
PURCHASE OF LAND FOR PARK PURPOSES

Objective Reference:	A1795029 Reports and Attachments (Archives)
Attachment:	<u>Alexandra Hills Park Land Improvements June 2016</u>
Authorising Officer:	Louise Rusan General Manager Community and Customer Services
Responsible Officer/ Report Author:	Gary Photinos Group Manager Environment and Regulation
Report Author:	Angela Wright Principal Adviser Policy and Strategy

PURPOSE

That Council acquire land situated at 10 Burwood Street Alexandra Hills described as Lot 14 on RP182980 for park purposes to expand the adjoining Burwood Road Park. Further, where negotiations to acquire the land are unsuccessful, Council exercise its powers under the *Acquisition of Land Act 1967* to take (resume) the land and compensate the land owner.

BACKGROUND

The Divisional Councillor, via the Chief Executive Officer, has requested that this report be submitted to Council for its consideration.

The Council adopted the Open Space Strategy 2026 on 19 December 2012. The service standards established in this Strategy takes a targeted approach by specifying recreational standards.

The Strategy has identified the Burwood Road Park:

- provides for toddler play,
- is unusually shaped,
- does not meet service standards for size (the Park is 2847sqm) and road frontage (6.6%), and
- would benefit greatly should the size of the Park expand through a land acquisition of adjoining lands.

A typical neighbourhood park should be between 5000sqm and 2ha, have a road frontage of 50% and be fit for its intended purpose.

ISSUES

Description of Land Proposed for Acquisition

The proposed land to be acquired is situated at 10 Burwood Street Alexandra Hills and is described as Lot 14 on RP182980 and it immediately adjoins the Burwood Road Park. The land is freehold, in private ownership and zoned urban residential with no Planning Scheme overlays. The total area of the property is 903 square metres. The property is improved with a modest 3 bedroom low set dwelling house, tiled roof, with one bathroom and a carport. The property has a wire fence around the side adjoining the park and the grassed yard area is completely devoid of any landscaping or vegetation. According to realestate.com.au the property is a rental property

Open Space Strategy 2026

The Redland Open Space Strategy, endorsed by Council on 19 December 2012, forms the 'blueprint' for Parks and open space management and development over the next 10 years (2012 – 2026). It focuses on ensuring a wide range of activities are available in Parks, and that the city's open spaces are attractive and healthy places to visit.

For the purposes of this Strategy the city is divided into suburban catchments and further divided into neighbourhood units. The Burwood Road Park is situated in Catchment Number 2, Neighbourhood 19. The Park sits within the catchment of the Hilliard Primary School.

Neighbourhood 19 comprises the south-eastern corner of Alexandra Hills. The approximate size of the neighbourhood is approximately 168ha and is bounded by Redland Bay Road in the south, Vienna Road in the west, Scribbly Gums Conservation Areas in the north and east and the Weippin Street Sewerage Treatment Plant and conservation land on Teesdale Road in the east.

Burwood Road Park currently provides for toddler play. The park has an unusual shape but could provide a wider range of recreation activities in this pocket of the neighbourhood including a wider range of toddler play activities spread throughout the park. The park could become the toddler play park for the neighbourhood and caters for parent and carer groups as the park is fenced by private fences on three sides and this makes for a safe and secure area for toddlers. Equally the same private nature of the Park could lend itself to being a local neighbourhood community garden. The Strategy mentions consideration for expanding the size of the Park with a land acquisition.

Proposed Park Improvements

It is proposed the additional land to be acquired would expand the Park, regularise the shape of the Park, improve visibility, increase road frontage and improve access.

Site establishment would involve the demolition of the dwelling, removal of the existing fence and disconnection of services. Minor earthworks would be required and the area would need to be turfed.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council has the authority under the *Local Government Act* to acquire land for Community Purposes. Further authority exists under the *Acquisition of Land Act 1967* to take (resume) land for park purposes.

Risk Management

The land acquisition provides an opportunity to improve recreational park standards in the neighbourhood by improving the usability of the existing park. The risks associated with the proposed acquisition would be if the land owner is reluctant to sell the land to Council. Resumption action would provide the land owner redress for compensation through the Land Court if agreement on price cannot be reached.

Financial

A preliminary valuation for the property has been obtained but would be subject to confirmation through an independent valuation. Ancillary legal costs would be in the vicinity of \$3,000 and demolition and site establishment costs would be approximately \$27,000.

It is proposed to fund the acquisition, legal costs, demolition and site establishment costs from the Divisional Councillor's Community Infrastructure Fund, which is subject to 2016/2017 budget approval.

People

Limited staff implications are anticipated as expanding the existing park would not create any significant workload based on the existing maintenance regime.

Environmental

Enhancement of any open space area would make an improvement to the local environmental values.

Social

Improved social interaction is anticipated with a well-used well maintained toddler play space.

Alignment with Council's Policy and Plans

The proposed acquisition is aligned to the Council's Corporate Plan objective of a strong and connected community and more specifically through the open space plan will be improve service standards for recreational parks for the neighbourhood.

CONSULTATION

The Divisional Councillor has initiated the acquisition of this property.

The community consultation for expansion of the Burwood Road Park was undertaken during the development of the Open Space Strategy 2012- 2026. The possible expansion of the park was specifically mentioned in the strategy. It should be noted that a pop-up workshop was conducted in Alexandra Hills and also a Walk and Talk Day where members of the community walked around a neighbourhood and looked at specific parkland and walkability issues. The consultation process for the strategy took 6 months.

The Principal Advisor Policy and Strategy in City Spaces has been consulted and contributed to the authoring of this report. The Principal Property Consultant in the Environment and Regulation Group has been consulted and provided a preliminary valuation for the property.

OPTIONS

1. That Council acquire the land described in the confidential attachment, "Alexandra Hills Park Land Improvements June 2016", at fair market value for park purposes, and if negotiations to acquire the land are unsuccessful proceed to take (resume) the land under the provisions of the *Acquisition of Land Act*. The acquisition is subject to budget approval.
2. That Council accept the current recreational park standards for this neighbourhood and not proceed with the land acquisition.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To acquire land described in the confidential attachment, "Alexandra Hills Park Land Improvements June 2016", at fair market value for park purposes;
2. If negotiations to acquire the land described in the confidential attachment, "Alexandra Hills Park Land Improvements June 2016", are unsuccessful that Council proceed to take (resume) the land for park purposes under the provisions of the *Acquisition of Land Act 1967*;
3. To delegate authority to the Chief Executive Officer under section 257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the contract and to sign all documentations in regards to this matter;
4. To note that the acquisition is subject to funds being made available in the Councillor's Community Infrastructure Fund during the adoption of the Council's 2016/2017 budget; and
5. That this report and attachment remain confidential until such time as the acquisition of the said land has been finalised.

Attachment 1 – “Alexandra Hills Park Land Improvements June 2016”

10 Burwood Road (Lot 14 on RP182980) - Zone Map



10 Burwood Road aerial photo



Street view of subject property and Burwood Road Park

