



LAND MANAGEMENT PLAN THOMAS JACK PARK (part)

Reserve RES 8508
Lot 3 Survey Plan 294272
Condamine St, Dalby

June 2025

1.0 INTRODUCTION

This is Land Management Plan (“**Plan**”) prepared for the purposes of s52AB of the Land Act 1994 (“**Act**”).

This Plan:

- a) relates to Reserve RES 8508 Lot 3 on SP294272 (“**Land**”), which comprises part of the land known as Thomas Jack Park, Dalby, Queensland.
- b) identifies an action proposed to be taken by the Western Downs Regional Council which is inconsistent with the purpose for which the Land is dedicated.
- c) states how the action would not:
 - i. diminish the purpose; or
 - ii. adversely affects the public interest.
- d) how the outcomes established by the Plan will be monitored and reported.

Uses include:

- Primary use as Thomas Jack Park
- Proposed secondary use for the establishment of a park pavilion and foyer extensions from adjoining facilities that are a part of the proposed Dalby Cultural Centre.

In the preparation of this Plan, regard has been had to the associated guidelines set down by Guideline for State, Statutory Body and Local Government Trustees dated 24 April 2024.

Subject Land: Lot 3 on SP294272

Duration: Ongoing

Review: Review of the land management plan will occur:

- Every two (2) years for compliance; or
- Earlier as required by the Minister, subject to three (3) months’ notice being given to the trustee of a requirement for review from the Minister in accordance with the *Land Act 1994*.

1.1 Background

The Land was originally gazetted as reserve on 02 December 1950. The park was used as a football club and to host travelling shows and circuses. In 1951, Mayor Thomas Jack designated the Land as a community space for ‘park and recreation’. In 1952, following his passing the then Dalby Town Council changed the park’s name to Thomas Jack Memorial Park. In 1955, the Dalby Rotary Club installed the park’s first playground which was redeveloped in 1962. Then described as Lot 3 on CPAG4184 with an area of 1.874Ha was gazetted as reserve RES 8508 on 28 November 1987.

In 1996 a landscape masterplan was prepared to guide future development up to 2026. On 23 May 2018 the land was subdivided into Lot 3 on SP294272 and an area dedicated to public road development. The amended plan for the lot was lodged on 29 May 2018 with an area of 1.833Ha.

As a consequence, the overall area known as Thomas Jack Park comprises:

- The Land

- The other reserve land, being Lot 2 SP294272, for the purpose of a visitor information centre.
- Land held in freehold by the Council.

See Appendix 10.2 for an aerial photo-based plan showing the respective land components of Thomas Jack Park.

2.0 TRUSTEE DETAILS

Trustee's Name	Western Downs Regional Council
Trustee's Address	PO Box 551, Dalby, Queensland 4405
Phone Number	(07) 4694000
Email	info@wdrc.qld.gov.au

3.0 EXISTING TENURE OF THE SUBJECT LAND

Reserve Number	RES 8508
Lot on Plan	Lot 3 on SP294272
Locality	Dalby
Local Government	Western Downs Regional Council
Area of land (in m2)	1.833Ha
Conditions of Tenure	Purpose: Park and Recreation

4.0 EXISTING USES

4.1 Existing Uses

The Land is primarily used for:

1. Recreation and open space with community services and facilities, such as:
 - a. Landscaped Gardens
 - b. Water features- Water fall and lily pond
 - c. Picnic seating and barbeque facilities.
 - d. Associated public infrastructure.

The park is connected to the existing Dalby Visitor Information Centre located on Lot 2 on SP294272.

2. A pedestrian pathway network across the park links Drayton St, Condamine St, Pratten St, and Bunya St.
3. An existing sewer network does service the park, with a route passing through the Land with one manhole to the adjoining lot of the Dalby Visitor Information Centre.
4. Environmental features: The Land contains large tree clusters towards the centre. Mature trees have been planted along the perimeter of Condamine St.

The above uses are catered for adequately by the Land and associated infrastructure. On street vehicle parking is located adjacent to the reserve, along adjacent streets- Condamine St, Bunya St and Pratten St.

4.2 Existing Interests

Western Downs Regional Council is Trustee of the Reserve- Gazetted on 02/12/1987. This is used for the purpose of as a recreation and open space- namely the park and recreation facility known as Thomas Jack Park.

There are no other easements or encumbrances.

4.3 Existing Infrastructure

Existing built infrastructure within the reserve land includes the following;

- Kids playground.
- Rotunda with concrete floor.
- Picnic tables with Shelters.
- Park benches.
- Barbeque facilities.
- Water feature adjacent to Drayton Sr
- Concrete Pedestrian walkway network- 1.8m wide
- Multiple fixed bins.
- Signages
- Outdoor recessed LED floor lights.

5.0 PROPOSED USE OF THE LAND

5.1 Proposed Use of the Land

5.1.1 Consistent Use

The longstanding an existing use of the Land (as described above is entirely consistent with its dedicated purpose.

The predominant area of the Land will remain used for its primary purpose of park and recreation.

5.1.2 Proposed Action (Inconsistent Use)

After extensive and ongoing public consultation, Council has resolved to undertake detailed design and sought the approval for a new Dalby Cultural Centre (“DCC”)

The intended development proposes the establishment of a park pavilion through the Land that will be constructed between two new buildings that will be located on adjoining land (refer to Appendix 10.3).

As depicted in Appendix 10.3, the pavilion and other components of the DCC will be partially located on the Land, with a built footprint on the Land limited towards a parcel along Condamine Street to reduce adversely impacting existing vegetation on the Land. The total footprint of these built elements on the Land is approximately 505 m².

The DCC is envisaged as an integrated community and cultural hub. The DCC library, art gallery, new visitor information centre and supporting services to facilitate their programmatic requirements.

The proposed pavilion is intended to be the main point of entry into Thomas Jack Park from Condamine Street. As a covered outdoor space, the pavilion will also serve as a weather protected meeting and gathering place for visitors to the park and the new DCC. The form of the pavilion is

shaped to accommodate the continued growth of existing trees which have been identified as significant. The pavilion also integrates pedestrian pathway connections that will continue onward into Thomas Jack Park.

The pavilion opens into a south-western foyer that provides access to adjoining community facilities, including an art gallery and a library. The internal planning of the foyer considers the potential future inclusion of a café to serve these community uses.

To the north-east the pavilion is connected to a foyer that serves as an extension to the proposed visitor information centre, on the adjoining lot at the corner of Drayton St and Condamine St. Both the foyers are proposed as double-height spaces with perimeter glazing to retain visual and physical connections to the park, whilst being able for a wide range of community activities.

The sequence of spaces from Condamine Street, the pavilion, and foyers will emphasise connections to Thomas Jack Park while providing additional complementary amenities to the park's visitors, thereby enhancing the reserves use for 'Park and Recreation Purpose'. Detailed plans are attached to this Land Management Plan.

5.2 Identification of the Inconsistent Use

The action proposed, that is, the use of a small component of the Land for the location of constructed elements of the DCC, evidently an inconsistent use. However, it must be observed that this proposed use is itself a public recreational purpose, albeit that it necessarily involves construction of part of a built structure over an area of the Land.

Section 52AB of the Act provides to the effect that a trustee may take an action which is inconsistent with the purpose for which the land is dedicated if it prepares a management plan that states how the action would not diminish the purpose or adversely affect the public interest. Each issue will be addressed in turn.

5.2.1 Diminution of the Purpose

- A. The building will occupy approximately **2.85%** of the Land. Approximately **505m²** (pavilion-448m² and the south-western foyer projection-57.0m²) of open space will be taken up and no change will occur to the balance of the Land.
- B. The building will not in any way impact upon the functional elements of the park (including the playground area). As a separate project, Council is undertaking the refurbishment of park facilities as part of an overall renewal of Thomas Jack Park.
- C. Significant vegetation, which is an important component of park enjoyment, will not be removed.
- D. The balance of the Land contains nearly all of the spatial and built elements of the Park and this will not be reduced for use to any significant degree.
- E. The DCC development will not prevent or inhibit public use of the Land for recreational purposes. The pavilion will, in its hours of operation, be available for access by all members of the public. An incidental benefit will be the provision of shelter in times of inclement or extreme weather including the protection provided by the Park Pavillion.
- F. The DCC development will facilitate the use of the Land for diverse forms of recreation consistent with its overall purpose and will serve to enhance the overall recreational experience of the Park.
- G. The DCC design is sympathetic and complementary to the park location and will enhance and increase the occupation and participation in the wider park precinct.

For the above reasons, the development of the DCC will not diminish the purpose for which the Land was dedicated.

5.2.2 The Public Interest

The public interest is a broad but fundamental consideration. It imports consideration whether the interest of the wide community will be enhanced or will be adversely affected by the proposed action. In the context land held in trust for public purposes, it is important to assess whether in all the circumstances some legitimate expectation or right is being removed or compromised by the action.

The matters stated under the above heading are relevant to this issue. In addition, the following further matters are relevant to this consideration:

- A. The legitimate and important expectation is that occupants and visitors to the town of Dalby have access to good quality and accessible recreation spaces and facilities. Thomas Jack Park will not lose any function as a public park and the loss of land for park purposes is minor.
- B. The DCC is intended to enhance and broaden the recreational experience of visitors to the park, with the result being that there is no loss of, or limitation of opportunity for visitors to access and use the park.
- C. Overall, the DCC development will enhance the public interest by providing diverse and well researched opportunities for users to recreate.
- D. The environmental function of Thomas Jack Park will not be diminished or compromised.
- E. The social function of Thomas Jack Park will be maintained but will also be enhanced.
- F. The proposed use and location has been subject to extensive community consultation. Recorded in Section 6.0 is an overview of the Community Consultation process that was undertaken for the proposed development of the DCC.

For the reasons stated above and provided that recorded management measures are implemented, the proposed action will not adversely affect the public interest. It is considered that it will enhance the community experience of Thomas Jack Park.

6.0 COMMUNITY CONSULTATION

In 2022, the Western Downs community lost MyALL 107 which initiated a discussion about the development of a new Cultural Centre. In Early 2023, the Council established a Community Advisory Panel (CAP), which included community members from many groups around town and represented participants in Arts and Cultural activities, the Library and other social or community groups.

Throughout 2023, workshops occurred with the CAP and the broader community to better understand what a future Cultural Centre would feature and include as well as its potential locations. The community ideas were presented back to the CAP and a resolution was made to Council in September 2023 selecting Thomas Jack Park Precinct as a location to explore further for the new Cultural Centre.

Following the local government elections in 2024, the new Council sought to review the site options for the Cultural Centre and ensure future community engagement would occur. A new CAP was established with 15 members chosen through a rigorous assessment process. In May 2024, three sites were considered for the Cultural Centre including a location within Thomas Jack Park Precinct. These sites were considered by community as well as the CAP and the Youth Advisory Panel. A recommendation based on the feedback received was made to the Council to proceed with part of Thomas Jack Park as the site for the new DCC. In June 2024, Council agreed with the recommendation and for the concept planning to commence that would include a new visitor information centre, library, cinema, and art gallery. Council approved a maximum development footprint of 2500m² for new cultural facilities.

The community has also been involved in the review of the Concept Design which included opportunity for feedback gathered between 4 October and 1 November 2024. This feedback has shaped the final concept design which is included in the Appendix.

Given the proposed uses, the Dalby Cultural Centre is also subject to assessment under the *Western Downs Planning Scheme Amendment 1* and a development application required.

7.0 MANAGEMENT OF THE INCONSISTENT USE

This section of the Plan contains a statement of the strategy to be undertaken to manage the inconsistent use to achieve the outcomes required by Section 52AB of the Act.

This is to be read and applied in conjunction with the entirety of this document.

The Council adopts the following management actions and strategies:

- i. The Council requires that the development of the use is in accordance with the approved plans for the development of the DCC, in terms of both location, layout and built form.
- ii. Conditions of approval have been issued and must be complied with prior to commencement and during operation of the use.
- iii. Subsequent applications securing approvals for works on the Land may also be required and subject to further conditions that will also need to be adhered to at all times.
- iv. No additional uses for the Land will be permitted, other than those approved.
- v. The use and operation of the DCC must be carried out in such a manner as not to interfere with, or prevent, the use of the park and recreation facilities in Thomas Jack Park.
- vi. Council will continue to inspect, manage and maintain the Land in accordance with its current operational requirements.
- vii. Council will continue to exercise its powers in relation to the use of the Land including ongoing application and enforcement of its Local Laws.

8.0 REVIEW OF THIS MANAGEMENT PLAN

This Plan should be reviewed every two years to:

- i. Confirm compliance with the statutory outcomes sought by the Plan; and
- ii. Make such amendments (if any) as is considered necessary to give effect to its intent and achieve its desired outcomes.

9.0 CONCLUSION

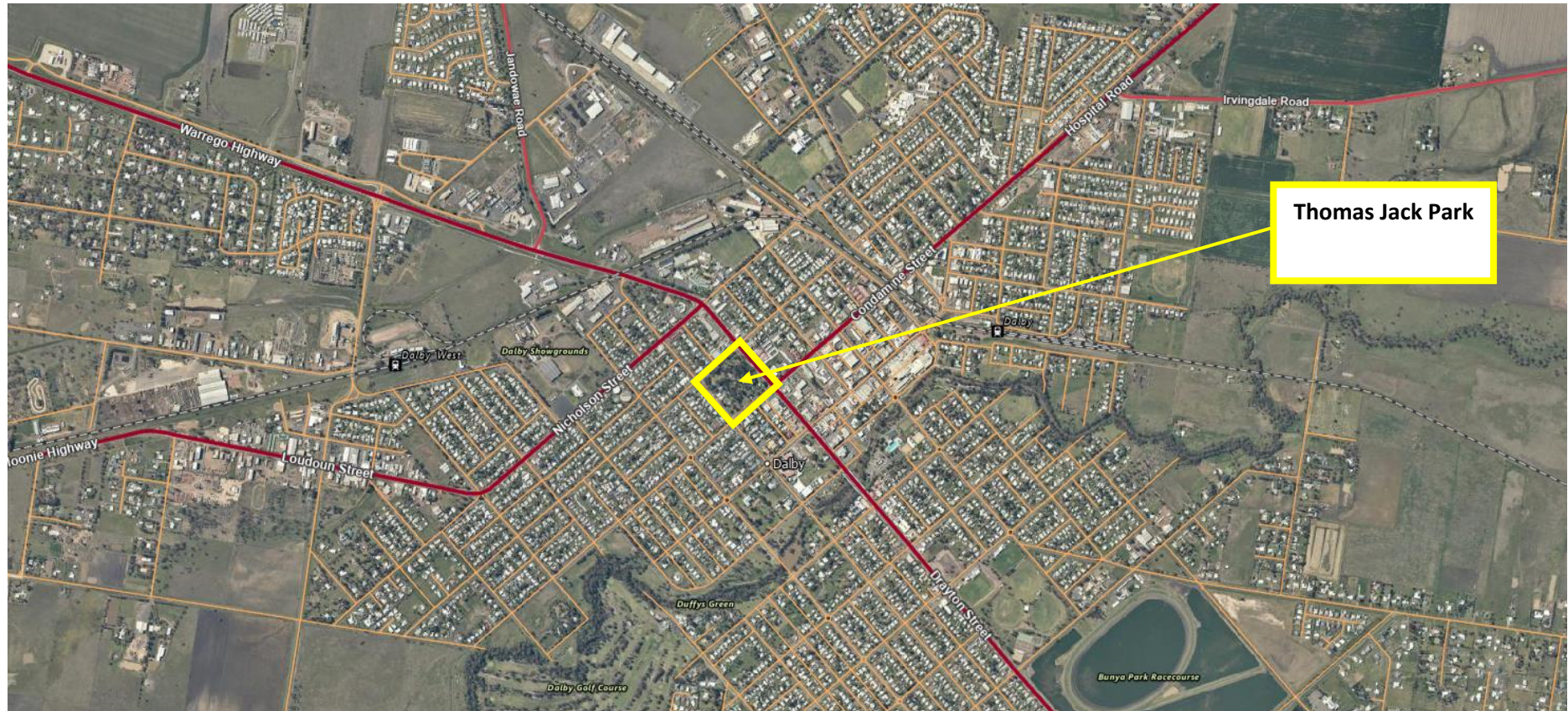
This Land Management Plan for Thomas Jack Park (RES 8508) on Lot 3 SP294272 provides a framework for the sustainable use and enhancement of this significant public reserve. The plan supports the park's ongoing role in providing open space for recreation while accommodating the development of key community infrastructure, including the new Dalby Cultural Centre housing the Library and Gallery uses as well as a Park Pavillion.

By balancing cultural, environmental, and recreational values, this plan ensures that the reserve continues to serve the diverse needs of the Dalby community and visitors alike. All proposed developments and land uses are consistent with the purpose of the reserve and relevant local and state planning policies. Measures outlined in this plan—such as development compliance, ongoing review and community engagement—will support the long-term sustainability and significance of the site.

Ongoing monitoring and regular reviews will be undertaken to ensure that land use remains appropriate and responsive to changing community needs, while protecting the environmental integrity and public value of Thomas Jack Park.

10.0 APPENDICES

10.1 Locality Map



Source: Queensland Globe

10.2 Aerial Photograph showing location of trust land and surrounding parcels



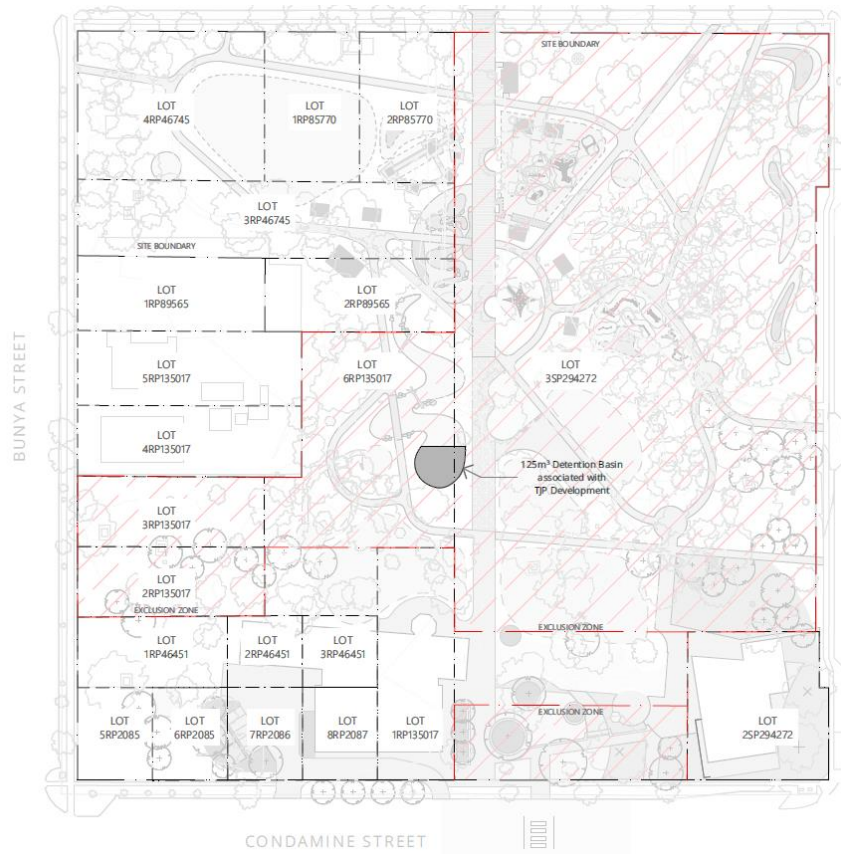
Source: Nearmap

10.3 Overall Dalby Cultural Centre context map



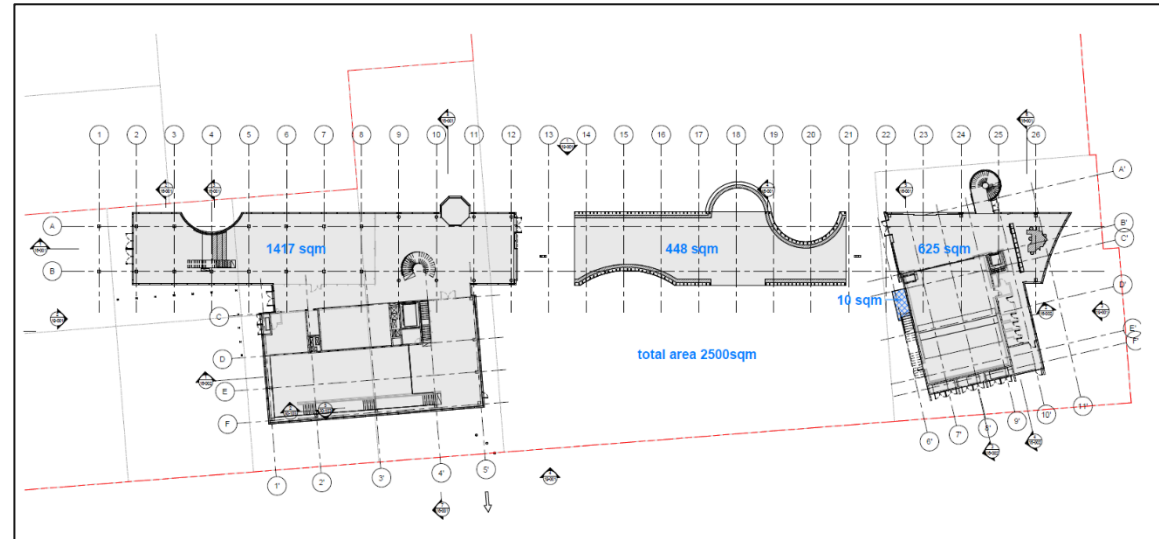
Source: Nearmap and OMA

10.4 Proposed Dalby Cultural Centre



Site Context Plan

Source: OMA



Plan- Built Footprint

Source: OMA

