LAND MANAGEMENT PLAN

Herberton - Old Battery Site
Reserve for Park and Recreation
(Lot 701 on SP248420)
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(Lot 701 on SP248420)

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Introduction

The Old Herberton Battery Site is located on Grace Street next to Wild River Bridge (Highway 52) in the town of Herberton. The land consists of one parcel of State land, Lot 701 on SP248420 and was the site of a tin processing battery, built in 1881. The battery was dismantled, the land cleared and tenure handed over to the Queensland Government in the 1980s.

The Herberton community is keen to develop what is now a vacant block into a recreational park to accommodate a maze, open air concert stage and other park facilities.

Tablelands Regional Council (‘Council’) applied to the Department of Natural Resources and Mines (‘DNRM’) and received advice (8 July 2013) that the creation of a reserve for ‘Park and Recreation’ over the land had been approved and that Council was appointed Trustee. As part of this process Council is required to complete a Land Management Plan.

Purpose of the Document

In its role as Trustee, Tablelands Regional Council (‘Council’) must ensure that the management, development and use of the new reserve containing; Lot 701 on SP248420 (‘Reserve’), whether by its representative, any lessee, licensee or other user, complies with statutory guidelines and in a manner consistent with the Reserve’s gazetted purpose.

The function of this Land Management Plan is:

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

This Land Management Plan has been prepared in accordance with the Queensland Government’s ‘Land Management Planning for Reserves or Deeds of Grant in Trust – Information Kit’.

Duration of Land Management Plan

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

Application of Land Management Plan

This Land Management Plan applies to; Lot 701 on SP248420, commonly known as the Old Battery Site, situated on Grace Street, Herberton.
1 Compliance with Legislation, Planning Schemes, etc

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

Compliance with other legislation may be triggered from time to time due to any proposed development on the land.

1.1 Land Act (Qld) 1994 and Land Regulation 2009 (Qld)
The property consists of one parcel of land; Lot 701 on SP248420, held in trust by Tablelands Regional Council with a Gazetted purpose of ‘Park and Recreation’.

1.2 Tableland Regional Council Planning Scheme
On 1 January 2014 Mareeba Shire Council de-amalgamated from the Tablelands Regional Council. Prior to the de-amalgamation the Tablelands Regional Council had been in the process of creating a Planning Scheme to cover the whole Council area, superseding the previous individual Schemes created by the former; Atherton (2002), Mareeba (adopted 2004, effective 2005), Eacham (2006), and Herberton (2005) Shire Councils. Until the new Tablelands Scheme is completed, excluding the new Mareeba Shire Council, existing Schemes will remain in force.

The Reserve is zoned ‘Potential Expansion’ under the Herberton Planning Scheme (2005).

2 Trustee Details

Trustee Name
Tablelands Regional Council

Trustee Address
PO Box 573, Atherton QLD 4883
45 Mabel Street, Atherton
Ph: 1300 362 242
Fax: 07 4091 4300

3 Tenure Details of the Subject Land

Title Reference: 49107992  Gazetted: 06/05/2014

Owner  State of Queensland (Represented by Department of Natural Resources and Mines)

Trustees: Tablelands Regional Council

Purpose: Park and Recreation
Lot: 701  Plan: SP248420

Local Government: Tablelands Regional Council

Area of Land (hectares): 1.128ha

Easements and Encumbrances: Nil

(For more details see Addendum, section 8.1 Copy of Tenure Search)

4 Existing Description of Subject Land

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

4.2 Brief History
The Herberton district was the traditional land of the Bar Barrum People and Jirrbal People. The arrival of mining displaced local indigenous people and later events like the 1918 flu pandemic and removal of people to the Mona Mona Mission further decimated the indigenous population.

Tin was discovered in the area in 1875 by James Venture Mulligan and by 1880 the town of Herberton was established and tin mining was booming. The Great Northern Battery was built in 1881 on the site of the Reserve. At its peak, Herberton was the richest tin mining field in Australia, however the battery was subject to the ebb and flow of mining economics and closed when mining finally ceased in 1978. The site reverted from private ownership and became State owned in the 1980s with the site being cleared and extensive remedial work done to sanitise the terrain. Processing of tin is relatively cleaner than other minerals, even so, the original ground cover was stripped, replaced with clean earth and landscaped to provide a sealed earth membrane to mitigate against leaching of potential subsoil contaminates.

Prior to local government amalgamation (2008), the Herberton Shire Council was working towards the development of the battery site as a recreation park. Since then (2013), two community groups, the Herberton Museum Volunteers and the Visioning Herberton Group, have continued planning the development. A future name for the park is yet to be decided.

Development concepts for the park include; a large hedged maze, open air concert area, BBQ area and other park facilities to provide additional attractions for visitors and locals alike.

In recent years the Herberton community has enjoyed an increase in tourism thanks to the development of historical sites, museums and visitor amenities.
4.3 Site Description and Condition

The Reserve is located on Grace Street with Wild River curving around the western and northern boundary of the land. The Herberton/Atherton rail line runs along the southern side of the Reserve.

The land slopes rapidly from the eastern corner, north and west towards the river with a level benched area that originally contained part of the battery structure.

The Reserve is open space with a ground cover of coarse grasses. There is a strip of regrowth trees and vegetation established along the river banks.

The original site was stripped to remove any potential contaminated soils, then landscaped and covered with clean fill to mitigate against any subsoil leaching. Coarse grasses were sown to provide ground cover. The site is zoned as 'Medium Bush Fire Hazard'.
4.3.1 Figure 1: Layout of Reserve

4.4 Existing Infrastructure
The following infrastructure is located within the Reserve:

- Power meter box (not connected) and additional power outlets near the centre of the Reserve.
- Water pipes with taps to various parts of the site.
- Interpretive sign about the site.
- Galvanized post, rail and wire fence running partway alongside the railway track boundary.
- Signs along river bank warning of water hazard in the Wild River.

4.5 Existing Uses

4.5.1 Primary Use
The Reserve is to be held in trust by Tablelands Regional Council for the purpose of 'Park and Recreation'.

4.5.2 Secondary Use
There are no Secondary Uses formally proposed at this time. The Herberton Museum Volunteers and Visioning Herberton Group are planning a development of the land and this is discussed in section 4.9 Proposed Use/s of Subject Land

4.6 Exclusivity and Restrictions of Existing Use
No exclusive or restricted uses of the land.

4.7 Existing Interests
There are no registered interests on the land title.

4.8 General Local Area Description
Herberton is about 918 metres above sea level on the Atherton Tablelands and about 18kms southwest of Atherton (see Figure 2 below). The town has a population of 934, according to the 2011 Census. The surrounding area has a diverse range of agricultural industries and Herberton town is developing as a popular tourist destination, particularly for its expanding historical and mineral collections and attractions.
4.8.1 Figure 2: Location of Herberton
4.8.2 Figure 3: Location of the Proposed Reserve in Herberton
4.9 Proposed Use/s of Subject Land

There are no formal proposals for development of the Reserve currently lodged with Council, however the Herberton Museum Volunteers and Visioning Herberton Group, supported by local Division 2 Councillor - Shaaron Linwood, have agreed on a concept to develop the site to contain a large hedged maze, open air concert area, BBQ area and other park facilities (see schematic below).
4.10 Commerciality
The Reserve supports non-profit use by community organisations and clubs. Revenue streams for these organisations and clubs may include membership fees, funding submissions, facilities hire, fundraising and community events. Any revenue raised on this land will be used by these organisations and clubs to deliver community services and programs and for the ongoing management and maintenance of on-site facilities.

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

4.11 Community Consultation
There were extensive public consultations as part of the Tablelands Sport and Recreation Plan 2010 and during the Tablelands Community Plan, 2011-2021.

During the preparation of this plan there has been ongoing consultation with stakeholders and the community.

Formal community consultation has taken place with placement of advertising in the Public Notices section of the local newspaper calling for submission and, copies of the draft Land Management Plan were placed on public display at the Tablelands Regional Council, 45 Mabel Street, Atherton and on Council’s website. No public submissions were received to the draft Plan following a one month response period.

5 Goals and Actions of the Land Management Plan

5.1 Goals and Actions
The goals of this Land Management Plan are:

1. Herberton Museum Volunteers, Visioning Herberton Group and the Herberton community in partnership with Council to form an action group specifically to plan and manage the future development of the Reserve.

2. The new action group to draw up plans for the development of the Reserve including funding, construction and ongoing development, facilities management and overall maintenance.

3. The action group to devise a name for the Reserve in consultation with the Herberton community.

4. Council to change the zoning of the land to align to the new Tablelands Planning Scheme at an appropriate time.

5. Council to continue to maintain the Reserve for the benefit of the community.
6 Monitoring and Revision

Council will monitor and review this Land Management Plan periodically, with a substantial review as required to ensure that the Plan still meets the community's needs.

As required, all leases between the Trustee (Council) and lessees will include clauses outlining:

- Any activities (including developments) that will require the Trustee’s (or Minister’s) approval.
- That it is the Trustee’s responsibility to monitor lessee compliance with lease conditions.
- Regular communication with the community will occur to monitor usage of the Reserve and to assess the suitability of this Management Plan.

7 Summary and Recommendations

Summary

The former Herberton Shire Council (prior to 2008) was working towards the development of the old battery site as a park and recreation area. More recently (2013) this concept has been supported by the volunteers of the Herberton Mining Museum and the Visioning Herberton community group. The Tablelands Regional Council has subsequently gained agreement from the Department of Natural Resources and Mines to become trustee of a newly created Reserve on land that contained the old battery site.

On completion of this Land Management Plan it is the desire of the interested community groups to form an action group to specifically plan and manage the development of the Reserve.

Herberton continues to grow as a tourist destination, particularly because of the ongoing development of its historical attractions. The community is committed to creating more recreational facilities and attractions for visitors and locals.

Recommendations

- The community to proceed with the formation of an 'action group' to specifically plan and manage the development of the Reserve in partnership with Council.
- The action group to plan in detail the development of the Reserve to meet local community and growing tourism needs. This planning to include thorough market research to ensure facilities match tourism and visitor requirements long term.
- The action group to devise a suitable name for the Reserve in consultation with the Herberton community.
Council to meanwhile continue to maintain and manage the Reserve for the benefit of the community.

8 Addendum

8.1 Copy of Tenure Search

CURRENT RESERVE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18541878
Search Date: 13/05/2014 09:01

Title Reference: 49107992
Date CREATED: 06/05/2014

Opening Ref: 2013/001821
Purpose: PARK AND RECREATION
Sub-Purpose:
Local Name:
Address:
File Ref: RES

TRUSTEES
TABLELANDS REGIONAL COUNCIL CREATED on 06/05/2014

LAND DESCRIPTION
LOT 701 SURVEY PLAN 240420 CREATED on 06/05/2014
County of CARDWELL Parish of HERBERTON
Local Government: TABLELANDS

Area: 1.128000 Ha. (SURVEYED)

EASEMENTS AND ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Reserve Search **

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Requested By: External Supervisor
8.2 Photographs

The Reserve today

Hazard signs at Wild River. Possible contaminants from other sites

Original battery pre 1900

Battery rebuild 1904

Battery 1955

Battery being dismantled 1980s