.2.1.1. The Management of “private campsites” is formalised via the memorandum of understanding between individual camp holders and the Trustee. This MoU is counter signed by both parties and follows a “Code of Conduct” outlining the camp holders’ obligations, commitment and compliance to the Trustee on behalf of the DoR. MoU and Code of Conduct as per [Appendix - Camps - Camp Holders Code of Conduct](#).
 - 8.4.2.1.2. The Management of Alcohol upon the Trust Land, the Trustee may permit the consumption of alcohol on the Trust Land, subject to, personal alcohol may not be taken into Trust Land areas covered by a liquor licence, and that personal alcohol may not be sold on the Trust Land. During the Annual May Day Weekend Event, the Trustee engaged Security, and Police to monitor the responsible consumption of alcohol. Disorderly/aggressive behaviour will not be tolerated.
 - 8.4.2.2. Rodeo related uses undertaken by the Mount Garnet Rodeo Association Inc. and its affiliates: horse sports including Rodeo and campdraft, horse schooling, horsemanship schools, camp draught competitions, entertainment, camping and similar uses conducted in conjunction with the primary use.
 - 8.4.2.3. Horse Racing related uses undertaken by the Mount Garnet Amateur Turf Club Inc. and its affiliates: uses for recreational purposes including horse racing, horse training, sports, entertainment, functions and community uses, including Turf Club storage.
 - 8.4.2.4. Golf related uses undertaken by the Mount Garnet Golf Club Inc. and its affiliates. Uses for the recreational purpose of golf, entertainment and functions, including Golf Club storage.
 - 8.4.2.5. Charity Functions such as the Cairns to Karumba bike ride and car rallies.

- 8.4.2.6. Distance education annual group camp.
- 8.4.2.7. Private Events or Functions such as weddings, family reunions, and birthday parties.
- 8.4.2.8. Activities associated with the Annual May Day Weekend event.
- 8.4.2.9. The Trust Land is made available for use, by the general public on a complimentary basis where applicable. General use of the Trust Land has been identified by the Tableland Regional Council, who have compiled a register of facilities within this local government authority area.

8.5. Existing Interests

- 8.5.1. The Easement facilitating access to the Trust Land water supply, is in place with the Landowner agreement and has registered tenure. Described as Easement no. 709078657 registered on the 24/10/2005 benefiting the land over Easement A on SP179187. As per [Appendix - Area - Aerial Photo](#).
- 8.5.2. Liquor Licence associated with the Mount Garnet Golf Club Inc. (Licence Number 152351).
- 8.5.3. Weekend Liquor Licence obtained for the Annual May Day Weekend event by the Mount Garnet Rodeo Association Inc. and Mount Garnet Amateur Turf Club Inc.
- 8.5.4. Weekend Liquor Licences obtained for special events by Mount Garnet Rodeo Association Inc.
- 8.5.5. Annual application to the Department of Main Roads for permission to use Main Roads Land adjoining The Kennedy Highway.
- 8.5.6. Maintenance of Easement agreement with the neighbour, facilitating access to water supply dam, on the northern side of Kennedy Highway.
- 8.5.7. The Management of Campfires has been formalised through agreement between The Rural Fire Brigade and the Trustee. A “Blanket” Fire permit is obtained annually for campfires upon the Trust Land. Annually, visiting campers are issued the “camping terms and conditions” flyer, item 10 [Appendix - Camps - Camping Terms and Conditions](#). This outlines campfire protocol.
 - 8.5.7.1. Rural Fire Brigade attend the Annual May Day Weekend event.
 - 8.5.7.2. Land mown during the rest of the year.

8.6. Existing Description

- 8.6.1. The tableland Regional Council zoning description of the Trust Land is as a “community facility zone”.
- 8.6.2. The Camp Holders Code of Conduct - Memorandum of Understanding and Agreement, are to be formalised with camp holders, (those members who historically have been permitted to construct a “Private Campsite”). It is desirable for Camp Holders to be Trustee Members.
- 8.6.3. This agreement will be presented to Camp Holders at a members meeting. Agreements outline camp holder’s tenure, obligation and compliance to the Trustee, and will be signed and binding.
- 8.6.4. The Trustee permittees, will shortly have their appropriate Trustee Permits finalised and formalised, with their tenure, obligation and compliance to the Trustee in place.
- 8.6.5. The Trustee, will ensure that Trustee Leasees/Permittees abide and adhere and operate to the Trustee Lease/Permit agreements intended purposes. The Trustee will be responsible to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to maintain appropriately and not degrade the prevailing amenity of the Trust Land.
- 8.6.6. The Trustee will ensure Ancillary Clubs upon Trust Land, provide verification annually of the individual Clubs’ Annual General Meeting with notice of office bearers, verification of certificates of compliance and current audit reports.

- 8.6.7. The Trust Land contains fixed improvements constructed in the period preceding this Management Plan.

8.7. Existing Infrastructure - Major and Minor

- 8.7.1. The Trustee infrastructure; [Appendix - Area - Site Map](#)
- 8.7.1.1. 61 Private campsite structures
 - 8.7.1.2. 9 Shower and toilet amenity blocks
 - 8.7.1.3. Maintenance shed
 - 8.7.1.4. Underground bore and water pump
- 8.7.2. Mount Garnet Amateur Turf Club Inc. Infrastructure;
- 8.7.2.1. Two-sided bar, with internal and external cold rooms
 - 8.7.2.2. a large patrons Grandstand,
 - 8.7.2.3. undercover betting ring, with TAB office facility
 - 8.7.2.4. undercover dance hall, with adjoining toilets, and kitchen facility with shower and toilets
 - 8.7.2.5. secretary office block including male and female jockey rooms with showers and toilets
 - 8.7.2.6. stewards' room,
 - 8.7.2.7. security accommodation block, containing 5 bedrooms, with separate shower and toilet block
 - 8.7.2.8. block structure swabbing box
 - 8.7.2.9. trackside steward stands X 3, Judges tower.
 - 8.7.2.10. A large quantity of race horse day stalls
 - 8.7.2.11. Race track, meeting Queensland Racing Standards
 - 8.7.2.12. Barrier Shed, for starting barrier storage
 - 8.7.2.13. Machinery shed
 - 8.7.2.14. 31 overnight horse stables, many older overnight stables are still in use.
 - 8.7.2.15. Disability toilet amenity
- 8.7.3. Mount Garnet Rodeo Association Inc. infrastructure:
- 8.7.3.1. Judges Box
 - 8.7.3.2. Small patron grandstand
 - 8.7.3.3. Safety ramps, across stockyards.
 - 8.7.3.4. Large rodeo arena, stockyards and loading ramp.
 - 8.7.3.5. Rodeo Kitchens X 2
 - 8.7.3.6. Bars X 2
 - 8.7.3.7. Undercover spectator areas X 2
 - 8.7.3.8. Large cold room facility, and two small cold rooms.
 - 8.7.3.9. Toilet Blocks X 3, toilet/shower block X 1
 - 8.7.3.10. Poly water tanks X 2
- 8.7.4. Mount Garnet Golf Club Inc infrastructure:
- 8.7.4.1. Machinery and mower shed
 - 8.7.4.2. Club House and Bar, with a male and female toilet, and kitchen

- 8.7.4.3. Golf course
- 8.7.5. Minor Infrastructure:
 - 8.7.5.1. Water Storage;
 - 8.7.5.1.1. water storage facilities
 - 8.7.5.1.2. overhead tank
 - 8.7.5.1.3. 200,000 litre above-ground water tank
 - 8.7.5.2. Fencing;
 - 8.7.5.2.1. perimeter fencing separating the race track
 - 8.7.5.2.2. fencing around campgrounds
 - 8.7.5.2.3. boundary fencing of the entire Trust Land, including 700 metres of a 1.8 metre high mesh fencing, between the Trust Land and private landholder on the Trust Land southern boundary
 - 8.7.5.3. Roadways and camp access areas

8.8. Existing Commerciality

- 8.8.1. The Trustee supports the not-for-profit use of the Trust Land by its Ancillary Clubs.
- 8.8.2. The Trustee does obtain an annual payment levy from the Ancillary Clubs.
- 8.8.3. The Trustee obtains camping fees from Patrons attending the Annual May Day Weekend.
- 8.8.4. Revenue streams of the Ancillary Clubs include membership fees, entry fees to events and the sale of food and beverages during events.
- 8.8.5. The Trustee engages not-for-profit community organisations to conduct stalls/ticket sale/cleaning, at events to raise revenue funds for those community organisations.
- 8.8.6. The Trustee supports community organisations, and private bodies, to use the Trust Land Facility, for the benefit of their organisation to conduct their organisation's activities.
- 8.8.7. Further related commerciality information:
 - 8.8.7.1. Beneficiaries of the Trust Lands income generated. Trust Lands' incomes generated (gate entry Annual May Day Weekend event) are returned to each Trustee Leasees account for the purpose of maintenance of infrastructure, facility upgrades, annual event preparations, purchase of resources for the annual event, e.g. prize monies, merchandise purchasing and event advertising. Historically, when income generated by the Annual May Day event has exceeded expectations, and no major infrastructure repairs are planned, donations have been made to the Mt Garnet Ambulance, the Mt Garnet State School, the Mt Garnet CWA, the Mt Garnet Progress association, RFDS and similar NFP orgs.
 - 8.8.7.2. Activities held regularly with commercial operators (if any). Trustee Leasees, engage commercial Food Van vendors for the Annual May Day Weekend event. Each food van pays a determined rate to its engaging Trustee Leasee to attend the Annual May Day Weekend.
 - 8.8.7.3. Proportion of income used for ongoing maintenance. 100% of income generated, is used for ongoing maintenance and start-up costs. The proportion of income used for ongoing maintenance may vary. Eg. In 2021 100% of generated income was used (apart from start-up expenses) and this was in addition to those monies obtained via Government Grants.
 - 8.8.7.4. Expected income generated. This can not be quantified, as all years are different. Gauged in 2021, and 2022, the income generated for the Trustee from the Annual May Day Weekend event has steadily increased year on year. It is the intention of the

Trustee to limit attendance numbers, which will enable a certainty of income to be reflected. In addition to the annual event, each of the 61 private camps pay an annual permit fee of \$220 inc gst to the Trustee. The rent is 100% spent by the Trustee on the Trust Land upkeep.

- 8.8.7.5. About 80% of Trust land is used during the Annual May Day Weekend, the remaining 20% would comprise those areas only accessible to management.
- 8.8.7.6. Relationship of any financier to the proposal/trust. Not applicable
- 8.8.7.7. Amount of rent paid to Trustee. The Trustee collects annual rent from the Trustee Leasees/ Trustee Permittees.
- 8.8.8. Sponsorships, donations, and volunteering, directly contribute to assisting with Trust Land maintenance. This generosity is well demonstrated over the January "Working Bee Weekend".
- 8.8.9. The Trustee supports the not-for-profit use of the Trust Land by the Trustee Leasees.
- 8.8.10. Any revenue raised on the Trust Land used by the Trustee and the Trustee Leasees is to deliver community services and programs, and provide for ongoing maintenance and management of the on-site Trust Land Facilities.

8.9. Exclusivity and Restrictions of Existing Uses

- 8.9.1. With the formalisation of the Trustee Leases/Permits each Ancillary Clubs area of occupancy, and that Ancillary Clubs obligation of custodianship has been clearly defined and transparent for all relevant parties.
- 8.9.2. The 61 Private Campsites upon the Trust Land, demonstrate an exclusive circumstance for their camp holders. With the completion of this MP, camp holders will be better informed and conversant of their privilege of having use of a structure, and the obligations they have to the Trustee. The Private Campsites are traditionally occupied short-term and periodically. There is a provision for engaging a permanent caretaker.
- 8.9.3. The 61 camps are all differently constructed, the oldest being a small building once providing for the children of cattle stations campers attending the annual event to partake of schooling, and nightly dancing. The newest being, a three bedroom "besser" block building as large as a private home. Most Camps are of steel framework with iron cladding, and have their own toilets and shower facilities.
- 8.9.4. The access to the 61 private campsites, is necessarily controlled by the individual Camp holders, and regulated by the Trustee. The private Camp holders may have in place secure closure for their Camp.
- 8.9.5. The Trustee has a sub-committee who prepare, manage and update an "Event Management Plan" that is submitted to the Tableland Regional Council for review and approval for each Annual May Day Weekend event. Actions undertaken by the Trustee for each Annual May Day Weekend event, will follow the Event Management Plan to meet the locality requirements for preparing and managing a large event.

8.9.6. Constraints and Opportunities of the Existing Uses

- 8.9.6.1. Constraints experienced include, the area of land occupied by the Trust Land in relation to crowd numbers at the Annual May Day Weekend event. The Event has continued to grow, resulting in admissions being limited.
- 8.9.6.2. No more camp structures can be built as per Department stipulations. To improve the management of existing Private Camps, trustee permits will be prepared and issued to outline all relevant requirements. Some of the permit stipulations will cover existing

structures, minor or major alterations and details about ownership or transfer of ownership.

9. Evaluating Alternative Uses

- 9.1. Sound and realistic alternative uses will be evaluated and submitted to the community and other stakeholders for their input, as part of the community consultation. Offering alternatives to the community leads to a considered approach and more informed decision-making.
- 9.2. To decide appropriate options for how the Trust Land should be managed, it is necessary to consider the primary and secondary uses which most suits:
 - 9.2.1. the capability of the land
 - 9.2.2. best meets the needs of the local area community which it serves
 - 9.2.3. is consistent with the local government planning scheme.
 - 9.2.4. Is approved by the Trustee in agreement with Trustee Leasees, and their Lease definition.
- 9.3. Evaluating alternative uses should be undertaken first for the whole Trust Land area and then in relation to the local area. For example, it may be more appropriate for the proposed secondary use to be located on another site, which may be more suitable for that use. An inconsistent action will need to be considered if it would diminish the purpose of trust land or adversely affect the public interest. Any inconsistent use requires the approval of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development. This will yield a conclusion as to whether the original purpose of the Trust Land is still appropriate. It can usually be assumed that this is so, but in localities where urban development is advancing, it may be desirable to confirm this.
- 9.4. One method of evaluating alternatives is to list the positive impacts compared with the negative impacts of each possible use in a matrix format. This should include social, as well as ecological and economic impacts.
- 9.5. An inconsistent action will need to be considered if it would diminish the purpose of the Trust Land or adversely affect the public interest.

10. Proposed Uses

10.1. Proposed Uses

- 10.1.1. With the completion of this “Management Plan” the existing “Private Camps” will then be able to complete tenure agreements with the Trustee, through individual formalised trustee permits and a Memorandum of Understanding.
- 10.1.2. On completion of this MP the existing Ancillary Clubs will have formalised tenure arrangements with the Trustee, through Trustee Leases/Permits.
- 10.1.3. The lease agreements include proposed management plans for use, and maps of each Lease/Permit perimeter, pertaining to the Mount Garnet Amateur Turf Club Inc., The Mount Garnet Rodeo Club and the Mount Garnet Golf Club.
- 10.1.4. The management of new and additional community events upon the Trust Land is formalised through an agreement between those bodies conducting the event, and the Trustee. A general agreement with additional stipulations pertaining to individual events organised will be provided to event organisers.
- 10.1.5. Public Camping could be invited for the general motoring public, in addition to general camping during events. Campers will be guided to the public campground area, where amenities are available. This activity may be pursued, once formalisation has been reached regarding the

appointment of a “Trustee Caretaker”, whose position will include the provision of ensuring the public campgrounds area amenities are serviceable at all times. The caretaker position will also ensure management of visitors waste disposal, evaluate visitor impact upon the land, and that weed and fire mitigation are observed. Refer to [Appendix - Area - Site Map](#), showing public camping area and amenity.

- 10.1.6. Tableland Regional Council is developing a portfolio of “Event Locations”. The L.D. Lucey Memorial Park will be inspected imminently to evaluate the capabilities for hosting future events.
- 10.1.7. No new ‘camps’ are to be constructed on the Trust Land area and additionally no new extensions to existing ‘camp’ structures.
- 10.1.8. Existing camps are not transferable as no tenure is in place, however camps can be passed down to family members only. A process is being developed to address this matter. A meeting will be held prior to February 2025 to finalise the details of transfer.
- 10.1.9. There is no provision for permanent occupation of an existing camp. The Trustee will ensure that the Trust Land is used for the intended recreational purpose.

10.2. Proposed Development Intended

- 10.2.1. Opportunities for future consideration may include the Trust Land being used to attract and offer an area for public gatherings where a public campground would enable the group to camp together, for a period of no more than three days.
- 10.2.2. The monitoring of public campgrounds will be evaluated, with the consideration of offering highway travellers an alternative to roadside camping. To be managed by a Trust Land caretaker, this added provision could generate additional activity for local Mt Garnet businesses’. The provision of a caretaker or any other use of facilities, is not to have the effect of becoming a commercial use within the Trust Land area. I.e. private rental.
- 10.2.3. If there is no caravan park in the locality, or the existing caravan park does not have the capacity to meet the needs of customers for an existing caravan park, a reserve for recreation may be used for camping with the provision of limited facilities. A full scale caravan park is not consistent with a reserve for recreation. The length of stay is to be restricted to no more than three nights, with an option to extend to 7 nights as long as no local licensed caravan park is adversely affected.
- 10.2.4. The Trustee would not embark upon any large-scale development for the travelling public, nor provide camping on a large scale.
- 10.2.5. In consultation with the Tableland Regional Council and local private “Travellers Park” enterprises it would not be appropriate to encroach on the region’s small commercial businesses, nor impact their income streaming ability. There will not be enhanced development of this commercial kind.
- 10.2.6. The Trust Land does currently have accessible amenities in the public campgrounds, which are available to the travelling public who need to rest, or as overflow for the existing Mt Garnet Travellers Rest Park.
- 10.2.7. The Trustee has identified those capital works in need of improvement or expansion and will be implemented as funds become available. These include additional amenity facilities to satisfy the increased patronage at the annual event, and a roadway throughout the newly developed campground area, to facilitate ease of access for police, security and emergency services.

10.3. Proposed Commerciality

- 10.3.1. Public Camping will be invited for the general motoring public as an overflow to Mt Garnets' private Travellers Rest, in addition to general camping during events. Campers will be guided to the public campground area, where amenities are available.
- 10.3.2. No private business or revenue streaming for private gain, can be conducted on the Trust Land.
- 10.3.3. In conjunction with the Ancillary Clubs, the Trustee will foster arrangement with the Tableland Regional Council (TRC), to present the L.D. Lucey Memorial Park within a portfolio being compiled of existing event venues.
- 10.3.4. When major issues are identified that require large finance to implement, the Trustee will prepare and present a submission for an appropriate grant.

10.4. Exclusivity and Restrictions of Proposed Uses

- 10.4.1. In general terms, the proposed uses of Trust Land will move forward, with the continuation of existing land uses, with the view to meeting each Ancillary Clubs' requirements. The enhancement of the Ancillary Clubs' Trustee Lease/Permit Land areas, with consultation between Ancillary Clubs, and the Trustee, to ensure that works are within the guidelines of Trust land usage. When a private organisation, e.g. the Distance Education group, arranges use of the Trust Land, they are directed to the locked key box, to access keys for amenities etc.

10.5. Constraints and Opportunities of the Proposed Uses

- 10.5.1. Opportunities related to the proposed uses, will be met by the implementation of Private Camps' trustee permits being developed between the Trustees' and Private Camp holders.
- 10.5.2. Constraints do and will exist, but primarily, by observing the guidelines of Trust Management Plan, the Trustee has key resources for use to navigate any conflict development.

11. Community Consultation

- 11.1. Consultation will be done in stages related to the following groups of people;
 - 11.1.1. Trustee Management Committee
 - 11.1.2. Trustee Permittees
 - 11.1.3. Trustee Leasees
 - 11.1.4. Camp Holders
 - 11.1.5. Adjoining Neighbours
 - 11.1.6. Stakeholders who support managing the events/land
 - 11.1.7. Local and Regional Community Members
- 11.2. Community participation in the planning process will lead to community support and ownership of the Trustees' program. The Trustee will make the community aware that an MP for the Trust Land is being prepared. Some ways the Trustee will consult with the community are:
 - 11.2.1. Email notice to the Trustee, Ancillary Clubs and Camp Holders and Members.
 - 11.2.2. Publish a notice on the Trustee's Facebook page, with a contact name and relevant phone number or email address
 - 11.2.3. Place a notice in the local/online newspaper, with a contact name and relevant phone number or email address
 - 11.2.4. Hold a public meeting to show the draft MP to interested members of your community
 - 11.2.5. Leave copies of the draft MP on public display at various places (e.g: local libraries, government offices, shopping centres, post offices etc) for people to see the plan and comment on it prior to completion

- 11.3. Additional consultations;
 - 11.3.1. Consult experts such as local naturalists or historians who can contribute technical knowledge about the Trust Land
 - 11.3.2. Consult government departments and the relevant local government who have regulatory responsibilities (particularly local government town planners, open space/recreation planners and engineers regarding future planning intentions for adjoining areas, future infrastructure, etc).
- 11.4. The community will have at least one month to review and provide feedback.
- 11.5. If there are divergent views among the Trustee or the community about how the Trust Land should be managed, they will, where possible, be resolved during this consultation phase.
- 11.6. All issues raised during the consultation step should be recorded and the key points that emerged (e.g.: what the issues were and how they were resolved/addressed) should be referenced in the MP.

12. Summary and Recommendation

- 12.1. The Trustee is put in place to manage The Trust Land in accordance with the Trust Land purpose and oversee Trustee Leasees/ Trustee Permittees abide by their agreements.
- 12.2. Upon approval in terms of the *Land Act 1994* of this Management Plan and where a written authority under Section 64 of the *Land Act 1994* is current, the Trustee is able to issue Trustee leases/permits for consistent use of the Trust Land.
- 12.3. Any proposal inconsistent with Trustee leasing of the Trust Land that does not diminish the use of the Trust Land for its dedicated purpose will be submitted by the Trustee for approval in terms of the *Land Act 1994*.

13. Compliance with Legislation, Planning Schemes

- 13.1. The Trustee will observe the duty of care for the Trust Land and will comply with any statute, regulation ordinance or local laws as they apply to Trust Land.
- 13.2. The Trustee will manage the Trust Land in compliance with relevant provisions of the Land Act 1994 local government's planning schemes and other regulations which affect or control the Trust Land and its proposed use.
- 13.3. On the Annual May Day Weekend event, visiting patrons are given a flyer on entry, of "camping terms and conditions". Refer to [Appendix - Camps - Camping Terms and Conditions](#).
- 13.4. Existing private Camp Holders have agreed to observe their guests conduct on the Trust Land.

14. Definitions

- 14.1. **Ancillary Clubs** - Mt Garnet Amateur Race Club, Mt Garnet Golf Club, Mt Garnet Rodeo Association
- 14.2. **Annual May Day Weekend** - the main purpose for The L.D. Lucey Memorial Park existence
- 14.3. **Department** - Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development
- 14.4. **Golf Club** - Mt Garnet Golf Club House and Golf Course
- 14.5. **Private Camps** - Private Campsites, dwellings
- 14.6. **Public Camp Grounds** - Grounds where public amenities are accessible to travelling public
- 14.7. **Rodeo Association** - Mt Garnet Rodeo Association

- 14.8. **Trust Land** - L.D. Lucey Memorial Park
- 14.9. **Trust Land Caretaker** - A position to be assessed
- 14.10. **Trust Land Facility** - eg, race course hall, camp grounds, public amenities
- 14.11. **Trustee** - the elected management committee body
- 14.12. **Trustee Caretaker** - a proposed position where person/s would be appointed by the Trustee to caretake the Trust Land and support the MP
- 14.13. **Trustee Leasees** - Clubs upon Trustee Land, holding a Lease to occupy and operate within the guidelines of a Trustee Lease Agreement
- 14.14. **Trustee Members** - annual membership members
- 14.15. **Trustee Permittees** - Issued to all private camp holders of the private campsites.
- 14.16. **Turf Club** - Mt Garnet Amateur Turf Club

15. Relevant Legislation and Policies

- 15.1. [Leases over Reserves Policy SLM/2013/495](#)
- 15.2. Sections 31-62 of the [Land Act 1994](#) (pages 67 - 103)
- 15.3. [Associations Incorporation Act 1981](#) - Section 47A - Grievance Procedure
- 15.4. [Model Rules - Grievance Procedure](#)
- 15.5. [Model Rules - Version 8](#)
- 15.6. [Land Regulation 2020](#)
- 15.7. [Guideline - Managing actions consistent and inconsistent with the purpose of trust land \(SLM/2024/6804\) Version 1.00, 24/04/2024](#)

16. Approval History

Version	Date	Position	Name	Effective Date
3.05/ 020225	13.03.25	Senior Land Officer, Land Services, Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development	Janine York	13.03.25
3.05/ 020225	02.02.25	Trustee	Gary Eales	02.02.25
3.04/ 240824	20.11.24	Trustee	Gary Eales	20.11.24
3.03/ 240824	24.08.24	Trustee	Gary Eales	24.08.24
3.02/ 150724	15.07.24	Trustee	Gary Eales	15.07.24
3.01/ 220624	22.06.24	Trustee	Gary Eales	22.06.24

Version	Date	Position	Name	Effective Date
3.0/ 200224	20.02.24	Trustee	Gary Eales	20.02.24
2.0/ 010623	June 2023	Trustee	Gary Eales	June 2023
1.1 Draft	April 2022	Senior Land Officer, Land Services, Department of Resources	Janine York Deanna Holder	April 2022
1.1 Draft	April 2022	Trustee	Gary Eales	April 2022

17. Version History

Version	Date	Comments
3.05/ 020225	02.02.25	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Removed appendices (except; Aerial Photo, Site Map, Camp Holders Code of Conduct, Camping Terms and Conditions and Survey Plan) <input checked="" type="checkbox"/> References to appendices which are not relevant to the content of the updated version have been removed and/or updated with the relevant information. <p><i>NOTE: all references to appendices in below version history updates may still be relevant in the main document itself but will no longer be reflected within this Management Plan.</i></p>
3.04/ 201124	20.11.24	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1 .Remove throughout the whole document by <i>deleting</i> reference to Land Management Plan or LMP and <i>replace</i> with Management Plan or MP. <input checked="" type="checkbox"/> 2. Change reference of permit/permit holder to trustee/trustee permittee throughout the whole document. (The department requests that the Trustee permits be prepared and issued for all 61 private camp holders in accordance with section 60 of the Land Act 1994. All Trustee permits should be prepared in consideration of the Management Plan as requirements in both must be consistent) <input checked="" type="checkbox"/> 3. (The Land Act provisions do not deal with any grievances (behavioural or otherwise) matters with the other parties in relation to the trust land. The incorporated association may need to follow the Model rules grievances procedures or adopt another procedure that complies with section 47A of the Associations Incorporated Act 1981 into its constitution. You should seek further advice from the Office of Fair Trading if the incorporated association can add a modal rule into your constitution. May look to include any additional information obtained from the Office of Fair Trading to cover these issues) <input checked="" type="checkbox"/> 4. Item 9.1 and throughout the whole document delete Operational Policy - Secondary Use of Trust Land under the Land Act - SLM/2013/479 and insert - guideline - Managing actions consistent and inconsistent with the purpose of trust land - SLM/2024/6804. <input checked="" type="checkbox"/> 5. Delete 9.1.1, 9.1.2, 9.1.3 & 9.1.4. <input checked="" type="checkbox"/> 6. 9.4 <i>Delete</i> - An inconsistent action (secondary use) is not to adversely affect any business in the area surrounding the trust land, and must not be

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		<p>detrimental to the purpose of the trust land. <i>Insert</i> - An inconsistent action will need to be considered if it would diminish the purpose of trust land or adversely the public interest.</p> <p><input type="checkbox"/> 7. 10.1.8 <i>Insert</i> - (Please include in this item how the trustees are going to address if a camp site is vacated and not handed down to family what process the trustee will go through for the reallocation of the camp site to a new entity. The process must be open and transparent to all.)</p> <p><input checked="" type="checkbox"/> 8. <i>Insert</i> definition at item 14 - Trustee permit - Issued to all private camp holders.</p> <p><input checked="" type="checkbox"/> 9. Item 15 remove 15.1 and 15.2. <i>Insert</i> Guideline - Managing actions consistent and inconsistent with the purpose of trust land - SLM/2024/6804.</p>
3.03/ 240824	24.08.24	2.2 Trustee Administrative Functions updated with new section 2.2.4.
3.02/ 150724	15.07.24	Page 3 updated to include; Purpose For Developing The Following Land Management Plan
3.01/ 220624	22.06.24	<p>The MP version 3.0/200224 was reviewed by the Senior Land Officer at the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development with a request for additional information and some amendments. The Trustee has reviewed and updated the MP with the amendments listed below and to be returned for final review along with an independent report regarding the state of the Golf Course, as requested. <i>Provide written independent evidence from a professional in regards to their opinion on the present state of the Golf Course.</i></p> <p><i>Additional amendments required:-</i></p> <p><i>Item 4.4 – Can you confirm the regularity that newsletters are to be provided.</i></p> <p><i>Item 5.4 – Insert Golf</i></p> <p><i>Item 8.2.9 – Remove excess ‘inspected’</i></p> <p><i>Item 8.3.2 – insert 8.3.2.4 Golf Course and related events held by the Golf Club</i></p> <p><i>Item 15 – insert 15.9 Land Regulation 2020</i></p>
3.0/ 200224	20.02.24	<p>The Trustee has reviewed the following feedback and the MP document has been updated to be returned for further review. Note: Item numbers noted below may have changes since many updates have been made. For easy reference or cross checking of below feedback it might be helpful to refer back to version 2 of the MP for the corresponding item.</p> <p><i>The updated Land Management Plan (MP) has now been reviewed by this department. The department requests further amendments to the MP as outlined below: RECOMMENDED ACTION:-</i></p> <ol style="list-style-type: none"> 1. <i>Insert in accordance with item 3.4 How the trustee proposes to engage with private camp holder groups.</i> 2. <i>Item 3.6.1.2 remove ‘the annual event etc. insert ‘use of the trust land’.</i> 3. <i>Are combined club meetings separate to trustee committee meetings? If so then need to identify the frequency and notification of such meetings.</i> 4. <i>Item 3.6.4.1. after Tableland Regional Council insert – (TRC).</i> 5. <i>Strike out 7.5.7</i> 6. <i>Item 8.4 – after ...which may be more suitable for that use. Insert – An inconsistent action (secondary use) is not to adversely affect any business</i>

Version	Date	Comments
		<p><i>in the area surrounding the trust land and must not be detrimental to the purpose of the trust land. Any inconsistent use requires the approval of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.</i></p> <ol style="list-style-type: none"> 7. <i>Remove item 8.5</i> 8. <i>Item 9.1.5. insert – subject to the provisions of the Caravan Park Policy SLM/2013/490</i> 9. <i>To be inserted after item 9.1.7. ‘Existing camps are not transferable as no tenure is in place, however camps can be passed down to family members only.</i> 10. <i>Item 9.2.2. insert – The provision of a caretaker or any other use of facilities, is not to have the effect of becoming a commercial use within the reserve area. i.e. private rental.</i> 11. <i>Item 9.2.3 insert at the start of the paragraph “If there is no caravan park in the locality, or the existing caravan park does not have the capacity to meet the needs of the customer for an existing caravan park would otherwise prevent a customer from using the facility. A full scale caravan park is not consistent with a Reserve for Recreation.</i> 12. <i>The management plan should also include considerations for the short term/period camping by the travelling public such as: Sanitation, Litter control, Weed and bushfire management, Land degradation, Length of stay of campers, Type of camping facilities to be provided</i> 13. <i>Inclusion of new header ‘Notification and schedule of meetings’</i> <ul style="list-style-type: none"> ● <i>Meetings to occur as per requirements of Office of Fair Trading (organisational responsible for administering incorporated bodies/associations)</i> ● <i>Notification of meetings to all parties i.e. Committee members, Ancillary clubs, permit holders and general public, to occur as per requirements of the Office of Fair Trading.</i> 14. <i>Inclusion of new header ‘Dispute resolution’ Suitable wording to be included in MP to address any disputes between committee members, ancillary clubs and permit holders. Consultation required with the Office of Fair Trading to determine suitable wording. Consideration could also be given to contacting Dispute Resolution Centre for advice.</i> <i>14(a) outline the process of how a party goes about lodging a complaint and how the matter is to be dealt with both internally and externally (i.e. Seek further advice from the Office of Fair Trading and Dispute Resolution Services. Include contact details for these organisations).</i> 15. <i>Map to be provided of the proposed area to be used for public campers as an overflow for the existing Mt Garnet Travellers Rest Park.</i> 16. <i>As there is no Appendix X, mention could be included in Appendix T in regards to the history of the land, particularly the donation of the polocrosse land.</i> 17. <i>Inclusion of new header ‘Accounting functions’ Trustee to comply with the requirements of section 47-49 of the Land Act 1994 in regards to trustee’s accounting functions.</i> 18. <i>Include and address all responses/comments received from the community consultation undertaken and the public meeting.</i> 19. <i>Clause 7.2.2 – Under heading ‘social’ for Golf Club includes entertainment.</i> 20. <i>Clause 7.2.3 - Clarification required on the condition of the Golf Club. Once the responses/comments are addressed in item 18 above there may be</i>

Version	Date	Comments
		<p><i>more clarity to the condition of the Golf Club. Comments received in the community consultation have advised that the greens are in good playing order.</i></p> <p><i>21. Clause 7.3.2. – Remove - ‘conducting the Annual May Day Weekend Event’. Insert - Racecourse and Recreation. Remove - ‘Annual May Day Weekend include:’. Insert - Racecourse and Recreation Reserve are:.</i></p> <p><i>22. Clause 7.4.2.4 – Golf Club to permit recreational uses, etc as set out for the Rodeo and Race Clubs to be consistent. Include entertainment, functions and ancillary community uses.</i></p> <p><i>23. Insert new clause 7.4.2.8 – Activities associated with the Annual May Day Weekend Event</i></p> <p><i>24. Subject reserve is available for use by the general public. Please address in the MP complimentary recreation uses by the general public. This may include ad-hoc and/or regular events.</i></p> <p><i>If you have any questions regarding these requirements please do not hesitate to contact this department.</i></p> <p><i>Could you please now take the necessary action to comply with the requested amendments. A response time for completion of the amendments is given until the 1st March 2024.</i></p>
3.0/ 200224	20.02.24	Removed lettering from the Appendices section to make it quicker and easier to update the document when amendments are made. It will also help prevent errors in the document with the many references to Appendices and it will prevent issues when referencing Appendices when reviewing and making changes between different versions of the document. They are now grouped with ‘like’ appendices and in alphabetical order to maintain a more simple and maintainable structure.
2.00/ 010623	June 2023	Amendments made as a result of Community Consultation feedback. Sent to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development for review and feedback.
1.1 Final	April 2022	Version 1.1 of the MP finalised for the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to review and provide feedback in preparation for Community Consultation and feedback.
1.1 Draft	April 2022	New document drafted. Contains content to fulfil the Queensland Government Land Management Plan guideline and template. Draft prepared by Trustee members with the consultation of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development for community consultation.
1.0	2014	New document was drafted. Was not finalised or approved due to changes in Trustee members at the time.

18.1 Appendix - Area - Aerial Photo

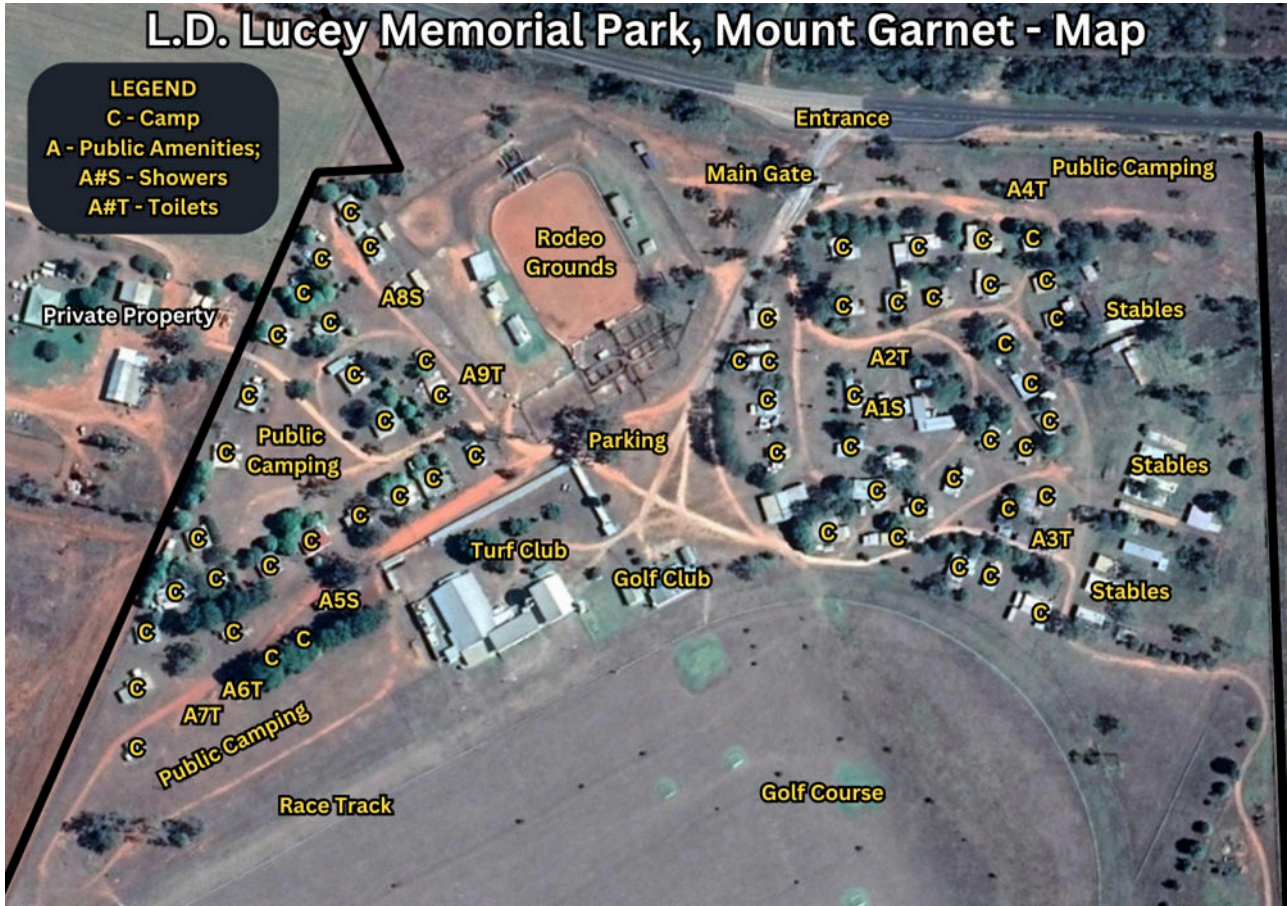
Photo showing the location of the Trust Land and surrounding neighbours.




- Dam with Access Easement
- Northern Neighbour - Cattle Grazing
- Eastern Neighbour #1 - Trucking Facility
- Eastern Neighbour #2 - Cattle Grower
- Southern Neighbour - Avocado Grower
- Western Neighbour - Cattle Grower (across the highway)

18.2 Appendix - Area - Site Map

Map showing the location of the Trust Land and existing/proposed interests



18.3 Appendix - Camps - Camp Holders Code of Conduct



L.D. Lucey Memorial Park Inc.

Camp Holders Code of Conduct ("Code")

The Memorandum of Understanding:

This memorandum is a beneficial agreement between individual camp holders and the Trustee, being the committee responsible for caring for LD Lucey Memorial Park in accordance with the government body, Dept of Resources. The Trustee will honour all requirements as stipulated by the Dept of Resources, without favour or privilege. The Camp Holder will abide by the directives set by the Trustee.

The Camp Holders Code of Conduct:

As a camp holder on the LD Lucey Memorial Park, you would be aware of the position of privilege you hold. LD Lucey Memorial Park is a unique facility, the scope of recreational development not replicated anywhere in Queensland on government land. Considering our position, as camp holders we must adhere to and observe strict guidelines, set by DoR, to retain this great privilege.

Conditions:

The Trustee will charge Camp Holders an annual site/utility fee.
DoR have recorded the existing "Footprint" of individual Camps, roadways, amenities, and structures:

Stipulations:

1. There can be no additional changes to the existing "Footprint", which broadly directs Camp Holders not to make structural additions to camps, including but not limited to the installation of existing caravans. If safety Structural changes are needed, please inform the Trustee in writing for agreement before commencement.
2. Any existing caravans adjoining a camp, not in use, are to be removed off the reserve at the Camp Holders expense.
3. The Camp Holder is responsible for maintaining their individual camp and to keep it in a structurally safe condition.
4. Electrical power feed to individual camp poles is the responsibility of the Trustee, the Camp Holder is responsible for all electrical power from the pole head and within their individual camp. If a Camp Holder experiences any electrical fault, you must engage a certified electrician immediately and notify the trustee.
5. Camp Holders will be asked to attend and contribute to general upkeep, of the reserve. If unable to do so, notify the Trustee. The trustee will then ask, those camp holders to assist financially.
6. The Trustee will mow around a camp, for the charge of \$50.00 annually. This will be of a general nature, in open area only. It will be the responsibility of the camp holder to whipper snip, and clear away all general waste, and remove it from the reserve.

7. The continuation of a reliable water supply will be the responsibility of the Trustee. It is the responsibility of the Camp Holder to ensure all toilet systems, showerheads and taps within your individual camp, conform to standard, without leaks. Camp Holders are asked to install water shut off valves at the entry to their camp and mark the site with blue paint.
8. Camp Holders are requested from here on to plant only small shrubs, and native bushes, not exceeding 4 mtrs in height, to enhance native bird habitat and be suited to the region. Seek written approval for planting.
9. Camp Holders are asked to please notify the Trustee in the event of any unusual development, or behaviour being observed on Trust Land.
10. The Trustee request that at least one person from each Camp become a member of the Trustee body.
11. No Private business or revenue streaming for private gain, can be conducted on the reserve.
12. No Camp Holder is to reside upon there reserve, penalty may apply.

Unacceptable Behaviour:

- * Any form of destruction to the reserve or abusive, intimidating, offensive, aggressive, bullying, or discriminatory behaviour will not be tolerated from any Camp Holder or individual within their camp.

Disciplinary Action:

This Code will be actively enforced by the Trustee. If a breach is alleged or observed to have occurred, the Trustee may take action against the Camp Holder or individual concerned. Such action may include:

- * On-the-spot warnings.
- * Refusal of entry to or removal from the premises.
- * Formal disciplinary action, which may include eviction from the reserve.

Any formal disciplinary action will be taken in accordance with the club's constitution (or rules of association) and all applicable laws.

Camp Holders Commitment:

Camp Holders are asked to please read and sign this "Code". "Camp Holders Code of Conduct"
This then becomes a mutual agreement of conduct and obligation between the Trustee and individual Camp Holders.

Camp No.

Signed: **Date:**

Camp Holder

Signed: **Date:**

Trustee

Version 1 (March 24)

18.4 Appendix - Camps - Camping Terms and Conditions



L. D. Lucey Memorial Park Inc.

Postal Address: PO Box 153 Mt Garnet Qld 4872

ABN: 51 872 443 278

Email: mtgarnetreserve@gmail.com

Phone Number: 0458 921 688

CAMPING TERMS AND CONDITIONS for L D LUCEY MEMORIAL PARK

Welcome to the LD Lucey Memorial Park ("the Reserve"). The Reserve is managed by the Trustee, L. D. Lucey Memorial Park Inc. The following terms and conditions apply to allow everyone to have an enjoyable and safe camping experience. Please be considerate towards other campers.

1. The Trustee or their nominated assistants (including the Trustee Management Committee, Police, Security, and gate staff appointed by the Trustee have the right to:
 - a. Refuse entry, or terminate occupancy, at any time to any person without reason.
 - b. Evict a person or persons and remove their property from the premises for unruly behavior or conduct or for causing damage to property located on the Reserve.
2. Unruly behavior or conduct or damage caused to property located on the Reserve will not be tolerated.
3. Campers must obey any lawful instruction given by an authorized officer of the Trustee.
4. Any person attending the Reserve is responsible for their own behavior and should assist in ensuring the behavior of any member of their group is considerate to others.
5. The Trustee accepts no responsibility whatsoever for persons caravans, camps, motor homes or vehicles and their contents whilst they remain on the Reserve.
6. Consider your neighbours and keep noise to a minimum. No undue noise after 1am. All occupants have the right to enjoy the peace and quiet and have a good nights' sleep.
7. All drinking water must be boiled before consumption.
8. Campers must keep their site clean and tidy, leaving it as they found it. Do not disturb vegetation.
9. Rubbish must be suitably wrapped and deposited in the bins provided or take your rubbish home with you. Rubbish must not be buried or left in fireplaces.
10. No large campfires are permitted. Campfires must be extinguished with water before leaving.
11. Bring your own firewood. Firewood must not be collected from surrounding privately owned land.
12. Common showers and toilets must be kept clean and tidy. Please consider other uses when showering as we operate on a limited water supply. Children under 10 must be accompanied by an adult while using the amenities.
13. Illegal drugs, offensive language, excessive use of alcohol and underage consumption of alcohol will not be tolerated.
14. Parents are responsible for their children's behavior and conduct. Any damages will be their responsibility.
15. Speed limit is 10km/hr and Queensland Road rules apply.
16. All vehicles must be registered and only driven by a licensed driver.
17. Do not drink and drive. Random breath testing will be occurring around the roads and inside the Reserve. We recommend you catch a taxi or have a designated driver.
18. Generators, loud music, and loud use of vehicles are not permitted.
19. Dogs are not allowed on the Reserve. Dogs and their owners will be evicted.
20. No firearms or weapons of any kind are permitted. Appliances such as axes can only be used to split firewood or drive tent pegs.
21. Bans from the Reserve may be placed on unruly campers.

18.5 Appendix - Area - Survey Plan

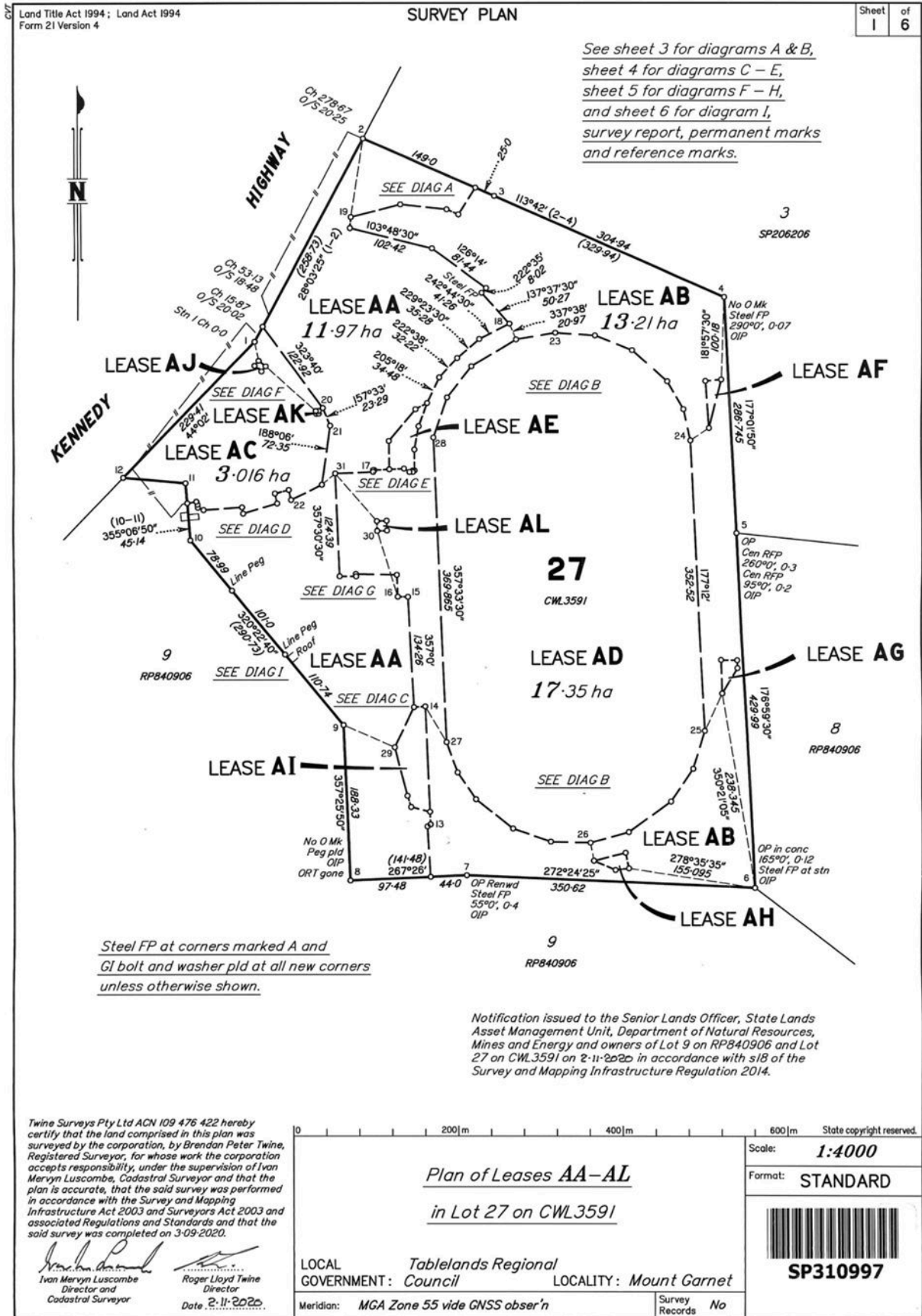


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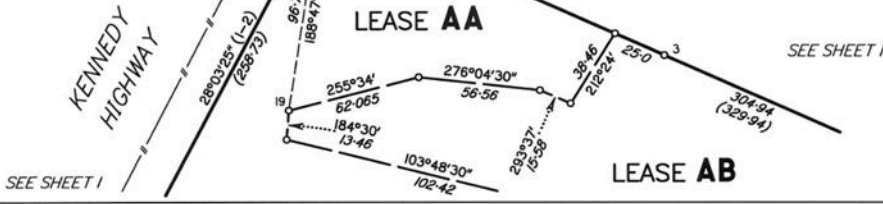


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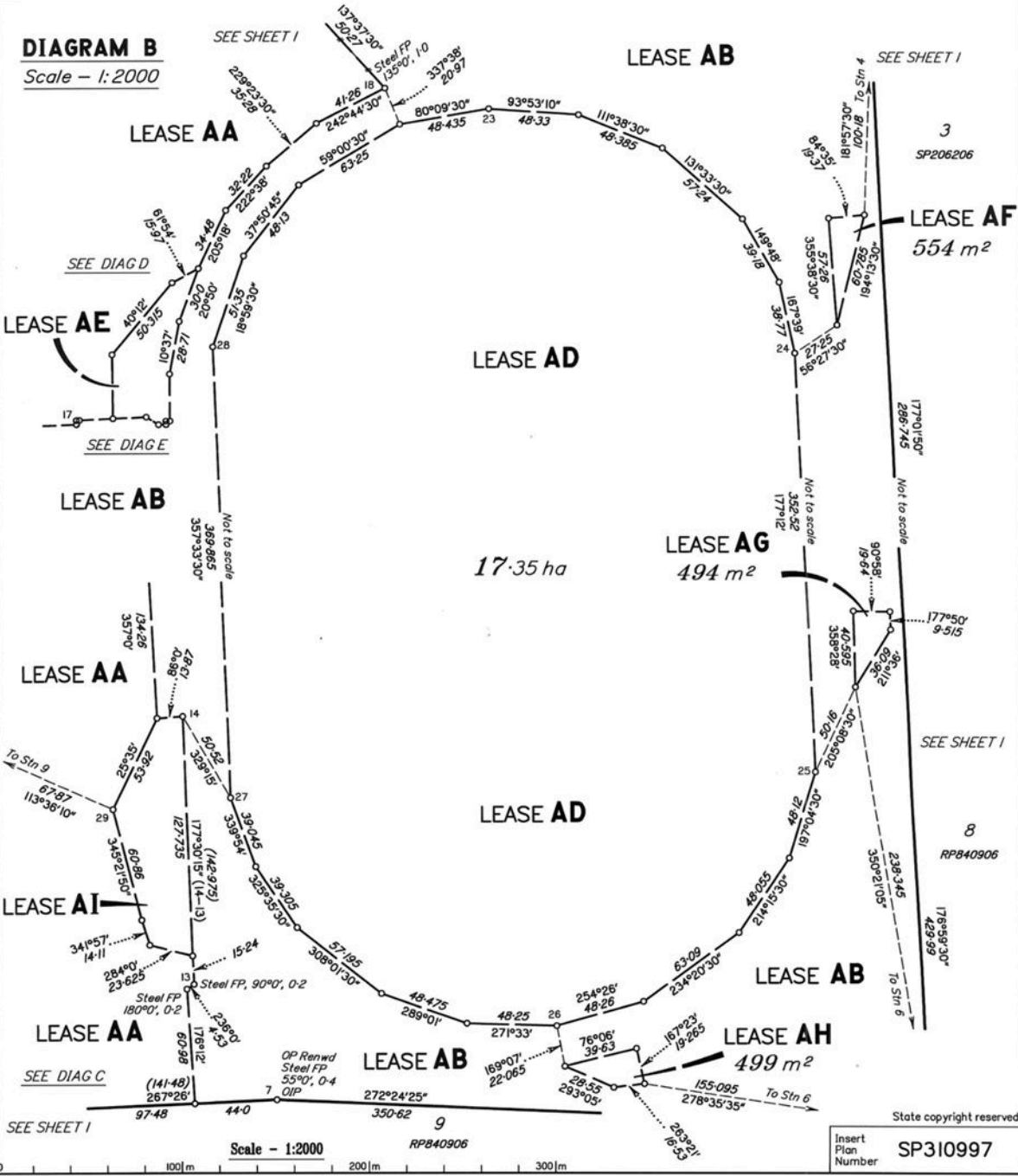
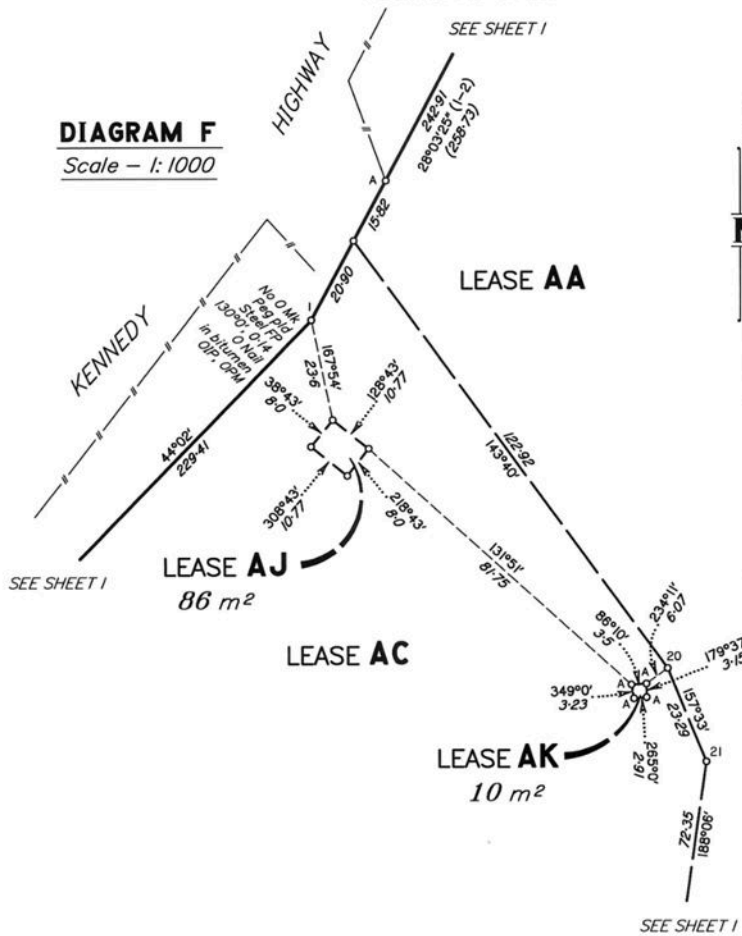


DIAGRAM F
Scale - 1:1000



SEE DIAG D

LEASE AL
142 m²

SEE SHEET 1

LEASE AB

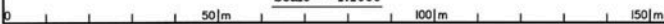
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DIAGRAM G

Scale - 1:1000

SEE SHEET 1

Scale - 1:1000

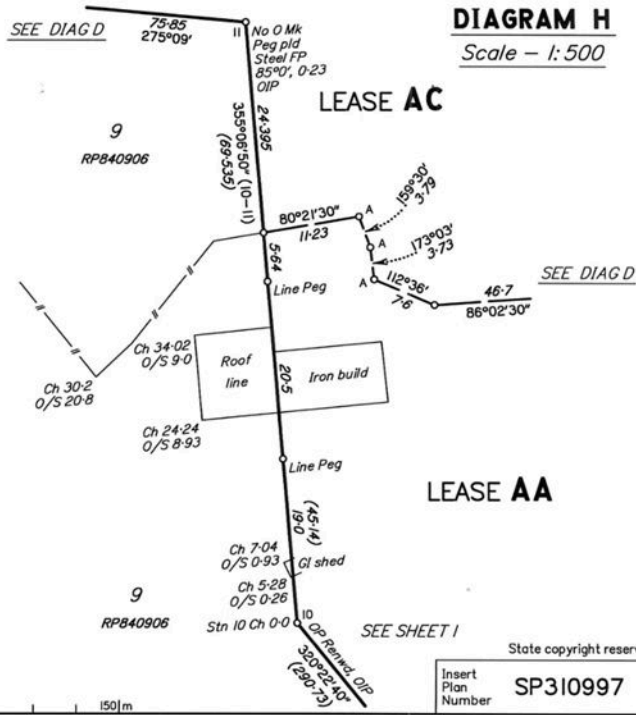


SEE DIAG D

DIAGRAM H

Scale - 1:500

LEASE AC



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Insert Plan Number
SP310997