



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: OUT19/3544

15 JUL 2019

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The Right Honourable the Lord Mayor of Brisbane
Councillor Adrian Schrinner
Brisbane City Council
GPO Box 2287
BRISBANE QLD 4001

Queensland Legislative Assembly	
Number: 5619T1293	
 20 AUG 2019	Tabled <input type="checkbox"/>
MP: Hon. Boule	By Leave <input type="checkbox"/>
Clerk's Signature:	

Dear Lord Mayor *Adrian,*

I refer to recent media reports which indicate Brisbane City Council's interest in the acquisition of land owned by Economic Development Queensland (EDQ) at Don Young Drive, Forest and Innovation Courts, Nathan adjacent to Toohey Forest Park.

In my letter dated 17 April 2019 to Councillor David McLachlan, the then Chairman for Environment, Parks and Sustainability on this matter, Council was invited to make an offer for the land. That letter noted that under legislation introduced and passed by the then Newman LNP Government, EDQ is required to operate commercially. No response to this correspondence has been received.

I have been disappointed to read subsequent comments attributed to Councillor McLachlan and the Deputy Mayor which misrepresent the State's position.

To avoid further confusion within the community, I seek your assistance on a proposed way forward with the aim of reaching a commercial and environmental outcome that meets the needs of the State, the Council and the broader community.

EDQ's land holding at Nathan totals approximately 10.2 hectares of land and has a market value of \$8.8 million. I am advised EDQ has a book value of \$3.2 million across the site. It is proposed that EDQ and Council enter into an agreement to effect the following outcomes noting that technical details and timeframes of which would be determined through negotiation:

- EDQ to transfer all land held at Nathan to the Council to be to be incorporated into the Toohey Forest Park.
- Council accepts the transfer of approximately 9 hectares of land, consisting of bushland, hillside area and public open space within the Oxley Priority Development Area.
- Council accepts the transfer of approximately 20 hectares of land, consisting of bushland adjacent to Dorville Road and Cabbage Tree Creek and a pedestrian/cycle bridge crossing within the Carseldine Urban Village (to be built by EDQ).
- Council accepts the transfer of approximately 0.3 hectares, consisting of open space within the Yeronga Priority Development Area.

- Council accepts transfer of surplus Transport and Main Roads land at Queen Bess Street, Buranda and converts it to a pocket park or community garden, in consultation with local residents.
- Council consents to installation of features, as requested by the Queensland Heritage Council, within Yeerongpilly Green in recognition of the historical rose garden that formed part of the former animal research facility.

In exchange for these landholdings for conservation purposes, the State and Council will agree on a transfer value. I propose negotiations should be framed around BCC reimbursing the State at an agreed discount of the book value for the Nathan landholdings to be funded from Council's bushland preservation levy.

Should the State and BCC come to an agreed position, this proposal presents a significantly higher value for money proposition than is typically achieved through inter-governmental transfers. I note a recent \$4.1 million transaction in April 2019 between the Redlands City Council and the Morrison Federal Coalition Government as a reference. Redlands City Council agreed to pay \$4.1 million for the transfer of 61.8 hectares of land at Birkdale for environmental and community purposes.

This offer to negotiate is made without prejudice and on the understanding that any outcome would then be subject to the usual State Government approvals process.

I ask you to nominate contact officers within the Brisbane City Council by Friday 19 July 2019 to exchange technical information with a view to the Council providing an in-principle response to this proposal no later than Friday 16 August 2019.

To progress this matter please contact my chief of staff, Mr Barnaby Kerdel, on (07) 3719 7206 or email barnaby.kerdel@ministerial.qld.gov.au.

Yours sincerely



CAMERON DICK MP
Minister for State Development, Manufacturing,
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