

BRIEFING NOTE FOR DECISION

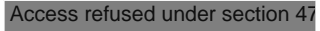
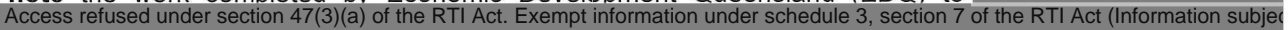
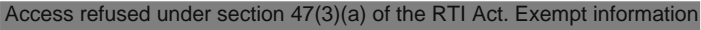
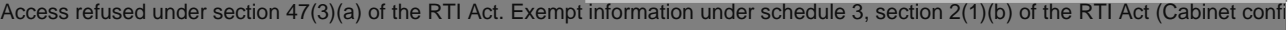
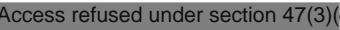
SUBJECT Currumbin Eco Park – Election Commitment

<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not approved <input type="checkbox"/> Noted <input type="checkbox"/> Further information required (see comments)	Signed:  Date: 21/6/21 Hon. Steven Miles MP, Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning Comments:
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ACTION REQUIRED BY 18 June 2021 given the potential for commencement of work on site by the landowner.

RECOMMENDATION

It is recommended that you:

- **note** the work completed by Economic Development Queensland (EDQ) to 
 Access as outlined in **Attachment 1**.
- **approve** EDQ proceeding with a request to the Coordinator-General to compulsorily acquire the site, with the land acquired to be vested in the Minister for Economic Development Queensland (MEDQ).
- **note** the Coordinator-General is considering the use of a works regulation under the *State Development and Public Works Organisation Act 1971*, under which you, as MEDQ, will be directed to undertake the Currumbin Eco Park project.
- **approve** EDQ preparing a CBRC submission 

- **note** this briefing note contains legal advice () which is subject to legal professional privilege and should not be disclosed or communicated to any third party.

BACKGROUND

Election Commitment

- In late October 2020, the Honourable Anastacia Palaszczuk MP, Premier and Minister for Trade made an election commitment to “.....transform 148 hectares of land on the Southern Gold Coast into a major new eco parkland...” (**Attachment 2**).
- The commitment provided that the new 148-hectare parkland would be one of the largest parks in Australia and could feature:
 - recreational facilities for families, sporting clubs and schools
 - protections for local koala habitats, including fodder eucalypt plantation
 - eco-tourism facilities to support more tourism jobs
 - nature-based recreational trails through 46 hectares of blackbutt forest.

- The election commitment further noted that "...a re-elected Palaszczuk Government will negotiate with the current owners to purchase the site at a fair market price and will consider all necessary options to secure it for community use. Negotiations will also occur with the Gold Coast City Council to partner with on this project."

The Site

- The subject site is located at 107 Piggabeen Road, Currumbin Waters and comprises 148 hectares across Lot 2 on RP168012 and Lots 1 and 247 on RP854934. The same landowner also owns three surrounding properties, comprising an additional 5.3 hectares however, these properties are not included in the commitment. The site and the other three parcels are shown on the plan in **Attachment 3**.
- The site is heavily constrained by complex site hydrology and sensitive environmental habitat and vegetation, with associated bushfire considerations.

Current Development Approvals

- In 2006, a development approval was granted under a ministerial call in, for 348 residential lots. The landowner has until 30 December 2022 to complete the first stage of development under the approval.
- The landowner also appears to have the benefit of a number of operational works approvals granted by the Gold Coast City Council, which are required in order to progress the development for the residential lots.

Discussions with the Landowner

- The landowner has indicated they intend to commence Stage 1 of the approved development as early as September 2021. They are currently tendering civil works for Stage 1, and it is understood from the landowner that they have sought deferral of a condition in the reconfiguration approval from the Department of Transport and Main Roads.
- EDQ has met with the landowner on four occasions, initially to discuss commercial acquisition of the site, and subsequently at the landowner's initiation to explore the potential for the State and the landowner to collaborate on a joint outcome on the site.
- On 4 June 2021, the landowner advised EDQ officers that it is their view, supported by a market valuation, that the site is worth \$70 million and that development of the site under the current approval represents best value for the developer.
- The landowner has verbally provided an outline of alternative development options for the site, which propose both residential development and uses consistent with an Eco Park on the site. Options verbally presented by the landowner to date reduce the yield from 348 residential lots to 169-194 residential lots, with a request for compensation from the State of between \$10 - \$73 million.
- The landowner has committed to providing written confirmation of these options to EDQ by 11 June 2021.
- Accordingly, EDQ has not yet formally investigated the options referred to by the landowner, however, EDQ is of the preliminary view that the options are untenable to the delivery of the election commitment, as the landowner has been unable to commit to a timing for the transfer of any part of the site to the State.

Access refused under section 47(3)(a) of the RTI Act. Exempt information

• Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 7 of the RTI Act (Information subject

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Master planning

- Master planning of the site has commenced and is being prepared for implementation in phases, over a number of years as funding is secured for each stage.
- The masterplan will comprise:
 - Stage 1, including rehabilitation planting, site fencing, nature trails, site access and (limited) car parking (approximately 90 car parks). The intent would be that these measures can be implemented for approximately \$5 million following acquisition of the site and will have minimal maintenance costs. A portion of the site might be maintained in the short term as farmland with ability to earn income from agistment.
 - Further stages will deliver intensification with a range of uses over the site comprising recreational and eco-tourism facilities (e.g. school camp facilities, mountain biking trails, nature play areas, playground, kiosk). It is envisaged that consideration of how the community interacts with the site once it is publicly accessible will be used to inform staged identification and implementation of uses on the site over time, evolving the initial master plan in a way that is supported by the community and in keeping with the site's natural features.

Gold Coast City Council

- It is understood that the Gold Coast City Council had a long-held interest in the site as part of its broader open space and recreation strategy with a desire to own the land, however, it has more recently indicated that it requires the State to fund the improvement and ongoing maintenance of the site.
- Discussions about the future ownership and maintenance of the site are intended to continue between EDQ and the council.

KEY ISSUES

Funding

- An allocation of \$15 million for the election commitment has been detailed in the Queensland Labor 2020 Election Financial Statement.

• Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 7 of the RTI Act (Information subject to

Site ownership and ongoing maintenance responsibility

- EDQ is of the view that the MEDQ does not represent the best long-term owner of the whole of the site.
- It is considered that the MEDQ will have increased ability to negotiate with the council on future ownership and maintenance of the site once it owns the site.

Acquisition of the Site

- Several options have been considered for delivery of the election commitment.
- Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 7 of the RTI Act (Information subject to redaction)
- Other options considered but not extensively explored are:
 - Option 5: Land swap with council land at Tugun with the developer. Under this option, the council intended the State would entirely fund the election commitment (current and ongoing costs), and the option also interfered with council's current intention to develop recreational facilities on the Tugun land. Further, consent of the Gold Coast Airport is required for residential development to occur on the Tugun land.
 - Option 6: Declaration of the site as a nature refuge under the Nature Conservation Act 1992. For the Department of Environment and Science (DES) to declare land as a nature refuge, it needs to be demonstrated that the site contains natural resources of significant natural conservation value or an area of critical habitat, however, it is understood that DES does not consider the site a priority for protection.
 - Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 7 of the RTI Act (Information subject to redaction)
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- Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 7 of the RTI Act (Information subject to redaction)
- The Coordinator-General is considering the use of a works regulation under the SDPWO Act, under which you, as the MEDQ, will be directed to undertake the Currumbin Eco Park project. A works regulation triggers a range of powers under the SDPWO Act including the power to give access to land and to acquire land for the project
- The effect of the works regulation on the MEDQ is that the:
 - MEDQ must take steps to carry out the project works as soon as practicable
 - MEDQ must consult and cooperate with the Coordinator-General in carrying out the project works
 - undertaking of the project is deemed to be a function of the MEDQ under the Economic Development Act.
- A CBRC submission will need to be progressed Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 2(1)(b) of the RTI Act (Cabinet confidential)


RESULTS OF CONSULTATION

- In addition to the consultation with the landowner, a number of agencies were consulted during the preparation of this briefing note. A summary of consultation is provided at **Attachment 4**.

RESOURCE/FINANCIAL IMPLICATIONS

- With insufficient funding allocated to deliver the commitment, there are resource (e.g. staffing) and financial implications of this election commitment.
- A CBRC submission requesting **Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, s**
Access refused under section 47(3)(a) of the RTI Act.

SENSITIVITIES/RISKS


- Confidential and privileged legal advice: **Access refused under section 47(3)(a) of the RTI Act. Exempt information under sche**
Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 7 of the RTI Act (Information subject

- Acquisition of the site may establish an unacceptable precedent for the State – developers may speculatively acquire sites which are the subject of community interest to achieve a financial benefit.
- The Office of the Coordinator-General has advised that the landowner can still commence development on the site even after a notice of intention to resume has been issued, although the landowner may risk not being compensated for the development it undertakes on the site following the issue of the notice.

ELECTION COMMITMENT

- This briefing note sets out the options for delivery of the Currumbin Eco Park election commitment.

HUMAN RIGHTS ACT

- The human rights relevant to this decision being property rights, have been considered. The recommended decision does not limit those human rights.

Author Name: Petria Forwood Position: A/Executive Director Branch: EDQ Tel/Mob No:  Date: 7 June 2021	Approved by (Dir/Exec Dir) Name: Petria Forwood Position: A/Executive Director Branch: EDQ Tel/Mob No:  Date: 7 June 2021	Approved by (A/GM) Name: Jason Camden Position: A/General Manager Branch: EDQ Tel/Mob No: Access refused Date: 10 June 2021	Director-General Endorsement Name: Damien Walker Signed  Date 16.6.21
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Annastacia Palaszczuk

WORKING TOGETHER FOR QUEENSLAND

Major new eco-parkland proposed for southern Gold Coast

A re-elected Palaszczuk Government will transform 148 hectares of land on the Southern Gold Coast into a major new eco-parkland.

The proposed new parkland would provide a big boost for southern Gold Coast tourism while also protecting the gateway to the Currumbin Valley for future generations.

Labor Candidate for Currumbin, Kaylee Campradt has listened to the community support that has been building around this proposal and lobbied hard to secure this major commitment.

The new 148 hectare parkland would be one of the largest parks in Australia and could feature:

- Recreational facilities for families, sporting clubs and schools
- Protections for local koala habitats, including fodder eucalypt plantation
- Eco-tourism facilities to support more tourism jobs
- Nature based recreational trails through 46ha of blackbutt forest.

A re-elected Palaszczuk Government will negotiate with the current owners to purchase the site at a fair market price and will consider all necessary options to secure it for community use. Negotiations will also occur with the Gold Coast City Council to partner with on this project.

Importantly, a future Labor Government will ensure that the site remains outside of the urban footprint and a full review of the historical approvals will be undertaken.

Premier Annastacia Palaszczuk said, thanks to Kaylee Campradt, the southern Gold Coast would benefit from this project for generations to come.

“My Government wants to protect the Currumbin Valley environment so that both local residents and tourists can enjoy it well into the future.

“This simply would not have happened without the advocacy of Kaylee Campradt. She lives and breathes her community and knows how important commitments like this are.

“There’s no doubt the southern Gold Coast has a unique character that places a premium on sustainability and conservation.

“This is also a big win for the local tourism industry on the southern Gold Coast, which is already benefitting from the World Surfing reserve.

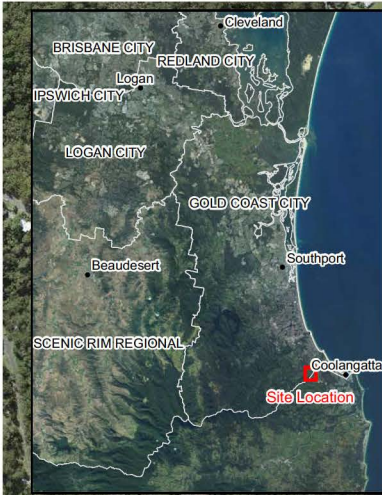
“The new eco-parkland will also hold significant environmental conservation, with the preservation of significant blackbutt forest and Koala habitats” said the Premier.

Labor Candidate for Currumbin, Kaylee Campradt, said the commitment was a big win for the southern Gold Coast.

“Securing this 148 hectare parcel of land for community use is a really special decision that will preserve the environment for future generations to enjoy.

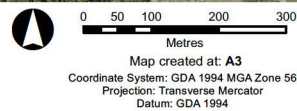
“Once this land was gone it would be gone for good. I’m delighted to have been able to help save it for our community” said Ms Campradt.

ENDS



- Legend**
- 1RP168012
 - 1RP854934
 - 2RP854934
 - 247RP854934
 - 3RP82364
 - 2RP168012

Imagery: July 2020, 10cm resolution



Site Map:
 107 Piggabeen Road, Currumbin Waters

Map produced by the Department of State Development, Infrastructure, Local Government and Planning Spatial Services Unit, 12/01/2021



Attachment 4 – Agency Consultation Response

Agency	Contact	Agency Feedback
<p>Department of Tourism, Innovation and Sport (DTIS)</p> <p>The information provided in this table is Economic Development Queensland's summary of feedback provided by DTIS during the consultation process and is not to be taken as a statement by DTIS or as DTIS policy.</p>	<p>Kelli Lamperd - Executive Director Service Delivery and Business Operations and Support - Sport and Recreation</p>	<ul style="list-style-type: none"> • Department of Tourism, Innovation and Sport does not have any ability or legislative powers to compulsorily acquire land for sport and recreation purposes. • All of Sport and Recreation capital funding is fully committed for this financial year and next. Therefore, there is no planned or available funding rounds to facilitate capital delivery. • Sport and Recreation was not involved in any planning surrounding this Election Commitment. • The lack of facilities shows a clear need for sport and recreation facilities. These could include fields for structured, traditional sport and recreation as well as unstructured sport and recreation venues such as youth facilities (BMX, skate park etc). • DTIS don't generally own land for sport and recreation purposes, Council's usually own the land/assets. The only property assets owned by the Department are revenue earning (school camps). • Department of Sport and Recreation has never compulsorily acquired land for sport and recreation purposes – Access refused under section 47(3)(a) of the RTI Act. Exempt information under
<p>Department of Environment and Science (DES)</p>	<p>Dr Geoff Lundie-Jenkins - Director Southern Wildlife and Koala Operations- Wildlife and Threatened Species Operations</p>	<ul style="list-style-type: none"> • The Department did not consider the site contained natural or cultural values of such significance that would support its acquisition solely on the basis of conservation/environmental purposes. • DES undertook an initial desktop assessment of the property and it is noted that approximately 41 hectares of the parcel has some good biodiversity values, including endangered Blackbutt open forest which is relatively poorly represented in the existing protected area estate. • However, the remnant vegetation is small in area; is not connected to, or in close proximity with, any existing protected areas or conservation reserves; and the intensity of management issues and resourcing required in this peri-urban landscape significantly diminish value for effective biodiversity conservation. • Together with the anticipated acquisition cost when considered on its own merits this property would have a low priority for acquisition for the purpose of expanding the protected area estate. • The total budget allocation for QPWS Strategic Acquisitions is already fully committed with the current list of priority negotiations. • DES does not, through the legislation it administers, have any powers to force a compulsory acquisition. Historic acquisitions have been actioned via Department of Resources, as the "constructing authority" under the provisions of the <i>Acquisition of Land Act 1967</i>. • Long standing policy of no compulsory acquisitions for National Parks.
<p>Department of Environment and Science (DES)</p>	<p>Gillian Mayne - Director Land Restoration Fund</p>	<ul style="list-style-type: none"> • No offset funding available (funding already committed to other projects) • DES does not acquire sites for the purpose of offsetting but can fund the acquisition of sites by third party providers for the purpose of offsetting.

Agency	Contact	Agency Feedback
Department of Resources (DoR)	Peter Lazzarini – Director Vegetation - Land Policy	<ul style="list-style-type: none"> • No funding sources available from DoR.
Gold Coast City Council (Council)	Tony Jermyn - Executive Coordinator Community and Recreation	<ul style="list-style-type: none"> • Council has interest in owning, managing delivery of facilities and on-going management of the site. • Council's view is that the State would acquire the site and then Council would own or act as Trustee. • Council would like to be involved in the business case and planning/design of the facilities. • Council has always had significant interest in the site. • Environment team has confirmed the flora/fauna on site is not a high priority but there are interesting waterway movements. • The site is well suited to the proposed uses. • Due to the changing nature of sport in Australia and how we choose to recreate, along with sports fields for the area there is a definite need for significant nature-based recreation activities such as bushwalking, mountain bike trails, and various eco sport tourism activities. • In the traditional sporting infrastructure need AFL, Cricket, Rugby League and Netball is identified as a priority in the next 10 years. • Council have confirmed that currently there are no other significant sport projects for Currumbin, Currumbin Valley, Tallebudgera Valley planned in the coming years. • Council is expecting to begin a master planning process for this site in the near future.
Department of State Development, Infrastructure, Local Government and Planning (DSDILGP)	Bree Hughes, Policy Officer, Strategic and Indigenous Policy	<ul style="list-style-type: none"> • Special Purpose Legislation – new Act <ul style="list-style-type: none"> ○ Consultation with DPC, QT (and relevant government agencies), community and other stakeholders – community consultation is dependent on confidentiality / willingness to share. Information regarding consultation needs to be included in Cabinet documentation and information for the Office of Best Practice Regulation (OBPR). ○ Regulatory Impact Analysis (RIA) System – working with OBPR, independent assessment of community, business and government impacts against <i>The Queensland Government Guide to Better Regulation</i> requirements. The Letter of Assessment from OBPR is attached to Cabinet submission; therefore, it needs to be completed at the start of the process. ○ Human Rights assessment – This information is attached to the Cabinet submissions; therefore, it needs to be completed at the start of the process. ○ Policy issues need to be fully resolved before going to Cabinet (i.e. future ownership and management of the site).

SUBJECT Currumbin Eco Park - Letter to Councillor Tom Tate, Mayor, Gold Coast City Council (the council) requesting collaboration with Economic Development Queensland (EDQ)

<input type="checkbox"/> Approved <input type="checkbox"/> Not approved <input checked="" type="checkbox"/> Noted <input type="checkbox"/> Further information required (see comments)	Signed.....  Date.....  Hon. Steven Miles MP, Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning Comments:
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ACTION REQUIRED BY 26 February 2021 to facilitate timely feedback from the council on owning the land identified for the Eco Park proposal and to help inform options for achieving the election commitment.

RECOMMENDATION

It is recommended that you:

- **note** initial feedback from council officers that council ownership of the land following acquisition by the State, is not guaranteed until considered by full council, and that a baseline master plan and cost estimate are required to inform recommendations to the council
- **sign** the letter to Councillor Tom Tate, Mayor, requesting the council's input into the master plan and cost estimate to inform the council's decision on ownership and project participation (**Attachment 1**).

BACKGROUND

- In October 2020, the Honourable Anastacia Palaszczuk MP, Premier and Minister for Trade made an election commitment to *transform 148 hectares of land on the Southern Gold Coast into a major new eco parkland*. The land identified is at 107 Piggabeen Road, Currumbin Waters (the site).
- The commitment provided that *the parkland would be one of the largest parks in Australia and could feature:*
 - *recreational facilities for families, sporting clubs and schools*
 - *protections for local koala habitats, including fodder eucalypt plantation*
 - *eco-tourism facilities to support more tourism jobs*
 - *nature based recreational trails through 46ha of blackbutt forest.*
- The commitment also noted that *a re-elected Palaszczuk Government will negotiate with the current owners to purchase the site at a fair market price and will consider all necessary options to secure it for community use. Negotiations will also occur with the Gold Coast City Council to partner with on this project.*
- EDQ has been tasked with investigating options to acquire the site together with exploring options for the most appropriate long-term ownership of the site (post acquisition).
- EDQ has identified the council as the most appropriate long-term owner and manager of the site.
- On 1 February 2021, EDQ officers met with council officers to discuss the council's role in owning the site and partnering on the project.

KEY ISSUES

- Council officers indicated that while there was some support at an officer level for the council to have an active role in the ownership and management of the site (following acquisition), that until the council formally considers officer recommendations this was not guaranteed.

- Council officers advised it was important to assess the council's appetite sooner rather than later but would need a baseline high-level master plan and cost estimate to inform any recommendations to the council. The officers expressed a willingness to be involved in developing this material provided they received a direction from the council to do so.
- **Attachment 1** contains a request from you to Councillor Tate for council officers to confidentially work with the State to prepare a baseline high level master plan and cost estimate for the site.
- This work would be completed on the basis that the information will be used by council officers to prepare a report and recommendation to the council on future ownership of the site and involvement in the project. Council officers will also provide input to inform community need for specific uses, together with the council's requirements for long-term ownership/maintenance of assets.
- Without participation by the council and an agreed way forward for long-term ownership of the site, there is a risk that the State could acquire the site, with no solution for long-term holding costs and no appropriate, capable manager of the site.
- EDQ is investigating acquisition pathways, including partial acquisition and/or compulsory acquisition of the site. This master planning work will perform a dual purpose of identifying uses and preferred locations for uses, which can be used to inform a partial land acquisition or compulsory land acquisition strategy.
- It is estimated that the master planning and cost estimating work will take 8 to 10 weeks from commissioning of consultants, following agreement by the council to participate.
- It is recommended that the master plan and cost estimate not be subject to community and stakeholder engagement pending acquisition of the site and a decision from the council in relation to ownership and participation in the project.
- A detailed community and stakeholder consultation strategy can be implemented following acquisition of the site and a response from the council regarding long-term ownership and project participation.

RESULTS OF CONSULTATION

- Nil.

RESOURCE/FINANCIAL IMPLICATIONS

- The State will fund consultant fees for preparation of the master plan and cost estimates out of the current \$15 million budget allocated for the election commitment.

SENSITIVITIES/RISKS

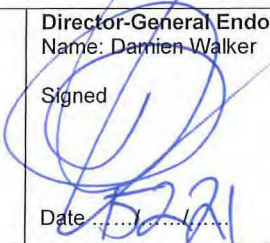
- Friends of Currumbin Inc, who initiated the proposal which became the election commitment, wrote to you requesting a project update. A response was provided by your Chief of Staff on 19 January 2021 (**Attachment 2**) advising that EDQ had commenced investigations into the acquisition of the site on behalf of the State.
- Currumbin Wildlife Sanctuary has written to the Honourable Meaghan Scanlon MP, Minister for Environment, the Great Barrier Reef and Minister for Science and Youth Affairs requesting support and funding for new Koala rehabilitation accommodation and koala fodder tree plantation land on the site.

ELECTION COMMITMENT

- Acquisition and transformation of the Currumbin site is an election commitment which states that *Negotiations will also occur with the Gold Coast City Council to partner with on this project.*

HUMAN RIGHTS ACT

- There are no human rights identified as being relevant to this decision

Author Name: Bianca Harris Position: A/Project Director Unit: New Business Tel/Mob No: Access refused Date: 02/02/2021	Approved by (Dir/Exec Dir) Name: Petria Forwood Position: A/Executive Director Branch: Development Strategy Tel/Mob No: Access refused Date: 03/02/2021	Approved by (A/GM) Name: Jason Camden Division: EDQ Tel/Mob No: Access refused Date: 08/02/2021	Director-General Endorsement Name: Damien Walker Signed  Date: 08/02/2021
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Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning

Our ref: MBN21/226

22 FEB 2021

Councillor Tom Tate
Mayor
Gold Coast City Council
mayor@goldcoast.qld.gov.au

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone +61 7 3719 7100
Email deputy.premier@ministerial.qld.gov.au
Website www.dsdilgp.qld.gov.au

ABN 65 959 415 158


Dear Councillor  Tate

Responding to significant community feedback from southern Gold Coast residents, the Queensland Government has committed to the acquisition of a 148-hectare property in Currumbin Valley, located at 107 Piggabeen Road, Currumbin Waters. The acquisition will allow for a new eco-parkland for community recreation and preservation of the property's environmental values for future generations to enjoy.

I understand the Gold Coast City Council (the council) has had a long-term interest in this property and the community and environmental benefits that could be delivered.

To realise these benefits, I am writing to request that council officers confidentially work with the Department of State Development, Infrastructure, Local Government and Planning to undertake high-level master planning of the property and to consider future ownership and management. The Queensland Government is prepared to fund consultant costs and manage delivery of the master plan.

Community consultation is expected after this preliminary work is completed and further progress has been made on acquiring the site.

To progress this further, can I ask council officers to work with Mrs Petria Forwood, Acting Executive Director, Development Strategy in the department on telephone  or by email at petria.forwood@dsdti.qld.gov.au.

Yours sincerely



Hope you are well!

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development, Infrastructure,
Local Government and Planning



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning

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19 JAN 2021

ABN 65 959 415 158

[REDACTED]
President
Friends of Currumbin Association Inc
[REDACTED]

Dear [REDACTED]

Thank you for your email of 10 December 2020 to the Honourable Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning regarding the government's pre-election announcement to acquire land for an eco-parkland at Piggabeen Road in the Currumbin Valley. The Deputy Premier has asked me to respond on his behalf on this occasion.

The Palaszczuk Government acknowledges the work that has been undertaken by the Friends of Currumbin Association and the community to identify this environmental preservation opportunity. Once acquisition of the site has been secured, the government will engage with the community concerning aspirations and ideas for the land.

The Deputy Premier has asked officers of Economic Development Queensland (EDQ) within the Department of State Development, Infrastructure, Local Government and Planning to lead the current options assessment and negotiations with the landowner.

If you require any further information, please contact [REDACTED] Acting Project Director, New Business, EDQ, by email at [REDACTED] or by telephone on [REDACTED] who will be able to keep you informed of progress during 2021.

Yours sincerely 

[REDACTED]
KATHARINE WRIGHT
ACTING CHIEF OF STAFF

SUBJECT Currumbin Eco-Parkland – Letters to key stakeholders

<p>Note: This brief is considered draft until signed.</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Not approved</p> <p><input type="checkbox"/> Noted</p> <p><input type="checkbox"/> Further information required (see comments)</p>	<p>Signed  Date 16/07/2021</p> <p>Hon. Steven Miles MP, Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning</p> <p>Comments:</p>
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ACTION REQUIRED BY 16 August 2021

RECOMMENDATION

It is recommended that you:

- **sign** the attached letters:
 - **Attachment 1** – Letter to Councillor Tom Tate, Mayor, Gold Coast City Council (the council)
 - **Attachment 2** – Letter to Ms Laura Gerber MP, Member for Currumbin
 - **Attachment 3** – Letter to [REDACTED] General Manager and Senior Veterinarian, Currumbin Wildlife Sanctuary (the Sanctuary)
 - **Attachment 4** – Letter to [REDACTED] President of Friends of Currumbin Association Inc.

BACKGROUND

- In late October 2020, the Honourable Anastacia Palaszczuk MP, Premier and Minister for Trade, made an election commitment to “transform 148 hectares of land on the Southern Gold Coast into a major new eco parkland”.
- The commitment provided that “the new 148-hectare parkland would be one of the largest parks in Australia and could feature:
 - Recreational facilities for families, sporting clubs and schools
 - Protections for local koala habitats, including fodder eucalypt plantation
 - Eco-tourism facilities to support more tourism jobs
 - Nature based recreational trails through 46ha of blackbutt forest.”
- The election commitment further noted that a re-elected Palaszczuk Government will negotiate with the current owners to purchase the site at a fair market price and will consider all necessary options to secure it for community use.
- On 15 July 2021, His Excellency the Governor, acting by and with the advice of the Executive Council, made the *State Development and Public Works Organisation Amendment Regulation 2021* which amends the *State Development and Public Works Organisation Regulation 2020* to direct the Minister for Economic Development Queensland to undertake the project works and the Coordinator-General to undertake the reserved works for the Currumbin Eco Park.
- On 16 July 2021, the Coordinator-General made a decision to issue a Notice of Intention to Resume the site required for the Currumbin Eco Parkland.

KEY ISSUES

- In early 2021, Economic Development Queensland (EDQ) commenced discussions with the current landowners to determine their appetite for a commercial sale of the land.
- Unfortunately, a commercial agreement has not been reached with the landowner, and the government is now considering all options to acquire the land, including consideration of compulsory acquisition.
- It is understood the election commitment arose out of a request from the Friends of Currumbin Association Inc. to preserve the site.
- Your office has exchanged letters with Councillor Tate regarding acquisition and on-going ownership and management of the site. Councillor Tate wrote and provided confirmation of the council's resolution to support collaboration with the State on the provision that all cost to acquire, transform and manage the site be met by the State.
- Following the election commitment, the Sanctuary has been in contact with the government requesting consideration of access to the site for the establishment of a koala rehabilitation facility (following acquisition of the site by the State). The Sanctuary has also held discussions with the current owners of the site to establish the koala rehabilitation facility on the site. The Sanctuary would be the proposed beneficiaries of the koala fodder plantation referenced in the election commitment.
- Ms Gerber has provided two questions on notice in relation to the Currumbin Eco Park election commitment.
- With the Coordinator-General's decision to issue a Notice of Intention to Resume the site identified for the Currumbin Eco-Park, the attached correspondence will provide an update given the interest expressed by the relevant parties.

RESULTS OF CONSULTATION

- EDQ has consulted with Office of the Coordinator-General.

RESOURCE/FINANCIAL IMPLICATIONS

- Not applicable.

SENSITIVITIES/RISKS

- A decision to issue a Notice of Intention to Resume is likely to attract attention from the community and is unlikely to be received well by the landowner.

ELECTION COMMITMENT

- The delivery of the Currumbin Eco-Park is an election commitment.

HUMAN RIGHTS ACT

- There are no human rights identified as being relevant to this decision.

Author Name: Bianca Harris Position: Project Director Unit: New Business - EDQ Tel/Mob No: [REDACTED] Date: 15/07/2021	Approved by (Dir/Exec Dir) Name: Petria Forwood Position: Executive Director Branch: Development Strategy - EDQ Tel/Mob No: [REDACTED] Date: 15/07/2021	Approved by (A/GM) Name: Jason Camden Division: EDQ Tel/Mob No: Access refused Date: 15/07/2021	Director-General Endorsement Name: Damien Walker Signed Date 16/07/2021
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- **Note: This brief is considered draft until signed.**



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning

Our ref: MBN21/1222

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone + 61 3719 7100
Email deputy.premier@ministerial.qld.gov.au
Website www.statedevelopment.qld.gov.au

ABN 65 959 415 158

16 July 2021

Councillor Tom Tate
Mayor
Gold Coast City Council
mayor@goldcoast.qld.gov.au

Dear Councillor Tate

I am writing to provide you with an update on the Palaszczuk Government's election commitment to transform Martha's Farm into one of the largest eco-parklands in Australia.

This election promise was made in response to requests from the community to see this unique parcel of land preserved and transformed into a public park that the community can enjoy.

As you are aware, late last year I tasked Economic Development Queensland (EDQ) within the Department of State Development, Infrastructure, Local Government and Planning (the department) with investigating all options for the State to acquire Martha's Farm and transform the land into the eco-parkland.

Since the beginning of 2021, EDQ officers have undertaken commercial negotiations with the current landowners in an attempt to secure the site's future. Unfortunately, an agreement has not been reached, and the Queensland Government has commenced a process to acquire the land.

EDQ officers remain open to a commercial resolution with the landowner.

If the land is acquired, the Queensland Government will work quickly to progress short-term measures to make the site publicly accessible, before commencing stakeholder and community consultation to ensure everyone has an opportunity to put their ideas forward about the long-term outcomes for the site.

A "Have Your Say" page has been established where the community can register for future community engagement activities and general project updates which will take place after ownership of the land is secured. This information is available at www.haveyoursay.dsdmip.qld.gov.au/currumbinecoparkland.

The Queensland Government welcomes the opportunity to further discuss transformation and preservation of the site, as well as its long-term ownership with you and council, and will communicate with you at an appropriate time.

I have asked for Ms Danielle Cohen, Chief of Staff in my office, to assist you with any further queries. You may wish to contact Ms Cohen on (07) 3719 7100 or by email at danielle.cohen@ministerial.qld.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'SM', with a small dot at the end.

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development, Infrastructure,
Local Government and Planning



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning

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Website www.statedevelopment.qld.gov.au

ABN 65 959 415 158

16 July 2021

Ms Laura Gerber MP
Member for Currumbin
currumbin@parliament.qld.gov.au

Dear Ms Gerber

In October 2020, the Palaszczuk Government made an election commitment to transform 148 hectares of land on the Southern Gold Coast, known locally as Martha's Farm, into one of the largest eco-parklands in Australia.

This election promise was made in response to requests from the community in your electorate to see this unique parcel of land preserved and transformed into a public park that the community can enjoy.

Late last year, I tasked Economic Development Queensland (EDQ) within the Department of State Development, Infrastructure, Local Government and Planning, with investigating all options for the state to acquire Martha's Farm and transform the land into the eco-parkland.

Since the beginning of 2021, EDQ officers have undertaken commercial negotiations with the current landowners in an attempt to secure the site's future. Unfortunately, an agreement has not been reached, and the Queensland Government has commenced a process to acquire the land.

EDQ officers remain open to a commercial resolution with the landowner.

If the land is acquired, the Queensland Government will work quickly to progress short-term measures to make the site publicly accessible, before commencing stakeholder and community consultation, to ensure everyone has an opportunity to put their ideas forward about the long-term outcomes for the site.

The Queensland Government will also continue to discuss collaboration opportunities with the Gold Coast City Council.

A "Have Your Say" page has been established where the community can register for future community engagement activities and general project updates which will take place after ownership of the land is secured. This information is available at www.haveyoursay.dsdmip.qld.gov.au/currumbinecoparkland.

I have asked for Ms Danielle Cohen, Chief of Staff in my office, to assist you with any further queries. You may wish to contact Ms Cohen on (07) 3719 7100 or by email at danielle.cohen@ministerial.qld.gov.au.

Yours sincerely

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STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development, Infrastructure,
Local Government and Planning



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning

Our ref: MBN21/1222

16 July 2021

[REDACTED]
General Manager and Senior Veterinarian
Currumbin Wildlife Hospital Foundation
[REDACTED]

Dear [REDACTED]

In October 2020, the Palaszczuk Government made an election commitment to transform 148 hectares of land on the Southern Gold Coast, known locally as Martha's Farm, into one of the largest eco-parklands in Australia.

This election promise was made in response to requests from the community to see this unique parcel of land preserved and transformed into a public park that the community can enjoy.

Late last year, I tasked Economic Development Queensland (EDQ) within the Department of State Development, Infrastructure, Local Government and Planning (the department), with investigating all options for the State to acquire Martha's Farm and transform the land into the eco-parkland.

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Given the interest previously expressed by the Currumbin Wildlife Hospital Foundation to establish a koala rehabilitation facility and fodder plantation on the site, I wanted to let you know of these actions from the outset.

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Email deputy.premier@ministerial.qld.gov.au
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ABN 65 959 415 158

The Queensland Government welcomes the opportunity to discuss the koala fodder plantation and potential for koala research and rehabilitation opportunities on the site, and representatives from EDQ will communicate with you at an appropriate time.

I have asked for Ms Petria Forwood, Executive Director of Development Strategy at EDQ in my department to assist you with any further queries. You may wish to contact Ms Forwood on [REDACTED] or by email at petria.forwood@dsdilgp.qld.gov.au.

Yours sincerely



STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development, Infrastructure,
Local Government and Planning



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning

Our ref: MBN21/1222

16 July 2021

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ABN 65 959 415 158

[REDACTED]
President
Friends of Currumbin Association Inc
[REDACTED]

Dear [REDACTED]

I am writing to provide you with an update on the Palaszczuk Government's election commitment to transform 148 hectares of land on the Southern Gold Coast, known locally as Martha's Farm, into one of the largest eco-parklands in Australia.

This election promise was made in response to requests from the community, including from the Friends of Currumbin Association Inc, to see this unique parcel of land preserved and transformed into a public park that the community can enjoy.

Late last year, I tasked Economic Development Queensland (EDQ) within the Department of State Development, Infrastructure, Local Government and Planning (the department), with investigating all options for the State to acquire Martha's Farm and transform the land into the eco-parkland.

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The Queensland Government values your input into the project and representatives from EDQ will communicate with you at an appropriate time.

I have asked for Ms Petria Forwood, Executive Director of Development Strategy at EDQ in the department, to assist you with any further queries. You may wish to contact Ms Forwood on [REDACTED] or by email at petria.forwood@dsdilgp.qld.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Miles', with a small flourish at the end.

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development, Infrastructure,
Local Government and Planning



An opportunity to create

The Great Southern Gold Coast Eco-Recreational Park



Located on the old Marist Brothers site in
the Currumbin Valley



What are the
aims?



What are the aims?

- 1 State Government acquisition of a 148ha parcel of rural land currently in private tenure



What are the aims?

2 Creation of an eco-recreational park located in the Currumbin Valley on the southern Gold Coast



What are the aims?

3 Preservation and
enhancement of a rare
blackbutt ecosystem
RE12.11.23



What are the aims?

4 Creation of a family sporting complex on the flood plain parcel of land



What are the aims?

5 Establishment of a multi-purpose clubhouse facility above Q100



What are the aims?

6 Development of an
Aboriginal Cultural Centre
managed by the local
Yugambah people



What are the aims?

7 Implementation of discovery tours through the 46 hectares of blackbutt forest to observe the endemic flora and fauna



What are the aims?

8 Creation of nature based recreational trails for bushwalkers, birdwatchers, trail runners and orienteers



What are the aims?

9 Future eco-tourism cabins
for overnight visitor
accommodation



What are the aims?

10 Creation of an environment for eco-tourism opportunities on adjacent properties

Property details

land area
146 ha



Property details

Includes
46ha of
blackbutt
forest



Property details

Comprises
Lot 347 on RP854934
Lot 1 on RP854934
Lot 2 on RP168012

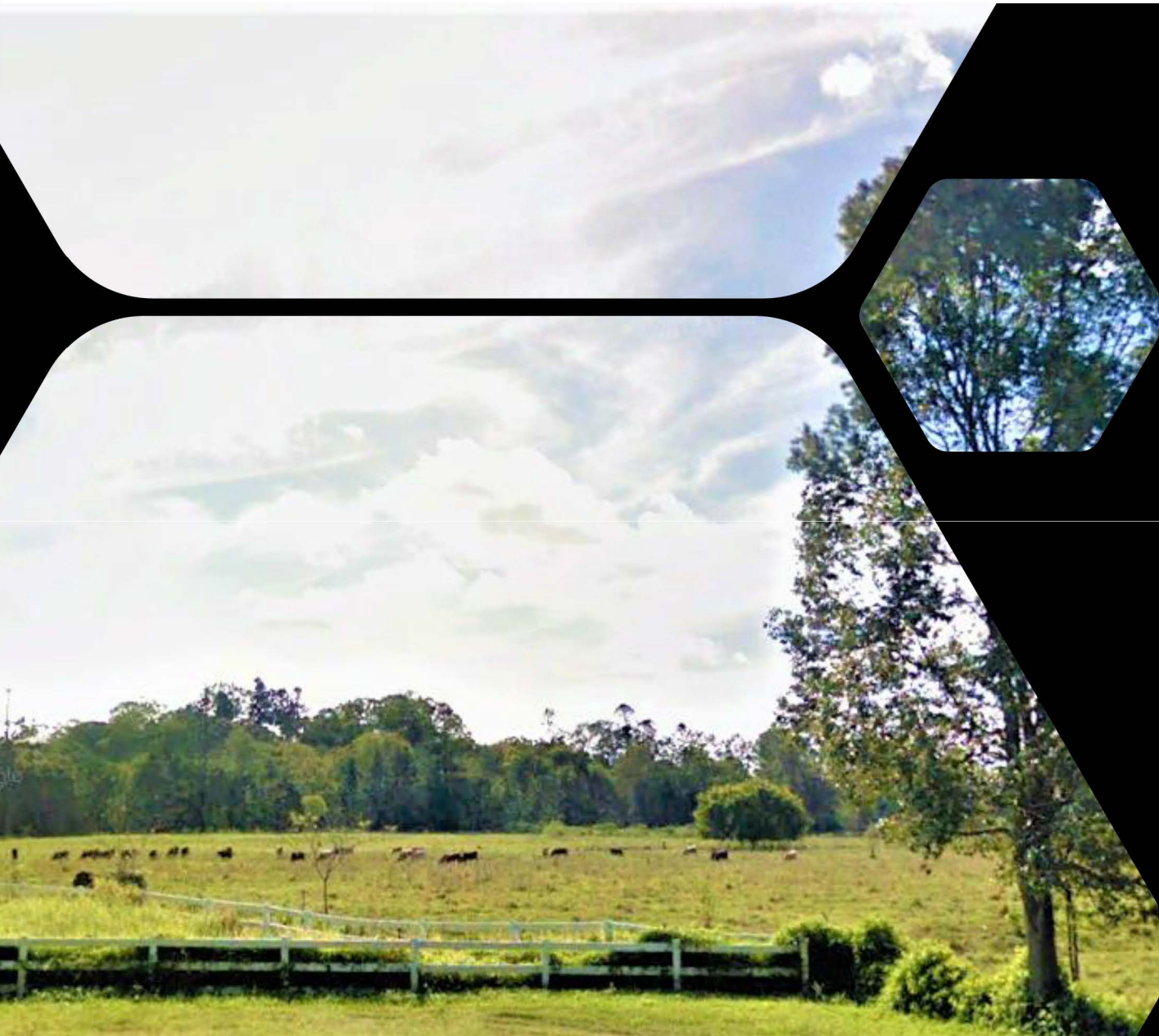


previous owner (formerly
FKP)

current owner



Aveo was taken over in
October 2019 by Brookfield
Asset Management (Canada)



Since the 1980's planning approval for an urban housing estate has accompanied the sale of property – effectively land-banking this stunning land parcel.

Hoffschildt Drive

Queensland-
NSW border

Proposed 528 dwelling
subdivision

Erosion prone slopes

RE12.11.23 endangered
ecosystem

Curumbin Creek Road

floodplain

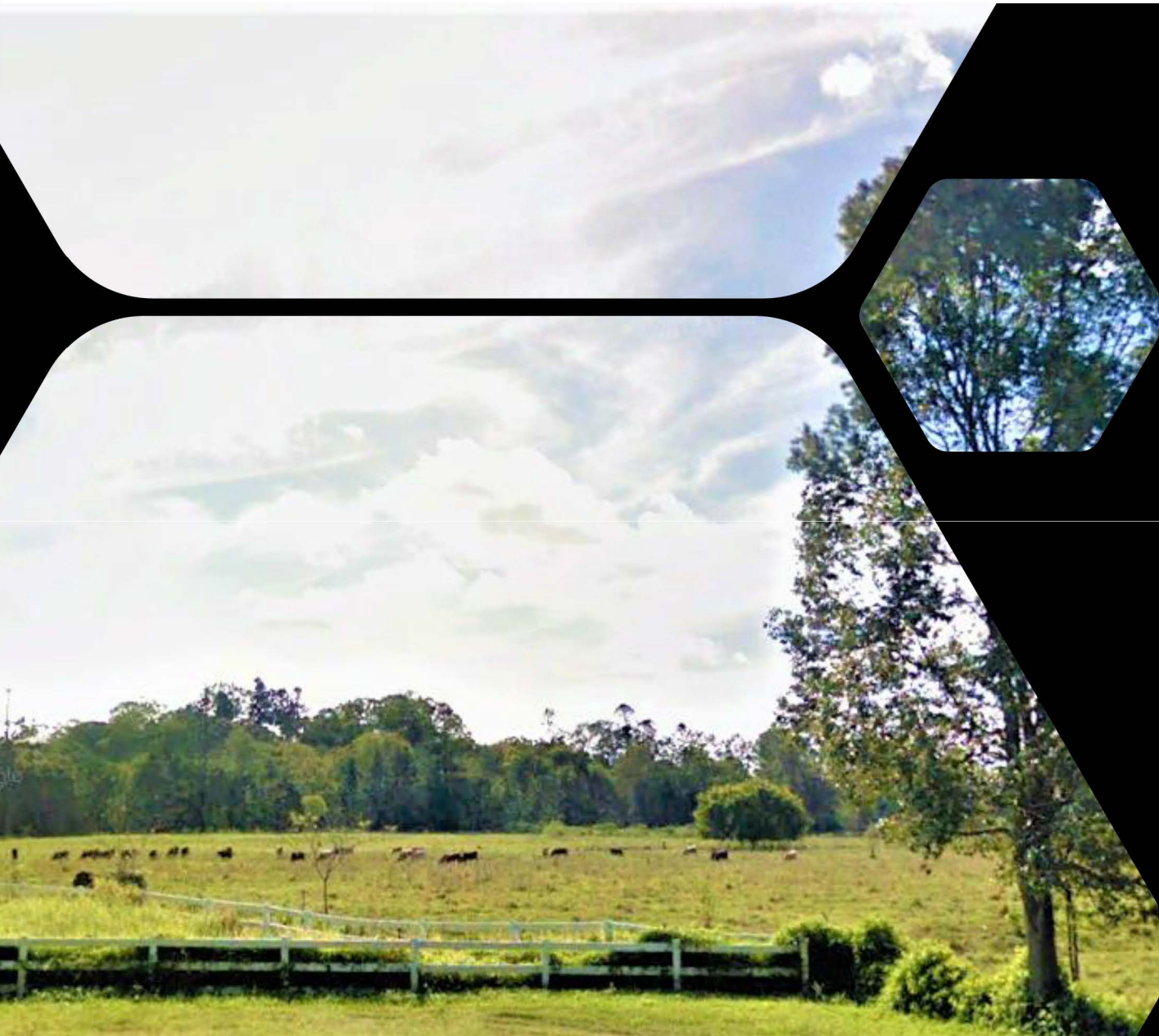
Piggabeen Road

DEVELOPMENT YIELD	
A. LUXURY LOTS	51 LOTS
B. LARGER LOTS	42 LOTS
C. LARGER LOTS	14 LOTS
D. UPHILL LOTS	13 LOTS
E. CATCH BASIN LOTS	9 LOTS
F. BIODIVERSITY LOTS	12 LOTS
G. CLUSTER TOWNHOUSES	8 UNITS
H. APARTMENTS	71 UNITS
I. FIELDSIDE LOTS	304 UNITS
J. NORTHEDGE LOTS	12 LOTS
TOTAL YIELD	528 DWELLINGS

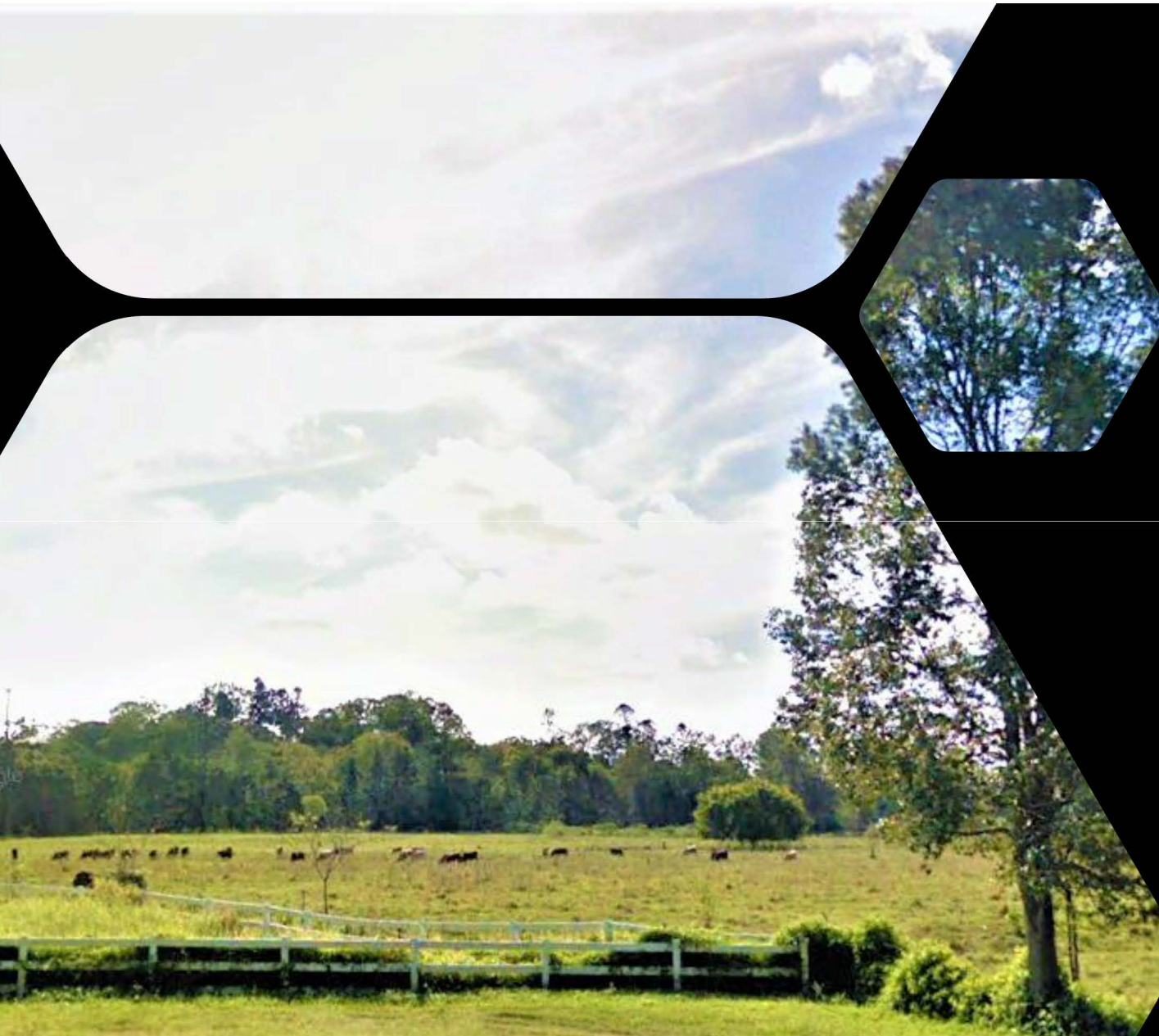
Concept Master Plan
 I02 NO: 406-0141 3/15/08 A-IND-0PT1-06-010 SCALE: 2300 @ A0

Devine
 LIMITED
 Hideaway @ Currumbin

ML Design
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL DESIGN



The Queensland government called in the development application and further conditioned the local council approval.



In 2006, a Planning and Environment Court challenge to the amended planning application approval was overturned – and due to the 188 onerous conditions placed on development - the land has laid undeveloped to this day.

Flood plain issues ...



the suitability of this parcel of land for a residential housing development is of great concern to the local community ... a perfect rural amenity one day ...



a catastrophic
disaster the next ...



perfect one day ...



Catastrophic the
next!

The Great Southern Gold Coast

Eco-Recreational Park

**PO1 State Government
acquisition of a 148ha
parcel of rural land
currently in private tenure**



The Great Southern Gold Coast

Eco-Recreational Park

PO1 State Government acquisition of a 148ha parcel of rural land currently in private tenure

land is currently for sale by
Knight Frank Gold Coast 
by expressions of interest



The Great Southern Gold Coast

Eco-Recreational Park

PO1 State Government acquisition of a 148ha parcel of rural land currently in private tenure

a) Acquisition could occur via Queensland Government's special wildlife reserve or koala nature refuges programs or natural resources investment fund – or a combination of these and other funding sources such as eco and sustainable tourism funding



The Great Southern Gold Coast

Eco-Recreational Park

PO1 State Government acquisition of a 148ha parcel of rural land currently in private tenure

b) Purchase could also be in conjunction with Gold Coast City Council who would be the custodians of the asset



The Great Southern Gold Coast

Eco-Recreational Park

PO1 State Government acquisition of a 148ha parcel of rural land currently in private tenure

c) Federal Government environmental funding could also be sought under wildlife protection and habitat restoration guidelines for the establishment of a substantial eucalypt plantation for koala fodder



The Great Southern Gold Coast

Eco-Recreational Park

PO2 Creation of an eco-recreational park in the Currumbin Valley on the Southern Gold Coast



The Great Southern Gold Coast

Eco-Recreational Park

PO2 Creation of an eco-recreational park in the Currumbin Valley on the Southern Gold Coast

Development of a family sporting complex to include a multi-purpose clubhouse, a range of sports fields, community amenities, vehicular access and cycle paths and lighting



The Great Southern Gold Coast

Eco-Recreational Park

PO2 Creation of an eco-recreational park in the Currumbin Valley on the Southern Gold Coast

Inclusion of significant flood mitigation measures to offset the flood plane development



The Great Southern Gold Coast

Eco-Recreational Park

**PO3 Development of an
Aboriginal Cultural Centre
managed by the local
Yugambah people**



The Great Southern Gold Coast

Eco-Recreational Park

PO3 Development of an Aboriginal Cultural Centre managed by the local Yugambah people

An opportunity for visitors to explore the history of the Yugambah people with welcome to country, artwork, artefacts and early learning cultural courses to be provided



The Great Southern Gold Coast

P03 Development of an Aboriginal Cultural Centre managed by the local Yugambah people

Eco-Recreational Park



An insight into the gathering and cooking of bush foods

Indigenous performers bring the world's oldest living culture to life

The Great Southern Gold Coast

Eco-Recreational Park

PO4 Creation of nature based recreational trails through the 46ha of blackbutt forest



The Great Southern Gold Coast

Eco-Recreational Park

- PO4 Creation of nature based recreational trails through the 46ha of blackbutt forest



Creation of nature based recreational trails for bushwalkers, birdwatchers, trail runners and orienteers





The Great Southern Gold Coast

Eco-Recreational Park

- PO4 Creation of nature based recreational trails through the 46ha of blackbutt forest



Interpretative and interactive trail signage linked to digital portals to provide a multi-lingual resource

The Great Southern Gold Coast

Eco-Recreational Park

PO5 Preservation and enhancement of the endangered blackbutt eco-system



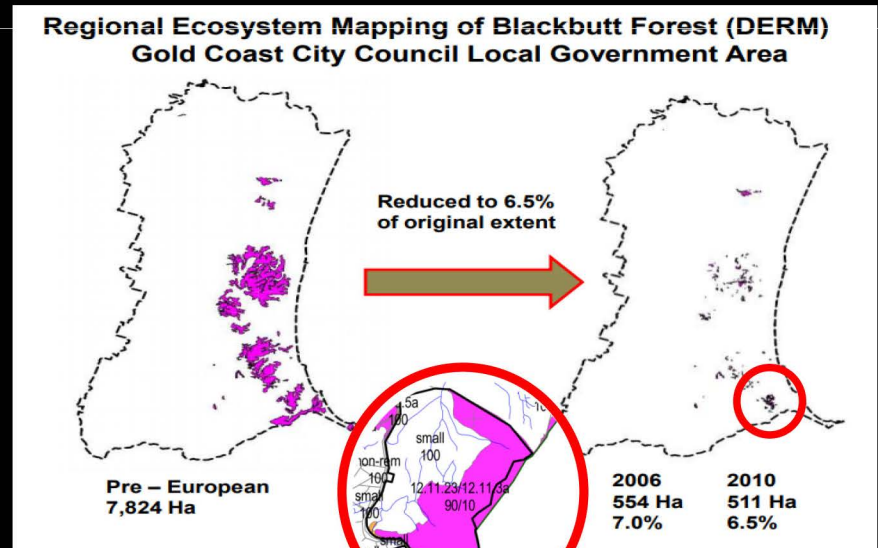
The Great Southern Gold Coast

Eco-Recreational Park

PO5 Preservation and enhancement of the endangered blackbutt eco-system

Preservation and enhancement of the Regional ecosystem 12.11.23, Eucalyptus pilularis open forest.

It currently has a status of *endangered* under the Vegetation Management Act (Qld) 1999.



The Great Southern Gold Coast

Eco-Recreational Park

**PO6 Eco-tourism cabins
for overnight visitor
accommodation**

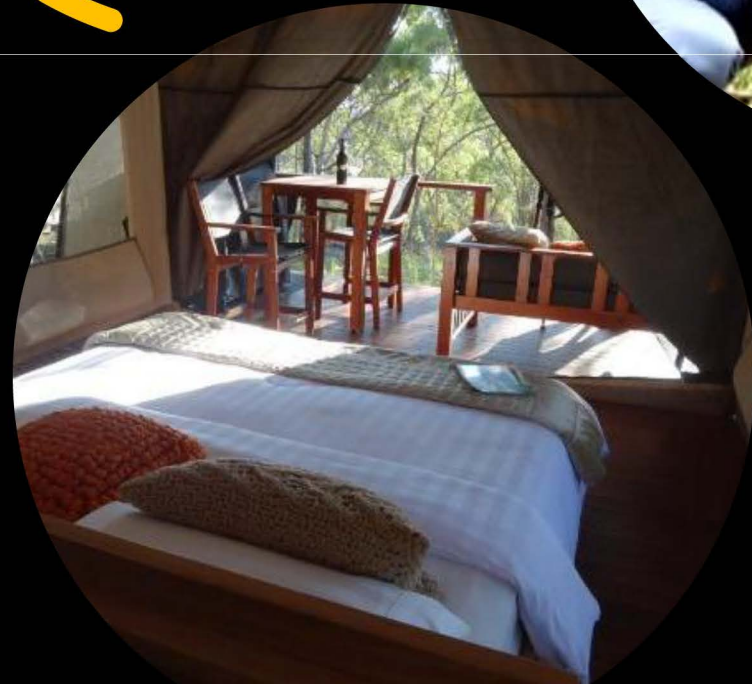


The Great Southern Gold Coast

Eco-Recreational Park

PO6 Eco-tourism cabins for overnight visitor accommodation

Environmentally sensitive overnight cabins allow for visitors to experience the natural environment in a sustainable and low impact way



The Great Southern Gold Coast

Eco-Recreational Park

**PO7 Establishment of a
koala fodder eucalypt
plantation**





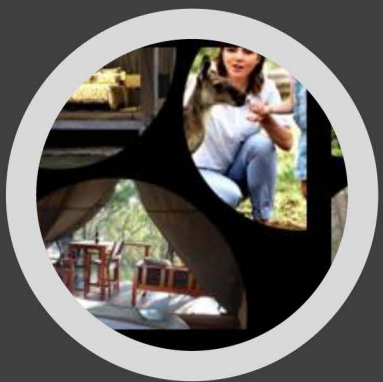
The Great Southern Gold Coast

Eco-Recreational Park

PO7 Establishment of a koala fodder eucalypt plantation



Development, maintenance and harvesting of an extensive koala fodder plantation, embracing 20 -30 eucalypt species to supplement and secure koala food supply in order to satisfy the need for the ever increasing species rehabilitation



The Great Southern Gold Coast

Eco-Recreational Park



A palette of nature based recreational opportunities and cultural heritage experiences are waiting to come to fruition








Now is the time to secure this significant parcel of land that is alive with biologically diverse flora and fauna species



Now is the time to secure this significant parcel of land that is alive with biologically diverse flora and fauna species

Now is the time to acquire an important and endangered ecosystem



Now is the time to secure this significant parcel of land that is alive with biologically diverse flora and fauna species

Now is the time to acquire an important and endangered ecosystem

Now is the time to develop nature based recreational opportunities for local, interstate and overseas visitors to experience

..... 'unlocking our hidden natural gems'

A Friends of Currumbin initiative 2020



Friends of Currumbin's charter is to 'enhance, protect and beautify Natural features and public open spaces, and find ways to further improve the quality of life for all who live in and/or visit Currumbin'.

An opportunity to create

The Great Southern Gold Coast



Eco-Park

An aerial photograph of the Currumbin Valley on the Gold Coast. The image shows a winding river flowing through a lush green landscape. In the center, there is a residential area with several large buildings and parking lots. The surrounding area is dominated by dense green vegetation and rolling hills. The sky is clear and blue.

The old Marist Brothers site Currumbin Valley on the Gold Coast

Property details

Comprises:

Lot 347 on RP854934

Lot 1 on RP854934

Lot 2 on RP168012



Property details

Comprises:

Lot 347 on RP854934

Lot 1 on RP854934

Lot 2 on RP168012

Land area 146 ha



Property details

Comprises:

Lot 347 on RP854934

Lot 1 on RP854934

Lot 2 on RP168012

Land area 146 ha

Includes 46ha of
blackbutt forest



Property details

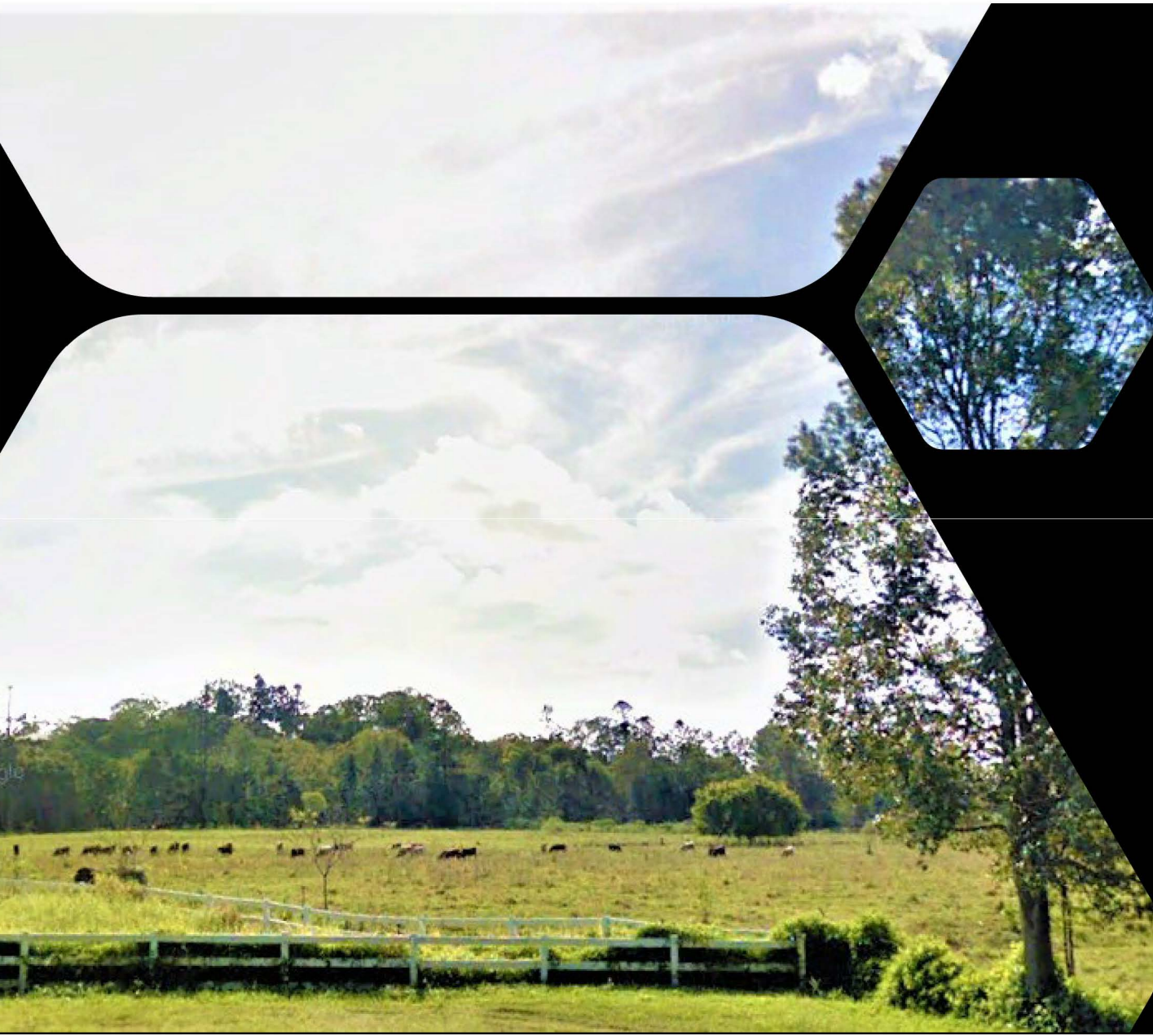
Aveo was taken over in
October 2019 by Brookfield
Asset Management (Canada)



previous owner (formerly
FKP)



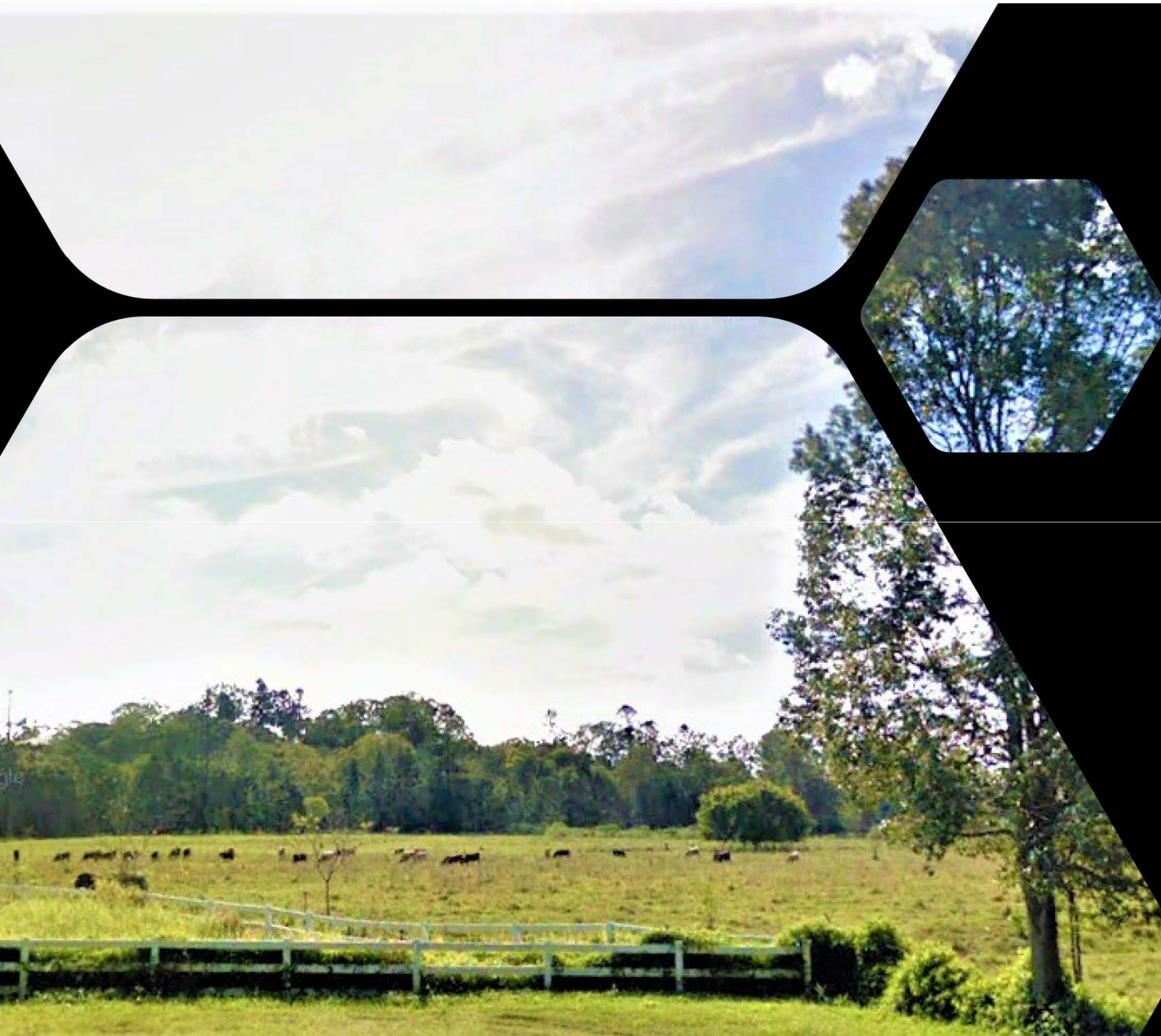
current owner



Site history

Since the 1980's planning approvals for an urban housing estate and golf course have been on-sold with the land - effectively tying up this recreational site





Site history

In 2004 the newly elected Queensland government called in the development application and further conditioned the local council approval.



Site history

In 2006, a Planning and Environment Court challenge to the amended planning application approval was overturned – and due to the 188 conditions placed on development - the land has remained underdeveloped

Flood plain issues



The suitability of this parcel of land for a residential housing development is problematic and of great concern to the local community ... a perfect rural amenity one day ...

Flood plain issues



... disastrous the next!

Flood plain issues



Perfect one day ...

Flood plain issues



... disastrous the next!



What are the
aims?

The Great Southern Gold Coast



Eco-Park

Aim 1 State Government acquisition of a 148ha parcel of rural land currently in private tenure



The Great Southern Gold Coast



Eco-Park

The land is currently for sale by
Knight Frank Gold Coast 
by expressions of interest



The Great Southern Gold Coast



Eco-Park

Acquisition could occur via Queensland Government's special wildlife reserve or koala nature refuges programs or natural resources investment fund – or a combination of these and other funding sources such as eco and sustainable tourism funding



The Great Southern Gold Coast



Eco-Park

Purchase could also be in conjunction with Gold Coast City Council who would be the custodians of the asset



The Great Southern Gold Coast



Eco-Park

Federal Government environmental funding could also be sought under wildlife protection and habitat restoration guidelines for the establishment of a substantial eucalypt plantation for koala fodder



The Great Southern Gold Coast



Eco-Park

Aim 2 Creation of an eco-recreational park in the Currumbin Valley on the Southern Gold Coast



The Great Southern Gold Coast



Development of a family sporting complex to include a multi-purpose clubhouse, a range of sports fields, community amenities, vehicular access and cycle paths and lighting



The Great Southern Gold Coast



Eco-Park

Aim 3 Development of an
Aboriginal Cultural Centre
managed by the local Yugambah
people





The Great Southern Gold Coast



Eco-Park

An opportunity for visitors to explore the history of the Yugambah people with welcome to country, artwork, artefacts and early learning cultural courses to be provided



The Great Southern Gold Coast



Eco-Park

Aim 4 Creation of nature based recreational trails through the 46ha of blackbutt forest



The Great Southern Gold Coast



Eco-Park

**Nature based recreational trails
for bushwalkers, birdwatchers,
trail runners and orienteers**





The Great Southern Gold Coast



Eco-Park



Interpretative and interactive trail signage linked to digital portals to provide a multi-lingual resource

The Great Southern Gold Coast



Eco-Park

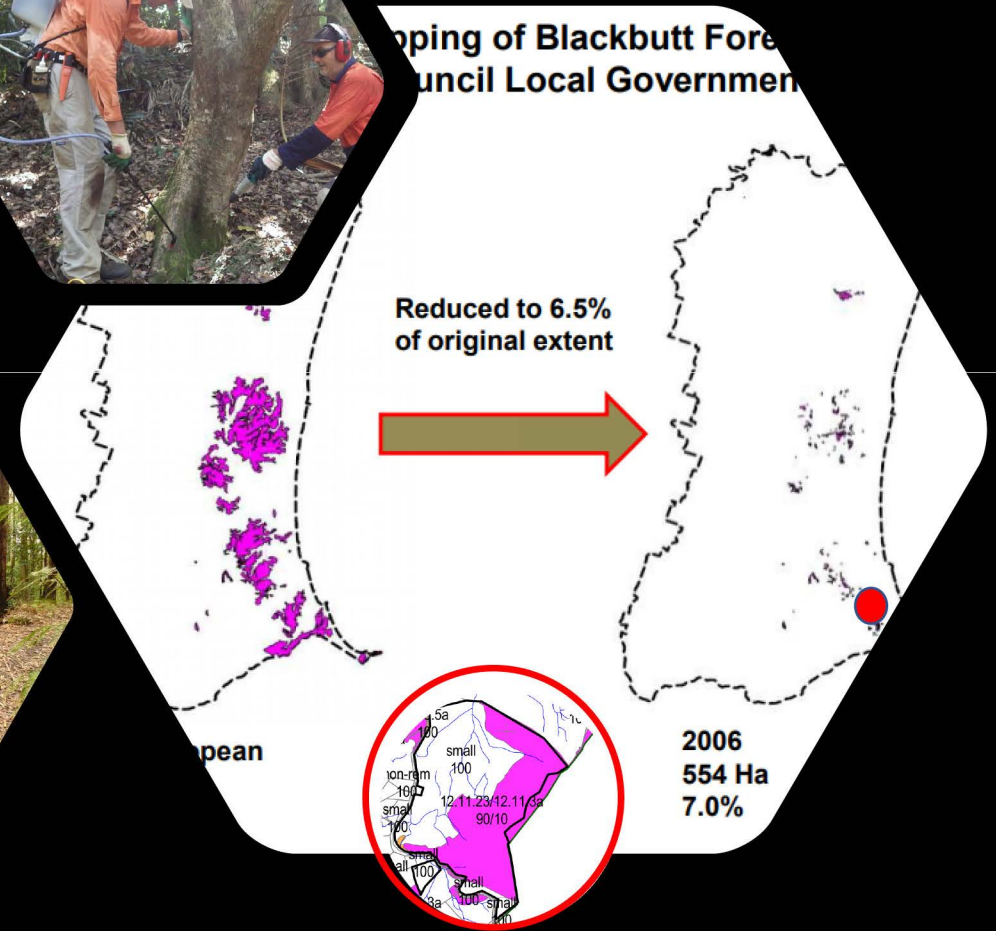
Aim 5 Preservation and enhancement of the endangered blackbutt eco-system



The Great Southern Gold Coast



This blackbutt open forest currently has a status of *endangered* under the Vegetation Management Act (Qld) 1999.



The Great Southern Gold Coast



Eco-Park

Aim 6 Eco-tourism cabins for
overnight visitor accommodation

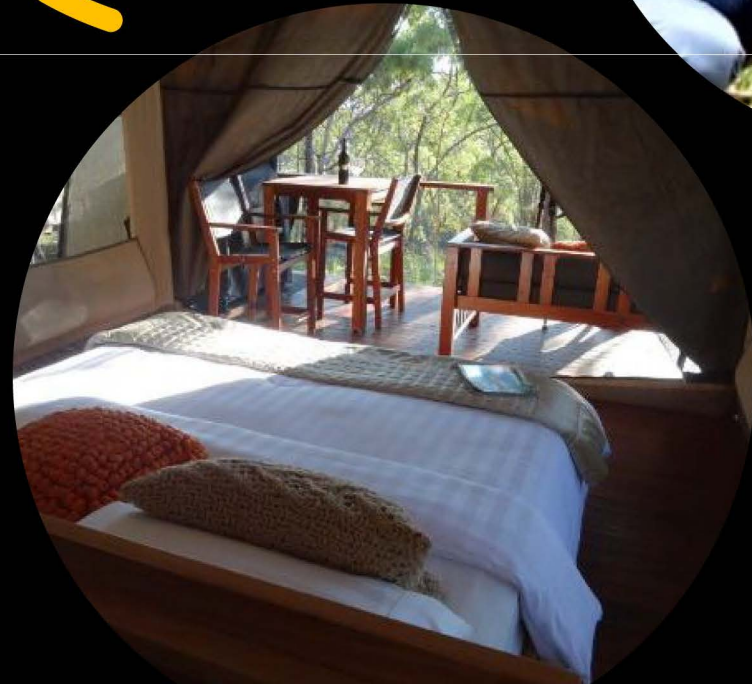


The Great Southern Gold Coast



Eco-Park

Environmentally sensitive
overnight cabins allow for visitors
to experience the natural
environment in a sustainable and
low impact way



The Great Southern Gold Coast



Eco-Park

Aim 7 Establishment of a koala fodder eucalypt plantation





The Great Southern Gold Coast



Eco-Park



Development ,maintenance and harvesting of an extensive koala fodder plantation, embracing 20 -30 eucalypt species to supplement and secure koala food supply in order to satisfy the need for the ever increasing species rehabilitation

The Great Southern Gold Coast



Eco-Park

Aim 8 Creation of an environment for eco-tourism opportunities on adjacent properties





The Great Southern Gold Coast



Eco-Park

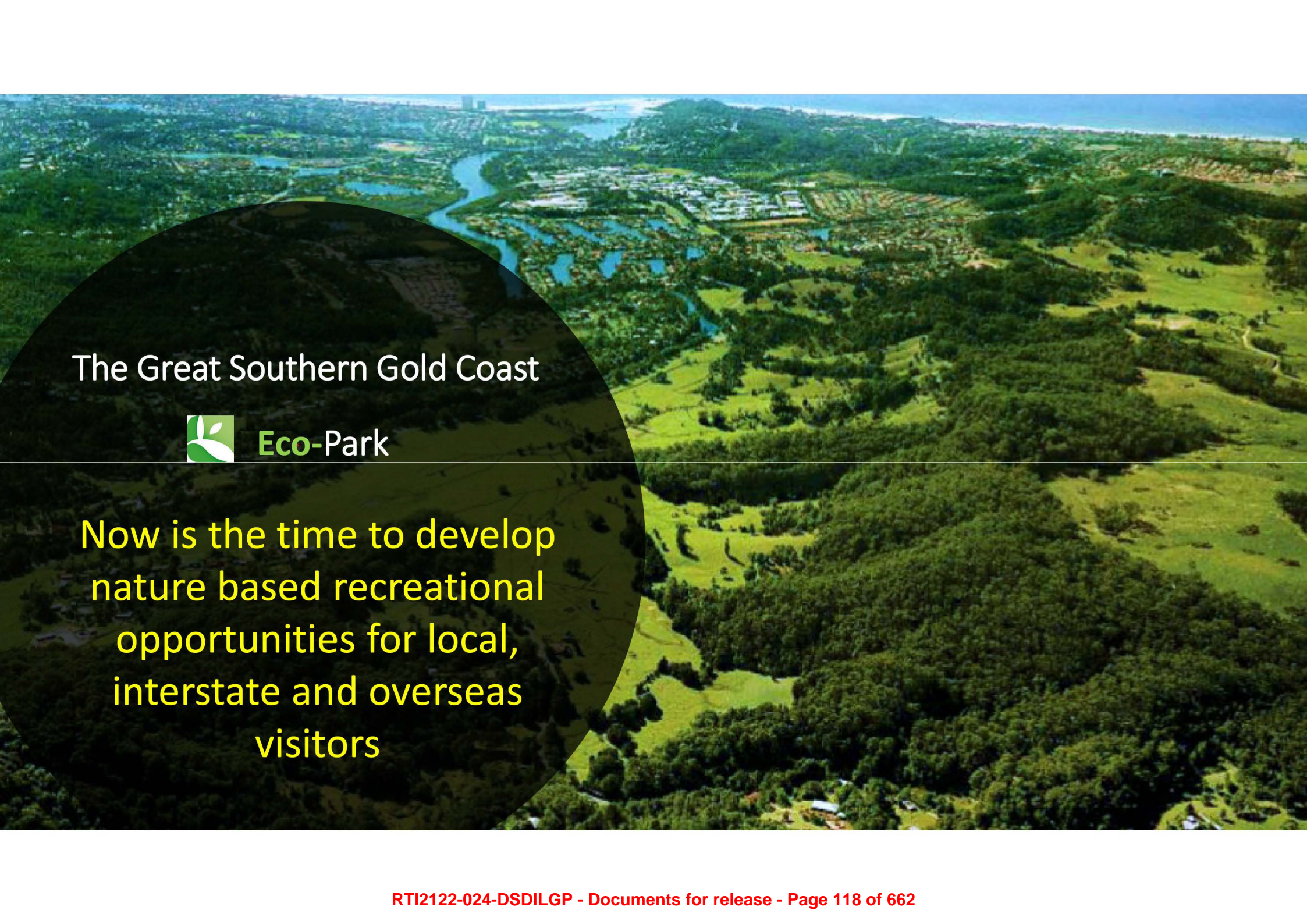
The wealth that eco-tourism will bring to the area can be shared by the local Currumbin Valley community in a range of cottage business opportunities



The Great Southern Gold Coast



Eco-Park

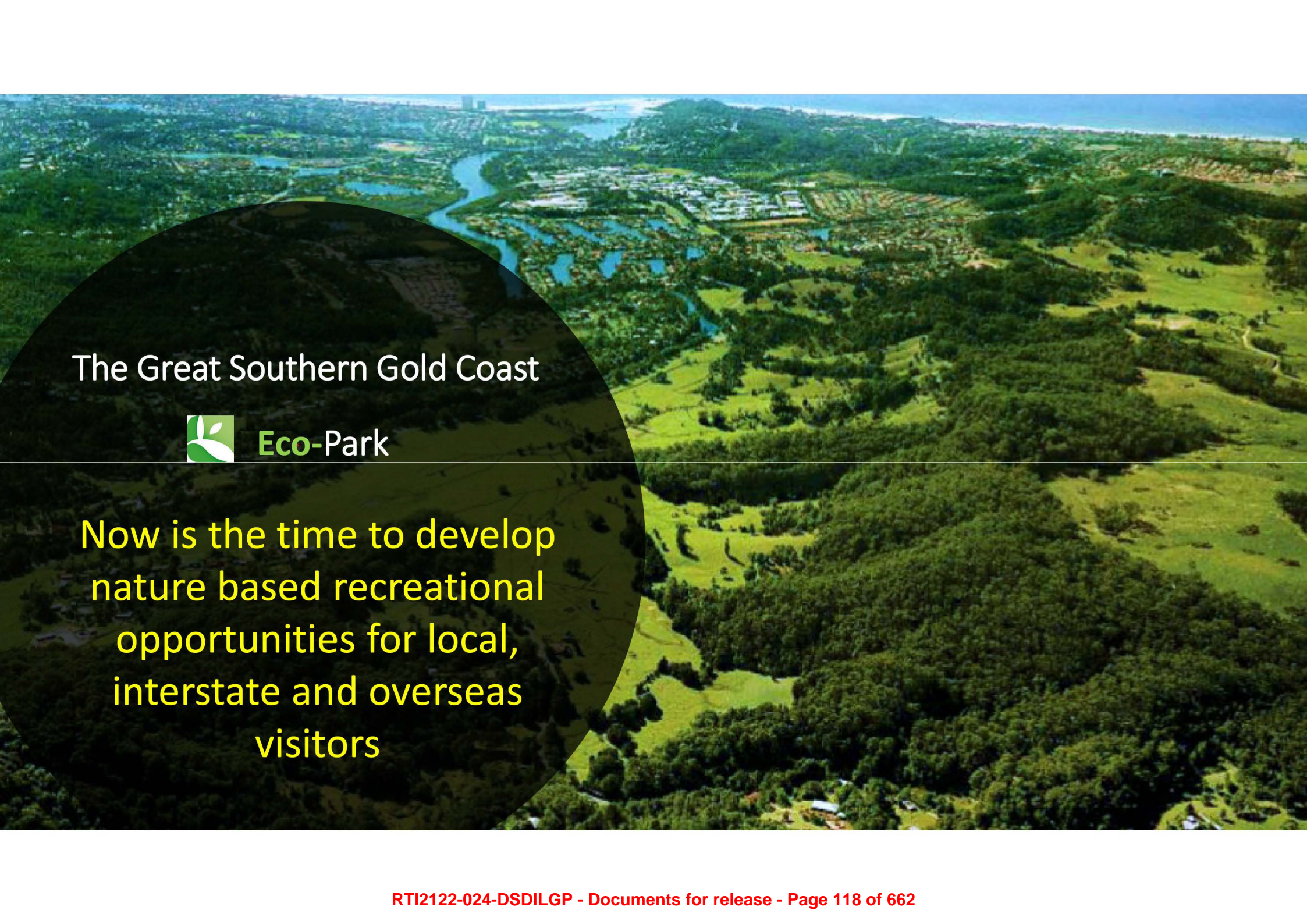


The Great Southern Gold Coast



Eco-Park

Now is the time to secure this significant parcel of land that is alive with biologically diverse flora and fauna species

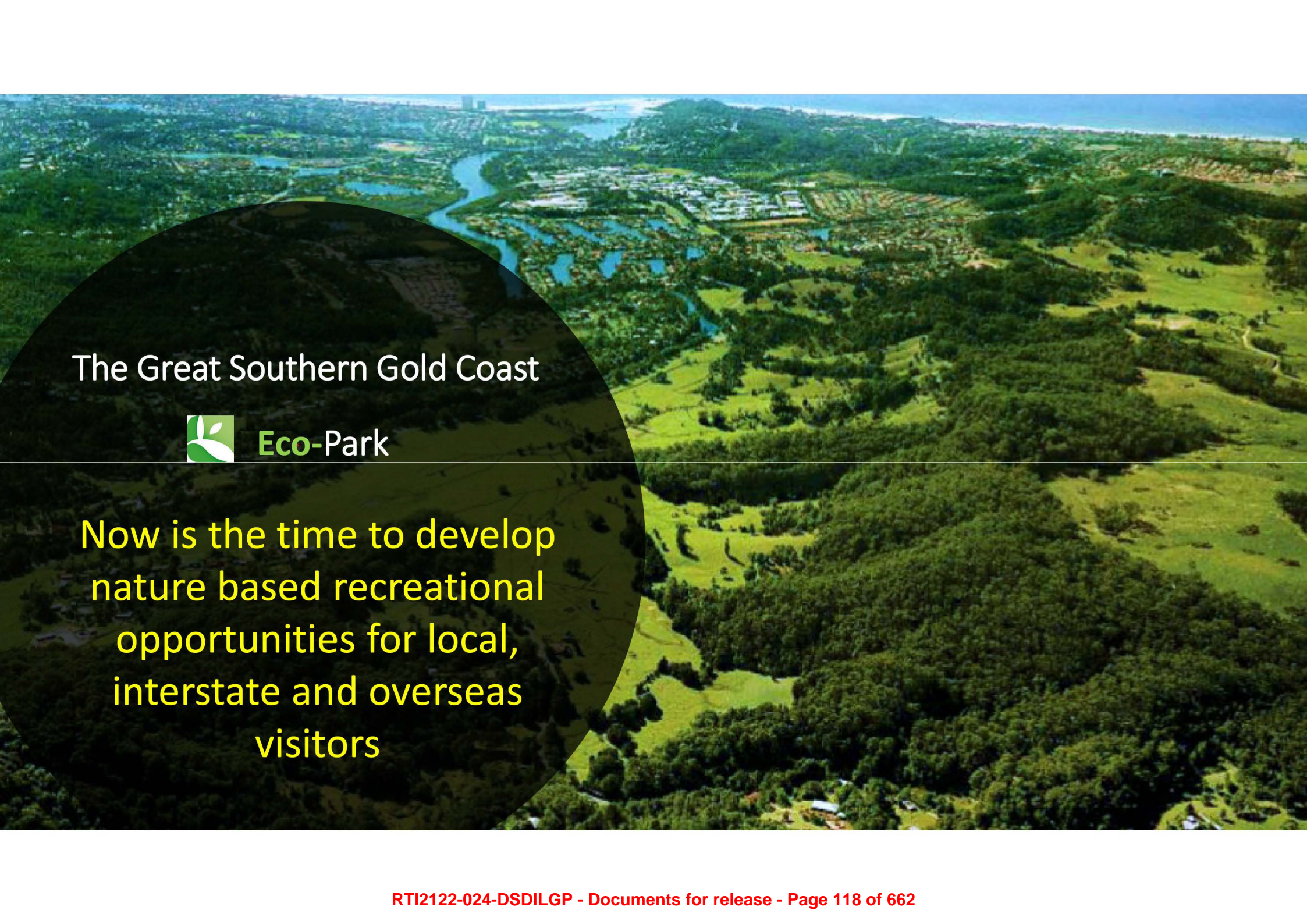


The Great Southern Gold Coast



Eco-Park

Now is the time to acquire an
important and endangered
ecosystem



The Great Southern Gold Coast



Eco-Park

**Now is the time to develop
nature based recreational
opportunities for local,
interstate and overseas
visitors**

..... 'unlocking our hidden natural gems'

A Friends of Currumbin initiative 2020



Friends of Currumbin's charter is to 'enhance, protect and beautify Natural features and public open spaces, and find ways to further improve the quality of life for all who live in and/or Visit Currumbin'.

From: [Toni POWER](#)
To: [David Stolz](#)
Subject: Re: ELECTION COMMITMENT: Currumbin Eco-Parkland
Date: Monday, 21 December 2020 10:53:50 PM
Attachments: [image002.png](#)
[image004.png](#)
[image008.png](#)
[image011.png](#)
[image013.png](#)
[image015.png](#)

Thanks David

I am very happy for you to meet with Petria and explore options.

It is probably worth speaking with Planning also at some stage, as they may need to be a party to decisions about future DA and current (2006) approvals.

Thanks

Toni

Toni Power
Coordinator-General
DSDILGP

Access refused und

Sent from my iPhone

From: David Stolz <David.Stolz@coordinatorgeneral.qld.gov.au>

Sent: Monday, December 21, 2020 6:31:56 PM

To: Toni POWER <Toni.Power@coordinatorgeneral.qld.gov.au>

Subject: Fwd: ELECTION COMMITMENT: Currumbin Eco-Parkland

Hi Toni - I agree to meet Petria tomorrow about this. Do you have any concerns? Happy to discuss beforehand?

Regards

David Stolz
Assistant Coordinator-General
State Development Areas Division
Office of the Coordinator-General
Department of State Development,
Tourism and Innovation

Level 17, 1 William Street, Brisbane QLD 4000

PO Box 15517, City East QLD 4002

www.dsdmip.qld.gov.au

From: Steven Bailey <Steven.Bailey@coordinatorgeneral.qld.gov.au>

Sent: Monday, December 21, 2020 4:19 pm

To: David Stolz

Subject: RE: ELECTION COMMITMENT: Currumbin Eco-Parkland

Hi David

Based on a preliminary review, OCG would either need a works regulation under s125 (1)(a) of

SDPWO Act or 125 (1)(d) for a purpose specified in *Acquisition of Land Act 1967* (Maybe Schedule 1 - Part 2 Purposes relating to the environment – management, protection or control of the environmental values of areas or places) and approved by GIC as a purpose for which the CG may take land.

Kind Regards

Steven Bailey

Project Manager

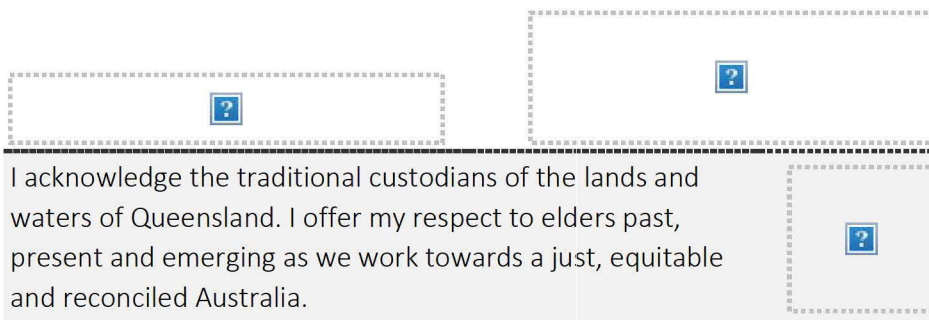
Office of the Coordinator-General

**Department of State Development,
Infrastructure, Local Government and Planning**

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I acknowledge the traditional custodians of the lands and waters of Queensland. I offer my respect to elders past, present and emerging as we work towards a just, equitable and reconciled Australia.

From: David Stolz <David.Stolz@coordinatorgeneral.qld.gov.au>

Sent: Monday, 21 December 2020 3:33 PM

To: Steven Bailey <Steven.Bailey@coordinatorgeneral.qld.gov.au>

Subject: Fwd: ELECTION COMMITMENT: Currumbin Eco-Parkland
Steve - any thoughts?

Regards

David Stolz

Assistant Coordinator-General

State Development Areas Division

Office of the Coordinator-General

Department of State Development,

Tourism and Innovation

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From: Petria Forwood <Petria.Forwood@dsdti.qld.gov.au>

Sent: Monday, December 21, 2020 3:25:36 PM

To: David Stolz <David.Stolz@coordinatorgeneral.qld.gov.au>

Subject: ELECTION COMMITMENT: Currumbin Eco-Parkland

Hi David

Hope you are well.

I was wondering if you can assist me with an election commitment we are currently dealing with for the DP "to acquire and transform 148 hectares of land on the Southern Gold Coast into a major new eco parkland including

- Recreational facilities for families, sporting clubs and schools

- *Protections for local koala habitats, including fodder eucalypt plantation*
- *Eco-tourism facilities to support more tourism jobs*
- *Nature based recreational trails through 46ha of blackbutt forest.”*

(Refer attached media release for more details)

The subject site is:

- Lot 1 and 2 RP168012 and Lot 3 RP82364 and Lot 1, 2 and 247 RP854934
- located on Currumbin Creek Road and Pigabeen Road, Currumbin Waters
- currently undeveloped

State interests include:

- located on a state-controlled road, being Currumbin Creek Road
- located within the coastal management district and the erosion prone area
- contains mapped ‘moderate’ mapped waterways for Waterway Barrier Works
- contains mapped Category B containing endangered regional ecosystems, Category R and Category X regulated vegetation, part Essential habitat
- contains mapped Koala habitat areas and Koala priority area.
- contains developed tidal waterway area (mapped for Currumbin Creek) adjoins Lot 3 RP82364
- is located within the Regional Landscape and Rural Production area under the South East Queensland Regional Plan 2017 (with the exception of Lot 3 on RP82364, which is included in the Urban Footprint)

(Refer Attachment 2 Mapping)

The budget allocation for this commitment is \$15m. The land sold in April 2020 for \$15.25 million.

The new landowner intends to develop the site. The site has an existing approval following a Ministerial call-in in 2006. Given the site’s location outside the urban footprint, the planning framework would not support a new development application for subdivision – this means changing the Minister’s approval is the only real options to develop the site. The existing residential approval for 348 lots (minister’s approval) remains current until 2022,. In March 2020, SARA held prelodgement discussions with the (then) prospective purchasers about changing the minister’s approval to reduce the number of lots to around 110. There has been no subsequent requests for prelodgement advice or change applications. The current land owner may not be amendable to commercial negotiation.

We are preparing a brief on options to deliver the election commitment (including acquisition), and as part of this we have been asked to understand what acquisition powers the State can use, in the event that a commercial agreement cannot be reached with the current landowner for the State to commercially acquire the site.

Are you able to assist me (or point me in the direction of an appropriate person) to:

- identify where the CG has an powers to compulsorily acquire land in relation to this commitment (in the event the site cannot be commercially acquired) and if so which provisions would apply?
- advise whether based on your experience, the existence of koala habitat and/or mapped Category B containing endangered regional ecosystems, Category R and Category X regulated vegetation, part essential habitat would provide any basis for DES to compulsorily acquire?

I'd appreciate any advice or contacts you could suggest to tackle this one?

Let me know if it is easier to catch up to discuss.

Thanks in advance.

Kind regards

Petria

Petria Forwood

A/Executive Director – Development Strategy

Economic Development Queensland




**Department of State Development,
Infrastructure, Local Government and Planning**

 Access refused un

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PO Box 15009, City East QLD 4002

dsdilgp.qld.gov.au

	
I acknowledge the traditional custodians of the lands and waters of Queensland. I offer my respect to elders past, present and emerging as we work towards a just, equitable and reconciled Australia.	
	

From: [David Stolz](#)
To: [Toni POWER](#)
Subject: FW: RE: Currumbin Eco Park
Date: Monday, 24 May 2021 1:29:28 PM
Attachments: [image004.png](#)
[image011.png](#)
[image014.jpg](#)
[image015.jpg](#)
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[image010.png](#)
[image037.png](#)
[image038.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Hi Toni – one for discussion next week when you are back.

Regards

David Stolz

From: Petria Forwood <Petria.Forwood@dsdilgp.qld.gov.au>

Sent: Monday, 24 May 2021 12:17 PM

To: Scott Taylor <Scott.Taylor@coordinatorgeneral.qld.gov.au>; Nathan Edwards <Nathan.Edwards@coordinatorgeneral.qld.gov.au>; David Stolz <David.Stolz@coordinatorgeneral.qld.gov.au>

Cc: Bianca Harris <Bianca.Harris@dsdilgp.qld.gov.au>; Kate Carroll <Kate.Carroll@dsdilgp.qld.gov.au>

Subject: RE: RE: Currumbin Eco Park

Hi All

We briefed the DP this morning and he has requested the following action:

- Commence compulsory acquisition of the site
 - Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 7 of the RTI Act
 - Access refused under section 47(3)(a) of the RTI Act
 - We anticipate having a costed masterplan ready for mid July 2021
 - Constructing/acquiring agency yet to be determined
 - Concurrently obtain advice on Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 7 of the RTI Act
- Access refused under section 47(3)(a) of the RTI Act. Exempt information under schedule 3, section 7 of the RTI Act (this is just FYI)

There is some urgency as the landowner is currently tendering civil works for Stage 1.

Are you able to outline next steps and what you need from us to get started?

Thanks

Petria

Petria Forwood

Executive Director – Development Strategy

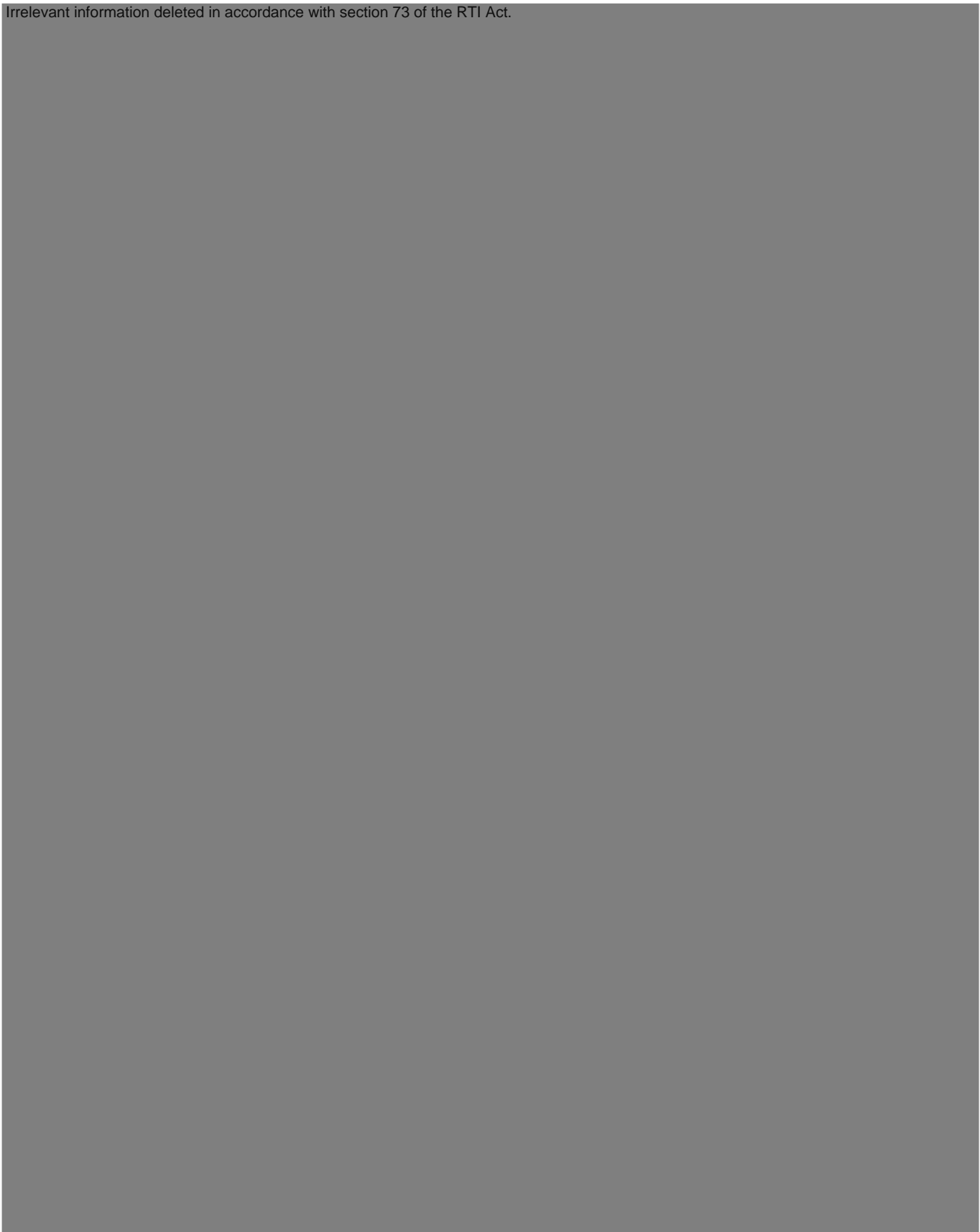
Economic Development Queensland

Department of State Development, Infrastructure,
Local Government and Planning

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statedevelopment.qld.gov.au

Irrelevant information deleted in accordance with section 73 of the RTI Act.



Sandra Bickle

From: Nathan Edwards
Sent: Tuesday, 13 July 2021 9:16 AM
To: Toni POWER; David Stolz
Subject: Re: Re-scheduling of a lodged ECM - State Development and Public Works Organisation Amendment Regulation 2021

Follow Up Flag: Follow up
Flag Status: Completed

Yes, that's correct. The approval for the works has already been done under another Act. In this case a Works Reg direction was sought for a number of reasons, including some initial doubt about the purpose of the acquisition and the potential need for use of your other powers. For acquisition only s125(1)(c) is also available as MEDQ are authorised under the Economic Development Act to do the works.

Nathan Edwards

Director

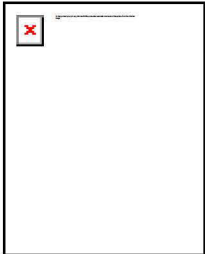
Policy and Land Services
Office of the Coordinator-General

Department of State Development, Infrastructure,
Local Government and Planning

Microsoft teams – meet now

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PO Box 15517, CITY EAST QLD 4002

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From: Toni POWER <Toni.Power@coordinatorgeneral.qld.gov.au>
Sent: Tuesday, July 13, 2021 9:12:05 AM
To: David Stolz <David.Stolz@coordinatorgeneral.qld.gov.au>; Nathan Edwards <Nathan.Edwards@coordinatorgeneral.qld.gov.au>
Subject: RE: Re-scheduling of a lodged ECM - State Development and Public Works Organisation Amendment Regulation 2021
Just so I am clear... I am the decision-maker under 125(1)(c) without approvals from Minister/GiC if the works are to be undertaken by a government agency??
Toni

From: David Stolz <David.Stolz@coordinatorgeneral.qld.gov.au>
Sent: Tuesday, 13 July 2021 9:09 AM
To: Nathan Edwards <Nathan.Edwards@coordinatorgeneral.qld.gov.au>
Cc: Toni POWER <Toni.Power@coordinatorgeneral.qld.gov.au>
Subject: RE: Re-scheduling of a lodged ECM - State Development and Public Works Organisation Amendment Regulation 2021

Thanks Nathan – probably good for us to have as a backup.

Regards

David Stolz

From: Nathan Edwards <Nathan.Edwards@coordinatorgeneral.qld.gov.au>

Sent: Tuesday, 13 July 2021 9:08 AM

To: David Stolz <David.Stolz@coordinatorgeneral.qld.gov.au>

Cc: Toni POWER <Toni.Power@coordinatorgeneral.qld.gov.au>

Subject: Re: Re-scheduling of a lodged ECM - State Development and Public Works Organisation Amendment Regulation 2021

David

It's possible and we have considered it previously as a back up plan. MEDQ is authorised under their Act to do the work so could start acquisition process under a 125(1)(c). If withdraw and reissue it starts timing again though. It also doesn't create any legal impediment to the developer continuing work.

Nathan

Nathan Edwards

Director

Policy and Land Services

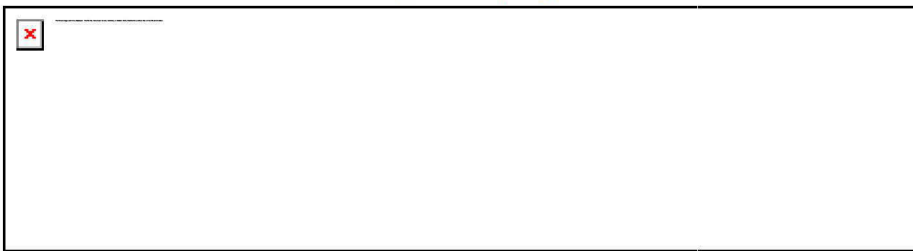
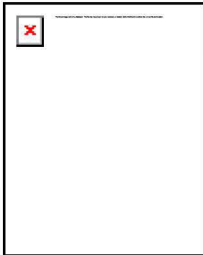
Office of the Coordinator-General

Department of State Development, Infrastructure,
Local Government and Planning

Microsoft teams – meet now

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PO Box 15517, CITY EAST QLD 4002

statedevelopment.qld.gov.au



From: David Stolz <David.Stolz@coordinatorgeneral.qld.gov.au>

Sent: Tuesday, July 13, 2021 8:58:13 AM

To: Nathan Edwards <Nathan.Edwards@coordinatorgeneral.qld.gov.au>

Cc: Toni POWER <Toni.Power@coordinatorgeneral.qld.gov.au>

Subject: RE: Re-scheduling of a lodged ECM - State Development and Public Works Organisation Amendment Regulation 2021

Just thinking aloud Nathan, what would be your view of;

- If the developer looks set to start before 29 July
- Issuing an NIR under another head of power even if there are risks
- Withdrawing this NIR on or after 29 July and reissue an NIR under the head of power authorised by the Works Reg?

Definitely a Plan B.


Regards

David Stolz

Irrelevant information deleted in accordance with section 73 of the RTI Act.

COORDINATOR-GENERAL – BRIEF FOR STATUTORY DECISION

Date: 16 July 2021

SUBJECT: Currumbin Eco Parkland – Notice of Intention to Resume and Resumption Agreement APPROVED NOT APPROVED
 NOTED
Toni Power
Coordinator-General

Date.....16/7/2021

RECOMMENDATION:

It is recommended that you:

- **consider** the request from Economic Development Queensland (EDQ) for the Coordinator-General to exercise power to acquire land for the Currumbin Eco Parkland project (**Attachment 1**).
- ✓ • **note** the provisions of the *State Development and Public Works Organisation Act 1971* (SDPWO Act), in particular, section 125(1)(a) which allows the Coordinator-General to take land for the purpose of works that the Coordinator-General is authorised by the Governor in Council to undertake and Division 8 of the State Development and Public Works Organisation Regulation 2020 (SDPWO Regulation) which directs the Coordinator-General to undertake reserved works for the Currumbin Eco Parkland project.
- **decide** whether or not to issue a Notice of Intention to Resume (NIR) and Resumption Agreement to the landowner for the Currumbin Eco Parkland project.
- if you decide to issue the NIR, **sign** the attached letter and NIR to the landowner, **noting** the enclosure of a Background Information Document (BID) and Resumption Agreement (**Attachment 2**).
- **note** that if you sign the NIR, the letter and NIR should be returned to Policy and Land Services (PLS) for insertion of objection closing and objection hearing dates.

BACKGROUND:

In October 2020, the State Government made an election commitment to transform 148 hectares of land in the Currumbin Valley (Southern Gold Coast) into a major new eco-parkland, with a budget allocation of \$15 million made to deliver the commitment.

The proposal would see the creation of one of the largest parks in Australia and could feature:

- recreational facilities for families, sporting clubs and schools
- protections for local koala habitats, including fodder eucalypt plantation
- eco-tourism facilities to support more tourism jobs
- nature based recreational trails through 46 hectares of blackbutt forest.

The commitment also noted the State Government would negotiate with the landowner to purchase the site at a fair market price and will consider all necessary options to secure the land for community use.

The land was publicly marketed in early 2020 and sold in April 2020 for \$15.25 million to an experienced, local development group. The site was previously sold for \$75 million in 2008. The land has been subject to a complicated planning approvals history, including an original development approval granted in 2006 which was the subject of a Ministerial call-in and subsequent changes to the approval were issued. A current development approval is for development of 348 residential lots, which appears valid until June 2022 or December 2022 with a six month COVID-19 extension.

Author: Sandra Bickle	Endorsed by: Nathan Edwards	Endorsed by: David Stolz
Position: Senior Project Officer	Position: Director	Position: ACG
Telephone: [REDACTED]	Telephone: [REDACTED]	Telephone: [REDACTED]

The site comprises three properties, described as Lot 2 on RP168012, Lot 1 and 247 on RP854934 (**Attachment 3**). The landowner also owns three other adjacent lots which are not part of the eco-parkland project (two marked by a blue boundary, and another marked by an orange boundary in the map at **Attachment 4**).

KEY ISSUES:

EDQ was tasked with developing options to acquire the site and exploring commercial acquisition of the site from the current landowner. EDQ have been in discussions with the landowner since January 2021 and no agreement has been reached.

The landowner has indicated they intend to commence Stage 1 of the approved development under the current call-in approval in 2021 and consider approval changes required to commence development to be minor in nature (and not subject to variation to the call-in approval). Stage 1 is comprised of 12 residential lots between 1,000 – 1,800 square metres in size.

EDQ have requested assistance from the Coordinator-General for acquisition of the property at 107 Piggabeen Road, Currumbin Waters for delivery of the eco-parkland (**Attachment 1**).

As commercial negotiations have been unsuccessful, it is appropriate in light of the current landowner's proposal to commence clearing works shortly, that the Coordinator-General commence a compulsory acquisition process for the site.

Prior to issuing the NIR, you should be satisfied that you can exercise your power under section 125(1)(a) of the SDPWO Act by establishing that:

- there is proper purpose for the acquisition and
- the land requirements for the particular purpose have been appropriately identified and investigated.

checked ✓ The SDPWO Regulation was amended on 16 July 2021 to include a new Division 8 to facilitate the Currumbin Eco Parkland project. Under Division 8:

- the Minister for Economic Development Queensland is directed by Governor in Council, pursuant to section 100 of the SDPWO Act to undertake all parts of the project works that are not reserved works, and
- the Coordinator-General has been directed by Governor in Council, pursuant to section 109 of the SDPWO Act to undertake the reserved works for the Currumbin Eco Parkland project. Reserved works are parts of the works that can be carried out only with the exercise of a power the Coordinator-General may exercise under the SDPWO Act only for or in connection with works undertaken by the Coordinator-General and include securing tenure to the site for the project.

The Currumbin Eco Parkland project is further described in a Project Report which David Stolz, Assistant Coordinator-General signed as delegate of the Coordinator-General on 25 June 2021 and is displayed on the department's website (**Attachment 5**).

The site is the most suitable for the project because land parcels of this size on the Gold Coast that can be utilised for recreational purposes, the preservation and rehabilitation of sensitive environmental communities, and the protection of koala habitats and local fauna, are scarce.

The site is recognised by the Gold Coast City Plan as a Hinterland to Coast Critical Corridor. It presents opportunities for the preservation and rehabilitation of the natural environment including flood plain storage and endangered ecosystems.

NIR and Resumption Agreement

The NIR has been prepared for the registered landowner who is the only known interest holder who will be entitled to claim compensation in respect of the taking of land using the process in the *Acquisition of Land Act 1967* (ALA).

The NIR complies with the requirements of section 7(3) of the ALA as it:

- is in writing and states the particular purpose of the acquisition
- states the description of the land to be taken
- states that the person has a right to lodge an objection within a period not less than 30 days after the date of the notice
- states that the objection must:
 - be in writing
 - state the grounds of the objection and the facts and circumstances relied upon by the objector
 - state that any matter pertaining to the amount of compensation is not a ground of objection
 - that the objector can request to be heard in relation to any objection lodged
- states that the Coordinator-General is willing to negotiate to acquire by agreement or failing agreement to treat as to the compensation to be paid
- includes details of the time limit within which to lodge a claim for compensation and the right to apply to the Land Court to serve a claim after the expiration of the time limit
- includes information about how a contract, licence, agreement or other arrangement entered into in relation to the land after the notice of intention to resume is served may be dealt with in assessing compensation to be paid under the ALA.

PLS will complete the objection closing and objection hearing dates once signed by you.

A map showing the land proposed to be acquired is shown with a yellow boundary at **Attachment 4**.

The letter to the affected landowner (**Attachment 2**) encloses: NIR, BID and Resumption Agreement.

A Resumption Agreement has been prepared for the landowner. The agreement complies with the requirements set out in section 15 of the ALA and provides that the parties agree that the amount of compensation is to be fixed in accordance with Part 4 of the ALA.

Native Title

The three properties that are the subject of this application satisfy the 'previous exclusive possession act' (PEPA) provisions of section 23B of the *Native Title Act 1993*. A PEPA applies where the grant of a freehold estate occurred on or before 23 December 1996 and therefore the dealing is considered valid in relation to native title and no further action is required.

Funding

EDQ have provided confirmation from the Director-General of the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) that all costs associated with any acquisition process, including compensation, legal and expert fees, will be met by DSDILGP (**Attachment 6**).

HUMAN RIGHTS ACT:

The decision/recommendation is compatible with human rights under the *Human Rights Act 2019* because it limits a human right only to the extent that is reasonable and demonstrably justifiable in accordance with section 13 of that Act. Refer to the attached human rights impact assessment (**Attachment 7**).

RESULTS OF CONSULTATION:

EDQ has identified Gold Coast City Council (Council) as the most appropriate long-term owner and manager of the site. Preliminary discussions have indicated Council interest, however a formal position in relation to Council ownership and project participation has not been confirmed.

The State Government has commenced negotiations with the landowner and Council to develop a masterplan for the site to include a range of uses, including a eucalypt plantation for koalas.

A communications and media pack has been prepared for the Minister in conjunction with EDQ should you decided to issue the NIR.

ATTACHMENTS:

- Attachment 1 – Request from EDQ
- Attachment 2 – Letter, NIR, BID, Agreement (Marthas Farm Pty Ltd)
- Attachment 3 – Survey Plans
- Attachment 4 – Identified Site
- Attachment 5 – Project Report
- Attachment 6 – Costs Indemnity Letter
- Attachment 7 – Human Rights Assessment.

COORDINATOR-GENERAL'S COMMENTS:



Our ref: OUT21/524

Department of
**State Development, Infrastructure,
Local Government and Planning**

Ms Toni Power
Coordinator-General
Department of State Development, Infrastructure
Local Government and Planning
PO Box 15517
CITY EAST QLD 4002

Dear Toni

Currumbin Eco Park – Election Commitment

I refer to discussions that have occurred at an officer level between Economic Development Queensland (EDQ) and the Office of the Coordinator-General in relation to an election commitment made by the government to acquire 148 hectares of land in the Currumbin Valley.

Following acquisition, it is intended that the property will be used to deliver an eco park which could feature recreational facilities for families, sporting clubs and schools; protections for local koala habitats and nature based recreational trails through 46 hectares of blackbutt forest including opportunities for appreciation of this natural environment through eco-tourism improvements.

EDQ has been tasked with developing options for acquiring the site and is exploring commercial acquisition of the site from the current landowner.

The purpose of this letter is to request your consideration of exercising compulsory acquisition powers under section 125 of the State Development and Public Works Organisation Act 1971 (Qld) ("SDPOWA") and in accordance with the process in the Acquisition of Land Act 1967 (Qld) for the acquisition of the property at 107 Piggabeen Road, Currumbin Waters for the delivery of the eco park, in the event that a commercial resolution cannot be achieved with the landowner.

Background

In October 2020, the Honourable Anastacia Palaszczuk MP, Premier and Minister for Trade made an election commitment to *transform 148 hectares of land on the Southern Gold Coast into a major new eco parkland (Attachment A)*.

The commitment provided that the *parkland would be one of the largest parks in Australia and could feature:*

- *Recreational facilities for families, sporting clubs and schools*
- *Protections for local koala habitats, including fodder eucalypt plantation*
- *Eco-tourism facilities to support more tourism jobs*
- *Nature based recreational trails through 46ha of blackbutt forest."*

Economic Development Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

The commitment also notes that *"a re-elected Palaszczuk Government will negotiate with the current owners to purchase the site at a fair market price and will consider all necessary options to secure it for community use. Negotiations will also occur with the Gold Coast City Council to partner with on this project."*

The Site

The subject site is located at 107 Piggabeen Road, Currumbin Waters and comprises Lot 2 on RP168012, and Lots 1 and 247 on RP854934).

Attachment B identifies the site that is the subject of the election commitment (yellow boundary), noting three additional lots owned by the landowner that do not form part of the commitment.

Title searches for all six lots are attached as **Attachment C**.

Property Details

The land was publicly marketed in early 2020 and sold in April 2020 for \$15.25 million to the Neumann family, an experienced, local development group. The site had previously sold for \$75 million in 2008.

A budget allocation of \$15 million has been made to deliver the commitment.

The land has been subject to a complicated planning approvals history including an original development approval granted in 2006 which was the subject of a Ministerial call-in (by the Honourable Andrew Fraser MP).

Subsequent changes to approval were issued by the Honourable Stirling Hinchliffe MP and the Honourable Jeff Seeney MP in their capacity as Minister for Planning.

The current development approval is for development of 348 residential lots (which on the face of it, appears valid until June 2022, or December 2022 with a 6-month COVID extension).

A series of operational works approvals have been issued by Council, in accordance with the development approval conditions, however no works have commenced on site to date.

Current Landowner

Preliminary discussions have commenced with the current landowner to negotiate a commercial acquisition of the site. A way forward is not yet assessed as achievable.

The landowner has indicated they intend to commence Stage 1 of the development under the current Call in Approval in 2021 and consider approval changes required to commence development to be minor in nature (and not subject to a variation to the Call in Approval). Stage 1 is comprised of 12 residential lots between 1,000 and 1,800m² in size.

Long Term Ownership of Site

EDQ has identified Council as the most appropriate long-term owner and manager of the site. Whilst preliminary discussions have indicated interest, a formal position of Council in relation to ownership and project participation has not been confirmed.

Compulsory Acquisition Power

It is understood that Governor in Council can authorise the Coordinator-General of Queensland to undertake a compulsory acquisition for the purpose of certain works under section 125 of the State Development and Public Works Organisation Act 1971 (Qld) ("SDPOWA") and in accordance with the process in the Acquisition of Land Act 1967 (Qld), either through a regulation or through approval of a purpose for the land to be acquired by the Coordinator-General.

These powers can be exercised on behalf of a government entity, and we believe that MEDQ satisfies this criterion based on past advice and precedent involving the predecessor to MEDQ, the Urban Land Development Authority.

Economic Development Queensland now formally requests that the Coordinator-General consider requesting that the Minister apply to Governor in Council to authorise the exercise of that power on its behalf in this instance.

In putting forward this request, EDQ is conscious that irrespective of any attempt to settle any compensation liability, the Coordinator-General will require full indemnity from EDQ in relation to both the costs of the compulsory acquisition process and all and any compensation liabilities arising.

Next Steps

We are happy to provide any additional information which may assist with the assessment as to whether the Coordinator-General accepts the request contained in this letter for the exercise of compulsory acquisition power under s.125 of the SDPWOA for the acquisition of the property at 107 Piggabeen Road, Currumbin Waters for the delivery of the eco park.

We look forward to your consideration of this request, and response in due course. When responding, we also request details of any formal indemnity and compulsory acquisition cost recovery requirements which EDQ needs to address.

Once we have obtained a position from the Coordinator-General, EDQ will need to procure EDQ Board endorsement for the proposed compulsory acquisition process and required indemnities prior to the issuance of any Notice of Intention to Resume by the Coordinator-General.

We thank you for your consideration of this request. If you require any further information, please contact Petria Forwood, Acting Executive Director – Development Strategy, Economic development Queensland, Department of State Development, Manufacturing, Infrastructure and Planning, on [REDACTED] or Petria.Forwood@dtdti.qld.gov.au, who will be pleased to assist.

Yours sincerely

[REDACTED]
Jason Camden
General Manager
Economic Development Queensland
Department of State Development, Infrastructure
Local Government and Planning

WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

Original information compiled from R.P. 167442 in the Titles Office, Brisbane.

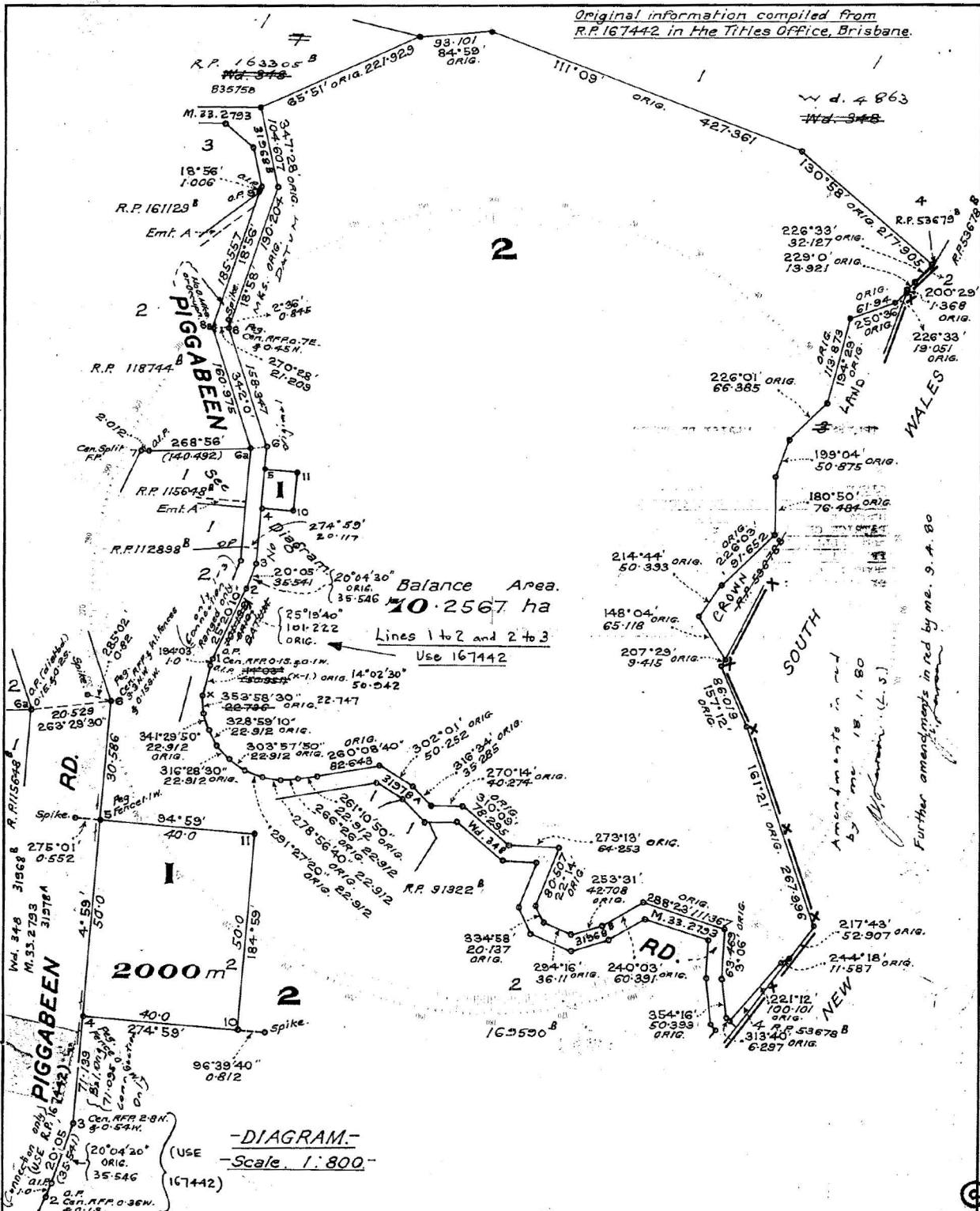
PLAN MUST BE DRAWN WITHIN BLUE LINES

168012

168012

168012

PLAN MUST BE DRAWN WITHIN BLUE LINES



-DIAGRAM-
Scale 1:800
(USE 167442)

LINES NOT SURVEYED		STNS		CORNERS NOT MARKED		STNS			
ORIGINAL PORTION 24.				PLAN OF <u>Lots 1 & 2.</u>				TOWN _____	
ORIGINAL GRANT 88264				Cancelling Lot 1 on R.P. 167442 ^B				PARISH <u>Tallebudgera</u>	
MAP REF. 9541-12		PROCLAIMED SURVEY AREA		SURVEYED BY J. V. LAWSON. 28.1.6... 13.79.		MERIDIAN _____		SCALE 1:4000	
REGISTERED PLAN 168012								COUNTY _____	
WARD _____								CROWN COPYRIGHT, RESERVED, REGISTRAR OF TITLES, QUEENSLAND	

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No 55112

168012

CERTIFICATE

I, James Vennings Lawson
 hereby certify that I have personally surveyed the land comprised in this plan
 that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 28.6.1979.

[Signature]
 Signature of Licensed Surveyor.
 Date 28.6.1979

FOR TITLES OFFICE USE ONLY
 Previous Title C.T. 2213-77 (P/C) Lot 1 157442 B
 2213-77

Council of the Shire of Albert certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1978 and all By-Laws have been complied with and approves this Plan of Subdivision.

Dated this 1st day of August 1979

[Signature] Mayor or Chairman
[Signature] Town or Shire Clerk

I/We TRUSTEES OF THE MARIST BROTHERS as proprietor/s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

GIVEN under the Common Seal of TRUSTEES OF THE MARIST BROTHERS under the hands of COLIN PATRICK GEANEY, the Provincial and ALLAN FERGUSON and FREDERICK MICHAEL DOYLE, two members of the Order, in the presence of:

Colin P. Geaney
J. M. Doyle
A. L. Ferguson
R. W. McMahon J.P. A Justice of the Peace

New C.T. Ref.

Reg. Sub.	Vol.	Fol.
2	2791	115
		116

For Additional Plan & Document Notings Refer to CISP

Lodged by THOMPSON, KING & MOLLINS SOLICITORS BRISBANE

Fees Payable
 Postal fee and Postage 42.00
 Lodgt, Exam. & Ass. 4.20
 Entd. on Docs. 26.00
 New Title 26.00
 Entd. on Deeds 5.00
 Photo Fee 3.50
 Total 76.50
 Short Fees Paid

Register of Titles
 Journal No. 1886787
 Receipt No. 49583
 11 30 AM 28th Dec 79

Calc. Bk. No. 217/119
 Examined 214180
 Passed 214180
 Charted 214180 MB
 Map Ref. 55412

Particulars entered in Register Book
 Vol. 2213 Folio 77

[Signature] REGISTRAR OF TITLES
 15 APR 1980 at 12.44 PM

NO FEE

REGISTERED PLAN 168012

u 168012 seems to diverge
 Registration Examination of this plan must await registration of plan 167442.
 u 19.9.79
 u 19.11.79

WARNING — PLAN MAY BE ROLLED — A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

854934

PLAN MUST BE DRAWN WITHIN BLACK LINES

854934

854934

PLAN MUST BE DRAWN WITHIN BLACK LINES

854934

BERNETT & BERNETT 92 223 4107/13541

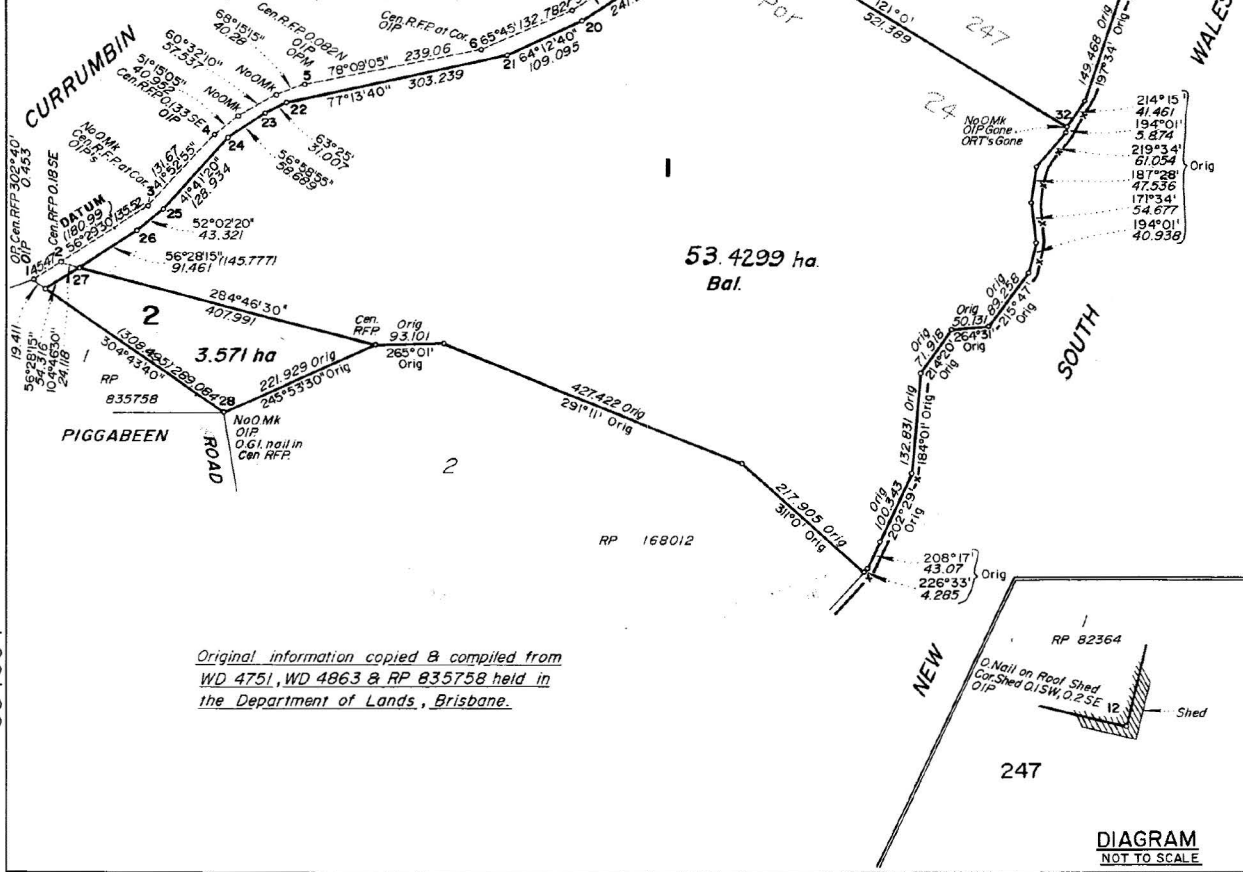
REFERENCE MARKS

STN	TO	BEARING	DIST.	RMKS
1	OIP	27°08'50"	3.242	WD 4620
2	Pin	340°57'	1.191	
3	OIP	220°41'30"	0.948	WD 4620
3	OIP	220°41'30"	38.84	WD 4620
4	OIP	222°08'	0.986	WD 4620
5	OIP	66°26'30"	1.201	WD 4620
6	OIP	165°04'30"	15.21	WD 4620
7	OIP	219°12'30"	6.28	WD 4620
8	OIP	155°32'30"	2.377	WD 4620
9	OIP	297°36'	1.113	WD 4543
10	OIP	154°05'	1.871	WD 4620
11	OIP	283°18'	0.604	RP195927
12	OIP	13°28'	3.03	RP195927
13	Pin	72°14'	1.032	
14	Pin	198°04'	6.363	
15	Pin	212°51'	8.376	
16	Pin	14°26'	1.151	
17	Pin	199°28'	6.498	
18	Pin	327°45'	1.112	
19	Pin	7°32'45"	1.714	
20	Pin	304°05'	0.915	
21	Pin	107°30'	0.837	
22	Pin	160°43'	1.321	
23	Pin	248°25'	0.838	
24	Pin	284°16'	0.92	
25	Pin	278°17'	1.32	
26	Pin	23°18'	1.02	
27	Pin	287°02'	0.66	
28	OIP	237°44'30"	2.042	RP835758
28	O.Gl.nail in Cen.RFP	289°11'30"	0.21	
29	OIP	329°07'30"	1.005	WD 4543
29	Pin	3°43'	1.542	
30	OIP	334°40'30"	1.0	WD 4543
32	OIP Gone	193°57'	1.006	WD 1633
32	ORT Gone	270°04'	4.263	WD 1633
32	ORT Gone	249°47'	6.005	WD 1633

PERMANENT MARKS

LINE	BEARING	DIST.	No.
5 - OPM	77°51'	96.076	27041
31 - OPM	316°48'	46.1	36381

TOTAL AREA OF NEW ROAD 2.473 ha



Original information copied & compiled from
WD 4751, WD 4863 & RP 835758 held in
the Department of Lands, Brisbane.

DIAGRAM NOT TO SCALE

<p>B.B.H. Pty Ltd heraby certify that the Company have surveyed the land comprised in this plan (either personally or by Robert M.M. AS (Licensed Surveyor) for the work of the said survey was performed in accordance with the Surveyors Act and the provisions of the said survey was conducted on 16.3.93. Licensed Surveyor/ Director Date 16.3.93.</p>		<p>PLAN OF Lots 1, 2 & 247 cancelling Lot 1 on WD 4863, Lot 2 on RP 835758 & Lot 247 on WD 4751.</p>		<p>PARISH TALLEBUDGERA COUNTY Ward TOWN/LOCALITY LOCAL AUTHORITY ALBERT SHIRE COUNCIL LAND AGENTS/MINING DISTRICT BRISBANE MINING FIELD</p>	
<p>ORIGINAL PORTIONS 24 & 247</p>		<p>NO SURVEY RECORDS DEPOSITED</p>		<p>REGISTERING DIST BRISBANE</p>	
MERIDIAN WD 4620	MAP REF 9541 - 121	SCALE 1 : 6000	FILE REF 416/93	ENDORSED 4/6/93	REGISTERED PLAN 854934

0 1 2 3 4 5 6 7 8 9 10 cm CROWN COPYRIGHT RESERVED THE INSTITUTION OF SURVEYORS AUSTRALIA (QUEENSLAND DIVISION) BY AUTHORITY LICENCE NUMBER 67

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

No.

Council of the Shire of Albert certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this 21st day of APRIL 1993
 Mayor or Chairman
 Town Clerk

Previous Title
 DG 5845 ~ 55 Lot 247 WD 4751
 DG 5942 ~ 59 Lot 1 WD 4863
 CT 8157 ~ 37 Lot 2 RP 835758

For Additional Plan & Document Notings Refer to CISP

I/We CC-YOU AUSTRALIA PTY. LTD.
 ACN 011 018 465
 (Names in full)

as Proprietor/s of this land.
 as Lessee/s of Miner's Homestead
 agree to this plan and dedicate the new road as shown hereon to public use.
 TOSHIO MURAKAMI (Director)
 TOSHIO MURAKAMI (Director)
 Signature of Proprietor/s Lessee/s
 Directors of the company for certification purposes. Rule out which is inapplicable.



PORTION ALLOCATION		TITLE ALLOCATION		
Lots	Portion	Title	Lots	New Rd
1 & 2	24	5845 ~ 55	247	New Rd
247	247	5942 ~ 59	1	New Rd
		8157 ~ 37	2	New Rd

This survey has been examined and may be used for land dealings.

Surveyor General

Date

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
1		83						
2	8567	84						
247		85						

Lodged by BELLS
 DX 46534
 BULLHORN

Received Registrar of Titles

Fees Payable
 Dot I 200
 Postal fee and postage
 Logt. Exam. & Ass. 58.
 New Title 108
 Entd. on Deeds -
 Photo Fee 14
 Total 380
 Short Fees Paid

4044 PLRN

 L465539F
 \$380.00
 27 APR 1993
 2:32 PM

9541-121.

File Ref. GC-DRB.
 Deposited 1/1
 Audited 1/1
 Passed 4/16/93 LMB
 Survey Records: File/Field Notes
 Charted 1/1
 Original Grant
 40105 (Por 24)
 40105 (Por 24 formerly Por 24)

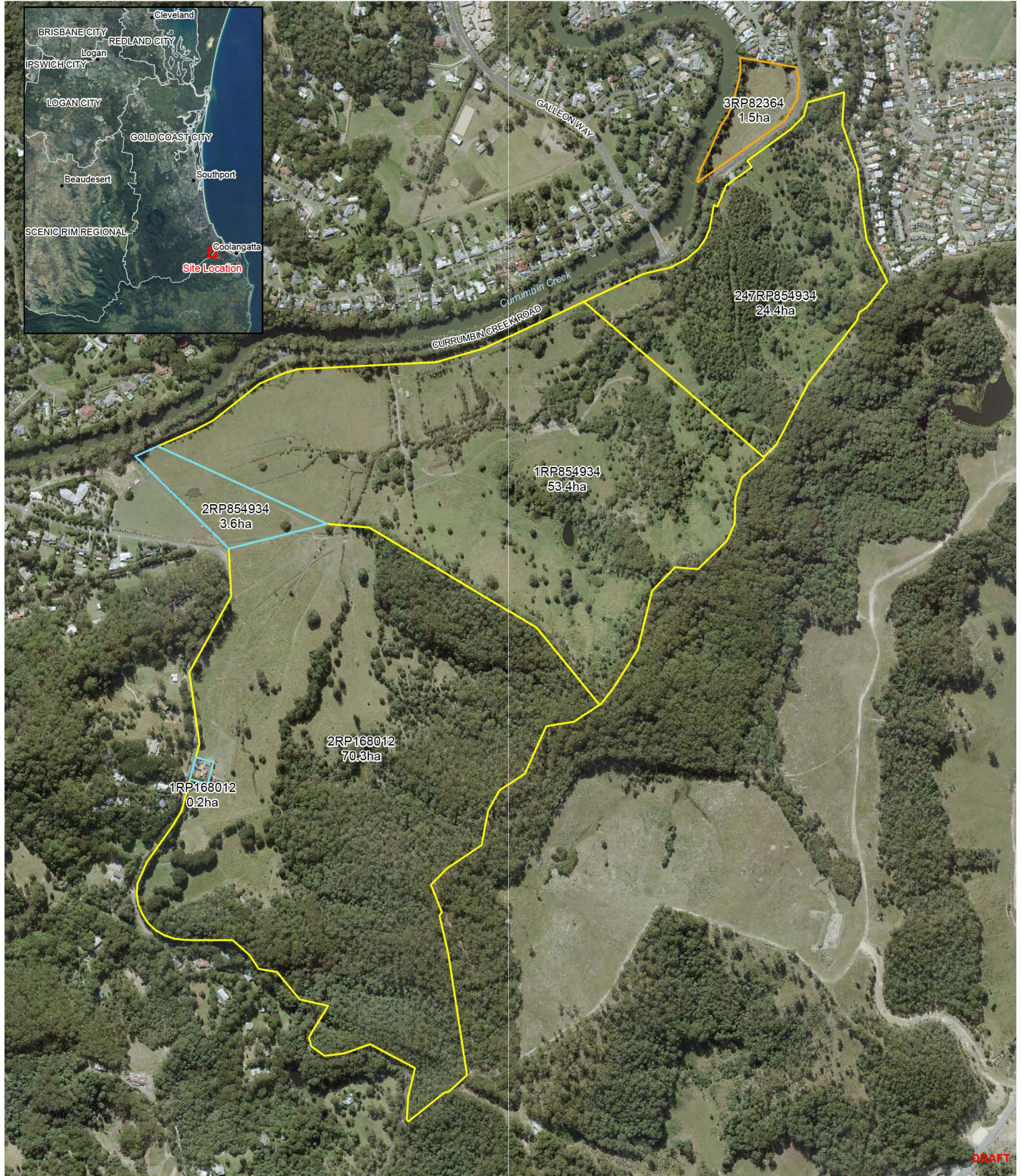
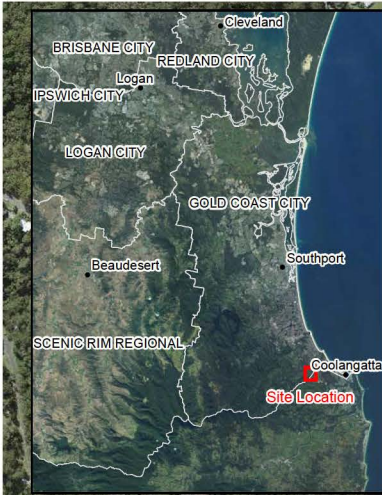
Particulars entered in Register Book
 Vol. 8157 Folio 37
 5845 55
 5942 59.
 at 2.46pm
 13 JUL 1993
 REGISTRAR OF TITLES

REGISTERED

PLAN 854934

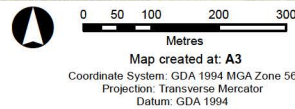
854934

854934



- Legend**
- 1RP168012
 - 1RP854934
 - 2RP854934
 - 247RP854934
 - 3RP82364
 - 2RP168012

Imagery: July 2020, 10cm resolution



Site Map:
107 Piggabeen Road, Currumbin Waters

Map produced by the Department of State Development, Infrastructure, Local Government and Planning Spatial Services Unit, 12/01/2021





Our ref: DGBN21/510

Department of
**State Development, Infrastructure,
Local Government and Planning**

4 JUN 2021

Ms Toni Power
Coordinator-General
Department of State Development, Infrastructure,
Local Government and Planning
Toni.Power@coordinatorgeneral.qld.gov.au

Dear Ms Power

**Agreement to pay Land Acquisition Costs – Notice of Intention to Resume –
107 Piggabeen Road, Currumbin Waters (the Property)**

I am aware the you have been requested to acquire (by compulsory acquisition or otherwise) the Property to meet an election commitment assumed by the Department of State Development, Infrastructure, Local Government and Planning (the department) to deliver the Currumbin Eco Park.

I acknowledge that the you will incur *land acquisition costs* in relation to this request to compulsorily acquire the Property. I confirm that the department agrees to pay the *land acquisition costs* incurred by you, subject to the provision of relevant tax invoices and supporting information to substantiate those costs, even where those costs exceed the current budget allocation that has been made to the department for the delivery of the election commitment. I confirm the Property is to be transferred to the Minister for Economic Development Queensland once it has been acquired.

For clarity, *land acquisition costs* will include:

- a) compensation costs paid or expected to be paid to third parties for the acquisition of land, or an interest in land, or damages for the effect upon land through the exercise of your powers, using the process and principles of compensation under the *Acquisition of Land Act 1967*;
- b) the cost of undertaking surveys, valuations, consultants' fees, court costs, external legal costs and registration fees charged by the Titles Office; and
- c) reasonable internal costs directly incurred by you for this matter.

If you require any further information, please contact Ms Petria Forwood, Acting Executive Director, Economic Development Queensland on [REDACTED] or by email at petria.forwood@dSDLGP.qld.gov.au who will be pleased to assist.

Yours sincerely


Damien Walker
Director-General

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone 13 QGOV (13 74 68)
Website www.statedevelopment.qld.gov.au
ABN 29 230 178 530

Human Rights Impact Assessment

Introduction

The *Human Rights Act 2019* protects 23 human rights. The principal aim of the Human Rights Act is to ensure that respect for human rights is embedded in the culture of our public sector. The Human Rights Act requires public entities to:

- act and make decisions in a way that is compatible with human rights; and
- in making a decision, give proper consideration to any human rights relevant to the decision.

The Human Rights Act applies to public entities, which includes the Minister, the Coordinator-General, the Director-General, other decision makers and delegates, the department and public service employees. It also applies to an entity established under an Act, for example: the Economic Development Board, South Bank Corporation and Queensland Reconstruction Authority.

The purpose of this assessment is to demonstrate how human rights have been considered for the decision or action. This has involved considering:

- whether any human rights protected by the Human Rights Act are likely to be relevant to the decision/action
- whether there is potential for those identified human rights to be limited by the decision/action
- if there is potential for human rights to be limited by the decision/action, whether a less restrictive way of achieving the purpose of the decision/action is reasonably available
- if there is no less restrictive way of achieving the purpose of the decision/action, whether any limitation is reasonable and demonstrably justifiable in a free and democratic society based on human dignity, equality and freedom.

Decision or action

The decision to be made is whether to issue a Notice of Intention to Resume for the establishment of the Currumbin Eco Parkland under section 125(1)(a) of the *State Development and Public Works Organisation Act* (SDPWO Act) using the process in section 9 of the *Acquisition of Land Act 1967* (ALA).

1. Identify relevant human rights

There is potential for any human right to be relevant to the decision/action but the rights most likely to be relevant to the department's functions are:

- section 24 – Property rights (the right to own property and not be arbitrarily deprived of it)

2. Consider whether human rights will be limited by the decision or action

The affected parties may believe that Section 24 of the *Human Rights Act 2019* is potentially limited by this decision.

The issuing of the Notice of Intention to Resume is the first step in the acquisition process under the ALA. It provides opportunity for any person who receives a Notice of Intention to Resume the right to object and have their objection heard, and subsequently considered by the Constructing Authority before deciding to take that land.

Following an acquisition, the interests of landholders convert to a right to claim compensation pursuant to section 18 of the *Acquisition of Land Act 1967* (ALA). Compensation is assessed in accordance with the legislation and the assessments are undertaken by independent technical specialists to ensure transparency, fairness and accuracy.

Due to this, it is not considered that the human right is limited, however should an impacted party believe their right is limited, it can be demonstrated that any limit to the right is reasonable and can be justified.

3. Determine whether the limit is reasonable and justifiable

- *Is the limitation lawful?*
 - The Coordinator-General can acquire land for works that the Coordinator-General is authorised by Governor in Council to undertake pursuant to section 125(1)(a) of the *State Development and Public Works Organisation Act 1971* (SDPWO Act), using the process outlined in the *Acquisition of Land Act 1967* (ALA).
- *What is the nature of the identified human right?*
 - All persons have the right to own property alone or in association with others. A person must not be arbitrarily deprived of their property.
- *Is there a purpose for the limitation?*
 - The proposed Currumbin Eco Parkland would see the creation of one of the largest parks in Australia and could feature recreational facilities for families, sporting clubs and schools, protections for local koala habitats (including fodder eucalypt plantation), eco-tourism facilities to support more tourism jobs and nature based recreational trails.
 - The proposed parkland will provide benefits to the overall public and ensure the identified site remains outside of the urban footprint for the benefit of the Gold Coast for generations to come.
- *What is the relationship between the purpose and the limitation? Does the limit on human rights help achieve the purpose?*
 - The proposed parkland requires the acquisition of land and interests in land over three properties described as Lot 1 on RP854934, Lot 247 on RP854934 and Lot 2 on RP168012.
- *Are there less restrictive and reasonably available ways to achieve the purpose?*
 - EDQ has undertaken consultation with the landowners to acquire the land, however commercial agreement was unable to be negotiated. To establish the parkland within require timeframes, assistance has been sought by the Coordinator-General.
- *Is the limit on human rights rational, necessary, fair and balanced?*
 - The proposed Parkland is of social significance to the Gold Coast and overall public.
 - If the land acquisition process is undertaken, the ALA gives any landholder or interest holder who receives a Notice of Intention to Resume the right to object and have their objection heard, and subsequently considered by the Constructing Authority before deciding to take that land.
 - If the land is taken, any interests in land revert to a right to claim compensation in accordance with the process under the ALA. This is intended to negate or reduce any potential for limitation on human rights.

List of rights

The Human Rights Act sets out 23 mainly civil and political rights that are largely derived from the International Covenant on Civil and Political Rights:

- Right to recognition as a person and equality before the law (s15)
- Right to life and right not to be arbitrarily deprived of life (s16)
- Protection from torture and cruel, inhuman or degrading treatment (s17)
- Freedom from forced work – a person must not be held in slavery or servitude or made to perform forced or compulsory labour (s18)
- Freedom of movement – a right to move freely within Queensland and leave and enter it and freedom to choose where to live (s19)
- Freedom of thought, conscience, religion and belief (s20)
- Freedom of expression which includes the right to hold an opinion and the freedom to seek, receive and impart information and ideas of all kinds (s21)
- Right to peaceful assembly and freedom of association with others including the right to form and join trade unions (s22)
- Right to participate in the conduct of public affairs including a right to vote (s23)
- Right to own property and not be arbitrarily deprived of property (s24)
- Right not to have privacy, family, home or correspondence unlawfully or arbitrarily interfered with and right not to have reputation unlawfully attacked (s25)
- Protection of families and children (s26)
- Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practise their religion and use their language (s27)
- Cultural rights – Aboriginal peoples and Torres Strait Islander peoples (s28)
- Right to liberty and security of person including a right not to be subjected to arbitrary arrest or detention (s29)
- Right to humane treatment when deprived of liberty (s30)
- Right to a fair hearing if charged with a criminal offence or a party to a civil proceeding (s31)
- Rights in criminal proceedings including a right to be presumed innocent until proved guilty according to law (s32)
- Rights of children in the criminal process including a right to be segregated from all detained adults (s33)
- Right not to be tried or punished more than once for an offence for which the person has already been convicted or acquitted (s34)
- Protection against retrospective criminal laws including a right not to be found guilty of a criminal offence because of conduct that was not a criminal offence when it was engaged in (s35)
- Right to education (s36)
- Right to health services (s37).

Detailed information on the scope of each right, and examples of when the right may be relevant in practice are available from the Queensland Human Rights Commission: www.qhrc.qld.gov.au/your-rights/human-rights-law.