

FOLEY, Yolanda

From: WHITE, Vince
Sent: Monday, 9 September 2013 8:50 AM
To: BYRNE, Grant; KUSKOPF, Cliff
Cc: BAXTER, Dave; HOBBS, Paul
Subject: 169 Water Street Spring Hill - Amended Project Plan
Attachments: Project Plan (updated 4092013).doc

Grant, Cliff

For your consideration, review and feedback.

Regards

Vince White

Executive Director
Infrastructure Operations
Department of Education, Training and Employment
Floor 15 | 30 Mary St | Brisbane Qld 4000
T 3237 0761 | M s.47(3)(b) - Contrary to
vince.white@dete.qld.gov.au
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From: Maggi Van Rensburg [<mailto:Maggi.VanRensburg@dsgp.qld.gov.au>]
Sent: Friday, 6 September 2013 11:59 AM
To: HUNT, Jeff; WHITE, Vince
Cc: Damien Walker
Subject: 169 Water Street Spring Hill - Amended Project Plan

Hi Jeff and Vince

Please find attached the amended Project Plan following our discussions of Monday 2 September. Can you please review the amended dates and confirm if these timeframes would enable improved partnership with the school community?

<<Project Plan (updated 4092013).doc>>

Thank you and regards

Maggi van Rensburg
Manager
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Department of State Development, Infrastructure and Planning
Queensland Government

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Great state. Great opportunity.

**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	DETE Comments
Meeting and site inspection	Inform Minister of objectives, expectations and requirements Agree partnering to achieve beneficial improvements	RC	Minister DE Principal BCSS Principal GT	26 August	Meeting occurring Friday 30 Aug
Meeting technical team Working Group	Share database of future requirements and planning Determine working agreement and team Agree timeframes to reach mutual objectives	DW	JH TC Principal BCSS DETE architect when appointed	26 August - 2 September	Need time for DE to engage architect (and meet with school / region. Future requirements also contingent upon Valley closure decision.
Technical team Working Group	Engagement of architect, consultation and preparation of draft master plan	DETE architect DETE architect	Principal BCSS DETE architect CK GB BCSS P&C GT architect	30 - 2 September - 7 October	Need to revise dates to align with Architect engagement. This is a tight timeframe which may cost DE extra. Engage architect commenced and due to be appointed week commencing 2 Sept.
Community consultation	Inform local community and BCSS board of proposed cooperation and process	RC & JH		2 Sept onwards	
Meeting technical team Working Group	Discuss worked-up DRAFT master plan proposal and modify if required. Sign off of DRAFT master plan for broader consultation.	DW (Organiser) JH (Chair) DETE architect	DETE architect Principal BCSS CK GB BCSS P&C GT architect	7 - 21 October	
Meeting technical team Working Group, RC and school boards	Present draft proposals to school boards for comments	DW	RC Principals Technical team School Boards	14 Oct - 25 November	
Technical team Working Group	Finalise master plan proposals incorporating feedback Prepare draft agreement for mutual	BC DETE architect	JH TC Contractor	14 Oct - 4 Nov - 2 December -	

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	cooperation Agree tenure arrangements			28 January 14	
Seek Ministerial endorsement	Minister for Education, Training and Employment endorse actions	JH		4 February - 18 February	
Obtain valuations if required	Based on agreed cooperation and tenure	JH	JH TC	21 Oct18 February	
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	4 Nov18 February	
Seek approval in priority dealing and ED Board	Assuming part of site to be sold to GT, obtain approval for land transfer	JH	DW	11 NovMarch	
Formalise transaction details and agreements	Finalise contract of sale and Agreement for future mutual cooperation BCSS & GT	JH	NRM Principals	25 Nov31 March - 28 April	
Effect transfer	Transfer part of site to GT	JH	NRM	16 DecMay	

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
 CK – Cliff Kuskopf (DETE Regional Facilities Manager)
 GB – Grant Byrne (DETE Capital Works Delivery)
 BCSS Principal – Ms Melissa Burke

FOLEY, Yolanda

From: WHITE, Vince
Sent: Friday, 30 August 2013 8:35 AM
To: BYRNE, Grant; KUSKOPF, Cliff
Cc: BAXTER, Dave; STOLZ, Louise; HOBBS, Paul
Subject: FW: __RE: 169 Water Street Spring Hill - Draft Project Plan
Attachments: Project Plan (2).doc

Grant, Cliff

See below and attached for your attention.

Regards

Vince White
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From: WHITE, Vince
Sent: Friday, 30 August 2013 8:34 AM
To: Maggi Van Rensburg
Cc: Damien Walker; HUNT, Jeff
Subject: RE: __RE: 169 Water Street Spring Hill - Draft Project Plan

Maggi

Please find attached amended version to more accurately align with our master planning process.

Regards

Vince White
Executive Director
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From: HUNT, Jeff
Sent: Thursday, 29 August 2013 4:08 PM
To: Maggi Van Rensburg; WHITE, Vince
Cc: Damien Walker
Subject: RE: __RE: 169 Water Street Spring Hill - Draft Project Plan

Hi Maggi

Yes Vince and I have discussed yesterday and he has some edits that he will send.

Cheers

Jeff

Jeff Hunt | Deputy Director-General

Corporate Services | Department of Education, Training and Employment

Floor 22 | Education House | 30 Mary Street | Brisbane Qld 4000

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E jeff.hunt@dete.qld.gov.au

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From: Maggi Van Rensburg [<mailto:Maggi.VanRensburg@dlgp.qld.gov.au>]

Sent: Thursday, 29 August 2013 3:23 PM

To: HUNT, Jeff; WHITE, Vince

Cc: Damien Walker

Subject: __RE: 169 Water Street Spring Hill - Draft Project Plan

Hi Jeff and Vince

In preparation of the meeting with Terrace on Monday, I was wondering if you had the opportunity to review the Draft Project Plan (attached again) and have any comments or suggestions for change?

<<Project Plan.doc>>

Regards

Maggi van Rensburg
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Government Land and Asset Management
Department of State Development, Infrastructure and Planning
Queensland Government

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Great state. Great opportunity.

From: Maggi Van Rensburg

Sent: Friday, 23 August 2013 12:43 PM

To: 'Jeff.HUNT@dete.qld.gov.au'; Vince WHITE

Cc: Damien Walker

Subject: 169 Water Street Spring Hill - Draft Project Plan

Hi Jeff and Vince

Following from our discussion earlier, please find attached the draft Project Plan for your review and comments.

<< File: Project Plan.doc >>

Regards

Maggi van Rensburg
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Department of State Development, Infrastructure and Planning
Queensland Government

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Please consider the environment before printing this email

Great state. Great opportunity.

Released under the
RTI Act by DETE

**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	DETE Comments
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 DETE architect when appointed	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 prepare draft master plan</u>	DETE architect TBC	JH TC Principal BCSS DETE architect 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. Engage architect commenced and due to be appointed week commencing 2 Sept.</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 master plan proposals and modify if required. Sign off of DRAFT master plan for broader consultation</u>	DW DETE architect	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	TBC	JH TC Contractor	7-14 Oct - 28 Oct 4 Nov	

	<u>Agree tenure arrangements</u>				
Obtain valuations if required	Based on agreed cooperation and tenure	JH	JH TC	1421 Oct	
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 4 Nov	
Seek approval in priority dealing and ED Board	Assuming part of site to be sold to GT, obtain approval for land transfer	JH	DW	411 Nov	
Formalise transaction details and agreements	Finalise contract of sale and Agreement for future mutual cooperation BCSS & GT	JH	NRM Principals	1825 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

CK – Cliff Kuskopf (DETE Regional Facilities Manager)

GB – Grant Byrne (DETE Capital Works Delivery)

BCSS Principal – Ms Melissa Burke

Briefing Note

The Honourable John-Paul Langbroek MP
Minister for Education, Training and Employment

Action required: For Noting

Required by: N/A

Routine – to provide the Minister with an update on the progress of the transfer of land from Queensland Health to Brisbane Central State School.

SUBJECT: BRISBANE CENTRAL STATE SCHOOL – DEFERRAL OF SETTLEMENT TO ALLOW QUEENSLAND HEALTH TO CONTINUE OCCUPANCY UNTIL 30 JUNE 2014

Summary of key objectives

- To advise the Minister that it has been agreed to defer the settlement of the property located at 169 Water Street, Spring Hill until 30 June 2014, in response to a request by Queensland Health (QH) to continue occupancy until September or December 2014, via a lease back, in lieu of vacating the property by 30 March 2014.

Key issues

- The Department is in the process of acquiring the surplus QH site at 169 Water Street, Spring Hill described as Lot 1 on SP841384, which has an area of 6,684m².
- The terms of the inter-agency sale were agreed to by the appropriately delegated officers of both the Department of Education, Training and Employment (DETE) and QH. Under Government Land Policies, an exchange of letters may suffice as the agreed form of contract between State Government Departments. A copy of the letter is at **Attachment 1**.
- The salient points of the agreement between the departments were:
 - Transfer price \$6.25 million (exclusive of GST);
 - Settlement scheduled to occur on 30 March 2014;
 - Vacant possession to be given at settlement; and
 - DETE to be provided access prior to settlement to assist with future planning.
- Under Government Land Policies and due to the value of the property, the endorsement of the Chair of the Economic Development Board within the Department of State Development Infrastructure and Planning (DSDIP) is required.
- QH submitted a joint Economic Development Board (EDB) submission to DSDIP in January 2014. Verbal advice from DSDIP indicates that approval has been obtained although written confirmation is yet to be received.
- The Letter of Exchange (point 4) did indicate that an extension of the settlement date may be negotiated by mutual agreement between the parties.
- On 4 February 2014, QH sent through a request to remain on the Spring Hill site until December 2014, or until September 2014 at a minimum. DETE consideration was sought on this continued occupancy via a lease back arrangement.

Implications

8. If DETE were to agree to QH's continued occupancy, the options available were:
 - Decline QH request and proceed to settle the property as per the agreement on 30 March 2014. QH's tenant (Child and Youth Mental Health Service, Children's Health Queensland Hospital and Health service) would have been required to vacate by this date.
 - Settle on 30 March 2014, but enter into an arrangement for continued occupancy with DETE as a landlord and QH as tenant.
 - Delay settlement until June 2014 only. This was the preferred option as there will be no additional administrative burden such as negotiating lease agreements and adhering to Landlord obligations and responsibilities, and will afford QH with an additional three months to find alternative accommodation.
9. An extension to the settlement date was contemplated when documenting the agreement between the parties. Point 4 of the Letter of exchange reads "An extension to the settlement date may be negotiated by mutual agreement between the parties."
10. DETE's Infrastructure Programs and Delivery area is currently in the process of undertaking a master planning exercise over the site. They have been consulted about the extended settlement and they have confirmed this would not pose any issues from their perspective. Under the agreed arrangement, DETE has access to the site prior to settlement to assist with their future planning.

Background

11. Brisbane Central State School is a P-7 school located on a small site with significant Heritage issues.
12. Brisbane Central State School will continue to experience enrolment growth and be impacted by the closure of the Fortitude Valley State School.
13. There is a need for reinvestment into a number of existing assets to meet functionality issues. The acquisition of the former QH site at 169 Water Street, Spring Hill is the preferred solution to future proof Brisbane Central State School.

Right to information

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

Recommendation

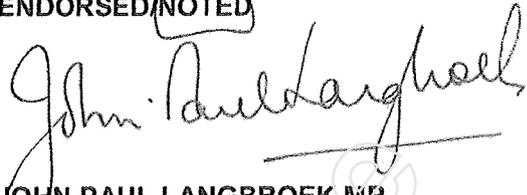
That the Minister **note** the request by Queensland Health to continue to occupy the property located at 169 Water Street, Spring Hill until December 2014 or at a minimum, to September 2014, and that the Department has agreed to extend the settlement date until 30 June 2014 only.

NOTED

ENDORSED/NOTED

for

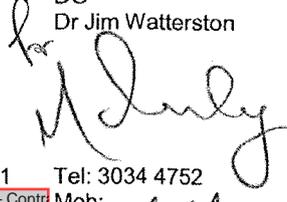
FIONA CRAWFORD
 Chief of Staff
 Office of the Hon John-Paul Langbroek MP
 Minister for Education, Training and
 Employment


JOHN-PAUL LANGBROEK MP
 Minister for Education, Training and
 Employment

714114.
 Copy to Assistant Minister

914114

Minister's comments

Action Officer Kerry O'Shaughnessy A/Director Real Estate, Environmental, Emergency, Security and Housing Management Tel: 3034 6000 Date: 11/03/2014	Endorsed by: A/ED Maree Bauer Infrastructure Programs and Delivery Tel: 3224 2826 Mob: [s.47(3)(b) - Contr] Date: 19/03/2014	Endorsed by: ED Vince White Infrastructure Operations Tel: 3034 4626 Mob: [s.47(3)(b) - Contr] Date: 11/03/2014	Endorsed by: ADG Paul Hobbs Infrastructure Services Tel: 3034 4520 Mob: [s.47(3)(b) - Contr] Date: 20/03/2014	Endorsed by: DLG Jeff Hunt Corporate Services Tel: 3034 4771 Mob: [s.47(3)(b) - Contr] Date: 31/03/2014	Endorsed by: DG Dr Jim Watterston <i>for</i>  Tel: 3034 4752 Mob: [s.47(3)(b) - Contr] Date: 1 A, 14
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- 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

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 Calvin Rochleigh 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

Our Ref A10403 :PACM

Contact Peter Meadows



24 November 2008

Services Facilities Officer
Department of Education and the Arts
Greater Brisbane Regional Office
PMB 250
MANSFIELD QLD 4122

Attention: Robyn Johnson

Dear Robyn

BRISBANE CENTRAL STATE SCHOOL – 'A' BLOCK INSPECTION

As requested, the excessive movement of the floor in one corner of the year 2 classroom and brickwork of the South-east elevation at Brisbane Central State School was inspected on October 17, 2008 and we report as follows -:

SCOPE OF WORKS

Our scope of works was to visually inspect from ground level the structural elements of the building identified by the schools' representative and provide a brief written report. No wall linings or roof sheeting were removed during the inspection.

No analysis or design review of the structure has been carried out as part of this inspection. Information on as-constructed details have not been reviewed at this time.

Observations in this current report have been based on visual inspection of site conditions at the time of this investigation.

OBSERVATIONS

'A' Block at Brisbane Central State School was originally constructed in 1870 and consists of a single storey structure with the main class room section of the building constructed with brick walls and a suspended timber floor. The roof consists of exposed trusses and timber purlins. Gable end extension sections to the South-west elevation are of full timber construction.

Plate 1 shows a general view of 'A' Block.

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ABN 51 010 017 151

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Gosford
Baulkham Hills
Busselton

Port Moresby, PNG
Abu Dhabi, UAE
Portland, USA



K:\A10403\Phase 001\Docs\Reports\Brisbane Central SS A Block.doc



Plate 1

The south-East wall of the original structure is a gable end full height brick wall. Evidence of previous infill was observed (plate 2).



Plate 2

The South corner was observed to have bricks with very weak mortar between (plate 3).



Plate 3

Sections of the mortar could be raked out easily by hand and some loose bricks were observed (plates 4 & 5).



Plate 4



Plate 5

The condition and texture of bricks and mortar varied dramatically across the face of the Southern wall (plate 6).



Plate 6

The East corner of the building was observed to be similar however mortar strengths were considerably stronger. The North-Eastern wall of the building had been rendered (plate 7).



Plate 7

The brick corbel at the South corner of the building was observed to be cracked and missing mortar (plate 8).

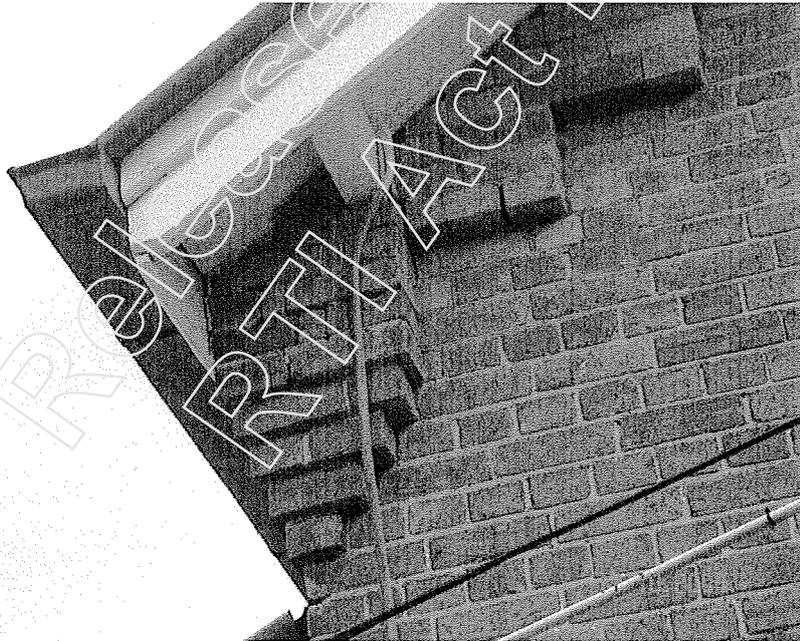


Plate 8

Other high level corbels are shown in plate 9.



Plate 9

Plate 10 shows the view of an internal brick wall.

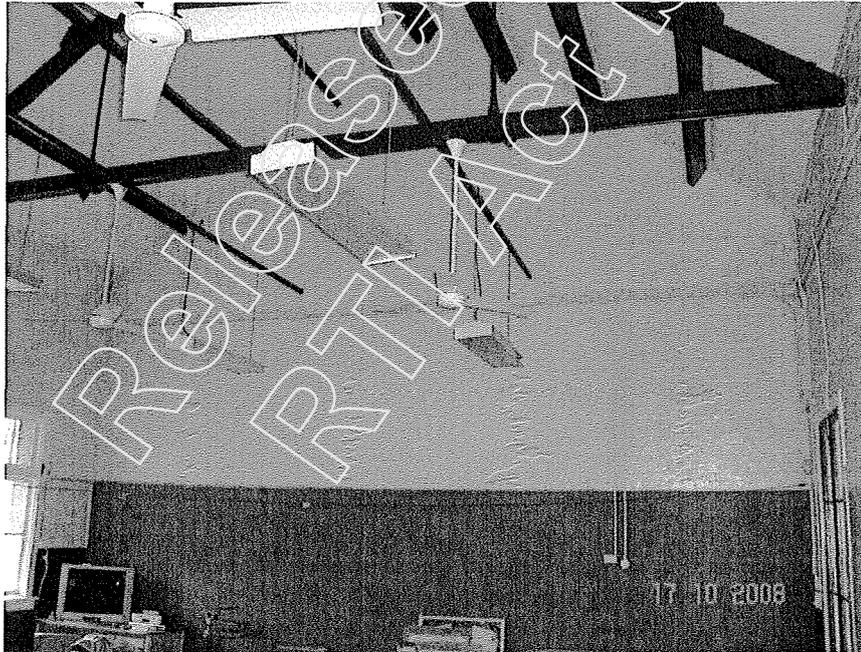


Plate 10

Users of the building reported continuous peeling of paint off lower sections of the brick walls typically (plates 11 & 12).



Plate 11

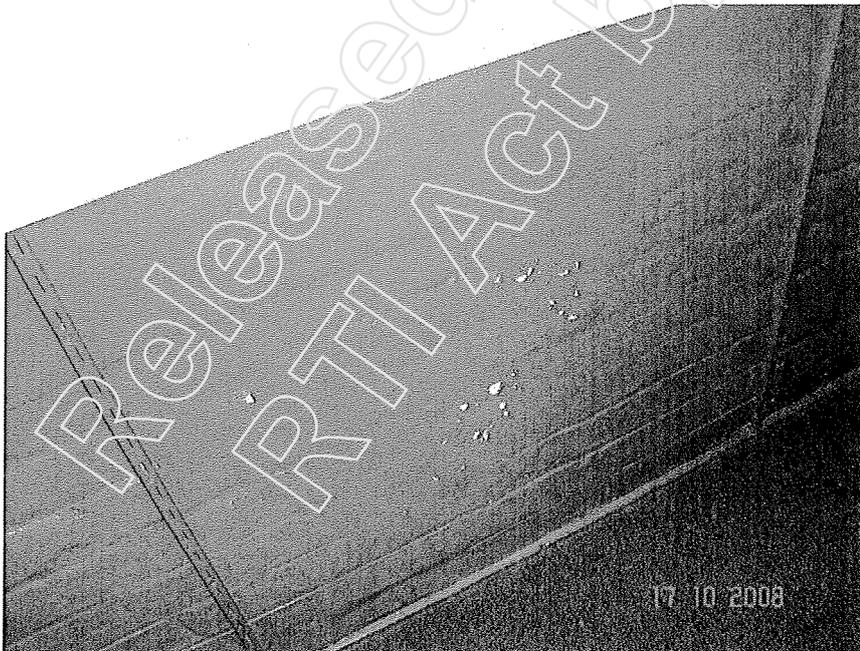


Plate 12

Plate 13 shows an internal view of flooring in the original section of the building.



Plate 13

The floor in the vicinity of the South corner of the year 2 room was reported to be 'spongy' and is shown in plate 14.



Plate 14

Carpet was removed to expose the flooring beneath (plate 15).



Plate 15

Flooring was readily removed to expose the floor joists below.



Plate 16

Below the floor, a small undercroft exists revealing timber floor framing supported on small brick piers (plate 17).

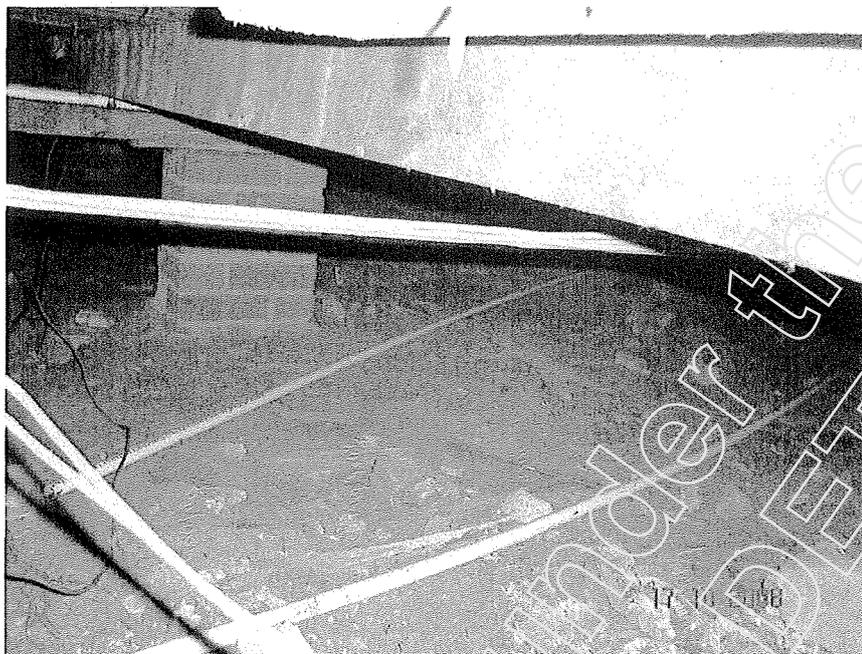


Plate 17

At the North-East end of the year 2 room termite activity was evident (plate 18).



Plate 18

DISCUSSION

The purpose of the inspection was to investigate reported excessive movement of the floor in the corner of the year 2 classroom and inspect the condition of brickwork to the South-east elevation of the building.

The excessive movement of the floor in the corner of the year 2 classroom was found to be due to a missing section of floor boards – joists had been overlaid with a thin masonite board and carpet resulting in the excessive movement observed. There is no structural inadequacy associated with the excessive movement and simple reinstatement of flooring will resolve.

Another section of the floor in the classroom was found to move excessively. This corresponded with a section of floor where original floor boards had been replaced with a chipboard floor. The chipboard has absorbed moisture and consequently its strength has been compromised. Replacement of the flooring will be recommended.

The condition of brickwork in the South-East wall and the strength of mortar between bricks varied dramatically throughout the external face of the wall. Some bricks appeared to be suffering from rising damp, while others appeared to be suffering from salt attack. Mortar between some bricks could be easily raked out by hand and appeared to have little cementitious material.

Evidence of infill bricks was observed and previously repaired mortar. Internally, peeling paint dominated the lower sections of the walls.

A corbel section of brickwork (plate 8) was also observed to have extensive missing mortar from between bricks.

The sections of missing and weak mortar severely reduce the capacity of the brickwork to perform as originally designed. Recommendations to replace/repair mortar will be made.

Although design documentation for the building has not been reviewed and no design calculations have been undertaken, it is likely the brickwork throughout the building would not comply with current Australian design standards. Timber roof trusses, purlins and their fixings are also unlikely to conform to current standards. It is therefore important to maintain the structural elements of the building in a serviceable condition as extensive rectification may require upgrading of the structure to comply with current standards. The advice of a building certifier should be sought prior to any works or change of use of the building.

The structure is old and brickwork is unlikely to contain a damp proof course, consequently moisture is rising through the bricks affecting the adhesion of paint to internal surfaces. The provision of a damp proof course would be difficult and adversely affect the structural capacity of the brickwork. To help reduce the moisture content of the internal brickwork a mechanical system of ventilation to the underfloor area will be recommended. Following a period of operation of say 6 months, internal walls could be repainted – the advice of a reputable paint manufacturer should be sought for recommendations of suitable products and necessary preparation of surfaces. Should these measures fail to produce an acceptable result, cladding internal wall surfaces may need to be considered creating a cavity between brickwork and a suitable moisture resistant wall board.

RECOMMENDATIONS

We recommend the following -:

1. Replace floor boards identified as missing from the access to the underfloor area. Replacement with timber floor boards or ply sheeting of equivalent thickness to the surrounding floor boards would be suitable.
2. Moisture affected areas of the floor where chipboard floor sheeting has been used are recommended to be replaced with a moisture resistant plywood or moisture resistant particle board sheet flooring. The thickness of board should be as recommended by the manufacturer to safely support a design live load of 3 kPa or 2.7kN.
3. All loose or weak mortar capable of being removed with hand tools, found anywhere throughout the external faces of the building is to be replaced with a cementitious mortar for at least half the depth of bricks (55 mm) with the intent to restore structural adequacy of masonry elements.
4. Rebuild the brickwork of the corbel identified in plate 8 and check remaining corbels for adequate mortar strength.
5. Provide a mechanical system of ventilation to the undercroft area of the masonry section of the building. A total of 3 domestic style exhaust fans are recommended to be placed in the North-east wall, below floor level discharging to the exterior. The provision of vents to walls on the opposite side of the building would be required to provide an adequate flow of air beneath the structure.

Remedial works are recommended to be undertaken within 6 months - there is a risk of failure of the brickwork during periods of high wind and corbel bricks could dislodge and fall.

CONCLUSION

The excessive movement of the floor in one corner of the year 2 class room and brickwork of the South-west wall at Brisbane Central State School has been inspected and recommendations made to undertake remedial works as listed above.

We trust this report is satisfactory for your needs. Should you require further advice or clarification please do not hesitate to contact us.

Yours faithfully



Peter Meadows
Senior Engineer
for **Cardno Alexander Browne**

Briefing Note

The Honourable John-Paul Langbroek MP
Minister for Education, Training and Employment

Action required: For Noting

Noting required by:

Urgent – Minister is requested to note prior to the first Master Planning meeting scheduled for week commencing 14 October 2013.

SUBJECT: BRISBANE CENTRAL STATE SCHOOL – ADDITIONAL LAND

Summary of key objectives

- To advise the Minister of the commencement of the master planning exercise to involve the Brisbane Central State School Parents and Citizens' Association representatives.
- Results of master planning process to inform the Minister of the best use of the additional land.

Key issues

1. The Department is in the process of acquiring the surplus Queensland Health site at 169 Water Street, Spring Hill.
2. The acquisition of this site will help facilitate existing facilities concerns and meet forecast future enrolment increases.
3. A master planning exercise will consider if Brisbane Central State School requires the entire surplus Queensland Health site to meet current issues and future growth.
4. Group H Architects have been appointed to undertake the Master Planning exercise.
5. The Director, Capital Works Planning unit and a Group H architect met with the Principal, Ms Melissa Burke on 20 September 2013 to understand educational issues and view the school assets.
6. The first meeting of the Master Planning Committee is planned for the week commencing 14 October 2013.
7. The Master Planning Committee will involve representatives from the Brisbane Central State School Parents and Citizens' Association.
8. There is no funding allocated under the 2013-14 Capital Works Program to fund all or stages of the master plan when finalised.

Implications

9. The master planning exercise will produce up to four site options as listed below:
 - i) Current Brisbane Central State School site;
 - ii) Current Brisbane Central State School site and all of the surplus Queensland Health site; and
 - iii) Current Brisbane Central State School site and a portion of the surplus Queensland Health site – likely two options.
10. Brisbane Central State School Parents and Citizens' Association supports the use of the entire surplus Queensland Health site for Brisbane Central State School expansion.

11. It is not intended to engage with St Joseph's College, Gregory Terrace or its architect until the master planning exercise detailed in paragraph 9 is completed.
12. A copy of the Project Plan developed by the Deputy Director-General, Land and Asset Management, Department of State Development, Infrastructure and Planning which is leading this project, is provided at **Attachment 1**.

Background

13. Brisbane Central State School is a P-7 school located on a small site with significant Heritage issues.
14. Brisbane Central State School will continue to experience enrolment growth and be impacted by the closure of the Fortitude Valley State School.
15. There is a need for reinvestment into a number of existing assets to meet functionality issues.

Right to information

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

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RTI Act by DETE

Recommendation

That the Minister

Note the Master Planning exercise to be undertaken with Brisbane Central State School.

NOTED

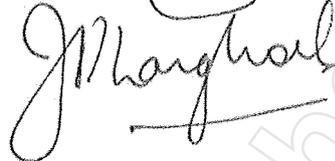


FIONA CRAWFORD
Chief of Staff
Office of the Hon John-Paul Langbroek MP
Minister for Education, Training and
Employment

29/10/13

Copy to Assistant Minister

**APPROVED/NOT APPROVED
ENDORSED/NOTED**



JOHN-PAUL LANGBROEK MP
Minister for Education, Training and
Employment

30/10/13

Minister's comments

[Empty box for Minister's comments]

Action Officer	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:
Director	ED	ED	A/ADG	DDG	DG
Grant Byrne	Dave Baxter	Vince White	Dave Baxter	Jeff Hunt	Dr. Jim Watterston
Capital Works	Infrastructure	Infrastructure	Infrastructure	Corporate Services	
Planning	Programs & Delivery	Operations	Services		
Tel: 322 46907	Tel: 322 42826	Tel: 323 70761	Tel: 323 70658	Tel: 340 56329	Tel: 323 71070
	Mob: s.47(3)(b) - Contrary	Mob:			
	Date: 03/10/2013	Date: 03/10/2013	Date: 04/10/2013	Date: 08/10/2013	Date: 16/10/13.



**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	DETE Comments
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	Meeting occurring Friday 30 Aug
Meeting Working Group	Share database of future requirements and planning Determine working agreement and team Agree timeframes to reach mutual objectives	DW	JH TC Principal BCSS DETE architect when appointed	2 September	Need time for DETE to engage architect (and meet with school / region. Future requirements also contingent upon Valley closure decision.
Working Group	Engagement of architect, consultation and preparation of draft master plan	DETE architect	Principal BCSS DETE architect CK GB BCSS P&C GT architect	2 September - 7 October	Group H Architect engaged. Meeting between DETE architect and the school occurred 20 Sept.
Community consultation	Inform local community and BCSS board of proposed cooperation and process	RC & JH		14 October onwards	
Meeting Master Plan Working Group	Discuss worked-up DRAFT master plan proposal and modify if required. Sign off of DRAFT master plan for broader consultation.	DW (Organiser) JH (Chair)	DETE architect Principal BCSS CK GB BCSS MPC GT architect	14 October	
Meeting Master Plan Working Group, RC and school boards	Present draft proposals to school boards for comments	DW	RC Principals Technical team School Boards	25 November	
Master Plan Working Group	Finalise master plan proposals incorporating feedback Prepare draft agreement for mutual cooperation Agree tenure arrangements	DETE architect	JH TC Contractor	2 December - 28 January 14	

Seek Ministerial endorsement	Minister for Education, Training and Employment endorses actions	JH		4 February - 18 February	
Obtain valuations if required	Based on agreed cooperation and tenure	JH	JH TC	18 February	
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	18 February	
Seek approval in priority dealing and ED Board	Assuming part of site to be sold to GT, obtain approval for land transfer	JH	DW	11 March	
Formalise transaction details and agreements	Finalise contract of sale and Agreement for future mutual cooperation BCSS & GT	JH	NRM Principals	31 March - 28 April	
Effect transfer	Transfer part of site to GT	JH	NRM	May	

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
 BCSS MPC - Brisbane Central State School Master Plan Committee
 GT - Gregory Terrace
 NRM - Department of Natural Resources and Mines
 CK – Cliff Kuskopf (DETE Regional Facilities Manager)
 GB – Grant Byrne (DETE Capital Works Delivery)
 BCSS Principal – Ms Melissa Burke

Town Planning Report

Brisbane Central State School

135 St Pauls Terrace, Spring Hill

Lot 1 and 2 on SL841384

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Document History

Version	Date	Status	Key changes made	Author/s	Reviewer/s
1	10/10/13	Draft		T.Peverill/J.Rowe	C.Wallis

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 Building and Asset Services Town Planning Unit and the client. Building and Asset 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.

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1. Introduction

Building and Asset Services' Town Planning division has been appointed to undertake this report by DETE in relation to preliminary investigations regarding future development on land at 134 St Pauls Terrace, Spring Hill (Lot 2 SL841384) and known as the Brisbane Central State School (BCSS) and the recently acquired adjacent land located at 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 expansion of facilities at the school with the view to developing a site masterplan and conservation plan.

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 outlining site parameters and constraints and 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:

- Identification of the site under the planning scheme, including the zoning and any relevant development constraints.
- Identification of likely risks or challenges in relation to the proposed development.
- A professional town planning opinion as to whether the proposed development involves a 'material change of use' as defined in the SPA.
- 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).

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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 former 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. The total site area is 2.0525 hectares.

The combined site has frontage to St Pauls Terrace to the east, Rogers Street to the south west, and Water Street to the north west. 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.

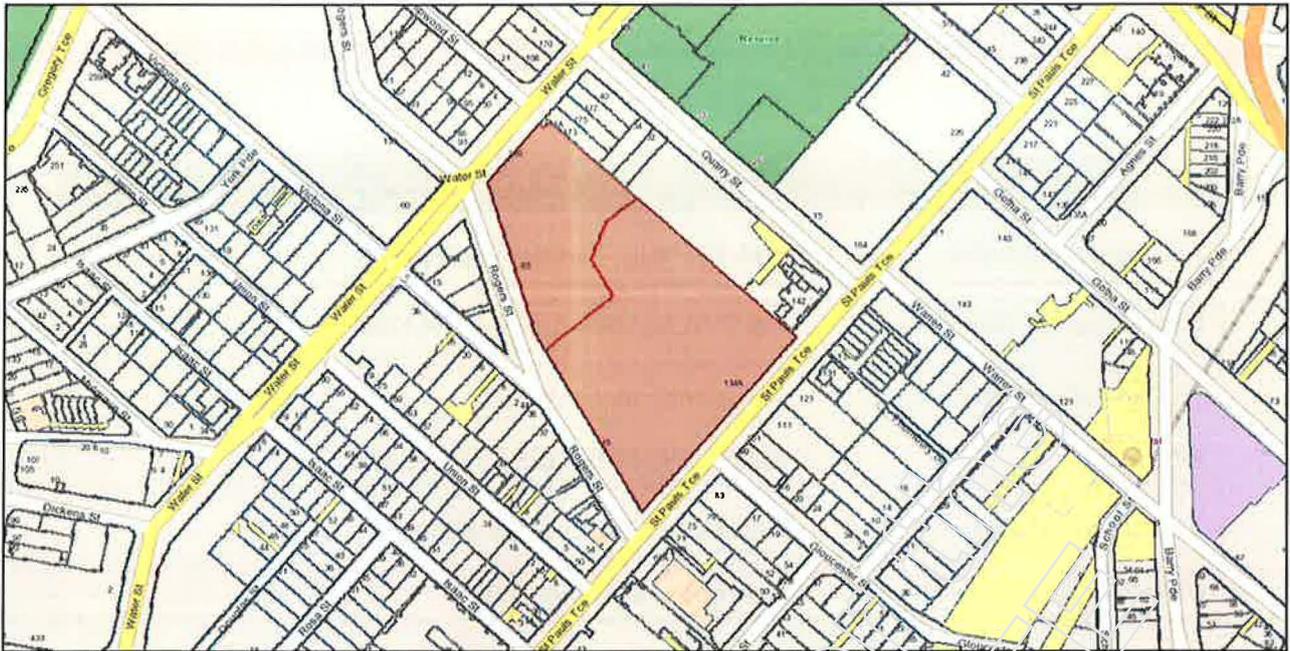


Figure 1 Local Context

Source: Queensland Atlas

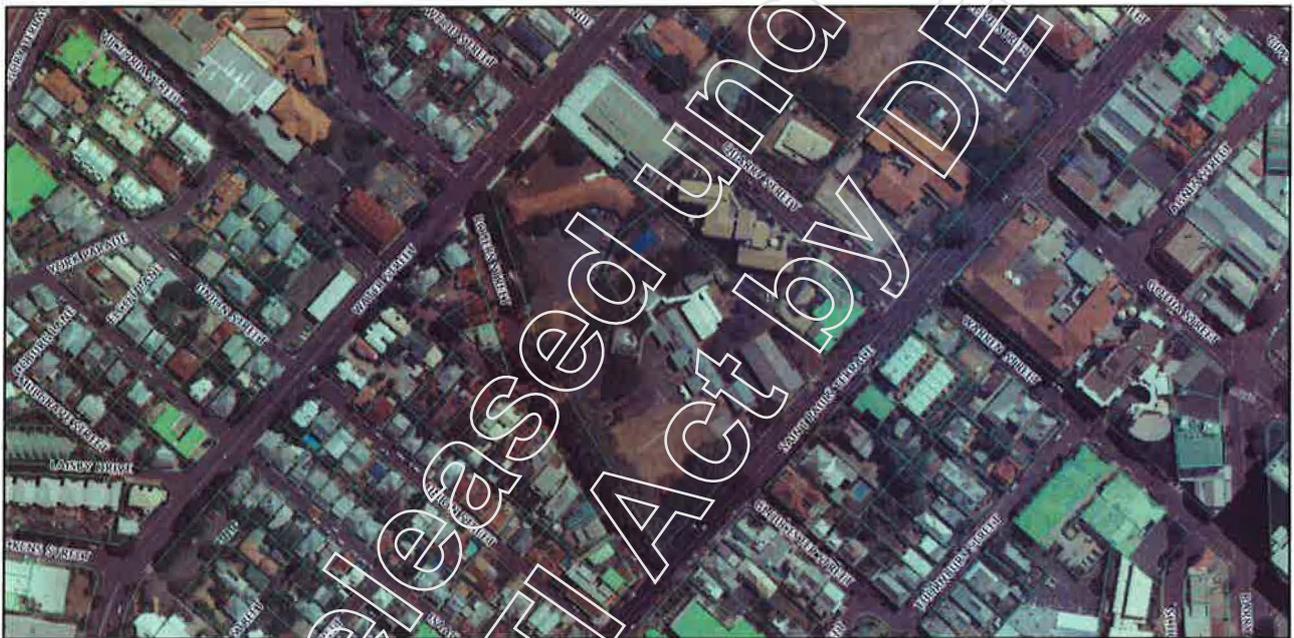


Figure 2 Aerial

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.

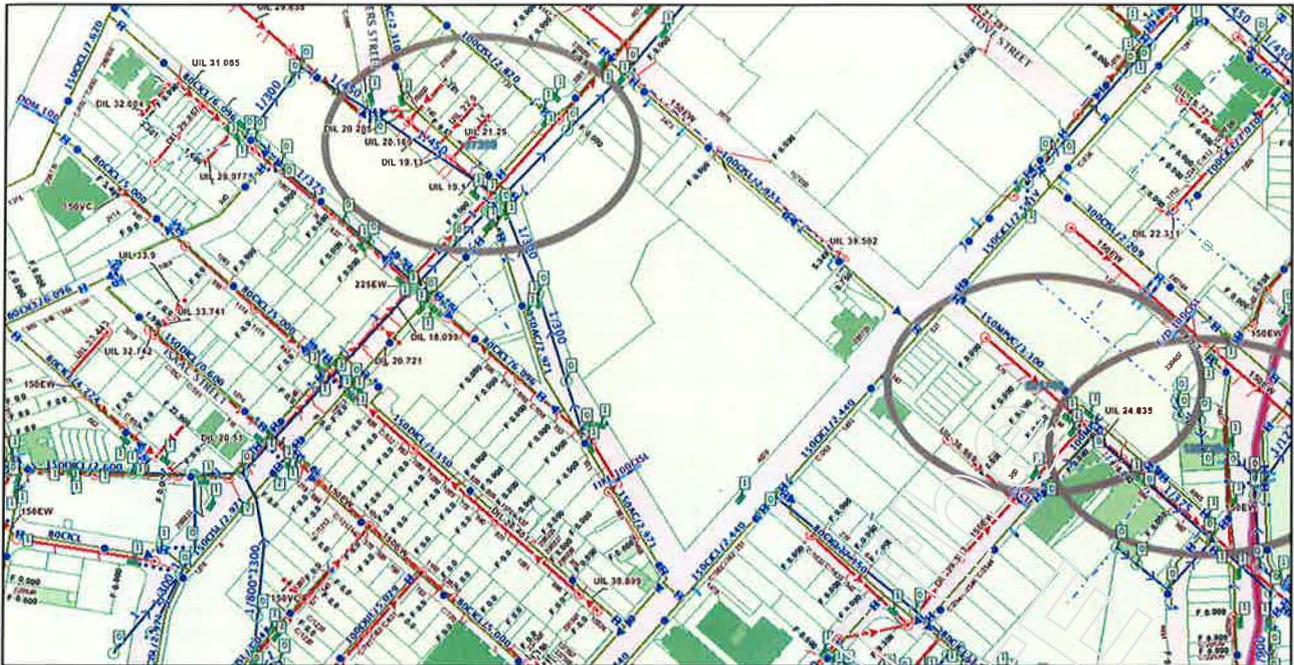
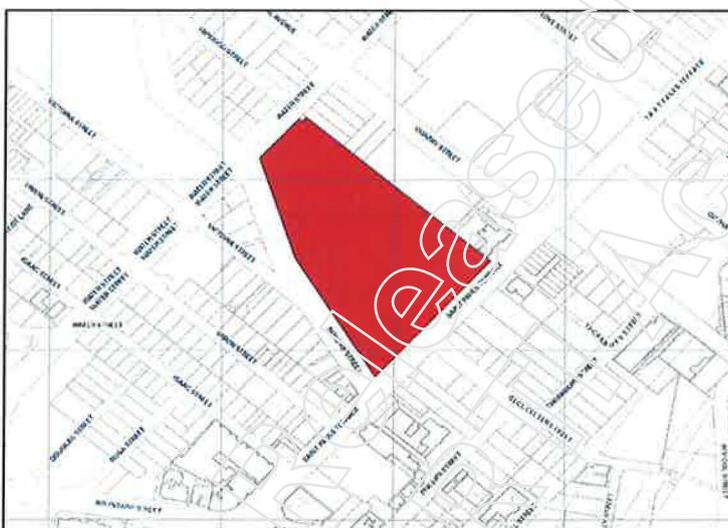


Figure 3 Services Availability

Source: eBimap

2.3 Heritage

Both lots which form the site are listed on the Queensland Heritage Register (refer Figure 4). The site is also recognised locally as a Heritage Place – Cultural (refer to Figure 5).



- Queensland Heritage Register Places (Boundary Accuracy)
- Actual
- Estimated
- Location Only
- Cadastral Boundaries
Property boundaries shown are provided as a locational aid only.
- Towns

Figure 4 Queensland Heritage Register WebMap

Source: DEHP

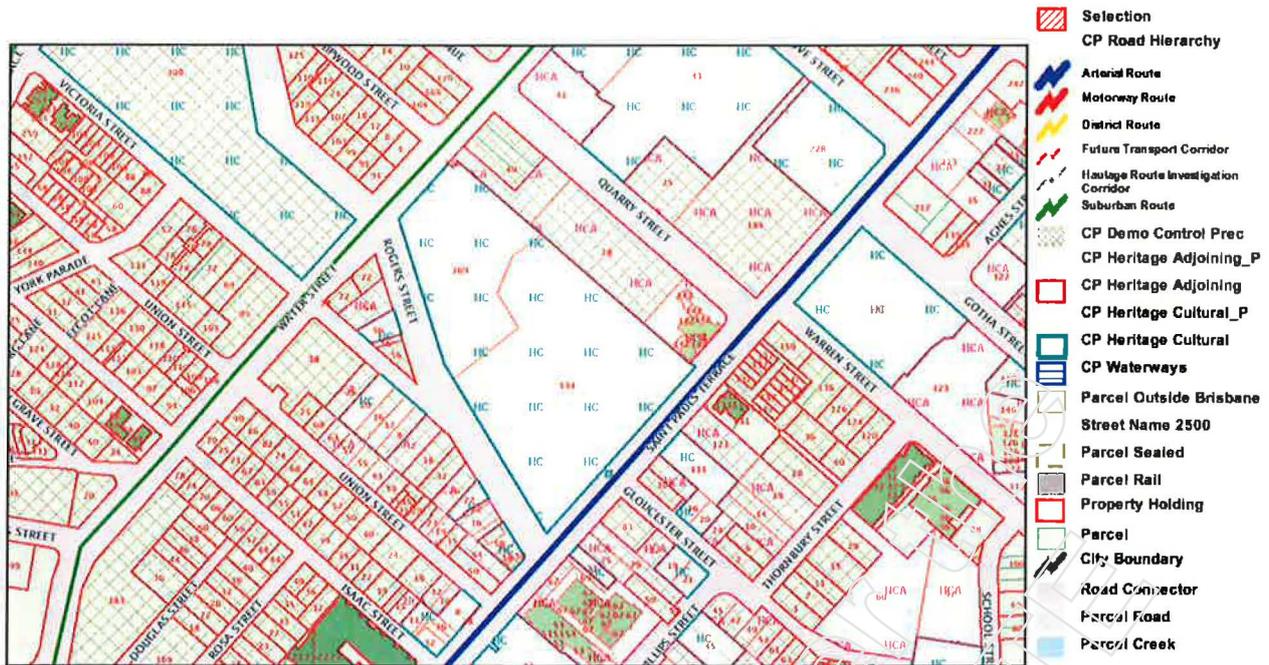


Figure 5 BCC Heritage Map

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.

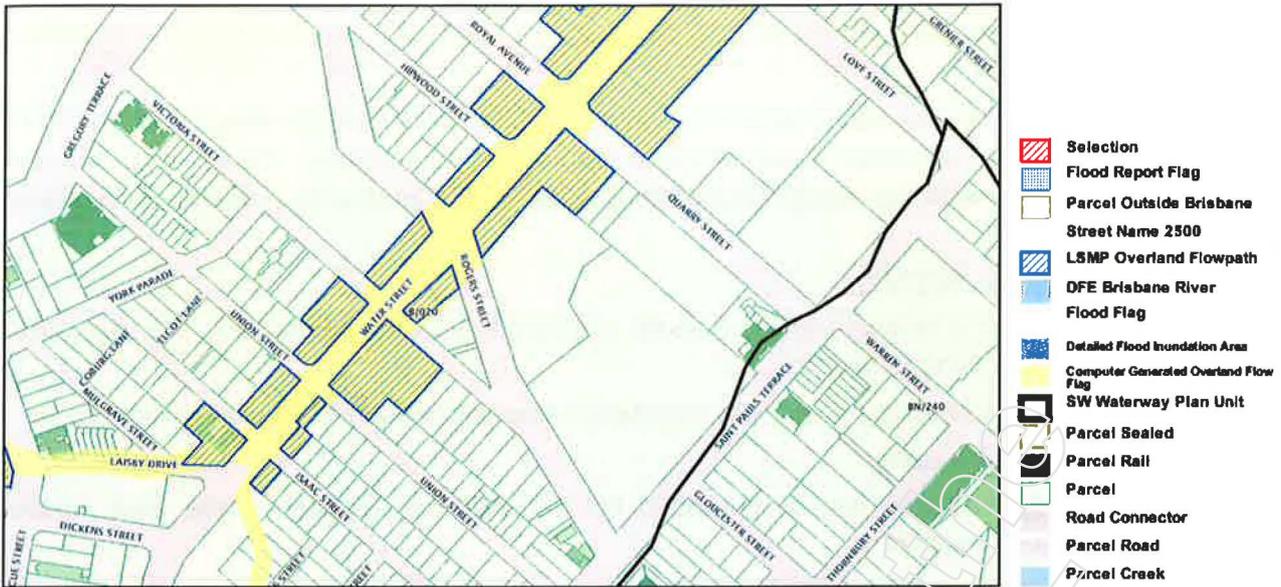


Figure 6 Flood Flag

Source: eBimap

2.5 Public Transport

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

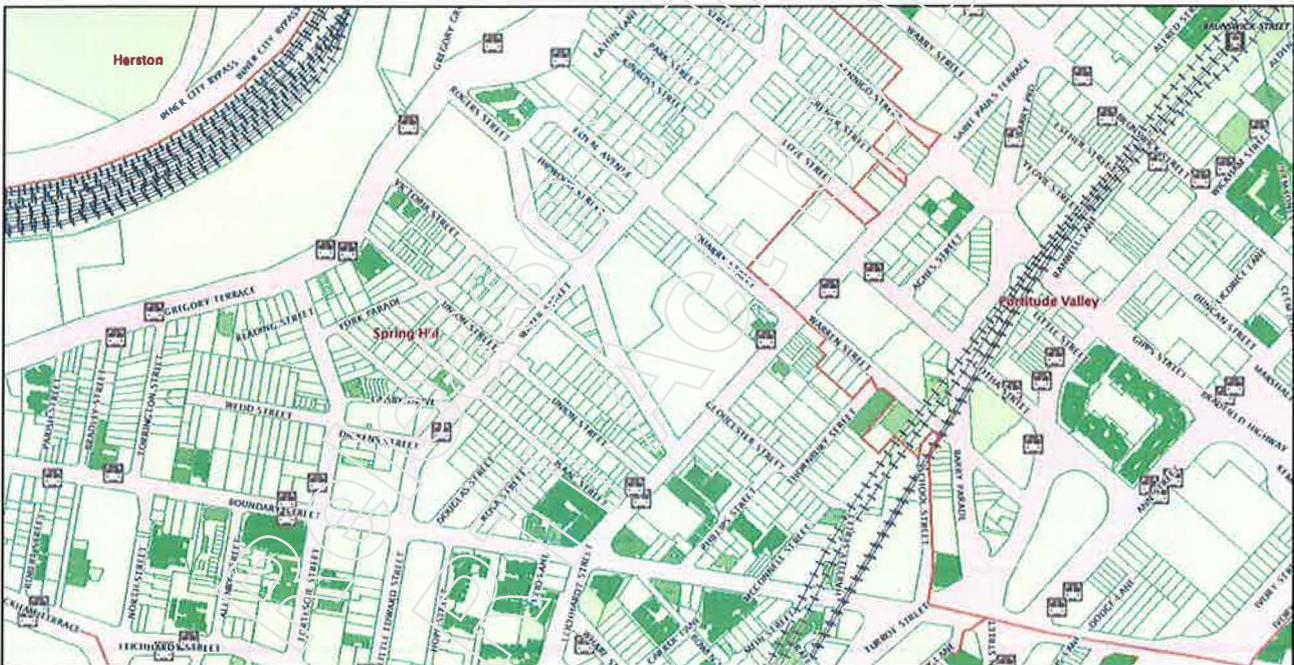


Figure 7 Public Transport Availability

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.

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3. Current Planning Scheme Provisions

Current Planning Scheme Provisions	
Planning Scheme	Maroochy Plan
Area Classification	Nambour Centre Frame (Town Centre Frame)
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 8*.



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.

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 Planning Scheme Overlays

3.2.1 Natural Assets

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

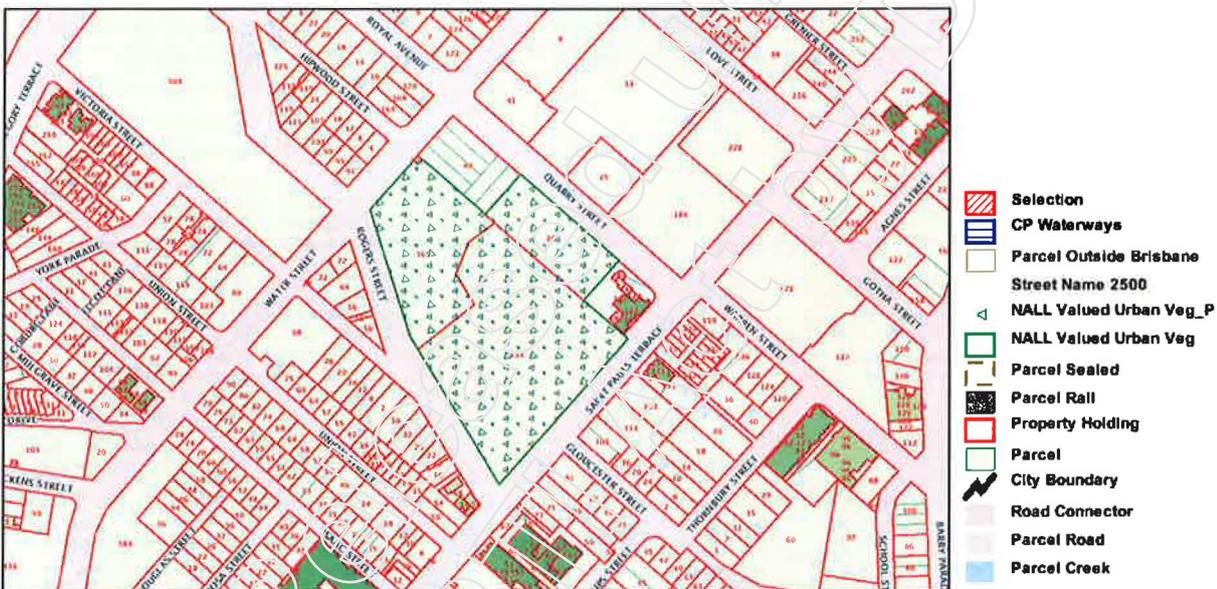


Figure 9 Natural Assets Map

Source: eBimap

3.2.2 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*.

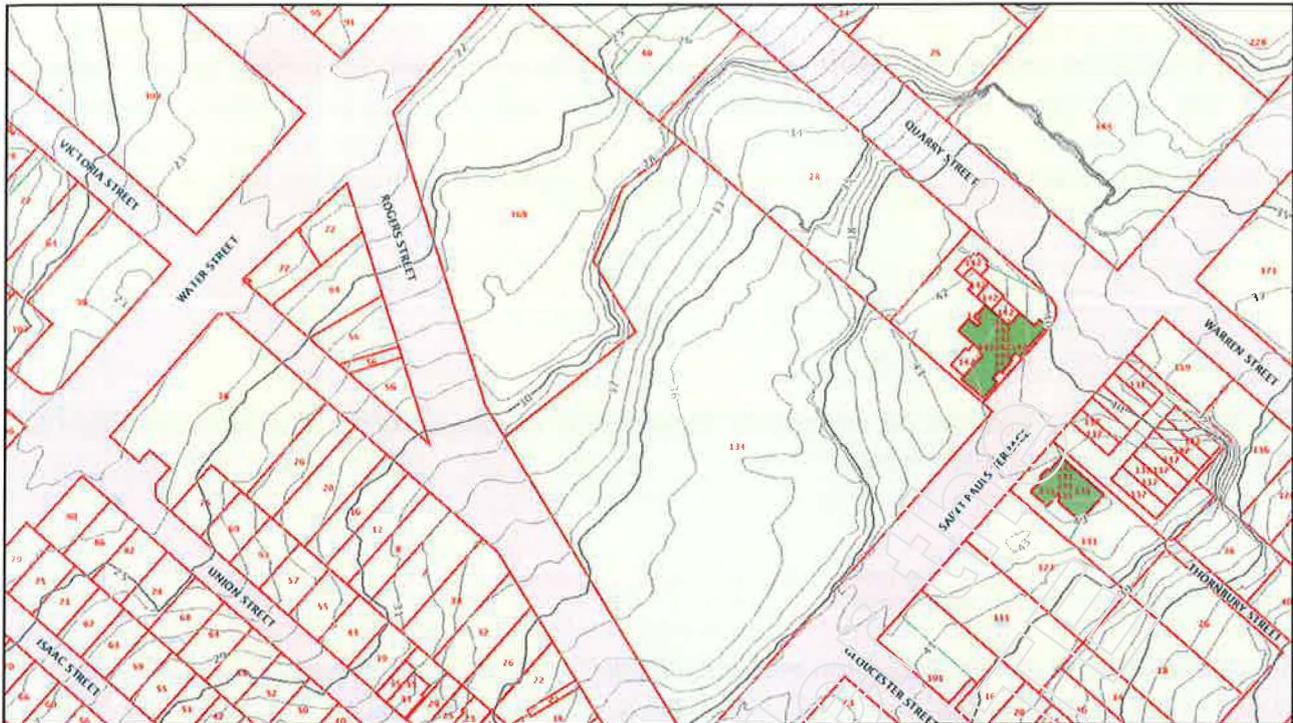


Figure 10 Contours

Source: eBimap

3.2.3 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 SPA.

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 (repealed);
- 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 (repealed)

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.

4.1.4 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.

4.1.5 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.

4.1.6 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 12*) 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.

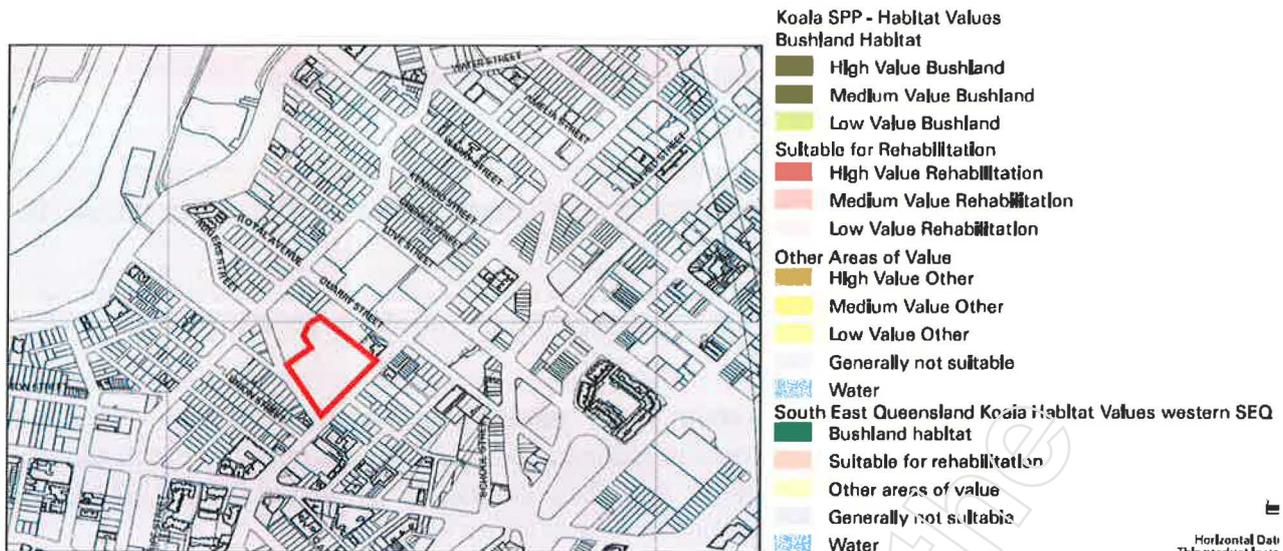


Figure 12 Koala SPP Map

Source: DEHP

4.1.7 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.

4.1.8 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.

4.1.9 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 of 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 referable wetlands affecting the site.

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

This SPP It is designed to ensure that planning and development assessment under local government planning schemes includes appropriate consideration of strategic cropping land (SCL). This 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.

4.1.11 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 Figure 13 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.

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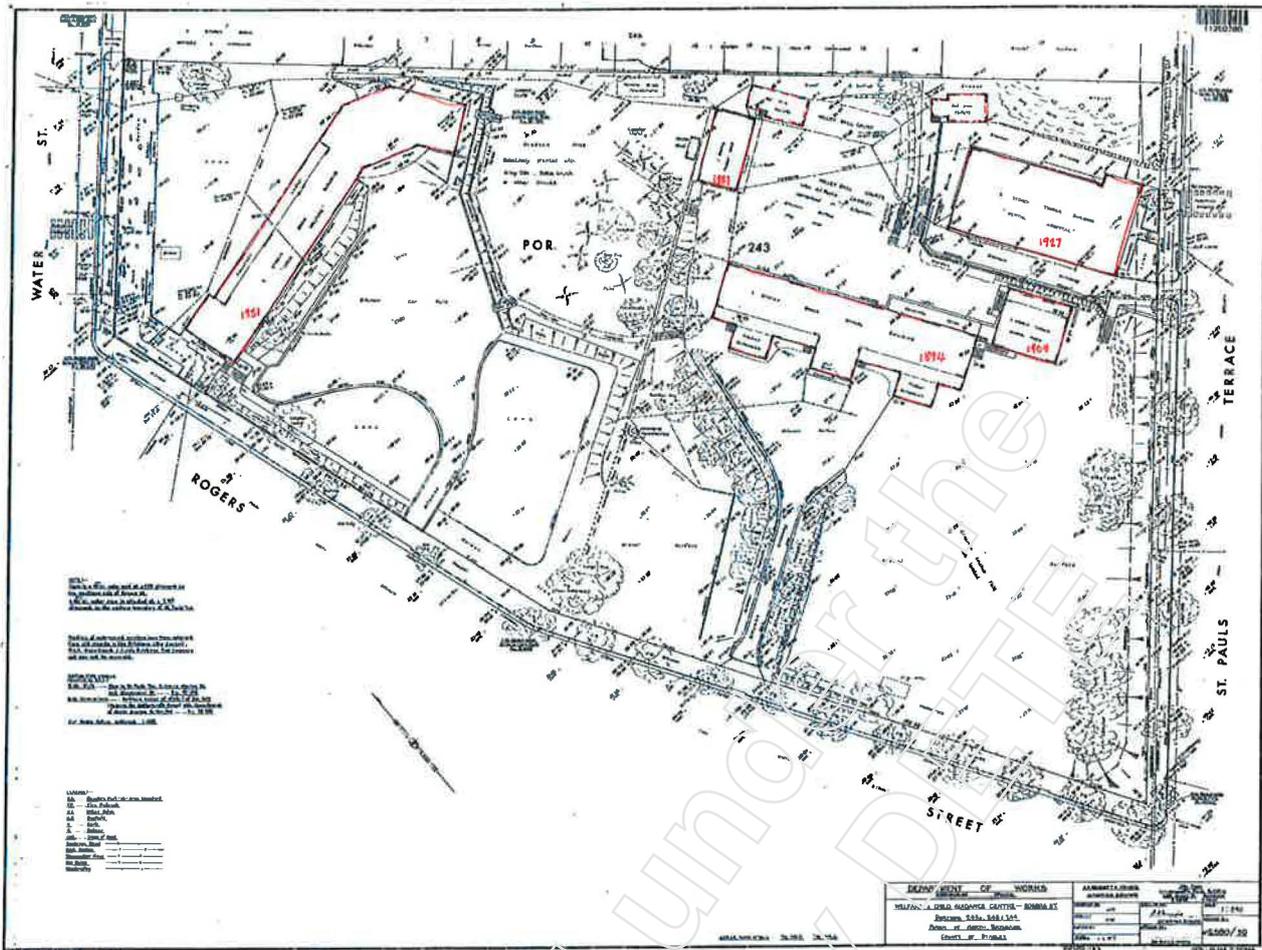


Figure 12: Plan of site in 1997 (source eplan 11255706 with annotations added in red for this report). The plan also shows a proposed resumption for road widening of St Paul's Terrace which was first identified as a possibility in the 1950s, but is not shown as being a requirement on current Brisbane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

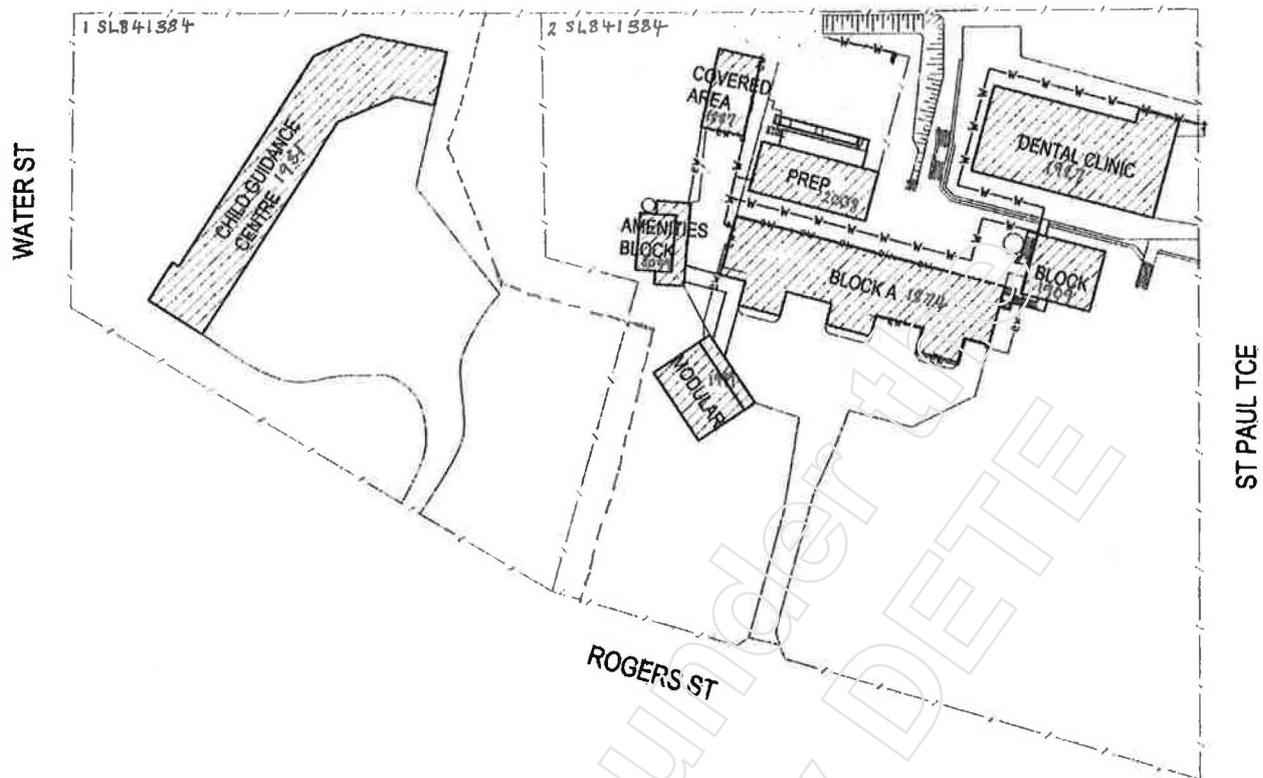
Significant buildings which survive today are shown in the *Figure 13* and are:

- 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

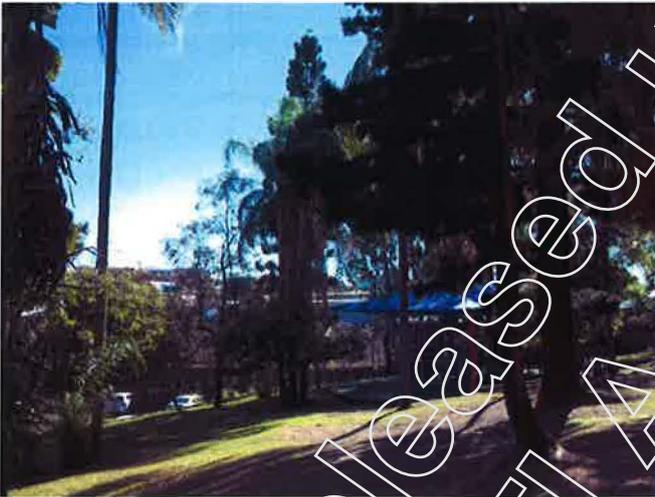


Figure 18: (left) playground and significant trees to the north of Block A

Figure 20: (below) stone wall, St Pauls Terrace



Figure 19: View south east from Queensland Health

Figure 20: View south east from playshed

5.2 Options for Development

A number of options for redevelopment have been considered 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.

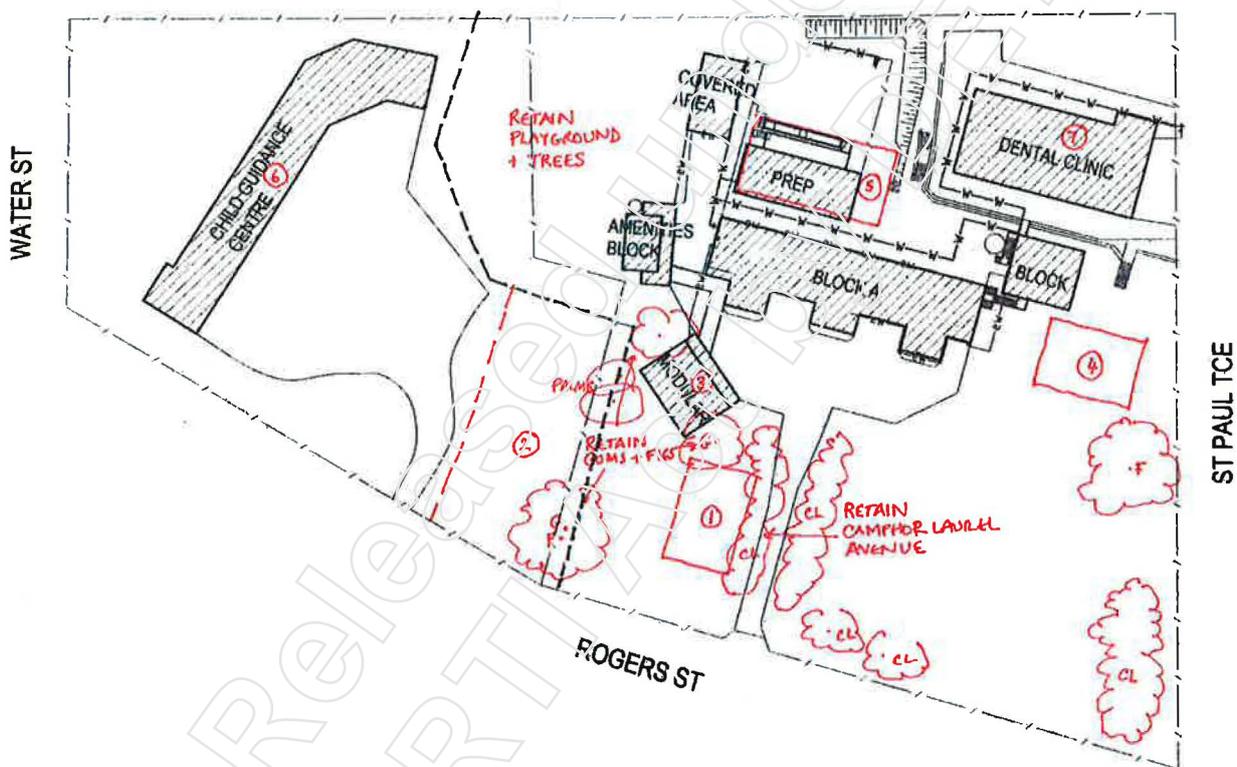


Figure 21: Locations of options discussed in the text

Options discussed included:

- Option 1: Located on the former basketball court construction of a two storey block at right with loss of car spaces but retaining camphor laurels.

- Option 2: As option 1 however using part of Lot 2. The large gum and fig at left foreground situated on the boundary of lots 1 and 2 should be retained.
- Option 3: replacement of the existing prep modular with three storey block – not viable without the loss of significant trees.
- Option 4: Two storey block to the south/east of Block A
- Option 5: replacement of modular prep building with a two storey building
- Option 6: Development of the child guidance centre on Lot 2 for school purposes
- Option 7: Modification of the school hall

Supporting images and discussion for each option is contained in **Appendix 1**.

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6. Preferred Option

Consideration of the options analysis previously undertaken and as listed in section 5.2 was undertaken by DETE. It has since been determined that a hybrid of option 2 whereby involving the use of Lot 2 and reuse of the existing car park on the site would be progressed. This option is illustrated in *Figure 24* as follows.

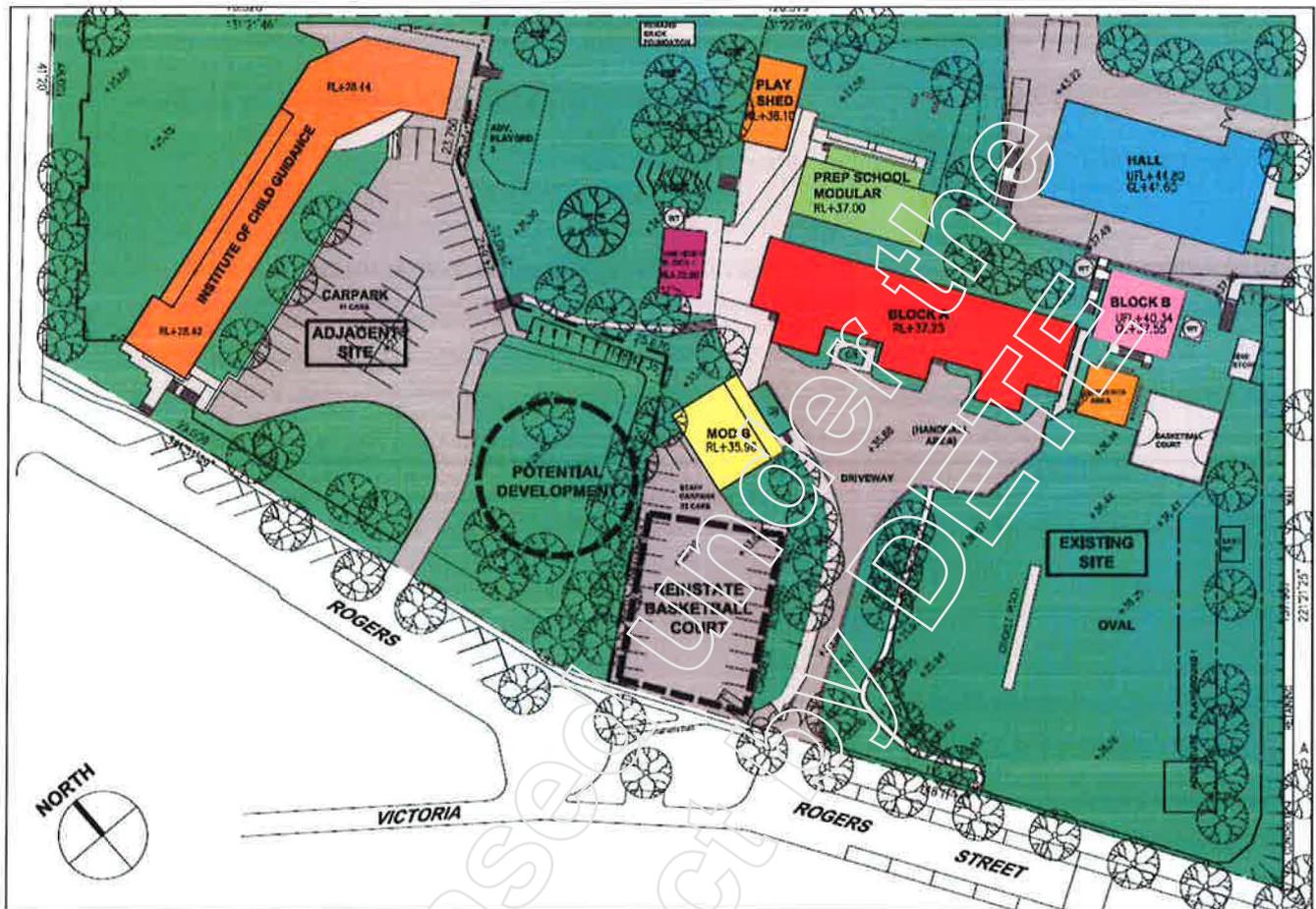


Figure 224: Preferred Option Development Plan

Source: DETE

To facilitate the progression of the preferred option and owing to the numerous heritage values of the site it has been recommended by DPW Heritage Architect that a conservation plan be undertaken over the entire school site (Lots 1 and 2) to investigate the opportunities and constraints for the future school expansion. The conservation plan will be developed in consultation with the Department of Environment and Heritage Protection, Brisbane City Council and the school.

The plan will provide future guidance for development of the school including the conservation of significant buildings, landscape features and areas of the school site.

7. Material Change Of Use Determination

The preferred option as illustrated in *Figure 24* has been reviewed to determine whether the works involve a material change of use.

Owing to the nature of the proposed works and expansion of the existing school facilities into the adjacent land through the use of existing car parking and new building works on the site, these works are considered to constitute the commencement of a new use of premises because the site is currently not being used for educational purposes.

A material change of use for 'Educational Purposes' in accordance with the *Brisbane City Plan 2000* may be code or impact assessable depending on the specific project details and the level of compliance with relevant planning scheme codes. The level of assessment would be determined following the provision of detailed site plans illustrating the development.

Owing to the nature of the proposed option and understanding that a conservation plan is to be prepared to confirm redevelopment opportunities for the site it is recommended that the site be designated to facilitate the proposed works and any future works on the site of the school. The designation can be accompanied by a master plan for the site which illustrates potential footprints of development areas on the site intended to facilitate future growth of the school providing an improved level of certainty for the school community and relevant State and local government stakeholders.

The effect of a ministerial designation is that the use of the site for the designated community infrastructure and services may proceed despite the local government's planning scheme, therefore requiring no further planning approval from the local government. However State Planning Policies and legislation and Commonwealth legislation may still be applicable.

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8. Conclusion and Recommendations

Any redevelopment of the site would need to carefully consider the existing heritage values of the site and would be subject to the undertaking of a conservation plan to ensure that any new development does not adversely impact upon heritage values of the site.

Where new building works are proposed in proximity to listed heritage features such buildings would need to be carefully designed for the site and further investigations would be required regarding functionality, access, overland flow, servicing, and associated support spaces.

As the preferred option for redevelopment and works do trigger a material change of use it is recommended that the site being designated via a community infrastructure designation. The effect of a ministerial designation is that the use of the site for the designated community infrastructure and services may proceed requiring no further planning approval from the local government however State Planning Policies, State and Commonwealth legislation may still be applicable.

Owing to the sites (Lot 1 and 2) inclusion on the state heritage register (file no.600312) 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. 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.

Consideration of requirements under the *Queensland Heritage Act 1992* for local heritage places does not apply in relation to self assessable building works carried out under the Sustainable Planning Regulation, Schedule 3, Part 2, Table 1, item 1.

Appendix 1 Site Photographs

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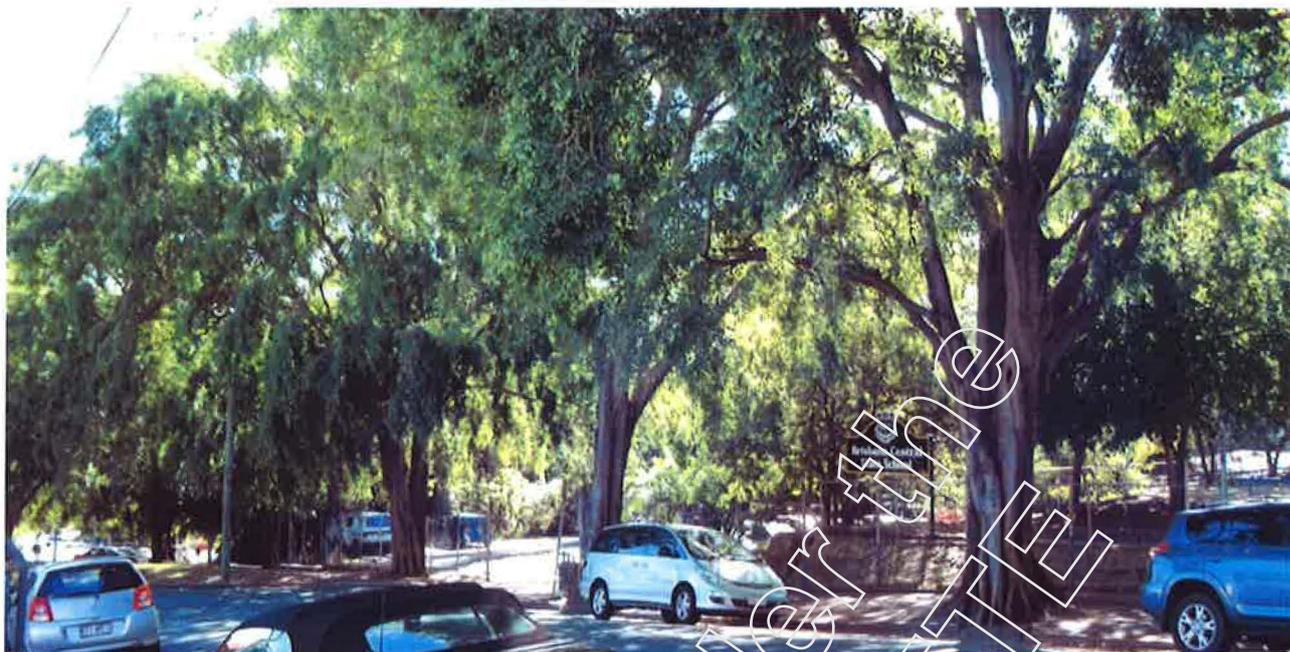


Figure 23: View of main entrance and carpark from Rogers street looking north

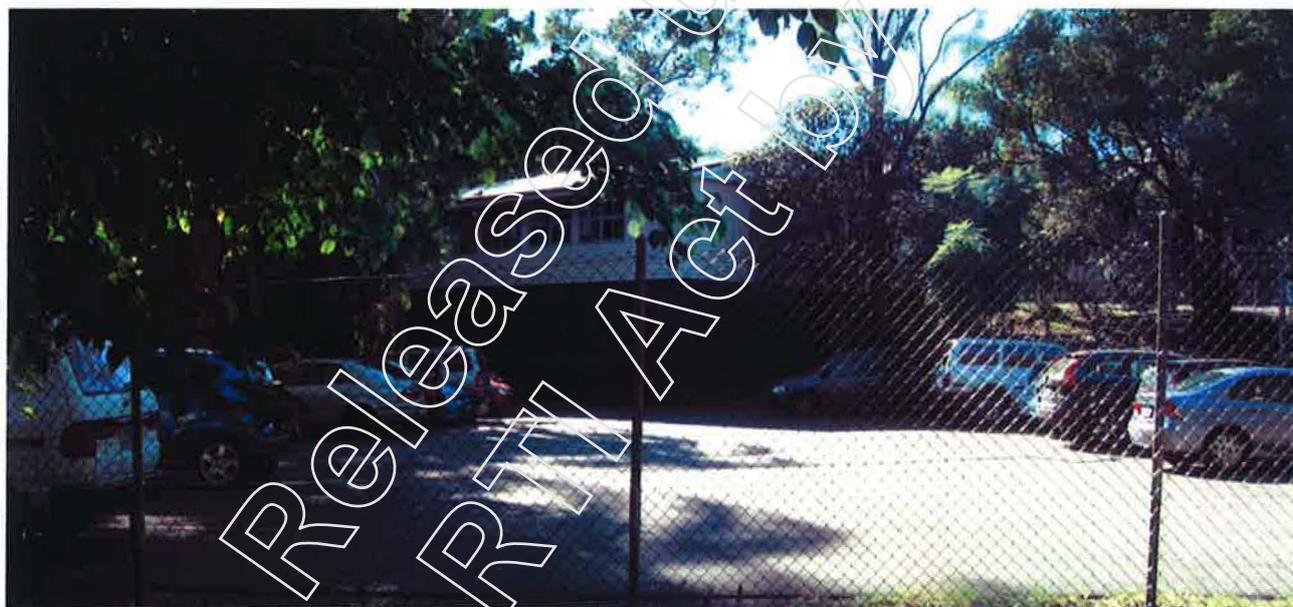


Figure 24: View of carpark from street with the modular (1999) in the background.



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

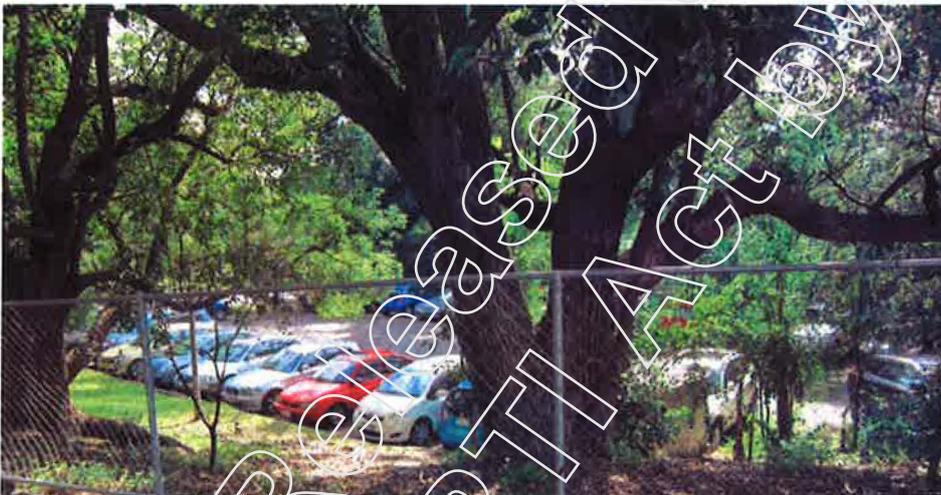


Figure 26: View of proposed site from the driveway



Figure 27: View from the dental clinic looking south west over the site for option 4. Block B is at right and St Pauls Terrace at left. The large tree at left would have to be removed – this was planted in the 1970s and may be of significance to the school although it is of low heritage value.

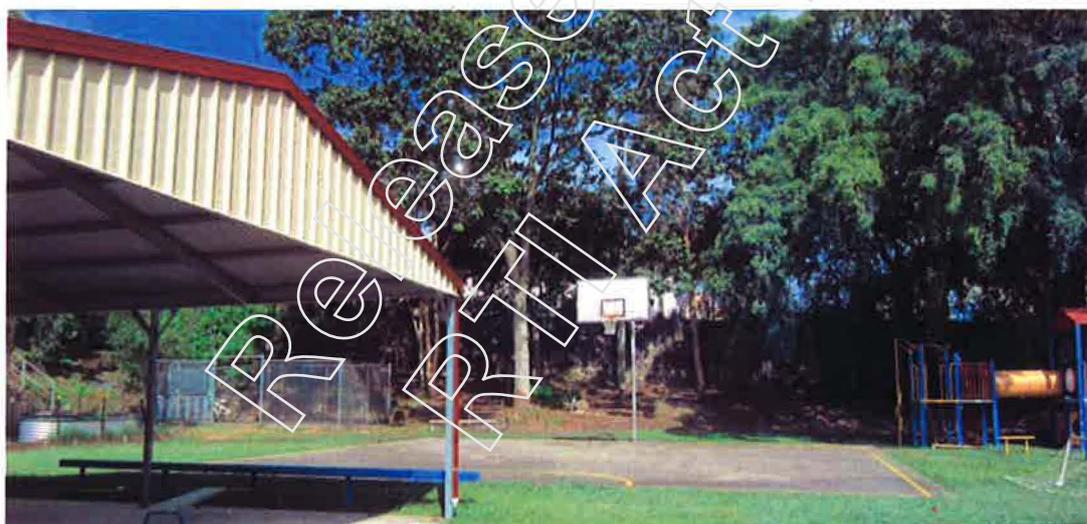


Figure 30: View of the site for option 4 from the north west. The basket ball court would be lost.



Figure 31: Existing prep building at left looking south east Figure 28: Looking north west



Figure 29: Plans of the original infants' school. It contained 5 classrooms 7m wide and 6.7 to 7.4m long, a large kindergarten space 7 x 10.36m, staff rooms, amenities and a large covered play area.

