

Public Notification

Ordinary Meeting

Thursday, 27 January 2022

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
11.1	STRATEGIC LAND ACQUISITION - MERIDAN PLAINS	
	ATTACHMENT 4 PUBLIC NOTIFICATION.....	5
11.2	STRATEGIC LAND ACQUISITION - VERRIERDALE	
	ATTACHMENT 2 PUBLIC NOTIFICATION.....	9
11.3	STRATEGIC LAND ACQUISITION - COOCHIN CREEK	
	ATTACHMENT 2 PUBLIC NOTIFICATION.....	13

Related Report / Additional Information

Meeting:	January Ordinary Meeting	Date:	27 January 2022
Item:	11.1 STRATEGIC LAND ACQUISITIONS, - MERIDAN PLAINS		
Circulation			
Officer:	Coordinator Open Space and Social Policy, Liveability & Natural Assets Group Coordinator Strategic Property	Approving GE:	Group Executive Liveability and Natural Assets

In response to Council Resolution OM22/6, item (b)

That Council:

- (a) authorise the Chief Executive Officer to finalise and execute contracts for the strategic land acquisition of the identified properties in Meridan Plains, 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 three properties at Rainforest Drive and Meridan Way, Meridan Plains as per the above resolution. Title transfer has since occurred.

Property Address (Map Reference)	Real Property description	Lot Size (hectares)	Contract Price
110 Rainforest Dr Meridan Plains QLD 4551 (A)	2RP97720	86.6	of \$9,500,000 (Excl GST and Stamp Duty)
Rainforest Dr Meridan Plains QLD 4551 (B)	4RP97720	49.2	
201 Meridan Way Meridan Plains QLD 455 ©	5RP97720	78.7	

The acquired land parcels are strategically located in the Lower Mooloolah River Green Space (LMRG), an emerging green space being planned and advocated for through the "Expanding the Green Space" Transformational Action in the Environment and Liveability Strategy 2017.

This green space is incredibly important to our community and to the environment as the Sunshine Coast continues to consolidate growth in the coastal corridor from Maroochydore to Caloundra.

The Lower Mooloolah River Green Space is approximately 3,000 hectares of non-urban land located east of the Bruce Highway, extending north to Buderim and Palmview, south to Caloundra Road and east to Kawana. It provides an important sub-regional inter-urban break, maintaining openness, providing the boundary for the urban footprint and providing relief from the surrounding urban landscape.

The Open Space Blueprint contained in the Environment and Liveability Strategy (ELS) provides strategic guidance for the ongoing purchase of land for recreation and sport purposes. Securing these properties is a strategic long-term action that will contribute to the ongoing liveability, protection of the natural environment and strengthen our resilience for the future.

The rural-zoned properties acquired consist of three contiguous lots (214.56 hectares) located outside the Urban Footprint on the northern side of Rainforest Drive – described as A - Lot 2 RP 97720 (86.66 ha), B - Lot 4 RP 97720 (49.18 ha) and C - Lot 5 RP 97720 (78.72 ha). Attachment 1 – Landscape Context and Property Context Map.

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

- a contribution to the planning and protection of the Lower Mooloolah River Green Space
- expanding the publicly accessible open space network by 214 hectares
- providing opportunity to establish a sport and recreation precinct for future generations
- provide future recreational trail linkage opportunities to the north and south
- protect and enhance significant biodiversity and cultural values
- help maintain and responsibly manage the floodplain



Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	27 January 2022
Item:	11.2 STRATEGIC LAND ACQUISITION – VERRIERDALE		
Circulation			
Officer:	Manager Environment and Sustainability Policy	Approving GE: Bill Haddrill	Group Executive Liveability and Natural Assets

In response to Council Resolution OM22/7, item (b)

That Council:

- (a) *delegate authority to the Chief Executive Officer to execute all documentation and finalise the strategic land acquisition of the identified strategic land parcel in Verrierdale and*
- (b) *authorise the Chief Executive Officer to publicly release details relating to the site location and contract price for the identified strategic land parcel once the negotiations have been finalised and the transfer of land has been registered with the Titles Registry.*

Minute Action:

Council has acquired a property at Butler Road, Verrierdale as per the above resolution.

Property Address	Real Property description	Lot Size (hectares)	Contract Price
Butler Road Verrierdale QLD 4562	Lot 10 SP142405	13.3	of \$1.1 million (Excl GST)

The land parcel is strategically located between two existing Council environment reserves—Verrierdale Rise (north) Nature Refuge and Verrierdale Rise (south) Nature Refuge. The acquisition of Lot 10 has established a single, expanded and consolidated 37 hectare reserve—consolidating ecological functionality and connectivity of the northern Verrierdale Core Habitat Area. It forms part of a biodiversity corridor that links Doonan Creek Environment Reserve in the east to Eumundi Conservation Park in the west

The acquisition of this property has protected significant environmental values including Critically Endangered and Of Concern regional ecosystems and mapped Koala Habitat Area. There are confirmed records of the Endangered lesser swamp orchid (*Phaius australis*) and the Richmond birdwing butterfly (*Ornithoptera richmondia*) within the property.



The acquisition of this land parcel is assisting to deliver outcomes identified in Council's Environment and Liveability Strategy 2017 by:

- Protecting a greater extent of the northern Verrierdale Core Habitat Area
- Consolidating and expanding the existing public lands network, including the conservation estate
- Ensuring that ecological functionality and connectivity of core habitat is maintained
- Protecting Matters of National, State and Local Environmental Significance including:
 - Critically Endangered Lowland Rainforest regional ecosystem 12.9-10.16 and 12.12.2
 - Mapped Koala Habitat Area: regional ecosystems 12.9-10.14 (eucalypt)
 - An Of Concern and local poorly conserved and vulnerable melaleuca regional ecosystem (12.3.4).
 - Forms part of a biodiversity corridor that links Doonan Creek Environment Reserve in the east to Eumundi Conservation Park in the west
 - Threatened species - Confirmed records of the Endangered lesser swamp orchid (*Phaius australis*) and Richmond birdwing butterfly (*Ornithoptera richmondia*) and suitable habitat for acid frogs (wallum froglet and wallum rocketfrog).

The acquisitions also support the delivery of strategic Transformational Actions associated with the *Environment and Liveability Strategy 2017* including:

Transformational Action 6 - Connecting nature and people

Connecting our valued habitat areas to support our native flora and fauna and providing the community with opportunities to participate in conservation and to experience the natural environment.

The acquisition would assist to expand the Sunshine Coast conservation estate by 13.3 hectares resulting in a reserve area of more than 37 hectares that contains high biodiversity values and protects commonwealth, state and locally significant vegetation communities and listed flora and fauna species.

Transformational Action 8 - Maintaining the blue by protecting the green

Delivering healthy waterways and beaches that continue to support our lifestyle and livelihoods through integrated catchment management.

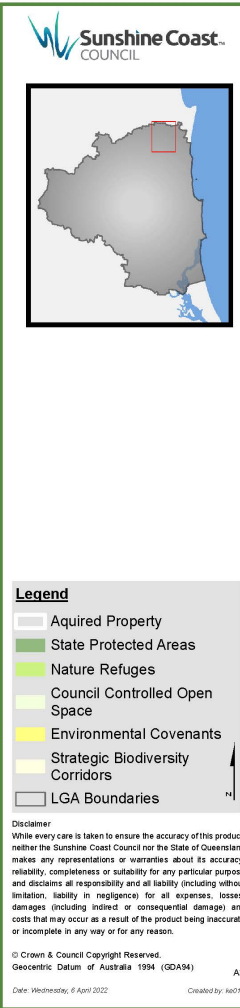
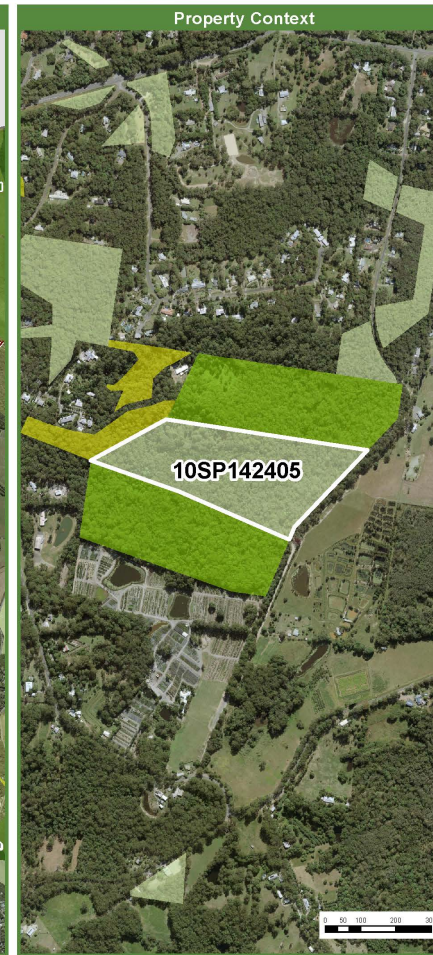
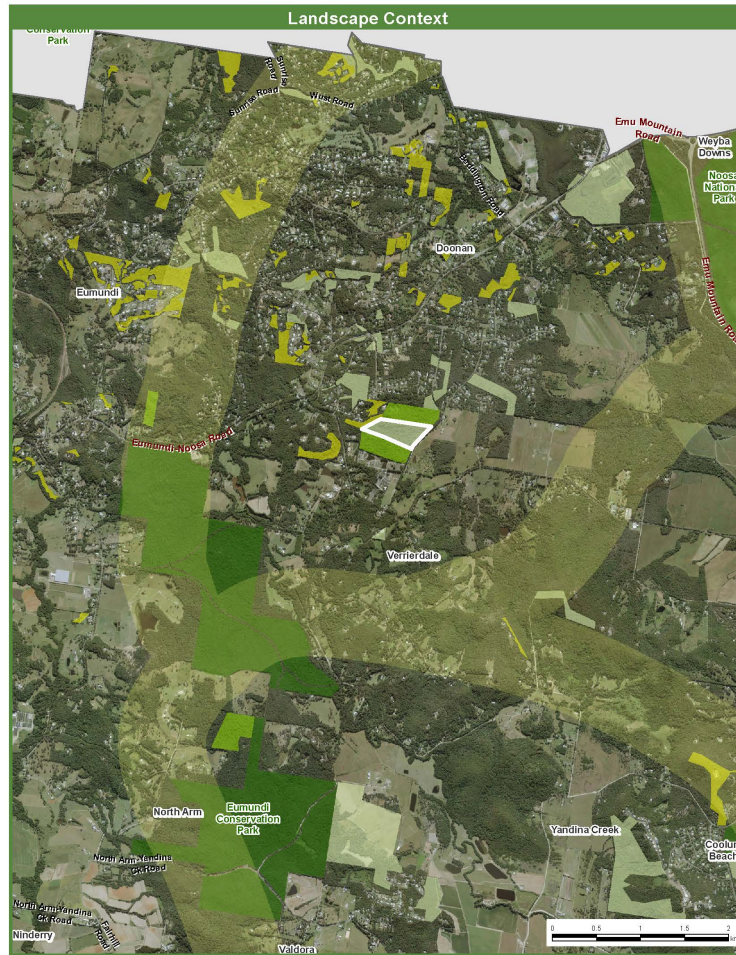
This land parcel and surrounding Nature Refuge support a number of higher order creeks and wetlands located at the headwaters of Doonan Creek, which ultimately flows into the Blue Heart waterways and wetland network.

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.

This land parcel would be incorporated into the adjoining Environment Levy acquired reserves – the Verrierdale Rise (north and south) Nature Refuges. It effectively completing the reserve footprint and further enhancing the northern Verrierdale Core Habitat Area.

Attachment 1 - Aquired Property
Butler Road, Verrierdale, 10SP142405



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Sunshine Coast Council : Effective 12 October 2020 : Version 1

Form 5

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	27 January 2022
Item:	11.3 - STRATEGIC LAND ACQUISITION - COOCHIN CREEK		
Officer (title):	Manager Environment and Sustainability Policy	Approving GE (title):	Group Executive Liveability and Natural Assets

In response to Council Resolution OM22/8, item (b)

That Council:

- (a) delegate authority to the Chief Executive Officer to enter into negotiations, execute all documentation and finalise the strategic land acquisition of the identified strategic land parcel in Coochin Creek, and*
- (b) authorise the Chief Executive Officer to publicly release details relating to the site location and contract price for the identified strategic land parcel once the negotiations have been finalised and the transfer of ownership of land has been registered with the Titles Registry.*

Minute Action:

Council has acquired a property at The Esplanade Coochin Creek as per the above resolution.

Property Address	Real Property description	Lot Size (hectares)	Contract Price
The Esplanade Coochin Creek QLD 4519	Lot 29 SP104284	65.2	of \$2,300,000 (Excl GST)

The land parcel is located on the southern side of Coochin Creek at the confluence of Coonowrin and Coochin Creeks where they flow into the RAMSAR designated Pumicestone Passage which defines the property's eastern boundary.

The property is also bounded on its northern, western and southern boundaries by the Pumicestone National Park and a Council bushland environment reserve and is considered to be a critical piece in the Sunshine Coast protected areas network.

The acquisition of this land parcel assists to deliver multiple Council and Environment and Liveability Strategy 2017 outcomes including:

- Consolidation and expansion of Council's environment reserve network within the Regional Inter-Urban Break greenspace
- Protection of Matters of National, State and Local Environmental Significance including:



- Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* listed threatened flora and fauna species and ecological communities including RAMSAR wetlands
- State *Nature Conservation Act 1992* listed threatened species and regional ecosystems and
- Local core habitat area, ecological functionality and connectivity values
- Critical coastal macropod habitat known to support substantial mobs of eastern grey kangaroos.

The acquisition and subsequent reserve planning present opportunities to potentially establish passive, water-based recreational activities identified in the Regional Inter-Urban Break Outdoor Recreation Plan for this area. The plan also highlights the need to secure public land to ensure the ongoing protection of natural and recreational values across this green space.

The acquisition also supports the delivery of strategic Transformational Actions associated with the *Environment and Liveability Strategy 2017* including:

Transformational Action 6 - Connecting nature and people

Connecting our valued habitat areas to support our native flora and fauna and providing the community with opportunities to participate in conservation and to experience the natural environment.

The acquisition assists to expand the Sunshine Coast conservation estate by 65.2 hectares and protect Commonwealth, State and Locally significant ecological communities and habitat areas for threatened listed flora and fauna species.

Transformational Action 8 - Maintaining the blue by protecting the green

Delivering healthy waterways and beaches that continue to support our lifestyle and livelihoods through integrated catchment management.

This land parcel is located at the lower reaches of Coochin Creek, a RAMSAR wetland area. Acquisition and council management of this land will ensure improved land management and water quality flowing into the Pumicestone Passage.

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.

This acquisition contributes to Council's reserve network in the Regional Inter-Urban Break.

The Esplanade, Coochin Creek, 29SP104284

