

Hi guys

Attached letter sent to residents of spring hill lobbying for retention of land to support Bris central.

Jaree

Released under the
RTI Act by DETE

THE KIDS OF BRISBANE CENTRAL STATE SCHOOL ("BCSS") NEED YOUR HELP!

It was announced recently that the State government land (formerly the BCSS Infants (Kindergarten to Grade 3) School) on the corner of Water and Rogers Street, Spring Hill, adjoining the current Brisbane Central State School will be transferred from Qld Health to Education Qld and vacated by its current tenants. Right now the government is deciding how much of that land will go to the school to ease the pressure of current student numbers and to provide for future growth. The school community is currently putting its case to government for all of that land to be assigned to the educational needs of BCSS kids and is asking for your support.

As more and more people discover the benefits of location, facilities and convenience of living in the inner-city, ever greater demands are being placed on those facilities. The number of families moving to the inner-city and the explosion of high density residential accommodation has, in just a few short years, seen the number of students at BCSS grow from under 100 to over 270, well above capacity. Added to that is last year's closure of Fortitude Valley State School which resulted in the expansion of the BCSS catchment area. Extra space and facilities are desperately needed, not just to ease the strain of limited space and resources on existing students and staff, but to ensure that the needs of the ever growing number of inner-city kids and their families are met well into the future.

Whether your connection to the school is historical, as a parent or carer of a BCSS student or future student or as a member of our inner-city community who wants to support your friends and neighbours in fighting for our local kids to be given the best possible educational experience, your support will make a difference.

Please help by getting in touch with the Education Minister and our local member via the contact details below. We have suggested some wording but however you say it and whatever method you choose (whether you phone, write, email, tweet or use facebook), the current and future kids of inner-city Brisbane and their families, thank you sincerely for your support.

The Hon. John-Paul Langbroek
Minister for Education, Training and Employment
PO Box 15033
CITY EAST QLD 4002
Ph: (07) 32371000
Email: education@ministerial.qld.gov.au
Twitter: @JPLangbroek
Facebook: <https://www.facebook.com/JohnPaulLangbroekMP>

Mr Robert Cavallucci
Member for Brisbane Central
2 / 541 Boundary Street
SPRING HILL QLD 4000
Phone: (07) 3832 1322
Email: Brisbane.central@parliament.qld.gov.au
Twitter: @RobCavMP

Dear Minister/Dear Mr Cavallucci,

I understand that the State government land (formerly the BCSS Infants (Kindergarten to Grade 3) School) on the corner of Water and Rogers Street, Spring Hill, adjoining the current Brisbane Central State School will be transferred from Qld Health to Education Qld and that you are currently considering how much of that land will be allocated to the school.

I urge you to allocate all of the available land and facilities to Brisbane Central State School in order to secure the educational future of inner city kids and their families and ensure students have adequate student accommodation and sufficient active play space.

Yours sincerely,

Signature
Address
Email

Print Name

Date

**Note: if sending by letter or email, personal details must be provided as proof of identity

ZISCHKE, Amanda

From: Kate Fleming <Kate.Fleming@health.qld.gov.au>
Sent: Wednesday, 12 March 2014 11:21 AM
To: ZISCHKE, Amanda
Subject: RE: Purchase from Dept Health - 169 Water St, Spring Hill

Thanks Amanda – much appreciated.

Kate Fleming
Principal Property Advisor
Property Services Team | Health Infrastructure Branch | System Support Services
Department of Health | Queensland Government

T: 07 3006 2743 | M: s.47(3)(b) – Contrary to | F: 07 3006 2770

E: kate.fleming@health.qld.gov.au | W: www.health.qld.gov.au

Level 5, Anzac Square Building
200 Adelaide Street, Brisbane City QLD 4001
GPO Box 48, Brisbane City QLD 4001

From: Amanda ZISCHKE [<mailto:Amanda.ZISCHKE@dete.qld.gov.au>]
Sent: Tuesday, 11 March 2014 5:05 PM
To: Kate Fleming
Subject: Purchase from Dept Health - 169 Water St, Spring Hill

Kate,

I spoke to Phil Burns earlier in the week about this matter.

I understand the original of the attached letter has or is being despatched. The letter agrees to extend the date for settlement to 30 June 2014. Could you please confirm Health's acceptance by having the letter signed by an authorised officer and returned.

Regards,

Amanda Zischke | Senior Facilities Services Officer
Real Estate Unit | Infrastructure Operations
Department of Education, Training and Employment
Level 9 | 61 Mary Street | Brisbane Qld 4000
Telephone: (07) 303 45027 | Email: amandazischke@dete.qld.gov.au

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ZISCHKE, Amanda

From: ZISCHKE, Amanda
Sent: Tuesday, 11 March 2014 5:05 PM
To: kate_fleming@health.qld.gov.au
Subject: Purchase from Dept Health - 169 Water St, Spring Hill
Attachments: DOC110314-017.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Kate,

I spoke to Phil Burns earlier in the week about this matter.

I understand the original of the attached letter has or is being despatched. The letter agrees to extend the date for settlement to 30 June 2014. Could you please confirm Health's acceptance by having the letter signed by an authorised officer and returned.

Regards,

Amanda Zischke | Senior Facilities Services Officer
Real Estate Unit | Infrastructure Operations
Department of Education, Training and Employment
Level 9 | 61 Mary Street | Brisbane Qld 4000
Telephone: (07) 303 46027 | Email: amanda.zischke@dete.qld.gov.au



Department of
Education, Training
and Employment

7 March 2014

Sunil Madan
Senior Director, Asset and Property Services
Department of Health
GPO Box 48
BRISBANE QLD 4001

Dear Sunil

**Department of Health sale to Department of Education, Training and Employment
Property: 169 Water Street, Spring Hill**

I refer to the exchange of letters dated 2 October 2013 in relation to the transfer of the above property, being Lot 1 SL841384.

The Department of Education agrees to extend the date for settlement to 30 June 2014. To confirm this extension, please sign the letter below and return the signed copy.

Should you wish to discuss this matter further, please contact Amanda Zischke on tel: 3034 6027.

Yours sincerely

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment

Trim Reference 14/71921

I,, an officer of the Department of Health, being the person duly authorised to sign this letter on behalf of the Department of Health, confirm agreement with the extension of the settlement date to 30 June 2014.

Dated at Brisbane thisday of2014.

For and on behalf of the State of Queensland
(represented by Department of Health)

Education House
30 Mary Street Brisbane 4000
PO Box 15033 City East
Queensland 4002 Australia
Website www.dete.qld.gov.au
ABN 76 337 613 647

ZISCHKE, Amanda

From: ZISCHKE, Amanda
Sent: Monday, 10 March 2014 11:18 AM
To: SHERRY, Patrick
Subject: Brisbane Central SS
Attachments: image003.jpg

Pat,

See email trail below regarding extension to 30 June.

Amanda Zischke | Senior Facilities Services Officer
Real Estate Unit | Infrastructure Operations
Department of Education, Training and Employment
Level 9 | 61 Mary Street | Brisbane Qld 4000
Telephone: (07) 303 46027 | Email: amanda.zischke@dete.qld.gov.au

From: MCGOWAN, Gayle
Sent: Wednesday, 5 March 2014 9:22 AM
To: ZISCHKE, Amanda
Cc: COWLEY, Marshal
Subject: FW: P&C meeting BCSS

Amanda

Can you touch base with Kate Fleming at QH and advise her of the decision and also let her know a letter confirming this will be sent to QH shortly.

Can you also draft a letter which makes reference to the original Letter of exchange and varies the settlement date from 30 March 2014 to 30 June 2014. This will need to be signed by Vince.

Regards
Gayle McGowan
A/Manager (Acquisitions and Disposals)
Real Estate Unit
Infrastructure Operations
Department of Education Training and Employment
Floor 9 | 61 Mary Street | Brisbane Qld 4000
T 30346020 | M s.47(3)(b) – Contrary
Gayle.McGowan@dete.qld.gov.au

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From: MCGOWAN, Gayle
Sent: Wednesday, 5 March 2014 9:18 AM
To: O'SHAUGHNESSY, Kerry
Cc: COWLEY, Marshal; ZISCHKE, Amanda
Subject: FW: P&C meeting BCSS

Kerry

Does this mean that we don't need to progress TRIM ref 14/53437 ?
Its currently with Grant.

Regards

Gayle McGowan
A/Manager (Acquisitions and Disposals)
Real Estate Unit
Infrastructure Operations
Department of Education Training and Employment
Floor 9 | 61 Mary Street | Brisbane Qld 4000
T 30346020 | M s.47(3)(b) - Contrary to
Gayle.McGowan@dete.qld.gov.au

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From: WHITE, Vince
Sent: Tuesday, 4 March 2014 4:19 PM
To: O'SHAUGHNESSY, Kerry
Cc: MCGOWAN, Gayle; LUNDIN, Yvonne; HOBBS, Paul; BAXTER, Dave; BYRNE, Grant
Subject: FW: P&C meeting BCSS

Kerry

I have confirmed with both Paul and Jeff that we are to do a letter exchange regarding the acquisition of the Qld Health site adjacent Brisbane Central SS to extend settlement to 30 June 2014 to allow Health enough time to vacate.

Please discuss with Health counterparts and draft a letter for my signature accordingly.

Regards

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment
Floor 15 | 30 Mary St | Brisbane Qld 4000
T 3034 4626 | M s.47(3)(b) - Contrary to
vince.white@dete.qld.gov.au
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From: HOBBS, Paul
Sent: Monday, 3 March 2014 4:11 PM
To: HUNT, Jeff
Cc: WHITE, Vince; BAXTER, Dave; STOLZ, Louise
Subject: Fwd: P&C meeting BCSS

FYI

Paul Hobbs

Assistant Director - General
Infrastructure Services Branch

Department of Education, Training and Employment
Level 4, 30 Mary Street, Brisbane 4000
323 70658 | paul.hobbs@dete.qld.gov.au

Begin forwarded message:

From: "BYRNE, Grant" <Grant.BYRNE@dete.qld.gov.au>
Date: 3 March 2014 8:48:04 AM AEST
To: BURKE Melissa <mburk13@eq.edu.au>
Cc: "KUSKOPF, Cliff" <Cliff.KUSKOPF@dete.qld.gov.au>, "BAXTER, Dave" <Dave.BAXTER@dete.qld.gov.au>, "HOBBS, Paul" <Paul.HOBBS@dete.qld.gov.au>
Subject: Re: P&C meeting

Melissa

Apologises for the delay.

The current position is that government is still considering the request from the Department to make a decision on the Qld Health land.

I can tell you that the P&C concerns have been well represented by the department.

Hopefully a clear direction will be available shortly.

Regards

Grant Byrne
Director
Capital Works Planning
Sent from my iPhone

On 03/03/2014, at 7:33 AM, "BURKE Melissa" <mburk13@eq.edu.au> wrote:

Hi Grant,

Following our phone call last week, are you able to provide an update on the status of the master plan and land acquisition so I can inform them at Wednesday's P&C meeting?

Thanks,

Melissa

Melissa Burke | Principal | mburk13@eq.edu.au

<image003.jpg>

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MCGOWAN, Gayle

From: WHITE, Vince
Sent: Friday, 7 March 2014 10:15 AM
To: O'SHAUGHNESSY, Kerry; MCGOWAN, Gayle
Subject: FW: Queensland Health Site

FYI also.

Vince

From: HOBBS, Paul
Sent: Friday, 7 March 2014 10:14 AM
To: BAXTER, Dave; WHITE, Vince; BYRNE, Grant
Cc: HUNT, Jeff
Subject: FW: Queensland Health Site

FYI,

Jeff have advised the School of the contract extension of the Health site.

Regards,

Paul Hobbs | Assistant Director-General
Infrastructure Services Branch | Department of Education Training and Employment
Level 4, 30 Mary Street, Brisbane 4000
07 3034 4520 | paul.hobbs@dete.qld.gov.au
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From: HUNT, Jeff
Sent: Friday, 7 March 2014 10:12 AM
To: mburk13@eq.edu.au
Cc: s.47(3)(b) – Contrary to the Public Interest
Subject: Queensland Health Site

Hi Melissa

I am writing to advise that Queensland Health has requested an extension to the scheduled transfer date for the property located at 169 Water Street, Spring Hill, adjacent to Brisbane Central State School.

While Queensland Health were seeking an extension to a date as late as December 2014, it is the intention of this Department to write back to Queensland Health seeking a transfer extension instead to 30 June 2014. I will keep you informed of the outcome of this aspect.

As this is a government to government land transfer, DETE is in no position to require Queensland Health to vacate the property and would not be in a position to seek any legal remedy if they did not vacate by this date. We will continue to work with Queensland Health but must recognise that the property at 169 Water Street, Spring Hill is their site and continues to be used for service delivery as part of their Health and Hospital Service network.

As you are aware, matters concerning the post-transfer use of the site are the subject of ongoing consideration by Government.

I had a really good discussion with Paul Wilson, President of the Brisbane Central Parents and Citizens Association this week and I understand that the P&C are also seeking to meet with Minister Langbroek about this matter.

During the conversation with Paul, I did indicate that Queensland Health was seeking an extension to the transfer date and that DETE was attempting to negotiate with Queensland Health regarding the date.

I have copied Paul into this email for his information.

If you have any queries, please let me know.

Regards

Jeff

Jeff Hunt | Deputy Director-General

Corporate Services | Department of Education, Training and Employment
Floor 22 | Education House | 30 Mary Street | Brisbane Qld 4000

T 3034 4771 | Web <http://dete.qld.gov.au/>
E jeff.hunt@dete.qld.gov.au

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From: HUNT, Jeff
Sent: Friday, 7 March 2014 9:00 AM
To: WHITE, Vince
Cc: HOBBS, Paul; Nick Blong (Nick.Blong@ministerial.qld.gov.au)
Subject: RE: Springhill Land Acquisition

Vince

I spoke with Nick Blong from the MO yesterday about this matter.

It was agreed that we should progress with the proposed transfer date extension as indicated in the brief.

While it is still unclear if QH will be in a position to vacate by that time, it is an appropriate timeline from which to seek their formal response.

Please proceed on the basis of the recommendation in the brief.

Thank you for your ongoing work in this regard.

Jeff

Jeff Hunt | Deputy Director-General

Corporate Services | Department of Education, Training and Employment Floor 22 | Education House | 30 Mary Street | Brisbane Qld 4000 T 3034 4771 | Web <http://dete.qld.gov.au/> E jeff.hunt@dete.qld.gov.au Our Vision | Engaging minds. Empowering futures.

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-----Original Message-----

From: WHITE, Vince
Sent: Thursday, 6 March 2014 2:33 PM
To: HUNT, Jeff
Cc: HOBBS, Paul; BAXTER, Dave; BYRNE, Grant; STOLZ, Louise
Subject: Springhill Land Acquisition
Importance: High

Jeff

Please find attached the brief to me seeking my signature on a letter to Qld Health to extend settlement to 30 June as discussed.

For your consideration and endorsement please.

Regards

Vince White
Executive Director
Infrastructure Operations

-----Original Message-----

From: WHITE, Vince
Sent: Thursday, 6 March 2014 2:31 PM
To: WHITE, Vince
Subject: HP TRIM Records

-----< HP TRIM Record Information >-----

Record Number: 14/71911
Title : Memo to ED- seeking approval and execution of letter of extension - 169 Water St, Spring Hill

-----< HP TRIM Record Information >-----

Record Number: 14/72529
Title : Signed 2013-10-18 Letter of terms - 169 Water St, Spring Hill

-----< HP TRIM Record Information >-----

Record Number: 14/71921
Title : letter to Dept Health extending settlement - 169 Water St, Spring Hill

ZISCHKE, Amanda

From: MCGOWAN, Gayle
Sent: Friday, 7 March 2014 9:33 AM
To: COWLEY, Marshal; ZISCHKE, Amanda
Subject: FW: Spring Hill Acquisition from Qld Health
Attachments: Springhill Land Acquisition; RE: Springhill Land Acquisition

fyi

From: WHITE, Vince
Sent: Friday, 7 March 2014 9:26 AM
To: HICKS, Anna
Cc: LUNDIN, Yvonne; O'SHAUGHNESSY, Kerry; MCGOWAN, Gayle; BAXTER, Dave; BYRNE, Grant; STOLZ, Louise
Subject: Spring Hill Acquisition from Qld Health

Anna

Please print the attached brief and letter for my sign-off please now that Jeff has approved (also attached).

Louise

Any word from Jeff's office on who is going to now tell the school, local member etc?

Regards

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment
Floor 15 | 30 Mary St | Brisbane Qld 4000
T 3034 4626 | M s.47(3)(b) – Contrary to
vince.white@det.qld.gov.au
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From: WHITE, Vince
Sent: Thursday, 6 March 2014 2:33 PM
To: HUNT, Jeff
Cc: HOBBS, Paul; BAXTER, Dave; BYRNE, Grant; STOLZ, Louise
Subject: Springhill Land Acquisition
Attachments: Memo to ED- seeking approval and execution of letter of extension - 169 Water St, Spring Hill.DOCX; Memo to ED- seeking approval and execution of letter of extension - 169 Water St, Spring Hill.tr5; Signed 2013-10-18 Letter of terms - 169 Water St, Spring Hill.PDF; Signed 2013-10-18 Letter of terms - 169 Water St, Spring Hill.tr5; letter to Dept Health extending settlement - 169 Water St, Spring Hill.DOC; letter to Dept Health extending settlement - 169 Water St, Spring Hill.tr5

Importance: High

Jeff

Please find attached the brief to me seeking my signature on a letter to Qld Health to extend settlement to 30 June as discussed.

For your consideration and endorsement please.

Regards

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment Floor 15 | 30 Mary St | Brisbane Qld 4000 T 3034 4626 | M
s.47(3)(b) – Contrary to vince.white@dete.qld.gov.au Our Vision | Engaging minds. Empowering futures

-----Original Message-----

From: WHITE, Vince
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-----< HP TRIM Record Information >-----

Record Number: 14/71921

Title : letter to Dept Health extending settlement - 169 Water St, Spring Hill

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TO: EXECUTIVE DIRECTOR, INFRASTRUCTURE OPERATIONS

**FROM: FACILITIES SERVICES OFFICER, REAL ESTATE UNIT,
INFRASTRUCTURE OPERATIONS**

**SUBJECT: PURCHASE FROM DEPARTMENT OF HEALTH - 169 WATER STREET,
SPRING HILL**

PURPOSE

1. To seek the approval and signature, of the Executive Director, Infrastructure Operations, as authorised delegate for the State of Queensland (Represented by the Department of Education Training and Employment) to an extension of the settlement date for the acquisition of 169 Water Street, Spring Hill.

BACKGROUND

2. The Department of Education, Training and Employment (DETE) agreed by exchange of letters to acquire the property at 169 Water Street, Spring Hill from the Department of Health (Health), for the purpose of augmenting the adjoining Brisbane Central State School. (Trim Ref: 14/72529).
3. Settlement was due on 30 March 2014, however Health has not vacated the property and have requested to remain in occupation for a further 6-9 months.
4. DETE's preference is to extend the date for settlement to 30 June 2014 to allow Health time to vacate.

RECOMMENDATION

5. That the Executive Director:
 - a) approve an extension of the settlement date to 30 June 2014; and
 - b) sign the attached letter offering to extend the settlement date to 30 June 2014.

RIGHT TO INFORMATION

6. I am of the view the contents or attachments contained in this brief **are not suitable** for publication.

Amanda Zischke
Senior Facilities Services Officer
Real Estate Unit
Infrastructure Operations

5 March 2014

TRIM Ref: 14/71911

THROUGH: Gayle McGowan, Manager, Real Estate Unit

Comment: _____

Initials: _____ Date: ____ / ____ / ____

THROUGH: Kerry O'Shaughnessy, Director, REEESHM

Comment: _____

Initials: _____ Date: ____ / ____ / ____

THROUGH: Vince White, Executive Director, Infrastructure Operations

Comment: _____

Initials: _____ Date: ____ / ____ / ____

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RTI Act by DETE

- 2 OCT 2013

Sunil Madan
Senior Director, Asset and Property Services
Health Infrastructure Branch
System Support Services Division
GPO Box 48
BRISBANE CITY QLD 4001



Department of
**Education, Training
and Employment**

Dear Sunil

State of Queensland represented by Department of Health sale to Department of Education, Training and Employment – 169 Water Street, Spring Hill

The State of Queensland represented by Department of Health (QH) is the registered proprietor of land and improvements (herein after called the "property") described as Lot 1 on SL341384 having an area of 6,684m² (highlighted on the attached plan).

The Department of Education Training and Employment (DETE) has expressed interest in acquiring the property, through inter-agency transfer.

An exchange of letters suffices as the agreed form of contract between DETE and QH for the transfer of the property on the following terms and conditions:

1. Transfer price of \$6.25 million (exclusive of GST)
2. There shall be no deposit payable
3. The settlement will occur 30 March 2014
4. An extension to the settlement date may be negotiated by mutual agreement between the parties
5. The transfer is subject to and conditional upon both QH and DETE securing any appropriate approvals under their respective policy guidelines and legislative provisions within 60 days of receipt of the copy of this letter signed by the QH delegate
6. QH is liable for all outgoings (including but not limited to local authority rates, water, gas and electricity charges, fire levies and land taxes) with respect to the property up to and including the date of settlement. All Outgoings shall be apportioned and adjusted in the transfer price
7. Vacant possession of the property is to be given at settlement. QH to ensure the tenant (Child and Youth Mental Health Service, Children's Health Queensland Hospital and Health Service) has vacated by settlement date
8. All costs associated with the tenant vacating the property are the responsibility of QH
9. QH agrees to allow DETE access to the property prior to settlement to undertake all inspections deemed necessary by DETE. One (1) week notice will be provided to both the tenant and QH prior to any inspections taking place
10. The property shall be at the risk of QH up to the date of settlement. Following settlement the property shall be at the risk of DETE

Education House
30 Mary Street Brisbane 4000
PO Box 15033 City East
Queensland 4002 Australia
Website www.dete.qld.gov.au
ABN 76 337 613 647



Department of
**Education, Training
and Employment**

11. On settlement date, DETE must pay the purchase price by bank cheque or as directed by QH
12. DETE and QH are each responsible for their own contingency costs associated with the property being transferred
13. DETE to arrange for the Form 14 General request to be prepared closer to the settlement date, and lodged in the Titles Office

If you agree to accept the terms of transfer specified above, please sign the letter below and return the signed copy to DETE within 14 days from the date of this letter.

Yours faithfully

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment

Acceptance of Conditions of Transfer

I Glenn Rockburgh an Officer of the Department of Health, being the person duly authorised to execute this Letter on behalf of the Department of Health hereby confirm acceptance of the abovementioned conditions of transfer offered by the Department of Education Training and Employment.

Dated at Brisbane this 18th day of October 2013

For and on behalf of the State of Queensland (represented by the Department of Health)

Education House
30 Mary Street Brisbane 4000
PO Box 15033 City East
Queensland 4002 Australia
Website www.dete.qld.gov.au
ABN 76 337 613 647



Queensland
Government

Department of
**Education, Training
and Employment**

5 March 2014

Sunil Madan
Senior Director, Asset and Property Services
Department of Health
GPO Box 48
BRISBANE QLD 4001

Dear Sunil

**Department of Health sale to Department of Education, Training and Employment
Property: 169 Water Street, Spring Hill**

I refer to the exchange of letters dated 2 October 2013 in relation to the transfer of the above property, being Lot 1 SL841384.

The Department of Education agrees to extend the date for settlement to 30 June 2014. To confirm this extension, please sign the letter below and return the signed copy.

Should you wish to discuss this matter further, please contact Amanda Zischke on tel: 3034 6027.

Yours sincerely

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment

Trim Reference 14/71921

I,, an officer of the Department of Health, being the person duly authorised to sign this letter on behalf of the Department of Health, confirm agreement with the extension of the settlement date to 30 June 2014.

Dated at Brisbane thisday of2014.

For and on behalf of the State of Queensland
(represented by Department of Health)

Education House
30 Mary Street Brisbane 4000
PO Box 15033 City East
Queensland 4002 Australia
Website www.dete.qld.gov.au
ABN 76 337 613 647

TO: EXECUTIVE DIRECTOR, INFRASTRUCTURE OPERATIONS

**FROM: FACILITIES SERVICES OFFICER, REAL ESTATE UNIT,
INFRASTRUCTURE OPERATIONS**

**SUBJECT: PURCHASE FROM DEPARTMENT OF HEALTH - 169 WATER STREET,
SPRING HILL**

PURPOSE

1. To seek the approval and signature, of the Executive Director, Infrastructure Operations, as authorised delegate for the State of Queensland (Represented by the Department of Education Training and Employment) to an extension of the settlement date for the acquisition of 169 Water Street, Spring Hill.

BACKGROUND

2. The Department of Education, Training and Employment (DETE) agreed by exchange of letters to acquire the property at 169 Water Street, Spring Hill from the Department of Health (Health), for the purpose of augmenting the adjoining Brisbane Central State School. (Trim Ref: 14/72529).
3. Settlement was due on 30 March 2014, however Health has not vacated the property and have requested to remain in occupation for a further 6-9 months.
4. DETE's preference is to extend the date for settlement to 30 June 2014 to allow Health time to vacate.

RECOMMENDATION

5. That the Executive Director:
 - a) approve an extension of the settlement date to 30 June 2014; and
 - b) sign the attached letter offering to extend the settlement date to 30 June 2014.

RIGHT TO INFORMATION

6. I am of the view the contents or attachments contained in this brief are not suitable for publication.

Amanda Zischke
Senior Facilities Services Officer
Real Estate Unit
Infrastructure Operations

5 March 2014

TRIM Ref: 14/71911

THROUGH: Gayle McGowan, Manager, Real Estate Unit

Comment: _____
Initials: _____ Date: ____/____/____

THROUGH: Kerry O'Shaughnessy, Director, REEESHM

Comment: _____
Initials: _____ Date: ____/____/____

THROUGH: Vince White, Executive Director, Infrastructure Operations

Comment: Approved
Initials: W Date: 7/3/2014

Released under
RTI Act by DETE



Department of
**Education, Training
and Employment**

7 March 2014

Sunil Madan
Senior Director, Asset and Property Services
Department of Health
GPO Box 48
BRISBANE QLD 4001

Dear Sunil

**Department of Health sale to Department of Education, Training and Employment
Property: 169 Water Street, Spring Hill**

I refer to the exchange of letters dated 2 October 2013 in relation to the transfer of the above property, being Lot 1 SL841384.

The Department of Education agrees to extend the date for settlement to 30 June 2014. To confirm this extension, please sign the letter below and return the signed copy.

Should you wish to discuss this matter further, please contact Amanda Zischke on tel: 3034 6027.

Yours sincerely

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment

Trim Reference 14/71921

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Dated at Brisbane thisday of2014.

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ZISCHKE, Amanda

From: MCGOWAN, Gayle
Sent: Wednesday, 5 March 2014 1:32 PM
To: ZISCHKE, Amanda
Subject: FW: Water Street, Spring Hill
Attachments: 2013-10-18 Letter of terms.pdf

Amanda

Is this letter saved in TRIM. If not, can to save it and then forward me the TRIM reference. I want to make mention of it in the Brief re the settlement extension

Regards

Gayle McGowan

From: Kate Fleming [mailto:Kate_Fleming@health.qld.gov.au]
Sent: Tuesday, 22 October 2013 10:57 AM
To: MCGOWAN, Gayle; KING, Madonna
Cc: Jason Gaudry
Subject: Water Street, Spring Hill

Morning

Please see attached the counter-signed letter of terms for the Water Street, Spring Hill property.

As discussed with Madonna, I will draft a single GLAM submission and send to you for endorsement.

Kind regards
Kate

If I may be of further assistance my contact details are:

Kate Fleming CPV AAPI
Principal Property Advisor
Health Infrastructure Branch
System Support Services
Department of Health

T: 3006 2743 | M: s.47(3)(b) – Contra F: 3006 2770 | E: kate_fleming@health.qld.gov.au
Level 5, 200 Adelaide Street, Brisbane
GPO Box 48 Brisbane Qld 4001

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Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government.

Released under the
RTI Act by DETE

- 2 OCT 2013

Sunil Madan
Senior Director, Asset and Property Services
Health Infrastructure Branch
System Support Services Division
GPO Box 48
BRISBANE CITY QLD 4001



Department of
**Education, Training
and Employment**

Dear Sunil

State of Queensland represented by Department of Health sale to Department of Education, Training and Employment – 169 Water Street, Spring Hill

The State of Queensland represented by Department of Health (QH) is the registered proprietor of land and improvements (herein after called the "property") described as Lot 1 on SL841384 having an area of 6,684m2 (highlighted on the attached plan).

The Department of Education Training and Employment (DETE) has expressed interest in acquiring the property, through inter-agency transfer.

An exchange of letters suffices as the agreed form of contract between DETE and QH for the transfer of the property on the following terms and conditions:

1. Transfer price of \$6.25 million (exclusive of GST)
2. There shall be no deposit payable
3. The settlement will occur 30 March 2014
4. An extension to the settlement date may be negotiated by mutual agreement between the parties
5. The transfer is subject to and conditional upon both QH and DETE securing any appropriate approvals under their respective policy guidelines and legislative provisions within 60 days of receipt of the copy of this letter signed by the QH delegate
6. QH is liable for all outgoings (including but not limited to local authority rates, water, gas and electricity charges, fire levies and land taxes) with respect to the property up to and including the date of settlement. All Outgoings shall be apportioned and adjusted in the transfer price
7. Vacant possession of the property is to be given at settlement. QH to ensure the tenant (Child and Youth Mental Health Service, Children's Health Queensland Hospital and Health Service) has vacated by settlement date
8. All costs associated with the tenant vacating the property are the responsibility of QH
9. QH agrees to allow DETE access to the property prior to settlement to undertake all inspections deemed necessary by DETE. One (1) week notice will be provided to both the tenant and QH prior to any inspections taking place
10. The property shall be at the risk of QH up to the date of settlement. Following settlement the property shall be at the risk of DETE

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Department of
**Education, Training
and Employment**

11. On settlement date, DETE must pay the purchase price by bank cheque or as directed by QH
12. DETE and QH are each responsible for their own contingency costs associated with the property being transferred
13. DETE to arrange for the Form 14 General request to be prepared closer to the settlement date, and lodged in the Titles Office

If you agree to accept the terms of transfer specified above, please sign the letter below and return the signed copy to DETE within 14 days from the date of this letter.

Yours faithfully

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment

Acceptance of Conditions of Transfer

I Glenn Rochtergh an Officer of the Department of Health, being the person duly authorised to execute this Letter on behalf of the Department of Health hereby confirm acceptance of the abovementioned conditions of transfer offered by the Department of Education Training and Employment.

Dated at Brisbane this 18th day of October 2013

For and on behalf of the State of Queensland (represented by the Department of Health)

Education House
30 Mary Street Brisbane 4000
PO Box 15033 City East
Queensland 4002 Australia
Website www.dete.qld.gov.au
ABN 76 337 613 647

ZISCHKE, Amanda

From: WHITE, Vince
Sent: Wednesday, 5 March 2014 10:27 AM
To: BYRNE, Grant; O'SHAUGHNESSY, Kerry
Cc: MCGOWAN, Gayle; COWLEY, Marshal; ZISCHKE, Amanda; STOLZ, Louise
Subject: RE: P&C meeting BCSS

Grant

Louise liaising with Jeff's office on your questions.

Regards

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment
Floor 15 | 30 Mary St | Brisbane Qld 4000
T 3034 4626 | M s.47(3)(b) – Contrary to
vince.white@dete.qld.gov.au
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From: BYRNE, Grant
Sent: Wednesday, 5 March 2014 9:31 AM
To: O'SHAUGHNESSY, Kerry
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It will create negative response by the P&C.

Also is the local member aware?

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Director
Capital Works Planning
Sent from my iPhone

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Correct.

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KOS | DIRECTOR |

Real Estate, Environment, Emergency, Security and Housing Management,

Infrastructure Operations,

Infrastructure Services Branch,

Dep't of Education, Training and Employment,

Floor 9, 61 Mary St, Brisbane Qld 4000.

T 3034 6000 Mob s.47(3)(b) – Contrary to

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Gayle McGowan

A/Manager (Acquisitions and Disposals)

Real Estate Unit

Infrastructure Operations

Department of Education Training and Employment

Floor 9 | 61 Mary Street | Brisbane Qld 4000

T 30346020 | M s.47(3)(b) – Contrary to

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From: WHITE, Vince
Sent: Tuesday, 4 March 2014 4:19 PM
To: O'SHAUGHNESSY, Kerry
Cc: MCGOWAN, Gayle; LUNDIN, Yvonne; HOBBS, Paul; BAXTER, Dave; BYRNE, Grant
Subject: FW: P&C meeting BCSS

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Cc: WHITE, Vince; BAXTER, Dave; STOLZ, Louise
Subject: Fwd: P&C meeting BCSS

FYI

Paul Hobbs

Assistant Director - General

Infrastructure Services Branch

Department of Education, Training and Employment

Level 4, 30 Mary Street, Brisbane 4000

323 70658 | paul.hobbs@dete.qld.gov.au

Begin forwarded message:

From: "BYRNE, Grant" <Grant.BYRNE@dete.qld.gov.au>
Date: 3 March 2014 8:48:04 AM AEST
To: BURKE Melissa <mburk13@eq.edu.au>
Cc: "KUSKOPF, Cliff" <Cliff.KUSKOPF@dete.qld.gov.au>, "BAXTER, Dave" <Dave.BAXTER@dete.qld.gov.au>, "HOBBS, Paul" <Paul.HOBBS@dete.qld.gov.au>
Subject: Re: P&C meeting

Melissa

Apologises for the delay.

The current position is that government is still considering the request from the Department to make a decision on the Qld Health land.

I can tell you that the F&C concerns have been well represented by the department.

Hopefully a clear direction will be available shortly.

Regards

Grant Byrne

Director

Capital Works Planning

Sent from my iPhone

On 03/03/2014, at 7:33 AM, "BURKE Melissa" <mburk13@eq.edu.au> wrote:

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Following our phone call last week, are you able to provide an update on the status of the master plan and land acquisition so I can inform them at Wednesday's P&C meeting?

Thanks,

Melissa

Melissa Burke | **Principal** | mburk13@eq.edu.au

<image003.jpg>

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A/Manager (Acquisitions and Disposals)

Real Estate Unit

Infrastructure Operations

Department of Education Training and Employment

Floor 9 | 61 Mary Street | Brisbane Qld 4000

T 30346020 | M s.47(3)(b) – Contrary to

Gayle.McGowan@dete.qld.gov.au

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Sent: Tuesday, 4 March 2014 4:19 PM

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Cc: MCGOWAN, Gayle; LUNDIN, Yvonne; HOBBS, Paul; BAXTER, Dave; BYRNE, Grant

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FYI

Paul Hobbs

Assistant Director - General

Infrastructure Services Branch

Department of Education, Training and Employment

Level 4, 30 Mary Street, Brisbane 4000

323 70658 | paul.hobbs@dete.qld.gov.au

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Melissa Burke | **Principal** | mburk13@eq.edu.au

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Attachments: image003.jpg

Amanda

Can you touch base with Kate Fleming at QH and advise her of the decision and also let her know a letter confirming this will be sent to QH shortly.

Can you also draft a letter which makes reference to the original Letter of exchange and varies the settlement date from 30 March 2014 to 30 June 2014. This will need to be signed by Vince.

Regards

Gayle McGowan

A/Manager (Acquisitions and Disposals)

Real Estate Unit

Infrastructure Operations

Department of Education Training and Employment

Floor 9 | 61 Mary Street | Brisbane Qld 4000

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Thanks,

Melissa

Melissa Burke | **Principal** | mburk13@eq.edu.au

<image003.jpg>

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ZISCHKE, Amanda

From: MCGOWAN, Gayle
Sent: Wednesday, 5 March 2014 9:18 AM
To: O'SHAUGHNESSY, Kerry
Cc: COWLEY, Marshal; ZISCHKE, Amanda
Subject: FW: P&C meeting BCSS
Attachments: image003.jpg

Kerry

Does this mean that we don't need to progress TRIM ref 14/53437 ?
Its currently with Grant.

Regards

Gayle McGowan
A/Manager (Acquisitions and Disposals)
Real Estate Unit
Infrastructure Operations
Department of Education Training and Employment
Floor 9 | 61 Mary Street | Brisbane Qld 4000
T 30346020 | M s.47(3)(b) – Contrary to
Gayle.McGowan@dete.qld.gov.au

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From: WHITE, Vince
Sent: Tuesday, 4 March 2014 4:19 PM
To: O'SHAUGHNESSY, Kerry
Cc: MCGOWAN, Gayle; LUNDIN, Yvonne; HOBBS, Paul; BAXTER, Dave; BYRNE, Grant
Subject: FW: P&C meeting BCSS

Kerry

I have confirmed with both Paul and Jeff that we are to do a letter exchange regarding the acquisition of the Qld Health site adjacent Brisbane Central SS to extend settlement to 30 June 2014 to allow Health enough time to vacate.

Please discuss with Health counterparts and draft a letter for my signature accordingly.

Regards

Vince White
Executive Director
Infrastructure Operations
Department of Education, Training and Employment
Floor 15 | 30 Mary St | Brisbane Qld 4000
T 3034 4626 | M s.47(3)(b) – Contrary to
vince.white@dete.qld.gov.au
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From: HOBBS, Paul
Sent: Monday, 3 March 2014 4:11 PM
To: HUNT, Jeff
Cc: WHITE, Vince; BAXTER, Dave; STOLZ, Louise
Subject: Fwd: P&C meeting BCSS

FYI

Paul Hobbs
Assistant Director - General
Infrastructure Services Branch

Department of Education, Training and Employment
Level 4, 30 Mary Street, Brisbane 4000
323 70658 | paul.hobbs@dete.qld.gov.au

Begin forwarded message:

From: "BYRNE, Grant" <Grant.BYRNE@dete.qld.gov.au>
Date: 3 March 2014 8:48:04 AM AEST
To: BURKE Melissa <mburk13@eq.edu.au>
Cc: "KUSKOPF, Cliff" <Cliff.KUSKOPF@dete.qld.gov.au>, "BAXTER, Dave" <Dave.BAXTER@dete.qld.gov.au>, "HOBBS, Paul" <Paul.HOBBS@dete.qld.gov.au>
Subject: Re: P&C meeting

Melissa

Apologises for the delay.

The current position is that government is still considering the request from the Department to make a decision on the Qld Health land.

I can tell you that the P&C concerns have been well represented by the department.

Hopefully a clear direction will be available shortly.

Regards

Grant Byrne
Director
Capital Works Planning
Sent from my iPhone

On 03/03/2014, at 7:33 AM, "BURKE Melissa" <mburk13@eq.edu.au> wrote:

Hi Grant,

Following our phone call last week, are you able to provide an update on the status of the master plan and land acquisition so I can inform them at Wednesday's P&C meeting?

Thanks,

Melissa

Melissa Burke | **Principal** | mburk13@eq.edu.au

<image003.jpg>

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MCGOWAN, Gayle

From: Hannah Jorgensen <Hannah.Jorgensen@dsdip.qld.gov.au>
Sent: Friday, 28 February 2014 9:11 AM
To: MCGOWAN, Gayle
Subject: RE: Brisbane Central
Attachments: FW: Inter-agency Transfer - Water Street, Spring Hill

Copy of email attached – it was sent to you from Angela.

Hannah

Hannah Jorgensen
Senior Policy Officer
Government Land and Asset Management
Planning and Property Group
Department of State Development, Infrastructure and Planning
Queensland Government
tel 07 3452 7790 |
post PO Box 15009 City East Queensland 4002
visit Level 3 63 George St, Brisbane
Hannah.Jorgensen@dsdip.qld.gov.au

www.dsdip.qld.gov.au

P Please consider the environment before printing this email

From: MCGOWAN, Gayle [<mailto:Gayle.MCGOWAN@dete.qld.gov.au>]
Sent: Friday, 28 February 2014 8:24 AM
To: Hannah Jorgensen
Subject: RE: Brisbane Central

Hannah

Do you know if this letter has been sent yet ?
I don't seem to have it but I may have received it and just misplaced the email ??

Can you confirm please

Regards

Gayle McGowan

From: Hannah Jorgensen [<mailto:Hannah.Jorgensen@dsdip.qld.gov.au>]
Sent: Monday, 17 February 2014 9:04 AM
To: MCGOWAN, Gayle
Subject: RE: Brisbane Central

Hi Gayle

That's correct as soon as the final approval letter is signed I will forward you a copy.

Regards
Hannah

-----Original Message-----

From: MCGOWAN, Gayle [mailto:Gayle.MCGOWAN@dete.qld.gov.au]

Sent: Mon 2/17/2014 8:43 AM

To: Hannah Jorgensen

Subject: Brisbane Central

Hannah

I missed a call from you the other day. Your message indicated that the EDB submission for the inter agency transfer of the Brisbane Central site had been approved.

Can you please confirm that in an email so I have something for our records. You may have sent something to Qld Health as they prepared the submission. If that's the case, can you forward a copy to me also ?

Regards

Gayle McGowan

A/Manager (Acquisitions and Disposals)

Real Estate Unit

Infrastructure Operations

Department of Education Training and Employment

Floor 9 I 61 Mary Street I Brisbane Qld 4000

T 30346020 I M s.47(3)(b) - Contra

Gayle.McGowan@dete.qld.gov.au<mailto:Gayle.McGowan@dete.qld.gov.au>

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MCGOWAN, Gayle

From: Hannah Jorgensen <Hannah.Jorgensen@dsdip.qld.gov.au>
Sent: Friday, 28 February 2014 9:10 AM
To: Hannah Jorgensen
Subject: FW: Inter-agency Transfer - Water Street, Spring Hill
Attachments: OUT14 917 Notification of Decision - Inter-Agency transfer of 169 Water Street, Spring Hill(2).pdf

Hannah Jorgensen
Senior Policy Officer
Government Land and Asset Management
Planning and Property Group
Department of State Development, Infrastructure and Planning
Queensland Government
tel 07 3452 7790 |
post PO Box 15009 City East Queensland 4002
visit Level 3 63 George St, Brisbane
Hannah.Jorgensen@dsdip.qld.gov.au

www.dsdip.qld.gov.au

P Please consider the environment before printing this email

From: EDBsub
Sent: Thursday, 20 February 2014 12:20 PM
To: Kate Fleming; sunil.madan@health.qld.gov.au; MCGOWAN, Gayle (Gayle.MCGOWAN@dete.qld.gov.au)
Cc: EDBsub
Subject: RE: Inter-agency Transfer - Water Street, Spring Hill

Good afternoon

Please find attached the Notification of Decision in relation to your submission to the Chair of the Economic Development Board about the Inter-agency transfer from Queensland Health to the Department of Education, Training and Employment, for the Spring Hill Child and Youth Mental Health Centre, 169 Water Street, Spring Hill.

Thanks

Angela Johnson
Project Officer
Property Asset Utilisation
Planning and Property Group
Department of State Development, Infrastructure and Planning
tel 07 3452 7791
post PO Box 15009 City East QLD 4002
visit Level 3 63 George Street Brisbane
angela.johnson@dsdip.qld.gov.au

From: Kate Fleming [<mailto:Kate.Fleming@health.qld.gov.au>]
Sent: Thursday, 23 January 2014 12:00 PM
To: EDBsub

Cc: Jason Gaudry; Gayle.McGowan@dete.qld.gov.au; APS-Program
Subject: Inter-agency Transfer - Water Street, Spring Hill

Morning

Please see attached a submission for an Inter-Agency Transfer between Queensland Health and Department of Education, Training and Employment.

Our agencies have agreed to a settlement date of 30 March 2014.

Let me know if you need any additional information.

Kind regards

Kate Fleming
Principal Property Advisor
Asset and Property Services | **Department of Health**

T: (07) 3006 2743 | M: s.47(3)(b) – Contrary to | F: 3006 2770 | kate.fleming@health.qld.gov.au

Level 5, Anzac Square Building
200 Adelaide Street, Brisbane City QLD 4001
GPO Box 48, Brisbane City QLD 4001

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Our ref: OUT14/917

19 FEB 2014

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

Mr Glenn Rashleigh
Chief Health Infrastructure Officer
Queensland Health
Level 6, Anzac Square
GPO Box 48
Brisbane QLD 4001

Dear Mr Rashleigh

Thank you for your submission to the Chair of the Economic Development Board about the Inter-agency transfer from Queensland Health to the Department of Education, Training and Employment of the Spring Hill Child and Youth Mental Health Centre, 169 Water Street, Spring Hill.

I am happy to inform you that your submission was endorsed by the Chair of the Board, on 12 February 2014.

If you require any further information, please contact Hannah Jorgensen, Senior Policy Officer, Government Land and Asset Management, Planning and Property Group, Department of State Development, Infrastructure and Planning, on 3452 7790, or hannah.jorgensen@dsdip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Natalie Wilde
General Manager
Government Land and Asset Management

Cc: Mr Sunil Madan
Email: Sunil.Madan@health.qld.gov.au

63 George Street
PO Box 15009
City East Queensland 4002
Telephone + 61 7
Facsimile + 61 7 3898 0486
Website:
www.dsdip.qld.gov.au

ZISCHKE, Amanda

From: MCGOWAN, Gayle
Sent: Thursday, 20 February 2014 12:21 PM
To: ZISCHKE, Amanda
Subject: FW: Inter-agency Transfer - Water Street, Spring Hill
Attachments: OUT14 917 Notification of Decision - Inter-Agency transfer of 169 Water Street, Spring Hill(2).pdf

Fyi

From: EDBsub [<mailto:EDBsub@dsdip.qld.gov.au>]
Sent: Thursday, 20 February 2014 12:20 PM
To: Kate Fleming; sunil.madan@health.qld.gov.au; MCGOWAN, Gayle
Cc: EDBsub
Subject: RE: Inter-agency Transfer - Water Street, Spring Hill

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Angela Johnson
Project Officer
Property Asset Utilisation
Planning and Property Group
Department of State Development, Infrastructure and Planning
tel 07 3452 7791
post PO Box 15009 City East QLD 4002
visit Level 3 63 George Street Brisbane
angela.johnson@dsdip.qld.gov.au

From: Kate Fleming [<mailto:Kate.Fleming@health.qld.gov.au>]
Sent: Thursday, 23 January 2014 12:00 PM
To: EDBsub
Cc: Jason Gaudry; Gayle.McGowan@det.qld.gov.au; APS-Program
Subject: Inter-agency Transfer - Water Street, Spring Hill

Morning

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Our agencies have agreed to a settlement date of 30 March 2014.

Let me know if you need any additional information.

Kind regards

Kate Fleming

T: (07) 3006 2743 | M: s.47(3)(b) – Contrary to | F: 3006 2770 | kate.fleming@health.qld.gov.au

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200 Adelaide Street, Brisbane City QLD 4001
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RTI Act by DE



Our ref: OUT14/917

19 FEB 2014

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**State Development,
Infrastructure and Planning**

Mr Glenn Rashleigh
Chief Health Infrastructure Officer
Queensland Health
Level 6, Anzac Square
GPO Box 48
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Yours sincerely

Natalie Wilde
**General Manager
Government Land and Asset Management**

Cc: Mr Sunil Madan
Email: Sunil.Madan@health.qld.gov.au

63 George Street
PO Box 15009
City East Queensland 4002
Telephone + 61 7
Facsimile + 61 7 3898 0486
Website:
www.dsdip.qld.gov.au

ZISCHKE, Amanda

From: LEEDER, Courtney
Sent: Wednesday, 19 February 2014 9:58 AM
To: ZISCHKE, Amanda
Subject: FW: Brisbane Central

Hey Amanda

Think this is for you.

Courtney

Courtney Leeder
Senior Facilities Services Officer
Real Estate Unit | Infrastructure Delivery and Operations
Department of Education, Training and Employment

Floor 9 | 61 Mary Street | Brisbane Qld 4000

T 303 46029 | E courtney.leeder@dete.qld.gov.au

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From: MCGOWAN, Gayle
Sent: Monday, 17 February 2014 5:21 PM
To: LEEDER, Courtney
Cc: COWLEY, Marshal
Subject: FW: Brisbane Central

Courtney

FYI

Also, fyi Qld Health have requested to stay on at the site for another 6 – 9 months.
I am in the process of preparing a Min brief on this – will keep you informed.
The settlement date was to be 30 March but until we know what the Dept's position is on the continued occupancy (which may mean an extended settlement) you won't be able to get your settlement figures together.

Regards

Gayle McGowan
A/Manager (Acquisitions and Disposals)
Real Estate Unit
Infrastructure Operations
Department of Education Training and Employment
Floor 9 | 61 Mary Street | Brisbane Qld 4000
T 30346020 | M s.47(3)(b) – Contrary
Gayle.McGowan@dete.qld.gov.au

From: Hannah Jorgensen [<mailto:Hannah.Jorgensen@dsdip.qld.gov.au>]
Sent: Monday, 17 February 2014 9:04 AM
To: MCGOWAN, Gayle
Subject: RE: Brisbane Central

Hi Gayle

That's correct as soon as the final approval letter is signed I will forward you a copy.

Regards
Hannah

-----Original Message-----

From: MCGOWAN, Gayle [<mailto:Gayle.MCGOWAN@dete.qld.gov.au>]
Sent: Mon 2/17/2014 8:43 AM
To: Hannah Jorgensen
Subject: Brisbane Central

Hannah

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Can you please confirm that in an email so I have something for our records. You may have sent something to Qld Health as they prepared the submission. If that's the case, can you forward a copy to me also ?

Regards

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RTI Act by DETE

MCGOWAN, Gayle

From: MCGOWAN, Gayle
Sent: Monday, 17 February 2014 12:58 PM
To: WHITE, Vince
Cc: O'SHAUGHNESSY, Kerry
Subject: FW: Inter-agency Transfer - Water Street, Spring Hill
Attachments: PMC_Submission 2014-01 Spring Hill.doc

Hi Vince

Attached is the EDB submission minus attachments.

I have had verbal advice that EDB has approved the inter agency sale – written advice is still to be received.

Regards

Gayle McGowan
A/Manager (Acquisitions and Disposals)
Real Estate Unit
Infrastructure Operations
Department of Education Training and Employment
Floor 9 | 61 Mary Street | Brisbane Qld 4000
T 30346020 | M s.47(3)(b) – Contrary
Gayle.McGowan@dete.qld.gov.au

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From: Kate Fleming [<mailto:Kate.Fleming@health.qld.gov.au>]
Sent: Thursday, 23 January 2014 12:08 PM
To: MCGOWAN, Gayle
Subject: FW: Inter-agency Transfer - Water Street, Spring Hill

Hi Gayle

Please refer to the below email – I had to remove the attachments as the original email wasn't delivered to you.

Regards

Kate Fleming
Principal Property Advisor
Asset and Property Services | **Department of Health**

T: (07) 3006 2743 | M: s.47(3)(b) – Contrary to | F: 3006 2770 | kate.fleming@health.qld.gov.au

Level 5, Anzac Square Building
200 Adelaide Street, Brisbane City QLD 4001
GPO Box 48, Brisbane City QLD 4001

From: Kate Fleming
Sent: Thursday, 23 January 2014 12:00 PM
To: 'EDBsub@dsdip.qld.gov.au'

Cc: Jason Gaudry; 'Gayle.McGowan@dete.qld.gov.au'; APS-Program
Subject: Inter-agency Transfer - Water Street, Spring Hill

Morning

Please see attached a submission for an Inter-Agency Transfer between Queensland Health and Department of Education, Training and Employment.

Our agencies have agreed to a settlement date of 30 March 2014.

Let me know if you need any additional information.

Kind regards

Kate Fleming
Principal Property Advisor
Asset and Property Services | **Department of Health**

T: (07) 3006 2743 | M: s.47(3)(b) – Contrary to | F: 3006 2770 | kate.fleming@health.qld.gov.au

Level 5, Anzac Square Building
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ECONOMIC DEVELOPMENT BOARD

Submission by

DEPARTMENT OF HEALTH and DEPARTMENT OF EDUCATION, TRAINING AND DEVELOPMENT

TITLE:

- Disposal by Queensland Health and Acquisition by Department of Education, Training and Employment of the Spring Hill Child and Youth Mental Health Centre, 169 Water Street, Spring Hill, Brisbane
- Lot 1 on Crown Plan SL841384, County of Stanley, Parish of North Brisbane, Total Area of land comprises.

MINISTER:

Minister for Health

SUBMISSION

1. The property falls within Disposal Policy 4: Inter-agency Transfer

REGISTERED OWNER/S:

- The registered owner/s are:
 - The State of Queensland (Represented by Department of Health)

RECOMMENDATION:

- It is recommended that the Chair of the Economic Development Board consider endorsing the Inter-agency Transfer between Queensland Health and Department of Education, Training and Employment of a property located at 169 Water Street, Spring Hill.

BACKGROUND:

- In accordance with a July 2012 Cabinet decision, Queensland Health (QH) commenced the disposal of property located at 169 Water Street, Spring Hill. The State heritage listed property comprises a 6,684 sqm corner allotment improved with a low set brick building occupied by Children's Health Queensland Hospital and Health Service.
- Two current market valuations obtained by QH in January 2013 assessed the property at \$5.8 Million and \$6.7 Million (GST Exclusive).
- The property adjoins Brisbane Central State School and was originally owned by Department of Education, Training and Employment (DETE). It was transferred to QH in 1992.
- On 24 December 2012, the property was declared surplus. DETE declared their interest in January 2013.

- The Honourable John-Paul Langbroek MP, Minister for DETE and the Honourable Lawrence Springborg, Minister for Health have exchanged letters confirming that the inter-agency transfer is to occur on a market value footing in 2013/14 (refer to attachments).
- On 18 October 2013, QH and DETE agreed to the terms of the Inter-agency Transfer, the salient points being:
 - Transfer price of \$6.25 Million (GST exclusive);
 - Settlement will occur 30 March 2014;
 - Each agency's appropriate approvals to be obtained within 60 days from 18 October;
 - Vacant possession is to be given at settlement;
 - DETE to be provided access prior to settlement to assist with their future planning.
- The adjoining school's Parents and Citizen's Association created a Brisbane Central State School Re-unification Project with the aim to "re-unify" Queensland Health's land back into their school grounds. The project coordinators sent multiple correspondences and met with Ministers and their representatives from the DETE and Departments of Health; and State Development, Infrastructure and Planning (SDIP); and the local MP.
- DETE's Minister and the local MP provided assurances that the property would be transferred to DETE (refer to attachments).
- St Joseph's College, Gregory Terrace is located opposite. The College Principal has expressed an interest in the site on multiple occasions. Campbell Newman, Premier of Queensland has also provided an assurance that SDIP will discuss the school's land requirements in more detail (refer to attachments).

KEY ISSUES:

- The agreed transfer price is the average of QH's two current market valuations.
- QH is currently undertaking an options analysis to determine the relocation plan for Children's Health Queensland Hospital and Health Service.

OPTIONS / IMPACTS:

- The Inter-Agency Transfer is consistent with the July 2012 Cabinet decision for Queensland Health to dispose of the property and the Government's communication to the adjoining school that the land would be acquired by DETE.

ATTACHMENTS

1. Title Search
2. Map of Property and Locality Map
3. Valuations
4. Ministerial correspondence

MCGOWAN, Gayle

From: MCGOWAN, Gayle
Sent: Monday, 17 February 2014 12:58 PM
To: SHERRY, Patrick
Subject: FW: Inter-agency Transfer - Water Street, Spring Hill
Attachments: PMC_Submission 2014-01 Spring Hill.doc

fyi

From: MCGOWAN, Gayle
Sent: Monday, 17 February 2014 12:58 PM
To: WHITE, Vince
Cc: O'SHAUGHNESSY, Kerry
Subject: FW: Inter-agency Transfer - Water Street, Spring Hill

Hi Vince

Attached is the EDB submission minus attachments.
I have had verbal advice that EDB has approved the inter agency sale – written advice is still to be received.

Regards

Gayle McGowan
A/Manager (Acquisitions and Disposals)
Real Estate Unit
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Sent: Thursday, 23 January 2014 12:08 PM
To: MCGOWAN, Gayle
Subject: FW: Inter-agency Transfer - Water Street, Spring Hill

Hi Gayle

Please refer to the below email – I had to remove the attachments as the original email wasn't delivered to you.

Regards

Kate Fleming
Principal Property Advisor
Asset and Property Services | **Department of Health**

T: (07) 3006 2743 | M: s.47(3)(b) – Contrary to | F: 3006 2770 | kate.fleming@health.qld.gov.au

Level 5, Anzac Square Building
200 Adelaide Street, Brisbane City QLD 4001
GPO Box 48, Brisbane City QLD 4001

From: Kate Fleming
Sent: Thursday, 23 January 2014 12:00 PM
To: 'EDBsub@dsdip.qld.gov.au'
Cc: Jason Gaudry; 'Gayle.McGowan@dete.qld.gov.au'; APS-Program
Subject: Inter-agency Transfer - Water Street, Spring Hill

Morning

Please see attached a submission for an Inter-Agency Transfer between Queensland Health and Department of Education, Training and Employment.

Our agencies have agreed to a settlement date of 30 March 2014.

Let me know if you need any additional information.

Kind regards

Kate Fleming
Principal Property Advisor
Asset and Property Services | **Department of Health**

T: (07) 3006 2743 | M: s.47(3)(b) – Contrary to F: 3006 2770 | kate.fleming@health.qld.gov.au

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ZISCHKE, Amanda

From: COWLEY, Marshal
Sent: Friday, 7 February 2014 5:57 PM
To: ZISCHKE, Amanda
Subject: Brisbane Central SS

Hi Amanda,

Can you please confirm that Brisbane Central SS matter with QLD health is still going smoothly?

I know nothing is supposed to happen until the end of March, but it would be good to see if Health got a response from their EDB submission.

Regards,

Marshal Cowley
Principal Facilities Services Officer
Real Estate Unit | Infrastructure Operations
Department of Education, Training and Employment
Level 9 | 61 Mary Street | Brisbane Qld 4000

Telephone: (07) 303 46006 | Email: marshal.cowley@dete.qld.gov.au

BYRNE, Grant

From: BYRNE, Grant
Sent: Tuesday, 27 August 2013 2:23 PM
To: WHITE, Vince
Cc: BAXTER, Dave
Subject: Project Plan - Brisbane Central SS
Attachments: Project Plan (2).doc

Vince

Have made some changes around timeframes, process and representation.

The timeframe is tight as it is – school holidays are in this process.

Have placed my name and Cliff into the mix as I would imagine that we would drive the master plan exercise??

Regards
Grant Byrne
Director
Capital Works Planning

s.47(3)(b) – Contrary to t

**169 Water Street Spring Hill - Brisbane Central State School and St Joseph's College Gregory Terrace
PROJECT PLAN**

ACTION	OUTCOMES	RESPONSIBLE LEAD	PARTICIPATION	TIMING week	<u>DETE Comments</u>
Meeting and site inspection	Inform Minister of objectives, expectations and requirements Agree partnering to achieve beneficial improvements	RC	Minister DETE Principal BCSS Principal GT	26 August	<u>Meeting occurring Friday 30 Aug</u>
Meeting technical team	Share database of future requirements and planning Determine working agreement and team Agree timeframes to reach mutual objectives	DW	JH TC Principal BCSS <u>DETE architect when appointed</u>	26 August	<u>Need time for DETE to engage architect and meet with school / region. Future requirements also contingent upon Valley closure decision.</u>
Technical team	<u>Engagement of architect, consultation and</u> <u>Prepare draft master plan</u>	<u>DETE architect</u> TBC	JH TC Principal BCSS <u>DETE architect</u> Contractor CK GB BCSS P&C	26 Aug – 23 Sept 30 Sept	<u>Need to revise dates to align with Architect engagement. This is a tight timeframe which may cost DETE extra.</u>
Community consultation	Inform local community and BCSS board of proposed cooperation and process	RC		2 Sept onwards	
Meeting technical team	Discuss worked-up <u>DRAFT</u> master plan proposals and <u>modify if required. Sign off of DRAFT master plan for broader consultation.</u>	DW <u>DETE architect</u>	JH TC Principal BCSS CK GB BCSS P&C	23 Sept 7 Oct	
Meeting technical team, RC and school boards	Present draft proposals to school boards for comments Agree tenure arrangements	DW	RC Principals Technical team School Boards	7-14 Oct	
Technical team	Finalise master plan proposals incorporating feedback Prepare draft agreement for mutual cooperation <u>Agree tenure arrangements</u>	TBC	JH TC Contractor	7-14 Oct – 28 Oct 4 Nov	
Obtain valuations if required	Based on agreed cooperation and tenure	JH	JH	14-21 Oct	

			TC		
Seek school board approvals	Approvals and support from both school boards for proposed final master plan and cooperation	Principal BCSS Principal GT	School Boards Technical team	28 Oct <u>4 Nov</u>	
Seek approval in priority dealing and ED Board	Assuming part of site to be sold to GT, obtain approval for land transfer	JH	DW	<u>4</u> 11 Nov	
Formalise transaction details and agreements	Finalise contract of sale and Agreement for future mutual cooperation BCSS & GT	JH	NRM Principals	18 <u>25</u> Nov	
Effect transfer	Transfer part of site to GT	JH	NRM	16 Dec	

RC - Rob Cavalluci MP, Member for Brisbane Central

DW - Damien Walker, Deputy Director-General, GLAM, DSDIP

JH - Jeff Hunt, Deputy Director-General Corporate Services, DETE

TC - Tim Connolly, Board Member Gregory Terrace

BCSS - Brisbane Central State School

GT - Gregory Terrace

NRM - Department of Natural Resources and Mines

BYRNE, Grant

From: BYRNE, Grant
Sent: Friday, 20 September 2013 3:35 PM
To: HOBBS, Paul
Cc: BAXTER, Dave
Subject: Brisbane Central SS - Master Plan

Paul

I met this morning with the school Principal and architect to understand the Principals concerns, educational point of view, and to enable the architect to get a feel for the site.

The outcome of the meeting was:

- Look to master plan the school to 300-350 enrolments excluding numbers from the closure of Fortitude Valley SS (awaiting the numbers choosing to move and the impact on the catchment)
- Architect will prepare up to 4 master plans around the following 3 positions
 - A) Existing site as it is now
 - B) Existing site and all of the Health site
 - C) Existing site and a portion of the Health site
- Architect will present to the Brisbane Central SS master plan committee
- I will arrange the engagement of a Heritage architect to provide advice to support master plan exercise
- I will engage with Council around the master plan and road network
- I will seek initial advice around designation to inform master plan

First official master plan meeting with the Brisbane Central SS master plan committee to occur in the second week of Term 4.

I understand that there is some haste around this process however the need to engage a Heritage architect and Council is critical to supporting the process. This may delay the end date.

Regards,
Grant Byrne

Director, Capital Works Planning, Infrastructure Programs and Delivery, Infrastructure Services Branch
Department of Education, Training and Employment
Floor 2 | Education House, 30 Mary Street | Brisbane Qld 4000
T 322 46907 | E grant.byrne@det.qld.gov.au

BYRNE, Grant

From: BYRNE, Grant
Sent: Friday, 25 October 2013 3:14 PM
To: HOBBS, Paul
Cc: WHITE, Vince; BAUER, Maree; BAXTER, Dave
Subject: Brisbane Central SS - Master Plan

Paul

The first meeting of the Brisbane Central State School – Master Planning took place yesterday.

The meeting involved P&C representatives, teachers, Principal, Regional representative and the architect.

There were a number of issues, as outlined below:

1. Why is DETE entertaining an option of partial use of the extra land when the funding from the sale of Fortitude Valley State School should be re-invested into Brisbane Central SS as this is where students will come. Explained that DETE did not have the funding to invest in the school and the partial sale of the land would generate funds to re-invest.
2. Has there been any consideration to re-aligning the EMP boundaries to encourage more students to attend Brisbane Central SS instead of New Farm SS due to the limited building platform at New Farm SS. Needs to be investigate as this is a valid point. Today I have engaged with SR&P around this matter.
3. Demographic figures did not seem to match what was happening in the area. This will change if boundaries are adjusted.
4. Why has DETE not commissioned and/or engaged with Heritage and Council – Heritage reports, etc. Timeframe has not allowed DETE to investigate thoroughly.
5. Why has DETE not provided elevations to show how disabled access would be managed across the site.

As a result any concepts provided yesterday were viewed as being inaccurate due to the issues outlined above.

I understand that there is a time issue around this process however the P&C is adamant they want a thorough process undertaken.

Another meeting has not been set with the P&C at this time until the issues outlined above have been resolved/provided.

Regards,

Grant Byrne

Director, Capital Works Planning, Infrastructure Programs and Delivery, Infrastructure Services Branch
Department of Education, Training and Employment
Floor 2 | Education House, 30 Mary Street | Brisbane Qld 4000
T 322 46907 | E grant.byrne@dete.qld.gov.au

Personnel's compliance with Departmental Policies. Personal information will not be divulged or disclosed to others, unless authorised or required by Departmental Policy and/or law.

Thank you.

Released under the
RTI Act by DETE

BYRNE, Grant

From: BYRNE, Grant
Sent: Wednesday, 7 August 2013 10:15 AM
To: CATTERALL, Michelle
Subject: FW: Brisbane Central SS
Attachments: Town Planning Report_Brisbane Central State School.pdf

Regards,

Grant Byrne

Director, Capital Works Planning, Infrastructure Programs and Delivery, Infrastructure Services Branch
Department of Education, Training and Employment
Floor 2 | Education House, 30 Mary Street | Brisbane Qld 4000
T 322 46907 | E grant.byrne@dete.qld.gov.au

From: ROWE Janette [<mailto:Janette.ROWE@hpw.qld.gov.au>]
Sent: Thursday, 4 July 2013 9:42 AM
To: BYRNE, Grant
Subject: Brisbane Central SS

Hi Grant,

Please find attached the report including Town Planning and Heritage / Architectural advice in relation to development opportunities at the Brisbane Central State School.

Should you have any questions regarding the report you can contact me on 3227 7650.

Thanks,

Janette Rowe

Senior Planning Officer | Professional Services
Building and Asset Services | Department of Housing and Public Works
Level 4A | 80 George Street | Brisbane City
ph 07 3227 7650 | email janette.rowe@hpw.qld.gov.au
www.hpw.qld.gov.au | www.qld.gov.au/housing

Zero Harm at Work

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Town Planning and Development Options Report

Brisbane Central State School

135 St Pauls Tce, Spring Hill

Lot 2 SL841384 (DETE owned)

Lot 1 SL841384 (QH owned)

July 2013

Professional Services, Building and Asset Services
Department of Housing and Public Works



**Queensland
Government**

Document Control

Project Reference: PN: 74679

Document Status:

☐ Working Document

☐ Draft Review

☒ Final

Author:

Janette Rowe	Jinx Miles
Senior Planning Officer	Senior Architect (Heritage)
Building and Asset Services	Building and Asset Services

Checked by:

Craig Wallis
Principal Planning Officer
Building and Asset Services

Limitation Statement

The sole purpose of this report is to provide town planning advice and assessment of the identified site.

Council have not been contacted as part of this investigation. A desktop analysis of the site has been undertaken and advice is subject to change if further investigation is warranted.

This report has been prepared on behalf of and for the exclusive use of the client, and is subject to and issued in connection with the provisions of the agreement between Project Services Town Planning Unit and the client. Project Services Town Planning Unit accepts no liability or responsibility for, or in respect of any use of or reliance upon this report by any unauthorised third party.

Table of Contents

1.	Introduction	4
2.	Site Details	5
2.1	Site Context	5
2.2	Infrastructure	6
2.3	Heritage	7
2.4	Flooding	8
2.5	Public Transport	9
2.6	Environmental	9
2.7	Council Consultation	10
3.	Current Planning Scheme Provisions	11
3.1	Zoning	11
3.2	Planning Scheme Overlays	12
3.3	Existing Land Use	14
3.4	Proposed Land Use	14
3.5	Level of Assessment	14
4.	State Planning Policies and Other Legislation	15
4.1	State Planning Policies	15
4.2	Regional Planning	19
4.3	Transport Infrastructure Act 1994	19
4.4	Aboriginal Cultural Heritage Act 2003 – Duty of Care	19
4.5	Queensland Heritage Act 1992	19
4.6	Environmental Protection and Natural Resource Management	20
5.	Cultural Heritage Significance and Development Options	21
5.1	Cultural Heritage Significance	21
5.2	Options for Development	25
6.	Material Change of Use Determination	32
7.	Conclusion and Recommendations	33

1. Introduction

Project Services' Town Planning division has been appointed to undertake this report by DETE in relation to preliminary investigations regarding capital works potential on land at 134 St Pauls Terrace, Spring Hill (Lot 2 SL841384) and known as the Brisbane Central State School (BCSS). This report also investigates the town planning implications associated with the potential use of adjacent land currently owned by Queensland Health (Lot 1 SL841384).

It is understood that the Department of Education, Training and Employment is considering the impacts of future enrolment growth on BCSS and is considering two options to expand facilities at the school as follows:

- What building platforms exist on the current site (Lot 2 SL841384), including demolition, that will allow the school to grow to a figure of 380 which will result in a need for an additional 4 x classrooms;
- If DETE decided to acquire the Health parcel of land adjacent to the school (Lot 1 SL841384) are there any significant concerns from a Heritage point of view in regards to upgrading existing assets or building new assets for classroom accommodation and allocate a cost to the upgrade of the existing asset for classroom purposes.

A 'Material Change of Use' (MCU) of premises is defined as a new use of premises, re-establishment of a use that has been abandoned or a material change in scale and/or intensity of an existing lawful use.

It is intended that this study will assist in identifying whether the proposed development of the site is considered to be a material change of use and whether development approval under the *Sustainable Planning Act 2009* (SPA) will be required.

This report includes these components:

1. Identification of the site under the planning scheme, including the zoning and any relevant development constraints.
2. Identification of likely risks or challenges in relation to the proposed development.
3. A professional town planning opinion as to whether the proposed development involves a 'material change of use' as defined in the SPA.
4. If it is considered that a 'material change of use' is occurring as part of proposed development, an assessment will be given of whether planning approval is required. The relevant provisions under SPA will be outlined, and a recommendation will be given regarding the options for seeking the required planning approval (ie. IDAS development application or community infrastructure designation).

2. Site Details

2.1 Site Context

Site Details	
Site Street Address	134 St Pauls Terrace, Spring Hill
Real Property Description	Lot 2 SL841384; Lot 1 SL841384
Local Government Authority	Brisbane City Council
Site Area	Lot 2: 1.3841 ha; Lot 1: 0.6684 ha
Current Land Use	Brisbane Central State School
Planning Scheme	Brisbane City Plan 2000
Area Classification	Character Residential Area Petrie Terrace and Spring Hill Local Plan
Overlays	Lot 2: Heritage Place -- Cultural Lot 1: Heritage Place -- Cultural Overland Flow Path Flag Valued Urban Vegetation (NALL)
Community Infrastructure Designation	N/A

The BCSS site, as illustrated in *Figure 1* and *Figure 2*, consists of a single parcel of land with an area of 1.381 hectares. The adjoining Queensland Health allotment is also identified in *Figure 1* and *Figure 2* (north-west of the BCSS site) and has an area of 0.6684 hectares.

Lot 2 has a frontage to St Pauls Terrace and Rogers Street. Lot 1 has a frontage to Rogers Street and Water Street. The immediate area contains a mix of land uses including a residential shelter, residential units, low density character housing, school facilities, and interspersed commercial activities. The Brisbane CBD and public transport is within walking distance from the site.



Figure 1 Local Context

Source: Queensland Atlas

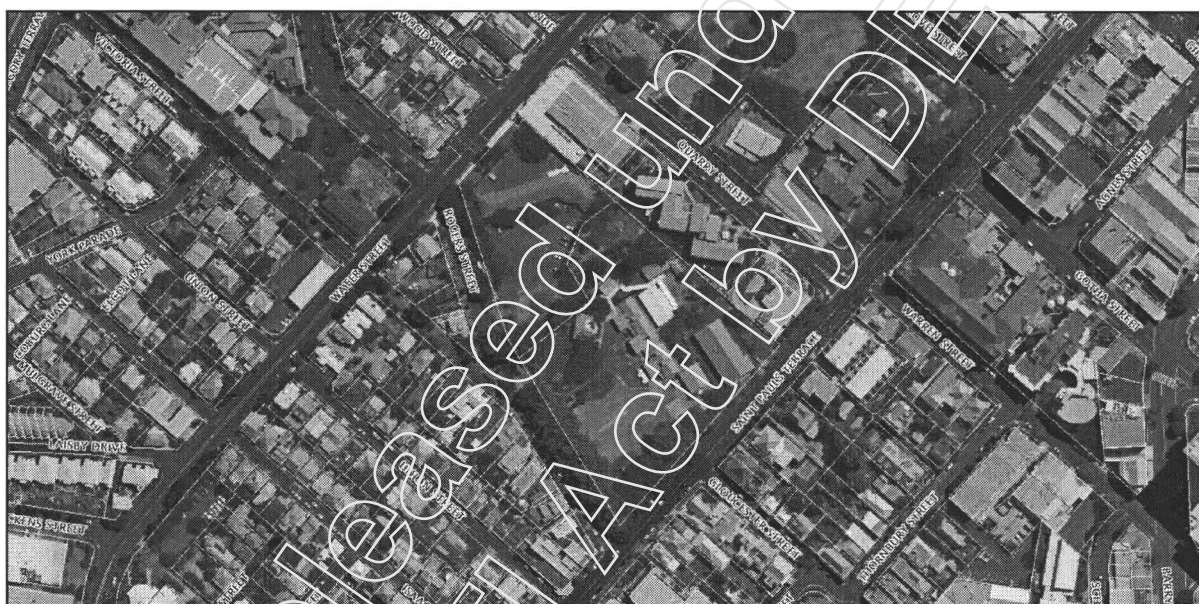
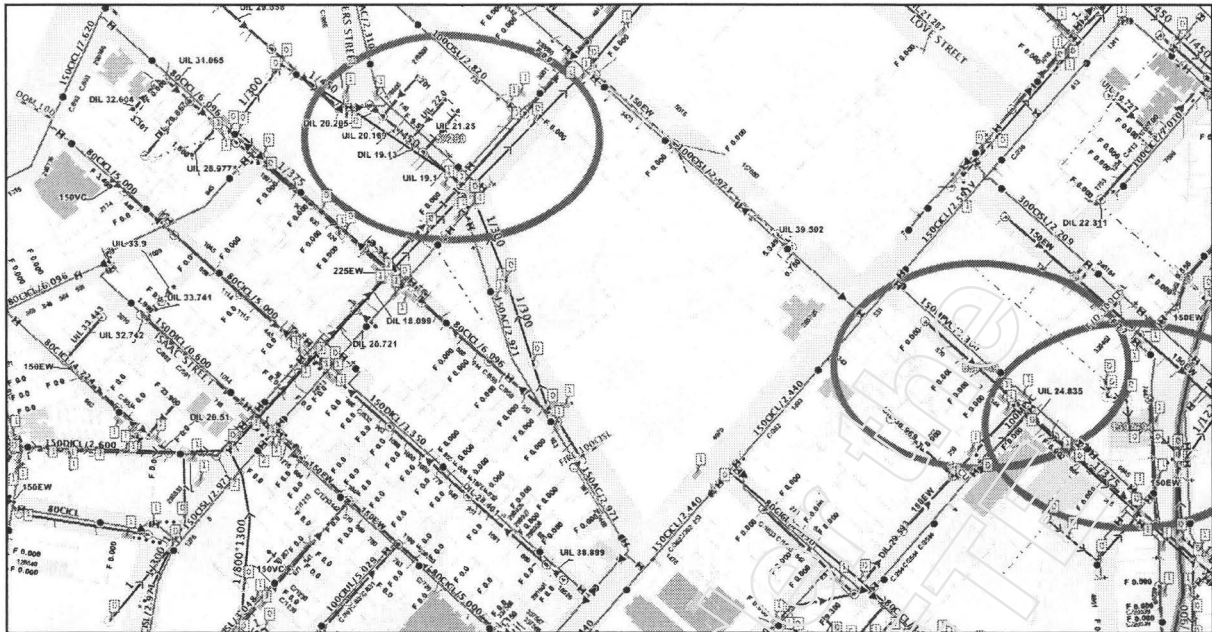


Figure 2 Aerial

Source: eBimap

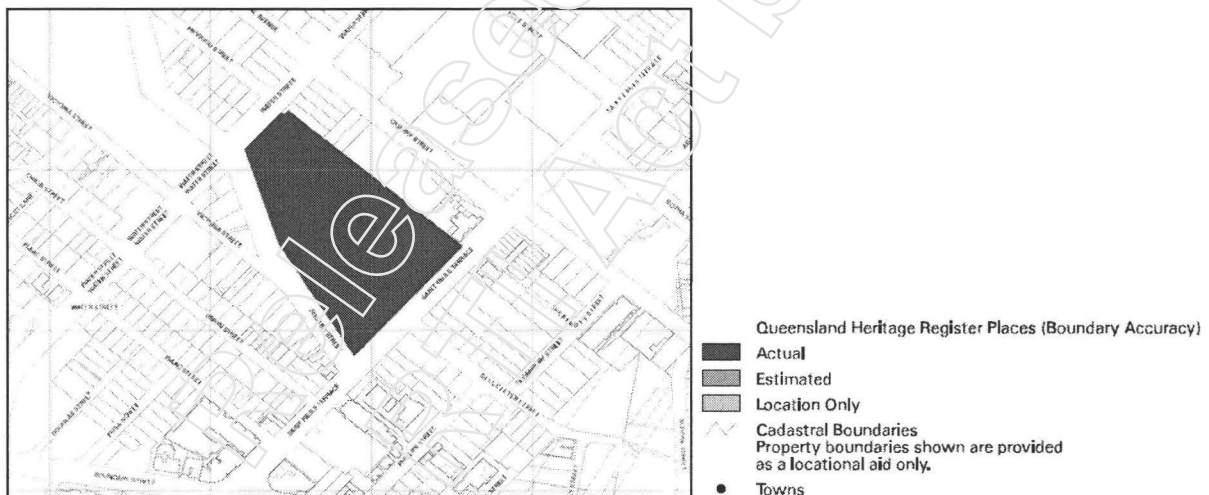
2.2 Infrastructure

The site is connected to reticulated infrastructure including sewer, water, and stormwater infrastructure. A dial before you did search should be carried out to confirm the location of electricity and telecommunications infrastructure. Checks should be undertaken to confirm the adequacy of the site to service any proposed development.



Source: eBimap

Heritage Register (refer *Figure 4*)
ai (refer to *Figure 5*).



Source: DEHP



Figure 5 BCC Heritage Map

Source: eBimap

The following is an extract from the state heritage citation:

Brisbane Central School, established in 1875, is significant historically for its close association with the development of Spring Hill as an early dormitory suburb of Brisbane, and as one of the oldest extant brick schools in Queensland. It is the last remaining inner-city state school in Brisbane and is important for its historical role in Queensland teacher education.

2.4 Flooding

Figure 6 identifies that Lot 1 is affected by overland flow – this is confirmed by the Brisbane City Council Floodwise Property Report. Overland flow is the excess run-off during high rainfall events that travels overland following low-lying, natural drainage paths. Such flooding commonly occurs when underground drainage exceeds capacity. It is recommended you consult a Registered Professional Engineer of Queensland to determine this property's habitable floor level and flooding depth.

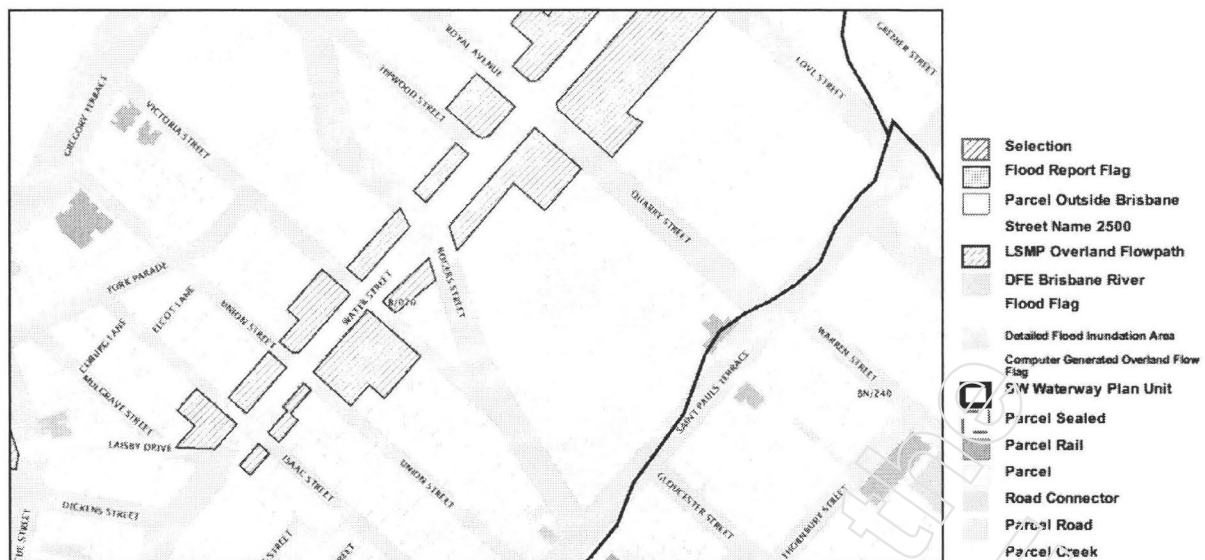


Figure 6 Flood Flag

Source: eBimap

2.5 Public Transport

Bus stop and rail available in proximity to the site is identifiable in Figure 7.

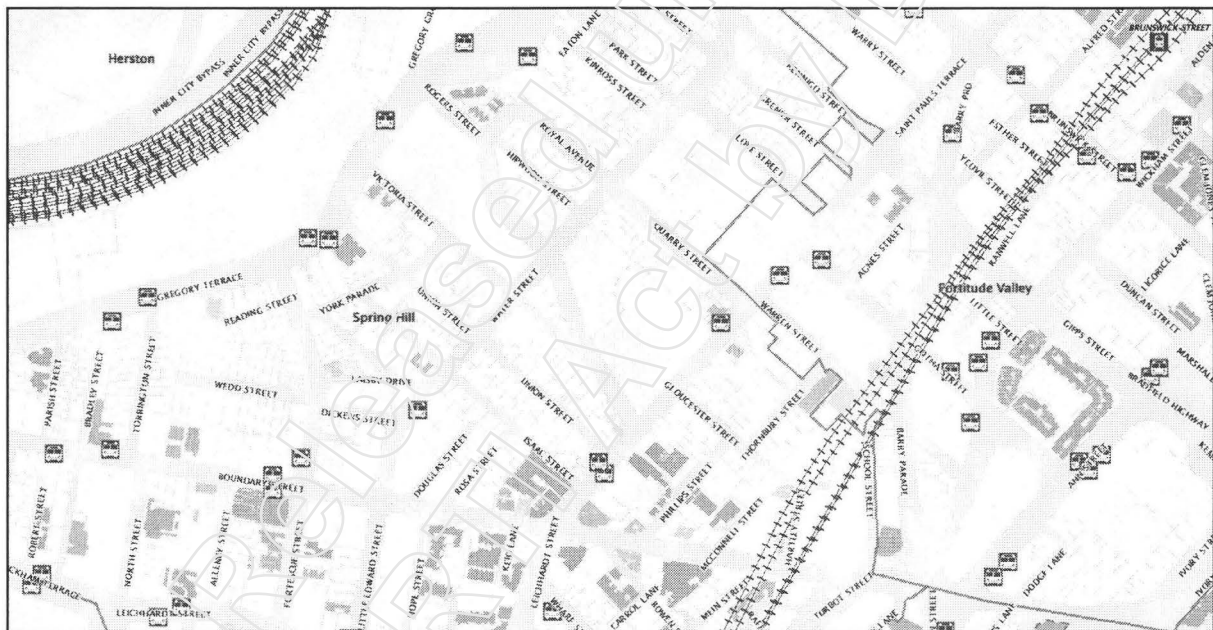


Figure 7 Public Transport Availability

Source: eBimap

2.6 Environmental

A complete environmental checklist should be undertaken to discharge the Department's General Environmental Duty of Care under the *Environmental Protection Act 1994* and to consider

environmental approvals / licenses / permits which may be triggered pursuant to the *Sustainable Planning Act 2009* or any other legislation.

A preliminary search of relevant environmental mapping has been undertaken. The site is identified on the following mapping:

- Koala SPRP Mapping: The site is located within the SEQ Koala Protection Area under the SPP 2/10 and categorised as Other Areas of Value (Generally Not Suitable). Development on the land must comply with the *State Government Supported Community Infrastructure Koala Conservation Policy*.
- State Heritage Place Mapping;

A preliminary search of relevant environmental mapping has been undertaken. The site is not identified on the following mapping:

- Regional Ecosystem Mapping; Regrowth Vegetation Mapping; Essential Habitat Mapping
- Referrable Wetland Mapping;
- Coastal Plan Mapping (the site is not within the coastal zone, erosion prone area; or the coastal management district).
- Strategic Cropping Land Mapping; and
- South East Queensland Koala Conservation State Planning Regulatory Provision Mapping.

Notwithstanding, the site is recognised under the Brisbane City Council's Natural Assets Local Law (NALL) as containing Valued Urban Vegetation.

2.7 Council Consultation

Consultation with Council has not been conducted at this stage with regard to this planning report.

3. Current Planning Scheme Provisions

Current Planning Scheme Provisions	
Planning Scheme	Brisbane City Plan 2000
Area Classification	Character Residential Area
Local Area Plan	Petrie Terrace and Spring Hill Local Plan
Regional Plan	South East Queensland Regional Plan

As the site is not currently designated for community infrastructure, any development if involving a MCU of premises must be in accordance with the requirements of the *Sustainable Planning Act 2009* (SPA) and the *Brisbane City Plan 2000*.

3.1 Zoning

The planning scheme identifies the subject site within the Character Residential Area and the of the *Brisbane City Plan 2000* as indicated in Figure 4.



Figure 8 Zone Map

Source: eBimap

The site is also located within the Petrie Terrace and Spring Hill District Loan Plan where the site is identified in the DH Detached House Precinct and SA4 Special Area 4.

The Detached House Precinct is intended as a heritage and character protection precinct that preserves the area's unified streetscapes featuring traditional built form character and buildings of similar age and generally high integrity. It comprises residential areas featuring cohesive and

homogeneous character, suffering little from the intrusion of other forms of development and relatively isolated from the effects of traffic and non-residential development. These areas are unsuitable for higher intensity residential proposals and are buffered from the highest intensity residential and commercial areas by a ring of less intensive uses. As such, residential proposals in the precinct are intended to be in the form of detached houses no greater than two storeys in height strongly reflecting the typical Petrie Terrace and Spring Hill character of 1850 to 1935 housing. Existing traditional character buildings are to be retained wherever possible in preference to new buildings.

There are a number of existing uses throughout the Local Plan area that do not comply with the intent of the precinct in which the sites are located. However, where these uses are generally well established and accepted by the community, they have been included as a Special Area to provide for the continuation of the use. Reasonable intensification and expansion of the use is possible provided it is located within the defined boundaries of the Special Area.

3.2 Planning Scheme Overlays

The planning scheme identifies physical constraints affecting development through the inclusion of overlays. Where a site is affected by a Council constraint, additional development limitations may be placed over the property/s by the planning scheme.

The site is affected by a number of overlays as described herein.

3.2.1 Natural Assets

The site is mapped as containing Valued Urban Vegetation, as indicated in *Figure 9*.



Figure 9 Natural Assets Map

Source: eBimap

3.2.3 Steep Land

The site levels range generally from 21m AHD in the north of the site at Water Street to approximately 43m AHD in the south of the site at St Pauls Terrace, as indicated in *Figure 10*.



Figure 10 Contours

Source: eBimap

3.2.4 Road Hierarchy

St Pauls Terrace is an Arterial Route as indicated in Council's road hierarchy map (refer to Figure 11). Water Street is identified as a Suburban Route.

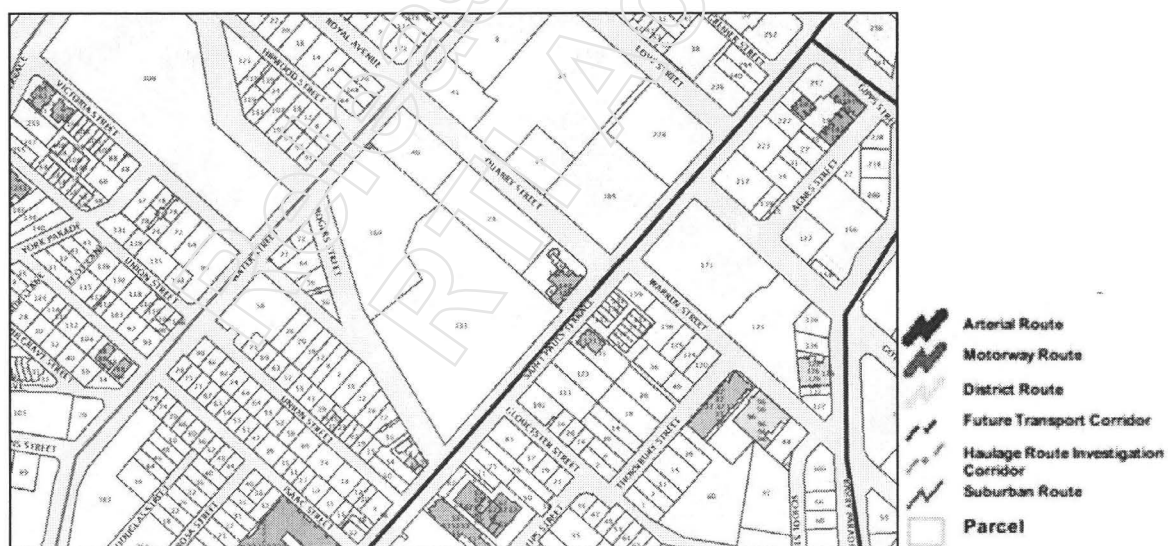


Figure 11 Road Hierarchy

Source: eBimap

3.3 Existing Land Use

The site is currently improved by the Brisbane Central State School. The most appropriate use definition provided in the *Brisbane City Plan 2000* is as follows:

Education purposes: a use of premises for the systematic training and instruction designed to impart knowledge and develop skill, e.g. preschool, primary school, secondary school, college, university or technical and further education institution, and including any ancillary freestanding building on the premises for before/after school and vacation care of school children. This definition includes the ancillary use of premises for an existing church in combination with an educational facility.

3.4 Proposed Land Use

The proposed land use can be defined as 'Educational Purposes' under the *Brisbane City Plan 2000* (refer above for the definition).

3.5 Level of Assessment

A Material Change of Use (MCU) for an 'Educational Purposes' in the Detached House Precinct is Code Assessable according to the Petrie Terrace and Spring Hill District Local Plan level of assessment table, where in the SA4 area and where character buildings and significant trees are retained and where GFA and the code assessable Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan are complied with.

Alternatively, the level of assessment is impact assessable (generally appropriate) where in the SA4 area and where character buildings and significant trees are retained and where not exceeding the allowable GFA and complying with the impact assessable Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan.

Alternatively, where neither the code assessable or impact assessable requirements of the Petrie Terrace and Spring Hill Local Plan can be complied with, and / or where GFA cannot be complied with; and / or where character buildings and significant trees cannot be retained, then the level of assessment is impact assessable (generally inappropriate).

PLEASE NOTE: Level of assessment may vary where works are proposed on heritage place and impact upon existing buildings, vegetation or heritage values in accordance with BCC Heritage Code.

4. State Planning Policies and Other Legislation

The following legislation may be relevant to the proposal, however this report does not represent a comprehensive environmental assessment of the site and proposed development and it is therefore recommended that the Project Services' Environmental Engineering Unit is engaged to prepare a complete Environmental Checklist for the site. Referral of any Integrated Development Approval System (IDAS) application to relevant governing authorities may be required under S PA.

4.1 State Planning Policies

State Planning Policies (SPP) are the policy documents through which the State Government describes its interest in development related matters.

The gazetted State planning policies, operating under the SPA are as follows:

- SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities;
- SPP 2/02 Planning and Managing Development Involving Acid Sulfate Soils;
- SPP 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;
- SPP 1/07 Housing and Residential Development including Guideline;
- SPP 2/07 Protection of Extractive Resources and Guideline;
- SPP 2/10 Koala Conservation in South East Queensland;
- SPP 3/10: Acceleration of Compliance Assessment;
- SPP 4/10: Healthy Waters;
- SPP 4/11: Protecting wetlands of high ecological significance in Great Barrier Reef catchments;
- SPP 1/12: Protection of Queensland's strategic cropping land; and
- TSPP 2/12: (Temporary) Planning for Prosperity.

A description of the SPP's and their relationship with the development proposal are discussed as follows:

A state planning policy for cultural heritage has not been finalised.

4.1.1 SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities

This SPP addresses the issue of incompatible development in the vicinity of aerodromes. The purpose of this policy is to avoid potential problems or conflicts between new developments and the operation of aeronautical facilities and air traffic, as well as potential reductions in amenity and community safety.

The site is located approximately 8km from the Brisbane Airport which is an airport or aviation facility identified in Annex 3 of the SPP, to which the SPP applies.

It is unlikely that the proposed extension of school facilities on the site will adversely affect the safety and operational efficiency of the operational airspace or the functioning of aviation facilities.

4.1.2 SPP 2/02 Planning and Managing Development Involving Acid Sulfate Soils

Within the areas listed in Annex 1 of this SPP, this Policy applies to all land, soil and sediment at or below 5m AHD where the natural ground level is less than 20m AHD, and requires coastal development involving Acid Sulfate Soils (ASS) in low-lying coastal areas to be planned and managed to avoid potential adverse effects on the natural and built environment (including infrastructure), and on human health.

The site has contours between approximately 2m and 15m AHD, as such there is potential for ASS to be encountered on site during works. The SPP will be applicable to development involving any of the following activities at or below 5m AHD:

- excavating or otherwise removing 100m³ or more of soil or sediment; or
- filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater.

It is recommended that an ASS investigation is carried out in conjunction with geotechnical investigations.

4.1.3 SPP 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

This SPP sets out the State's interest in ensuring that the natural hazards of flood, bushfire and landslide are adequately considered when making decisions about development.

The site is affected by localised flooding and the SPP is appropriately reflected in the planning scheme. The site is not affected by any bushfire hazard or steep land areas.

4.1.3 SPP 1/07 Housing and Residential Development including Guideline

This SPP seeks to ensure that large, higher growth governments identify their community's housing needs and analyse, and modify if necessary, their planning schemes to remove barriers and provide opportunities for housing options that respond to identified needs.

Section 2 of this SPP states the policy has no effect when development applications are assessed.

4.1.3 SPP 2/07 Protection of Extractive Resources and Guideline

This SPP seeks to maintain long term availability of major extractive resources by protecting these resources, and their main transport routes, from incompatible land uses.

The site is not identified as being in close proximity to a mapped Key Resource Area. The SPP is therefore not applicable.

4.1.4 SPP 2/10 Koala Conservation in South East Queensland

The SPP aims to ensure that koala habitat conservation is taken into account in planning processes within the South East Queensland Koala Protection Area, contributing to a net increase

in koala habitat in south-east Queensland, and assisting in the long term retention of viable koala populations in south-east Queensland.

The site is located within the Koala Protection Area (refer to *Figure 10*) and categorised primarily as generally not suitable.

Development on the land must comply with the *State Government Supported Community Infrastructure Koala Conservation Policy*. A self assessment and management plan must be undertaken for auditing purposes. The removal of non-juvenile koala habitat trees may be subject to offsets.

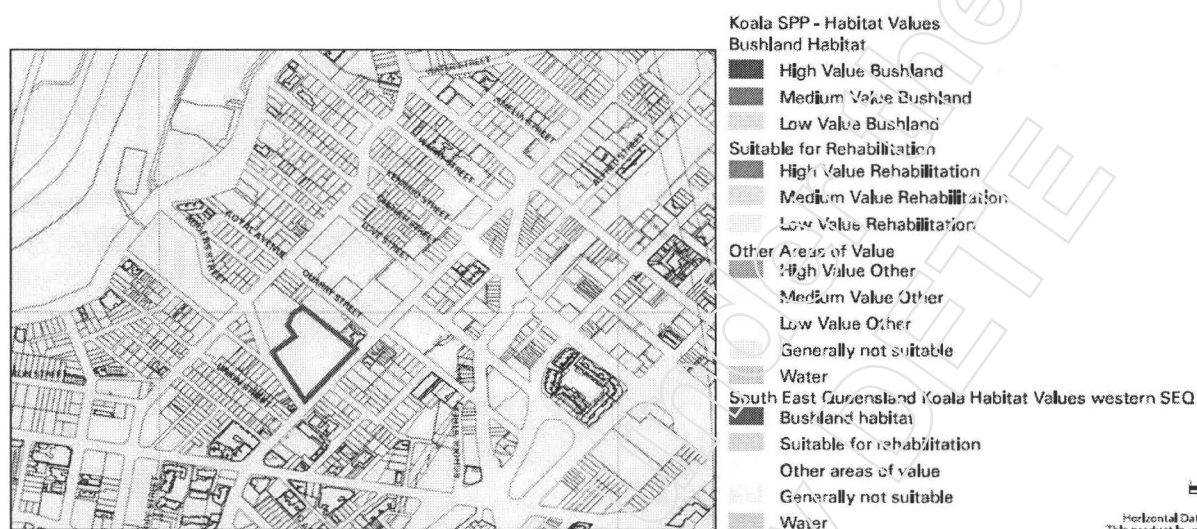


Figure 12 Koala SPP Map

Source: DEHP

4.1.5 SPP 3/10 Acceleration of Compliance Assessment

This SPP applies for assessing requests for compliance assessment for development for reconfiguring a lot that require compliance assessment under schedule 18 of the SP Regulation.

Not applicable as the proposal is not for the purposes of Compliance Assessment.

4.1.6 SPP 4/10: Healthy Waters

The SPP for Healthy Waters is intended to ensure that development is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the water environmental values specified in the Environmental Protection (Water) Policy 2009. This Policy has effect when development applications are assessed.

For stormwater management and management of new or expanded non-tidal artificial waterways, the policy applies to development that is:

- a. material change of use for urban purposes that involves
 - i. greater than 2500m² of land; or

- ii. 6 or more additional dwellings; or
- b. reconfiguring a lot for urban purposes that
 - i. would result in 6 or more residential allotments or that provides for 6 or more dwellings; or
 - ii. involves greater than 2500m² of land and results in an increased number of lots; or
 - iii. is associated with operational work disturbing greater than 2500m² of land; or
- c. operational work for urban purposes that involves
 - i. disturbing greater than 2500m² of land.

For waste water management (other than contaminated stormwater and sewage), the policy applies to development that is industrial or commercial development that is:

- a. material change of use for urban purposes involving waste water discharge; or
- b. reconfiguring a lot for urban purposes involving waste water discharge; or
- c. operational works for urban purposes involving waste water discharge.

Where the material change of use is exempt due to the effect of the designation, the policy does not technically apply. However, the policy represents best practice and should be complied with for all State development. A stormwater management plan which addresses the policy should be undertaken for the development.

4.1.7 SPP 4/11: Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments

This SPP seeks to ensure that development in or adjacent to wetlands of high ecological significance in Great Barrier Reef catchments is planned, designed, constructed and operated to prevent the loss or degradation of wetlands and their values, or enhances these values, in particular, the hydrological regime and ecological values of those wetlands.

The SPP does not apply to this proposal as there are no referrable wetlands affecting the site.

4.1.8 SPP 1/12: Protection of Queensland's strategic cropping land

This SPP is designed to ensure that planning and development assessment under local government planning schemes includes appropriate consideration of strategic cropping land (SCL). The is part of the overall legislative and planning framework, established under the *Strategic Cropping Land Act 2011*, to protect strategic SCL from developments that lead to permanent impacts or diminished productivity. SPP will operate in tandem with SPP 1/92: Development and the Conservation of Agricultural Land, which applies to a broader range of agricultural lands.

The site is not identified on the Strategic Cropping Land Trigger Map from Department of Natural Resources and Mines.

4.1.9 TSPP 2/12: Planning for Prosperity

The purpose of this Policy is to ensure that economic growth is facilitated by local and state plans, and is not adversely impacted by planning processes. The Policy applies to all local government areas in Queensland.

The policies set out in the SPP apply to the range of circumstances set out in the *Sustainable Planning Act 2009*, including a referral agency's assessment of a development application, however the policies do not apply to: an assessment manager's assessment of a development application, or the assessment of a master plan application.

The SPP will be applied in the making or amending of regional plans under the *Sustainable Planning Act 2009*. The SPP is not considered applicable to this proposal.

4.2 Regional Planning

The site is included within the Urban Footprint of the *South East Queensland Regional Plan 2009–2031*. The Urban Footprint identifies land that can meet the region's urban development to 2031 in a more compact form. The ongoing use of the site for the Brisbane Central State School will forward the intent and aims of the plan.

4.3 Transport Infrastructure Act 1994

The site is not located on a State controlled road, but is likely to exceed the thresholds stated in Schedule 12 and 13 of the SP Regulation. Therefore, a material change of use at the site being delivered under IDAS would require referral to the Department of Transport and Main Roads as a concurrence agency.

4.4 Aboriginal Cultural Heritage Act 2003 – Duty of Care

In accordance to the *Aboriginal Cultural Heritage Act 2003*, s28 duty of care requirements, the developer is required to identify reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.

An Environmental Checklist Report will provide further information concerning the duty of care requirements under the Act.

4.5 Queensland Heritage Act 1992

Both lots are included in the state heritage register (file no.600312). The entry in the register is appended to this report. Development at a State Heritage Place is subject to the provisions of the *Queensland Heritage Act 1992*, which requires application for all types of development, whether or not the site is designated for community purposes. Two processes are available for development by the State.

- A section 71 report to the Heritage Council is for major works by the State or works by the State which may be detrimental to the cultural heritage significance of the place. This

process is outside the IDAS. The Heritage Council makes a recommendation to the Minister responsible for the works about whether or not the development should proceed. The Minister makes the final decision. Public notification may be required.

- A section 74 application for an exemption certificate is for works which are not detrimental to the cultural heritage significance of the place. This type of application is assessed by the Department of Environment and Heritage Protection Cultural Heritage Unit. The CEO of the Department is responsible for the decision.

Both lots are also identified in the Brisbane City Plan as local heritage places. Development by the State at a local heritage place is assessable against heritage provisions in the Brisbane City Plan. Building work is self assessable but material change of use requires an application to Local Government unless the site is designated. Development which has been approved under a section 74 exemption certificate is exempt from further heritage applications under the Brisbane City Plan.

4.6 Environmental Protection and Natural Resource Management

Environmental assessments should be undertaken to ensure potential applications and permit requirements are realised so as to meet the duty of care guidelines of relevant legislation. An Environmental Checklist Report should be undertaken.

5. Cultural Heritage Significance and Development Options

5.1 Cultural Heritage Significance

The impact of development at a heritage place is determined by assessing its probable effect on the cultural heritage significance of the place.

The entry in the state register contains the following summary statement of cultural heritage significance:

Brisbane Central School, established in 1875, is significant historically for its close association with the development of Spring Hill as an early dormitory suburb of Brisbane, and as one of the oldest extant brick schools in Queensland. It is the last remaining inner-city state school in Brisbane and is important for its historical role in Queensland teacher education. It is important in illustrating the principal characteristics of 1870s state school design in Queensland. The place has an aesthetic appeal engendered principally by the early form, materials and siting of the 1870s building within grounds with mature trees and landscaping, and makes an aesthetic contribution to the historic Spring Hill townscape.

It has a strong association for the Brisbane community with the evolution of Spring Hill as one of the city's most historic districts.

The 1874 building is an excellent example of an institutional building by Brisbane architect RG Suter, and displays a high quality of design and craftsmanship.

The statement of significance indicates that views, buildings, landscape features and plantings are considered to be important.

In the figure below all the buildings marked in red were of cultural heritage significance but the smaller amenities buildings on the north east boundary which are outlined with a dotted line have now been demolished.

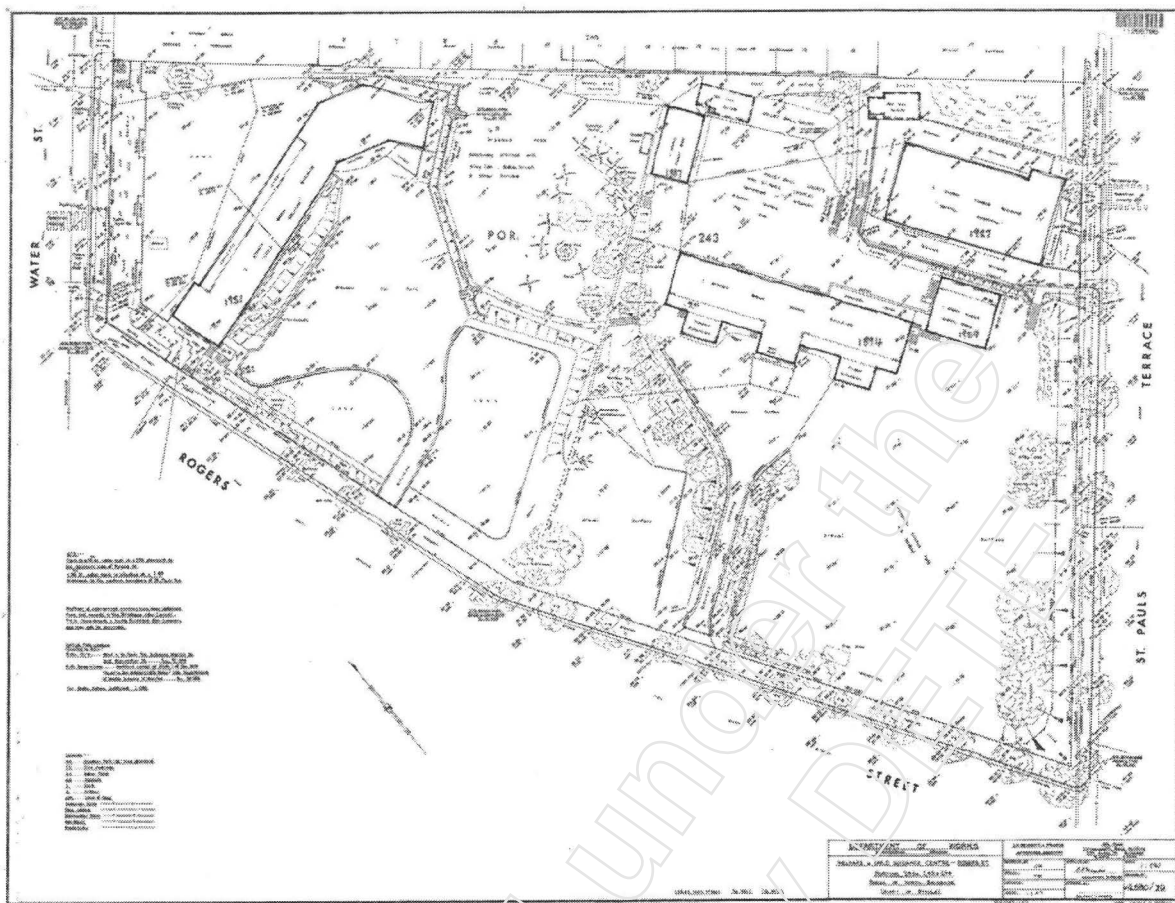


Figure 12: Plan of site in 1997 (source eplan 11255706 with annotations added in red for this report). The plan also shows a proposed resumption for road widening of St Paul's Terrace which was first identified as a possibility in the 1950s, but is not shown as being a requirement on current Brisbane City Council plans.

Significant buildings which survive today are shown in the following figure and are:

- Block A 1874, the brick building opposite the main entrance,
- Block B 1909, the high set timber building attached to the south east corner of Block A;
- Covered area (the timber framed playshed) 1887 to the north east of Block A,
- Dental clinic (now the school hall and formerly the 'practising' or teachers' training school) 1927, the timber framed building to the north east of Block B
- Child Guidance Centre (former infants' school now Queensland Health) 1951 built of brick on the northern corner of lot 1.

Block A, the playshed and Block B are of the highest significance, particularly Block A which is one of the oldest brick schools remaining in Queensland. These buildings are significant for their architecture and planning, their construction and their aesthetic values, although the aesthetic values of Block B have been reduced by subsequent alterations.

The dental clinic and child guidance centre are of less significance as structures and are more important for their evidence of the evolution of the site and former use. The interior of the child guidance centre is of low significance, being heavily modified, but the exterior has higher significance for its design and form of construction.

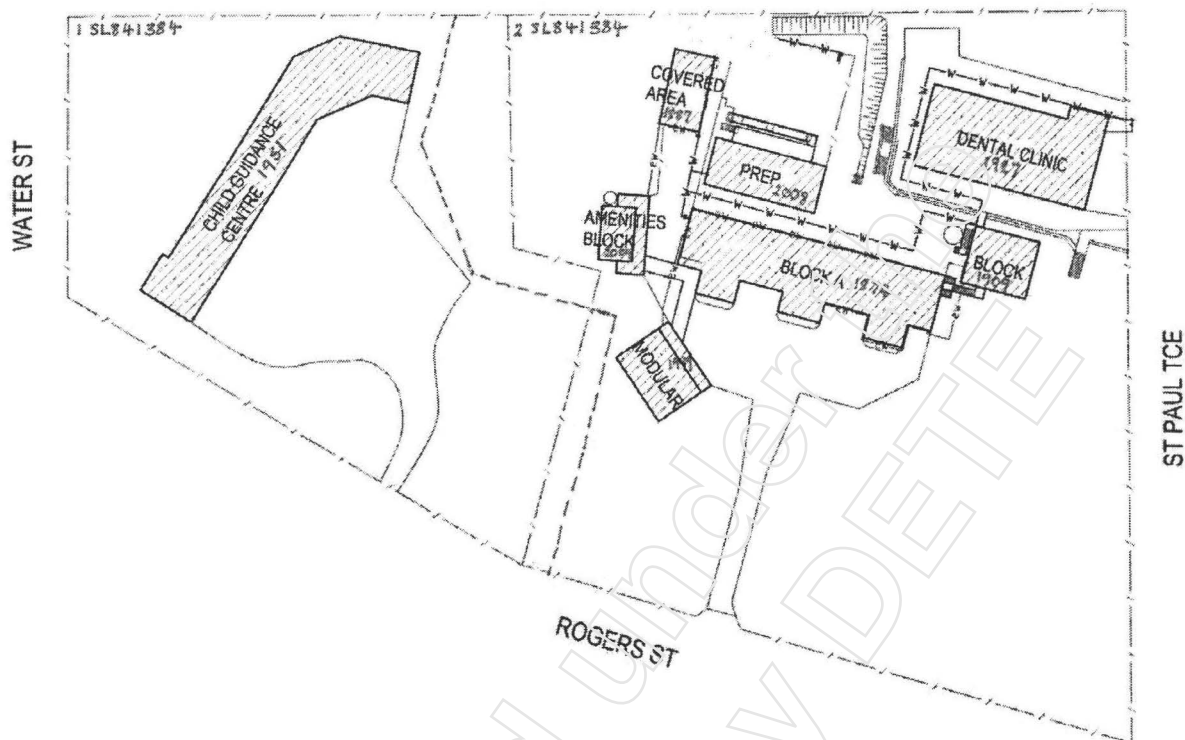


Figure 13: Plan showing existing buildings, based on a block plan dated 2010 (eplan). Not all buildings are significant even though they stand within the heritage registered place. The dotted red line shows the approximate location of the boundary between the lots.

The stone retaining walls to St Pauls Terrace (built ca1905-1914 and part rebuilt 1947) and to the south of the Queensland Health building (built ca 1951) are of historical and aesthetic significance.

Significant planting includes the boundary planting, primarily fig species and camphor laurels, the camphor laurel trees lining the entrance driveway to the school, the varied planting of figs, hoop pines, palms, camphor laurels and jacaranda to the north of the 1874 school building and the large remnant gums. These trees are of historical and aesthetic significance.

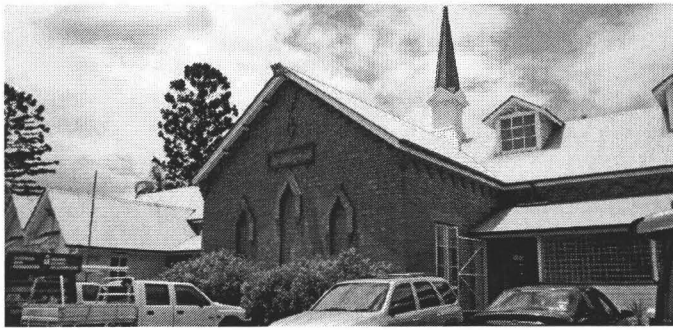


Figure 14: Block A from the main drive



Figure 15: Playshed and significant trees



Figure 16: (above) Queensland Health building

Figure 17: (left) Block A at right, Block B concealed by modern play shelter

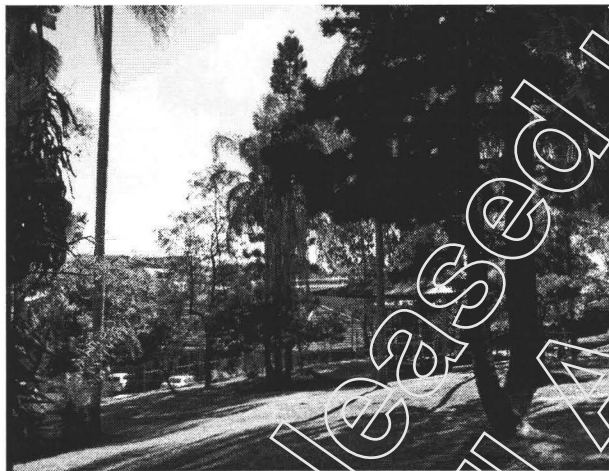


Figure 18: (left) playground and significant trees to the north of Block A

Figure 19: (below) stone wall, St Pauls Terrace

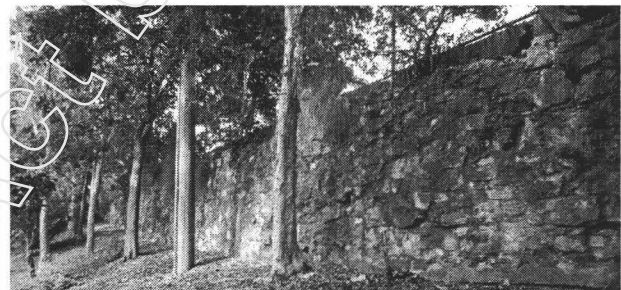


Figure 20: View south east from Queensland Health

Figure 21: View south east from playshed

5.2 Options for Development

A number of locations have been reviewed for the possible location of a 4 classroom general learning area. It has been assumed that such a building would be similar to either:

- A single storey structure of design similar to S88 type, (eplan barcode 19350540) which is 27m x 12m not including verandahs; or
- A two storey structure of design similar to a Bendigo relocatable 2 classroom each floor being 18m x 9.6m with a 2.4m verandah. A lift would probably be required.

Due to the confined site any new building of this scale would almost certainly have to be purpose designed for its site.

Preferred options would need to be reviewed with regard to functionality, fire safety, accessibility, site gradients, overland flow, detailed survey of landscape features and lot boundary, services, cost implications and detailed heritage impacts.

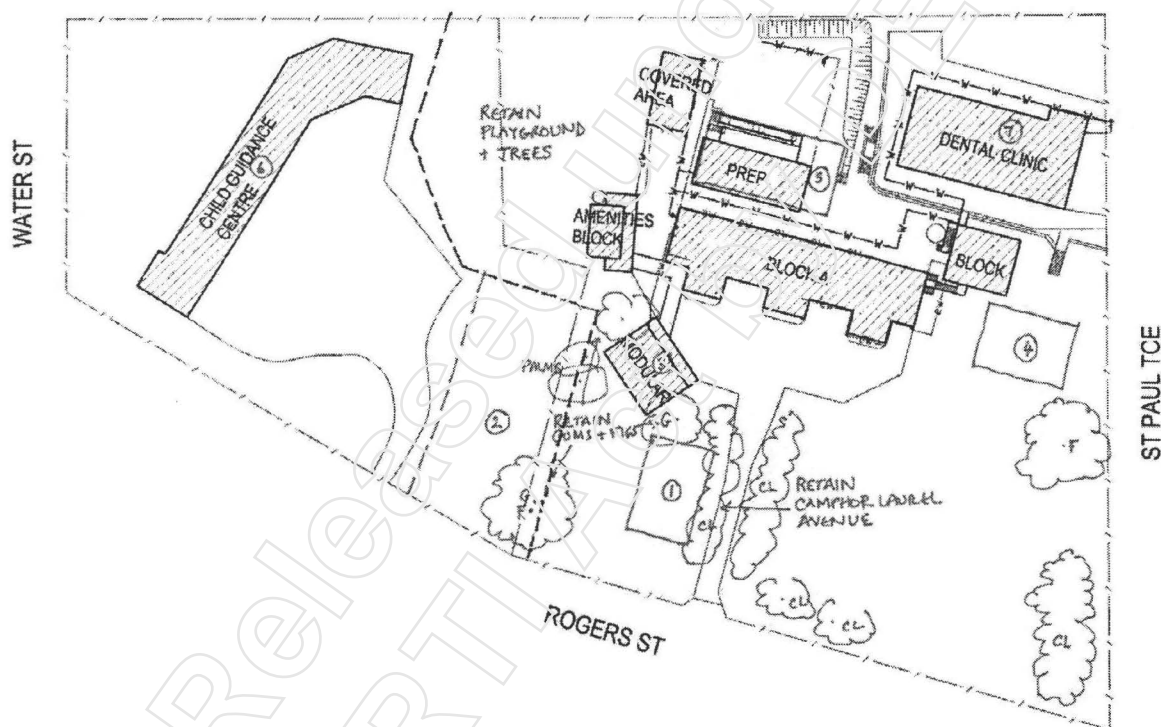


Figure 22: Locations of options discussed in the text

Options 1- 3: Located in the former basket ball court/present carpark

The former basket ball court is a good location for a new classroom from a heritage perspective because it is lower than the main building complex and would not block views of key buildings. The camphor laurel trees along the main drive should be retained but this species is hardy and the trees could be heavily pruned to allow construction alongside of a two storey classroom facing the main drive. The large gum and fig presently on the adjacent lot overhanging the carpark at the western corner should be retained. The gum and fig adjacent to the existing modular building should be retained. The palms are less significant but ideally should be retained.



Figure 23: View of main entrance and carpark from Rogers street looking north

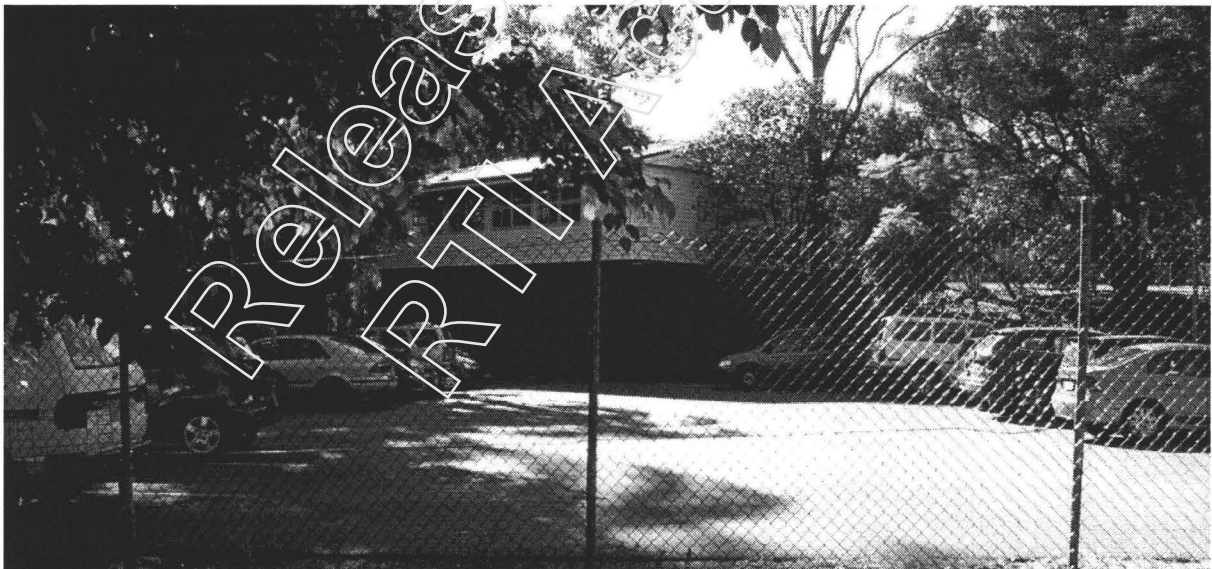


Figure 24: View of carpark from street with the modular (1999) in the background.

Option 1: Construction of a two storey block at right with loss of car spaces but retaining camphor laurels.

Option 2: As option 1 with purchase of additional land. The large gum and fig at left foreground (out of frame in figure above) should be retained.

Option 3: replacement of modular with three storey block – not viable without the loss of significant trees.

Option 2 is recommended because of the tight site, loss of parking and the hazards resulting from the proximity of cars and classrooms.

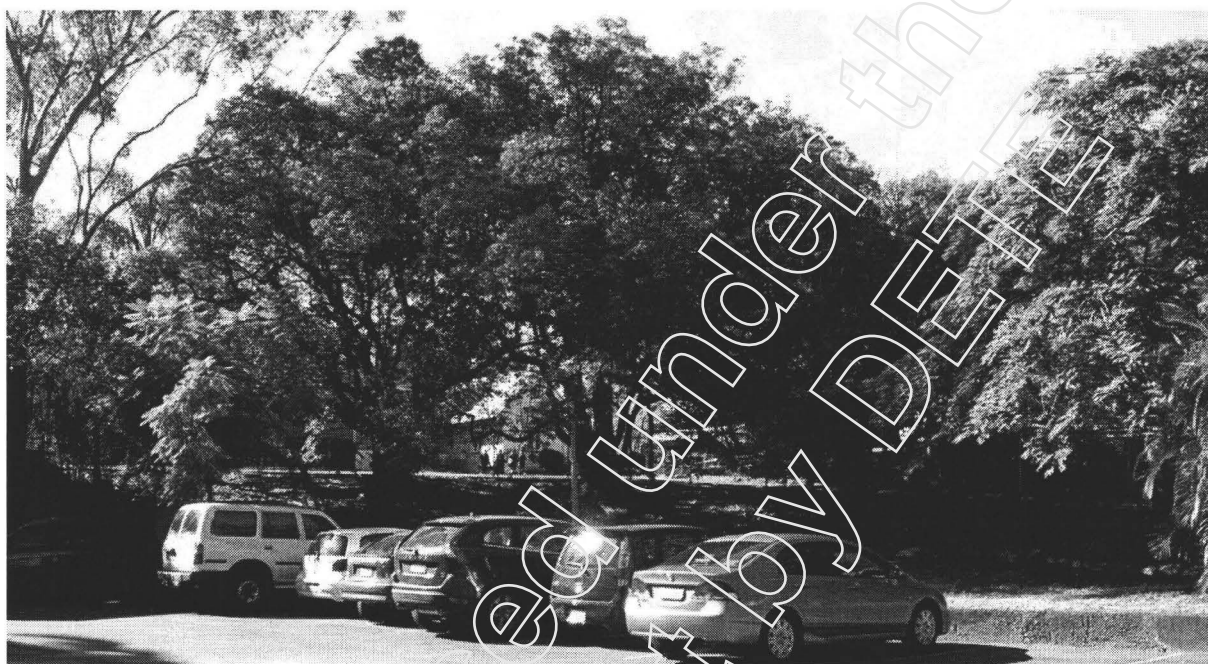


Figure 25: Options 1 and 2 - proposed site of two storey classroom block. The building could be built into the bank.

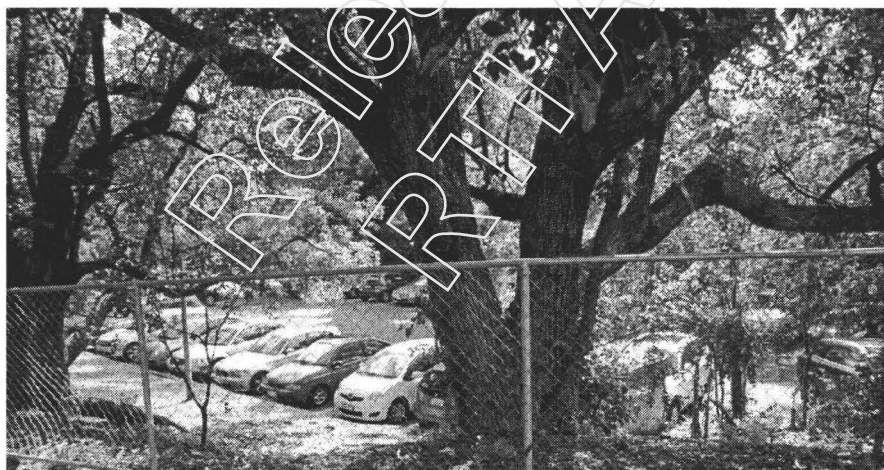


Figure 26: View of proposed site from the driveway