
**ITEM 16.3.1 ACQUISITION TO ACQUIRE LAND FOR ROAD AND FOOTPATH
UPGRADE - BUNKER ROAD**

Objective Reference: A2312414
Reports and Attachments (Archives)

Attachments: [Bunker Road acquisition sketch](#)
[Location Diagram - Bunker Road](#)

Authorising Officer: 
Peter Best
General Manager Infrastructure & Operations

Responsible Officer: Nigel Carroll
Acting Group Manager Project Delivery

Report Author: Jason Masters
Survey Services Manager

PURPOSE

The purpose of this report is to facilitate the acquisition of part of Lot 1 on RP159233 and dedication as road, allowing the provision of all abilities access along Bunker Road.

BACKGROUND

The acquisition of part of Lot 1 on RP159233, and dedication as road, will allow construction of a missing section of footpath at Bunker Road. The current road verge in this section of Bunker Road is unsuitable for pedestrian use. The new construction will create a verge that will produce an uninterrupted section of path that will be suitable for all abilities.

Redland City Council (RCC) has been able to increase the width of Bunker Road to allow for suitable road and verge design through development conditions of the adjoining parcels fronting Bunker Road. However, Lot 1 on RP159233 has not been subject to a recent development application. This has not allowed Council the opportunity to complete the road widening via the development process.

The design to complete the road verge along Bunker Road has identified that a partial acquisition of Lot 1 on RP159233 is required, to provide a suitable pedestrian thoroughfare.

ISSUES

To improve pedestrian connectivity along Bunker Road an acquisition for road is required to facilitate the road improvements. During the design phase, it was identified that an area of approximately 126m² is required from privately owned Lot 1 on RP159233, as shown on drawing AB2-2-1 Rev A.

This section of Bunker Road is used as a link for many residents travelling to and from the Victoria Point business centre. This section of verge is the only

remaining section with an unformed footpath from Brookvale Drive (West) to the Victoria Point Business Centre.

These improvements meet the requirements of the Redlands Planning Scheme and are in accordance with Australian Standard AS1428.1, Redland City Council standard drawings, Austroads, Queensland Urban Drainage Manual and the Queensland Department of Main Roads Road Planning and Design Manual.

The footpath will be partially contained within the adjoining Lot 27 on SP130794. This 67m² lot fronting Bunker Rd has been dedicated as a Reserve for Park from the previous development application SB00425701. This park will remain in place with the footpath being a consistent use for the park.

Once all tenure actions are complete, the 150mm water main should be realigned to a standard alignment to remove unnecessary bends due to the current property alignment.

It is therefore recommended that Council agree to acquire an area of approximately 126m² from Lot 1 on RP159233 (as shown on the attached drawing AB2-2-1), either through negotiation or resumption and dedicate as road.

STRATEGIC IMPLICATIONS

Legislative Requirements

- Negotiations for acquisitions and resumptions will occur under Section 5(1)(b) of the *Acquisitions of Land Act 1967*.
- The acquired land will be dedicated as road pursuant to Section 51 of the *Land Title Act 1994*.

Risk Management

Dedication of road will improve pedestrian safety for all road users.

Financial

The survey, acquisition costs and compensation costs to a value of \$██████ will be funded from the FY17/18 capital budget.

People

There will be no implications for RCC staff as all project work will be business as usual.

Environmental

There are no environmental implications identified.

Social

There are no social implications identified.

Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans.

CONSULTATION

- Design Services Manager;

- Principal Engineer Roads and Drainage;
- Property Services Manager;
- Project Delivery Group Manager;
- Group Manager City Spaces;
- Principal Engineer – Water;
- Service Manager – Network Operations;
- Department of Natural Resources & Mines, State Land Asset Management – Senior Land Use Officer; and
- Divisional Councillor – Division 6.

OPTIONS

Option 1

1. Purchase the land by negotiation as per attachment one (Drawing AB2-2-1) for road purposes;
2. Delegate authority to the Chief Executive Officer, pursuant to s257(1)(b) of the *Local Government Act 2009*, to negotiate, make, vary, and discharge any resultant contracts and related documentation;
3. In the event that Council is unable to negotiate to purchase the land as per items 1 and 2, acquire the land pursuant to section 61 of the *Local Government Act 2009* and section 5(1)(b) of the *Acquisition of Land Act 1967*, and dedicate the land as a road pursuant to section 51 of the *Land Title Act 1994*; and
4. Keep this report and attachment confidential until negotiations are finalised.

Option 2

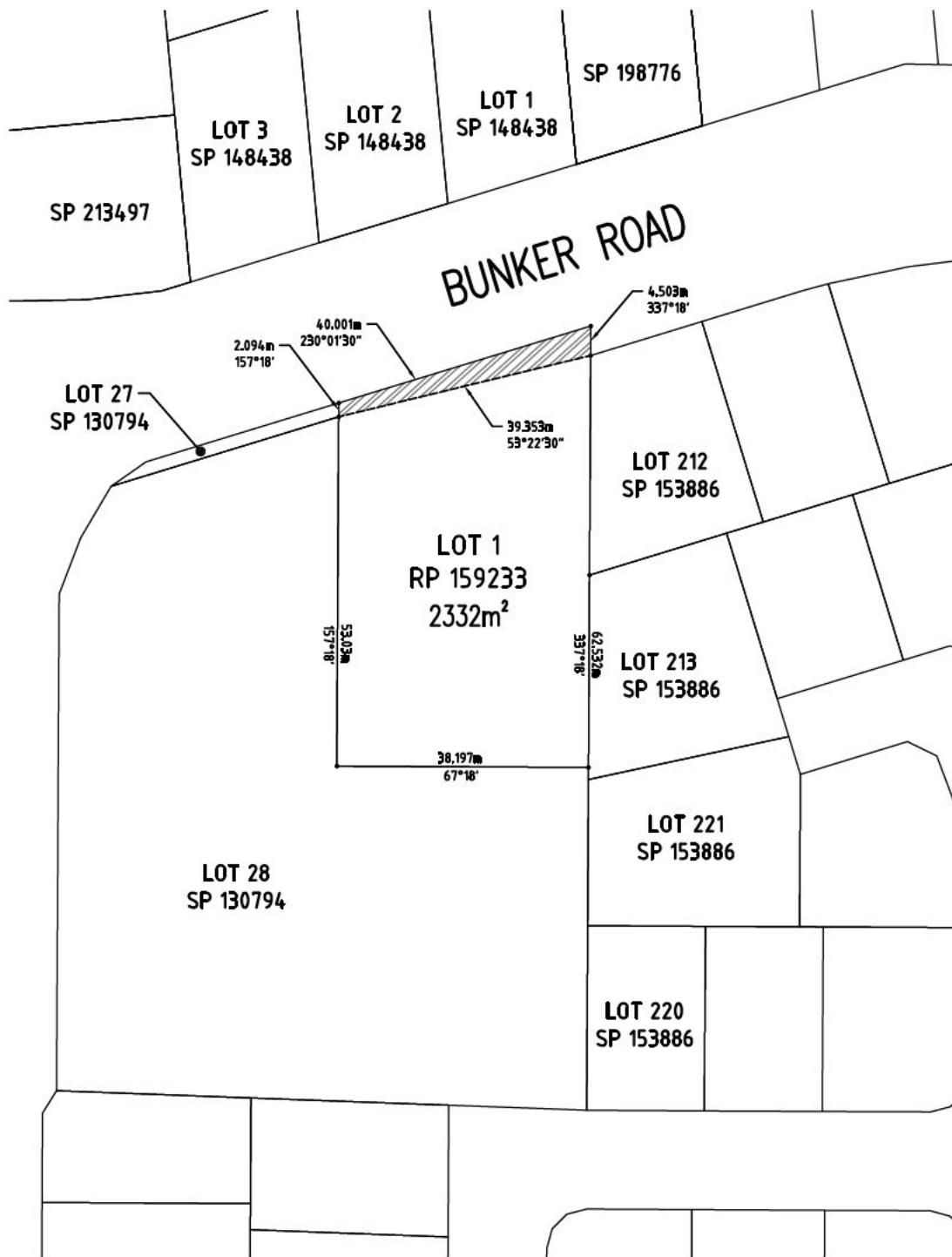
Council resolve not to acquire the land and to not upgrade the road at Bunker Road. If this does not proceed, it will be difficult to fulfil the requirements of the Redlands Planning Scheme in terms of pedestrian safety, provision of underground services corridor and safe intersection site distance.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Purchase the land by negotiation as per attachment one (Drawing AB2-2-1) for road purposes;**
2. **Delegate authority to the Chief Executive Officer, pursuant to s257(1)(b) of the *Local Government Act 2009*, to negotiate, make, vary, and discharge any resultant contracts and related documentation;**
3. **In the event that Council is unable to negotiate to purchase the land as per items 1 and 2, acquire the land pursuant to section 61 of the *Local Government Act 2009* and section 5(1)(b) of the *Acquisition of Land Act 1967*, and dedicate the land as a road pursuant to section 51 of the *Land Title Act 1994*; and**
4. **Keep this report and attachment confidential until negotiations are finalised.**

BROOKVALE DRIVE



LOT 1
 RP 159233
 VICTORIA POINT
 TOTAL AREA = 2332m²
 ACQUIRED AREA = 126m² (APPROX.)

DETAIL
 Scale 1:1000



OWNER:



NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION.

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| DATE: | 09.05.16 |
| DRAWN: | AM |
| APPROVED: | |



PROPOSED LAND ACQUISITION
 LOT 1 RP 159233
 97 BUNKER ROAD VICTORIA POINT

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|----------------|----|
| DRAWING NO. | A4 |
| AB2-2-1 | |
| A | |

