

ENVIRONMENTAL SEPARATE CHARGE LAND ACQUISITION

Objective Reference: A2247023
Reports and Attachments (Archives)

Attachment: [Site Map](#)

Authorising Officer: Louise Rusan
General Manager Community and Customer Services

Responsible Officer: Graham Simpson
Group Manager Environment and Regulation

Report Author: Merv Elliott
Principal Property Consultant

PURPOSE

The purpose of the report is to recommend to Council purchase part of Lot 31 RP212842, Parish of Capalaba situated at 38 Lawn Terrace, Capalaba for conservation purposes.

BACKGROUND

For many years Council has been purchasing land in this general locality for conservation purposes. The attached site map shows the extent of Council owned land and the subject property that has been offered to Council for purchase by the current owners, which adjoins other Council land in this locality.

ISSUES

The subject land is situated at the rear of the parent parcel and is heavily vegetated and is zoned Conservation under Council's Town Plan. It is self-evident that the zoning of the land was designed to protect the vegetation and allow for future acquisition by Council.

It is the last parcel in this area that is not in Council ownership. Discussions with the property owner have resulted in an offer being received for the excision and purchase of the Conservation zoned portion containing in excess of 1,000m² (final area to be determined by survey) at fair market value which has been assessed by an independent valuation. This valuation assessment is approximately \$35,000.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Purchase of the property is consistent with provisions contained in the Local Government Act which gives approval to purchase property for Local Government purposes.

Risk Management

None identified.

Financial

Funds are available through the environment levy reserve for the costs associated for this purchase.

People

None identified.

Environmental

The purchase will enhance the environmental value of the conservation land in this locality. The purchase also provides for a simpler maintenance regime of the broader conservation parcel the land will form part of.

Social

Positive environmental benefits will accrue from public ownership from this land.

Alignment with Council's Policy and Plans

Purchase of part of the subject property forms part of Council's Environment Separate Charge Acquisition List and is consistent with the provisions of the current planning scheme which identifies the land as conservation.

CONSULTATION

Consultation has occurred with Local Councillor Cr Paul Gleeson and the Group Manager Environment and Regulation.

OPTION 1

That Council resolves to:

1. Authorise the purchase of part of the land described in this report and as indicated on the site map forming part of this report, for conservation purposes; and
2. That the Chief Executive Officer be delegated (under s.257(1)(b) of the *Local Government Act 2009*) to conclude a contract for the purchase of the subject property at fair market value.
3. That report and attachment remain Confidential until such time as the matter is finalised.

OPTION 2

That Council resolves not to purchase the subject property.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Authorise the purchase of part of the land described in this report and as indicated on the site map forming part of this report, for conservation purposes; and**
- 2. That the Chief Executive Officer be delegated (under s.257(1)(b) of the *Local Government Act 2009*) to conclude a contract for the purchase of the subject property at fair market value.**
- 3. That report and attachment remain Confidential until such time as the matter is finalised.**

Site Map 38 Lawn Terrace, Capalaba with approximate new boundary line

