

MINISTERIAL BACKBENCH LIAISON RESPONSE – New school sites Thuringowa Hinchinbrook/Northern Beaches

- The Queensland Schools Planning Commission demand mapping process completed for Townsville identified the need for multiple state and non-state schools to meet the high student population growth projected in the Statistical Area Level 2 areas of Bohle Plains, Deeragun and Mount Louisa.
- Details of the published findings of the demand mapping process can be obtained at: <http://education.qld.gov.au/schools/schools-planning-commission/resources/pdf/qspc-report-townsville.pdf>
- Further to the demand mapping and analysis process, the Department has determined that, if projected growth is realised, two new state primary schools will be required in the area prior to 2021.
- While an exact location cannot be confirmed at this time, the Department anticipates one school to be located in the Shaw-Cosgrove area (Thuringowa or Townsville electorate), and one school to be located in the Burdell-Mount Low area (Hinchinbrook electorate).
- The Department will continue to work with Local Government to confirm these locations to inform the Council's planning processes.

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Approved by:

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MINISTERIAL BACKBENCH LIAISON RESPONSE – Update regarding the new High School being built at Burpengary (Trevor Ruthenberg MP, Kallangur EO)

The Minister's office has been contacted by Trevor Ruthenberg MP, Member for Kallangur, requesting an update on the proposed Burpengary State High School being built in Burpengary.

- The proposed new school to be built at Burpengary is one of 10 new schools to be built under the Queensland Schools Public Private Partnership (PPP) Project.
- The Queensland Schools PPP Project will engage the private sector to design, construct, commission, partly finance, maintain and provide facilities management services for the package of schools.
- Contract close occurred in mid-December 2013.
- Construction of the new school at Burpengary commenced in February 2014 with site establishment. Work will be undertaken on site between the hours of 6:30 am and 6:30 pm Monday to Saturday which is in line with Moreton Bay Regional Council's guidelines.
- Plenary's construction contractor Watpac have committed to constructing the school in a way that will ensure impacts of the surrounding community are kept to a minimum as much as is practical with appropriate controls being implemented for each of construction.
- The existing buildings on the school site have been demolished and bulk earthworks have commenced and are expected to be completed by June 2014.
- Stage 1 of the new school is scheduled to be completed for the start of the 2015 academic year with approximately 350 students in years 7 and 8.
- This school has been mandated to open as an independent Public School (IPS). This differs from the current legislated processes utilised to select an existing school to become an IPS school. The department is working through what processes are required to be enacted for a start-up school. This includes not only the levels but also the timing of the appointment of the Principal and community engagement and interaction.
- On Friday, 28 February 2014, the Director Infrastructure Procurement and Contract Management (ICPM) met with Trevor Ruthenberg MP – Member for Kallangur, and Darren Grimwade MP – Member for Morayfield and provided them with a construction update on the new high school at Burpengary.
- At this meeting the Local Members requested that a public meeting be arranged with the surrounding residents as they believe this would go a long way to alleviating their concerns around the construction of the new school. The Director ICPM is investigating how best to progress the public meeting.
- The Department, through the Government Statistician, has finalised the catchment boundary for the new high school in Burpengary. The new boundary encompasses parts of each of the surrounding high schools – Morayfield State High School (SHS), Narangba SHS and Deception Bay SHS. (Refer Attached)

- This catchment boundary will be made publicly available from the beginning of Semester 2, 2014 through the Department's EdMap website: <http://statistics.oesr.qld.gov.au/schools/catchment/catchmentmaps/>
- In relation to the suburb of Morayfield, a small part of the southern section of Morayfield will form part of the new high school catchment. Pulsford Court will remain in the Morayfield SHS catchment.

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MINISTERIAL BACKBENCH LIAISON RESPONSE – Everton Park State School Line Marking in the Swimming Pool

- Swimming pool maintenance in schools is addressed via the Department's centrally managed and funded swimming pool maintenance program. Works are identified from annual condition assessments conducted by Building and Asset Services (BAS) and prioritised for attention in consultation with schools and Department of Education, Training and Employment (DETE) regions.
- Regional facilities managers and schools validate and prioritise projects for inclusion in the program based on local facilities knowledge and BAS's priority ranking of condition assessment data. The swimming pool program for 2013-14 is fully committed.
- The line marking at the Everton Park State School swimming pool was not identified on the most recent condition assessment. If the line marking is identified as a necessity by BAS in 2014-15, it will be evaluated for inclusion in that year's swimming pool maintenance program.
- My Department also has other funding sources from which schools may address maintenance need:
 - The government's *Advancing our Schools Maintenance (AoSM)* initiative provides \$200 million over the 2012-14 financial years to address the maintenance liability in state schools. In 2014-15 the *Fixing our Schools* program will contribute a further \$100 million to enhance school facilities;
 - In 2012-13, Everton Park State School was fully funded under AoSM to the level of their 2011-12 liability and received \$46,400 to address backlog maintenance. In 2013-14 the school received \$28,321 representing double their traditional planned maintenance allocation to tackle emerging planned maintenance items;
 - Schools also receive separate funding each year for routine breakdown maintenance - Everton Park State School was allocated \$10,621 for this purpose in 2013-14;
 - Regional facilities managers also hold a contingency fund to address emergent issues in schools if routine breakdown maintenance funding is insufficient to meet the school's needs.

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MINISTERIAL BACKBENCH LIAISON RESPONSE – DISPOSAL OF VACANT LAND, CLEVELAND

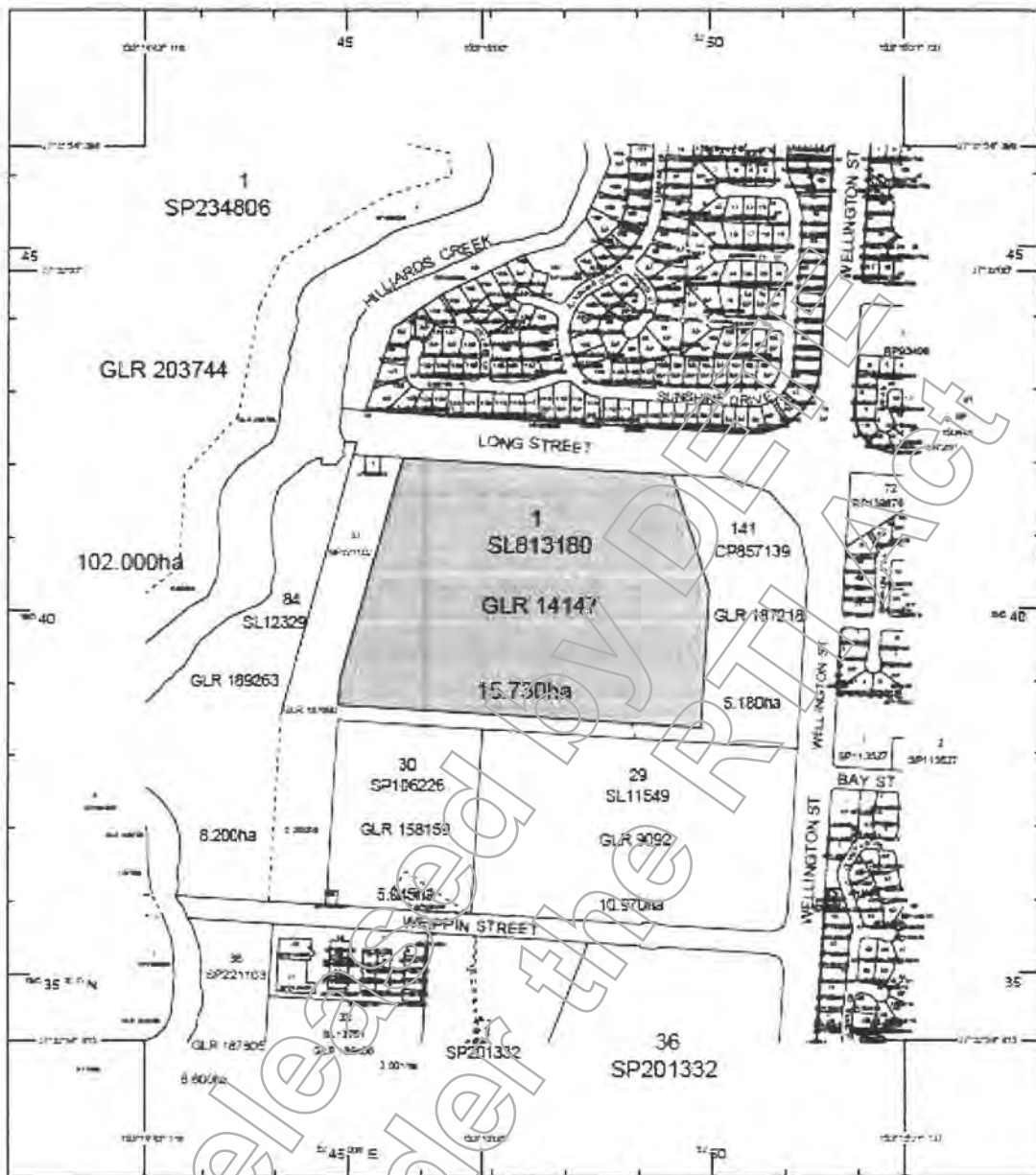
- On 3 December 2013, the Minister approved disposal of a vacant 15.73 ha freehold site located at 223 Long Street, Cleveland, otherwise described as Lot 1 on Plan SL813180 (see attached plan).
- This site was identified as one of the 25 TAFE properties to be progressed for sale as part of the final report of the Queensland Skills and Training Taskforce.
- No expressions of interest have been received from the Redland City Council in relation to this site.
- This decision aligns with the outcomes of the Queensland Skills and Training Taskforce and the Queensland Commission of Audit, and is in accordance with our Government's action plan for the reform of the State's vocational education and training sector, *Great skills. Real opportunities.*
- Proceeds from the sale of the site will be reinvested back into training outcomes for Queensland and its communities.
- Interested parties are welcome to contact Mr Vince White, Executive Director – Infrastructure Operations, Department of Education, Training and Employment by email at vince.white@dete.qld.gov.au or on telephone 3034 4626.

Contact Officer:
Mick Ryan
Director, TAFE Asset Strategy
TAFE Queensland
3836 0446

Approved by:
Jodi Schmidt
Chief Executive Officer
TAFE Queensland
3237 1578



SmartMap highlighting subject land



STANDARD MAP NUMBER
5542-14434



SmartMap
AN ONLINE ACCESS TO
SPATIAL INFORMATION
PLEASE USE AN APPROVED
LOGIC CAPABLE BROWSER



SUBJECT PARCEL DESCRIPTION

Lot Property No - 14161

CLIENT SERVICE STANDARDS

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MINISTERIAL BACKBENCH LIAISON RESPONSE – Northern Beaches State High School Land (Sam Cox MP, Member for Thuringowa)

- The Bohlevale Neighbourhood Centre is located at 52 Palm Drive, Deeragun on land held by the Department of Communities, Child Safety and Disability Services which is adjacent to the Northern Beaches State High School.
- The Department of Education, Training and Employment (DETE) is currently considering options regarding future uses of an unused portion of the Northern Beaches State High School site.
- Should DETE proceed with disposal, the Department is bound by Government Land Policy, which stipulates that surplus government land must first be offered to other government departments before proceeding to disposal.
- Such transactions are required to occur at full market value unless an exemption has been granted by Treasury. Market value is determined by preparation of an independent valuation report which identifies the 'highest and best use' sale price.
- This valuation approach is in line with Economic Development Board requirements for departments to achieve 'uplift' sale targets and accounts for any potential re-zoning of the subject land.
- It should be noted that no decision on the retention/future use of the property has been made by the Department at this time.

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MINISTERIAL BACKBENCH LIAISON RESPONSE – Enquiry from a local business regarding contracting works at the Burpengary State High School (Darren Grimwade MP, Member for Morayfield)

- Plenary Schools (Plenary) was awarded the contact for the Queensland Schools Project in December 2013. Under the Project, Plenary will design, construct, commission, partly finance, maintain and provide facilities management services for 10 new schools in high growth areas of South East Queensland.
- As the successful bidder, Plenary has demonstrated its commitment to providing full, fair and reasonable opportunity to local suppliers and specialist subcontractors through the provision of a Local Industry Participation Plan.
- This Plan demonstrates how local industry will be engaged with throughout the Project's delivery and is consistent with the Queensland Government's Local Industry Policy.
- Under this Plan, local trades and suppliers can tender for various work packages via the Industry Capability Network (ICN) website – a free online project portal designed to link project developers with potential suppliers through a formal registration and tender process. These opportunities were also advertised in The Courier-Mail and the Sunshine Coast Daily in February 2014. Eligible applicants who satisfy the selection criteria on the ICN portal will be invited to submit their formal expression of interest.
- Further information on the Industry Capability Network and the trade opportunities available for the Queensland Schools Project can be found at: <http://gateway.icngateway.com.au/project/3261/ten-new-schools-project>
- For more information on construction activities under the Queensland Schools Project please contact:

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Project Director
Plenary Group
Phone: +61 2 9009 5503
Mobile: +61 (0) 424 138983
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MINISTERIAL BACKBENCH LIAISON RESPONSE – Information regarding the disposal of Mount Gravatt Special School site

- In 2011, the former Minister for Education, Training and Employment approved the co-location of Mount Gravatt East Special School and Mount Petrie State School. These schools were renamed Mackenzie State Primary and Special School and operated as two separate entities in new facilities.
- On 16 February 2014 the Minister approved disposal of the former Mount Gravatt East Special School site (Subject Site).
- The Subject Site is currently on the same parcel of land as Mt Gravatt East State School and a subdivision is underway.
- The Subject Site is described as proposed Lot 2 on SP266519 being 8,782m².
- The bottom part of the Subject Site is a low lying grassed area abutting a section of Lewana Street. The Region has advised that it is not currently used as a school oval.
- To date, the Department of Housing and Public Works (DHPW) has not expressed an interest in acquiring the site for public housing. The site is listed on the Government Land Register as surplus and available for market value transfer to DHPW in accordance with the State Transaction Policy.
- Building and Asset Services, as the disposal agent, will undertake a Constraints and Opportunities Assessment prior to putting the Subject Site on the market. This assessment identifies 'value uplift' opportunities, such as rezoning and is reviewed by the Government Land and Asset Management team of the Department of State Development, Infrastructure and Planning.

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17/4

MINISTERIAL BACKBENCH LIAISON RESPONSE – Mount Gravatt Special School site

- The site is adjacent to the Mount Gravatt East State School to the north and parkland/community use to the south.
- Building and Asset Services, Department of Housing and Public Works have been engaged to manage the disposal on behalf of the Department of Education, Training and Employment (DETE).
- It is anticipated that the property will be marketed for sale in late April or early May 2014, subject to any unforeseeable delays.
- The site is presently zoned 'Community purposes'. Any buyer wishing to utilise the site for any other use will need to lodge a development application with the Brisbane City Council.
- 'Low residential' use is the most dominant classification to the east and west of the subject site.
- The valuation provides for the 'highest and best use' sale price the Department will be negotiating towards. This approach is in the line with Government achieving 'uplift' sale targets and accounts for potential re-zoning.

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MINISTERIAL BACKBENCH LIAISON RESPONSE – New schools for Brisbane North

- The Acting Minister for Education, Training and Employment signed the Queensland Schools PPP Project Deed (Queensland Schools Project) with the Plenary Schools Consortium (Plenary) on 17 December 2013.
- Plenary Schools will design, construct, commission, partly finance, maintain and provide facilities management services for 10 new schools (eight Primary and two High Schools) in rapidly developing areas of South East Queensland (i.e. Brisbane, Gold Coast, Ipswich and the Moreton local government areas) until 2043.
- The schools will open in two Stages, with the proposed location and Stage 1 opening dates as follows:

School	Stage 1 Opening Date
New Primary School in Pimpama	1 January 2015
New High School in Burpengary	1 January 2015
New Primary School in Pallara	1 January 2016
New Primary School in Caboolture West	1 January 2016
New Primary School in Ripley Valley	1 January 2016
New Primary School in Griffin	1 January 2016
New Primary School in Redbank Plains	1 January 2017
New Primary School in Springfield	1 January 2017
New Primary School in Caboolture North East	1 January 2017
New High School in Bellbird Park	1 January 2017

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New Primary School in Redbank Plains	1 January 2017
New Primary School in Springfield	1 January 2017
New Primary School in Caboolture North East	1 January 2017
New High School in Bellbird Park	1 January 2017

Contact Officer:

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Approved by:

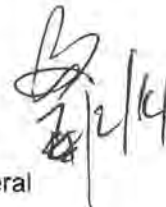
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MINISTERIAL BACKBENCH LIAISON RESPONSE – Request for information regarding an enquiry from John Paul College in relation to the possibility of purchasing Nyanda State High School

- On 17 September 2013, following extensive community consultation, The Minister for Education, Training and Employment announced that six Queensland state schools, including Nyanda State High School, would close at the end of Term 4 of the 2013 school year.
- The school site was approved to be declared surplus on 14 January 2014 by the Minister.
- In line with Government Land Policies, all surplus Government properties are first offered to other State Government departments, and then to Local Governments. If no Government interest is received, the property will then be offered to the public via a market process.
- At present, this school remains occupied with furniture, equipment and administrative documents that still have to be removed before disposal can be progressed. As such, it would be the Department's intention that departmental officers would contact Mr Shannon, John Paul College, once the property has been cleared for disposal to the general public.
- Building Asset Services, a Business Unit within the Department of Housing and Public Works have been engaged to manage the disposal process. For any further information regarding the disposal process, or the status of the Nyanda State High School's disposal, Mr Shannon should contact Mr Neville Maroske, Chief Property Manager, Building and Asset Services by email at neville.maroske@hpw.qld.gov.au or telephone 3898 0533.

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2/2/14

Pages 43 through 111 redacted for the following reasons:

Sch. 3(2)(1)(a)
Sch. 3(6)(c)(i)

Released by DETE
under the RTI Act

PREMIER BRIEF

TOPIC Community Use of School Facilities

PROJECT/ISSUE Fees charged

KEY POINTS

- The Principal may charge a fee for ^{the} ~~a~~ hire ^{of} ~~to use~~ school facilities. The scale of fees attributable should consider the nature of the hire and be calculated to recover operating costs, maintenance costs and market (local) rental rates.
- Operating and maintenance costs include items such as power, cleaning and maintenance, incidentals – security, emergency services, key cutting etc. The Principal has the discretion based on the hire to apply discounts, exemptions or reductions in fees and charges.
- The determination of fees for use should be considered on a case by case basis, with the overarching objective being the recovery of the school's costs associated with the use of the school facilities by a third party.
- Fees are negotiated and determined through a hire agreement and are detailed in the agreement with a breakdown of fees and charges to clarify what elements are included or excluded in the fee.

RIGHT TO INFORMATION

- I am of the view that the contents or attachments contained in this brief **are suitable** for publication.

Contact: Patrick Sherry
Department: Department of Education, Training and Employment
Telephone: 30346000
Date: 31 March 2014



REDCLIFFE STATE ELECTORATE

Constituency information, Government commitments and contentious issues

April 2014

Contentious Issues

Redcliffe Campus – Brisbane North Institute of TAFE (BNIT)

- There are currently no plans to close the Redcliffe campus of BNIT with training delivery occurring in Semester 1, 2014.
- In September 2013, a community consultation process was undertaken to realign education and vocational education and training services in the Redcliffe area to accommodate the expanding requirements of Education Queensland. While this proposal is still under consideration, there are no plans for it to occur in the immediate future.
- If there are changes to delivery of services in the area, it is expected that TAFE Queensland will continue to have a physical presence in Redcliffe and consultation with the community will occur (as occurred in September 2013).
- A Strategic Asset Plan for state owned infrastructure is being developed in accordance with the outcomes of the Queensland Skills and Training Taskforce and the Queensland Commission of Audit (QCOA). The QCOA recommended that asset ownership be separated from DETE/TAFE and transferred to a specialist commercial entity with a view to rationalising the asset base, facilitating third party access and improving asset utilisation.
- As a result, the Queensland Training Asset Management Authority Bill 2014 was introduced into the Legislative Assembly on 4 March 2014. This Bill establishes a specialist property manager to be known as the Queensland Training Asset Management Authority (QTAMA).
- In the event that sites or partial sites are progressed for sale in the future by QTAMA, proceeds from the disposal of these sites will be reinvested back into training outcomes for Queensland and its communities.

Great Results Guarantee

- All eight Queensland state schools in Redcliffe will share in approximately \$900,000 of the \$131 million additional funding available through the Great Results Guarantee in 2014:

School	Great Results Guarantee—estimated 2014 funding amount
Clontarf Beach State High School	\$102,060
Clontarf Beach State School	\$85,246
Humpybong State School	\$169,569
Kippa-Ring State School	\$111,733
Redcliffe Special School	\$39,100
Redcliffe State High School	\$129,335
Scarborough State School	\$227,494
Woody Point Special School	\$35,497
Redcliffe Total:	<u>\$900,034</u>

- All schools now have in place a Great Results Guarantee, which establishes an agreement between the school and the Director-General or School Council for Independent Public Schools about how this additional funding will be used to improve student outcomes.
- On 21 March 2014, the first instalment of the 2014 Great Results Guarantee funding was paid to each school.

ROCKHAMPTON STATE ELECTORATE

Constituency information, Government commitments and contentious issues

April 2014

Contentious Issues

Glenmore Educational Precincts (includes Glenmore State School (SS), Glenmore State High School (SHS), Heights College and Glenmore Kindergarten) need for a bus interchange.

- On 17 October 2013, a combined stakeholder group met, which included representatives from Glenmore SHS, Glenmore SS, Heights College, Department of Transport and Main Roads (Translink and Road Safety), and Rockhampton Regional Council (Council) and noted the following:
 - The risk of a pedestrian death or injury in front of both the Glenmore SS and Heights College has increased significantly in recent times and will continue to increase;
 - The full transition of Year 7 to high school will also exacerbate the situation; and
 - That the Department of Education Training and Employment (DETE) owns land on which the bus-interchange is proposed to be built and is prepared to contribute this portion of land to address the issue.
- DETE is seeking funding and support as the responsibility for a new bus interchange lies with the Rockhampton Regional Council and the Department of Transport and Main Roads (DTMR). Council representatives have advised that they are not currently in a position to fund the project.
- The current status of this project is as follows:
 - DETE supports Council's proposal for a Bus Interchange and is prepared to set aside surplus land to enable Council to progress this project;
 - DETE will require the Council and DTMR to refine the requirements of the project so that subdivision of the available land can proceed; and
 - DETE has referred the matter to DTMR and the Council for further consideration.
- This issue is contentious within the school communities of Glenmore SS, Glenmore SHS and Heights College and has been raised multiple times at parents and citizens meetings with parents reporting more than one student being impacted or injured by passing traffic.

Future Possibility of a New High School in Gracemere

- DETE has received representations from the community in relation to plans for a high school in Gracemere.
- DETE currently has no plan to deliver a new high school to the Gracemere area across the forward 10 to 15 year period.
- High school aged students continue to access secondary school service in other areas of Rockhampton.
- The Queensland Schools Planning Commission Demand Map for Rockhampton Statistical Area Level 3 (SA3) reflects DETE's current position.

Merger between Central Queensland University (CQU) and Central Queensland Institute of TAFE (CQIT)

- On 11 September 2013, the Honourable John-Paul Langbroek MP, Minister for Education, Training and Employment signed an Agreement on behalf of the State with the Vice-Chancellor of CQU to merge CQU and CQIT.
- The Queensland Government will contribute approximately \$116.7 million in assets and approximately \$40 million in expected revenue per year towards the dual sector university.
- On 3 May 2013, the Australian Government announced the allocation of \$73.827 million from the Structural Adjustment and Education Investment Funds to support the merger of CQU and CQIT.
- The merger is expected to provide greater business opportunities for the new entity and offer new efficiencies in its operations, thereby increasing productivity and providing a range of benefits to both students and the region.
- On 4 March 2014, the TAFE Queensland (Dual Sector Entities) Amendment Bill 2014 was introduced into the Legislative Assembly and referred to the Education and Innovation Committee. The Committee is required to report back to the Legislative Assembly by 29 April 2014.
- The merger is contingent on passage of this legislation which will enable the dual sector university to begin operations. The merger is scheduled to commence on 1 July 2014.

Great Results Guarantee

- All 15 Queensland state schools in Rockhampton will share in over \$1.5 million of the \$131 million additional funding available through the Great Results Guarantee in 2014:

School	Great Results Guarantee—estimated 2014 funding amount
Allenstown State School	\$310,520
Berserker Street State School	\$135,388
Crescent Lagoon State School	\$91,146
Depot Hill State School	\$11,446
Glenmore State High School	\$148,569
Glenmore State School	\$163,168
Gracemere State School	\$78,526
North Rockhampton State High School	\$124,833
Park Avenue State School	\$41,741
Port Curtis Road State School	\$10,744
Rockhampton North Special School	\$37,030
Rockhampton Special School	\$25,640
Rockhampton State High School	\$127,303
The Hall State School	\$94,854
Waraburra State School	\$125,440
Rockhampton Total:	<u>\$1,526,348</u>

- All schools now have in place a Great Results Guarantee, which establishes an agreement between the school and the Director-General or School Council for Independent Public Schools about how this additional funding will be used to improve student outcomes.
- On 21 March 2014, the first instalment of the 2014 Great Results Guarantee funding was paid to each school.

YEERONGPILLY STATE ELECTORATE

Constituency information, Government commitments and contentious issues

April 2014

Contentious Issues

Barrett Adolescent Centre Special School (BACSS)

- As part of the Government's re-examination of service delivery, Queensland Health (QH) has announced significant changes to the provision of children's health care services in Queensland including changes to; adolescent mental health, extended health and rehabilitation care.
- In August 2013, as a result of changes to the QH service delivery methods, it was announced that the BACSS would close.
- BACSS has been re-located to a site adjacent to Yeronga State High School and continues to provide both school based and outreach teacher services to support the students. Staff are also supporting students in their transition to other schools, where possible.
- In response to QH's proposed method of service delivery, DETE officers have undertaken an extensive review of educational services provided to affected patients.
- This review is anticipated to be completed in the near future and may result in further changes to the provision of educational programs for students receiving mental health care provided by QH.

Great Results Guarantee

- All six Queensland state schools in Yeerongpilly will share in almost \$1.5 million of the \$131 million additional funding available through the Great Results Guarantee in 2014:

School	Great Results Guarantee—estimated 2014 funding amount
Moorooka State School	\$163,500
Rocklea State School	\$16,876
Salisbury State School	\$105,818
Wellers Hill State School	\$218,046
Yeronga State High School	\$725,600
Yeronga State School	\$241,330
Yeerongpilly Total:	<u><u>\$1,471,170</u></u>

Nyanda State High School (SHS)

- On 17 September 2013, the Minister announced Nyanda SHS would close from the end of 2013.
- On 14 January 2014, the Minister approved the site to be declared surplus to Departmental requirements.
- The future use of the school will be determined in line with Government Land Policies (GLP). According to GLP requirements, all surplus Government properties are first offered to other State Government departments, and then to Local Governments. If no Government interest is received, the property will then be offered to the public via a market process.

- The Department of National Parks, Recreation, Sport and Racing has indicated their interest in the former school site.
- There remains significant public interest in matters relating to the closure of the school and in particular the use of facilities, disposal of assets and the future of an extensive art collection.
- A number of community organisations have approached the Department seeking approval to continue use of the facilities at this site. The Department continues to work with the community to resolve these matters.
- All schools now have in place a Great Results Guarantee, which establishes an agreement between the school and the Director-General or School Council for Independent Public Schools about how this additional funding will be used to improve student outcomes.
- On 21 March 2014, the first instalment of the 2014 Great Results Guarantee funding was paid to each school.

Released by DETE
under the RTI Act

Pages 118 through 119 redacted for the following reasons:

Sch. 3(2)(1)(a)

Released by DETE
under the RTI Act

Briefing Note

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

Action required: For Approval

Action required by: 19 March 2014

Urgent – Negotiations relating to the acquisition of the Sunshine Coast Institute of TAFE – Kawana Waters site.

SUBJECT: SUNSHINE COAST INSTITUTE OF TAFE (SCIT) KAWANA SITE – ACQUISITION OF LAND NO LONGER REQUIRED

Summary of key objectives

- The Australian Government has withdrawn funding from the Education Investment Fund (EIF) which was to finance the construction of the SCIT Kawana campus.
- To seek the Minister's approval to withdraw from the acquisition of a site for the SCIT Kawana Campus is requested.

Key issues

1. The Department has been in negotiations with Stockland regarding the purchase of the site since 2010. Negotiations are at an advanced stage.
2. While the acquisition of the identified site was considered to be a superior site for the TAFE campus in a major activity centre for the Sunshine Coast, without funding from the EIF, the project cannot proceed.
3. The following options are presented for consideration:
 - **Option 1: Withdraw from negotiations with Stockland and abandon the acquisition.** The Department has not entered into a contract with Stockland and can cease negotiations with no further costs. The site was not being acquired compulsorily and so no costs are due to Stockland under the *Acquisition of Land Act 1967*.
 - **Option 2: Continue with the purchase with Stockland and seek to re-sell the property.** The Department could continue to negotiate to acquire the site and re-sell the site at a later date, when it is confirmed that the project will not go ahead. However, it should be noted that the current asking price is above the most recent market valuation and the Department could return a loss on the purchase and re-sale.
 - **Option 3: Continue with the purchase with Stockland and 'land bank'/hold the site for a future use.** The site may have value as a 'land bank' purchase. The property could be held for future use as either an eventual site for a campus or as exchange for another site that may be identified in the future.
4. It is recommended Option 1 be approved by the Minister to ensure the Department is not burdened with a surplus asset that may prove to have no future use.

Implications

5. With approval of Option 1, (recommended option) there is a risk departmental withdrawal from the acquisition could be viewed unfavourably by Stockland and may have an effect with other property dealings the Department is currently negotiating with them, along with any future negotiations.
6. As the Department notified Stockland the acquisition had been approved, there is the risk Stockland may claim for costs associated with the negotiations and any works to prepare the site for the Department. It is expected this claim would not be successful as it was clear negotiations were still being finalised. Any claim for costs by Stockland is not expected to exceed the expected loss the Department would incur if Option 2 was adopted.
7. If the Department does not purchase this site, then an alternate suitable site may not be available should the funding be reinstated or provided from a different source.
8. There has been a strategic need identified for the development of a TAFE facility in the Kawana area.

Background

9. In 2010, ministerial approval was granted for the acquisition of the site.
10. A budget allocation of up to \$9.9 million was approved from the *Queensland Skills Plan*, and would provide the co-contribution by the State for the Project. The Department could then have expected to receive up to \$47 million in funding from the EIF if successful.
11. State Valuation Services attributed a market value of [redacted] (exclusive of GST) for the site in October 2011.
12. Negotiations with Stockland were undertaken in late 2011 and with the asking price of [redacted] exceeding the market value, it was determined approval was required from the Property Management Committee for the acquisition of the site above market value. The acquisition of the site was held over from late 2011 and early 2012 due to the State Government Election.
13. Following the change of Government and the instigation of the new Economic Development Board (EDB), the Department sought approval from the EDB to acquire the site for [redacted]. Approval was granted in August 2013 (Ref: 13/193236).
14. Since receipt of the EDB approval, the Department had been seeking information from Stockland to enable contract negotiations to recommence.
15. In December 2013 the Australian Government announced it was withdrawing its funding for the EIF, therefore, SCIT no longer has funding to construct on the SCIT Kawana Site if it were acquired.
16. The Deputy Director-General Training and Employment has confirmed without the funding from the EIF the project is no longer viable at this time.

Right to information

17. I am of the view that the contents or attachments contained in this brief **are not suitable** for publication. The information contained in this document is commercial in confidence.

Recommendation

That the Minister:

- **approve** Option 1 and withdraw from negotiations with Stockland and abandon the acquisition of the SCIT Kawana Campus; and
- **sign** the attached letter to Stockland informing them of the Department's withdrawal from the current negotiations for the SCIT Kawana Site.

NOTED

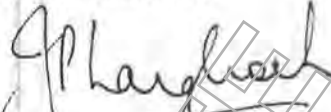


FIONA CRAWFORD
 Chief of Staff
 Office of the Hon John-Paul Langbroek MP
 Minister for Education, Training and
 Employment

2013 114

Copy to Assistant Minister

**APPROVED/NOT APPROVED
 ENDORSED/NOTED**



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

2013 114

Minister's comments

Option 1 is approved. Please prepare letter from Minister advising Stockland.

Action Officer A/Manager Gayle McGowan	Endorsed by: A/Director Garry Cooper	Endorsed by: A/ED Terry Lalley	Endorsed by: ED Robert Petherbridge	Endorsed by: A/VADG Dave Baxter	Endorsed by: A/DDG Adam Black	Endorsed by: CEO Jodi Schmidt	Endorsed by: DG Dr Jim Watterston
REU Infrastructure Operations	REEESHM Infrastructure Operations	Infrastructure Operations	TAFE Queensland	Infrastructure Services	Corporate Services	TAFE	
Tel: 3034 6020	Tel: 3034 6020	Tel: 3034 6020	Tel: 3836 0075	Tel: 3034 4524	Tel: 3034 4771	Tel: 3836 0075	Tel: 3034 4752
Mob: -	Mob: -	Mob: -	Mob: -	Mob: -	Mob: -	Mob: -	Mob: -
Date: 15/01/14	Date: 17/01/14	Date: 21/01/14	Date: 11/02/2014	Date: 22/01/14	Date: 23/01/14	Date: 05/03/14	

Given the timing I believe this is the only reasonable course of action, however if the land were to be purchased TAFE Queensland would be interested in investigating alternate funding mechanisms to develop the site. We do however acknowledge that this may not be possible.

Briefing Note

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

Action required: For Approval

Action required by: 09/05/2014

Urgent – To progress the acquisition of land to augment the Varsity College – Secondary Campus and allow for the construction of additional classrooms.

SUBJECT: ACQUISITION OF ADDITIONAL LAND FOR VARSITY COLLEGE – SECONDARY CAMPUS

Summary of key objectives

- Additional land is required at the Varsity College – Secondary Campus.
- The acquisition is to occur by compulsory acquisition pursuant to the *Acquisition of Land Act 1967*.

Key issues

1. The Varsity College - Secondary Campus is currently above capacity and the school is utilising leased accommodation and unofficial classroom areas to manage student enrolments for 2014.
2. The Department was unable to negotiate with the owners of the subject site, due to the large difference in valuation and their asking price.
3. The Department investigated several alternative properties; however, these properties were deemed unsuitable.

Implications

4. The resumption of the unimproved site will have minimal impact on the community.
5. The additional land will allow the school to increase the number of classrooms and the leased accommodation will no longer be required.
6. A site investigation report detailing the attributes and constraints of the site is attached (**Attachment 1**).
7. Funding has been allocated from the 2013-14 Capital Works Budget.

Background

8. The Capital Works Planning Unit requested the commencement of the acquisition process to acquire additional land at Varsity.
9. Several properties were investigated, but were deemed unsuitable.
10. The Department identified the preferred site as the most suitable for acquisition.
11. The Department contacted the owners and they submitted their asking price. The asking price is significantly higher than the State Valuation Services valuation figure and the owners rejected all offers made by the Department.
12. The Department sought approval from the Economic Development Board (EDB) to acquire the property at the above market value.

13. EDB did not approve the acquisition at the asking price, and provided the Department instructions on the range they deemed was appropriate.
14. The Department continued to negotiate as per the EDB instructions, but were still unable to reach an agreement with the owner.
15. As all efforts to negotiate have failed, the Department is seeking to refer the acquisition to the Department of Natural Resources and Mines to acquire the land under the *Acquisition of Land Act 1967*.
16. The Department will seek to have the site designated once the acquisition is complete.

Right to information

17. I am of the view that the contents or attachments contained in this brief **are not suitable** for publication. Details regarding the resumption of the property are confidential and the owners are not aware that the Department is seeking this option.

Released by DET/PL/14/118070
under the RTI Act

Recommendation

That the Minister:


- **approve** the acquisition of two parcels of land (the site) described as Lots 906 and 907 on Plan SP214418; Parish of Gilston, County of Ward;
- **approve** the site be acquired by compulsory resumption pursuant to the *Acquisition of Land Act 1967*;
- **sign** the Background Information Statement (detailing the requirement for additional land) (**Attachment 2**); and
- **note** the contents of the Site Investigation report.

NOTED

~~APPROVED~~ ~~NOT APPROVED~~
~~ENDORSED~~ ~~NOTED~~



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

30 1 4 14
 Copy to Assistant Minister

30 1 4 14

Minister's comments

Action Officer A/Manager Gayle McGowan Real Estate Unit Tel: 3034 6020	Endorsed By: A/Director Pat Sherry Real Estate, Environment, Emergency, Security & Housing Tel: 3034 6001	Endorsed by: Director Grant Byrne Infrastructure Programs and Delivery Public Interest Com: 3034 6001 M: s.47(3)(b) Date: 11/04/14	Endorsed by: A/ED Terry Lalley Infrastructure Operations Public Interest Com: 3034 6001 M: s.47(3)(b) Date: 11/04/14	Endorsed by: ED Dave Baxter Infrastructure Programs & Delivery Public Interest Com: 3034 6001 M: s.47(3)(b) Date: 11/04/14	Endorsed by: A/ADG, CFO Nick Shaw Finance Public Interest Com: 3034 6001 M: s.47(3)(b) Date: 16/04/14
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Endorsed by: A/DDG David O'Hagan Corporate Services Tel: 3034 6001 M: s.47(3)(b) Date: 23/04/2014	Endorsed by: DG Dr. Jim Watterston  Tel: Mob: 21 4 14 Date: 21/4/14
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Briefing Note

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

Action required: For Approval

Action required by: 4 April 2014

Critical – Approval is required by 4 April 2014 to maintain the program and enable the contractor to have the proposed sports centre completed by the start of the 2015 school year.

SUBJECT: MINISTERIAL DESIGNATION FOR HERVEY BAY STATE HIGH SCHOOL

Summary of key objectives

- The scope of planned works is for the construction of new learning areas, staff facilities and sporting facilities (including Year 7 infrastructure) at the Hervey Bay State High School (SHS) to supplement existing services.
- The Minister is requested to consider and approve the proposed Ministerial designation of the site for development as community infrastructure, being the Hervey Bay SHS.

Key issues

1. It is currently proposed to supplement the existing Hervey Bay SHS infrastructure with nine General Learning Areas, two Flexible Learning Areas and associated spaces and infrastructure to be funded under the Flying Start Initiative. The Capital Works Program will fund the further provision of seven General Learning Areas, two Collaborative Spaces, three Project Development Areas, staff facilities, amenities, an indoor sports facility and a reconfigured oval. Future development on the site may include a Trade Training Centre.
2. This submission seeks Ministerial approval for the Ministerial Designation of the subject land, with the effect that the use of the site for purposes consistent with the designation will not be assessable under the local government's planning scheme.
3. The Department of Education, Training and Employment (DETE) has undertaken environmental assessment investigations and community consultation that deviates from the *Guidelines about Environmental Assessment and Public Consultation Procedures for Designating Land for Community Infrastructure*, (the "Guidelines"). The Guidelines outline a six-step process comprising two separate rounds of consultation, one including relevant public sector entities and the other incorporating public notification. On the basis the proposal involves an extension of use to an established school, and the site's only neighbour is another school, it is considered that the requirement for adequate consultation is satisfied by a single round of consultation that involves public notification.

Reasons for Designation

4. Section 201 of the *Sustainable Planning Act 2009* (SPA) provides that land may be designated for community infrastructure only if the Minister is satisfied the community infrastructure will -
 - (a) facilitate the implementation of legislation and policies about environmental protection or ecological sustainability; or
 - (b) facilitate the efficient allocation of resources; or

- (c) satisfy statutory requirements or budgetary commitments of the State or local government for the supply of community infrastructure; or
- (d) satisfy the community's expectations for the efficient and timely supply of the infrastructure.
5. Hervey Bay SHS and the proposed new buildings and associated infrastructure is considered essential community infrastructure benefiting the community. Enabling the proposed works to be delivered as exempt development through a Ministerial Designation will minimise the requirements for external approvals and enable the efficient allocation of resources and committed budget; and satisfy the community's expectations for the timely construction of the facility, with the earliest possible operational commencement.
6. The matters that the Minister must consider before designating land for community infrastructure are outlined in **Attachment A**.
7. The Final Assessment Report (FAR) at **Attachment C** details the environmental assessment investigations and public consultation undertaken. The FAR includes the following information for consideration:
- List of Parties Notified as part of Consultation Phases (at Section 10.2);
 - Extracts from the SPA in relation to Ministerial Designation (at Appendix 1);
 - Title search for the Site (at Appendix 4);
 - Proposal Plans (at Appendix 5);
 - Copy of published Public Notice of the Proposed Designation (at Appendix 11);
 - Copies of all Submissions Received (at Appendix 12); and
 - Summary and Account of Submissions (at Table 1).

Implications

8. A media release is not required.
9. Should the Minister approve the designation of the land, the Notice will be placed in the Government Gazette.
10. Over the forward estimates the Department has insufficient capital funding to meet all identified capital program requirements. Commitment to this project next financial year will require reprioritisation of other projects and programs over the forward estimates unless capital funding is supplemented in the future.
11. There are no legal implications.

Background

12. Approval to commence the Ministerial Designation process in relation to the land described as Lot 117 on SP212035 and known as the Hervey Bay SHS was granted on 8 September 2013 (Ref: 13/270595).
13. The affected local government is Fraser Coast Regional Council.
14. The site is owned by the Queensland Government (as represented by DETE) and is known as the Hervey Bay SHS.