

- In relation to potential traffic impact, the EIS for the project has clarified that there will be no significant impact on the surrounding road network, including Old Coach Road. Also, that any peak project traffic generation is anticipated to occur outside of school operating hours which will limit the impact on students and schools.
- My Department has also noted that human health impacts associated with blasting are limited and that vegetation buffers will be provided.
- For these reasons the Department has not objected to the Quarry project as it was assessed that the impacts on schools have been adequately addressed.

Contact: Jaree Dimitriou  
Department: Infrastructure Strategy Research and Performance Unit  
Telephone: 3034 4651  
Date: 18 March 2014  
TRIM Ref: 14/85933



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under the RTI Act

## Briefing Note

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

*emailed to  
ER + EBS  
14/4*

**Action required: For Noting**

**Action required by: N/A**

**Routine** – Background information for meeting to be held on Wednesday, 16 April 2014.

### SUBJECT: NEED FOR STATE PRIMARY SCHOOL IN NORTH HARBOUR/EAST BUSINESS PARK–MORAYFIELD EAST

#### Summary of key objectives

- The Queensland Schools Planning Commission (QSPC) was established in June 2012 to provide a forum for coordinated cross sectoral schools planning.
- North East Business Park and North Harbour are located in an area analysed as part of the QSPC demand mapping process.
- Current analysis on student aged population projections and demand across the local network of state school does not support the requirement for a new state school to be located in North East Business Park/North Harbour area in the medium term.

#### Key issues

1. The developers at North East Business Park (NEBP) and North Harbour believe a school will be required in their development area to cater for growth in the Burpengary East Statistical Area Level 2 (SA2) (Location Map at **Attachment 1a** and Proponent's Assessment at **Attachment 1b**). This is not supported by the demand assessment completed by the QSPC (**Attachment 2**).
2. The population projections underpinning the demand mapping assessment of the QSPC are regularly updated in line with changes to councils' planning assumptions and zone amendments.
3. Although preliminary approval has been granted for the NEBP, Moreton Bay Regional Council has indicated further infill development is not currently supported by the draft Regional Planning Scheme and that significant investment in trunk infrastructure would be required to support such a development. Therefore, it may be some time before further student population is evident in this area, if at all.
4. Potential student population growth from the NEBP and North Harbour can be accommodated at Morayfield East State School, which currently has capacity for an additional 300 students.

#### Implications

5. If a new school were to be delivered the estimated cost of development would be approximately \$25 million plus land acquisition costs. This funding is not currently available in the forward estimates period.

## Background

### Timing and role of the QSPC

6. The QSPC was established in June 2012 to provide a forum for coordinated cross-sectoral schools planning.
7. The Commission considered population projections provided by the Queensland Government Statistician's Office (QGSO) and analysed in detail the 30 highest growth Statistical Area Level 3 (SA3s), including the Caboolture SA3.
8. Analysis of the Caboolture SA3 was completed in conjunction with Local Government and the non-state sector in November 2013.
9. The Demand Map for new Primary School Infrastructure (**Attachment 2**), completed as a result of this analysis, has been endorsed by the QSPC and is currently subject to Ministerial approval for public release.
10. The Demand Map indicates the focus of residential development, as advised by Council, will be to the west of the highway.
11. The Commission has determined to undertake an annual review of population and growth projections and revisit the Demand Maps in order to ensure both the state and non-state sector are working with the most recently available information and can plan accordingly.

### Relationship to existing schools and geographical barriers

12. Schools local to the development area are Morayfield East State School and Burpengary State School.

	EMP	Capacity	Day 8 2014	2014 Utilisation	Forecast 2021
Morayfield East State School	Yes	1,260	985	78%	1,117
Burpengary State School	Yes	1,087	1,001	92%	1,102

13. The Enrolment Management Plans in place at both Burpengary State School and Morayfield East State School will help to ensure that capacity is available to accommodate in-catchment enrolment growth.
14. The potential enrolments from the NEBP and North Harbour development will fall within the Morayfield East State School catchment.
15. At February Census 2013 there were 279 state primary school students residing in the Burpengary – East SA2.
16. Existing rural residential and low density development in the Burpengary – East SA2 falls in the most part within the Burpengary State School catchment, consequently 60% of students in this SA2 attend Burpengary State School. A further 13% attend Morayfield East State School and the remaining student cohort is spread across a wide network of schools in the region.

### Accuracy of information available to the QSPC

17. Population projections developed by the QGSO were developed in 2012. At this time Council had not identified the area in and around NEBP as a priority for growth. Subsequently, QGSO did not allocate substantial growth to this area and it was not identified as an area requiring new school infrastructure through the QSPC Demand Mapping process.
18. Council have advised departmental officers that the NEBP achieved preliminary approval in the latter half of 2013 and further applications specifically indicating the layout of residences (reconfiguration of lots) are anticipated in the coming months.
19. An assessment of the potential student yield from the development contained within the "NEBP Approved Residential Area" and "Proposed Development Area" (**Attachment 1**)

indicates that these students can be accommodated at Morayfield East State School, which currently has existing capacity to accommodate 1,260 students.

20. Further development, if it occurs, may put pressure on the existing school network beyond the forward estimates period.
21. A review of the QSPC Demand Maps is scheduled to occur across 2014 with release of revised Demand Maps to occur in early 2015.

#### Existing and forecast population growth

22. At the February Census 2013 there are 279 state school students residing in the Burpengary – East SA2.
23. The developed area of the Burpengary – East SA2 falls in the most part within the Burpengary State School catchment therefore 60% attend Burpengary State School. A further 13% attend Morayfield East State School and the remaining student cohort is spread across a wide network of schools in the region.
24. Although preliminary approval has been granted for the NEBP, Council has indicated further infill development is not currently supported by the draft Regional Planning Scheme and that significant investment in trunk infrastructure would be required to support such development. Therefore, it may be some time before further student population is evident in this area, if at all.
25. Were there to be a transition of existing rural residential lots to medium and high density development, a new school may be required beyond 2021.
26. If a school were to be delivered, it would be best located central to the entire growth area and not too far north or south so as to provide even relief to both Morayfield East State School and Burpengary State School.

#### **Right to information**

27. I am of the view that the contents or attachments contained in this brief **are not suitable** for publication as this contains long term enrolment projections that are not made available to the public.

**Recommendation**

That the Minister **note** the Department's position that a new school in the North East Business Park and North Harbour area is not required in the medium term.

**NOTED**

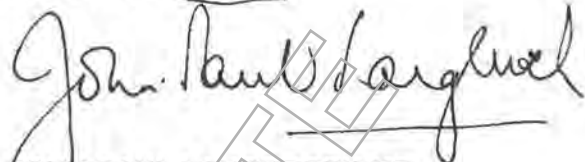


**FIONA CRAWFORD**  
 Chief of Staff  
 Office of the Hon John-Paul Langbroek MP  
 Minister for Education, Training and  
 Employment

21/4/14

Copy to Assistant Minister

**APPROVED/NOT APPROVED**  
**ENDORSED/NOTED**



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

25/4/14

**Minister's comments**

Action Officer Jaree Dimitriou Manager, Infrastructure Planning ISRP	Endorsed by: Director Joe Willis	Endorsed by: A/ED Peter Markham	Endorsed by: ADG Paul Hobbs	Endorsed by: A/DDG David O'Hagan	Endorsed by: DG Dr Jim Watterston
Tel: 3034 4651	Infrastructure Strategy Research and Performance Public Interest Tel: 3034 4651 Mob: - (9)(3)(7)s Date: 08/04/2014	Infrastructure Strategy Research and Performance Public Interest Tel: 3034 4651 Mob: - (9)(3)(7)s Date: 08/04/2014	Infrastructure Strategy Public Interest Tel: 3034 4651 Mob: - (9)(3)(7)s Date: 10/04/2014	Corporate Services Public Interest Tel: 3034 4752 Mob: - (9)(3)(7)s Date: 10/04/2014	for Wally Tel: 3034 4752 Mob: Date: 1/4/14

Pages 163 through 191 redacted for the following reasons:

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Sch. 3(6)(c)(i)

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under the RTI Act

## Briefing Note

Chief of Staff

Office of the Minister for Education, Training and Employment

**Action required: With correspondence**

**Action required by: N/A**

**Routine** – to support non-urgent correspondence

**SUBJECT: DEMOLITION OF THE REDCLIFFE STATE HIGH SCHOOL OLD CONCERT HALL**

### Summary of key objectives

- To provide a response which addresses the concerns of [redacted] which were raised in his letter to the Premier, dated 17 January 2014, in regard to the demolition of the Redcliffe State High School's (SHS) Assembly Hall in January 2014.

### Key issues

- [redacted] is concerned that the school children may be exposed to residual asbestos dust on their return to school.
- In response to the concern of the threat to school children through exposure to residual asbestos dust, the Department of Education, Training and Employment (DETE) has investigated the concerns raised by [redacted] directly with the Contractor, Building and Asset Services (BAS).
- All scheduled asbestos containing materials were removed from the hall by an A Class Asbestos Removalist in accordance with Workplace Health and Safety procedures on 18 and 19 December 2013.
- A licensed hygienist supervised the asbestos removal works, conducted air-monitoring displaying results of which were below the detection limit of the method (<0.01fibres/mL) and asbestos clearance certificates stating that "all asbestos materials scheduled for removal have been completed to a satisfactory industry standard".
- [redacted] is concerned that the demolition of the Redcliffe SHS's Assembly Hall may have resulted in asbestos dust not being contained throughout the demolition and that residual asbestos dust remains onsite and at the Western Campus.
- The demolition contractor confirmed that water was used to suppress dust resulting from the demolition. This was witnessed by a Building and Asset Services employee during site visits on 16 and 17 January 2014.
- The demolition contractor confirmed that non-asbestos demolition materials were covered by a tarp when leaving the site (a mandatory requirement by the Department of Transport and Main Roads). Any asbestos containing materials removed from the site were wrapped and taped when being removed from the site in December 2013.
- Due to the nature of the demolition works, the program for delivery was restricted to the school holiday. During the dates in question, it was particularly dry on the site. While dust control was undertaken, the weather may have inhibited its effectiveness. However, as the asbestos had already been removed, any dust which settled on the site or surrounding areas would not pose as a health risk to the students or local community as a result of the demolition of the hall.

9. Clearance certificates for the safe removal of the asbestos were issued before demolition commenced and airborne asbestos monitoring reports display results which are below the detection limit of the method (<0.01fibres/mL).

### Implications

10. Nil.

### Background

11. s.47(3)(b) - Contrary to public interest in his letter to the Premier dated 17 January 2014, has raised a number of concerns in regard to the demolition of the Redcliffe SHS's Assembly Hall in January 2014.
12. All contractors are required to ensure that dust as a result of demolition works is managed appropriately; whether this is undertaken by a sprinkler system is at the choice of the contractor. It is a mandatory requirement by the Department of Transport and Main Roads that all loads must be covered during removal of soil from the site.
14. All contractors are provided with links to DETE's Asbestos Management Plan, asbestos registers and procedures for working with asbestos on DETE sites prior to works commencing.
15. Contractors work from daybreak to optimise removal of spoil during best weather conditions. Works are conducted within the restrictions of the local authorities; any early works could present noise complaints with neighbouring residents. Advice is provided to all neighbouring residents in regard to the approved construction work hours and where working hours are altered, neighbouring residents are advised.

### Right to information

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

Released under the RMA



**Recommendation**

That the Chief of Staff

**Note** the information provided to support the response to

Public Interest  
Contrary to  
s.47(3)(b) -

**NOTED**

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

1612114,  
 Copy to Minister

**APPROVED/NOT APPROVED  
ENDORSED/NOTED**

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

2312114

**Chief of Staff's comments**

[Empty box for Chief of Staff's comments]

Action Officer	Endorsed by:	Endorsed by:	Endorsed by:
Dave Sullivan	ED	ADG	A/DDG
Director	Dave Baxter	Paul Hobbs	Adam Black
Capital Works	Infrastructure	Infrastructure	Corporate Services
Delivery	Programs & Delivery	Services	
Tel: 3034 4841	Tel: 3034 4841	Tel: 3034 4841	Tel: 3034 4841
	Mob: s.47(3)(b) -	Mob: s.47(3)(b) -	Mob: s.47(3)(b) -
	Date: 30/01/2014	Date: 04/02/2014	Date: 04/02/2014

## Briefing Note

Chief of Staff

Office of the Minister for Education, Training and Employment

**Action required: With Correspondence**

**Action required by: N/A**

**Routine** – information to support non-urgent correspondence

### SUBJECT: BUILDING REQUESTED FOR MALENY HISTORICAL VILLAGE

#### Summary of key objectives

- The Honourable Andrew Powell, MP, Member for Glass House and Minister for Environment and Heritage Protection has made representations on behalf of Maleny History Preservation and Restoration Society Inc. for the acquisition of a one teacher school building for use as a museum at the Society's site.
- The Department of Education, Training and Employment (DETE) from time to time declares buildings surplus to requirement and initiates disposal action through the Department of Housing and Public Works (Building and Asset Services).
- The Society to be made aware that acquisition and relocation of older buildings will incur significant costs associated with preparation, transportation and reinstatement.
- DETE officers are currently assessing physical assets on a number of closed school sites and may identify a building suitable to the Society's needs.

#### Key issues

1. The proposal for an older school building within the Historical Village has support in principle.
2. The Department has procedures in place for the identification and disposal of older buildings from school sites.
3. Where a suitable building has been identified, the Society would be responsible for meeting all costs associated with preparing the building for relocation, including the management of any asbestos-containing materials; all transportation costs; and the works required to reinstate the building, including meeting Building Code requirements and the connection of services.
4. The Society will need to consider the cost implications of the acquisition and perhaps weigh this up against the cost of new construction on site.

#### Implications

5. While it may be possible to gift a building declared surplus to departmental needs, there is an understanding that all costs associated with relocation and reinstatement would need to be borne by the Society.

### Background

6. The Honourable Andrew Powell, MP, Member for Glass House and Minister for Environment and Heritage Protection has made representations on behalf of Maleny History Preservation and Restoration Society Inc. for the acquisition of a one teacher school building for use as a museum at the Society's site.
7. From time to time, DETE declares buildings surplus to requirement and initiates disposal action through the Department of Housing and Public Works (Building and Asset Services - BAS).
8. Where appropriate, BAS will seek tenders for the purchase and removal of the building from the school site.
9. Even if a surplus building were to be gifted to a third party for re-establishment elsewhere, there are significant costs associated with the logistics of transportation and establishment.
10. Factors such as the age and condition of the asset and the distance to be travelled may mean additional costs associated with asbestos management, encapsulation or removal, which may be a condition to both transportation and delivery to site.
11. In addition, site establishment will incur costs associated with Building Act compliance, general upgrading and the connection of services.
12. DETE is unable to meet the costs associated with a third party acquisition of a surplus asset.
13. The correspondence to Minister Powell has highlighted the high cost of acquisition and suggests the Society be made aware of same prior to proceeding with any relocation.
14. Regional facilities officers are currently assessing physical assets on a number of closed DETE sites to determine options for re-use or disposal. Should a building considered suitable for the Society's needs be identified details will be communicated to Minister Powell's electorate office.

### Right to information

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

**Recommendation**

That the Chief of Staff

**Note** the information provided to support the attached letter to the Minister for Environment and Heritage Protection.

**NOTED**



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

3 12 114 -

Copy to Minister

**Chief of Staff's comments**

[Empty box for Chief of Staff's comments]

Action Officer  
Brad Cotterell  
A/Director  
Capital Works  
Planning  
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Endorsed by:  
Executive Director  
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Date: 17/01/2014

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Date: 20/01/2014

Released by DETE under the RTI Act

## Briefing Note

Chief of Staff

Office of the Minister for Education, Training and Employment

### Action required: With Correspondence

#### Action required by:

Routine – information to support non-urgent correspondence

### SUBJECT: TENDER FOR STAGE 2 WORKS AT NORTHERN BEACHES STATE HIGH SCHOOL

#### Summary of key objectives

- A contract for the construction of Stage 2 at Mackay Northern Beaches State High School has been awarded to St. Hilliers Property Pty Ltd.
- Tenders were called from a list of selected contractors developed in conjunction with the Department of Housing and Public Works.

#### Key issues

1. Correspondence has been received by the Department from [redacted] in relation to a tender for construction works associated with Stage 2 of the Mackay Northern Beaches State High School.
2. At the time of the e-mail from [redacted] tenders were being evaluated by the Department.
3. A contract has subsequently been awarded to St. Hilliers Property Pty Ltd on 3 January 2014.
4. [redacted] will be offered the opportunity of a debriefing from departmental officers.

#### Implications

5. There are no known implications.

#### Background

6. Tenders were called by the Department for the construction of Stage 2 of Mackay Northern Beaches State High School and closed on 6 December 2013.
7. Tenders were invited from a select tender list of four companies developed in conjunction with officers from the Department of Housing and Public Works.
8. Infrastructure Services Branch calls and evaluates tenders in accordance with the requirements of the "Capital Works Management Framework" using contractors pre-qualified on the whole-of-Government "PQC" register.
9. A requirement for contractors to be eligible to tender on this project was that they are locally based and maintain an office in the region of the project.
10. Tenders were evaluated using a range of price and non-price criteria by an evaluation panel consisting of departmental officers and representatives from the Department's Project Managers (Ridgemill Pty Ltd).

- 11. The tender evaluation has been reviewed and approved by an officer in Infrastructure Services Branch who has the required procurement delegation.
- 12. Following the evaluation process, a tender determined as representing the best value for money for the Department was awarded to St. Hilliers Property Pty Ltd.

**Right to information**

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

**Recommendation**

That the Chief of Staff

Note the information provided to support the response to

s.47(3)(b) - Contrary to Public Interest

**NOTED**

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

312114

Copy to Minister

**Chief of Staff's comments**

[Empty box for Chief of Staff's comments]

Action Officer: Bruce Duncan Manager CWD Infrastructure Programs & Delivery	Endorsed by: ED Dave Baxter Infrastructure Programs & Delivery	Endorsed by: A/ADG Dave Baxter Infrastructure Services	Endorsed by: A/DDG Adam Black Corporate Services
Tel: 303 44842	Tel: 303 44842	Tel: 323 07000	Tel: 303 44842
Date: 16/01/2014	Date: 17/01/2014	Date: 17/01/2014	Date: 20/01/2014

## Briefing Note

Chief of Staff

Office of the Minister for Education, Training and Employment

**Action required: With correspondence**

**Action required by: N/A**

**Routine – background information to support response to Darren Grimwade MP**

### SUBJECT: CAR PARKING AT CABOOLTURE SPECIAL SCHOOL

#### Summary of key objectives

- Background information to support response to Mr Darren Grimwade MP, Member for Morayfield regarding car parking at Caboolture Special School
- A Safe School Travel committee will be convened to provide options to improve the safety of students travelling to and from Caboolture Special School.

#### Key issues

1. There is currently a deficiency in safe set down areas during peak pick up and drop off times.
2. Caboolture Special School enrolment has increased from 160 in 2010 to 237 in 2014. The number of public car parks available in the school or adjacent streets has not increased during this period of time.
3. Staff numbers have also increased to 148 which compounds parking issues to the site.
4. The school has advised that car parking is now a safety issue due to the distance parents have to walk to the school with children who have physical impairment or other special needs.
5. The Department of Education, Training and Employment (DETE) has no available capital funding across the forward estimates to address this issue.

#### Implications

6. Nil.

#### Background

7. In 2011, the Department provided off-street car parking for an additional 25 staff cars.

#### Right to information

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

**Recommendation**

That the Chief of Staff

**Note** the information provided to support the response to Mr Darren Grimwade MP, Member for Morayfield.

**NOTED**



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

21 4 14

Copy to Minister

**Chief of Staff's comments**

Action Officer	Endorsed by:	Endorsed by:
Grant Byrne	ADG	DDG
Director	Paul Hobbs	Jeff Hunt
Capital Works	Infrastructure	Corporate Services
Planning	Services	Public Interest
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	Date: 20/03/14	Date: 24/03/2014

Released by DETE under the RTI Act



Pages 202 through 203 redacted for the following reasons:

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Sch. 3(6)(c)(i)

Released by DETE  
under the RTI Act

## Briefing Note

Chief of Staff

Office of the Minister for Education, Training and Employment

**Action required: For Noting**

**Action required by: N/A**

**Routine** – Information as requested regarding Stage Two changes to scope at Pimpama State Secondary College.

### SUBJECT: PIMPAMA STATE SECONDARY COLLEGE CHANGES TO SCOPE FOR STAGE TWO

#### Summary of key objectives

- To provide background information to the Chief of Staff regarding the necessity to reduce scope to Stage Two of Pimpama State Secondary College.
- To demonstrate that the College has not been disadvantaged in the provision of learning spaces by reduction in the project budget.
- To identify the implications of the deletion of the Indoor Sports Centre from Stage Two.

#### Key issues

1. Stage Two of Pimpama State Secondary College is required for the start of the 2015 school year and is intended to build student capacity as well as provide curriculum-specific spaces necessary for the progression to senior schooling.
2. Consultation occurred with the College community in June 2013 and a facilities brief was developed to provide an additional 22 learning spaces, plus staff accommodation, amenities and covered area, to increase capacity by approximately 460 student places.
3. This additional accommodation would be sufficient for projected enrolments to 2017.
4. While it could be argued that the scope of Stage Two provides excess capacity to that required for 2016, the following factors were considered in the planning exercise:
  - the College's enrolments continue to increase beyond the Department's projections;
  - the site topography is such that building solutions are typically multi-storey, necessitating a massing of general or specialist facilities to each level; and
  - the provision of additional capacity beyond 2016 will reduce the impact of earthworks and construction on the College's operations.
5. A preliminary pre-tender cost estimate for the agreed scope of works was provided in September 2013 at \$24.8 million.
6. In late 2013 it was apparent that the Capital Works Program for 2014–15 would be reduced and it was necessary to critically evaluate all major projects with a view to curtailing costs where possible.
7. For Pimpama State Secondary College, this review resulted in the project budget for Stage Two being set at \$15 million, meaning that scope would need to be reduced.
8. In February 2014, consultation occurred with the College community to determine an agreed reduced scope of works to cater for anticipated demand for 2016.

9. Careful consideration was given to the College's overall enrolment growth to 2016, the commencement of the senior curriculum from 2015, the various needs for specialist and general learning spaces and the available budget.
10. Accordingly, it was necessary to delete both a two-storey general learning centre (six spaces plus staff with open under for future infill) and the Student Indoor Sports Centre (one indoor court with learning area, staff area and amenities).
11. Negotiations with the Stage Two building contractor have meant that all specialist spaces are to be provided, as well as a staff centre, amenities and enclosure under the Junior secondary building for seven additional general learning areas.
12. The College Principal has agreed to the reduced scope of works which will provide an additional 21 learning spaces, which adds 441 student places to the College.

### Implications

13. The reduced scope of works will provide all required learning areas for the College and provides additional student places sufficient for projected enrolments to 2017.
14. It has been necessary to remove the Indoor Sports Centre from the scope of Stage Two as a means of saving approximately \$5 million.
15. While the scope reduction has been accepted by the College Principal, it leaves the College without a large indoor sports facility, which would also double as a main assembly area.
16. The delay in provision of this facility may also affect the College's intention to promote a sports excellence program.
17. The necessity to enclose under the Junior Learning Centre for additional general classrooms has also meant the loss of this covered area in the Junior sub-school. While this area was always earmarked for enclosure, this would have occurred subsequent to the provision of the large Indoor Sports Centre and further enrolment growth in the Junior school and not intended to have occurred for some years.
18. In essence, the reduced and changed scope of the Stage Two works will mean that the total covered area available to the College for the foreseeable future will be approximately 430m<sup>2</sup>, comprising a junior covered area of 180m<sup>2</sup> and the central covered area of 250m<sup>2</sup>.
19. While it is hopeful to provide the Student Sports Centre in Stage 3 of the College, this may not occur until the 2017 school year.
20. As a means of comparison, the new Springfield Central State High School, which opened in 2011, does not have an Indoor Sports Centre for its 928 students across all year levels from 7-12. This is due in part to the delayed provision of shared facilities with the local authority and not primarily budgetary constraints.

### Background

21. Upon completion of the planned Stage Two works, total site capacity would have been 947 student places which is sufficient for projected enrolments to 2017 (940 predicted). This capacity increase is greater than the projected enrolments for both 2015 (607) and 2016 (approximately 850 students), but was aimed at providing a broad range of curriculum spaces, consolidating specialist facilities, and reducing the impact of further major construction on the College's operations.
22. The College has been master planned for an enrolment of up to 1800 students.

**Recommendation**

That the Chief of Staff **note** the information provided in relation to the funding cuts to the Stage Two build of Pimpama State Secondary College.

**NOTED**



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

22 14/14.  
 Copy to Minister

**Chief of Staff's comments**

Action Officer  
Grant Byrne  
Director  
Capital Works  
Planning  
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A/ED  
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Date: 19/03/2014

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Paul Hobbs  
Infrastructure  
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Mob: [redacted]  
Date: 24/03/2014

Endorsed by:  
DDG  
Jeff Hunt  
Corporate Services  
Tel: 3034 4771  
Mob: [redacted]  
Date: 28/03/2014

Released by DETE under RTI Act

23. Due to the site's topography, it has been necessary to plan buildings as multi-level structures, to reduce the scope of earthworks, and provide linkages from the various constructed terraces thus ensuring disability compliance and ease of access. Lift access has been necessary. This building solution and associated access is more expensive than traditional slab-on ground construction. In addition, it may increase scope as it is not always convenient or cost-effective to extend buildings to cater for future demand.
24. The additional spaces provided within the \$15 million budget are as follows:

Facility	Space Gain	Capacity Gain	Built Solution
General Studies	7	152	Enclose under Junior General Studies Centre
Science/Manufacturing	8	156	Two-storey construction
Music/Visual Arts	6	133	Two-storey construction
Staff Centre	NIL	NIL	Two-storey construction – open under for future Special Education
Senior Amenities	NIL	NIL	Single level construction
<b>TOTAL SPACE/CAPACITY GAIN</b>	<b>21</b>	<b>441</b>	

25. All classroom requirements for 2015 and 2016 and possibly 2017 will be satisfied by this scope of works.

#### Right to information

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

## Briefing Note

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

### Action required: For Noting

### Action required by: N/A

**Routine** – Arrangements for the construction of the external infrastructure bordering the site on which the new Public Private Partnership (PPP) at Pimpama is to be constructed and needs to commence by 1 March 2014 to be completed in time for the school opening at the start of Term 1, 2015.

### SUBJECT: EXTERNAL INFRASTRUCTURE REQUIREMENTS BORDERING THE NEW PPP SCHOOL SITE AT PIMPAMA

#### Summary of key objectives

- The new school to be built at Pimpama is one of 10 schools to be built by the Queensland Schools PPP Project by Plenary Schools Pty Ltd and is scheduled to open for start of school 2015.
- The Pimpama site has been owned by the Department of Education, Training and Employment (DETE) since June 2011. There are currently a number of significant residential developments commencing next to, and across the road from, the Pimpama school site.
- As a result of the school and these developments, there are currently a number of design and safety issues with Dixon and Cunningham Drives that front the Pimpama site, that need to be addressed with various developers, including Rix Developments.
- A satisfactory solution needs to be agreed upon by DETE and the relevant developers by 1 March 2014 to ensure the alterations to Dixon Drive are completed in time for the start of school 2015.

#### Key issues

1. Rix Developments recently purchased development property across the road from the school site on the south side of Dixon Drive.
2. Leda Developments Pty Ltd also owns property that adjoins the Pimpama school site on the north and west boundaries.
3. QM Properties owns the land across the road to the east on Cunningham Drive.
4. There are several safety and external infrastructure issues that need to be addressed with Dixon and Cunningham Drives' road frontages which will impact on these commercial developments and also the school site.
5. While many of these infrastructure issues are not directly related to the construction of the school, it is incumbent on the Department to work with the developers to minimise the 'rework' that may be required, provided this does not increase the overall costs of delivering the Pimpama school in isolation.
6. The Department is looking to undertake meetings and negotiations with Rix, Leda and QM Properties to identify roles and responsibilities for the infrastructure solutions and consider entering into an infrastructure agreement with the developers which may incorporate a cost sharing arrangement where appropriate.

7. Rix has already made contact with Watpac (Plenary's construction contractor) and Plenary has had a brief introductory discussion with their point of contact.
8. On 20 January 2014, officers of Infrastructure Services met with Rix to discuss the infrastructure issues around the Pimpama School site.

#### **Implications**

9. Serious disruption to the operations of the new Primary School at Pimpama may result if the external infrastructure is not completed in time for start of school 2015.

#### **Background**

10. On 22 May 2013 the Government announced that 10 new schools would be built in high growth areas of South East Queensland via a PPP known as the Queensland Schools 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.
11. On 30 May 2013 the Director-General endorsed the 10 schools to be included in the Queensland Schools PPP Project.
12. Contract Close occurred on 17 December 2013 with the signing of the Project Deed by the Acting Minister for Education, Training and Employment and was handed over to DETE to roll out the project. Construction of Stage 1 of the first two schools, a high school at Burpengary and a primary school at Pimpama, will commence in January 2014 and is scheduled to be completed for the start of school 2015.
13. Master Plans for the two schools are expected to be finalised by the end of January 2014 with construction to commence mid-February 2014.

#### **Right to information**

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

Released under the RTI Act

**Recommendation**

That the Minister:

- **Note** the issues surrounding the delivery of external infrastructure for the delivery of Stage 1 of the new school at Pimpama by the Queensland Schools PPP Project.

**NOTED**



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

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Copy to Assistant Minister

**APPROVED/NOT APPROVED  
 ENDORSED/NOTED**



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

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**Minister's comments**

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Date: 21/01/2014

Endorsed by:  
 DG  
 Dr. Jim Watterston

Tel: 3034 4752

Date: 29/1/14



## Briefing Note

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

### Action required: For Approval

### Action required by: 20 March 2014

**Routine** – An increase in financial approval of \$20,000 will enable final payment of outstanding invoices and financial completion for project at Kenmore State High School.

**PROJECT NUMBER: 34-121923**

**SCHEDULE NUMBER: 011563**

**SUBJECT: FINANCIAL APPROVAL FOR KENMORE STATE HIGH SCHOOL – FASHION, HOSPITALITY, TUCKSHOP AND RELATED WORKS.**

### Summary of key objectives

- **Financial approval** of \$7,467,517 (including a GST component of \$678,865) is sought for the provision of new fashion, hospitality and tuckshop at Kenmore State High School.

### Key issues

1. The solution negotiated at Kenmore State High School involved provision of a new fashion and hospitality centre, plus new cafeteria and student services area and associated works.
2. The increase sought is to cover final project costs which have now been reconciled following liquidation of contractor following construction of buildings. Subsequent legal issues and defect rectification have been completed and a final reconciliation of outstanding costs has been undertaken.
3. The works were substantially completed in late 2011 with balance of ancillary works completed in 2012/13 with reconciliation of final costs being completed recently.

### Implications

4. Additional financial approval of \$20,000 (including GST) will bring the total forecast expenditure to \$7,467,517 (including GST) and will allow this project to proceed to financial completion.
5. Requested approvals are within the financial delegation of the Minister, Department of Education, Training and Employment.
6. Funding is available from the 2014/15 Capital Works program for the increase sought. Expenditure to date has been funded from previous financial years. There are no other financial implications.
7. Requested financial approval is based on an assessment of costs outstanding at end of project.

### Background

8. Financial approval of \$7,447,517 (including GST) was obtained on 10/11/10 to enable construction to commence.

**Right to information**

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

**Recommendation**

That the Minister

- grant financial approval of \$7467,517 (including GST) to enable final payment of outstanding invoices and financial completion for project at Kenmore State High School.

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

Copy to Assistant Minister

**Minister's comments**

Action Officer:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:
Project Coordinator	Director	Director-CWP	ED	CFO	ADG	DDG	DG
Mike Kitto	Dave Sullivan	Grant Byrne	Dave Baxter	Adam Black	Paul Hobbs	Jeff Hunt	Dr. Jim Watterston
Infrastructure Programs & Delivery	Infrastructure Programs & Delivery	Infrastructure Programs & Delivery	Infrastructure Programs & Delivery	Office of the Chief Finance Officer	Infrastructure Services Branch	Corporate Services	Office of the Director-General
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Date: / /	Date: / /	Date: / /	Date: / /	Date: / /	Date: / /	Date: / /	Date: / /

## Briefing Note

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

**Action required: For Approval**

**Action required by: 17 March 2014**

**Routine**— to maintain the program and enable the contractor to have the proposed Early Childhood Development Program at Caboolture East State School completed by the start of the 2015 school year.

### SUBJECT: MINISTERIAL DESIGNATION FOR CABOOLTURE EAST STATE SCHOOL

#### Summary of key objectives

- The scope of planned development is for the construction of a new Early Childhood Development Program (ECDP) at Caboolture East State School 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 Caboolture East State School and Caboolture Early Years Centre.

#### Key issues

1. It is currently proposed to supplement the existing Caboolture East State School infrastructure with a new dedicated ECDP facility. This project is part of the Planned Classroom Requirements program.
2. This submission seeks 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 has undertaken the environmental assessment investigations and community consultation requirements outlined in the Guidelines about Environmental Assessment and Public Consultation Procedures for Designating Land for Community Infrastructure, (the "Guidelines"). The Guidelines provide a documented six-step process for a community infrastructure 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;
  - (b) facilitate the efficient allocation of resources;
  - (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. The proposed ECDP at Caboolture East State School is considered essential community infrastructure benefiting the community. Enabling the proposed centre and future activities 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 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 3);
  - Proposal Plans (at Appendix 4);
  - copy of published Public Notice of the Proposed Designation (at Appendix 17);
  - copies of all Submissions Received (at Appendix 16 and Appendix 18); and
  - summary and Account of Submissions (at Table 1 and Table 2).

#### 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. There are no financial implications as sufficient budget is available for this project.
11. There are no legal implications.

#### Background

12. Approval to commence the Ministerial designation process in relation to the land described as Lot 2 SP240672 and Lot 1 SP215437 known as the Caboolture East State School and Caboolture Early Years Centre was granted by the Honourable John-Paul Langbroek MP, Minister for Education, Training and Employment on 3 December 2013 (Ref: 13/409172).
13. The affected local government is Moreton Bay Regional Council.
14. The site is owned by the Queensland Government (represented by the Department).
15. A copy of the Initial Assessment Report about the proposed Ministerial designation was provided to the relevant local Councillor and state and federal parliamentary Members.
16. Departmental responses have been framed in good faith and, wherever possible, in consultation with respondents. Some issues will be considered further during detailed design of the facility.
17. The Department considers that adequate account has been taken of issues raised by submitters.
18. If the Minister designates land, the Minister must undertake procedures in accordance with section 208 of the SPA as documented in **Attachment B**. In particular, the following actions should be noted:

- The Ministerial designation will proceed by way of publication of the Notice of Designation in the Government Gazette, and take effect from the date of publication. A draft Notice of Designation is provided at **Attachment D**.
  - The Minister is required to give notice of the designation to the land owner, the local government and the Chief Executive of the Department of State Development, Infrastructure and Planning. Draft letters to satisfy this requirement are provided at **Attachments E-J**.
19. Legislation and planning instruments relevant to the submission for the Minister's consideration to which reference is made relevant to issues of fact includes:
- a) *Sustainable Planning Act 2009* (available online at [www.dsdip.qld.gov.au/planning-and-development/sustainable-planning-act-2009.html](http://www.dsdip.qld.gov.au/planning-and-development/sustainable-planning-act-2009.html))
  - b) *Caboolture Shire Plan* (available online at [www.moretonbay.qld.gov.au/subsite.aspx?id=73667&libID=76218](http://www.moretonbay.qld.gov.au/subsite.aspx?id=73667&libID=76218))
  - c) *Guidelines about Environmental Assessment and Public Consultation Procedures for Designating Land for Community Infrastructure*, dated December 2006 (available online at [www.dsdip.qld.gov.au/integrated-planning-act/community-infrastructure-designation.html](http://www.dsdip.qld.gov.au/integrated-planning-act/community-infrastructure-designation.html))

#### Right to information

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

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under the RTI Act