

## Related Report / Additional Information

<b>Meeting:</b>	<b>March Ordinary Meeting</b>	<b>Date:</b>	<b>25 March 2021</b>
<b>Item:</b>	<b>11.1 CONFIDENTIAL – NOT FOR PUBLIC RELEASE – STRATEGIC LAND ACQUISITIONS, BLI BLI</b>		
<b>Circulation</b>			
<b>Officer (title):</b>	<b>Manager Environment and Sustainability Policy</b>	<b>Approving GE (title):</b>	<b>Group Executive Liveability and Natural Assets</b>

In response to Council Resolution OM21/29, item (b)

*That Council:*

- (a)** *authorise the Chief Executive Officer to finalise and execute contracts for the acquisition of the identified properties at Bli Bli, which are the subject of this report and*
- (b)** *authorise the Chief Executive Officer to publicly release the property details and acquisition prices once the ownership of the properties has transferred to Council.*

### Minute Action:

Council has acquired two properties at Godfreys Avenue, Bli Bli, and a small truncation of a property at Oyster Bank Rd, Bli Bli as per the above resolution. Title transfers for the properties are currently underway following settlement in early June.

<b>Property Address</b>	<b>Real Property description</b>	<b>Lot Size (hectares)</b>	<b>Contract Price</b>
Godfreys Ave BLI BLI QLD 4560	Lot 12SP293324	34.3	of \$5,954,000 (Excl GST and Stamp Duty)
Godfreys Ave BLI BLI QLD 4560	Lot 20SP173333	62.9	
Oyster Bank Rd BLI BLI QLD 4560	part lot 21SP173333	17m2	

The land parcels are strategically located in the Blue Heart Major Green Space north of the Maroochy River. The land acquired is largely undeveloped in the rural zone located adjacent to the Sunshine Motorway and south of David Low Way. These lands will contribute to the Blue Heart Major Green Space by providing for a future open space facility for formal and informal sport and recreation purposes. The land parcels have been secured in accordance with the Council's long term planning for open space and funded through the Local Government Infrastructure Plan (LGIP) trunk infrastructure to cater for current and future generations.

The acquisition of these land parcels is contributing to a number of outcomes in Council's *Environment and Liveability Strategy 2017* including:

- a contribution to the planning and protection of the Blue Heart Green Space
- expanding the publicly accessible open space network by 97 hectares
- providing opportunity to establish a regional centrally located sport and recreation precinct
- maintaining critical floodplain in the Maroochy River
- provide future recreational trail linkage opportunities

The specific Transformational Actions associated with the *Environment and Liveability Strategy* that the acquisitions support the delivery of include:

***Transformational Action 14 - Expanding the green space***

Securing and activating space for future generations through an accelerated strategic land program to improve conservation, flood mitigation and sport and recreation opportunities.

The acquisition contributes to maintaining the target of 5 hectares of sports and recreation land per 1,000 residents, expand the availability of publicly accessible open space close to urban living which supports the liveability of the region, and assist to protect the function of the coastal floodplain.

***Transformational Action 12 – Growing the natural economy.***

Strengthen the economic base around our natural assets and distinctive landscape features by enhancing a network of nature based and cultural experiences.

The acquisitions provide an opportunity to investigate low impact compatible land uses which continue to protect the flood plain and provide community benefit.

***Transformational Action 26 – Kicking Goals with living infrastructure***

Creating demonstration projects that showcase the benefits and opportunities of the co-location of open space and flood and stormwater infrastructure to deliver complementary natural and built environment outcomes.

The acquisitions could:

- provide an opportunity for sport and recreation uses while retaining the critical function of the Maroochy River floodplain
- protect the floodplain for flood conveyance and storage purposes
- reduce flood risks for people, property and infrastructure in the catchment.



**Acquisition Update – Lot 12SP293324 Godfreys Ave BLI BLI, Lot 20SP173333 Godfreys Ave BLI BLI, Part Lot 21SP173333 Oyster Bank Rd BLI BLI**



**TOTAL HECTARES:** 97  
**CONTRACT PRICE:** \$5.954M  
**STATUS:** Settled June 2021

**STRATEGIC VALUES:**

- |  |
|--|
| <ul style="list-style-type: none"> <li>• A contribution to the planning and protection of the Blue Heart Green Space.</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Expanding the publicly accessible open space network by 97 hectares</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Opportunity to establish a regional centrally located sport and recreation precinct at size and capacity not currently available on the Sunshine Coast</li> </ul> |
| <ul style="list-style-type: none"> <li>• Maintains critical floodplain in the Maroochy River.</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Provide future recreational trail linkage opportunities.</li> </ul>   |



## Landscape Context



## Property Context



## Leven

-  Acquired Land
-  Blue Heart
-  Council Owned/Managed Environment Reserves
-  Other Council Open Space
-  State Protected Areas
-  Unfettered Controlled
-  Sunshine Coast Solar Farm

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