



**LAND MANAGEMENT PLAN
THOMAS JACK PARK (part)**

Reserve RES 24471
Lot 2 SP294272
Drayton and Condamine St, Dalby

June 2025

1.0 INTRODUCTION

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

This Plan:

- a) relates to Reserve RES 24471m Lot 2 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 affect the public interest.
- d) how the outcomes established by the Plan will be monitored and reported.

Uses include:

- Primary use for the ongoing operation of the Dalby Visitor Information Centre.
- Primary use as access into Thomas Jack Park.
- Proposed secondary use for establishment of the proposed Dalby Culture Centre which will include a new Visitor Information Centre and Cinema.

In the preparation of this management 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 2 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 RES 24471 on 28 November 1987, then described as Lot 2 on CPAG4184 with an area of 1520m².

The Dalby Visitor Information centre was built on the Land and opened to the public in 1988.

On 23 May 2018 the Land was subdivided into Lot 2 on SP294272 and an area dedicated to public road. The amended plan for the lot was lodged on 29 May 2018 with an area of 1482m². This Land comprises part of the land known as Thomas Jack Park, Dalby, Queensland.

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

- The Land
- The other reserve land, being Lot 3SP294272, for the purpose of “park and recreation”.
- 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 LAND

Reserve Number	RES 24471
Lot on Plan	Lot 2 on SP294272
Locality	Dalby
Local Government	Western Downs Regional Council
Area of land (in m2)	1482.00 m2
Conditions of Tenure	Purpose: Local Government
	Sub-purpose: Tourist information centre-Community
Local name	Dalby Tourist/ Community Information Centre

4.0 EXISTING USES

4.1 Existing Uses

The Land is primarily used for:

1. Operations of the Dalby Visitor Information Centre from a single level brick building in the eastern corner of the Land. The centre provides various community services and facilities, such as:
 - a. An accredited Tourist information centre.

- b. Sale of souvenirs, and locally handmade goods such as preserves and honey.

The centre is run by volunteers and attracts visitors such as tourists to the Western Downs Region, day visitor drop-ins, visitors to Thomas Jack Park and community group members.

2. Public recreation purposes with associated public infrastructure.
3. Pedestrian pathways connect the information centre to the corner Drayton Street/ Warrego highway and Condamine Street. A secondary path adjoining the Centre continues onwards into Thomas Jack Park.
4. A sewer manhole is located within the eastern corner of the Land, which is connected to the existing sewer network that runs within the adjoining park.
5. Environmental features: Aerial imagery indicates that along with small shrubbery, six mature trees have been planted towards the perimeter of the Land. Three palm trees have been recently planted along the boundary facing 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 Condamine Street.

4.2 Existing Interests

Western Downs Regional Council is Trustee of the Reserve- Gazetted on 28/11/1987.

The Land is used for the purpose of Local Government- *Tourist information centre-Community*, - namely the facility known as Dalby Visitor Information Centre.

There are no other easements or encumbrances.

4.3 Existing Infrastructure

Existing built infrastructure within the reserve land includes the following;

- Single level building in the eastern corner of the Land that contains the Dalby Visitor Information Centre.
- Signage for Centre facing the corner of Drayton Street/ Warrego highway and Condamine Street.
- Signage for Thomas Jack Memorial Park, facing Drayton Street.
- Park benches and picnic table with benches.
- Multiple fixed bins.
- Sculpture in concrete with an approximately 3m hexagonal base. 2.4m in height. 3m wide concrete path around the sculpture.
- Concrete Pedestrian pathways lead to the information centre (4m wide) and into Thomas Jack Park (1.8m wide).
- Outdoor recessed LED floor lights.

5.0 PROPOSED USES 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.

5.1.2 Proposed Action (Consistent Use)

After extensive and ongoing public consultation, Council has resolved to proceed to detailed design and to sought the approval for a new Dalby Cultural Centre (“DCC”). The intended development proposes the establishment of a new visitor information centre on the Land that will remain consistent with the reserves use *Local Government Purposes (Tourist information centre)*.

5.1.3 Proposed Action (Inconsistent Use)

The intended development on the Land also includes the establishment of a new cinema and ancillary spaces.

The DCC is envisaged as an integrated community and cultural hub housing key community assets including library, art gallery and visitor information centre. The inclusion of a cinema component of the DCC is in response to the public consultation process and will complement the uses within the DCC.

As depicted in Appendix 10.3, the visitor information centre and cinema is strategically located on the Land, at the junction of Drayton Street/ Warrego highway and Condamine Street. The location helps minimise noise impacts to residents further down Condamine Street, whilst maximising visibility for the visitor information centre. The total footprint of these built elements on the Land is approximately **635m²**, designed to make efficient use of the site while conserving trees that are of significant value to the community.

The proposed layout for the building on the Land, aims to enhance functionality by clearly separating the activities associated with the Visitor Information Centre and those of the cinema. To support the separation of functions within the building, a secondary entrance has been proposed at the ground level, providing direct access to the cinema's circulation core. This leads to a first-floor lobby that serves as the primary entry point to both the multimedia room and the cinema foyer. The foyer functions as the main access point to the cinema and includes ancillary facilities such as a candy bar and ticket booth. In compliance with fire safety regulations, a secondary egress route has been incorporated, by providing an external staircase from the first floor to the ground level.

Provided with full height to maintain a visual connection to the adjacent park, the ground floor foyer is designed as an extension of the Visitor Information Centre. This allows for the foyer to function as a flexible space that can support a diverse range of community events and other activities. In doing so, it enhances the reserve's use for ‘Local Government Purposes’.

Detailed concept plans are attached to this Land Management Plan. The concept plans attached indicate the proposed facility, on completion, are intended to include;

- A two storey building with a maximum building height (at the roof ridge) of 11.0m.

- Foyer space, visitor information centre, kitchenette, candy bar/ ticket booth, cinema and supporting service rooms, toilet and bathroom amenities.

5.2 Review of the Inconsistent Use

The action proposed, that is, the location for the cinema component of the DCC on the Land an inconsistent use because it provides a use that is different to the visitor information centre. However, it must be observed that the primary use will be retained and enhanced through the establishment of a new visitor information centre.

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 DCC preserves and improves the core functions of the visitor information centre, including customer service counters, administrative offices, and shared amenities.
- B. The enlarged ground floor foyer offers the visitor information centre additional space for exhibitions, displays, and the sale of locally crafted merchandise.
- C. The proposed separation of uses across two levels, each with their own dedicated entry, ensures that activities and circulation associated with the cinema and multimedia spaces on do not adversely impact the functionality or operations of the Visitor Information Centre.
- D. Services and amenities for the cinema and multimedia spaces have also been separated from those associated with the visitor information centre, thereby enhancing the primary use's amenities.
- E. The cinema and multimedia spaces serve as complementary elements that will increase visitor engagement with the Dalby Visitor Information Centre.
- F. The proposed cinema is designed with a multifunctional approach to encourage and support local community activities that complement the reserve's primary use.

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 interests of the wider community will be either be enhanced or adversely affected by a 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 DCC significantly enhances the town's cultural and entertainment offerings, providing a valuable social and recreational space for residents.
- B. The inclusion of a cinema in the DCC was the most requested facility in both the survey and in-person community consultations, highlighting strong community interest and demand.

- C. The community expressed that Dalby lacks entertainment options, especially for youth, making the cinema a highly sought-after addition to the town's amenities.
- D. The cinema is considered a crucial entertainment venue, particularly for teenagers, offering a local option and reducing the need to travel to other towns.
- E. The cinema is viewed as a social hub where residents can gather, spend time together, and share experiences.

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.

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 the 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 has been approved.

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 that the purpose of the Reserve for Local Government and sub-purpose as Tourism Information Centre are maintained at all times.
- 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

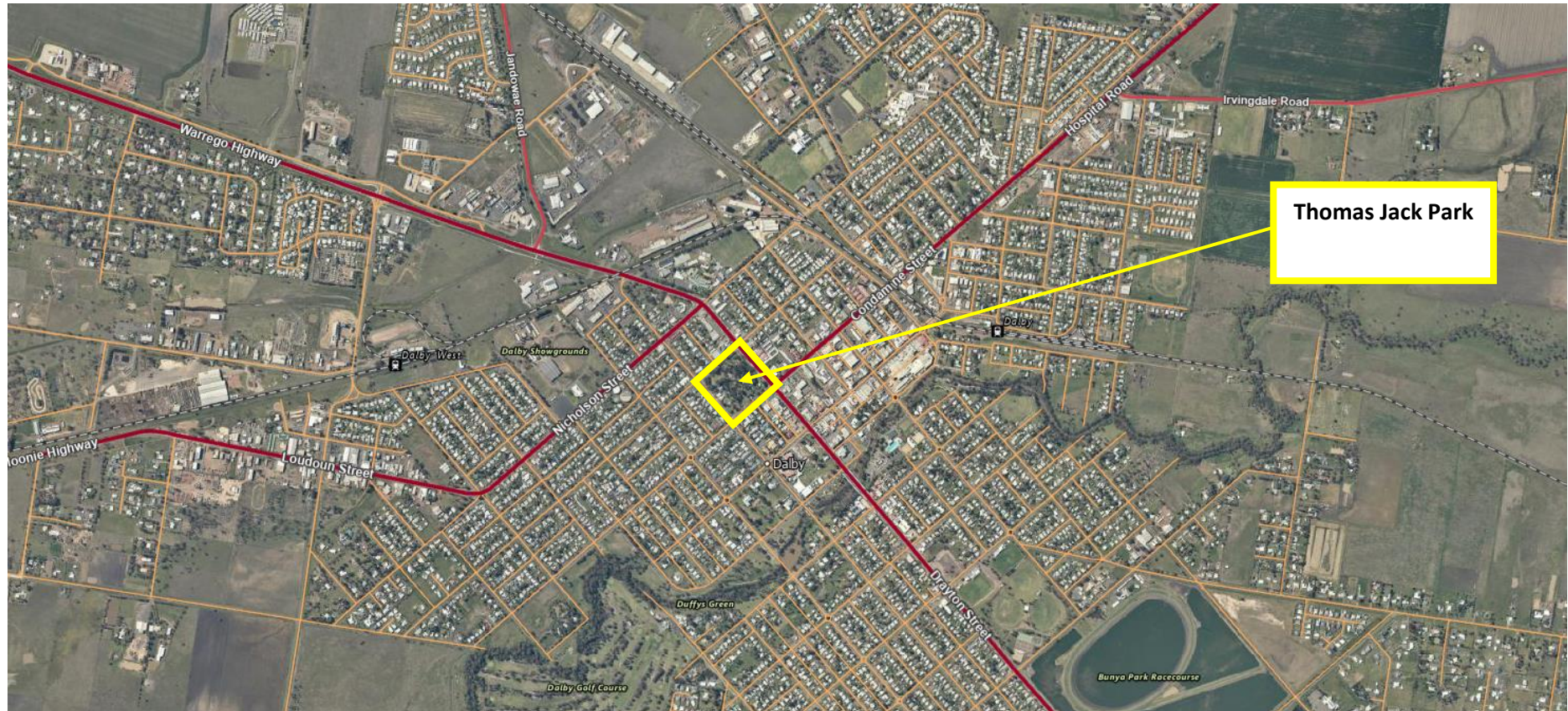
This Land Management Plan for Thomas Jack Park (Reserve RES 24471) on Lot 2 SP294272 provides a framework for the sustainable use and enhancement of this significant public reserve. The plan supports the park's ongoing role in providing open space for recreation while accommodating the development of key community infrastructure, including the new Dalby Cultural Centre housing the Visitor Information Centre and Theatre use.

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 vegetation management, access control, and community engagement—will support the long-term health, accessibility, and cultural 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



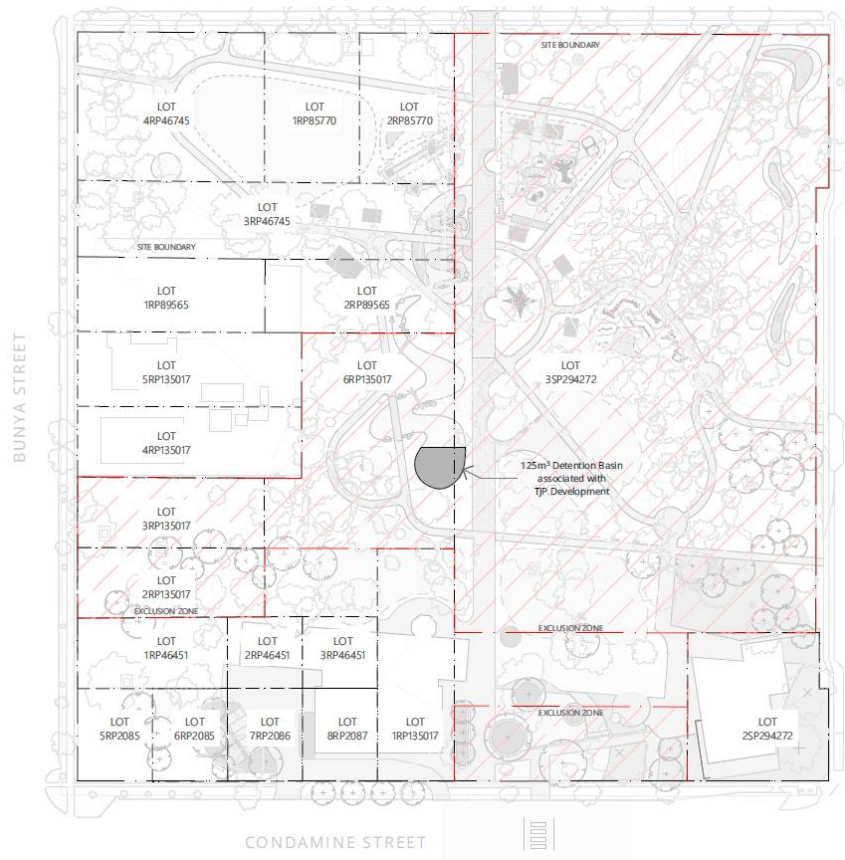
Source: Nearmap

10.3 Overall Dalby Cultural Centre context map

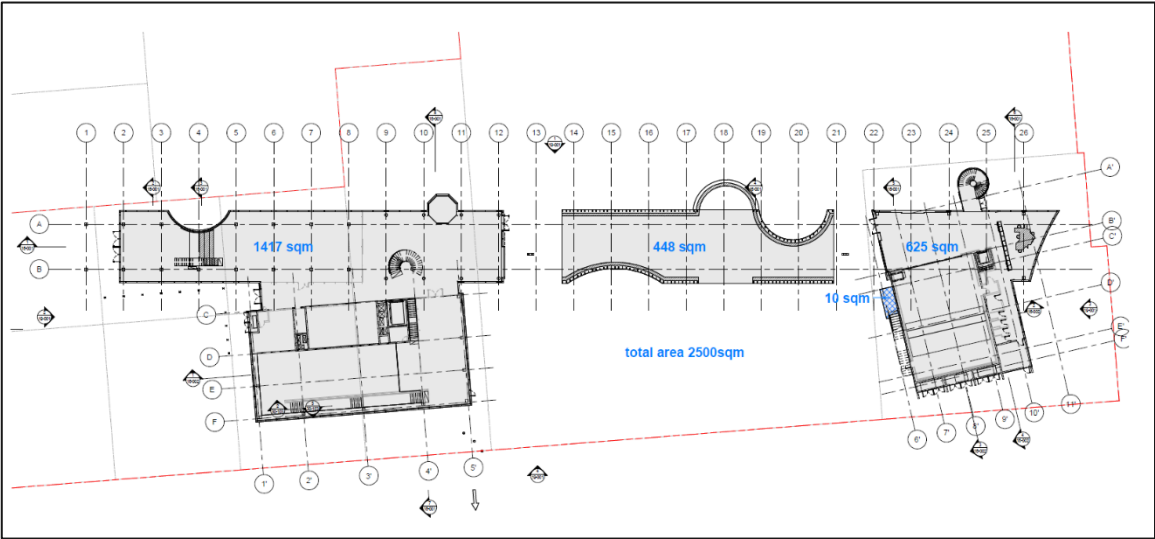


Source: Nearmap and OMA

10.4 Proposed Dalby Cultural Centre



Source: OMA



Source: OMA

