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**LAND ACQUISITION – ALEXANDRA HILLS**

**Objective Reference:** A2590633  
Reports and Attachments (Archives)

**Attachment:** [Mayoral Minute 27 January 2016](#)

**Authorising Officer:** Peter Best  
General Manager Infrastructure & Operations

**Responsible Officer:** Lex Smith  
Group Manager City Spaces

**Report Author:** Pamela McDonnell  
Acting Principal Advisor Policy & Strategy

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**PURPOSE**

The purpose of this report is to seek Council resolution:

- For the approval of Capital (CAPEX) and Operational (OPEX) funding of [REDACTED] (excluding GST), for the purchase by Council of **Lot 146 SP280785 – Alexandra Hills**;
- To delegate authority to the Chief Executive Officer (CEO) to enter into a contract for the purchase of Lot 146 SP 280785 – Alexandra Hills; and
- To delegate authority to the CEO to make, vary and discharge any resultant contract.

**BACKGROUND**

At the General Meeting of 27 January 2016 (refer attachment); Council resolved to:

1. Agree in principle to seek to purchase if available the proposed sub-divided Lot 146 and take over trusteeship of the balance of Lot 145 on SL110048 of state owned land at 395-417 Finucane Road, Alexandra Hills; and
2. Delegate authority to the Chief Executive Officer under s.2547(1)(b) of the *Local Government Act 2009* to negotiate to purchase of the land at current market value and negotiate trusteeship of the balance of the holding should it become available.

**Note:** Subsequent to this resolution Lot 145 SL110048 was cancelled and Lot 145 SP280785 and Lot 146 SP280785 – Alexandra Hills were formed.

**ISSUES**

As the land being considered for purchase from the State has been used for experimental agricultural purposes for an extended period of time, the execution of any land purchase contract with the State would be contingent upon Council obtaining clarity from the State of any potential land and building contamination matters affecting Lot 146 SP280785, and the extent to which the State may remedy any such identified matters, prior to any land sale to Council, taking place.

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## STRATEGIC IMPLICATIONS

### Legislative Requirements

Council is complying with the *Local Government Act 2009* and *Land Act 1994*

### Risk Management

- Potential land and building contamination matters and the willingness of the State to remedy any such identified matters.

### Financial

There is **no CAPEX or OPEX funding approved** to purchase Lot 146 SP280785.

The funding required to execute this land transaction activity is [REDACTED] (excluding GST). A breakdown of this funding requirement is as follows:

#### FY17/18 CAPEX

- Purchase of Lot 146 SP280785 : [REDACTED] (excluding GST)

#### FY17/18 OPEX

- Fees, charges and other costs associated with the purchase of Lot 146 SP280785:
  - Land purchase fees and charges: [REDACTED] (excluding GST)
  - Building condition and building/land asbestos audit and report: [REDACTED] (excluding GST)
  - Land maintenance cost: [REDACTED] (excluding GST)

**Note:** Pursuant to S.170(3) of the *Local Government Regulation 2012* a budget review submission will be required to amend the 2017-18 Redland City Council Budget.

#### FY18/19 OPEX

- Land maintenance costs for Lot 146 SP280785: [REDACTED] (excluding GST)

**Note:** Pursuant to S.169 of the *Local Government Regulation 2012* a budget submission will be required to ensure that above costs form part of the 2018-19 Redland City Council Budget to be adopted by Council during next year's budget process.

### People

Nil

### Environmental

Lot 146 SP280785 is zoned Conservation.

### Social

Nil

### Alignment with Council's Policy and Plans

The purchase of land aligns with:

- Redlands 2030 Community Plan;

- Open Space Strategy 2026;
- Seven C's Connection Strategy.

## CONSULTATION

The Acting Principal Advisor Policy & Strategy has consulted with the following officers:

- CEO Redland Investment Corporation;
- General Manager Infrastructure and Operations;
- Group Manager City Spaces;
- Service Manager Public Place Projects;
- General Counsel;
- Chief Financial Officer;
- Finance Manager – Business Partnering.

All endorse the officer's recommendation.

## OPTION 1

That Council resolves as follows:

1. To approve FY17/18 CAPEX funding of [REDACTED] (excluding GST) for the purchase of Lot 146 SP280785 – Alexandra Hills;
2. To approve FY17/18 OPEX funding of [REDACTED] (excluding GST) to facilitate land purchase, Council due diligence and land maintenance costs;
3. To approve in principle FY18/19 OPEX funding of [REDACTED] (excluding GST) for land maintenance;
4. To enter into a contract with the State to purchase Lot 146 SP280785 – Alexandra Hills; and
5. That the Chief Executive Officer be delegated authority, under s.257(1)(b) of the *Local Government Act 2009*, to negotiate and to make, vary or discharge any related contract and to sign the relevant documentation.

## OPTION 2

That Council resolve not to enter into a contract with the State for the purchase of Lot 146 SP280785 – Alexandra Hills.

## OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To approve FY17/18 CAPEX funding of [REDACTED] (excluding GST) for the purchase of land at Alexandra Hills;
2. To approve FY17/18 OPEX funding of [REDACTED] (excluding GST) to facilitate land purchase, Council due diligence and land maintenance costs;
3. To approve in principle FY18/19 OPEX funding of [REDACTED] (excluding GST) for land maintenance;
4. To enter into a contract with the State to purchase Lot 146 SP280785 - Alexandra Hills; and

5. That the Chief Executive Officer be delegated authority, under s.257(1)(b) of the *Local Government Act 2009*, to negotiate and to make, vary or discharge any related contract and to sign the relevant documentation.
6. That this report remains confidential until the contract is signed by all parties.

## MAYORAL MINUTE

27 January 2016

The Chief Executive Officer  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163

At the General Meeting scheduled for 27 January 2016, I intend to move as follows: That Council resolves to:

1. Agree in principle to seek to purchase if available the proposed sub-divided Lot 146 and take over trusteeship of the balance of Lot 145 on SL110048 of State owned land at 395-417 Finucane Road, Alexandra Hills;
2. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the Local Government Act 2009 to negotiate to purchase of the land at current market value and negotiate trusteeship of the balance of the holding should it become available.
3. That this resolution remain confidential pending the finalisation of negotiations with the Government.

### Background:

Meetings have been ongoing over a number of years with various interested parties in relation to the future of Lot 145 SL110048, which is currently part of Department of Agriculture and Fisheries (DAF) land west of Hilliards Creek which forms part of the Redlands Research Facility.

There was an informal offer by the former Bligh Government prior to the 2012 State election for Council to purchase the land. That offer was never formally finalised and the Government's intention for the future of the land has remained unclear since that time.

Council believes the Government may be considering subdividing the Redlands Research Facility to excise the former poultry site and adjacent land zoned conservation from the holding. The purchase of the land proposed to be subdivided is considered to be a strategic acquisition and acceptance of trusteeship of the balance of lot would increase conservation land under control of Council.

  
Mayor Karen Williams  
Redland City Council

Approved:

Chief Executive Officer
Date: 29/1/16

**16 CLOSED SESSION****MOTION TO CLOSE THE MEETING AT 11.29AM**

Moved by: Cr M Elliott  
Seconded by: Cr J Talty

That the meeting be closed to the public pursuant to Section 275(1) of the *Local Government Regulation 2012*, to discuss the following item:

**16.1.1 Seek to Purchase Lot 146 and Take Over Trusteeship of Balance Lot 145 on SL110048 at 395-417 Finucane Road, Alexandra Hills**

*The reason that is applicable is as follows:*

*(e) contracts proposed to be made by it (Council)*

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

**MOTION TO REOPEN MEETING AT 11.41AM**

Moved by: Cr M Elliott  
Seconded by: Cr M Edwards

That the meeting be again opened to the public.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

**16.1 MAYORAL MINUTE****16.1.1 SEEK TO PURCHASE LOT 146 AND TAKE OVER TRUSTEESHIP OF BALANCE LOT 145 ON SL110048 AT 395-417 FINUCANE ROAD, ALEXANDRA HILLS****COUNCIL RESOLUTION**

Moved by: Mayor K Williams

That Council resolves to:

1. Agree in principle to seek to purchase if available the proposed sub-divided Lot 146 and take over trusteeship of the balance of Lot 145 on SL110048 of State owned land at 395-417 Finucane Road, Alexandra Hills; and
2. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate to purchase of the land at current market value and negotiate trusteeship of the balance of the holding should it become available.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

SURVEY PLAN

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	3/RP222868	32°1'5"	0.932
1	Nail in Bit		4°01'40"	4.849
1	O Nail in Bit gone		33°08'45"	7.11
2	OIP (New Ref)	3/RP222868	6°28'40"	0.977
2	Nail in Conc	2/IS152955	6°04'40"	11.125
2	Nail in Conc		16°26'20"	21.696
2	Nail in Bit (New Ref)	58/SP143858	103°27'10"	27.091
3	OIP		8°20'40"	1.006
3	O Nail in Bit	12/SL16133	143°01'10"	5.502
6	Screw in Conc	39a/SP143858	199°54'25"	10.243
6	OIP (Not Searched)	55/SP143858	195°49'10"	12.991
6	Nail in Conc		269°25'40"	43.518
7	Nail in Conc		164°11'40"	11.256
8	OIP	1/IS113431	267°51'25"	1.741
8	Screw in Conc		226°05'40"	14.489
8	Spike fd in Bit		246°41'20"	21.465

TRAVERSES ETC

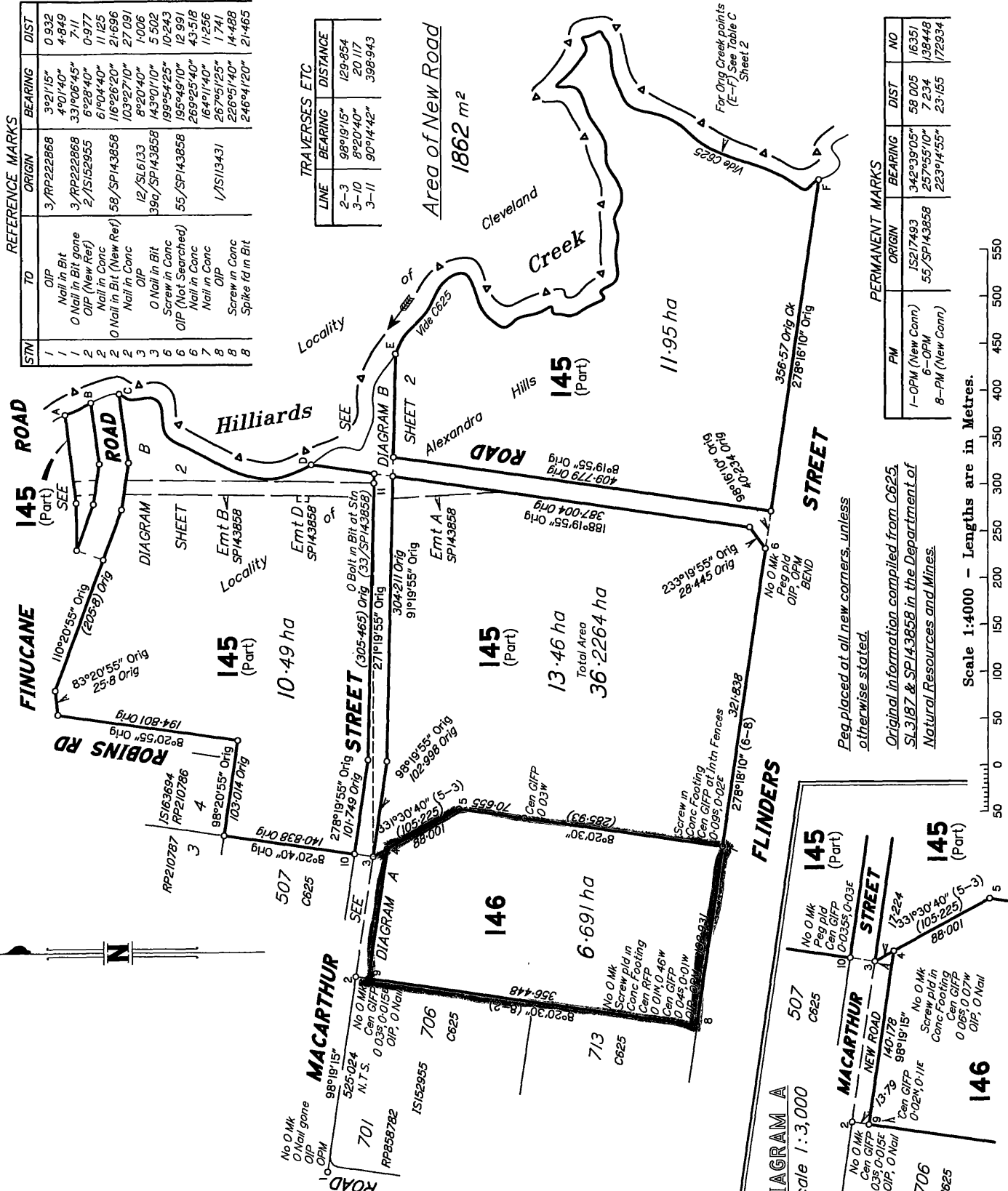
LINE	BEARING	DISTANCE
2-3	98°19'15"	129.854
3-10	8°20'40"	20.117
3-11	90°14'42"	398.943

Area of New Road  
1862 m<sup>2</sup>

For Orig Creek points  
(E-F) See Table C  
Sheet 2

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM (New Conn)	IS217493	342°39'05"	58.005	16351
6-OPM	55/SP143858	257°55'10"	7.234	138448
8-PM (New Conn)		223°44'55"	23.155	172934



Peg placed at all new corners, unless otherwise stated.

Original information compiled from C625, SL3187 & SP143858 in the Department of Natural Resources and Mines.

Scale 1:4000 - Lengths are in Metres.

NORRIS CLARKE & O'BRIEN PTY LTD. ACN 056 870 770 hereby certify that the land comprised in this plan was surveyed by the corporation, by Date JOHN BEARDMORE, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Laurence Anthony O'BRIEN, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 28/06/2016.

**NORRIS CLARKE**  
Director  
ACN 056 870 770

**O'BRIEN PTY LTD**  
Director  
Date 18-7-16

Reserved plan of survey under section 65 (4)(a)(i) of the Survey & Mapping Infrastructure Act 2003.

Plan of LOTS 145 & 146

Cancelling LOT 145 on SL11048

LOCAL GOVERNMENT: REDLAND CITY COUNCIL LOCALITY: ALEXANDRA HILLS

Meridian: MGA (Zone 56) vide CORS

Survey Records: No

Scale: 1:4000

Format: STANDARD



SP280785

**WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

(Dealing No.)

5 Lodged by

(Include address, phone number, reference, and Lodger Code)

1 Certificate of Registered Owners or Lessees.

1/We **THE STATE OF QUEENSLAND  
(REPRESENTED BY DEPARTMENT OF  
AGRICULTURE AND FISHERIES)  
GAZETTED ON 25/07/1953 PAGE 1620**

(Names in full)

\*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~\*as Lessees of this land agree to this plan.~~

Signature of \*Registered Owners ~~\*Lessees~~

\*Rule out whichever is inapplicable

2 Planning Body Approval.

\*  
hereby approves this plan in accordance with the .  
%

Dated this \_\_\_\_\_ day of \_\_\_\_\_

#

#

\* Insert the name of the Planning Body  
# Insert designation of signatory or delegation

% Insert applicable approving legislation.

3 Plans with Community Management Statement :

CMS Number .  
Name .

4. References :

Dept File :  
Local Govt .  
Surveyor : 1004ISP1

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
49007011	Lot 145 on SL11048	145 & 146	New Rd	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
706480488 (Emts A, B, C & D on SPI43858)	145

9 Building Format Plans only.

I certify that -  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

Cadastral Surveyor/Director\* Date  
\*delete words not required

10. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

7. Orig Grant Allocation :

Lots	Orig

8 Passed & Endorsed :

By : NORRIS CLARKE & O'BRIEN PTY LTD  
Date : 18-7-16  
Signed : \_\_\_\_\_  
Designation : Cadastral Surveyor/Director

11 Insert Plan Number

**SP280785**



**DIAGRAM B**

Scale 1:1,500

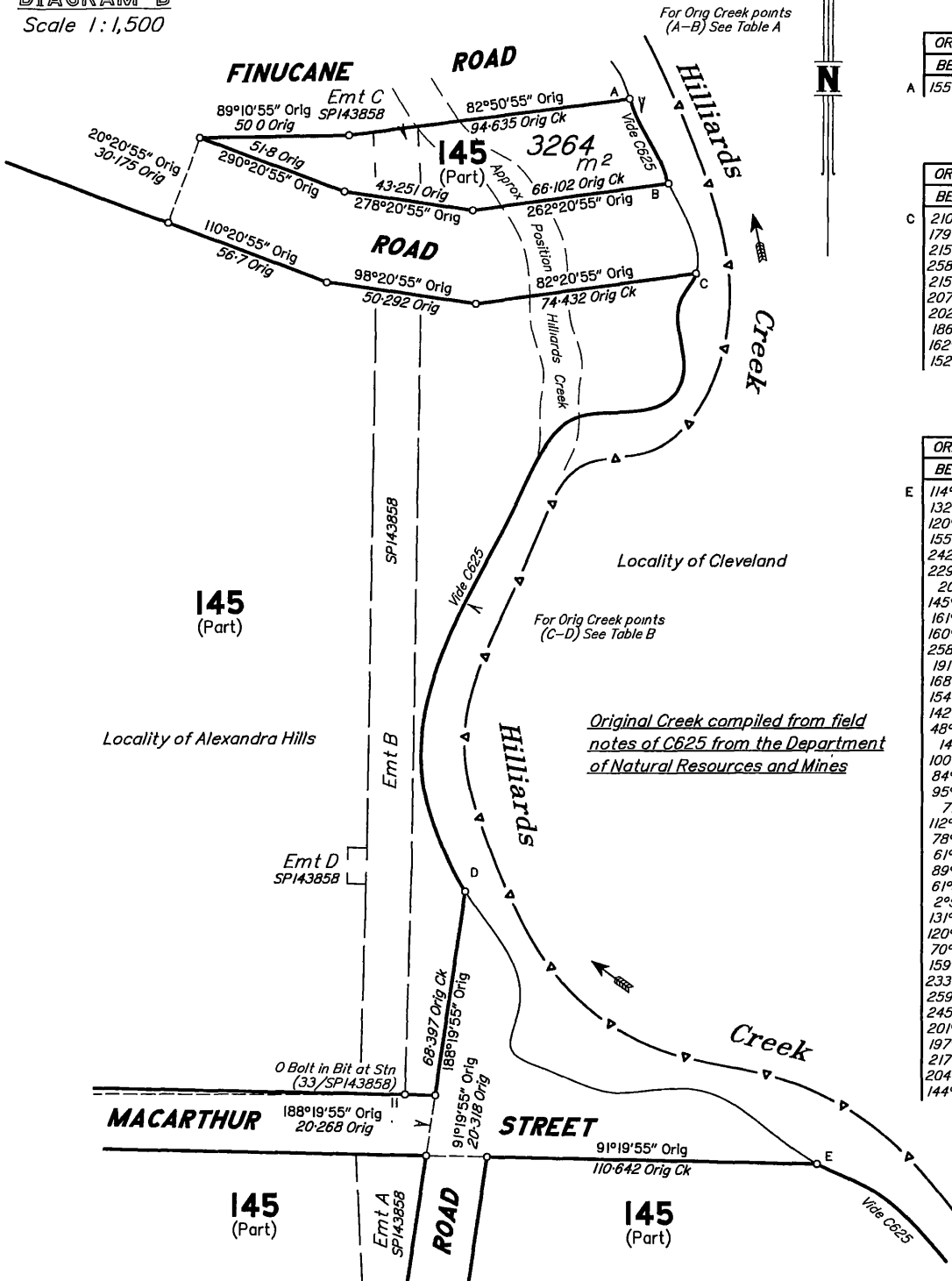


TABLE A

ORIGINAL CREEK POINTS	
BEARING	DISTANCE
A 155°07'05"	30.85

TABLE B

ORIGINAL CREEK POINTS	
BEARING	DISTANCE
C 210°10'05"	10.466
179°28'20"	27.486
215°49'55"	6.035
258°20'30"	32.748
215°49'55"	30.175
207°02'50"	48.721
202°10'55"	15.355
186°31'10"	40.298
162°29'30"	21.326
152°52'15"	16.669

TABLE C

ORIGINAL CREEK POINTS	
BEARING	DISTANCE
E 114°43'35"	18.536
132°51'20"	37.581
120°30'40"	36.266
155°12'25"	22.937
242°01'55"	41.753
229°19'55"	18.105
206°08'	15.32
145°44'35"	12.728
161°31'30"	27.674
160°05'05"	14.026
258°19'55"	6.035
191°14'15"	15.506
168°19'55"	6.035
154°17'45"	24.883
142°54'15"	13.618
48°23'30"	4.251
140°56'	18.547
100°19'55"	16.093
84°23'10"	14.645
95°08'15"	22.22
77°08'	15.32
112°35'20"	18.027
78°47'15"	26.139
61°08'15"	22.22
89°31'50"	15.32
61°34'05"	72.672
2°53'50"	17.993
131°07'50"	37.796
120°48'40"	12.961
70°59'30"	12.881
159°12'05"	20.117
233°34'20"	12.202
259°19'55"	32.187
245°17'45"	41.472
201°32'30"	21.61
197°12'05"	28.449
217°51'35"	37.094
204°24'25"	124.74
144°04'40"	17.381

**REINSTATEMENT REPORT**

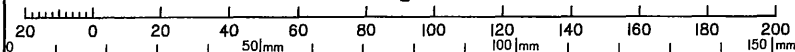
Plans used C625, SL6133, SL3187, SL11048, IS2043, RP195938, RP209629, RP222868, RP816018, RP858782, IS113431, IS127136, IS152955, IS163694, IS167588, SP143858 & SP234806.

MacArthur Street has been reinstated from the OIP at Stn 1 from RP222868 to the fixation of Stn 3 from the OIP from SL6133. This matches the original straight line from C625 and shown on RP816018, RP858782 & IS152955. It is unclear whether the OIP at Stn 2 is the original from SL6133 or the pin placed on IS152955. The distance 2-3 is deed from C625 and SL6133. The OIP from IS152955 and the O Nail from SP143858 at Stn 2 on this survey have been re-referenced. The distance 1-2 is deed from C625 and RP858782.

Stn 6 has been fixed from the OPM from SP143858. Stn 8 is reinstated from the OIP from IS113431 which found the ORT from SL6133. The distance 1-8 is 32mm short of the distance from SL6133. The distance 6-8 matches SL6133.

The traverse 3-11 has been used to calculate the meridian shift of 12" from SP143858 for the compilation of the Lot 145 boundaries from SP143858. The creek boundary has been compiled from the original field notes of C625. The original creek section A to B has been calculated from the reinstated boundaries from SP143858 in conjunction with the original field notes from C625. The creek boundary at C from SP143858 has been then joined to the original creek points compiled from the field notes of C625. Similarly the Section E to F has been calculated from the fixation of E from the extension of MacArthur St from SP143858 and the original creek dimensions from C625.

Scale 1:1500 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP280785**



From the Mayor's Office  
**Karen Williams**  
Mayor of Redland City



1 February 2016

Our Ref. KW.DS lh  
Contact. Mayor's Office  
Ph. 38298235

Mr David Loch  
Director, Research Infrastructure  
Agri-Science Queensland  
Department of Agriculture and Fisheries

Email: [David.Loch@daf.qld.gov.au](mailto:David.Loch@daf.qld.gov.au)

Dear David

I write to advise Redland City Council's formal interest in entering discussions with the Queensland Government with a view to acquiring part of the Redlands Research Facility, should it be declared surplus to requirements.

As you are aware, Council has indicated an informal interest in acquiring part of the site that is Lot 145 on SL110048 at 395-417 Finucane Road, Alexandra Hills. We believe it would be a significant strategic holding for conservation/community purposes and could be used to complement some of the high-tech and research activities currently being undertaken by your Department and other stakeholders at the facility.

I am pleased to advise that at the Council General Meeting on 27 January 2016 I received unanimous support for the following Mayoral Minute:

**That Council resolves to:**

- 1. Agree in principle to seek to purchase if available the proposed sub-divided Lot 146 and take over trusteeship of the balance of Lot 145 on SL110048 of State owned land at 395-417 Finucane Road, Alexandra Hills; and**
- 2. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate to purchase of the land at current market value and negotiate trusteeship of the balance of the holding should it become available.**

I am available, as are Council officers, to discuss our proposal to acquire the site.

Yours sincerely



Mayor Karen Williams  
**Redland City Council**

Redland City Council  
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Cnr Bloomfield & Middle Sts.  
Cleveland Qld 4163  
PO Box 21,  
Cleveland Qld 4163  
Telephone 07 3829 8623  
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Email [mayor@redland.qld.gov.au](mailto:mayor@redland.qld.gov.au)  
[www.redland.qld.gov.au](http://www.redland.qld.gov.au)