

Land Management Plan

Ravenswood Ambulance Building



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SUMMARY

This Land Management Plan is provided to demonstrate compliance with the *Land Act 1994* for the sustainable use, development and management of Trust land. This Land Management Plan will highlight:

1. The proposed management of land according to its gazetted use;
2. The future intentions for the trust land in accordance with the Charters Towers Regional Town Plan Version 2;
3. Priorities (including social);
4. Environmental procedures to prevent pollution and/or land degradation;
5. An improved efficiency of land use; and
6. Financial responsibilities for the implementation of the proposed use.

Life of Land Management Plan

The expected life of this Land Management Plan is from the date of the approval until the expiry date of the Trust Land Reserve associated with the proposed use.

Compliance with Legislation, Planning Schemes

In accordance with the *Land Act 1994*, Trust land is to be managed with the State's interests in mind for the benefit of the people of Queensland. Management of Trust land must also take into consideration other State legislation and the Local Government Planning Scheme and policies.

Reserve Purpose:	Museum
Zone:	Township
Other:	Queensland Heritage Register entered on 21 October 1992 (Place ID 600445) - Health and Care Services, Ambulance Station.

Consideration of the Queensland Government implementation guides which are identified below were also taken into consideration:

- Secondary Use of Trust Land (PUX/901/209); and
- Leases over Reserves (PUX/901/210).

PROPERTY DETAILS

Tenure

Existing Tenure(s):	Reserve
Purpose:	Museum
Lot and Plan:	Lot 23 on GS834
Location:	Deighton Street
Title Reference:	49014123
Area of land(s):	2280m ²

Trustee

Trustee's Name:	Charters Towers Regional Council
Postal Address:	PO Box 189, Charters Towers, QLQ 4820
Email Address:	mail@charterstowers.qld.gov.au
Phone:	(07) 4761 5300

BACKGROUND

Ravenswood is a small mining town and locality in the Charters Towers Region, Queensland, Australia. It is approximately 40 kilometres south of Mingela, and about 89 kilometres from Charters Towers. In the 2016 census, Ravenswood had a population of 255 people.

After the discovery of gold in 1868 through to the early 1900s, the township flourished and grew to nearly 5,000 residents and boasted 48 hotels. Several historic buildings remain from this period. Due to an industrial strike in 1912 and subsequently World War I, by 1915 mining declined and the town was deserted.

From 1879 to 1930, Ravenswood was the administrative centre for local government, initially of Ravenswood Division (1879–1903) and later of the Shire of Ravenswood (1903–1930). However, with the decline in Ravenswood's population, it was no longer financially viable to have a separate local government authority, and the Shire of Ravenswood was absorbed into the Shire of Dalrymple.

History of subject site

The subject site currently comprises the Ravenswood Ambulance Building which was constructed in 1902 within the early 20th century historical period. The site was entered onto the Queensland Heritage Register on 21 October 1992 (Place ID 600445) under the typology of Health and Care Services – Ambulance Station. The place met the criteria under A, D, E and G, as being important in demonstrating the evolution or pattern of Queensland's history, principal characteristics of particular class of cultural places, aesthetic significance and as the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

The Ravenswood Ambulance Building has played an important role in the Ravenswood community by providing assistance for the sick and injured. This role expanded when the hospital closed and the centre continued community service as a venue for regular clinics held by the Royal Flying Doctor Service for over thirty years.

Ravenswood was one of several important goldfields at the time and formed a major component in the development of North Queensland. The need to access and exploit gold finds determined the path of railways, the establishment of related industries and commerce and the location of settlements. A few settlements became important centres, only to fade away as gold yields fell. Ravenswood was one of these.

The area was first settled by Europeans following the establishment of Bowen in 1861. Ravenswood steadily grew during the gold production period from 1861 to 1899 however in 1899, a New Ravenswood Company was formed who raised overseas capital, reopened old mines and used modern methods to rework tailings more efficiently. The shareholders recouped their investment in the first two years and this drew world-wide interest. It was the beginning of Ravenswood's most prosperous period.

In the 1890s the perceived need to provide trained assistance and transport to hospital for the sick and injured resulted in the formation in Brisbane of the Queensland Ambulance Transport Brigade (QATB). Charters Towers set up the second branch of the QATB in 1900, needing it not only as a major city, but also as a mining town. Mining had always been a dangerous occupation and mine workers at Ravenswood were not excluded from accidents. As a result, the Ambulance Centre was established in Macrossan Street. In 1904, the current building was constructed to serve 4,700 people, the highest population level that Ravenswood would ever have.

After 1908 the town began to decline and the hospital closed. Following the closure of the hospital, the ambulance service had often provided medical advice. The centre was staffed until the 1950s although the building was also used intermittently for storage. In the 1960s the Royal Flying Doctor Service began to hold a monthly surgery in the building. Clinics held by the Royal Flying Doctor Service have continued to the present day.

The building underwent considerable repair and refurbishment in the 1990s and continues to provide medical services for the community through clinics. It also houses a part time children's play group and the State Emergency Service has storage facilities built in a shed to the rear in 1997 (sourced from Queensland Government <https://environment.ehp.qld.gov.au/heritage-register/detail/?id=600445> on 12 September 2018).

Site description

The subject site is formally described as Lot 23 on GS834 and located at 50 Deighton Street, Ravenswood. The site comprises an area of 2280m² and is zoned Township under the Charters Towers Regional Town Plan Version 2.

The site comprises the heritage listed ambulance building which was entered on the Queensland Heritage Register on 21 October 1992 (Place ID 600445). A children's play area adjoins the building as illustrated below. The building is in good condition and the children's play area is fenced along the road frontage.

The topography of the site is flat fronting Deighton Street and rises steeply to the rear of the site which comprises native vegetation.



Figure 1 – Aerial View of Subject Site

Existing Activities and Interests

Primary uses

The primary use of the reserve is for Museum purposes and to allow access to the Ravenswood Ambulance Building by tourists and visitors to the Ravenswood region.

Secondary uses

The secondary use of the reserve is for the provision of Health Care Service, including the use of the Ravenswood Ambulance Building for Medical Consulting rooms.

Interests

There are no current leases over the site.

Exclusivity and restrictions of existing interests

The operational hours of the Ravenswood Ambulance Building for Medical Consulting rooms is the first Wednesday of every month from 09:00 – 15:00. The Ravenswood Ambulance Building is not open to the public at any other time.

Native title status

Native Title implications will be assessed in accordance with the State's Native Title Work Procedures prior to any dealings being undertaken on the reserve.

Constraints

In accordance with the Charters Towers Regional Town Plan Version 2, the proposed use for a Health Care Service means:

The use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

In accordance with the Charters Towers Regional Town Plan Version 2, the proposed development given that it is reusing an existing non-residential building and no building works are involved would be Accepted development subject to requirements. As such, provided the proposed use complied with the Acceptable Outcomes of the Township zone code no development application would be required.

Opportunities

The Royal Flying Doctor Service currently provide medical services to the Ravenswood and surrounding community. The continuation and doubling of this service in the Ravenswood township contributes to healthier patient outcomes, particularly with the ageing demographic.

Whilst the existing building is identified under the reserve as being for a Museum, the continuation of the existing use as a Health Care Service allows this building to be viewed from the inside as well as the outside, ensuring tourism activities occur.

Existing Infrastructure

The existing infrastructure located on Lot 23 on GS834 is the Ravenswood Ambulance Building and a playground with shade structure. Access to the Ravenswood Ambulance Building and vehicle parking is via Deighton Street.

CONSULTATION

The preparation of the Land Management Plan involved the following process and consultation:

Process	Stage	Deliverables
Manager Community Services	Inception	Undertake desktop assessment and review of files, background, reports and plans.
Manager Community Services / Manager Regional Development	Site Inspection	Gather site information
Discussion with Council Officers in consultation with Department of Natural Resources, Mines and Energy (DNRME)	Review Information	Prepare Draft Land Management Plan
Notice placed in local newspaper circulating in the area with document located on Council's website.	Public consultation	Notice within the Northern Miner and document located on Council's website
Assess feedback and amend Draft Land Management Plan	Consider submissions	Prepare final version of the Draft Land Management Plan
Land Management Plan sent to DNRME for approval.	DNRME approval	
Adoption by the Minister S48(1)(a) of the Land Act 1994	Adoption	
	Implementation	

Implementation

Goal Statement	Issue/s Goal Outcome	Action	Key Performance Indicator	Completed by (Date)	Who is responsible for the Action?
Maintain 10-year asset management plan	Ensure facility is maintained in a safe condition for continued community use	Develop the asset management plan to ensure the facility continues to meet the needs of the community into the future	Items included in Annual Budget	30 June annually	Charters Towers Regional Council

FINANCIAL

The ongoing operation and maintenance of the site is covered by the Charters Towers Regional Council budget.

Monitoring and Revision

This Plan is proposed for the life of the reserve. Council will monitor the Plan regularly, with a full review proposed to be undertaken every 5 years.

The Land Management Plan will be monitored and assessed against the targets outlines above as follows:

Tools	Frequency
Observations by Council Employees	Monday to Friday
Detailed Inspections by Work Health & Safety Officer and Building Services Supervisor	Every two years
Community consultation to inform Council's planning and budgeting process.	As required

SUMMARY AND RECOMMENDATIONS

Although the subject site is not functioning in accordance with the purpose of the reserve, that being Museum, the service provided by the Royal Flying Doctor Service has been functioning from that site for the past thirty (30) years. The building is heritage listed and is providing an adaptive reuse of the facility that provides essential services for the community and a more sustainable future for the building.

The provision of medical care to the township of Ravenswood and the surrounding community for the past thirty (30) years is commendable and improves the quality of life for the small community.

It is considered that the continuation of the existing use at the site, whilst not explicitly defined for the purpose does meet the other requirements for a secondary use at the site.

APPENDICES

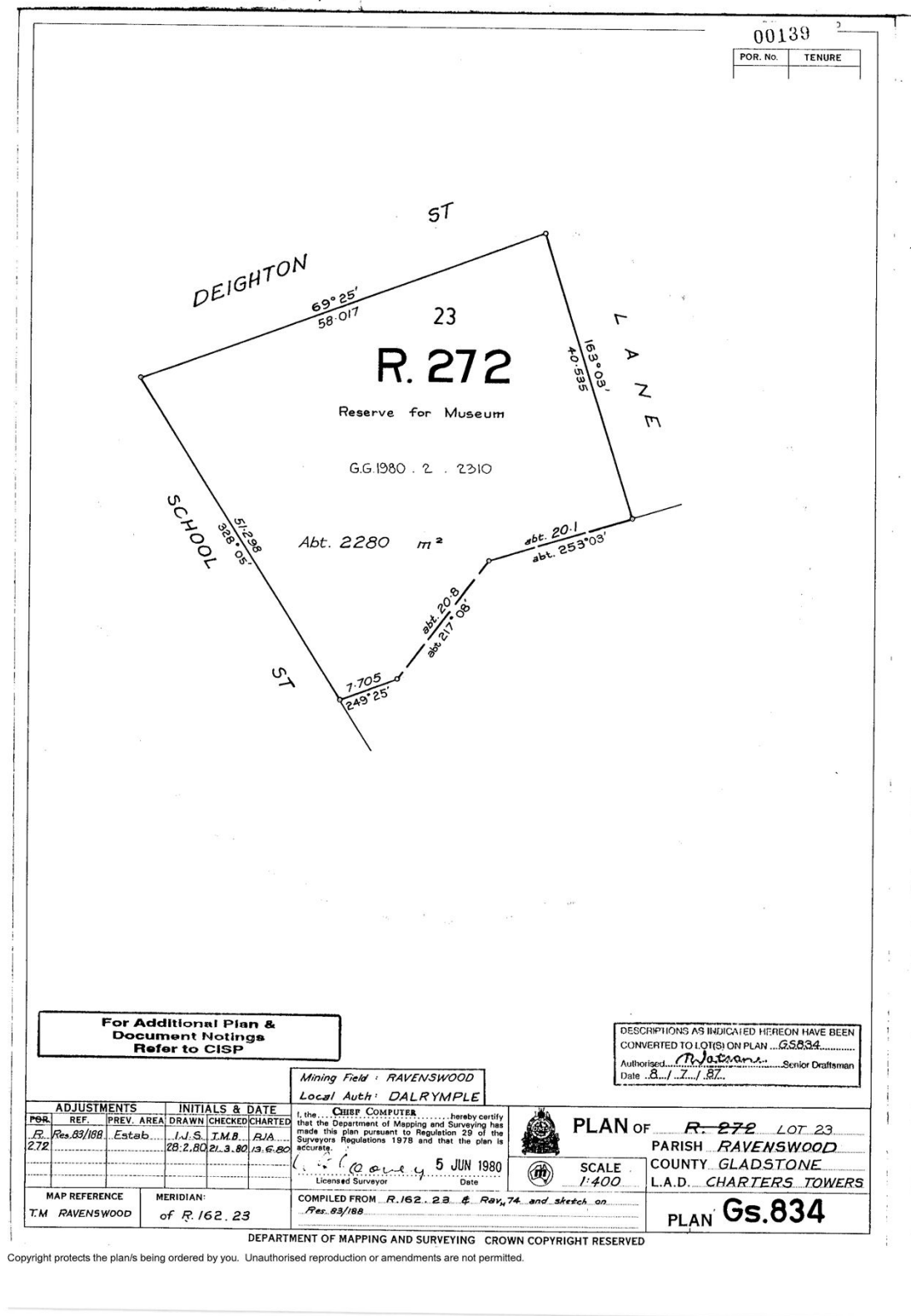
Aerial mapping



Figure 2 – Location of subject site

Registered Plan

GS834 V0 Page 1 of 1 Not To Scale





Land Management Plan – Ravenswood Ambulance Building

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