

CONFIDENTIAL - PURCHASE OF LAND FOR CONSERVATION PURPOSES

Objective Reference: **A2772791**

Attachment: [Site and zone mapping](#)

Authorising Officer: Louise Rusan
General Manager Community and Customer Services

Responsible Officer: Graham Simpson
Group Manager Environment and Regulation

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PURPOSE

The purpose of this report is to recommend that Council purchase land situated at 31 Waterside Drive Macleay Island (Lot 102 on RP216883) for conservation purposes.

BACKGROUND

The property has recently been placed on the market and the owner has also made direct representations for Council to purchase the property. The property exhibits a high rating of environmental values largely attributed to records of threatened species, connection to Ramsar, Marine Park and Council Conservation Land, and the presence of endangered (and locally critically limited) Regional Ecosystem (12.5.2).

While not on the strategic acquisition list, the property is one of only four properties out of 18 that are not owned by Council that form a conservation strip on the western tip of Macleay Island. It is also the only property within this strip not zoned Conservation. The attached map shows the extent of Council owned land and the zoning designations along this conservation strip.

The property is zoned SMBI Residential with an Acid Sulphate Soils Overlay, Flood Storm and Drainage Constrained Land Overlay, Landslide Hazard Overlay, and Waterways Wetlands and Moreton Bay Overlay. It is noted that the property does not have an SR1 sub-designation like some other waterfront residential properties, which is often used to protect identified scenic and environmental values.

ISSUES

As the property is the only property within the conservation strip that is not zoned Conservation, an acquisition would enable it to form part of an intact portion of the conservation strip along this part of Macleay Island foreshore.

The property is not currently developed and generally the zoning and overlays provide limited protection of environmental values if development was to occur.

Council officers have assessed the environmental values of the property as high with a high level of environmental threat to the property. This makes it suitable for acquisition using the Environmental Charge Acquisition Reserve.

A site inspection was undertaken by Council's Parks and Conservation Unit and the estimated establishment cost for the property is \$2,385, with on-going maintenance costs estimated to be \$2,000 per year. These costs include initial and on-going weed control, removal of an abandoned car body and manual bushfire fuel reduction. The site visit report also concluded that no vegetation restoration, erosion mitigation, fencing, firebreaks, signage or waste remediation are required at the property.

STRATEGIC IMPLICATIONS

Legislative Requirements

Purchase of the property is consistent with provisions contained in the *Local Government Act 2009* which gives Council an ability to purchase the property for Local Government purposes.

Risk Management

There are no known impacts associated with this report

Financial

Funds are available via the Environmental Charge Acquisition Reserve.

People

There are no known impacts associated with this report

Environmental

Purchase of the property will ensure environmental values are kept and enhance the existing conservation links. This high rating is due to the following key attributes:

- Three records of either *Environmental Protection and Biodiversity Conservation Act 1999* and/or *Nature Conservation Act 1992* listed species (from Wildnet and Atlas of Living Australia data within 1km radius of property)
- Property adjoins Ramsar and Wetland Management Areas zone
- Property contains Endangered Regional Ecosystem 12.5.2 (covering approximately 90% of property)
- Property contains State Significant Habitat, as defined by the SEQ Biodiversity Planning Assessment v4.1 2016 (covering 100% of property)
- Property has high level of connectivity to conservation reserves:
 - Adjoins Council owned and managed bushland reserves
 - Adjoins State Marine Park.
 - Within 500m of Waterside Drive Foreshore
 - Within 1km of Timothy Street Urban Habitat, Harry Brook Bushland Refuge, and Blue Vista Foreshore),
- Property forms part of key wildlife habitat corridors identified in draft *Redland Wildlife Connections Plan 2018*:

- Contains Core Habitat
- Within 200m of Macleay Island Coastal Foreshore Corridor and adjoins large Core Habitat Patch.
- Within 500m of Waterside Drive Foreshore to Cluan Street Wetlands Enhancement Corridor.

Social

There are no known impacts associated with this report

Alignment with Council's policy and plans

The purchase of the property is consistent with Council's environmental and conservation policies. The Natural Environment Policy POL-3128 supports Council to purchase land for conservation purposes through the following outcomes:

1. *Protect, enhance, restore the natural values of the City.*
3. *A conservation acquisition program that prioritises acquisition of land for rehabilitation, offsets, corridors and long term protection to achieve cost effective environmental outcomes that contribute to facilitating biodiversity conservation (e.g. koala survival) and has community benefits.*

Consultation

- Environment and Regulation Group - Environment and Education Unit
- City Planning and Assessment Group – Strategic Planning Unit
- City Spaces Group – Parks and Conservation Unit
- Financial Services

OPTIONS

Option 1

That Council resolves to:

1. Authorise the purchase of the property for conservation purposes;
2. Delegate the Chief Executive Officer under s.257(1)(b) *Local Government Act 2009* to make, vary, negotiate and discharge the contract for purchase of the said property at fair market value; and
3. Maintain this report as confidential until the acquisition is finalised.

Option 2

That Council resolves to:

1. Authorise the purchase of the property for conservation purposes; and
2. Delegate the Chief Executive Officer under s.257(1)(b) *Local Government Act 2009* to make, vary, negotiate and discharge the contract for purchase of the said property at fair market value;
3. Commence resumption action if a fair market value cannot be agreed on; and
4. Maintain this report as confidential until the acquisition is finalised.

Option 3

That Council resolves to not purchase the property.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Authorise the purchase of the property for conservation purposes;**
- 2. Delegate the Chief Executive Officer under s.257(1)(b) Local Government Act 2009 to make, vary, negotiate and discharge the contract for purchase of the said property at fair market value; and**
- 3. Maintain this report as confidential until the acquisition is finalised.**

Site Map of 31 Waterside Drive, Macleay Island



Zoning Map of 31 Waterside Drive, Macleay Island





Red-e-map Plot

Legend

Land

- Current Land
 - Current Lot
- Council Land
 - Access Restriction Strip
 - Freehold
 - Permit to Occupy
 - Reserve Trustee
 - State Lease
- Suburbs
 - Suburb

Scale: 1:3750	Date: 11/12/2017
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Red-e-map Plot

Legend

Land

Current Land

□ Current Lot

Suburbs

□ Suburb

Redlands Planning Scheme V7.1

Zones

- RESIDENTIAL
- Urban Residential
- Medium Density Residential
- Low Density Residential
- SMBI Residential
- Point Lookout Residential
- CENTRE
- Major Centre
- District Centre
- Neighbourhood Centre
- Local Centre
- SMBI Centre
- Point Lookout Centre
- Point Lookout Tourist
- INDUSTRY
- Commercial Industry
- General Industry
- Island Industry
- Marine Activity
- CONSERVATION
- Park Residential
- Environmental Protection
- Conservation
- OTHER
- Community Purposes
- Emerging Urban Community
- Open Space
- Rural Non Urban
- Investigation Zone
- Unzoned

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