

Minister's Office File Ref:	
Department File Ref:	12/411339

## Briefing Note

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

**Action required: For Approval**

**Action required by: 23/11/2012**

**Urgent** – To progress the closure of the Gregory Educational Facility prior to the end of 2012 and to allow for the buildings on site to be disposed of or relocated.

**SUBJECT: PROPOSED CLOSURE AND DISPOSAL OF GREGORY EDUCATIONAL FACILITY**

### Summary of key objectives

- Ministerial approval is sought for the disposal of, or relocation of the buildings on site at the Gregory Educational Facility (N.B. the land is leased from Burke Shire Council, but the facilities are owned by the Department of Education Training and Employment).

### Key issues

1. The Regional Director North Queensland has carried out community consultation regarding the proposed closure of the Gregory Educational Facility from the end of 2012.
2. The consultation involved the following activities:
  - a) discussion with parents and community members on 25 October 2012; and
  - b) discussion with the Chief Executive Officer (CEO) of Burke Shire Council on 29 October 2012.
3. The following matters were considered as part of the consultation:
  - a) projected enrolments for 2013 and beyond;
  - b) ongoing difficulty of attracting staff to the Facility, which is located 167km from Doomadgee;
  - c) significant work to improve access to diesel storage units for generators on the site would be required ahead of the wet season;
  - d) site accessibility issues during the wet season for students who live on rural properties; and
  - e) equity and realities associated with significant financial costs to the Department, as well as staff wages, to keep this facility operational for very few student enrolments.
4. At the conclusion of the consultation process, the Regional Director North Queensland has recommended the Gregory Educational Facility be closed at the end of the 2012 school year.
5. The Regional Director also recommends the buildings on site be approved for disposal or relocation to Doomadgee, if appropriate.

### Implications

6. As this is a campus of a school and not a school itself, the requirements for the "permanent closure of a State school" detailed in *Chapter 2, Part 3 of the Education (General Provisions) Act 2006* do not apply.

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7. Based on advice from the Legal and Administrative Law Branch (LALB), the Department was not required to advertise the proposed closure of the Gregory Educational Facility in the Government Gazette, or wait for six months to dispose of the buildings.
8. The proposed closure and community consultation has already generated media interest, with the Regional Director responding to interview requests from ABC Radio and Townsville Bulletin.
9. The member of Mount Isa, Mr Robert Katter, has been vocal in his objections to the proposed closure.
10. At the start of Term 4, 2012 there were four students enrolled at the Gregory Educational Facility — two prep students, one Year 1 student and one Year 3 student.
11. Due to an inability to secure teaching staff for the Facility beyond 2 November 2012, the Regional Director and Principal of Doomadgee State School have arranged for the Facility to continue operating under the governance of Mount Isa School of the Air until the end of the 2012 school year.
12. As of 5 November 2012, students attending the Gregory Educational Facility have been supervised and supported on-site by two full-time teacher aides.
13. The Department of Education, Training and Employment and United Voice union have agreed to the extension of the time limitations under the remote and rural school communities clause 46.1 (b) of the Teacher Aide Certified Agreement to allow the teacher aides to undertake this supervision and receive the allowance during Term 4, 2012.
14. The students are now enrolled in the Mount Isa School of the Air but will continue with the Doomadgee State School curriculum program until the end of the 2012 school year.
15. During this time, the students will continue to receive full learning resourcing support from Doomadgee State School, for example laptops and classroom materials.
16. The Department has leased the Gregory Educational Facility site from Burke Shire Council for a peppercorn rent since 1 July 2002.
17. The lease expired on 30 June 2009 and has not been updated or renewed since that time.
18. Should the Gregory Educational Facilities permanently close at the end of 2012, the Chief Executive Officer of Burke Shire Council has expressed interest in purchasing the school buildings, including the staff accommodation.
19. The Principal of Doomadgee State School has also expressed an interest in relocating the staff accommodation to Doomadgee. Any relocation costs could be covered from school/regional office budget in 2012-13.

### Background

20. Gregory Educational Facility is a campus of Doomadgee State School and has experienced declining enrolment numbers since 2006.
21. Currently, there are four students enrolled at the campus and ahead of consultation, there were only two student enrolments confirmed for 2013.
22. The Minister approved the Regional Director to carry out community consultation around the proposed closure of the Gregory Educational Facility on 17 October 2012. (Ref: 12/393684)

### Right to information

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

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**Recommendation**

That the Minister:

- **note** the results of the community consultation around the proposed closure of the Gregory Educational Facility;
- **endorse** the recommendation to permanently close the Gregory Educational Facility from the end of the 2012 school year; and
- **approve** the disposal or relocation of the buildings on site at the Gregory Educational Facility (N.B. the land is leased from Burke Shire Council, but the facilities are owned by the Department of Education Training and Employment).

NOTED



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

25/11/12.

Copy to Assistant Minister

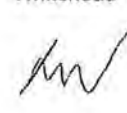
**APPROVED/NOT APPROVED**  
**ENDORSED/NOTED**



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

27/11/12

**Minister's comments**

Action Officer	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:
Richard English	A/Director	ED	ADG	A/DDG	A/DG
Regional Director, North Queensland Region	Michael Wedemeyer	Lee Callum	Paul Hobbs	Jeff Hunt	Annette Whitehead
	Infrastructure Strategy Schools	Infrastructure Strategy, Research & Performance	Infrastructure Services Branch	Corporate Services	
Tel: 4726 3105	Tel: 323 41531 Mob: Date: 06/11/12	Tel: 323 70950 s.47(3)(b) - Contrary to the Public Interest Date: 08/11/12	Tel: 3237 0658 Date: 08/11/12	Tel: 3405 6329 Date: 12/11/12	Tel: 323 71077 Date: 19/11/12

Minister's Office File Ref:	
Department File Ref:	13/36761

## Briefing Note

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

**Action required: For Approval**

**Action required by: 22 February 2013**

**Routine** – The Palmerston East State School site is surplus to Departmental requirements and is recommended for disposal.

### SUBJECT: DISPOSAL OF THE PALMERSTON EAST STATE SCHOOL SITE

#### Summary of key objectives

- Approval is sought to dispose of the Palmerston East State School site, which is considered surplus to departmental requirements after self-closing due to no enrolments at the start of Term 1, 2012.
- Following Ministerial approval, the site, including staff accommodation will be declared surplus and added to the Government Land Register.
- If disposal is approved, it is recommended that the Minister for Education, Training and Employment sign the attached letter (**Attachment 1**) to the Honourable Andrew Cripps MP, Member for Hinchinbrook and Minister for Natural Resources and Mines, to advise of the planned course of action.

#### Key issues

1. Palmerston East State School was approved by the Minister for permanent closure on 19 April 2012, after attracting no enrolments at the start of Term 1 2012. (Ref: 12/149218).
2. The 'proposed closure' of Palmerston East State School was required to be advertised in the Government Gazette, in line with the provisions of the *Education (General Provisions) Act (2006)* – that is:
  - a) "If the Minister proposes closing a State school or amalgamating 2 or more State schools, the Minister must publish a notice about the proposal in the gazette." (Chapter 2, Part 3, s18).
  - b) "If notice about a proposed closure of a State school or amalgamation of 2 or more State schools is published under Section 18, the closure or amalgamation must not happen earlier than 6 months after the publication." (Chapter 2, Part 3, s20).
3. The 'proposed closure' public notice appeared in the Government Gazette on 3 August 2012.
4. Given the six-month 'waiting period' after Gazettal has now passed, and there have been no marked population increases in the area or new enrolment enquiries which would warrant the school's re-opening, the Department of Education, Training and Employment (DETE) is seeking to finalise the closure of Palmerston East State School.
5. DETE requires Ministerial approval to declare the site surplus and add it to the Government Land Register for disposal.

Minister's Office File Ref:	
Department File Ref:	13/36761

### Implications

6. If DETE's recommendation to dispose of the Palmerston East State School site is supported, it is recommended the Minister write to the Honourable Andrew Cripps MP, Member for Hinchinbrook and Minister for Natural Resources and Mines, to advise of this outcome.
7. The onsite staff accommodation is currently tenanted by a departmental employee. The Regional Office would arrange for appropriate notice to be given for the tenant to vacate the site.
8. The Regional Director approved for a local church group to use one of the school buildings for short weekly meetings from February 2012 until the end of 2012 school year. The Regional Office will provide appropriate notice in order for the group to vacate the site.
9. Community consultation around the proposed closure of Palmerston East State School occurred in 2010 and 2011. Prior to the 2012 school year, the Regional Director, Far North Queensland Region, recommended the school for closure due to ongoing declining enrolments. However, this recommendation was not approved by the then Minister.
10. In May and June 2012, the announcement of the proposed closure of Palmerston East State School attracted negative media coverage in the *Innisfail Advocate* and *ABC Far North Queensland*.

### Background

11. The Palmerston East State School site is located approximately 26 kilometres south-west of Innisfail in Far North Queensland.
12. The site, which is described as Lot 67 on Plan NR2498, comprises of approximately 1.96 hectares.
13. The site is surplus to departmental requirements and its disposal is supported by the Regional Director, Far North Queensland.

### Right to information

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

Minister's Office File Ref:	
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**Recommendation**

It is recommended that the Minister:

- **approve** the Palmerston East State School site to be declared surplus and approved for disposal; and
- **sign** the attached letter to the Honourable Andrew Cripps MP, Member for Hinchinbrook, to advise of the planned disposal (**Attachment 1**).

NOTED

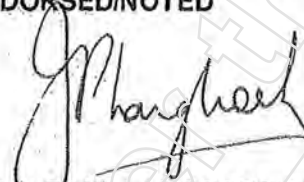


**FIONA CRAWFORD**  
 Chief of Staff  
 Office of the Hon John-Paul Langbroek MP  
 Minister for Education, Training and  
 Employment

27, 2, 13

Copy to Assistant Minister


APPROVED/NOT APPROVED  
 ENDORSED/NOTED



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

6, 3, 13

**Minister's comments**

Action Officer Emma Clarey SPO Infrastructure Strategy (Schools) Infrastructure Services Branch	Endorsed by: RD Clive Dixon	Endorsed by: Director Joe Willis	Endorsed by: A/ED Peter Markham	Endorsed by: A/DDG Jeff Hunt	Endorsed by: A/DG Annette Whitehead
	Far North Queensland Region	Infrastructure Strategy (Schools)	Infrastructure, Strategy, Research and Performance	Corporate Services	
Tel: 3237 0026	Tel: 4046 5271 Mob: s.47(3)(b) - Contra Date: 1/1	Tel: 3237 1902 Mob: Date: 11/02/13	Tel: 3237 0224 Mob: Date: 11/02/13	Tel: 3405 6329 Mob: s.47(3)(b) - Contra Date: 14/02/13	Tel: 323 71070 Mob: Date: 18/2/13
	Verbal approval by RFM FNQ, on behalf of RD				



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

07 MAR 2013

The Honourable Andrew Cripps MP  
Minister for Natural Resources and Mines  
Member for Hinchinbrook  
PO Box 1515  
INGHAM QLD 4850

Level 22 Education House  
30 Mary Street Brisbane 4000  
PO Box 15033 City East  
Queensland 4002 Australia  
Telephone +61 7 3237 2000  
Facsimile +61 7 3211 8011  
Email education@ministerial.qld.gov.au

Dear Minister *Andrew,*

I am writing to follow up on correspondence between us in June and August last year, regarding the future of Palmerston East State School.

As you are aware, the school effectively 'self-closed' as a result of no enrolments for the start of the 2012 year, and I formally approved the school for closure on 19 April 2012. The Department of Education, Training and Employment arranged for the proposed closure to be advertised in the Government Gazette, as is required under the *Education (General Provisions) Act 2006*.

In my letter to you dated 1 August 2012, I advised you that the school had been closed but would be held for a period to allow for further monitoring to occur.

Given the six-month 'waiting period' following gazettal has now occurred and there have been no marked population increases in the area or new enrolment enquiries which would warrant the school's re-opening, the Department has recommended that the Palmerston East State School site be declared surplus and approved for disposal.

I support this recommendation and have approved for the site to be added to the Government Land Register for disposal in accordance with Government Land Policies.

As you are aware, a local church group has been using the site for meetings since February 2012. I have asked the Department's Far North Queensland Regional Office to ensure appropriate notice is provided in order for the group to vacate the site. Also, appropriate notice will be given to an employee of my Department who is currently living in the onsite staff accommodation.

Should you wish to discuss this matter further, I invite you to contact my Chief of Staff, Ms Fiona Crawford, on telephone 3237 1000.

Yours sincerely

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

Ref: 13/36899

Minister's Office File Ref:	
Department File Ref:	13/109094

## Briefing Note

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

**Action required: For Approval**

**Action required by: NA**

**Routine** – To request the Minister's approval of the permanent closure and disposal of Stamford State School.

### SUBJECT: CLOSURE AND DISPOSAL OF STAMFORD STATE SCHOOL

#### Summary of key objectives

- The Stamford State School site has been vacant for a period of more than six months since self-closing in August 2012.
- The Department of Education, Training and Employment is recommending the school be permanently closed, declared surplus and prepared for disposal.

#### Key issues

1. In August 2012, Stamford State School effectively 'self-closed', when the parents of the sole remaining student decided to enrol their student at neighbouring Hughrinden State School.
2. The Department subsequently sought, and received, Ministerial approval to advertise the proposed closure of Stamford State School in the Government Gazette.
3. The proposed closure notice appeared in the Government Gazette on 31 August 2012 (Ref: 12/330553).
4. As is required under the *Education (General Provisions) Act 2006* (the Act), the Regional Director North Queensland, Mr Richard English, conducted community consultation in order to discuss future options for the school.
5. Mr English held a community meeting in Stamford on 31 October 2012, attended by representatives from local council and other Stamford residents, where key discussion points were as follows:
  - a) Enrolment prospects – the community appeared resigned to the fact that there were no short-to-medium term prospects for new enrolments at Stamford State School and that closure was the most likely outcome.
  - b) Facilities – community members queried what would happen to the school's facilities should it close.
  - c) Finances – some questions were raised about what would happen to the remaining finances of the Parents and Citizens' Association.
6. Mr English provided appropriate responses to these queries at the meeting and after the meeting, via email to the nominated community representative, s.47(3)(b) – Contrary to the Public
7. Following this consultation period with the local community, Mr English, has recommended that Stamford State School be permanently closed.



Minister's Office File Ref:	
Department File Ref:	13/109094

### Implications

8. Mr Rob Katter MP, Member for Mount Isa, has been very vocal in his objection to another recent closure decision in the North Queensland region – i.e. the Gregory Educational Facility, a campus of Doomadgee State School.
9. Should the Minister support the Department's recommendation to close and dispose of Stamford State School, the Department recommends the Minister send the attached letter (**Attachment 1**) to inform Mr Katter of the outcome around Stamford State School.
10. Facilities onsite at Stamford State School include:
  - a) a two-classroom modular A (in poor condition),
  - b) a small three-bedroom residence which is approximately 40 years old (vacant),
  - c) transportable amenities block (in poor condition),
  - d) a 6m x 3m shed (in reasonable condition),
  - e) playground equipment (in average condition),
  - f) a permanent 9m x 9m covered area.
11. Given the age and general poor condition of these facilities, the Regional Facilities Manager does not consider it appropriate for them to be relocated to any other school in the North Queensland region.
12. A relocatable resource centre delivered under the Federal Government's Building the Education Revolution (BER) program in 2010, has already been removed from the site and transferred to Burdekin Special School.

### Background

13. The school has attracted no further enrolments for the 2013 school year.
14. Following the required six-month waiting period and community consultation, the Regional Director, North Queensland, has recommended that Stamford State School be permanently closed.

### Right to information

15. I am of the view that the contents or attachments contained in this brief **are not suitable** for publication, until such time as the Minister has approved Stamford State School for permanent closure.

Minister's Office File Ref:	
Department File Ref:	13/109094

**Recommendation**

That the Minister:

**approve** the Department's recommendation to permanently close Stamford State School;

**approve** the Stamford State School site be declared as surplus to the Department's requirements;

**approve** the Department to dispose of the site in accordance with the Queensland Government Land Policies; and

**sign** the attached draft letter to Mr Rob Katter MP, Member for Mount Isa, to inform him of the outcome of this matter (**Attachment 1**).

NOTED



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

28/7/13  
 Copy to Assistant Minister


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



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

29/7/13

**Minister's comments**

Action Officer	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	
Emma Clarey	RD	A/Director	A/ED	A/ADG	ADG Finance and CFO	A/DDG	A/DG	
Senior Project Officer	Richard English	Peter Kingston	Peter Markham	Lee Callum	Adam Black	Jeff Hunt	Dr Jim Watterston	
Infrastructure Strategy, Research and Performance (ISRP)	North Queensland Region	Infrastructure Strategy Schools	ISRP	Infrastructure Services Branch	Office of the Chief Finance Officer	Corporate Services		
Tel: 323 70026	Tel: 4726 3105	Tel: 3237 1902	Tel: 3237 0224	Tel: 3237 0658	Tel: 3404 3451	Tel: 340 56329	Tel: 323 71070	
M:	s.47(3)(b) - Contrary to the Public Interest						M:	M:
Date: 28/03/13	Date: 02/04/13	Date: 02/04/13	Date: 02/04/13	Date: 09/04/13	Date: 11/04/13	Date: 15/04/13	Date: 17/4/13	

Mr Rob Katter MP  
Member for Mount Isa  
PO Box 1968  
MOUNT ISA QLD 4825

Dear Mr Katter

As you would be aware, Stamford State School self-closed in August 2012 when the sole remaining student relocated to Hughenden State School.

This action prompted my Department to advertise the school's proposed closure in the Government Gazette on 31 August 2012, as is required under the *Education (General Provisions) Act 2006*. North Queensland Regional Director, Mr Richard English, has consulted with the local community regarding the school's future enrolment prospects, including representatives from the Flinders Shire Council.

On the basis that there have been no significant population increases in the Stamford area or new enrolment enquiries in 2013, my Department has recommended that Stamford State School should be closed permanently.

I am writing to inform you that I support this recommendation and have approved the school to be permanently closed and for the site to be declared surplus in the Government Land register and then disposed of.

Should you require further information on this matter, I invite you to contact my Chief of Staff, Ms Fiona Crawford by telephone on 3237 1000.

Yours sincerely

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

Ref: 13/109105

## Briefing Note

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

**Action required: For Noting**

**Action required by: N/A**

**Routine** – general information for noting regarding proposal from Member for Redlands

**SUBJECT: DISPOSAL OF VACANT LAND AT CLEVELAND**

### Summary of key objectives

- A proposal has been received from Peter Dowling MP, Member for Redlands supporting the inter-agency transfer of the Cleveland TAFE site from the Department of Education, Training and Employment (DETE) to Queensland Health (QH) for future redevelopment of the adjacent Redlands Hospital site.
- QH has expressed preliminary interest in acquiring the surplus Cleveland TAFE site.
- DETE will support an inter-agency transfer to QH at market value in accordance with Queensland Government Transaction Policy.
- In the event the property is not acquired by another Government agency, the property will be sold on the open market through a competitive process.

### Key issues

1. Correspondence dated 5 May 2014 was forwarded to the Honourable Jeff Seeney MP, Deputy Premier and Minister for State Development Infrastructure and Planning from the Member for Redlands proposing the subject site be transferred from DETE to QH for future expansion of Redland Hospital. The correspondence noted the support of this proposal from Dr Mark Robinson MP and Cr Karen Williams, Mayor of Redlands.
2. DETE notified QH of the surplus asset and DETE has been assisting QH with their on-going investigations.
3. QH are yet to make a decision as to whether or not they wish to acquire the site.
4. If QH confirms their interest in acquiring the site at market value, DETE will support an inter-agency transfer in accordance with Queensland Government Transaction Policy.
5. Previous assessments have highlighted this land may be environmentally sensitive due to the flora and fauna located on the site.
6. DETE has liaised extensively with QH, the Department of Housing and Public Works (DHPW) and the Department of Natural Resources and Mines (DNRM) regarding the native title assessment and has also engaged Building and Asset Services (BAS) within DHPW to manage the disposal process.

### Implications

7. There are no implications identified.

**Background**

8. The subject site is a 15.73 hectare vacant lot located at Long Street, Cleveland on property described as Lot 1 on SL813180. The subject site was declared surplus on the Government Land Register on 20 November 2013.
9. Redland Hospital adjoins the subject site on its southern boundary.
10. On 3 December 2012, through the Government Response to the Final Report of the Queensland Skills and Training Taskforce, the Minister announced that the vacant land at Cleveland would be progressed for sale.

**Right to information**

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

**Recommendation**

That the Minister:

**Note** that DETE is assisting Queensland Health (QH) in their due diligence process as they investigate acquiring the surplus TAFE Cleveland Campus site (vacant lot).

**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**

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Action Officer Marshal Cowley PFSO Real Estate Unit Tel: 3034 6006 Date: 20/05/2014	Endorsed by: Manager Gayle McGowan Real Estate Unit Tel: 3034 6020 Date: 20/05/2014	Endorsed by: Director Cliff Kuskopf REEESHM Tel: 3034 6000 Date: 20/05/2014	Endorsed by: ED Vince White Infrastructure Operations Tel: 3034 4626 Date: 20/05/2014	Endorsed by: ADG Paul Hobbs Infrastructure Services Tel: 3034 4520 Date: 21/05/2014	Endorsed by: DDG Jeff Hunt Corporate Services Tel: 3034 4771 Date: 20/05/2014
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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: 13 September 2013

**Routine** – Minister endorsement of the 2013–14 Department of Education, Training and Employment (DETE) Disposal Program

**SUBJECT: MINISTER ENDORSEMENT OF THE 2013–14 DETE DISPOSAL PROGRAM**

### Summary of key objectives

- To seek the Minister's endorsement and approval to progress DETE's Disposal Program:
  - The schedule of Education and TAFE properties that have been declared surplus to requirements and are suitable for disposal are listed in **Attachment 1**;

### Key issues

1. There are 74 Education properties and eight (8) TAFE properties that have been approved for disposal (**Attachment 1**). These properties are at varying stages of the disposal process, all have been declared surplus on the Government Land Register.
2. The following two partial land sale disposal properties, whilst approved for disposal, are currently undergoing further review as the school and community have requested compensation to offset the disposal of these surplus assets:
  - a) Kallangur State School, approximately 0.4 hectares that will require subdivision of a lot separate from the main school lot and excision of the area identified. The school has requested that part of the lot be retained and developed as a staff car park and the current playground equipment be relocated, estimated cost of approximately \$350,000. This activity would be funded independently of the schools planned maintenance allocation (\$160,000 was allocated via Advancing Our Schools Maintenance in 2012–13) and may be eligible for inclusion in the regionally managed maintenance renewal program.
  - b) Kepnock State High School, approximately 3.894 hectares that is on a separate lot to the main school property and is not currently utilised by the school. The school has requested that a multi-purpose hall be provided. An estimated cost for this provision is approximately \$5 million. There is no funding available to address this request.

### Background

3. Properties that have been declared surplus to requirements and approved for disposal are referred to a disposal agency and/or disposed of by DETE in accordance with the Queensland Government Land Policy (GLP).
4. In accordance with the GLP, other Queensland Government agencies have first preference to purchase surplus real property, followed by local authorities.
5. In circumstances where a public sale is necessary, a competitive process such as auction or tender is preferred.
6. In all cases, proceeds from the sale of surplus real property are re-invested in DETE's Capital Works Program.

### 2012–13 Disposal Program

7. The Department's 2012–13 Disposal Program achieved the following outcomes:
  - a) Successfully disposed of 31 Education properties with a total net revenue of \$35,005,482; and

- b) Successfully disposed of two TAFE properties with a total net revenue of \$3,421,000.

The total net revenue for 2012–13 for the disposal of DETE properties was \$38,426,482.

#### Property Asset Utilisation Review

8. DSDIP have commenced the whole-of-Government Property Asset Utilisation Review (PAUR).
9. The first phase of the review has been completed and DETE has provided baseline data to the review team for the property portfolio.
10. The Review aims to add value across Government by providing a new perspective, supported by external property market expertise, on how to manage assets to their full potential, realise optimum value or possibly find solutions to property needs using the surplus assets of other agencies. Potential early divestment prospects are emerging which will require close cooperation between DSDIP Government Land and Asset Management (GLAM) team and owner agencies.
11. DETE assistance to the PAUR is being lead by the Executive Director, Infrastructure Operations and a DETE officer has been seconded to the GLAM team to assist the shaping of the future work program and property management arrangements related to DETE.

#### **Right to information**

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

#### **Recommendation**

That the Minister:

**endorse** for the Department of Education, Training and Employment to progress the 2013–14 disposal program.

**NOTED**

**NOTED / ENDORSED**

**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

**Minister's comments**

Action Officer Director Michelle Catterall REEESHM Unit, Tel: 32370090 Mob: s.47(3)(b) – Contrary to the Public Interest	Endorsed by: ED Vince White Infrastructure Operations Tel: 32370761	Endorsed by: ADG Paul Hobbs Infrastructure Services Tel: 32370658	Endorsed by: DDG Jeff Hunt Corporate Services Tel: 34056329	Endorsed by: DG Dr Jim Watterston Tel: 32371070 Mob: Date:
	Date: 10/09/2013	Date: 12/09/2013	Date: /09/2013	Date:

# 2013/14 DE TE Disposal Program

## Education Properties - 78 properties

PROPERTY	SETTLEMENT EXPECTED	DE TE REGION	ELECTORATE	DISPOSAL AGENCY	MINISTER/ DELEGATE ORIGINAL TRIM APPROVAL REFERENCE	MINISTER/ DELEGATE ORIGINAL APPROVAL DATE	ENDORSED BY MINISTER IN 2012-13 AT TRIM REF 12/310309 14/08/2012	CURRENTLY APPROVED BY THE MINISTER OR BY DELEGATE
<b>Legend</b>								
No Revenue Expected	Name							
Under Contract	Name							
1 Amity Road State School	2013-14	South East	Coomera	DNRM	13/383598	6/11/2013	NO	DELEGATE
2 Balmoral State High School (part only)	2013-14	Metropolitan	Bulimba	DE TE	13/139700	26/04/2013	NO	DELEGATE
3 Bermuda Avenue State School Site (Deception Bay)	2013-14	North Coast	Murrumba	DNRM - SR	10/99619	27/04/2010	YES	MINISTER
4 Bowen Residence 41 Site (vacant site)	2013-14	North Queensland	Burdekin	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
5 Bowen Residence 43 Site (vacant site)	2013-14	North Queensland	Burdekin	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
6 Bowen State High School (part only)	2013-14	North Queensland	Burdekin	Building and Asset Services	12/443754	9/11/2012	NO	DELEGATE
7 Burketown Residence No 4 9 Marshall Lane, Burketown	2013-14	North Queensland	Mount Isa	DE TE	13/279513	21/08/2013	NO	DELEGATE
8 Calamvale Community College (Part only)	2014-15	Metropolitan	Stretton	DNRM - SR	12/310309	14/08/2012	YES	MINISTER
9 Calliope State High School Site (vacant site)	2014-15	Central Queensland	Gladstone	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
10 Charters Towers Central State School (part only)	2013-14	North Queensland	Dalrymple	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
11 Chinchilla South State School (vacant site)	2013-14	Darling Downs-South West	Warrego	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
12 Cloncurry State High School Site (vacant site)	2014-15	North Queensland	Mount Isa	DNRM - NR	10/99619	27/04/2010	YES	MINISTER
13 Collinsville Residence 17 Site (vacant site)	2013-14	North Queensland	Burdekin	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
14 Collinsville Residence 18 Site (vacant site)	2013-14	North Queensland	Burdekin	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
15 Collinsville Residence 19 Site (vacant site)	2013-14	North Queensland	Burdekin	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
16 Curra State School Site	2013-14	North Coast	Mayborough	DNRM - SR	10/99619	27/04/2010	YES	MINISTER
17 Dimbulah State School Site (vacant site)	2014-15	Far North Queensland	Dalrymple	Building and Asset Services	10/99619	27/04/2010	YES	MINISTER
18 Dirranbandi Residence No 9	2013-14	Darling Downs-South West	Warrego	Building and Asset Services	13/402517	19/11/2013	NO	DELEGATE
19 Disability Services Support Unit (Woolloongabba)	2013-14	Metropolitan	South Brisbane	Building and Asset Services	13/132539	18/04/2013	NO	MINISTER
20 Dows Creek State School (Part only)	2013-14	Central Queensland	Mirani	DNRM - CR	09/163831	15/10/2009	YES	MINISTER
21 Emerald No Res 138 Site (vacant site)	2013-14	Central Queensland	Gregory	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
22 Emerald Res No 125 Site (vacant site)	2013-14	Central Queensland	Gregory	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
23 Emerald Res No 151 Site (vacant site)	2013-14	Central Queensland	Gregory	DNRM - CR	10/99619	27/04/2010	YES	MINISTER



# 2013/14 DETE Disposal Program

PROPERTY	SETTLEMENT EXPECTED	DETE REGION	ELECTORATE	DISPOSAL AGENCY	MINISTER/ DELEGATE ORIGINAL TRIM APPROVAL REFERENCE	MINISTER/ DELEGATE ORIGINAL APPROVAL DATE	ENDORSED BY MINISTER IN 2012-13 AT TRIM REF 12/310309 14/08/2012	CURRENTLY APPROVED BY THE MINISTER OR BY DELEGATE
<b>Legend</b>								
No Revenue Expected	Name							
Under Contract	Name							
24 Emerald Res No 155 Site (vacant site)	2013-14	Central Queensland	Gregory	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
25 Emerald Res No 156 Site (vacant site)	2013-14	Central Queensland	Gregory	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
26 Emerald Res Site (vacant site)	2013-14	Central Queensland	Gregory	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
27 Enoggera State School (part only)	2013-15	Metropolitan	Ashgrove	DETE	13/345184	28/05/2013	NO	MINISTER
28 Evesham State School and Residence	2014-15	Central Queensland	Gregory	Building and Asset Services	12/277068	18/07/2012	YES	MINISTER
29 Gaven State School (part only)	2013-14	South East	Gaven	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
30 Gladstone Central Residence Site (vacant site)	2013-14	Central Queensland	Gladstone	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
31 Gladstone Central Residence Site (vacant site)	2013-14	Central Queensland	Gladstone	DNRM - CR	10/99519	27/04/2010	YES	MINISTER
32 Gladstone Central Residence Site (vacant site)	2013-14	Central Queensland	Gladstone	DNRM - CR	10/99519	27/04/2010	YES	MINISTER
33 Gladstone Central Residence Site (vacant site)	2013-14	Central Queensland	Gladstone	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
34 Gladstone Res No 88 Site (vacant site)	2013-14	Central Queensland	Gladstone	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
35 Gladstone Res No 95 Site (vacant site)	2013-14	Central Queensland	Gladstone	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
36 Glenmore State High School (part only)	2014-15	Central Queensland	Rockhampton	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
37 Glenmore State School (part only)	2014-15	Central Queensland	Rockhampton	Building and Asset Services	13/139701	26/04/2013	NO	DELEGATE
38 Goovigen Residence 3	2013-14	Central Queensland	Callide	Building and Asset Services	13/172483	17/05/2013	NO	DELEGATE
39 Howard State School (part only)	2014-15	North Coast	Maryborough	Building and Asset Services	12/443754	9/11/2012	NO	DELEGATE
40 Hughenden State School (part only)	2013-14	North Queensland	Mount Isa	Building and Asset Services	12/443754	9/11/2012	NO	DELEGATE
41 Ipswich North Residence 1	2013-14	Metropolitan	Ipswich West	Building and Asset Services	13/143054	29/04/2013	NO	DELEGATE
42 Jimna State School and Residence	2013-14	North Coast	Nanango	DNRM - SR	10/99619	27/04/2010	YES	MINISTER
43 Kallangur State School (part only)	2014-15	North Coast	Kallangur	DETE	12/443754	9/11/2012	NO	MINISTER
44 Kandanga Creek State School and Residence	2013-14	North Coast	Gympie	DNRM - SR	12/277068	18/07/2012	YES	MINISTER
45 Kepnock State High School (part only)	2014-15	North Coast	Bundaberg	DETE	12/443754	9/11/2012	NO	MINISTER
46 Kuranda District State College (Old)	2013-14	Far North Queensland	Barron River	DNRM - NR	07/18204	13/02/2007	YES	MINISTER
47 Laravale State School and Residence	2013-14	South East	Beaudesert	Building and Asset Services	12/459544	9/11/2012	NO	DELEGATE
48 Lucinda Point State School Site	2013-14	North Queensland	Hinchinbrook	DNRM - NR	08/167497	4/11/2008	YES	MINISTER

# 2013/14 DE TE Disposal Program

PROPERTY	SETTLEMENT EXPECTED	DE TE REGION	ELECTORATE	DISPOSAL AGENCY	MINISTER/ DELEGATE ORIGINAL TRIM APPROVAL REFERENCE	MINISTER/ DELEGATE ORIGINAL APPROVAL DATE	ENDORSED BY MINISTER IN 2012-13 AT TRIM REF 12/310309 14/08/2012	CURRENTLY APPROVED BY THE MINISTER OR BY DELEGATE
<b>Legend</b>								
No Revenue Expected	Name							
Under Contract	Name							
49 Mareeba State School 2nd Site (vacant site)	2013-14	Far North Queensland	Cook	Building and Asset Services	13/139700	28/04/2013	NO	DELEGATE
50 Memerambi State School	2013-14	Darling Downs-South West	Nanango	DNRM - SR	07/131375	23/10/2007	YES	MINISTER
51 Mossman State High School (part only)	2013-14	Far North Queensland	Cook	Building and Asset Services	12/443754	9/11/2012	NO	DELEGATE
52 Mount Chalmers State School	2013-14	Central Queensland	Keppel	Building and Asset Services	12/310309	14/08/2012	YES	MINISTER
53 Mount Charlton State School	2014-15	Central Queensland	Whitsunday	Building and Asset Services	12/277068	18/07/2012	YES	MINISTER
54 Mount Elliott State School Site (Townsville)	2013-14	North Queensland	Burdekin	DNRM - NR	10/99619	27/04/2010	YES	MINISTER
55 Mount Larcom Residence Site (Lot 159 (Machine Creek))	2013-14	Central Queensland	Gladstone	DNRM - CR	13/379526	7/11/2013	NO	DELEGATE
56 Mount Larcom Residence Site (vacant site) (Lot 6)	2013-14	Central Queensland	Gladstone	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
57 Northern Beaches State High School (part only)	2014-15	North Queensland	Thuringowa	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
58 O'Connell State School Site	2013-14	Central Queensland	Gladstone	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
59 Oonoonba State School Site	2013-14	North Queensland	Burdekin	DNRM - NR	12/310309	14/08/2012	YES	MINISTER
60 Palmerston East State School and Residence	2013-14	Far North Queensland	Hinchinbrook	Building and Asset Services	13/75022	8/03/2013	NO	MINISTER
61 Peek-A-Do State School and Residence	2014-15	Darling Downs-South West	Callide	Building and Asset Services	12/277068	18/07/2012	YES	MINISTER
62 Pinkenba State School	2014-15	Metropolitan	Clayfield	Building and Asset Services	12/277068	18/07/2012	YES	MINISTER
63 Riverleigh State School and Residence	2014-15	Central Queensland	Callide	DNRM - SR	12/277068	18/07/2012	YES	MINISTER
64 Russell Island State High School Site (vacant site)	2013-14	Metropolitan	Redlands	DNRM - SR	10/99619	27/04/2010	YES	MINISTER
65 Saunders Beach State School Site (vacant site)	2013-14	North Queensland	Hinchinbrook	DNRM - NR	10/99619	27/04/2010	YES	MINISTER
66 Shailer Park State High School (part only)	2013-14	South East	Springwood	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE
67 Silkstone State School - Residence (Part only)	2013-14	Metropolitan	Ipswich	Building and Asset Services	13/382976	12/11/2013	NO	DELEGATE
68 Stamford State School and Residence	2014-15	North Queensland	Mount Isa	Building and Asset Services	13/256631	29/07/2013	NO	MINISTER
69 The Monument State School	2013-14	North Queensland	Mount Isa	DNRM - NR	10/99619	27/04/2010	YES	MINISTER
70 Townsville West State School - TADEC (Part only)	2013-14	North Queensland	Townsville	Building and Asset Services	12/310309	14/08/2012	YES	MINISTER
71 Wandoan State High School Site	2013-14	Darling Downs-South West	Callide	DNRM - SR	12/310309	14/08/2012	YES	MINISTER
72 White Hill State College (part only)	2013-14	Metropolitan	Chatsworth	DE TE	13/139700	26/04/2013	NO	DELEGATE
73 Windorah State School Site	2013-14	Darling Downs-South West	Gregory	DNRM - CR	12/310309	14/08/2012	YES	MINISTER

## 2013/14 DE TE Disposal Program

PROPERTY	SETTLEMENT EXPECTED	DE TE REGION	ELECTORATE	DISPOSAL AGENCY	MINISTER/ DELEGATE ORIGINAL TRIM APPROVAL REFERENCE	MINISTER/ DELEGATE ORIGINAL APPROVAL DATE	ENDORSED BY MINISTER IN 2012-13 AT TRIM REF 12/310309 14/08/2012	CURRENTLY APPROVED BY THE MINISTER OR BY DELEGATE
<b>Legend</b>								
No Revenue Expected	Name							
Under Contract	Name							
74 Wondai State School - Agricultural Site (Cushnie)	2013-14	Darling Downs South West	Callide	DE TE	13/120379	10/04/2013	NO	DELEGATE
75 Yandaran State School (part only)	2013-14	North Coast	Burnett	Building and Asset Services	12/443754	9/11/2012	NO	DELEGATE
76 Yaraka Residence 4	2013-14	Central Queensland	Gregory	DNRM - CR	12/184435	18/07/2012	YES	MINISTER
77 Yaraka State School	2013-14	Central Queensland	Gregory	DNRM - CR	09/16383i	15/10/2009	YES	MINISTER
78 Yeppoon State School (part only)	2014-15	Central Queensland	Keppel	Building and Asset Services	13/139700	26/04/2013	NO	DELEGATE

### TAFE Properties - 8 properties

PROPERTY	SETTLEMENT EXPECTED	INSTITUTE	ELECTORATE	DISPOSAL AGENCY	MINISTER/ DELEGATE ORIGINAL TRIM APPROVAL REFERENCE	MINISTER/ DELEGATE ORIGINAL APPROVAL DATE	ENDORSED BY MINISTER IN 2012-13 AT TRIM REF 12/310309 14/08/2012	CURRENTLY APPROVED BY THE MINISTER OR BY DELEGATE
<b>Legend</b>								
No Revenue Expected	Name							
Under Contract	Name							
1 BNIT - 1 Cordelia Street, South Brisbane	2014-15	Brisbane North	South Brisbane	DE TE	13/2656	2/01/2013	NO	MINISTER
2 BRIT - Garbutt College (Hugh Street)	2014-15	Barrier Reef	Townsville	Building and Asset Services	08/86776	18/06/2008	YES	MINISTER
3 GCIT - Ridgway Avenue Campus	2013-14	Gold Coast	Southport	Building and Asset Services	13/320425	9/09/2015	NO	MINISTER
4 Gladstone TAFE Residence Site	2013-14	Central Queensland	Gladstone	DNRM - CR	10/99619	27/04/2010	YES	MINISTER
5 MSIT - Chelmer TAFE Campus	2013-14	Metropolitan South	Indooroopilly	Building and Asset Services	11/147312	8/06/2011	YES	MINISTER
6 MSIT - Cleveland TAFE Campus	2014-15	Metropolitan South	Cleveland	Building and Asset Services	13/411488	22/11/2013	NO	DELEGATE
7 MSIT - Yeronga TAFE Campus	2013-14	Metropolitan South	Yerongpilly	Building and Asset Services	13/284157	6/11/2013	NO	MINISTER
8 Skills TECH Australia - North Lakes (Vacant Land)	2013-14	Brisbane North	Murrumba	DE TE	13/2656	2/01/2013	NO	MINISTER

## Briefing Note

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

**Action required: For Approval**

**Action required by: ASAP**

**Urgent** – Urgent approval required to allow properties to be progressed for disposal at the earliest opportunity

**SUBJECT: CLOSED SCHOOL SITES TO BE DECLARED SURPLUS AND PROGRESSED FOR DISPOSAL**

### Summary of key objectives

- Six schools have been announced for closure at the end of 2013, five of which are on properties owned by the Department of Education, Training and Employment (DETE) (see schedule at **Attachment 1**).
- The Minister is requested to declare the five closed school sites as surplus and approve the preparing of the sites for disposal.
- It is intended that the properties will be placed on the market in 2014 after the schools have closed.

### Key issues

1. On 17 September 2013, the Minister announced that following extensive consultation, six state schools would be closing at the end of 2013, five of which are on properties owned by DETE. DETE has no further need for the properties once the schools have closed and the properties vacated.
2. A number of actions are required to prepare the properties for disposal. Declaring the properties surplus on the Government Land Register (GLR) is the formal start of the disposal process, and provides other government agencies an opportunity to express an interest in the properties.
3. The Department of Housing and Public Works (DHPW) were engaged to conduct preliminary due diligence on the potential disposal of these properties. Based on this initial assessment, all are considered suitable for disposal. All properties have some issues requiring further investigation and/or resolution prior to being placed on the market for sale.
4. Declaring the properties surplus at the earliest opportunity will allow DETE to engage DHPW to manage the disposal process, which includes conducting full due diligence, commissioning market valuations, preparing the properties for market, and engaging marketing agents.
5. DETE will discuss the disposal strategy for these properties with the Government Land and Asset Management group (GLAM) in the Department of State Development, Infrastructure and Planning.
6. The disposal of these properties will be considered as part of the Property Asset Utilisation Review, which is taking a holistic view of the Queensland Government's property assets. Value uplift opportunities will also be considered as part of this process.
7. It is expected that most of the properties will be disposed of via the open market to maximise the financial return to the Department, however, other opportunities such as

inter-agency transfers or in-priority dealing with specific parties may be explored, if in the best interests of DETE, the Government and the community.

8. In the interests of community sensitivity, the properties will not be placed on the market until 2014.
9. A draft brief is progressing (Ref: 13/361112) which will request the Director-General's approval that these schools receive 2013-14 maintenance funding for workplace health and safety requirements only.
10. Once the schools close they will require regular continued grounds maintenance and security patrols.

### Implications

11. Any funds realised from the sale of these sites would be reinvested in the Queensland state school Capital Works program.
12. Delay to the disposal process will incur recurrent costs for DETE, such as arranging security and maintenance contractors and services.
13. The marketing of the properties is likely to attract significant community and media interest.

### Background

14. On 3 May 2013, the Minister announced eight schools – Charlton State School (SS), Everton Park State High School (SHS), Fortitude Valley SS, Nyanda SHS, Old Yarranlea SS, Stuart SS, Toowoomba South SS and Wyreema SS – would undergo community consultation regarding proposed closure, as a result of DETE's new School Viability Assessment process.
15. The School Viability Assessment procedure effectively allows for the viability assessment, community consultation period and school closure process to be completed within a single school year. For 2013, this process concluded on 17 September 2013, with the announcement that six schools would be closed at the end of Term 4, 2013.
16. This streamlined process avoids the risks associated with vandalism and facility deterioration, and significantly shortens the time required for the property to be declared surplus and added to the GLR for disposal.

### Right to information

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

**Recommendation**

That the Minister

**Approve** the Nyanda SHS, Fortitude Valley SS, Toowoomba South SS, Charlton SS and Stuart SS sites be declared surplus on the Government Land Register and approved for disposal; and

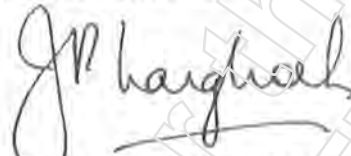
**Note** that DETE will commence work to prepare the properties for disposal, but that none of the properties will be placed on the market until 2014.

**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

8 1 1 14

Copy to Assistant Minister

14 1 14

**Minister's comments**

Action Officer Brett Robertson PPO	Endorsed by: ED Lee Callum	Endorsed by: ED Vince White	Endorsed by: A/ED Maree Bauer	Endorsed by: ADG Paul Hobbs	Endorsed by: DDG Jeff Hunt	Endorsed by: DG Dr. Jim Walterston
Infrastructure Strategy Research and Performance Tel: 3234 1812	Infrastructure Strategy Research and Performance Tel: 3237 0950 Mob:	Infrastructure Operations Tel: 3237 0761 Mob:	Infrastructure Programs and Delivery Tel: 3224 2826 Mob:	Infrastructure Strategy Tel: 3237 0658 Mob:	Corporate Services Tel: 3405 6329 Mob:	 Tel: 323 71070 Mob: Date: 23/10/13
s.47(3)(b) – Contrary to the Public Interest						
Date: 15/10/13		Date: 18/10/13		Date: 21/10/13		

**Attachment 1 – Schedule of properties to be declared surplus**

Trim: 13/352174

<b>School</b>	<b>Real Property description</b>	<b>Site Area</b>
Nyanda State High School	Lot 1179 on Plan CP851209	8.38 Hectares
Fortitude Valley State School	Lot 21 on Plan CP816131	1.38 Hectares
Toowoomba South State School	Lot 18 on Plan AG814532	1.48 Hectares
Charlton State School	Lot 201 on Plan AG3745	2.80 Hectares
Stuart State School	Lot 33 on Plan CP887788	2.06 Hectares

Released under the  
RTI Act by DE

## Briefing Note

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

### Action required: For Approval

#### Action required by: 25 September 2013

**Urgent** – Ministerial approval for part of the Balmoral State High School and part of the Whites Hill State College to be transferred to the trusteeship of Brisbane City Council, and

Ministerial approval for the school to retain the part of Earnshaw State College that was previously identified as surplus to requirements.

**SUBJECT: MINISTERIAL APPROVAL TO HAND OVER PART OF THE BALMORAL STATE HIGH SCHOOL AND WHITES HILL STATE COLLEGE TO THE BRISBANE CITY COUNCIL, AND FOR THE DEPARTMENT TO RETAIN PART OF THE EARNSHAW STATE COLLEGE**

#### Summary of key objectives

- The Minister's formal approval is sought for part of Balmoral State High School and part of Whites Hill State College's land identified as surplus, to become 'Public use land – sport and recreation' and be transferred to the trusteeship of Brisbane City Council (BCC).
- The Minister's formal approval is also sought for Earnshaw State College to retain the part of its land that was previously identified as surplus to requirements, and to allow the community to continue to have access to it.

#### Key issues

1. The following two partial land sale disposals are to be handed over to the trusteeship of the BCC pursuant to the joint announcement made by the Premier and Minister for Education, Training and Employment on 18 July 2013. Therefore the following properties are to be removed from the Department of Education, Training and Employment (DETE) disposal program:

- a) Balmoral State High School, approximately 2.75 hectares to be excised,
- b) Whites Hill State College (unimproved lot), approximately 4.854 hectares.

It is intended that the BCC will utilise these sites for community use and the retention of green space.

2. The following partial land sale disposal is to be withdrawn from the DETE Disposal Program, following on from the announcement made on 18 July 2013:

- a) Earnshaw State College, approximately 1.2 hectares.

This property will be retained by the school for the continued provision of green space and access for community use.

#### Background

3. The disposal of surplus land on operational school sites was approved by the Government, and was formulated as the '*Partial Land Sites Disposal Program*' and it was indicated that the disposal of certain sites would achieve a return of an estimated s.47(3)(b) – Contrary to the from recorded SAP land values at that time.



4. As part of the 2012–13 Budget outcomes for DETE, the retention of the proceeds from the *'Partial Land Sites Disposal Program'* was approved to fund urgent maintenance priorities, in line with the Treasurer's expressed priority.
5. The three properties were considered suitable for disposal based on the initial review; however they were not formally endorsed by the Region at that time. The Region was progressing with consultation with the school community regarding the disposal of the identified surplus land.
6. These properties were declared surplus and approved for progression for disposal by the Minister's delegate on 26 April 2013.
7. Through the consultation there was considerable community opposition to the sale of the surplus land and numerous representations made by local members and the community.
8. On 18 July 2013 following the community consultation, a joint statement was released by the Premier and the Minister for Education, Training and Employment, which stated:

"The Newman Government has moved to save three pieces of inner-city land from future development, ensuring they are retained as green space for the Brisbane community well into the future.

Premier Campbell Newman said two pieces of land that had been considered for sale would instead be handed over to the Brisbane City Council (BCC) while another would be retained by the Department of Education, Training and Employment.

"By handing over this land to the Brisbane City Council we ensure that not only the school but the whole community will enjoy it for many years to come," Mr Newman said.

"This is a great outcome for Brisbane residents and shows what can be achieved when different levels of government work together in the interests of the community....."

9. To achieve the desired outcomes of the statement above DETE has reviewed the viable options and it has been determined the land should become 'unallocated state land' and be transferred to the trusteeship of the BCC.

#### Right to information

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

**Recommendation**

That the Minister:

**approve** the transfer of land at Balmoral State High School and Whites Hill State College to the trusteeship of Brisbane City Council; and

**approve** Earnshaw State College to retain the portion of land previously identified as surplus and remove it from the 2013–14 DETE Disposal Program.

**NOTED / ENDORSED / NOT ENDORSED**

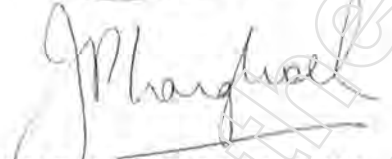
**NOTED / APPROVED / NOT APPROVED**



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

23, 9, 13

Minister's comments



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

24, 9, 13

Action Officer  
 Michelle Catterall  
 Director  
 REEESHM Unit,

Endorsed by:  
 ED  
 Vince White  
 Infrastructure  
 Operations

Tel: 32370761

Tel: 32370090

Mob: s.47(3)(b) – Contrary to the Public Interest

Date: 13/09/2013

Endorsed by:  
 ADG  
 Paul Hobbs  
 Infrastructure  
 Services

Tel: 32370658

Date: 16/09/2013

Endorsed by:  
 DDG  
 Jeff Hunt  
 Corporate Services

Tel: 34056329

Date: 17/09/2013

Endorsed by:  
 DG  
 Dr Jim Walterston

Tel: 32371070

Mob:   
 Date: 20, 9, 13

Minister's Office File Ref:	
Department File Ref:	13/96047

## Briefing Note

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

**Action required: For Approval**

**Action required by: 17 May 2013**

**Routine** – The Disability Services Support Unit site is surplus to departmental requirements and is recommended for disposal.

### SUBJECT: DISPOSAL OF THE DISABILITY SERVICES SUPPORT UNIT SITE

#### Summary of key objectives

- Approval is sought to dispose of the Disability Services Support Unit (DSSU) site, which is considered surplus to departmental requirements after the Director-General approved the regionalisation of the services offered through DSSU.
- Following Ministerial approval, the site will be declared surplus on the Government Land Register.

#### Key issues

1. On 11 October 2012, the Director-General approved the regionalisation of the services offered through the DSSU (Ref: 12/344670) with a view to ensuring services are delivered as close to schools, students and staff as possible.
2. The regionalisation has resulted in the relocation of central services to local schools or regions in order to build capability to support students with disabilities locally. The actions undertaken to date include:
  - a) relocation of Vision Impairment (VI) services, including Orientation and Mobility services, Paediatric Low Vision Clinic and the Alternative Format Library to Narbethong State Special School from the commencement of 2013;
  - b) relocation of occupational and physiotherapy supervision positions to regions, as exists presently for speech-language therapy and nursing;
  - c) relocation of therapy advisors to schools;
  - d) incorporation of Assistive Technology Services within the *More Support for Students with Disabilities* National Partnership and linked closely with new regionalised services in this area;
  - e) relocation of positions responsible for policy development and advice to Central Office including therapy and nursing strategic management and online course development for students with disabilities;
  - f) regionalisation of specialised loans' equipment to nominated base locations within regions to be administered locally;
  - g) continuation of some highly specialised project funded services with Auslan and Education Adjustment Program projects operating from a regional location and delivering services across the State;
  - h) development of equitable and efficient service delivery circuits to minimise travel; and

Minister's Office File Ref:	
Department File Ref:	13/96047

- i) Voluntary Redundancy payments were made to officers occupying positions deemed surplus to new departmental requirements. Subsequently, these position numbers are to be relocated to school based positions supporting students with disabilities.
3. The Department of Education, Training and Employment requires Ministerial approval to declare the site surplus and add it to the Government Land Register for disposal.

### Implications

4. In accordance with consultative provisions of the *Queensland Public Service Award – State 2003*, a meeting was convened with affected industrial unions, being the *Queensland Teachers' Union*, *Together Queensland* and the *Queensland Nurses' Union*, on 17 September 2012. At that time, the regionalisation did not involve any redundancies or requirement for employees to move to frontline, school-based roles.
5. On 12 October 2012, further notification and consultation occurred with *Together Queensland* and staff. During these discussions it was agreed that no positions would be lost, but would be distributed to frontline services. This proposal adheres to this agreement.
6. A state-wide disability reference group has been established consisting of nominees on behalf of each Regional Director and the Queensland Association of Special Education Leaders. The reference group, chaired by Peter Blatch, Assistant Regional Director, Metropolitan Region, was formed to provide advice on transition arrangements and future delivery of state-wide disability services to regions.
7. The DSSU site is currently occupied by a small number of Metropolitan region employees providing disability support services to schools and short term project teams who can be accommodated in existing regional office accommodation or schools.
8. There has been significant media attention surrounding Government asset sales recently. As this proposal addresses the sale of Government assets, it may attract further media attention.

### Background

9. The DSSU site is located approximately three kilometres south-west of the Brisbane CBD in the suburb of Woolloongabba.
10. The site, which is described as Lot 11 on SP199266, comprises approximately 6,417 square metres.
11. In 2007, the Department of Housing and Public Works purchased the lower portion of the DSSU site to relocate the Sunshine Welfare and Remedial Association (SWARA) from the main DSSU site.
12. The site is surplus to departmental requirements and its disposal is supported by the Regional Director, Metropolitan Region.

### Right to information

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


Minister's Office File Ref:	
Department File Ref:	13/96047

**Recommendation**

It is recommended that the Minister:

- **approve** the Disability Services Support Unit site be declared surplus and approved for disposal.

**NOTED**

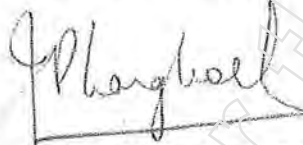


**FIONA CRAWFORD**  
**Chief of Staff**  
 Office of the Hon John-Paul Langbroek MP  
 Minister for Education, Training and  
 Employment

18, 4, 13

Copy to Assistant Minister

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



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

18, 4, 13

**Minister's comments**

Action Officer	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:
Cliff Kuskopf	ARD	A/ED	ADG ISB	A/DDG	ADG	DDG	A/DG
Director	Peter Blatch	Peter Markham	Paul Hobbs	Jeff Hunt	Marg	Lyn McKenzie	Annette
Facilities					Pethiyagoda		Whitehead
Metropolitan	Metropolitan	Infrastructure,	Infrastructure	Corporate	Education	Education	
Region	Region	Strategy,	Services	Services	Queensland	Queensland	
		Research and					
		Performance					
Tel: 3872 0065	Tel: 3422 6350	Tel: 3237 0950	Tel: 323 70658	Tel: 3405 6329	Tel: 3237 0157	Tel: 3237 0619	Tel: 3237 1070
		Mob:	Mob:	Mob:	Mob:	Mob:	Mob:
s.47(3)(b) - Contrary to the Public Interest							
Date: 25/03/13	Date: 25/03/13	Date: 26/3/13	Date: 28/03/13	Date: 2/04/13	Date: 4/04/13	Date: 4/04/13	Date: 9/4/13

## Briefing Note

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

**Action required: For Approval**

**Action required by: 8 October, 2013**

**Urgent** –The Premier has requested the sale of the tennis courts at Enoggera State School on 6 June, 2013.

### SUBJECT: DISPOSAL OF A PORTION OF ENOGGERA STATE SCHOOL SITE

#### Summary of key objectives

- The Minister **note** the background to the decision to sell underutilised portion of the Enoggera State School site (tennis courts) at 254 South Pine Road, Enoggera.
- The Minister **note** land at Enoggera State School site (tennis courts), otherwise described as Lot 1053 on plan SL8734 has been declared surplus.
- The Minister **approve** the disposal of this vacant land and that the proceed be re-invested in infrastructure for Enoggera State School

#### Key issues

1. On June 6, 2013 in Parliament (**Attachment 1**), the Premier advised he supported the sale of the tennis courts at Enoggera State School, Department of Education, Training and Employment (DETE) owned.
2. The 'tennis courts' are separated from the main area of the school by South Pine Road, a major arterial road (**Attachment 2**). Currently Enoggera State School do not have a school hall, and it is the intention of the local member as per Hansard, "to work very hard to get the school community a school hall as the local member. The only way we will be able to achieve that is to sell off an old piece of land".
3. For the past few years (since around 2004), Enoggera State School have held weekly school assemblies next door at the Emmanuel Uniting Church. Smaller events, such as Yr 7 graduation and school disco, are also held at the church, but full school community events, such as Bush Dance, are held at the Everton Park SHS hall.
4. This year, Enoggera State School also relied on the church for weekly AusDance classes during Term 2, and weekly Wakakirri rehearsals during Terms 1-3. There is no charge to access the church, but they do heavily rely on their facilities for routine school access.
5. The Assistant Director-General, Infrastructure Services Branch has declared surplus the portion of Enoggera State School site otherwise described as Lot 1053 on plan SL8734 (**Attachment 3**).
6. Infrastructure Services Branch (ISB) staff will work with the region, school principal and the school community to work through the options to facilitate the local members commitment and the funding implications which will best service the school and its community.
7. In accordance with Government land policies, the site must be listed on the Government Land Register and offered to other State agencies and Council before being progressed for sale on the open market.
8. The land is held as a reserve for educational purposes and must be converted to freehold before a sale can be affected.

9. Department of Housing and Public Works will be appointed as the disposal agent and ISB will work closely with Government Land and Asset Management Unit (GLAM) to expedite this disposal.

### Implications

10. The current net book value is s.47(3)(b) – Cont however the site s.47(3)(b) – Contrary to the Public Interest  
s.47(3)(b) – Contrary to the Public Interest
11. Whilst no market valuation has been obtained at this stage Building Asset Services (BAS) have prepared a rough disposal cash flow analysis and have suggested the Department may achieve in the order of s.47(3)(b) – Cont net realisation.
12. BAS consider there to be limited demand at present, although the market is somewhat untested due to the majority of land in the vicinity of the site having been tightly held for many years.
13. A standard primary school hall costs in the vicinity of \$3.6 million. There is no funding currently available in the Capital Works Program for a school hall at Enoggera State School.
14. If the Department only achieves a net realisation of s.47(3)(b) – Cont then the Department will need to seek additional funding of up to s.47(3)(b) – Contrary towards the cost of a school hall.

### Background

15. Enoggera State School main site, otherwise described as Lot 165 on plan LY1046, is a 1.374Ha site. The Day 8 2013, 213 student enrolments and are not expected to grow significantly in the future.
16. The surplus land identified is across the South Pine Road from the main site and is 0.4045 Ha, a copy of the current school facilities map highlighting the surplus tennis court land, is at Attachment 2.
17. This land has been declared surplus, but is not listed on the DETE Disposal Program, however due diligence has commenced.
18. The land is owned by the Department, but is held as a reserve for education purposes. Prior to sale this title must be converted to freehold.

### Right to information

19. I am of the view the contents or attachments contained in this brief are **not suitable** for publication, as enrolment projection figures are not made publically available.

**Recommendation**

That the Minister:

- **Note** the background to the decision to sell the vacant portion (tennis court) of the Enoggera State School site at 254 South Pine Road, Enoggera.
- **Note** land that this site, otherwise described as Lot 1053 on plan SL8734 has been declared surplus.
- **Approve** the disposal of this vacant land and that the proceeds be re-invested in infrastructure for Enoggera State School.
- **Sign** the letter to the Premier of Queensland outlining the actions taken (**Attachment 4**).

**NOTED**

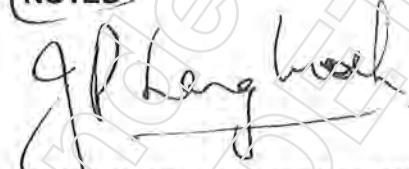


**FIONA CRAWFORD**  
 Chief of Staff  
 Office of the Hon John-Paul Langbroek MP  
 Minister for Education, Training and  
 Employment

27, 9, 13

Copy to Assistant Minister

**NOTED**



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

28, 9, 13

**Minister's comments**

Action Officer Louise Stolz Director Infrastructure Tel: 323 71617	Endorsed by: ED Vince White Infrastructure Operations Tel: 3237 0761 Date: 26/09/2013	Endorsed by: ED Lee Callum Infrastructure Strategy, Research and Performance Tel: 3237 0950 Date: 26/09/2013	Endorsed by: ADG Paul Hobbs Infrastructure Services Branch Tel: 3237 0658 Date: 26/09/2013	Endorsed by: A/DDG Jeff Hunt Corporate Services Tel: 3405 6329 Date: 26/09/2013	Endorsed by: DG Dr Jim Watterston DETE  Tel: 3237 1070 Date: 27/9/13
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In the time remaining to me I ask members opposite to think about the effect of the carbon tax on the Police Service and my other portfolio areas. The federal government collects \$3 million each year in carbon tax. That equates to 30 extra police officers, ambulance officers or fire officers who could help and serve the people of Queensland. I ask those opposite to get in contact with their comrades—

(Time expired)

#### State Schools, Sale of Assets

**Ms TRAD:** My question without notice is to the Premier. I refer to the government's admission that more than 100 school properties are being considered for sale, and I ask: will the Premier put a halt to the process of selling these valuable school assets until he has gone to an election to get approval for the sale?

**Mr NEWMAN:** Let us be very clear about what an asset sale is and about our commitment. That is, the sale of government owned corporations will not occur without us going to the electorate for a mandate. We will not do what the Labor Party did or what the member for South Brisbane did when she was there manoeuvring, getting the numbers to make sure the former Premier did not get rolled at the state conference. So that is our position.

Let us look at what might be going on here. As I have said before, governments constantly buy and sell land. There is land administered by the Department of Education, Training and Employment that is surplus to requirements. It constitutes 0.3 per cent of the total property portfolio and has a value of around \$50 million. I am advised that between 2006 and 2012 the Labor Party sold \$56.22 million worth of surplus land. That is what the member for South Brisbane did. They did sell land, but I do not remember them seeking a mandate for that. They cannot have it both ways.

Opposition members interjected.

**Madam SPEAKER:** Order!

**Mr NEWMAN:** They are very rude—and there are schoolchildren in the gallery today. What must they think when an opposition member asks a question but does not let the Premier answer the question, which relates to education? For the benefit of the school students in the gallery today I will outline what is happening to the money that will come from those sales. It will contribute to addressing a \$300 million backlog in maintenance issues in state schools. The money is going back into education.

This is the difference between us and the Labor Party. The Labor Party went around this state putting solar panels on roofs on one side of a school while on the other side of the school there was a leaky roof, a broken bubbler, a blocked drain or a toilet that was smashed. That is the difference between them and us.

A state school in my electorate which will visit the parliament today—Enoggera State School—have actually asked to sell surplus land that is near the school. I have a letter from them urging us to sell that land. What do they want the money for? They want it to build a new school hall, because Enoggera State School does not have an assembly hall. I, as the local member, will work very, very hard to get them a school hall. The only way we will be able to achieve that is to sell off an old piece of land.

A government member interjected.

**Mr NEWMAN:** No, we are going to sell an old piece of land that is not really used—an old tennis court—and we will put that money back into the school. The school has asked me to do that. That is a good use of taxpayer funds and of land.

#### Agriculture Industry, Assistance

**Mr RICKUSS:** My question is to the Minister for Agriculture, Fisheries and Forestry. Can the minister outline the actions the Newman government has taken to assist drought hit graziers in North and Western Queensland? How does this compare with others who purport to represent the interests of Queensland producers?

**Mr McVEIGH:** I thank the honourable member for his question and his ongoing interest and support for agriculture in this great state of Queensland. Last week I travelled to Richmond with the Premier and the member for Gregory to announce our government's drought package that offers over \$11 million in support for struggling graziers in 13 drought declared areas that cover more than

# Enoggera State School

## 0035



Ref_No	Asset Name	SAP_Code
01	BLOCK A - ADMIN/GEN LEARNING	345-0035-001
02	SHED 1 - SPORTS	345-0035-002
03	PARENTS EDUCATION CENTRE	345-0035-003
04	BLOCK C - GENERAL LEARNING	345-0035-004
05	BLOCK E - GEN LEARNING/PREP	345-0035-005
06	BLOCK D - GEN LEARNING/AMENITIES	345-0035-006
07	BLOCK B - GEN LEARNING/CANTEEN	345-0035-007
09	POOL - DRESSING SHED	345-0035-009
10	POOL - STORAGE SHED	345-0035-010
11	AMENITIES - TENNIS	34T-0035-011
12	SHED 2 - PREP STORAGE	345-0035-012
13	COVERED LINKS	345-0035-013
15	POOL - GRANDSTAND	345-0035-015
16	POOL - COVERED AREA 1	345-0035-016
17	POOL - COVERED AREA 2	345-0035-017
18	POOL - SHADE STRUCTURE	345-0035-018
20	SHADE STRUCTURE 1	345-0035-020
21	SHADE STRUCTURE 2 - SANDPIT	345-0035-021
22	SWIMMING POOL	345-0035-022
23	SPORTS FACILITIES/COURTS	345-0035-023
24	OVAL	345-0035-024
25	LIBRARY	345-0035-025
26	SHADE STRUCTURE 3	345-0035-026
27	SHADE STRUCTURE 4 - SANDPIT	345-0035-027
28	SHADE STRUCTURE 5 (DOUBLE)	345-0035-028
29	TENNIS COURTS	34T-0035-029
30	SHED 3 - STORAGE (P&C)	345-0035-030

Asset_Group	SAP_Code	SAP_Code_2
SHEDS ACQ VALUE<\$10000	345-0035-B99	34T-0035-B99
FENCING	345-0035-I94	34T-0035-I94
GRASS & LANDSCAPING	345-0035-I95	34T-0035-I95
UNDERGROUND SERVICES	345-0035-I96	34T-0035-I96
WATER TANKS	345-0035-I97	34T-0035-I97
POLE LIGHTING & SERVICES	345-0035-I98	34T-0035-I98
SHADE SAILS & COVERS	345-0035-I99	34T-0035-I99
ROADS & PATHWAYS	345-0035-R99	34T-0035-R99
PLAYGROUND EQUIPMENT	345-0035-S99	34T-0035-S99

Data Updated by DET- AIMS Team:JAB 10 Aug 2011  
 Images supplied by DERM under SISP Licence

## Briefing Note

Paul Hobbs

Assistant Director-General, Infrastructure Services Branch

<b>Action required: For approval</b>
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<b>Action required by: 7 October 2013</b>
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**SUBJECT: DISPOSAL OF SURPLUS LAND –ENOGGERA STATE SCHOOL, Lot 1053 on Plan SL8734**

### Summary of key objectives

- Note that land at Enoggera State School (currently used as tennis courts) is not required for education purposes.
- Seek Assistant-Director-General, Infrastructure Services approval to declare land described as Lot 1053 on Plan SL8734 as surplus to requirements.

### Key issues

- The property tenure is classed as 'reserve' and requires a Native Title assessment to be completed and freehold title to issue prior to sale. The recorded Asset Register Net Book Value for the property is s.47(3)(b) – Cont
- An initial assessment of the property has identified s.47(3)(b) – Contrary to the Public Interest  
s.47(3)(b) – Contrary to the Public Interest

### Implications

- There is no funding currently available in the capital works program to build a sports hall at Enoggera State School.
- Ministerial approval is required to direct disposal proceeds back to the school.

### Background

- The land is currently used as tennis courts at 254 South Pine Road, Enoggera is owned by the department and is on the other side of a major road from the rest of the school campus.
- The tennis courts are in poor repair and are not required by the school for delivery of educational purposes.
- The Enoggera State School current enrolment is at 213 students and there is no forecast for significant growth.
- The Premier, who is the local member of which Enoggera State School is in his constituency has expressed in Parliament on June 6, 2013 his interest in selling the tennis courts and that the proceeds of this sale would be re-invested back in the school.
- The Premier also advised that the school would like to build a school hall as they currently do not have one.
- The Metropolitan Regional Office has been consulted and they support the property being declared surplus and progressed for disposal.

**Right to information**

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

**Recommendation**

That the ADG:

**Approve** that the property identified as Lot 1053 on plan SL8734 known as 254 South Pine Road, Enoggera, be declared surplus.

**APPROVED**



**PAUL HOBBS  
ASSISTANT DIRECTOR- GENERAL  
INFRASTRUCTURE SERVICES  
BRANCH**

26/09/2013  
26/09/2013

Copy to SMT/ ODDG CS

**ADG's comments**

Action Officer	Endorsed by:	Endorsed by:	Endorsed by:	Endorsed by:
Chris Rider Regional Director	Michelle Catterail Director DREEESHM	ED Vince White IO	ED Lee Callum ISRP	ED Dave Baxter IPD
Tel: 3422 8352	Tel: 3237 0090 Mob: Date: 26/09/13	Tel: 3237 0761 Mob: Date: 26/09/13	Tel: 3237 0950 Mob: Date: 16/5/13	Tel: 323 42862 Mob: Date: 16/5/13



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

01 OCT 2013

The Honourable Campbell Newman MP  
Premier  
PO Box 15185  
CITY EAST QLD 4002

Level 22 Education House  
30 Mary Street Brisbane 4000  
PO Box 15033 City East  
Queensland 4002 Australia  
Telephone +61 7 3237 1000  
Facsimile +61 7 3211 8011  
Email education@ministerial.qld.gov.au

Dear Premier *Cam,*

I am writing to update you on the progress of disposal for a portion of the Enoggera State School site at 234 South Pine Road, Enoggera, held by the Department of Education, Training and Employment and the future re-investment of the proceeds of sale back into the school.

I am pleased to advise that my Department has declared the land surplus to educational requirements and it is being progressed for disposal as a priority. In accordance with Government land policies, the site will be listed on the Government Land Register and offered to other State agencies and Council before being progressed for sale on the open market.

My Department will appoint Department of Housing and Public Works as our disposal agent and work closely with the Government Land and Asset Management unit to expedite this disposal.

I do note that the land is held as a reserve for educational purposes and will need to be converted to freehold title before a sale can be effected. Preliminary marketing advice indicates the highest return for the property would be realised by marketing the portion of the site as a single land parcel.

s.47(3)(b) – Contrary to the

s.47(3)(b) – Contrary to the Public Interest

I have also approved that the proceeds of the sale be re-invested in Enoggera State School for capital works improvements. Officers from my Department will visit the school early in Term 4, 2013 and work with the region, school principal and school community to ensure that the best infrastructure solution is accommodated within the available fiscal environment.

I trust that this information is of assistance and thank you for your continued commitment to the schools in your electorate.

Should you require any further information, I invite your officers to contact Mr Paul Hobbs, Assistant Director-General, Infrastructure Services Branch, on telephone 3237 0568.

Yours sincerely

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

Ref: 13/345241

## MINISTERIAL LIAISON CAUCUS RESPONSE – Chelmer TAFE disposal

### Confidential

- The Metropolitan South Institute of TAFE, Chelmer Campus (described as Lot 689 on SL7386) at 99 Queenscroft Street, Chelmer ("Chelmer TAFE campus") is a freehold lot with an area of 1.1310 hectares.
- Due to extensive flood damage at the Chelmer TAFE campus in January 2011, training activities were relocated to the Yeronga campus of Metropolitan South Institute of TAFE (MSIT).
- As a result of significant damage to resources, buildings and surrounding grounds by the flooding, ministerial approval was granted to dispose of the Chelmer TAFE campus in June 2011.
- The Chelmer campus has been included in the Department's disposal program since 20 June 2011. Project Services (a business unit of the Department of Housing and Public Works) is managing the disposal on behalf of DETE.
- The Chelmer TAFE campus contains an open channel which drains a large contributing catchment towards the Brisbane River. Following the floods, neighbouring residents expressed concern with the condition of this open channel and its impact on their properties. Four neighbouring properties in particular were impacted.
- In August 2011, staff from the Infrastructure Services Branch met with neighbouring residents to discuss the drainage issues. The residents were informed the property was being progressed for disposal due to the extensive flood damage.
- DETE commissioned Cardno to provide a flood report to ascertain the cause and extent of the flood damage to the Chelmer TAFE site and neighbouring properties. The report was provided on 16 September 2011.
- The flood report identifies significant drainage problems at the Chelmer TAFE site.
- Whilst the report did not make a firm conclusion as to the legal responsibility for the maintenance and upgrade of the channel, it did conclude that arguably the responsibility for drainage rectification works should be shared between Brisbane City Council (BCC) and DETE.
- s.47(3)(b) – Contrary to the Public Intel of Riverside Christian Church (RCC) approached the Member for Yeerongpilly on 24 October 2011 to advise the church was interested in making an offer for the property.
- The Infrastructure Services Branch's Capital Works Planning unit advised the Real Estate Unit in an email dated 21 December 2011 that the property should not be referred to market as officers from that area were meeting with BCC to discuss site remediation and bank stabilisation strategies.
- DETE officers held extensive discussions with BCC regarding the required bank remediation/stabilisation work and the possibility of a transfer of the asset to Council at less than market value was also discussed with BCC.
- Council's Mr Brad Wilson (Program Outcome Manager, Subtropical City & Biodiversity) confirmed in a telephone conversation held 28 May 2012 with Mr Grant Byrne, Director, Capital Works Planning, that Council was no longer interested in acquiring the site.
- DETE engaged QBuild to carry out the bank stabilisation / remediation works and works in mid-2012.

TRIM Ref 13/17841

- In July 2012, DETE commissioned an updated valuation for the Chelmer campus for [s.47(3)(b) – Contrary to the Public Interest]. The previous report assessed the value at [s.47(3)(b) – Contrary to the Public Interest] however it did not adequately take into account the constraints of the site.

- On 7 September 2012 the Riverside Christian Church made an offer to purchase the site for [s.47(3)(b) – Contrary to the Public Interest] subject to satisfactory due diligence investigations, completion of the drainage works and Property Management Committee approval. Property Management Committee has since advised they would not support a sale in priority to the RCC and a marketing campaign is to be undertaken upon resolution of the easement issue.

- Following the approach by the Church, Project Services provided advice to DETE that in the absence of an easement in favour of BCC, making BCC responsible for ongoing ownership and maintenance of the drainage infrastructure, any purchaser (upon carry out due diligence investigations) [s.47(3)(b) – Contrary to the Public Interest]

[s.47(3)(b) – Contrary to the Public Interest]

- Consequently, on 26 September 2012 DETE approached BCC and provided it with plans and specifications of the bank stabilisation and remediation works with a request that BCC take an easement over the works and be responsible for the ongoing maintenance and upkeep of the infrastructure.
- BCC engineer, Lucy Ting wrote to DETE on 16 October 2012 advising that BCC would not accept an easement over the works because the works are not in accordance with BCC requirements for a 'waterway'.
- DETE provided a copy of Lucy Ting's email to QBuild and requested QBuild engage Cardno to provide a response to the issues raised by BCC.
- On 19 October 2012, Cardno provided a formal report in response to the issues raised by BCC (A copy of the report is provided as attachment Ref: 13/17854). The report is comprehensive and addresses each of the three issues raised by BCC, providing a conclusion that the works are designed in accordance with relevant guidelines and that it is reasonable in the circumstances for BCC to take over the assets following completion of construction.
- A copy of the report was forwarded by email to Lucy Ting on 30 October 2012, with a request that on the basis of the report, BCC re-consider taking an easement over the works. The matter was referred to the Asset Management Branch of BCC for further consideration.

#### Confidential

- This matter was referred by the Director Real Estate, Environment and Emergency Management (6 November 2012) for escalation through the Executive Director, Infrastructure Operations to the Assistant Director-General, Infrastructure Services.
- Bank stabilisation and remediation work on the site was completed before the end of 2012 with DETE expending \$572,403 to date.

- BCC were contacted on 8 January 2013 by DETE staff to ascertain if due consideration had been given to the additional information provided by DETE and Cardno.
- Gavin Blakey, Asset Engineering Manager, Asset Management Branch at BCC confirmed by telephone on 16 January 2013 that BCC had reconsidered the information and was not prepared to alter their original advice. BCC is not prepared to take on the responsibility for maintenance of the drain and will not agree to the creation of an easement in gross to Council. Council were made aware that given the flood prone

TRIM Ref 13/17841

nature of the site, the constraints of the drain and the unsuitability for redevelopment, the likely end purchaser for this site would be a Church or community group / organisation. Further they were advised DETE had acted in good faith engaging reputable consultants to undertake the work, had incurred considerable capital costs and DETE is of the view it was reasonable for Council to accept the ongoing costs associated with maintenance of the infrastructure which is expected to be minimal in comparison. A formal response letter from BCC will be sent to DETE in the coming days.


- Given BCC does not agree to take an easement over the works, ongoing responsibility and liability for the infrastructure will be transferred to any purchaser of the property. The works undertaken by DETE will have reduced the potential risk to a buyer, however it is

s.47(3)(b) – Contrary to the Public Interest



- Should Ministerial intervention fail to alter Council's position, DETE will recommence marketing the property on the basis there is private infrastructure on the site and the responsibility for this infrastructure will pass to the new owner. Full disclosure will be made to any potential buyers. Project Services is in a position to commence marketing immediately.

Contact Officer:  
Paul Hobbs  
ADG  
Infrastructure Services  
x 70658

Approved by:   
Adam Black  
A/DDG Corporate Services & CFO  
x 56329

Released Under RTI Act by DETE

TRIM Ref 13/17841



**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 8,782m<sup>2</sup>.
- 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.

**Contact Officer:**

Paul Hobbs  
Assistant Director-General  
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17/4

Our Ref J11057 :mpg

Contact Martin Giles



19 October 2012

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Level 11  
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Australia

Attention: Mr Bill Whitmore

Locked Bag 4006  
Fortitude Valley QLD 4006  
Australia

Dear Sir

Phone: 61 7 3369 9822  
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**CHELMER TAFE  
DRAINAGE MITIGATION WORKS  
RESPONSE TO COMMENTS BY BRISBANE CITY COUNCIL**

We refer to the drainage mitigation works proposed for the above site, as documented on Cardno drawings A10948-C00.01, C00.02, and C30.01 to C30.05. It is understood that the detailed design drawings have been forwarded to Council with the intention of the asset being transferred to Council. To date, responses have been received from Mr Mark Gibson (Senior Engineer, Water Management) and Ms Lucy Ting (Senior Engineer, Development Assessment).

As requested, each response has been considered and the following comments are offered in relation to the responses.

**CONTEXT AND BACKGROUND**

It is appreciated that the Council Officers reviewing the drawings will not be fully familiar with the history and the particular constraints and opportunities associated with the project. Consequently, the initial response received from each officer is entirely understandable. For this reason, the following background information is provided in relation to the nature of the site and the reason for the construction of the pipes.

• **Existing Channel**

The existing channel is an excavated drain constructed by Council circa 1930 and subsequently deepened by Council circa 1952. Based on available documentation, it is believed that the channel was excavated to allow for the drainage of the old Chelmer Swamp site to the west of Oxley Road.

It can be noted that the flow currently conveyed by the channel is significantly greater than that conveyed by the natural watercourse that would have existed prior to the channel being excavated as a result of the filling of the swamp and the development that has occurred in the catchment without ameliorative measures such as detention basins.

As shown in the photographs below, the channel is an earthen channel with minimal vegetation.



**Photographs of the existing channel:**

- **Existing cuivert crossing within Site**

With reference to the above photograph, within the site the channel is crossed by an embankment. Drainage beneath the embankment is achieved via twin 1,500 mm diameter pipes. The minimum elevation of the embankment is set lower than the level of adjacent properties, thereby providing a preferential flow path for significant flood events. The crossing acts as a significant control on the flow capacity of the channel, with water banking up behind the pipes before flow over the embankment can occur.

The origin of the pipes and embankment is uncertain. Based on aerial photography it would appear that construction occurred in the 1970's or early 1980's, well prior to the site being used as a TAFE.

In order for the works to have minimal impact on the visual amenity of the adjoining properties and to provide for the retention of trees on the embankment where possible, the design provides for the retention of the embankment at its current level.

The relative location and extent of the embankment is shown on the following eBimap plot.



***eBimap extract showing culverts within site***

● **Reason for Works**

The proposed works will not increase the development potential of the site. The works consist of the construction of pipes with an overland flow path above. Following the works, there will be no real change in the area of the site devoted to drainage.

The reason the works are proposed is to address the significant bank erosion that is occurring as a result of the flow velocity in the channel and the steepness of the existing channel bank (as shown in the previous photograph). In turn, as noted above, the magnitude of the flow that occurs in the channel can be attributed to the development that has occurred external to the site. The contribution of the site to flow in the channel is minimal and to the scour that is occurring negligible.

The need for rectification works was investigated by the State Government following complaints received from adjoining property owners. It is understood that Council was approached by the State Government at the time and declined to be involved in the consideration of ameliorative measures.

Although the bank erosion that is currently occurring is not attributable to the use of the site by the State Government, the State Government has committed to the completion of works to address bank erosion issues.

- **Proposed Works**

The proposed works detailed in the plan involve the replacement of the twin 1,500 mm diameter pipes with twin 1,800 mm diameter pipes. The pipes extend upstream and downstream of the replaced pipe section to allow the bed of the channel to be raised and a flatter bank slope adopted for the overland flow path provided above the pipes to provide additional capacity during major events.

### **ISSUES RAISED BY MR MARK GIBSON**

Given the context provided above, the following response is provided to the comments received from Mr Gibson.

***'I have had the opportunity to review the supplied drawings, correspondence and mapping data for the site. I am aware that you desire for BCC to accept the proposed pipes as assets and take ownership of them once built. I would suggest that BCC would do this if the pipes meet the expected Standard of Services for pipes. I note that the site is very flood prone.'***

It is agreed that the site is flood prone. To provide additional context in this regard, the peak flood level for the 100 year event at the site is of the order of 7 mAHD. In comparison, the Defined Flood Level for the Brisbane River at the site is 8.2 mAHD and the 2011 flood produced a level of 9.2 mAHD. Flood levels at the site are therefore governed by regional flooding in the Brisbane River.

***'I am concerned that the proposed works may increase flood levels for surrounding properties for rare and extreme flood events. When removing an open channel and replacing it with pipes you need to demonstrate the following:'***

It is important to note that the channel is not being wholly replaced with pipes. The purpose of the pipes is to provide flow capacity to allow the bed of the channel to be raised and flatter bank slopes adopted to natural surface. A channel is to be provided above the pipes to provide flow capacity in larger events.

***'1. That the flood levels will not increase for surrounding and upstream properties due to the works. A range of ARI events should be considered, including events greater than a 100 year ARI local event.'***

Detailed modelling has been completed using the two-dimensional package TUFLOW to confirm that the works will not cause an increase in flood level for a range of events from 2 to 100 years inclusive. A copy of the report is attached. In this case, the consideration of events larger than the 100 year event is not considered to be warranted for the following reasons:

- A channel is to be provided above the pipes to provide additional flow capacity for extreme events; and
- As the majority of Council's Local Stormwater Management Plans consider the 50 year event for similar catchments, it can be argued that the 100 year event represents an event greater than the design standard.

***'2. The underground system should be designed with an allowance for blockages, as discussed in QUDM (2008).'***

It is considered that in this case it is not necessary to consider blockages given that the existing pipes that govern flow in the pipe channel will be replaced with larger pipes with a consequent reduced potential for blockage.

Further, it is noted that the design includes a number of field inlets to provide for the transfer of flow between the surface and underground drainage network. The primary function of the inlets is to allow for the drainage of low flows and the prevention of ponding at low points in the channel.

Modelling has indicated that minimal flow does occur from the channel to the pipe system via the inlets. However, the inlets provided as part of the design have been sized to cater for the flow together with a level of blockage well in excess of 50 percent (with a blockage of 70 percent permissible).

***'3. The consequences of the pipes becoming fully blocked during a major flood event should be assessed.'***

As noted above, the works consist of replacing (and extending) existing pipes with larger pipes. The works will reduce the potential for blockage compared to the existing situation. Further, given the urban nature of the catchment the potential for debris larger than the size of the pipe (1.8 metres diameter) to enter the channel is very low.

***'The assessment should be undertaken using suitably sophisticated hydraulic modelling by a RPEQ.'***

The attached hydraulic modelling report details the modelling undertaken using the two-dimensional TUFLOW package. The report has been signed off by an RPEQ.

**ISSUES RAISED BY MS LUCY TING**

***'This email is in response to the State Government's request for comments on the proposed scope of drainage works (refer Cardno's Drawing Nos. A10948-C00.01, C00.02, C30.01 to C.0.05, dated May 2012) before the intended sale of the former TAFE site. Regrettably, I advise that Council cannot support the proposal for the following reasons.'***

***'1. The principle of piping a waterway is contrary to the provisions of the Waterway Code and Stormwater Management Code in Brisbane City Plan 2000. The planning of the stormwater management system must provide for the integrated management of stormwater in order to minimise flooding, protect and enhance environmental values of receiving waters, maximise the use of natural waterway corridors and natural channel design principles, maximise community benefit, minimise safety risks.'***

Although mapped as a waterway, as noted above the waterway is actually an artificial channel excavated by Council. While the desire to achieve environmentally responsive outcomes is acknowledged, in this case the works are required to prevent bank erosion which is threatening neighbouring properties and to stabilise a channel that would otherwise continue to scour and provide for the transport of sediment downstream. In this case, it is considered that the proposed works do maximise community benefits (protecting properties and eliminating scour) and minimise safety risks by stabilising the banks of the excavated channel.

We would also note that the provisions of City Plan are not applicable to the works as Council approval for the construction of the works is not necessary. Planning advice received for the works has indicated that under Item 1 of Table 4 of Schedule 4 of the SPA Regulations, *'Operational work or plumbing or drainage work (including maintenance and repair work) if the work is carried out by or on behalf of a*

public sector entity authorised under a State law to carry out the work' is not regulated by the Brisbane City Plan 2000. This conclusion is also applicable to Council's Temporary Local Planning Instrument.

**'2. Major underground pipes systems should only be installed where overland flow is either impractical or unacceptable (refer Queensland Urban Drainage Manual Section 7.03.2). At a minimum, the development should maintain and preserve the "vegetated channel" at its current location.'**

As noted above, the works include the construction of pipes with a channel above. The channel provides flow capacity in major events.

The pipes allow the bed of the channel to be raised in order that the bank slope can be flattened out and reduced flow velocities achieved. The works will retain a channel in the current location with a form more conducive to vegetation. With reference to the photographs provided above, the current level of vegetation of the channel is minimal and the steep banks are not conducive to the retention of vegetation.

**'3. Additional costs will be incurred by Council to maintain these pipes. Further, the potential adverse flooding impacts in extreme storms and major adverse flooding impacts when inlets are blocked have not been assessed by a suitably qualified Registered Professional Engineer of Queensland. The site conveys flows from a significant catchment area of about 60 hectares (refer attached Catchment Plan).'**

The capital cost of the works to will be wholly borne by the State Government. The works will address issues associated with a channel that was constructed by Council and receives increased flows from areas administered by Council that were developed without detention basins.

Council will, as noted, be responsible for the maintenance of the pipes. However, the overall maintenance costs are likely to be minimal given the design life of the pipes (100 years). Further, the maintenance costs will be lower than the potential ongoing costs associated with maintaining an eroding channel bank.

As noted above in response to the queries raised by Mr Gibson, as a channel is to be provided above the pipes to convey major event flows, the consideration of extreme storms is not considered to be necessary in this case. Further, as the current pipe is to be replaced with a larger pipe the potential for blockage is reduced compared to the existing situation. In any event, the potential for blockage of the pipe is minimal given its size. The detailed flood modelling completed in support of the design is summarised in the attached report.

## **CONCLUSION**

Overall, it is considered that the works are designed in accordance with relevant guidelines with reference to the constraints that currently affect the site. The completion of the works is intended and will resolve the channel bank scour issues that are currently being experienced. On this basis, it is considered reasonable for Council to take over the assets following their construction.

If you have any queries in relation to this response, please do not hesitate to contact us.

Yours faithfully



Martin Giles  
Water Resources & Coastal  
for Cardno

Enc: 99 Queenscroft Street, Chelmer Flood Assessment

## MINISTERIAL CAUCUS LIAISON RESPONSE - Disposal of surplus property - MURRUMBA EO

- Approval to dispose of the Bermuda Avenue Site (Deception Bay) was granted on 27 April 2010.
- The Department of Natural Resources and Mines (DNRM) was originally appointed to manage this disposal project on behalf of the Department of Education, Training and Employment (DETE).
- DNRM formally approached Moreton Bay Regional Council in May 2013 to seek its agreement to accept trusteeship of the Bermuda Avenue, Deception Bay site for the creation of an Environmental Reserve. A formal response from Council was never received by DNRM and the project stalled until management of the disposal of the site transferred to Building and Asset Services, Department of Housing and Public Works (BAS) in late 2013, as part of a rationalisation of work performed by the two departments.
- The property is recognised as being affected by acid sulphate soils, presenting a low to medium bushfire hazard; is a recognised wetland protection area and has biodiversity significance. A Most Appropriate Use (MAU) assessment has been completed by DNRM. The MAU assessment made a recommendation regarding the most appropriate future use for the site in accordance with principles set out in the Government Land Policies.
- The MAU recommendation is for the future use of the site to be overseen by the State, to ensure undesirable impacts on the land and the adjacent Deception Bay Conservation Park and Moreton Bay Marine Park are minimised. DNRM identified the most appropriate way forward to ensure this outcome is:

*"Declare the property a reserve for a community purpose under Schedule 1 of the Land Act 1994. Appropriate community purposes would be environmental, coastal management, natural resource management, buffer, or a combination of these purposes. Reservation for a community purpose would be suitable if the council is prepared to accept long term trusteeship."*
- The Queensland Parks and Wildlife Service (QPWS) made an initial enquiry regarding taking on the land for the creation of an Environmental Reserve. On 31 July 2013, Mr John Carter, Area Manager, South Eastern Region, Queensland Parks and Wildlife Service (telephone: 3512 2327) confirmed verbally that QPWS would prefer the land to be transferred to Council's trusteeship rather than accept ownership of the land in its own right. QPWS indicated that Council held similar adjacent reserves and it was practical to declare the property a reserve for a community purpose under Schedule 1 of the *Land Act 1994* in accordance with the MAU Assessment.
- Whilst the current zoning of the site is residential, the Department of Natural Resources and Mines has determined its use for residential purposes is not compatible with State interests and the planning scheme. The site is identified as low lying with the southern end of the site covered by scattered pockets of mangroves in shallow salt water lagoons. Due to these constraints, the property is recognised as having negligible development potential and only a marginal value.
- Moreton Bay Regional Council has confirmed to BAS that it will not purchase the site but has recently indicated its preparedness to accept trusteeship of the site. BAS has committed to follow up Council's decision to accept trusteeship and have this advice confirmed in writing. DETE contacted BAS officers on 29 January 2014 to ensure follow up with the Council occurs as swiftly as possible.



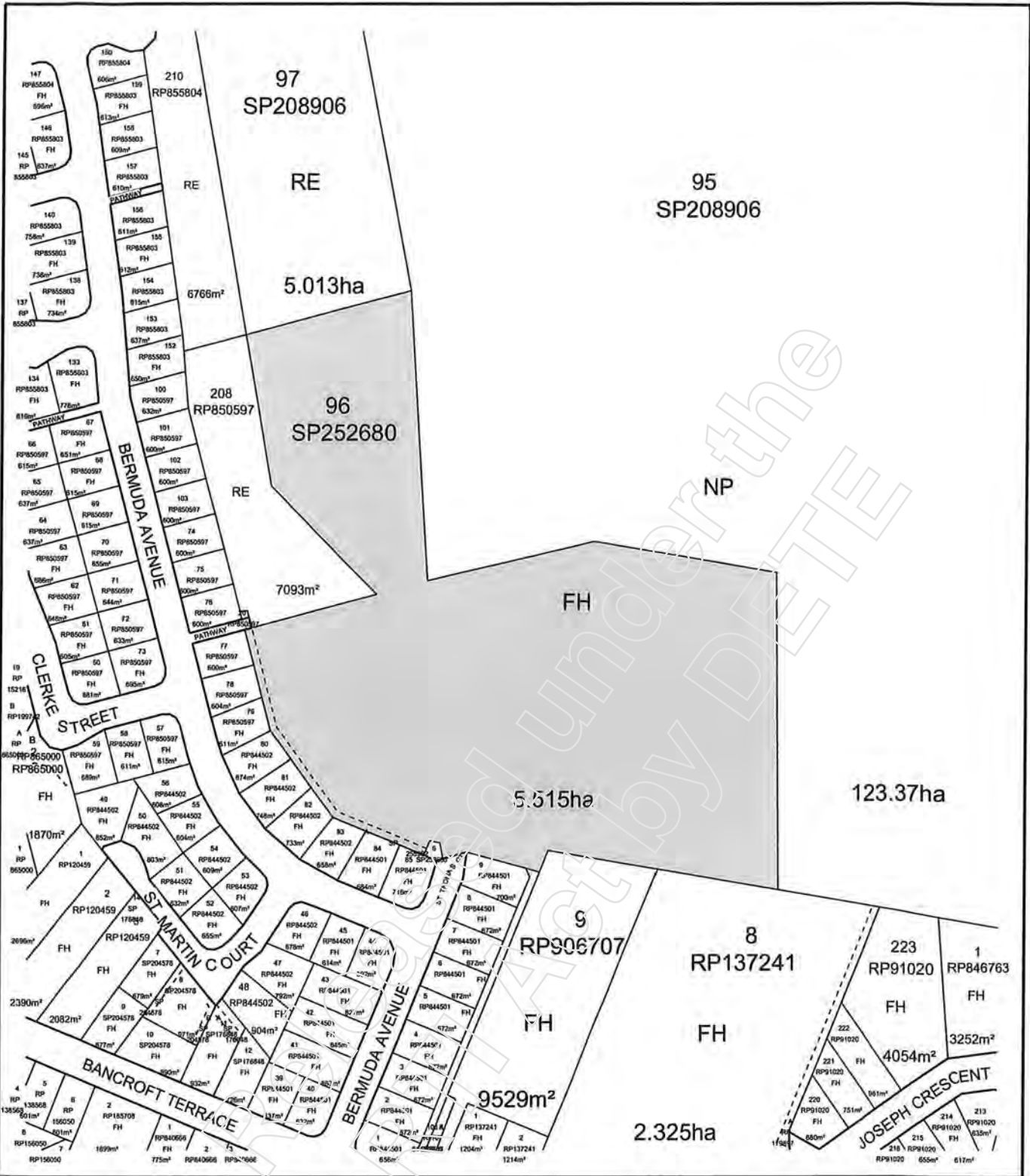
- If Council were to refuse acceptance of the property, the only course left available to dispose of the site would be to refer the property to market (an independent valuation undertaken on 6 May 2013 indicates a potential revenue of s.47(3)(b) - Contro It should be noted that during discussions, Council indicated to BAS that it would not support any residential development upon the site despite the tenure/zoning supporting a single residential use. A determined developer may still be able to overcome such obstacles, however it significantly increases the developer's risk which would undoubtedly be reflected in the price.

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3/2/14

Released under  
RTI Act by DETE



STANDARD MAP NUMBER  
9543-43432



MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	96/SP252680
Lot/Plan	5.515ha
Area/Volume	FREEHOLD
Tenure	MORETON BAY REGIONAL
Local Government	DECEPION BAY
Locality	BURPENGARY
Parish	STANLEY
County	62153/185
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED (dd/mm/yyyy) 29/04/2013  
For additional information regarding this SmartMap see page 2.  
Shading Rules have been applied.

DCDB 26/04/2013

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## Additional Information Page

### Shading Rules

Lot Number = 96 and Plan Number = SP252680

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