



RJ Richardson Park Land Management Plan

Lot 128 on Survey Plan 178961

*Trust Land for
Parks, Public Boat Ramp, Recreation and Sport Purposes*

135 Brisbane Terrace, Goodna QLD 4300



1. INTRODUCTION

This Land Management Plan (LMP) applies to the parcel of land located at 135 Brisbane Terrace, Goodna QLD 4300, also known as RJ Richardson Park and encompasses Goodna & District Rugby League Football Club Inc., JUST Sports n Fitness, the Goodna Boat Ramp and open park facilities.

The purpose of this LMP is to:

- recognise and address any current and future reserve land management issues;
- guide Council in the development, maintenance and management of the reserve land;
- provide clear information to the Department of Natural Resources, Mines and Energy (DNRME) on any planned development in line with the reserve land; and
- assist Council in the management of leases over the reserve land.

As appointed Trustees, the goal of Ipswich City Council (Council) is to ensure that the reserve land is being preserved and maintained to enhance its environmental and cultural features. The land is utilised on a regular basis by the local community as well as visitors to the area. Council aims to provide an atmosphere for social uses and inclusion of community groups that use or could use the reserve land facilities.

Council's duty of care to the reserve land is being upheld by regular cleaning and maintenance of the land and facilities. The works completed to date are not affecting the natural attributes or features of the land, but rather adding to the available usage by providing the community with a high standard public space that is meeting the needs of the community.

Subject Land: Lot 128 on Survey Plan 178961

LMP Duration: Ongoing

LMP Reviews: Review of this LMP will occur at the following times:

- at the expiry or surrender of any current Trustee Leases;
- upon request of any secondary use;
- in consultation with relevant users/lessees at least every five (5) years or as required with three (3) months' notice of the requirement for such review being given; 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* within one (1) month of such amendment being made.

Minor amendments may be made by Council to improve operational efficiency of the plan with the amended LMP being submitted for approval under the *Land Act 1994* within one (1) month of such amendments being made.

2. TRUSTEE DETAILS

The parcel of land described as Lot 128 on SP178961 and comprising of RJ Richardson Park is State owned land and as such must adhere to the requirements of the *Land Act 1994* and associated controls. The Act's purpose is to 'consolidate and amend the law relating to the administration and management of non-freehold land and deeds of grant in trust and the creation of freehold land, and for related purposes'.

This LMP has been prepared as a requirement of the Department of Natural Resources, Mines and Energy (DNRME) in accordance with section 48(a) of the *Land Act 1994*.

The gazetted purpose of the Reserve is for 'Park, Public Boat Ramp, Recreation and Sport'. This guides the primary and secondary uses of the reserve land and Council (as Trustees) manage the reserve land in accordance with its purpose. The contact details relating to the management are:

Chief Executive Officer

Ipswich City Council

Phone: (07) 3810 6666

Fax: (07) 3202 1389

Post: PO Box 191, IPSWICH QLD 4305

Email: council@ipswich.qld.gov.au

3. EXISTING TENURE OF THE SUBJECT LAND

Trust Land Description:	Reserve for Park, Public Boat Ramp, Recreation and Sport purpose
Lot / Plan:	Lot 128 on Survey Plan 178961
Locality:	135 Brisbane Terrace, Goodna QLD 4300
Local Government:	Ipswich City Council
State Electorate:	Bundamba
Area of Land:	110,000 m ²
Conditions of Tenure:	In 1934 the land was granted to Ipswich City Council in trust by The State of Queensland.

4. EXISTING USES

4.1 Existing Uses – Primary and Secondary

In accordance with its intended purpose, RJ Richardson Park is primarily used by members of the local community and sporting organisations for '*Parks, Public Boat Ramp, Recreation and Sport*' purposes. The following are the existing uses of the land:

- **Community Park and Recreational Facilities** – Council provide and maintain the following facilities and areas:
 - public boat ramp
 - BBQs/picnic facilities
 - access to drinking water
 - gazebos/rotunda/shelters
 - seats/benches
 - public toilets
 - open play areas
 - landscaped parklands
 - playground equipment
 - car parking
 - recreational pathways
 - strength and agility stations

Unique in its location, RJ Richardson Park has a rich environmental context and is well used by the local community. It is one (1) of the seven (7) major parks that service Goodna.

- **Goodna Boat Ramp** – the boat ramp was constructed in the early 1970's with an extension added in 1984 to enable all tide access. Adjacent to the junction of Woogaroo Creek, the boat ramp provides the local community and visitors with access to the Brisbane River for recreational boating. The *Waterside Parks Strategy: Bremer & Brisbane Rivers (EDAW, 1998)* identifies RJ Richardson Park as a key park within the open space network that provides a focal point of river access for large user groups and is a key launch site along the Brisbane River Canoe Trail.

Secondary uses exist through the following formal Trustee Lease agreements:

- **Goodna & District Rugby League Football Club Inc.** – a community sporting club founded in 1912, the club plays a pivotal role in the Ipswich sporting community. The club allows for junior and senior members to participate in the local Rugby League Ipswich competition. Areas of the club are available to the community for private hire.
- **Australian Crawl (Goodna) Pty Ltd operating as the Goodna Aquatic Centre** – a multi-use complex that includes a swimming pool, gym and indoor sports centre. Operators of the complex participate in Ipswich City Council's 'Active and Healthy' programme by providing the community with free or low-cost activities. Areas of the complex are also offered to the community for private hire.

Council will continue to develop and enhance the park in line with its 'Open Space and Recreation Strategy'. The strategy is key to assisting Council in the planning and delivery of open spaces that provide the Ipswich community with land for conservation, sports grounds, waterside parks and recreation facilities.

4.2 Existing Interests

Trustee Lease agreements over areas of RJ Richardson Park are currently held between Council and the following community and commercial organisations:

- The **Trustee Lease (Dealing No. 701501649) between Council and Goodna and Districts Rugby League Football Club Inc.** over part of the land (Lot A in Lot 128 on SP178961 on SP212627) commenced on 19 August 1996. Though the Trustee Lease expired on 31 December 2015, the Trustee Lessee remains on a Trustee Permit until a new Trustee Lease can be agreed upon.

The Trustee Permit with the Goodna and Districts Rugby League Football Club Inc. will run through to 31 December 2019 by which time it is anticipated that Council will be in a position to offer the club a longer term Trustee Lease.

In 2011 the Trustee Lessee relinquished their exclusivity over the whole of the playing field and associated change and toilet facilities in favour of a Council issued Seasonal Permit, allowing Council to provide availability of the assets to local schools and community groups for sports and similar activities.

The new Trustee lease currently being negotiated will be for the club house and surrounding area with the playing field and change and toilet facilities to continue under a Seasonal Permit.

- The **Trustee Lease (Dealing No. 711636071) between Council and Australian Crawl (Goodna) Pty Ltd operating as the Goodna Aquatic Centre** over part of the land (Lot A in Lot 128 on SP178961 on SP212627). The lease commenced on 1 September 2004 and is due to expire on 31 August 2024.

The lease arrangement permits the Trustee Lessee to use and permit to be used the premises as a 'swimming pool and gymnasium facility' only, unless additional uses have the prior written consent from Council.

IMAGE 1 - Goodna and District Rugby League Clubhouse and Playing Field

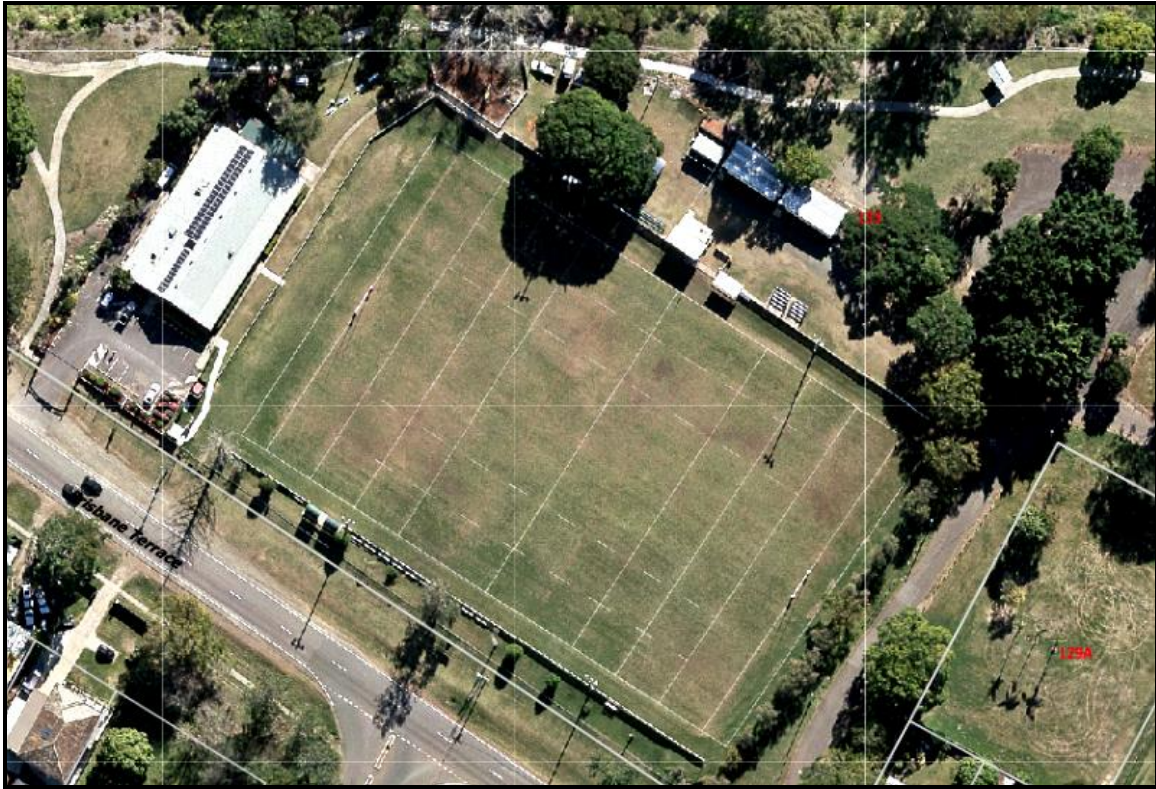


IMAGE 2 – Goodna Aquatic Centre



IMAGE 3 - Park Public Toilet Facility



IMAGE 4 - Play Equipment



IMAGE 5 - Goodna Boat Ramp



4.3 Native Title Status

Native Title implications will be suitably addressed for any dealings on the trust land.

5. PROPOSED USE/S OF THE SUBJECT LAND

In the future, the primary use of RJ Richardson Park will continue to be for 'Park, Public Boat Ramp, Recreation and Sport' purposes in alignment with the Reserve. It is intended that the park remains for general community use with the particular purpose of retaining and enhancing the recreational and sporting significance of the area and infrastructure within its boundaries such as that of the sporting clubs and facilities with the secondary uses on this land supporting this primary purpose.

Over time Council has invested in the development of the land to invite wider community use. This has included the installation of infrastructure such as pathways, enhancements to the public boat ramp, play areas, and landscaping.

Should any future proposal for the parks development be pursued, Council will consult with and provide full disclosure to DNRME. Any proposal will be subject to approvals under the appropriate planning legislation, the *Land Act 1994* and DNRME's secondary use policy for trust reserves.

During the negotiations of a new Trustee Lease with the Goodna and Districts Rugby League Football Club Inc. it was found that in 2010, the Trustee Lessee obtained Licences from the State of Queensland for both the operation of gaming machines under a Gaming Licence and the sale of liquor under a Community Club Licence. As the operation of gaming machines is not supported on community trust land, Council have prepared this Land Management Plan for the reserve for consideration by the community and DNRME, before a further tenure agreement can be established.

It is the proposed intention of Council, under a new Trustee Lease, to allow the Trustee Lessee to continue to exercise the terms of the Gaming and Community Club Licences, which will include the operation of gaming machines and the sale of liquor.

After due consideration and the absence of concern from the community, Council has concluded that these club activities are an appropriate secondary use of trust land where community benefit is demonstrated, and there is acceptance of such activities at this location.

Current licence agreements issued by the Office of Liquor and Gaming Regulations:

- Gaming Machine Licence No. 1584 (Issued 12 December 2010)
- Community Club Licence No. 84808 (Issued 14 February 2019)

Up to and including the time this LMP was produced, Council had not received any form of complaint or concern from the community or otherwise, in regards to the operation of gaming machines or the sale of liquor at the Goodna and Districts Rugby League Football Club.

Is the Proposed or Existing Secondary Use Consistent with the Primary Use of the Trust Land? No

6. COMMUNITY CONSULTATION

Internal Council Consultation

The purpose of this consultation was to understand the issues, opportunities and constraints applicable to Richardson Park and the various community user groups.

- **Context of the Use:** *The proposed use of Richardson Park aligns with Council's 'Open Space and Recreation Strategy'* – The land at 135 Brisbane Terrace, Goodna is located within the Recreation Zone of the Ipswich Planning Scheme. As a land use, the two Trustee Leases are defined as a Recreation Use. The Planning Scheme definition of Recreation Use includes facilities providing for “car parking; or the social and administrative activities of any organisation associated with the use of the premises”.
- **Environmental:** *Will the proposed use of Richardson Park burden the environment and/or neighbourhood* – The position and removability of bins and toilets needs to be a consideration in regards to flooding and associated contamination.

There is often litter around the boat ramp associated with fishing activities, however this is only one of the few safe access points for this type of activity. Council has 10 x 240 litre waste bins throughout the park which are emptied twice weekly. Goodna Rugby League has 2 x 3 metre industrial bins which are emptied on call and the swimming pool has 1 x 3 metre industrial bin which is emptied weekly.

Another consideration is the associated wake impact erosion on the river bank and noise/disturbance from trailer boat traffic. However, as the boat ramp has been in regular use for some time this should not be a new concern.

The relocation of the boat ramp has been considered by Council with regards to the erosion and scour protection of the river banks. Council has determined that this is not a priority and would not be funding the relocation in the near future or until demand is demonstrated.

- **Site Constraints:** *Are the facilities of Richardson Park suitable and can they be managed accordingly* – The site was flood effected in 2011. While a decent sized park, the park is constrained in its shape in that there is only sufficient space for one rectangular sports field which limits the football club's capacity to expand in size and membership and the number of additional fields. Impact on other areas in Park?
- **Legislative:** *Approval of the State will be required to comply with Legislative requirements* – The inconsistent use of the Reserve, being the issue of liquor and gaming licences will need approval under the *Land Act 1994*.
- **Community Impact:** *Will the proposed use of Richardson Park impact negatively on the Community* – All existing user groups have been operating the same way for many years with no real issues or impact upon the community. There may be issues with neighbouring properties as a result of limited car parking but this does not contravene the LMP or purpose of the land.
- **Conflict with established business:** *Will the proposed use of Richardson Park create a conflict with established businesses that service a similar clientele* – No evidence has been found to show that any local businesses would be negatively impacted from the Goodna

and Districts Rugby League Football Club operating poker machines under a Gaming Machine Licence or allowing the sale of alcohol under a Community Club Licence. On the contrary, evidence shows that the community would benefit from the increase in club activities that operate under such licences.

- **Stakeholder requirements:** *Will the proposed use of Richardson Park meet the requirements of the diverse groups of stakeholders* – The recreational facilities of Richardson Park are openly available for use by the wider community. Use of the playing fields located outside the Goodna and Districts Rugby League Football Club are available to school and community sporting groups and clubs through Council's online booking system.

It is intended to provide a Trustee Lease to Goodna Rugby League Club for exclusive use of the Clubhouse and surrounding areas as previously outlined. The lease will detail management and maintenance responsibilities, responsibility for utilities and outgoings and facility improvement responsibilities for each party including asset maintenance responsibilities and schedules. The fields and change rooms will remain the responsibility of Council to manage.

The whole site is well received by the community as a whole as it offers a variety of opportunities to engage with the parklands through active sport, play and recreation, picnic, exercise, boating and access to the river and through the provision of a swimming pool.

- **Future proofing:** *Will the proposed use of Richardson Park meet present and future demands from users* – Council is confident that the current recreational and sporting facilities located within Richardson Park will continue to provide for the community over the next twenty (20) years and beyond.

All facilities and assets under the responsibility of Council will be maintained as per Council's Desired Standard of Service for asset maintenance and cleaning.

The above information was collected and clarified to provide a direction that defines site specific issues for consideration in the LMP.

7. SUMMARY AND RECOMMENDATION

Upon approval in terms of the *Land Act 1994* of this land management plan and where a written authority under *section 64* of the *Land Act 1994* is current, the trustee is able to issue a trustee lease/permit for consistent use of the trust land.

Any proposed inconsistent trustee leases/permits of the trust land that do not diminish use of the trust for its dedicated purpose will be submitted by the trustee for approval in terms of the *Land Act 1994*.

8. APPENDICES

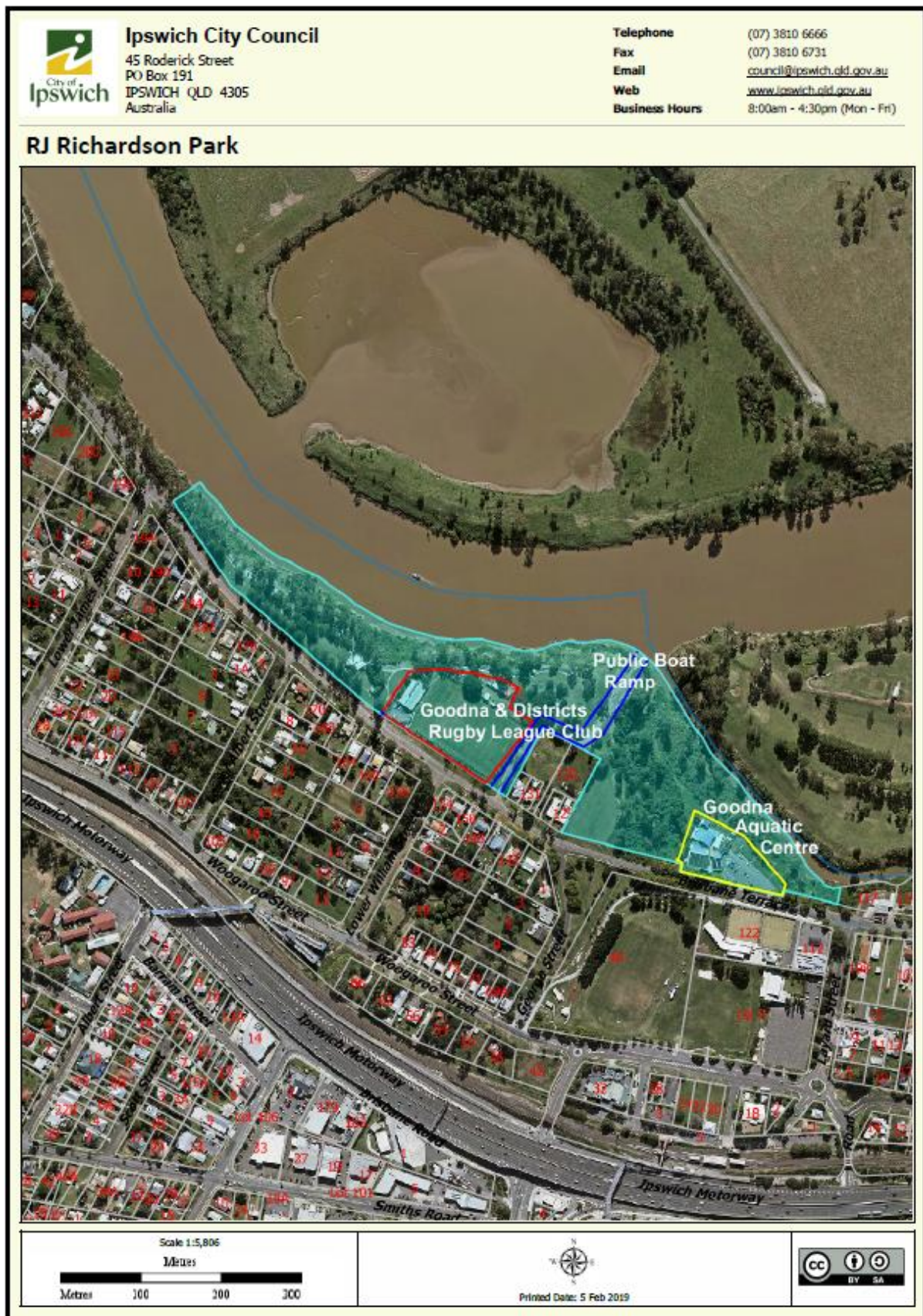
Appendix A – Locality Map

Appendix B – Aerial photo showing location of Trust Land and Surrounding parcels

Appendix C – Survey Plan of RJ Richardson Park, detailing Leased areas

Appendix D – Title Document

Appendix A - Locality Map



Appendix B – Aerial photo showing location of Trust Land and Surrounding parcels



Appendix C – Plan of RJ Richardson Park, detailing Leased areas.

Appendix D – Title Document

INTERNAL CURRENT RESERVE SEARCH NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND	
Search Date: 05/02/2019 11:47	Title Reference: 49006520 Date GAZETTED: 10/07/1886
Opening Ref: SG 86-14299 Purpose: PARKS, PUBLIC BOAT RAMPS, RECREATION AND SPORT Sub-Purpose: Local Name: Address: BRISBANE TCE, GOODNA County (R) No: R359 File Ref: RES 86-098	
TRUSTEES	
IPSWICH CITY COUNCIL Gazetted on 22/09/1934 Page 739	
LAND DESCRIPTION	
LOT 128	SURVEY PLAN 178961 Gazetted on 28/04/2006 Page 1560 Local Government: IPSWICH
Area:	11.000000 Ha. (ABOUT)
EASEMENTS AND ENCUMBRANCES	
1. RESERVE BY-LAWS No 602823643 (4) 02/07/1996 at 12:27 MODEL BY-LAWS HAVE BEEN ADOPTED Lodged at 12:27 on 02/07/1996 Recorded at 12:27 on 02/07/1996	
2. TRUSTEE LEASE No 701501649 19/08/1996 at 16:38 to GOODNA AND DISTRICTS RUGBY LEAGUE FOOTBALL CLUB INC OF PART OF THE LAND TERM: 01/01/1995 TO 31/12/2015 Lodged at 16:38 on 19/08/1996 Recorded at 14:07 on 25/10/1996	
3. TRUSTEE LEASE No 711636071 09/05/2008 at 14:49 AUSTRALIAN CRAWL (GOODNA) PTY LTD A.C.N. 120 208 255 OF LOT A ON SP212627 TERM: 1/09/2004 TO 31/8/2024 OPTION NIL Lodged at 14:49 on 09/05/2008 Recorded at 08:37 on 14/05/2008	
ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL	
CERTIFICATE OF TITLE ISSUED - No	
Caution - Charges do not necessarily appear in order of priority	
** End of Current Reserve Search **	
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