
From: Paul Hyde (PSBABS)
Sent: Saturday, 8 September 2018 1:53 PM
To: Linda Jacobsen (PSBSDPFM)
Subject: Sandgate Fire and Rescue Station site - QFES Government Election Commitment - to be disposed to the community for repurposing by 30 September 2020.

Follow Up Flag: Follow up
Flag Status: Completed

Hello Linda,

This is further to my previous email thanks.

Regards



Paul Hyde
General Manager
Asset & Procurement Services
Public Safety Business Agency

P: 07 3051 8082 (79082) | M: [Redacted]
E: paul.hyde@psba.qld.gov.au
Level 11 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 1440 | Brisbane QLD 4000

From: Ministerial Matters (PSBA)
Sent: Friday, 7 September 2018 13:43
To: Sue Minto (PSBOC) <Sue.Minto@psba.qld.gov.au>
Cc: Michelle Petrocitto (PSBA) <Michelle.Petrocitto@psba.qld.gov.au>; Neil McGregor (PSBA) <Neil.McGregor@psba.qld.gov.au>; Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>; Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>
Subject: Sandgate Fire and Rescue Station site - QFES Government Election Commitment - to be disposed to the community for repurposing by 30 September 2020.

Hi Sue

As requested, I've copied the QFES 2017 Government Election Commitment for Sandgate Fire and Rescue Station site below for your follow-up with Paul Hyde;

- the Department of Fire and Emergency Services GEC1049 commitment "The current Sandgate Fire and Rescue Station site will be granted to the community, not sold off for profit" by 30/9/2020. The completion statement is "Sandgate Fire and Rescue Station disposed to the community for repurposing".

I've cc'd Paul Hyde FYI.

If you have any queries please don't hesitate to contact me on 3144 5580/[Redacted] or Neil McGregor Manager GPU [Redacted]

Kind regards,

Dianne Maclean
A/Senior Governance and Reporting Officer



Governance and Performance Unit | Office of Chief Operating Officer
Public Safety Business Agency

P: 07 3144 5580 | **Ext:** 65580 | **M:** contrary to public interest

E: dianne.maclean@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 2336 | Brisbane QLD 4001

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From: Peter Symonds (PSBSPFM)
Sent: Monday, 17 September 2018 10:23 AM
To: Linda Jacobsen (PSBSPFM); Paul Hyde (PSBABS)
Subject: RE: Disposal of Sandgate QFES station - GEC

Good morning Paul and Linda,

I have just spoken to Adam Prenzler about this matter and he has advised that the proposal will be treated as a write-off (by way of a donation) and consequently there will not be any action required to depreciate the asset.

Regards



Peter Symonds
A/Planning and Property Manager
Property & Facilities Management | Business Services Division
Public Safety Business Agency

P: 07 3364 3852 | **Ext:** 63852
E: Peter.Symonds@psba.qld.gov.au
Level 6 | Police Headquarters | 200 Roma Street | Brisbane
GPO Box 1440 | Brisbane QLD 4001

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From: Linda Jacobsen (PSBSPFM)
Sent: Monday, 17 September 2018 09:04
To: Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>
Cc: Peter Symonds (PSBSPFM) <Peter.Symonds@psba.qld.gov.au>
Subject: Disposal of Sandgate QFES station - GEC

Hello Paul

The QFES Operations Management Committee has approved the disposal of the Sandgate Fire Station.

PFM will proceed the disposal as follows:

Disposal by way of gifting:

Under the QGLTP, it is possible to dispose or gift an asset to a community group, however, there are some criteria that need to be complied with, depending on the value of the asset.

- List property as surplus on GLR for a period of 30 days – listing to occur week commencing 17 September 2018
- Assess any interest from other agencies – the property can be returned to “performing” on the GLR at any time. The timing of the disposal will need to be considered.

In-priority disposal to a [community group](#) by way of [gifting](#) (below market value).

- Property is identified as an in-priority dealing
- This process of gifting would require Treasurer approval if the site has a Market Value of \$250k or above.
- Under the QGLTP valuations must be at current Market Value ([within 6 months](#)) as determined by a Qualified Valuer.

It is noted that the disposal is to be effected in 2020, following the completion of the Bracken Ridge Fire station.

The current net book value is:

- Land \$788,800
- Buildings – \$262,226

It is noted that this is a significant value and Finance will be requested to accelerate depreciation, if possible, to reduce the total loss that may be incurred through gifting.

Under the financial delegations, as the land and built assets will be above the COO approval threshold of \$25K (for gifting assets), final approval would need to be obtained from the Minister.

Regards
Linda



Linda Jacobsen
A/Director
Property and Facilities Management | Business Services Division
Public Safety Business Agency

P: 07 3364 4990 | **Ext:** 64990 | **M:** Contrary to public interest
E: linda.jacobsen@psba.qld.gov.au
Level 6 | Qld Police Headquarters | 200 Roma St | Brisbane
GPO Box 1440 | Brisbane QLD 4001
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From: Paul Hyde (PSBABS)
Sent: Monday, September 17, 2018 6:16:50 AM
To: Linda Jacobsen (PSBSDPFM)
Subject: Disposal of Sandgate QFES station - GEC

Hello Linda,

I have a meeting with the COO at 12:30 today and lots of meetings prior.

I wonder if I can have this brief early this morning at all thanks?

Regards



Paul Hyde
General Manager
Asset & Procurement Services
Public Safety Business Agency

P: 07 3051 8082 (79082) | **M:** Contrary to public interest
E: paul.hyde@psba.qld.gov.au

From: Paul Hyde (PSBABS)
Sent: Saturday, 8 September 2018 13:51
To: Linda Jacobsen (PSBSDPFM) <Linda.Jacobsen@psba.qld.gov.au>
Subject: Disposal of Sandgate QFES station - GEC

Hello Linda,

Would you mind asking the team to provide a brief for me on this one thanks.

If I could have by Friday 14 September that would be great thanks Linda.

Regards



Paul Hyde
General Manager
Asset & Procurement Services
Public Safety Business Agency

P: 07 3051 8082 (79082) | **M:** Contrary to public interest
E: paul.hyde@psba.qld.gov.au
Level 11 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 1440 | Brisbane QLD 4000

From: Sue Minto (PSBA)
Sent: Friday, 7 September 2018 13:01
To: Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>
Subject: Disposal of Sandgate QFES station - GEC

Hi

The COO has requested an update at your next catch up scheduled for 17/09 in relation to the disposal of the Sandgate QFES station which is a Government Election Commitment.

Thanks

Sue.



Queensland
Government **Sue Minto**

Executive Manager
Office of the Chief Operating Officer
Public Safety Business Agency

P: 07 3144 5348 | **M:** Contrary to public interest

E: sue.minto2@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 2336 | Brisbane QLD 4001

From: Ministerial Matters (PSBA)
Sent: Thursday, 18 October 2018 2:30 PM
To: Business Services[PSBABS] (PSBA); Linda Jacobsen (PSBSPFM)
Cc: BSD Property&FacilitiesCorrespondence (PSBA); BSD Correspondence[PSBABS] (PSBA); Neil McGregor (PSBA); Ministerial Matters (PSBA)
Subject: RE: GEC re disposal of Sandgate Station - DUE 12NOON Friday 19 October 2018.
Importance: High

Hi A&PS

Can you please seek GM approval for the following advice compiled from responses (below) before it can progress to the COO.

GM approved response due to Ministerial.Matters@psba.qld.gov.au by **12NOON Friday 19 October 2018**.

Update on Sandgate for your review please.

- The GEC relates to the announcement in September 2017 by the **Honourable Stirling Hinchliffe MP**, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, that the Sandgate Fire and Rescue Station would **remain as a community asset**.
- On 31 July 2018, the **QFES OMC** approved the future disposal of the existing Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate.
- **PFM, PBSA** has commenced the disposal process, including preliminary due diligence investigations.
- The current SAP net book value is approximately \$1.05 million. A market valuation is yet to be sought.
- On 22 September 2018, the asset was **listed as surplus** on the Government Land Register for a minimum of 30 days to seek interest from other government agencies (including local government), in potentially acquiring the site and facilitating its use as a community asset.
- As the property will be above the COO's financial approval threshold of \$25K (for gifting assets), approval would need to be obtained from the Minister.
- The GEC is subject to completion of the new Bracken Ridge Fire and Rescue Station, which is currently scheduled for completion by **June 2020**.
- **Why was the commitment made?** PSBA's Property and Facilities Management and QFES State Capital Works are not aware why the commitment was made. Instructions to date have been received from Deputy Commissioner, Doug Smith, following the announcement of the GEC.
- **Who was in mind to benefit from the commitment?** Current advice from QFES State Capital Works is that final determination on the benefitting community groups is to be determined.
- **Is there any flexibility etc?** The GEC can be achieved by direct disposal (via gifting) to a particular community group, or by way of transfer to another government agency, including local government, who could manage the asset on behalf of a number of community groups.

If you have any queries please don't hesitate to contact me on 3144 5580/^{Contrary to public interest} or Neil McGregor Manager GPU ^{Contrary to public interest}.

Kind regards,

Dianne Maclean

A/Senior Governance and Reporting Officer

Governance and Performance Unit | Office of Chief Operating Officer

Public Safety Business Agency

P: 07 3144 5580 | **Ext:** 65580 | **M:** ^{Contrary to public interest}

E: dianne.maclean@psba.qld.gov.au



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From: Andrea Walker (PSBSDPFM)
Sent: Thursday, 18 October 2018 2:11 PM
To: Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>
Cc: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>; Linda Jacobsen (PSBSDPFM) <Linda.Jacobsen@psba.qld.gov.au>; BSD Property&FacilitiesCorrespondence (PSBA) <BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>; BSD Correspondence[PSBABS] (PSBA) <BSDCorrespondence@psba.qld.gov.au>
Subject: RE: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Hi Dianne,

Please find below a response to the questions:

- why was the commitment made? PSBA's Property and Facilities Management and QFES State Capital Works are not aware why the commitment was made. Instructions to date have been received from Deputy Commissioner, Doug Smith, following the announcement of the GEC.
- who was in mind to benefit from the commitment? Current advice from QFES State Capital Works is that final determination on the benefitting community groups is to be determined.
- is there any flexibility etc? The GEC can be achieved by direct disposal (via gifting) to a particular community group, or by way of transfer to another government agency, including local government, who could manage the asset on behalf of a number of community groups.

Kind regards,

Andrea Walker

Planning and Property Manager

Property & Facilities Management | Asset & Procurement Services

Public Safety Business Agency

P: 3364 6232 | Ext: 66232 | M: [REDACTED] | www.psba.qld.gov.au

E: Andrea.Walker@psba.qld.gov.au | Level 6 Police Headquarters
200 Roma Street, Brisbane | GPO Box 1440, Brisbane QLD 4001

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From: Ministerial Matters (PSBA)
Sent: Thursday, 18 October 2018 13:41
To: Andrea Walker (PSBSDPFM) <Andrea.Walker2@psba.qld.gov.au>

Cc: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>; Linda Jacobsen (PSBSDPFM) <Linda.Jacobsen@psba.qld.gov.au>

Subject: FW: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Hi Andrea – this item is not urgent due tomorrow, as discussed, can you respond to these specific queries from the COO in your response, with advice on hand or from regional contacts, if available.

From: Ministerial Matters (PSBA)

Sent: Thursday, 18 October 2018 12:56 PM

To: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>; Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>

Cc: BSD Correspondence[PSBABS] (PSBA) <BSDCorrespondence@psba.qld.gov.au>; Judy Kidcaff (PSBA) <Judy.Kidcaff2@psba.qld.gov.au>

Subject: RE: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Hi AP&S

Thanks for providing the update on Sandgate, however, a few more points are required to answer the COO request as highlighted below;

“The COO has requested any additional available information in relation to the background of the GEC – **why was the commitment made; who was in mind to benefit from the commitment; is there any flexibility etc.**”

Can you please update your response to include these points and progress for GM approval to Ministerial.Matters@psba.qld.gov.au by **12NOON Friday 19 October 2018.**

If you have any queries please don't hesitate to contact me on 3144 5580/**Contrary to public interest** or Neil McGregor Manager GPU **Contrary to public interest**

Kind regards,



Dianne Maclean

A/Senior Governance and Reporting Officer

Governance and Performance Unit | Office of Chief Operating Officer

Public Safety Business Agency

P: 07 3144 5580 | **Ext:** 65580 | **M:** **Contrary to public interest**

E: dianne.maclean@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 2336 | Brisbane QLD 4001

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From: Business Services[PSBABS] (PSBA)

Sent: Thursday, 18 October 2018 12:30 PM

To: Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>

Cc: BSD Correspondence[PSBABS] (PSBA) <BSDCorrespondence@psba.qld.gov.au>

Subject: FW: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Hi Dianne

Please see update as requested.

Kind regards



Pauline Davies
Executive Support Officer
Asset & Procurement Services
Public Safety Business Agency

P: (07) 3051 8075
E: pauline.davies@psba.qld.gov.au
Level 11 | Makerston House | 30 Makerston Street
Brisbane QLD 4000
GPO Box 2336 | Brisbane QLD 4001

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From: BSD Property&FacilitiesCorrespondence (PSBA)
Sent: Thursday, 18 October 2018 11:01
To: BSD Correspondence[PSBABS] (PSBA) <BSDCorrespondence@psba.qld.gov.au>; Pauline Davies (PSBA) <Pauline.Davies@psba.qld.gov.au>; BSD Property&FacilitiesCorrespondence (PSBA) <BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>
Cc: BSD Property&FacilitiesCorrespondence (PSBA) <BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>
Subject: FW: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Pauline hi.

Please see the below for an update as requested.

Regards,
Pam



Pam Somerville
Principal Business Advisor
Property and Facilities Management
Asset and Procurement Services
Public Safety Business Agency

P: 07 3364 6761 | **Ext:** 66761 |
E: pam.somerville@psba.qld.gov.au
Level 6 | Qld Police Headquarters | 200 Roma St | Brisbane
GPO Box 1440 | Brisbane QLD 4001

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From: Andrea Walker (PSBSDPFM)
Sent: Wednesday, 17 October 2018 13:31
To: BSD Property&FacilitiesCorrespondence (PSBA) <BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>
Cc: Linda Jacobsen (PSBSDPFM) <Linda.Jacobsen@psba.qld.gov.au>
Subject: RE: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Pam,

Update on Sandgate for your review please.

- The GEC relates to the announcement in September 2017 by the **Honourable Stirling Hinchliffe MP**, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, that the Sandgate Fire and Rescue Station would **remain as a community asset**.
- On 31 July 2018, the **QFES OMC** approved the future disposal of the existing Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate.
- **PFM, PBSA** has commenced the disposal process, including preliminary due diligence investigations.
- The current SAP net book value is approximately \$1.05 million. A market valuation is yet to be sought.
- On 22 September 2018, the asset was **listed as surplus** on the Government Land Register for a minimum of 30 days to seek interest from other government agencies (including local government), in potentially acquiring the site and facilitating its use as a community asset.
- As the property will be above the COO's financial approval threshold of \$25K (for gifting assets), approval would need to be obtained from the Minister.
- The GEC is subject to completion of the new Bracken Ridge Fire and Rescue Station, which is currently scheduled for completion by **June 2020**.

Kind regards,

Andrea Walker

Planning and Property Manager

Property & Facilities Management | Asset & Procurement Services

Public Safety Business Agency

P: 3364 6232 | Ext: 66232 | M: Contrary to public interest | www.psba.qld.gov.au

E: Andrea.Walker@psba.qld.gov.au | Level 6 Police Headquarters

200 Roma Street, Brisbane | GPO Box 1440, Brisbane QLD 4001

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From: BSD Property&FacilitiesCorrespondence (PSBA)

Sent: Wednesday, 17 October 2018 08:17

To: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>

Cc: Andrea Walker (PSBSDPFM) <Andrea.Walker2@psba.qld.gov.au>; Linda Jacobsen (PSBSDPFM)

<Linda.Jacobsen@psba.qld.gov.au>

Subject: RE: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Pauline hi.

No – this has not previously been seen by PFM.

It will be actioned immediately.

Kind regards,

Pam



Pam Somerville
Principal Business Advisor
Property and Facilities Management
Asset and Procurement Services
Public Safety Business Agency

P: 07 3364 6761 | **Ext:** 66761 |
E: pam.somerville@psba.qld.gov.au
Level 6 | Qld Police Headquarters | 200 Roma St | Brisbane
GPO Box 1440 | Brisbane QLD 4001

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From: Business Services[PSBABS] (PSBA)
Sent: Wednesday, 17 October 2018 08:11
To: BSD Property&FacilitiesCorrespondence (PSBA) <BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>
Subject: FW: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018
Importance: High

Hi Pam

Did this one get sent to you for action from Alicia end of September?

Kind regards



Pauline Davies
Executive Support Officer
Asset & Procurement Services
Public Safety Business Agency

P: (07) 3051 8075
E: pauline.davies@psba.qld.gov.au
Level 11 | Makerston House | 30 Makerston Street
Brisbane QLD 4000
GPO Box 2336 | Brisbane QLD 4001

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From: Ministerial Matters (PSBA)
Sent: Tuesday, 16 October 2018 17:07
To: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>
Cc: Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>
Subject: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018
Importance: High

Good afternoon

The below request for an update and any additional available information on the background of the GEC 1049 is currently **OVERDUE** and requires urgent attention.

It would be appreciated if you could provide a **GM approved email response** to Ministerial.Matters@psba.qld.gov.au as soon as possible for progression to Office of the COO.

Kind Regards,



Judy Kidcaff

A/Support Officer

Governance and Performance Unit | Office of the Chief Operating Officer
Public Safety Business Agency

P: 07 3144 5360 | Ext: 65360

E: judy.kidcaff2@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 2336 | Brisbane QLD 4001

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From: Ministerial Matters (PSBA)

Sent: Tuesday, 25 September 2018 3:13 PM

To: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>

Cc: Neil McGregor (PSBA) <Neil.McGregor@psba.qld.gov.au>; Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>

Subject: FW: GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Good afternoon APS

Please see below a request from the office of the COO for an update and any additional available information on the background of the GEC 1049.

Can you please provide a GM approved email response to Ministerial.Matters@psba.qld.gov.au by COB 9 October 2018 for progression to Office of the COO.

If you have any queries please don't hesitate to contact me on 3144 5580/ Contrary to public interest or Neil McGregor Manager GPU Contrary to public interest

Kind regards,



Dianne Maclean

A/Senior Governance and Reporting Officer

Governance and Performance Unit | Office of Chief Operating Officer
Public Safety Business Agency

P: 07 3144 5580 | Ext: 65580 | M: Contrary to public interest

E: dianne.maclean@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 2336 | Brisbane QLD 4001

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From: Sue Minto (PSBA)

Sent: Thursday, 20 September 2018 3:28 PM

To: Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>

Cc: Neil McGregor (PSBA) <Neil.McGregor@psba.qld.gov.au>; Michelle Petrocchio (PSBA) <Michelle.Petrocchio@psba.qld.gov.au>; Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>

Subject: GEC re disposal of Sandgate Station

Hi

Reference is made to the information previously provided in relation to GEC 1049 as per the below.

- the Department of Fire and Emergency Services GEC1049 commitment “The current Sandgate Fire and Rescue Station site will be granted to the community, not sold off for profit” by 30/9/2020. The completion statement is “Sandgate Fire and Rescue Station disposed to the community for repurposing”.

The COO has requested any additional available information in relation to the background of the GEC – why was the commitment made; who was in mind to benefit from the commitment; is there any flexibility etc.

Could you please find as much information as possible and return to this office by 10 October.

Thanks heaps,

Sue.



**Queensland
Government**

Sue Minto
Executive Manager
Office of the Chief Operating Officer
Public Safety Business Agency

P: 07 3144 5348 | M: Contrary to public interest
E: sue.minto2@psba.qld.gov.au
Level 13 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 2336 | Brisbane QLD 4001

From: Ministerial Matters (PSBA)
Sent: Friday, 19 October 2018 10:54 AM
To: Sue Minto (PSBOC); COO (PSBA)
Cc: Ministerial Matters (PSBA); Neil McGregor (PSBA); Paul Hyde (PSBABS); Linda Jacobsen (PSBSDPFM); BSD Property&FacilitiesCorrespondence (PSBA)
Subject: GEC re disposal of Sandgate Station

Importance: High

Morning Sue

As requested, please see below the GM AP&S update on Sandgate for your review and progression to COO.

GEC 1049 disposal of Sandgate station;

- The GEC relates to the announcement in September 2017 by the **Honourable Stirling Hinchliffe MP**, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, that the Sandgate Fire and Rescue Station would **remain as a community asset**.
- On 31 July 2018, the **QFES OMC** approved the future disposal of the existing Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate.
- **PFM, PBSA** has commenced the disposal process, including preliminary due diligence investigations.
- The current SAP net book value is approximately \$1.05 million. A market valuation is yet to be sought.
- On 22 September 2018, the asset was **listed as surplus** on the Government Land Register for a minimum of 30 days to seek interest from other government agencies (including local government), in potentially acquiring the site and facilitating its use as a community asset.
- As the property will be above the COO's financial approval threshold of \$25K (for gifting assets), approval would need to be obtained from the Minister.
- The GEC is subject to completion of the new Bracken Ridge Fire and Rescue Station, which is currently scheduled for completion by **June 2020**.
- **Why was the commitment made?** PSBA's Property and Facilities Management and QFES State Capital Works are not aware why the commitment was made. Instructions to date have been received from Deputy Commissioner, Doug Smith, following the announcement of the GEC.
- **Who was in mind to benefit from the commitment?** Current advice from QFES State Capital Works is that final determination on the benefitting community groups is to be determined.
- **Is there any flexibility etc?** The GEC can be achieved by direct disposal (via gifting) to a particular community group, or by way of transfer to another government agency, including local government, who could manage the asset on behalf of a number of community groups.

If you have any queries please don't hesitate to contact me on 3144 5580, **Contrary to public interest** or Neil McGregor Manager GPU **Contrary to public interest**.

Kind regards,

Dianne Maclean

A/Senior Governance and Reporting Officer

Governance and Performance Unit | Office of Chief Operating Officer

Public Safety Business Agency

P: 07 3144 5580 | **Ext:** 65580 | **M:** **Contrary to public interest**

E: dianne.maclean@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane
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Government**

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From: Pauline Davies (PSBA) **On Behalf Of** Paul Hyde (PSBABS)
Sent: Friday, 19 October 2018 8:22 AM
To: Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>
Cc: BSD Correspondence[PSBABS] (PSBA) <BSDCorrespondence@psba.qld.gov.au>; Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>
Subject: FW: GEC re disposal of Sandgate Station - DUE 12NOON Friday 19 October 2018.

Good morning Dianne

Paul has just confirmed over the phone that he is happy with the content so APS GM endorsed.

Kind regards



Pauline Davies
Executive Support Officer
Asset & Procurement Services
Public Safety Business Agency

P: (07) 3051 8075
E: pauline.davies@psba.qld.gov.au
Level 11 | Makerston House | 30 Makerston Street
Brisbane QLD 4000
GPO Box 2336 | Brisbane QLD 4001

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From: Paul Hyde (PSBABS)
Sent: Friday, 19 October 2018 05:57
To: Pauline Davies (PSBA) <Pauline.Davies@psba.qld.gov.au>; Linda Jacobsen (PSBSPFM) <Linda.Jacobsen@psba.qld.gov.au>
Subject: GEC re disposal of Sandgate Station - DUE 12NOON Friday 19 October 2018.

Hello Linda,

Are you comfortable with the content of the below email from Min Matters thanks?

Regards



Paul Hyde
General Manager
Asset & Procurement Services
Public Safety Business Agency

P: 07 3051 8082 (79082) | **M:** Contrary to public interest
E: paul.hyde@psba.qld.gov.au
Level 11 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 1440 | Brisbane QLD 4000

From: Pauline Davies (PSBA)
Sent: Thursday, 18 October 2018 2:34 PM
To: Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>
Subject: FW: GEC re disposal of Sandgate Station - DUE 12NOON Friday 19 October 2018.
Importance: High

Hi Paul

Seeking your approval so this can progress to the COO.

Thanks
Pauline

From: Ministerial Matters (PSBA)
Sent: Thursday, 18 October 2018 14:30
To: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>; Linda Jacobsen (PSBSDPFM) <Linda.Jacobsen@psba.qld.gov.au>
Cc: BSD Property&FacilitiesCorrespondence (PSBA) <BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>; BSD Correspondence[PSBABS] (PSBA) <BSDCorrespondence@psba.qld.gov.au>; Neil McGregor (PSBA) <Neil.McGregor@psba.qld.gov.au>; Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>
Subject: RE: GEC re disposal of Sandgate Station - DUE 12NOON Friday 19 October 2018.
Importance: High

Hi A&PS

Can you please seek GM approval for the following advice compiled from responses (below) before it can progress to the COO.

GM approved response due to Ministerial.Matters@psba.qld.gov.au by **12NOON Friday 19 October 2018**.

Update on Sandgate for your review please.

- The GEC relates to the announcement in September 2017 by the **Honourable Stirling Hinchliffe MP**, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, that the Sandgate Fire and Rescue Station would **remain as a community asset**.
- On 31 July 2018, the **QFES OMC** approved the future disposal of the existing Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate.
- **PFM, PBSA** has commenced the disposal process, including preliminary due diligence investigations.
- The current SAP net book value is approximately \$1.05 million. A market valuation is yet to be sought.
- On 22 September 2018, the asset was **listed as surplus** on the Government Land Register for a minimum of 30 days to seek interest from other government agencies (including local government), in potentially acquiring the site and facilitating its use as a community asset.
- As the property will be above the COO's financial approval threshold of \$25K (for gifting assets), approval would need to be obtained from the Minister.
- The GEC is subject to completion of the new Bracken Ridge Fire and Rescue Station, which is currently scheduled for completion by **June 2020**.
- **Why was the commitment made?** PSBA's Property and Facilities Management and QFES State Capital Works are not aware why the commitment was made. Instructions to date have been received from Deputy Commissioner, Doug Smith, following the announcement of the GEC.
- **Who was in mind to benefit from the commitment?** Current advice from QFES State Capital Works is that final determination on the benefitting community groups is to be determined.
- **Is there any flexibility etc?** The GEC can be achieved by direct disposal (via gifting) to a particular community group, or by way of transfer to another government agency, including local government, who could manage the asset on behalf of a number of community groups.

If you have any queries please don't hesitate to contact me on 3144 5580/ Contrary to public interest or Neil McGregor Manager GPU Contrary to public interest.

Kind regards,



Dianne Maclean

A/Senior Governance and Reporting Officer

Governance and Performance Unit | Office of Chief Operating Officer

Public Safety Business Agency

P: 07 3144 5580 | **Ext:** 65580 | **M:** Contrary to public interest

E: dianne.maclean@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane

GPO Box 2336 | Brisbane QLD 4001

Proudly supporting those who keep our community safe

From: Andrea Walker (PSBSDPFM)

Sent: Thursday, 18 October 2018 2:11 PM

To: Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>

Cc: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>; Linda Jacobsen (PSBSDPFM)

<Linda.Jacobsen@psba.qld.gov.au>; BSD Property&FacilitiesCorrespondence (PSBA)

<BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>; BSD Correspondence[PSBABS] (PSBA)

<BSDCorrespondence@psba.qld.gov.au>

Subject: RE: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Hi Dianne,

Please find below a response to the questions:

- why was the commitment made? PSBA's Property and Facilities Management and QFES State Capital Works are not aware why the commitment was made. Instructions to date have been received from Deputy Commissioner, Doug Smith, following the announcement of the GEC.
- who was in mind to benefit from the commitment? Current advice from QFES State Capital Works is that final determination on the benefitting community groups is to be determined.
- is there any flexibility etc? The GEC can be achieved by direct disposal (via gifting) to a particular community group, or by way of transfer to another government agency, including local government, who could manage the asset on behalf of a number of community groups.

Kind regards,

Andrea Walker

Planning and Property Manager

Property & Facilities Management | Asset & Procurement Services

Public Safety Business Agency

P: 3364 6232 | Ext: 66232 | M: Contrary to public interest | www.psba.qld.gov.au

E: Andrea.Walker@psba.qld.gov.au | Level 6 Police Headquarters

200 Roma Street, Brisbane | GPO Box 1440, Brisbane QLD 4001

To be the leader in corporate services, innovation and delivery



From: Ministerial Matters (PSBA)

Sent: Thursday, 18 October 2018 13:41

To: Andrea Walker (PSBSPDFM) <Andrea.Walker2@psba.qld.gov.au>

Cc: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>; Linda Jacobsen (PSBSPDFM) <Linda.Jacobsen@psba.qld.gov.au>

Subject: FW: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Hi Andrea – this item is not urgent due tomorrow, as discussed, can you respond to these specific queries from the COO in your response, with advice on hand or from regional contacts, if available.

From: Ministerial Matters (PSBA)

Sent: Thursday, 18 October 2018 12:56 PM

To: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>; Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>

Cc: BSD Correspondence[PSBABS] (PSBA) <BSDCorrespondence@psba.qld.gov.au>; Judy Kidcaff (PSBA) <Judy.Kidcaff2@psba.qld.gov.au>

Subject: RE: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Hi AP&S

Thanks for providing the update on Sandgate, however, a few more points are required to answer the COO request as highlighted below;

“The COO has requested any additional available information in relation to the background of the GEC – why was the commitment made; who was in mind to benefit from the commitment; is there any flexibility etc.”

Can you please update your response to include these points and progress for GM approval to Ministerial.Matters@psba.qld.gov.au by **12NOON Friday 19 October 2018**.

If you have any queries please don't hesitate to contact me on 3144 5580/Contrary to public interest or Neil McGregor Manager GPU Contrary to public interest.

Kind regards,



Dianne Maclean

A/Senior Governance and Reporting Officer

Governance and Performance Unit | Office of Chief Operating Officer

Public Safety Business Agency

P: 07 3144 5580 | **Ext:** 65580 | **M:** Contrary to public interest

E: dianne.maclean@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 2336 | Brisbane QLD 4001

Proudly supporting those who keep our community safe

From: Business Services[PSBABS] (PSBA)

Sent: Thursday, 18 October 2018 12:30 PM

To: Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>

Cc: BSD Correspondence[PSBABS] (PSBA) <BSDCorrespondence@psba.qld.gov.au>

Subject: FW: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Hi Dianne

Please see update as requested.

Kind regards



Pauline Davies

Executive Support Officer

Asset & Procurement Services

Public Safety Business Agency

P: (07) 3051 8075

E: pauline.davies@psba.qld.gov.au

Level 11 | Makerston House | 30 Makerston Street
Brisbane QLD 4000
GPO Box 2336 | Brisbane QLD 4001

Serving Queensland by providing public safety corporate and air services

From: BSD Property&FacilitiesCorrespondence (PSBA)

Sent: Thursday, 18 October 2018 11:01

To: BSD Correspondence[PSBABS] (PSBA) <BSDCorrespondence@psba.qld.gov.au>; Pauline Davies (PSBA)

<Pauline.Davies@psba.qld.gov.au>; BSD Property&FacilitiesCorrespondence (PSBA)

<BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>

Cc: BSD Property&FacilitiesCorrespondence (PSBA) <BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>

Subject: FW: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Pauline hi.

Please see the below for an update as requested.

Regards,
Pam



Pam Somerville
Principal Business Advisor
Property and Facilities Management
Asset and Procurement Services
Public Safety Business Agency

P: 07 3364 6761 | **Ext:** 66761 |
E: pam.somerville@psba.qld.gov.au
Level 6 | Qld Police Headquarters | 200 Roma St | Brisbane
GPO Box 1440 | Brisbane QLD 4001

Proudly supporting those who keep our community safe

From: Andrea Walker (PSBSDPFM)
Sent: Wednesday, 17 October 2018 13:31
To: BSD Property&FacilitiesCorrespondence (PSBA) <BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>
Cc: Linda Jacobsen (PSBSDPFM) <Linda.Jacobsen@psba.qld.gov.au>
Subject: RE: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Pam,

Update on Sandgate for your review please.

- The GEC relates to the announcement in September 2017 by the **Honourable Stirling Hinchliffe MP**, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, that the Sandgate Fire and Rescue Station would **remain as a community asset**.
- On 31 July 2018, the **QFES OMC** approved the future disposal of the existing Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate.
- **PFM, PBSA** has commenced the disposal process, including preliminary due diligence investigations.
- The current SAP net book value is approximately \$1.05 million. A market valuation is yet to be sought.
- On 22 September 2018, the asset was **listed as surplus** on the Government Land Register for a minimum of 30 days to seek interest from other government agencies (including local government), in potentially acquiring the site and facilitating its use as a community asset.
- As the property will be above the COO's financial approval threshold of \$25K (for gifting assets), approval would need to be obtained from the Minister.
- The GEC is subject to completion of the new Bracken Ridge Fire and Rescue Station, which is currently scheduled for completion by **June 2020**.

Kind regards,

Andrea Walker
Planning and Property Manager
Property & Facilities Management | Asset & Procurement Services
Public Safety Business Agency

P: 3364 6232 | Ext: 66232 | M: [REDACTED] | www.psba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | Level 6 Police Headquarters
200 Roma Street, Brisbane | GPO Box 1440, Brisbane QLD 4001
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From: BSD Property&FacilitiesCorrespondence (PSBA)
Sent: Wednesday, 17 October 2018 08:17
To: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>
Cc: Andrea Walker (PSBSDPFM) <Andrea.Walker2@psba.qld.gov.au>; Linda Jacobsen (PSBSDPFM) <Linda.Jacobsen@psba.qld.gov.au>
Subject: RE: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Pauline hi.

No – this has not previously been seen by PFM.

It will be actioned immediately.

Kind regards,
Pam

Pam Somerville
Principal Business Advisor
Property and Facilities Management
Asset and Procurement Services
Public Safety Business Agency

P: 07 3364 6761 | Ext: 66761 |
E: pam.somerville@psba.qld.gov.au
Level 6 | Qld Police Headquarters | 200 Roma St | Brisbane
GPO Box 1440 | Brisbane QLD 4001
Proudly supporting those who keep our community safe



From: Business Services[PSBABS] (PSBA)
Sent: Wednesday, 17 October 2018 08:11
To: BSD Property&FacilitiesCorrespondence (PSBA) <BSDProperty&FacilitiesCorrespondence@psba.qld.gov.au>
Subject: FW: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018
Importance: High

Hi Pam

Did this one get sent to you for action from Alicia end of September?

Kind regards



Pauline Davies
Executive Support Officer
Asset & Procurement Services
Public Safety Business Agency

P: (07) 3051 8075
E: pauline.davies@psba.qld.gov.au
Level 11 | Makerston House | 30 Makerston Street
Brisbane QLD 4000
GPO Box 2336 | Brisbane QLD 4001

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From: Ministerial Matters (PSBA)
Sent: Tuesday, 16 October 2018 17:07
To: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>
Cc: Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>
Subject: **OVERDUE ITEM - GEC re disposal of Sandgate Station - DUE COB 9 October 2018
Importance: High

Good afternoon

The below request for an update and any additional available information on the background of the GEC 1049 is currently **OVERDUE** and requires urgent attention.

It would be appreciated if you could provide a **GM approved email response** to Ministerial.Matters@psba.qld.gov.au as soon as possible for progression to Office of the COO.

Kind Regards,



Judy Kidcaff
A/Support Officer
Governance and Performance Unit | Office of the Chief Operating Officer
Public Safety Business Agency

P: 07 3144 5360 | Ext: 65360
E: judy.kidcaff2@psba.qld.gov.au
Level 13 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 2336 | Brisbane QLD 4001

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From: Ministerial Matters (PSBA)
Sent: Tuesday, 25 September 2018 3:13 PM
To: Business Services[PSBABS] (PSBA) <BusinessServices@psba.qld.gov.au>
Cc: Neil McGregor (PSBA) <Neil.McGregor@psba.qld.gov.au>; Ministerial Matters (PSBA)

<Ministerial.Matters@psba.qld.gov.au>

Subject: FW: GEC re disposal of Sandgate Station - DUE COB 9 October 2018

Good afternoon APS

Please see below a request from the office of the COO for an update and any additional available information on the background of the GEC 1049.

Can you please provide a GM approved email response to Ministerial.Matters@psba.qld.gov.au by COB 9 October 2018 for progression to Office of the COO.

If you have any queries please don't hesitate to contact me on 3144 5580/ Contrary to public interest or Neil McGregor Manager GPU Contrary to public interest.

Kind regards,

Dianne Maclean

A/Senior Governance and Reporting Officer

Governance and Performance Unit | Office of Chief Operating Officer

Public Safety Business Agency



P: 07 3144 5580 | Ext: 65580 | M: Contrary to public interest

E: dianne.maclean@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane

GPO Box 2336 | Brisbane QLD 4001

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From: Sue Minto (PSBA)

Sent: Thursday, 20 September 2018 3:28 PM

To: Ministerial Matters (PSBA) <Ministerial.Matters@psba.qld.gov.au>

Cc: Neil McGregor (PSBA) <Neil.McGregor@psba.qld.gov.au>; Michelle Petroccitto (PSBA) <Michelle.Petroccitto@psba.qld.gov.au>; Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>

Subject: GEC re disposal of Sandgate Station

Hi

Reference is made to the information previously provided in relation to GEC 1049 as per the below.

- the Department of Fire and Emergency Services GEC1049 commitment "The current Sandgate Fire and Rescue Station site will be granted to the community, not sold off for profit" by 30/9/2020. The completion statement is "Sandgate Fire and Rescue Station disposed to the community for repurposing".

The COO has requested any additional available information in relation to the background of the GEC – why was the commitment made; who was in mind to benefit from the commitment; is there any flexibility etc.

Could you please find as much information as possible and return to this office by 10 October.

Thanks heaps,

Sue.

Sue Minto

Executive Manager



Office of the Chief Operating Officer
Public Safety Business Agency

P: 07 3144 5348 | M: contrary to public interest

E: sue.minto2@psba.qld.gov.au

Level 13 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 2336 | Brisbane QLD 4001

Final Proposal Evaluation Review - Stage 2 Assessment

124 Brighton Road, Sandgate

Criteria	Weight	Description	All About Living (ALL) Lagoon Street, Sandgate	Score	s.73 - Irrelevant information	Score	
Use Criteria							
1	Advance/Benefit the community	40	When considering each Final Proposal, determining the degree to which each of those Proposals benefits human services and social wellbeing .	<ul style="list-style-type: none"> Whilst ALL service the elderly and those with disabilities, the benefits also include the employment of more staff and greater support to wider families who are struggling to assist their loved ones. Currently have 1250 clients in the program (with 850 living within a 5km radius of the subject site), but due to unmet local community needs, their goal is to double our allied health and community nursing services over the next 3 years. 	7	<ul style="list-style-type: none"> Contrary to public interest [REDACTED] to convert the building primarily into a out of school hours care facility (6:30am to 8:30am and 2:45pm to 6pm), with full vacation day care services during school holidays (7am to 6pm). Outside these hours, the facility would be a base and liaison point for local [REDACTED] chapter volunteers. 	6
2	Respond to community needs	40	Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community, using a more nuanced understanding of those needs gained from the Stage 1 analysis. Analysis of whether the purpose of the Proponent's organisation is consistent with the use that is proposed.	<ul style="list-style-type: none"> Proposal is for an expansion of existing services, introduction of additional Allied Health services and collaboration with adjoining uses and Brighton Health Campus. Established in Sandgate over 30 years ago and currently providing services to Sandgate, Brighton, Shorncliffe and Deagon communities. Proposal will allow for the wider community, including school, church and 	7	<ul style="list-style-type: none"> s.73 - Irrelevant information are strategically located adjacent to the subject site. Proposal included reference to various community outreach services potentially using the facility through the [REDACTED]. These may include play groups for young parents, drop-in mornings for elderly community members close to nearby shops and transport, refugee language classes, kitchen use for 	6

Review conducted: 19 October 2020

Classified as OFFICIAL

Criteria	Weight	Description	All About Living (ALL) Lagoon Street, Sandgate	Score	s.73 - Irrelevant information	Score
			kindergarten to visit the café and garden space.		preparation of meals from care & concern volunteers,	

s.73 - Irrelevant information

s.73 - Irrelevant information



Review conducted: 19 October 2020

Classified as OFFICIAL

Criteria	Weight	Description	All About Living (ALL) Lagoon Street, Sandgate	Score	s.73 - Irrelevant information	Score
SUBTOTAL				7.7		7.3

Comments:

- Both proponents have been assessed to be of merit.
- The scores have been made based on each Proponent's proposed immediate use of the property.
- Finance approval and development approval would need to be provided by either party before transferring the freehold title of the property.

Panel:

- Andrea Walker, PSBA
- Rob O'Connor, QFES
- Heather Luck, DCDSS

Criteria	Description
Use Criteria	
Advance/Benefit the community	When considering each Final Proposal, determining the degree to which each of those Proposals benefits human services and social wellbeing .
Respond to community needs	Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community, using a more nuanced understanding of those needs gained from the Stage 1 analysis. Analysis of whether the purpose of the Proponent's organisation is consistent with the use that is proposed.
Consistent with adjoining land use	Detailed assessment of impact of services provided by Proponent on adjoining land use (including health, safety, nuisance, heritage etc), demonstrates use and services provided by Proponent would not cause any adverse impact on the adjoining land use or would be complimentary to the adjoining land use. The results of community consultation may be considered here.
Feasibility Criteria	
Consistent with local town planning	Assessment of use and services provided by Proponent demonstrates that they are consistent with the present designated use of the Property, or are consistent with the local town planning scheme and are likely to be successful in a material change of use development application ("MCU").
Service delivery model, Program and Cost	Level of maturity and detail of the Proposal to show a well-planned and achievable vision. Provision of: (a) a comprehensive service delivery model including how the services will be delivered to the targeted community, strategies to address the changing needs of the community and possible increase in demand for services in the future, risk management and the associated cost; and (b) a realistic and comprehensive program detailing all main stages of the project (including development and building approvals, fitout, contingencies) to achieve completion of project in an achievable timeframe with achievable costings
Capability – delivery of services	Assessment of capability of Proponent to deliver the services on an ongoing basis including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) quality assurance system; (d) previous experience; (e) resource availability; (f) previous performance record; and (g) occupational health and safety management
Capability – develop and use of Property	Assessment of capability of Proponent to develop and use the Property optimally for the benefit of the Brisbane community including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) previous experience; (d) resource availability; (e) environmental management; (f) previous performance record; and (g) occupational health and safety management
Financial capacity	Evidence of the financial capacity of the Proponent to: (a) provide ongoing services for the benefit of the Sandgate and local community; and (b) complete the project to full completion including (including development and building approvals, fitout). Robustness of the financial modelling of service delivery costs and project costs.

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

FORMER SANDGATE F&RS - ASSESSMENT OF PRELIMINARY PROPOSALS

		Evaluation Criteria					
		Advance or Benefit Community	Respond to Community needs	Consistent with adjoining land use	Consistent with local town planning	Capability	
Proposal No.	Entity Name	Weighting/Rating	Weighting/Rating	Weighting/Rating	Weighting/Rating	Weighting/Rating	Total Score
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

SANDGATE TENDER EVALUATION - FIRST PROPOSALS - 11 August 2020

	USE CRITERIA				FEASIBILITY CRITERIA		
	Advance/Benefit the community (40%)	Respond to community needs (40%)	Consistent with adjoining land use (20%)	TOTAL	Consistent with local town planning (20%)	Financial Capability (80%)	TOTAL
ALL ABOUT LIVING	5	6	4	5.2	5	6	5.8
s.73 - Irrelevant information	4	4	3	3.8	4	6	5.6
	5	5	6	5.2	5	8	7.4
	3	3	5	3.4	5	1	1.8
	3	3	4	3.2	5	3	3.4
	4	3	3	3.4	5	5	5
	4	3	5	3.8	5	6	5.8

Committee Members:

Rob O'Connor
 Heather Luck
 Andrea Walker

Legal Advisors (Public Trustee):

David Coco
 Winnie Law

SANDGATE TENDER EVALUATION - FIRST PROPOSALS - 11 August 2020								
	USE CRITERIA				FEASIBILITY CRITERIA			Comment
	Advance/Benefit the community (40%)	Respond to community needs (40%)	Consistent with adjoining land use (20%)	TOTAL	Consistent with local town planning (20%)	Financial Capability (80%)	TOTAL	
ALL ABOUT LIVING	5	6	4	5.2	5	6	5.8	
s.73 - Irrelevant information	4	4	3	3.8	4	6	5.6	
	5	5	6	5.2	5	8	7.4	
	3	3	5	3.4	5	1	1.8	Did not submit financials
	3	3	4	3.2	5	3	3.4	
	4	3	3	3.4	5	5	5	
	4	3	5	3.8	5	6	5.8	2 page submission did not specifically address criteria
	3	3	5	3.4	5	1	1.8	lacked sufficient detail, including financial details

Committee Members:

Rob O'Connor
 Heather Luck
 Andrea Walker

Legal Advisors (Public Trustee):

David Coco
 Winnie Law

Note: Late submission was considered on 7 September 2020 by all 3 Committee members.

SANDGATE TENDER EVALUATION - FIRST PROPOSALS - 11 August 2020								
	USE CRITERIA				FEASIBILITY CRITERIA			Comment
	Advance/Benefit the community (40%)	Respond to community needs (40%)	Consistent with adjoining land use (20%)	TOTAL	Consistent with local town planning (20%)	Financial Capability (80%)	TOTAL	
ALL ABOUT LIVING	5	6	4	5.2	5	6	5.8	
s.73 - Irrelevant information	4	4	3	3.8	4	6	5.6	
	5	5	6	5.2	5	8	7.4	
	3	3	5	3.4	5	1	1.8	Did not submit financials
	3	3	4	3.2	5	3	3.4	
	4	3	3	3.4	5	5	5	
	4	3	5	3.8	5	6	5.8	2 page submission did not specifically address criteria

Committee Members:

Rob O'Connor
 Heather Luck
 Andrea Walker

Legal Advisors (Public Trustee):

David Coco
 Winnie Law

From: Peter Symonds (PSBSDPFM)
Sent: Thursday, 9 April 2020 7:08 AM
To: Jacobsen. LindaJ[PSBABS] (Linda.Jacobsen@psba.qld.gov.au); Andrea Walker (PSBSDPFM)
Subject: QFES Sandgate - Disposal process

Tracking:	Recipient	Read
	Jacobsen. LindaJ[PSBABS] (Linda.Jacobsen@psba.qld.gov.au)	
	Andrea Walker (PSBSDPFM)	
	Linda Jacobsen (PSBSDPFM)	Read: 9/04/2020 7:48 AM

Linda and Andrea and apologies I did not get this to you yesterday.

Please find below a first draft of the actions required in terms of progressing the disposal of the former Sandgate Fire and Rescue Station and which flows from our teleconference with Barb and Rachael on 8 April 2020.

For completeness and to assist with any future reporting, I have captured most of the background and key discussion points in this one email.

Background:

- The former Sandgate F&RS is situated at 124 Brighton Road, Sandgate was deemed to be surplus to QFES operational requirements upon completion of the Bracken Ridge Replacement Station – EBN dated **6 August 2018** refers.
- The property details are as follows:
 - **Lot/Plan** – 17/SL921
 - **Area** – 990m2
 - **GLR** – GLR No. 4693 and currently listed as “Under Performing”. However, the asset was previously listed as surplus on **22 September 2018** and there were no know registered interests, including Brisbane City Council.
- Net book value as at April 2020
 - **Land** - \$802,644.28
 - **Buildings** - \$269,087.40
- In September 2017, by the Honourable Stirling Hinchliffe MP, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, that the Sandgate Fire and Rescue Station would remain as a community asset and not be sold for profit. The commitment was that the asset will be granted to a community organisation by September 2020
- From a reporting perspective, GEC 1049 relates to this announcement.
- The QFES OMC approved the future disposal of the existing Sandgate Fire and Rescue Station on **31 July 2018**.
- In April 2018, PFM provided QFES with two options to dispose of the former station and which would still meet the 2017 announcement, being:
 - Option 1 – seek Expressions of Interest from community groups; or
 - Option 2 – Transfer the asset to the Brisbane City Council, at nil value, with a view to Council managing the use of the asset by the community.
- The Bracken Ridge Replacement Station reached practical completion on **9 March 2020**.

Current status:

- The last condition assessment report for the former station was completed in 2018.
- QFES has instructed QBuild to undertake a fresh assessment of the building and the final report is due end of April 2020.
- QFES has confirmed that leasing of the asset will not be an option.

- PSBA has been requested to identify and explore options to seek Expressions of Interest from community groups to ensure the September 2020 deadline can be met.

Expression of Interest process (costs to be covered by QFES State Capital):

Following discussions with Property Queensland in April 2018, PSBA has recommended the following 10 step process be undertaken to run a transparent EOI process for the granting of the asset to a community group.

However, prior to this taking place QFES will need to advise if there has been any previous community group interest or if the Minister has a preferred group in mind.

Note:

The below timeline reflects a commencement date of **1 May 2020**.

The total number of business days up to 30 September 2020 is 107.

- May – 20 business days (1 public holiday)
- June – 22 business days
- July – 23 business days
- August – 20 business days (1 public holiday)
- September – 22 business days

Steps	Timeframe	Comments
1. Establish EOI Panel Members, targeted Community Groups and determine acceptable / desired Use Criteria	15 days	<ul style="list-style-type: none"> • Consultation will be required with the Local Councillor, Minister, QFES, Queensland Treasury and Property Queensland • Local, State and Federal Members to be informed of proposal?
2. Advertise / Issue EOI Requirements to Community Groups	20 days	<ul style="list-style-type: none"> • Advertising may consist of ads in Courier Mail; • Placement of sign on site • Leading up to any official advertising, one option to 'test the market' would be to place sign on land indicating that the government will soon be calling for EOI's.
3. EOI Panel Reviews Submissions – Shortlists	5 days	
4. Approval of Shortlisted Respondents – All Respondents are notified	5 days	
5. EOI Panel requests Detailed Proposals from Shortlisted Respondents	1 day	
6. Shortlisted Respondents complete Detailed Proposal	20 days	
7. EOI Panel reviews submissions and nominates a Preferred Proponent	5 days	
8. PSBA negotiate with the Preferred Proponent and draft contract with necessary special conditions / caveats	15 days	
9. Government approval is sought for Preferred Proponent and terms of contract	10 days	<ul style="list-style-type: none"> • QFES approval would be required at this step

10. Contract is executed and settled between PSBA and Preferred Proponent	5 days	
	Total - 101	

Additional considerations:

- COVID-19 Pandemic may impact:
 - ability for community groups to undertake investigations; and
 - complete necessary EOI process; and
 - occupy building
- Due diligence investigations will need to be 'refreshed'. Although the former station does not appear on the PFAS In-ground Tank register, it may be prudent to seek any comments from QFES Officer, Ray Bott regarding any concerns from a surrounding use etc
- Finance will need to be engaged to seek advice on and timing of having asset written off (by way of donation) and what approvals are required.

Next Steps/Actions:

- PFM to commence drafting MBN to Commissioner and Minister seeking approval to progress EOI process. The MBN will require a draft letter from the Minister to Treasury seeking approval as the market value of the asset is above \$250,000 and will be disposed of below market value.
- QFES to seek internal approvals for the asset to be written off.
- PFM to commence discussions with Corporate Communications (?) regarding the creation of a publication on PSBA's internet ([Publications](#)) and something similar to the QFES Smithfield sales brochure - [Smithfield for example](#).

Key Documents Table:

Executive Briefing Note	
2017 Announcement	
PFM advices	
QFES endorsement	
Finance advice	



Peter Symonds

A/Manager

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency

Please note I am currently working from home and can be contacted on mobile – Contrary to public interest

P: 07 3145 2913 | **Ext:** 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

Novel Coronavirus

What are the symptoms:



Fever



Cough



Fatigue



Sore throat



Shortness of breath

How to stop it spreading:



Wash hands regularly



Cover coughs and sneezes



Stay home if unwell

If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

Classified as OFFICIAL

From: Walker.Andrea[PSBABS]
Sent: Thursday, 26 April 2018 4:33 PM
To: Jacobsen.LindaJ[PSBABS]
Cc: Amanda Chalmers (PSBA)
Subject: RE: Sandgate Fire Station - disposal

Hi Linda,

With regards to the EIO process, I have consulted Property Queensland and recommend the following, which can be undertaken by Property and Facilities Management within PSBSA.

1. **Establish EOI Panel Members, targeted Community Groups and determine acceptable / desired Use Criteria**
 - o Consultation will be required with the Local Councillor, Minister, QFES, Queensland Treasury and Property Queensland.
2. **Advertise / Issue EOI Requirements to Community Groups**
3. **EOI Panel Reviews Submissions - Shortlists**
4. **Approval of Shortlisted Respondents - All Respondents are notified**
5. **EOI Panel requests Detailed Proposals from Shortlisted Respondents**
6. **Shortlisted Respondents complete Detailed Proposal**
7. **EOI Panel reviews submissions and nominates a Preferred Proponent**
8. **PSBA negotiate with the Preferred Proponent and draft contract with necessary special conditions / caveats**
9. **Government approval is sought for Preferred Proponent and terms of contract**
10. **Contract is executed and settled between PSBA and Preferred Proponent**

Kind regards,



Andrea Walker
Planning and Property Manager
Property & Facilities Management | Business Services Division
Public Safety Business Agency

P: 3364 6232 | Ext: 66232 | M: Contrary to public interest | www.psba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | Level 6 Police Headquarters
200 Roma Street, Brisbane | GPO Box 1440, Brisbane QLD 4001

Proudly supporting those who keep our community safe

From: Walker.Andrea[PSBABS]
Sent: Wednesday, 25 April 2018 10:30 PM
To: Jacobsen.LindaJ[PSBABS] <Linda.Jacobsen@psba.qld.gov.au>; Amanda Chalmers (PSBA) <Amanda.Chalmers@qfes.qld.gov.au>
Subject: RE: Sandgate Fire Station - disposal

Hi Linda,

I will seek further advice regarding the EOI process from Gillian Mayne tomorrow.

Kind regards,



Andrea Walker
Planning and Property Manager
Property & Facilities Management | Business Services Division
Public Safety Business Agency

P: 3364 6232 | Ext: 66232 | M: [Redacted] | www.psba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | Level 6 Police Headquarters
200 Roma Street, Brisbane | GPO Box 1440, Brisbane QLD 4001
Proudly supporting those who keep our community safe

From: Linda.Jacobsen@psba.qld.gov.au [<mailto:Linda.Jacobsen@psba.qld.gov.au>]
Sent: Wednesday, 25 April 2018 6:08 PM
To: Amanda Chalmers (PSBA) <Amanda.Chalmers@qfes.qld.gov.au>; Walker.Andrea <Andrea.Walker@psba.qld.gov.au>
Subject: Sandgate Fire Station - disposal

Thanks Amanda

I will ask Andrea to provide some further notes about the EOI process and I recommend consultation with Property Qld, who will be able to advise options under the Transaction Policy.

We will try to do that before coming back to you. I have back to back meetings tomorrow, however will speak with Andrea in the morning and ask her to call you with an update.

Hi Andrea

I hope this suits you.

Regards
Linda



Linda Jacobsen
A/Director
Property and Facilities Management | Business Services Division
Public Safety Business Agency

P: 07 3364 4990 | Ext: 64990 | M: [Redacted]
E: linda.jacobsen@psba.qld.gov.au
Level 6 | Qld Police Headquarters | 200 Roma St | Brisbane
GPO Box 1440 | Brisbane QLD 4001
Proudly supporting those who keep our community safe

From: Amanda Chalmers [<mailto:Amanda.Chalmers@qfes.qld.gov.au>]
Sent: Wednesday, 25 April 2018 8:14 AM
To: Jacobsen.LindaJ[PSBABS] <Linda.Jacobsen@psba.qld.gov.au>
Subject: Fwd: Bracken Ridge Fire Station Build - Approval to go to Tender

Hi 🙌 Me Again :-)

Sorry - don't reply today, but on Thursday morning, we will probably have to go into a bit of detail about exactly how the EOI will work (eg choose an agency to run it and explain how we will ensure all local groups will be encouraged to apply and how they would be assessed as the most meritorious).

Is Property Qld your proffered group to run this? If so perhaps we try to lock that in so Adam can formally tell the Minister.

Talk Thursday

And many thanks for the prompt reply on the figures for Nicole.

AC

Amanda Chalmers
Director Corporate Governance
Qld Fire & Emergency Services
Ph: Contrary to public interest

Begin forwarded message:

From: Adam Stevenson <Adam.Stevenson@qfes.qld.gov.au>
Date: 24 April 2018 at 10:47:42 pm AEST
To: Joshua Foyle <Joshua.Foyle@qfes.qld.gov.au>
Cc: Rob O'Connor <Rob.O'Connor@qfes.qld.gov.au>, Amanda Chalmers <Amanda.Chalmers@qfes.qld.gov.au>
Subject: Re: Bracken Ridge Fire Station Build - Approval to go to Tender

Hi guys. Before I forward this to the Minister's office i need to provide a summary of what we should recommend to pay for and fix before handover

The asbestos is a given but what about the \$30,000 cracks to the slab?

Also I only want to send them one email so it needs to include our recommendation on the proposed process for a EOI to community groups that locks out commercial groups

So what I'm asking for is some dot points in one page that recommend and summarise the necessary fix ups that we should pay for and arrange before handover and describe the way forward for an EOI to community groups.

They want and need to be told what to do for the meeting between minister and local member.

Is that ok?

Sent from my iPad

On 24 Apr 2018, at 3:03 pm, Joshua Foyle <Joshua.Foyle@qfes.qld.gov.au> wrote:

Hi Adam,

Please find attached the condition assessment report and asbestos audit reports for Sandgate Fire and Rescue station.

Please let me know if you require any more information.

Thanks
Josh

From: Rob O'Connor
Sent: Tuesday, 24 April 2018 2:57 PM
To: Joshua Foyle <Joshua.Foyle@qfes.qld.gov.au>
Cc: QFES State Capital Works <QFESStateCapitalWorks@qfes.qld.gov.au>
Subject: FW: Bracken Ridge Fire Station Build - Approval to go to Tender

Josh

Please send Adam this information he has requested from yesterdays meeting.

Thanks.

Rob O'Connor | A/Superintendent | Executive Manager
QFES State Capital Works
Queensland Fire and Emergency Services
Level 2, D Block Kedron Park
p. 07 3635 1857 | m. Contrary to public interest

From: Olivia Grant **On Behalf Of** Adam Stevenson
Sent: Tuesday, 24 April 2018 10:29 AM
To: Rob O'Connor <Rob.O'Connor@qfes.qld.gov.au>
Cc: Amanda Chalmers <Amanda.Chalmers@qfes.qld.gov.au>; QFES State Capital Works <QFESStateCapitalWorks@qfes.qld.gov.au>
Subject: RE: Bracken Ridge Fire Station Build - Approval to go to Tender

Hi Rob,

Adam has approved (as per attached) and has also requested a copy of the report on Sandgate handover to community group as per recent email.

Kind regards,
Liv

<image003.png>

Olivia Grant

Executive Assistant

Office of the Executive Director Adam Stevenson

Executive, Ministerial and Corporate Services | Queensland Fire and Emergency Services

P 07 3635 2975 **E** QFES.EMCSAdmin@qfes.qld.gov.au

Emergency Services Complex, D Block, Level 2

125 Kedron Park Road, Kedron QLD 4031

Respect | Integrity | Courage | Loyalty | Trust

Valuing, Respecting and Supporting our People

s.73 - Irrelevant information



s.73 - Irrelevant information

<Asbestos register - Sandgate Fire Station.xls>

<SANDGATE FIRE STATION_31253_2017-18 MAR.PDF>

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From: Peter Symonds (PSBSDPFM)
Sent: Friday, 29 May 2020 1:29 PM
To: David Coco
Cc: Winnie Law; Andrea Walker (PSBSDPFM)
Subject: RE: QFES Sandgate - Teleconference with Member Hinchcliffe's office

Hello again David,

This email is just a FYI and the brief update as a result of Andrea's conversation with Member Hinchcliffe's office this morning.

Apparently, their office is still finalising a list, however, they do not have any concerns with the 'open' process. Consequently, there is no impact on the timeframes that we are running with.

Their office will start raising the profile of this matter with their potential groups, however, they did mention to Andrea that they would like to undertake some advertising in the local magazine – The Sandgate Guide.

The next edition will be July, but that said, if they wish to do this, it should not impact on our timeframes and advertising mediums that will be used by PSBA.

Happy to discuss further but as indicated above, there is no real impact on the direction that we are currently taking.

Regards



Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane
GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile - Contrary to public interest

Novel Coronavirus

What are the symptoms:

- Fever
- Cough
- Fatigue
- Sore throat
- Shortness of breath

How to stop it spreading:

- Wash hands regularly
- Cover coughs and sneezes
- Stay home if unwell

If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

From: David Coco <David.Coco@pt.qld.gov.au>
Sent: Friday, 29 May 2020 09:50
To: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>
Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Andrea Walker (PSBSDPFM) <Andrea.Walker2@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Teleconference with Member Hinchcliffe's office

No problems Peter, thanks for the update!

We hope next week to provide you with:

1. A flowchart
2. draft terms and conditions that will be issued to any interested party
3. a process deed that will bind proponents to those terms and conditions in the second part of the process
4. draft evaluation and assessment criteria to be considered by the panel
5. the draft wording for an advertisement/media release - however we recommend that this draft wording go through departmental channels, be settled by us (only to ensure that is consistent with the terms and conditions), and then released by media release and if necessary advertise in the paper. There will be media attention, so perhaps you might need to consider briefing your minister about it.

As mentioned, we will need to convene a meeting of the evaluation panel in order to discuss and consider these things, and adopt them if they are approved.

DC

David Coco
Managing Lawyer

for the

Official Solicitor

to The Public Trustee of Queensland

Trustee House, Level 12, 444 Queen Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2038 | f: 07 3213 9217 | e: David.Coco@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

From: Peter Symonds (PSBSDPFM) [<mailto:Peter.Symonds@psba.qld.gov.au>]
Sent: Friday, 29 May 2020 9:34 AM
To: David Coco
Cc: Winnie Law; Andrea Walker (PSBSDPFM)
Subject: QFES Sandgate - Teleconference with Member Hinchcliffe's office

Good morning David,

Just a short email to say that following my meeting with Andrea just now, we don't think it will be necessary for you to link in with the teleconference at 10:30.

Andrea will update me immediately after and I will let you know of any outcomes.

I also need Linda to endorse the changes to the Options Paper so that we can provide you instructions.

At this stage, I am hoping that you may be able to provide the following next week: -

- a. A flowchart mapping out the process, requirements and timeframes;
- b. A draft Process Deed;
- c. The Evaluation and Assessment Criteria

Please feel free to give me a call if you would like to discuss this now.

regards



Peter Symonds
Principal Property Officer
Planning & Property | Property & Facilities Management | Asset and Procurement Services
Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

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**Formation of the Evaluation Committee, Approval of Terms of Reference
and outline of Approved Process**

Property: Sandgate Fire Station: 124 Brighton Road, Sandgate (Lot 17 on CP SL921)

Background

In 2017 the Honourable Stirling Hinchcliffe made the following commitment which was recorded in the following media release by the Queensland government:

As part of the Queensland State Government's 2017 election commitment, the current Sandgate Fire and Rescue Station site will be granted to the community and not sold off for profit.

<http://statements.qld.gov.au/Statement/2019/4/15/turf-turned-for-6-million-bracken-ridge-fire-and-rescue-station>

The Sandgate Fire Station was decommissioned on 9 March 2020 following the completion of the replacement Bracken Ridge Fire and Rescue Station. In order to honour the government's 2017 election commitment the Public Safety Business Agency (PSBA) and Queensland Fire and Emergency Services (QFES) are taking action to ensure that it is granted to the community.

Purpose

The purpose of this paper is to:

1. obtain approval for the formation of the Evaluation Committee;
2. approve the Terms of Reference **attached** for that committee;
3. communicate options for the disposal of the Property; and
4. advise of probable timelines.

The Evaluation Committee

The evaluation committee consists of:

1. Andrea Walker (Manager, Planning and Property – Public Safety Business Agency)
2. Robert O'Connor (Manager, Operations Business – Queensland Fire and Emergency Services)
3. Heather Luck (Manager, Southern Operations - Department of Communities, Disability Services and Seniors)

Peter Symonds (Principal Project officer) will be the co-ordinator – he will not be a voting member of the evaluation committee.

The Commitment

The plain language of the media release, which appears to have quoted Minister Hinchcliffe's words verbatim, is that the Property will be: "*granted to the community and not sold off for profit*".

Objective

In the terms of reference attached, the evaluation committee's objective, based on the Commitment is to:

Administer a fair and transparent process for determining the needs of the Sandgate local community, to identify and select groups or entities who might address those needs taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property in the future and to recommend the tenure granted to the most meritorious group or entity to the decision maker.

Proposed process to dispose of the Property and timelines

The evaluation committee has held a preliminary meeting and has agreed that, at a high level, the process to dispose of the Property should be as follows:

Stage 1 Undertake a needs assessment to determine the types of services or uses that would best benefit the Sandgate community which takes into account the design and qualities of the existing building and other improvements at the Property. This is to be arranged by the Department of Communities, Disability Services and Seniors (**Needs Assessment**).

Seek high-level proposals from groups and entities who have an interest in using the Property for the benefit of the local community (**Advertising**).

Allow 4 weeks

Stage 2 Shortlist from the responses to the Advertising those that would satisfy a need in the community (in reliance on the Needs Assessment) and who, with time, or additional funding, may have the resources to use the Property in a way that is beneficial to the community (**Select Group**).

Allow 1 week

Stage 3 Continue the selection process with the Select Group to refine their proposals and to determine their capability to use the Property in the way that best benefits the community in order to select a single proponent or consortium (**Selected Proponent**).

Allow 4 weeks

Stage 4 Negotiate with the Selected Proponent, taking into account their proposal, their organisational structure, and the use to which they will put the Property in order to resolve the correct tenure to award them. The committee will endorse a recommendation to the decision maker.

Allow 2-3 weeks

Stage 5 Finalise the agreed upon actions (transfer, lease etc...)

Allow 4 weeks based on the Selected Proponent's responses

Note: the aim is to reduce all timeframes where possible and manage risk through early mitigation of potential delays to activities

Options to dispose of the property

There is a myriad of options however the options that the committee consider are likely to be appropriate, and that meet the Commitment are:

	Option	Commentary
1	Transfer the Property to the Selected Proponent (no restrictions)	<p>This would be similar to an outright grant or gift. Option 2 introduces some restrictions, however the first option will not include any restrictions.</p> <p>Accordingly, under this option, the Selected Proponent would be able to sell the Property for profit and cease to operate from that location, thus removing value from the community.</p>
2	Transfer the Property to the Selected Proponent (with restrictions)	<p>Restrictions can take the form of a registered covenant on title (which can only deal with very limited subject matter), or a contractual covenant (an agreement that can deal with almost any restriction or agreement that the parties choose to make), or both a contractual and registered covenant. Each of those options may require the State to enforce those covenants if breaches occur, which may be costly and for which the State may have little appetite.</p> <p>Under any arrangement where ownership of the Property is transferred to the Selected Proponent the State will have little control over the future users of the Property, the use to which the property is put, and the condition that the improvements on the Property are kept in, unless the State requires those things to be a condition of the transfer and the State is willing to monitor and enforce breaches in the future.</p>
3	Transfer to trustee	<p>The Property could be vested into a trust. Trusts have perpetuity periods of 80 years unless they have charitable objects. It follows that the type of trust used may depend upon whether the Selected Proponent is a charity, or does charitable work. Trust property may be leased, sublet or licensed by the trustee to one or more groups.</p> <p>The trustee of the trust may be the Selected Proponent, or an independent trustee such as a government department or the Public Trustee. Unless the Selected Proponent has charitable objects then it will be necessary to determine where the ownership of the Property will revert at the end of the trust period.</p> <p>Whilst a trust arrangement would divest the State of ownership of the Property, any strategy for divestment may result in the Property becoming dilapidated, as the trustee is not likely to have the funds to properly maintain the property. Commonly, if funding is required to repair the building and there are no funds to repair it, trustees will be authorised by courts to sell the building.</p> <p>The Selected Proponent's capability and financial resources in order to manage, preserve and enhance a property such as the Property will be one of the evaluation criteria that the evaluation committee considers.</p>
4	Transfer to an Incorporated Association	<p>It is possible that an incorporated association might be formed by a consortium of community groups. This would be similar to the incorporated associations that operate community halls around Queensland.</p> <p>Whilst the evaluation committee would consider the proposal of a consortium of community groups on this basis, it is considered that the State should not try to arrange such a consortium as a part of this process.</p>

5	Lease	<p>It is possible to provide a short-term or long-term lease of the Property to the Selected Proponent.</p> <p>With the uncertainty caused by Covid, and perhaps a contraction in both the funding of and membership in community groups, finding a community group with the resources to develop and use the Property optimally for the benefit of the community may be difficult.</p> <p>If the decision-maker determined that the Property should be awarded to the Selected Proponent for short term use, and reassessed in say 2, 5 or 10 years' time, then a short term lease may be the best solution.</p> <p>One advantage of a lease is that the outgoings of the Property and a sinking fund of money to maintain or improve the Property might be charged to the occupant as a low rental charge. This low rental charge (based on cost recovery in the cost to preserve the building) would ensure that the landlord (whether a trustee or otherwise) held a fund of money to ensure the future viability of the site. Without such an income stream the State may be called upon to ensure that the building is safe, structurally sound and suitable for the Selected Proponent, which would create an ongoing cost for the State.</p>
---	-------	--

The owner agency's Minister may also consider using the *Community Services Act 2007* in addition to or alongside some of these other options.

Challenges

The major foreseeable challenges are:

1. **Time** - Depending on the capability of the community groups who respond to the request for proposals process outlined above, it may be difficult for these groups to put together competitive proposals in such a short period of time. Strategies can be used to assist them by splitting that process in two and combining the first stage with a community needs assessment. Furthermore, resolving the ultimate tenure provided and finalising legal documentation is something that can occur after the announcement of the selected proponent.
2. **Funding** - The Property will need significant money spent on it in order to be used optimally by any community group. The Property has been designed to be an operational fire station, and any significant redevelopment of it may also trigger other codes and safety requirements (relating for example to disability access or fire services). Unless a community group could demonstrate that the Property is suitable for them in its current condition then it is likely that unfunded or small community groups will not be successful with their proposals. That is not to say of course that a large or well-funded group would not grant concessions to smaller groups to use the Property if the large group was successful.
3. **Covid** - It is likely that certain community groups will have ceased to function because of Covid restrictions. Furthermore, those that remain operational may have less funding from members at present. It is also likely that new sources of funding may be less abundant in the present environment.

4. **Land use** - The fire station is located between a primary school and a childcare, and is close to the centre of the township of Sandgate. The future use of the land ought to be consistent with those uses, and will therefore limit the range of proposals that may be deemed to be acceptable. Council will need to approve the proposed use of the land under its town planning scheme as a prerequisite for any disposal of the Property.

Legal advice

Legal advice has been provided to PSBA in relation to this matter. The proposed process and the options have been endorsed by the PSBA's legal provider.

Legal advice will be provided throughout the process that is adopted to ensure that the Commitment is met in a way that is fiscally sustainable and will legally appropriate.

Decision

Would you please approve:

1. the formation of the Evaluation Committee consisting of the members outlined above;
2. the Terms of Reference **attached** for that committee; and
3. that the Evaluation Committee are to resolve an appropriate process that accords generally with Stages 1 to 5 above.

Endorsed / Not Endorsed by: Andrea Walker (Manager, Planning and Property – Public Safety Business Agency)	Endorsed / Not Endorsed by: Robert Connor (Manager, Operations Business – Queensland Fire and Emergency Services)	Endorsed / Not Endorsed by: Heather Luck (Manager, Southern Operations - Department of Communities, Disability Services and Seniors)
Signature: Contrary to public interest	Signature: Contrary to public interest	Signature: Contrary to public interest
Date: 10.06.2020	Date: 10/6/2020	Date: 11-6-2020

Approved:

Contrary to public interest
[Redacted Signature]

Linda Jacobsen

Director, Property and Facilities Management

Public Safety Business Agency

Date: 11/06/2020

Final Proposal Evaluation Criteria (Stage 2 Assessment)

	Criteria	Weighting	Description
Use			
1	Advance/Benefit the community		When considering each Final Proposal, determining the degree to which each of those Proposals benefits human services and social wellbeing.
2	Respond to community needs		Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community, using a more nuanced understanding of those needs gained from the Stage 1 analysis. Analysis of whether the purpose of the Proponent's organisation is consistent with the use that is proposed
3	Consistent with adjoining land use		Detailed assessment of impact of services provided by Proponent on adjoining land use (including health, safety, nuisance, heritage etc), demonstrates use and services provided by Proponent would not cause any adverse impact on the adjoining land use or would be complimentary to the adjoining land use. The results of community consultation may be considered here.
Feasibility			
4	Consistent with local town planning		Assessment of use and services provided by Proponent demonstrates that they are consistent with the present designated use of the Property, or are consistent with the local town planning scheme and are likely to be successful in a material change of use development application ("MCU").
5	Service delivery model, Program and Cost		Level of maturity and detail of the Proposal to show a well-planned and achievable vision. Provision of: (a) a comprehensive service delivery model including how the services will be delivered to the targeted community, strategies to address the changing needs of the community and possible increase in demand for services in the future, risk management and the associated cost; and (b) a realistic and comprehensive program detailing all main stages of the project (including development and building approvals, fitout,

	Criteria	Weighting	Description
			contingencies) to achieve completion of project in an achievable timeframe with achievable costings
6	Capability – delivery of services		<p>Assessment of capability of Proponent to deliver the services on an ongoing basis including:</p> <ul style="list-style-type: none"> (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) quality assurance system; (d) previous experience; (e) resource availability; (f) previous performance record; and (g) occupational health and safety management
7	Capability – develop and use of Property		<p>Assessment of capability of Proponent to develop and use the Property optimally for the benefit of the Brisbane community including:</p> <ul style="list-style-type: none"> (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) previous experience; (d) resource availability; (e) environmental management; (f) previous performance record; and (g) occupational health and safety management
8	Financial capacity		<p>Evidence of the financial capacity of the Proponent to:</p> <ul style="list-style-type: none"> (a) provide ongoing services for the benefit of the Sandgate and local community; and (b) complete the project to full completion including (including development and building approvals, fitout). <p>Robustness of the financial modelling of service delivery costs and project costs.</p>

Sandgate Fire and Rescue Station to be gifted to the community

Sandgate locals will have the opportunity to put their stamp on the town's decommissioned Fire and Rescue Station under the State Government's plan to gift the building to the community.

Minister for Fire and Emergency Services Craig Crawford today announced the public would be able to submit proposals on how the station should be used.

The facility was retired on March 30 when the new Bracken Ridge Fire and Rescue Station began operating to cater to the local region's needs.

"The Sandgate station provided exceptional service to the local and surrounding area for more than 50 years, so the Government wants to ensure the community can continue to appreciate it," Mr Crawford said.

"Gifting it to the community allows locals and visitors to honour the station's rich legacy while crafting out a new chapter for the building."

Mr Crawford said the public would have until Friday, July 3 to lodge submissions online or in writing for consideration.

The location of the property, adjoining land uses and transition costs will be factored in when determining the successful proposal.

"The Government wants to ensure the station is used to benefit Sandgate and the surrounding community," he said.

"I encourage those with ideas on how to achieve this to have their say.

"This station has been a prominent feature in Sandgate since opening in 1970 and gifting it to the community means it will remain so for many more years."

Those interested in lodging a submission can visit the Public Safety Business Agency's (PSBA) website for more information:

<https://www.psba.qld.gov.au/Pages/QFESstationdisposal.aspx>

From: Heather Luck <Heather.LUCK@communities.qld.gov.au>
Sent: Thursday, 17 September 2020 5:18 PM
To: Andrea Walker (PSBSDPFM); Rob O'Connor (QFES)
Cc: Peter Symonds (PSBSDPFM)
Subject: SC1 wording

Hi Andrea and Rob,
As promised some thinking around SC1 responses based on yesterday's presentations

All About Living

Org has a well-established client group in the Sandgate area, with their main focus being providing Allied Health and health care services to people who have a disability or requiring aged care services. The org is proposing to continue existing operations from the Sandgate site for a number of years, before demolishing and redeveloping the site with the aim of becoming a one-stop-shop to provide health care needs, allowing people to stay at home, living independently.

The panel acknowledges that in the Sandgate area there is a higher than average percentage of people aged 65 and over and people with a profound or severe disability. However the panel is not confident that there will be benefits to the broader community who do not fall into the current client groups.

The org proposes to move their existing OSHC facility to the Sandgate premise which will be more suitable than the existing site. In addition, when the building is not being used for OSHC, the org intends to provide drop in morning teas for the elderly, play group sessions, language classes for relocated refugees, and will be used by the local chapter for support and meal preparation for homeless and displaced persons, the lonely, marginalised and those fleeing DFV. This proposal demonstrates greater benefits to the broader community and is flexible so as to be able to meet the changing needs of the local community.

Happy to discuss tomorrow



Heather Luck | Manager
State-wide Operations (Southern)
[Department of Communities, Disability Services and Seniors](#)

55 Russell Street South Brisbane 4101
T: 07 3432 1336 | M:
E: heather.luck@communities.qld.gov.au

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Final Proposal Evaluation Review - Stage 2 Assessment

124 Brighton Road, Sandgate

s.73 - Irrelevant information

	Criteria	Weight	Description	All About Living (ALL) Lagoon Street, Sandgate	Score		Score
Use Criteria							
1	Advance/Benefit the community	40	When considering each Final Proposal, determining the degree to which each of those Proposals benefits human services and social wellbeing .	<ul style="list-style-type: none"> Whilst ALL service the elderly and those with disabilities, the benefits also include the employment of more staff and greater support to wider families who are struggling to assist their loved ones. Currently have 1250 clients in the program (with 850 living within a 5km radius of the subject site), but due to unmet local community needs, their goal is to double our allied health and community nursing services over the next 3 years. 	7	<ul style="list-style-type: none"> Contrary to public interest [redacted] to convert the building primarily into a out of school hours care facility (6:30am to 8:30am and 2:45pm to 6pm), with full vacation day care services during school holidays (7am to 6pm). Outside these hours, the facility would be a base and liaison point for local [redacted] chapter volunteers. 	6
2	Respond to community needs	40	Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community, using a more nuanced understanding of those needs gained from the Stage 1 analysis. Analysis of whether the purpose of the Proponent's organisation is consistent with the use that is proposed.	<ul style="list-style-type: none"> Proposal is for an expansion of existing services, introduction of additional Allied Health services and collaboration with adjoining uses and Brighton Health Campus. Established in Sandgate over 30 years ago and currently providing services to Sandgate, Brighton, Shorncliffe and Deagon communities. Proposal will allow for the wider community, including school, church and 	7	<ul style="list-style-type: none"> s.73 - Irrelevant information are strategically located adjacent to the subject site. Proposal included reference to various community outreach services potentially using the facility through the church. These may include play groups for young parents, drop-in mornings for elderly community members close to nearby shops and transport, refugee language classes, kitchen use for preparation of meals from care & concern volunteers, 	6

s.73 - Irrelevant information

	Criteria	Weight	Description	All About Living (ALL) Lagoon Street, Sandgate	Score		Score
				kindergarten to visit the café and garden space.			

s.73 - Irrelevant information

s.73 - Irrelevant information

Comments:

- Both proponents have been assessed to be of merit.
- The scores have been made based on each Proponent's proposed immediate use of the property.
- Finance approval and development approval would need to be provided by either party before transferring the freehold title of the property.

Panel:

- Andrea Walker, PSBA
- Rob O'Connor, QFES
- Heather Luck, DCDSS

SANDGATE TENDER EVALUATION - FIRST PROPOSALS - 11 August 2020								
	USE CRITERIA				FEASIBILITY CRITERIA			Comment
	Advance/Benefit the community (40%)	Respond to community needs (40%)	Consistent with adjoining land use (20%)	TOTAL	Consistent with local town planning (20%)	Financial Capability (80%)	TOTAL	
ALL ABOUT LIVING	5	6	4	5.2	5	6	5.8	
s.73 - Irrelevant information	4	4	3	3.8	4	6	5.6	
	5	5	6	5.2	5	8	7.4	
	3	3	5	3.4	5	1	1.8	Did not submit financials
	3	3	4	3.2	5	3	3.4	
	4	3	3	3.4	5	5	5	
	4	3	5	3.8	5	6	5.8	2 page submission did not specifically address criteria

Committee Members:

Rob O'Connor
 Heather Luck
 Andrea Walker

Legal Advisors (Public Trustee):

David Coco
 Winnie Law

SANDGATE TENDER EVALUATION - FINAL PROPOSALS - 16 SEPTEMBER 2020											
	USE CRITERIA				FEASIBILITY CRITERIA						Comment
	Advance/Benefit the community (%)	Respond to community needs (%)	Consistent with adjoining land use (%)	TOTAL	Consistent with local town planning (%)	Service delivery model, Program and Cost (%)	Capability - delivery of services (%)	Capability - develop and use of property (%)	Financial Capacity (%)	TOTAL	
ALL ABOUT LIVING											
STAY HOME											

Committee Members:

Rob O'Connor
 Heather Luck
 Andrea Walker

Legal Advisors (Public Trustee):

David Coco
 Winnie Law

From: Andrea Walker ()
Sent: Monday, 7 September 2020 5:14 PM
To: Rob O'Connor (QFES); Heather Luck
Cc: David Coco; Winnie Law; Peter Symonds ()
Subject: RE: QFES Sandgate - Late EOI evaluation
Attachments: Tender Evaluation Results - Late Submission 7 Sept 2020.xlsx

Hi Rob and Heather,

Thank you for meeting this afternoon to consider and evaluate the late submission.

Attached is updated spreadsheet with the scores that we agreed upon.

Can you please confirm your acceptance of the attachment, noting that based on the scores, the late submission from **s.73 - Irrelevant information** will not be progressing to the next stage.

Kind regards,

Andrea Walker
Planning and Property Manager
Property & Facilities Management | Asset & Procurement Services
Public Safety Business Agency



P: 3145 2915 | M: **Contrary to public interest** | www.psba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | GPO Box 1440 Brisbane QLD 4001



-----Original Appointment-----

From: Peter Symonds () <Peter.Symonds@psba.qld.gov.au>
Sent: Monday, 7 September 2020 08:44
To: Peter Symonds (); Andrea Walker (); Rob O'Connor (QFES); Heather Luck; David Coco; Winnie Law
Subject: QFES Sandgate - Late EOI evakuation
When: Monday, 7 September 2020 15:30-16:00 (UTC+10:00) Brisbane.
Where: Teams

Morning all,

As per email I just send, this meeting is to allow the EC to consider the late EOI from **s.73 - Irrelevant information**.

Regards



Peter Symonds
Principal Property Officer

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

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	3	3	4	3.2	5	3	3.4	
	4	3	3	3.4	5	5	5	
	4	3	5	3.8	5	6	5.8	2 page submission did not specifically address criteria
	3	3	5	3.4	5	1	1.8	lacked sufficient detail, including financial details

Committee Members:

Rob O'Connor
 Heather Luck
 Andrea Walker

Legal Advisors (Public Trustee):

David Coco
 Winnie Law

Note: Late submission was considered on 7 September 2020 by all 3 Committee members.

From: Andrea Walker ()
Sent: Tuesday, 8 September 2020 3:41 PM
To: Heather Luck; Rob O'Connor (QFES)
Cc: David Coco; Winnie Law; Peter Symonds ()
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,

Confirming that I also don't believe that [REDACTED] ^{673 - relevant information} should progress to the next round.

Kind regards,

Andrea Walker
Planning and Property Manager
Property & Facilities Management | Asset & Procurement Services
Public Safety Business Agency



P: 3145 2915 | M: [REDACTED] ^{Contrary to public interest} | www.psba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | GPO Box 1440 Brisbane QLD 4001



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From: Heather Luck <Heather.LUCK@communities.qld.gov.au>
Sent: Tuesday, 8 September 2020 15:14
To: Rob O'Connor (QFES) <Rob.O'Connor@qfes.qld.gov.au>; Andrea Walker () <Andrea.Walker2@psba.qld.gov.au>
Cc: David Coco <David.Coco@pt.qld.gov.au>; Winnie Law <Winnie.Law@pt.qld.gov.au>; Peter Symonds () <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,

I have reviewed the financial reports which provide sufficient detail, I still do not believe they should progress to the next stage as their application is for a limited target group, and does not demonstrate how it will meet the needs of the broader community.

Thanks

H

Heather Luck | Manager
State-wide Operations (Southern)
Department of Communities, Disability Services and Seniors

55 Russell Street South Brisbane 4101
T: 07 3432 1336 | M: [REDACTED] ^{Contrary to public interest}

E: heather.luck@communities.qld.gov.au

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Social Distancing will Save Lives!!

From: Rob O'Connor [mailto:Rob.O'Connor@qfes.qld.gov.au]
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Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,
Their financial reports do not encourage me to agree to let them go through to the next stage.

Regards

Inspector Rob O'Connor

GradDip (ExecLship), GradCert (AppMgt) B.Ed, Comm. Of Dec.

Manager Operations Business

Brisbane Region

Queensland Fire and Emergency Services

PO Box 2953

125 Kedron Park Road, Kedron Park.

QLD 4031

P 07 36351911 M Contrary to public interest
Rob.O'Connor@qfes.qld.gov.au



From: Heather Luck <Heather.LUCK@communities.qld.gov.au>
Sent: Tuesday, 8 September 2020 9:56 AM
To: Andrea Walker (PSBA) <Andrea.Walker2@psba.qld.gov.au>; Rob O'Connor <Rob.O'Connor@qfes.qld.gov.au>
Cc: David Coco <David.Coco@pt.qld.gov.au>; Winnie Law <Winnie.Law@pt.qld.gov.au>; Peter Symonds (PSBA) <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,
I too agree with the results outlined in the spreadsheet and note that sensitive information will not be progressing to the next stage.

Thanks
H

Heather Luck | Manager
State-wide Operations (Southern)
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Can you please confirm your acceptance of the attachment, noting that based on the scores, the late submission from s.73 - Irrelevant information will not be progressing to the next stage.

Kind regards,

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Planning and Property Manager
Property & Facilities Management | Asset & Procurement Services
Public Safety Business Agency

P: 3145 2915 | M: Contrary to public interest | www.ppsba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | GPO Box 1440 Brisbane QLD 4001



What are the symptoms:

- Fever
- Cough
- Fatigue
- Sore throat
- Shortness of breath

How to stop it spreading:

- Wash hands regularly
- Cover coughs and sneezes
- Stay home if unwell

Novel Coronavirus if you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

-----Original Appointment-----

From: Peter Symonds () <Peter.Symonds@psba.qld.gov.au>

Sent: Monday, 7 September 2020 08:44

To: Peter Symonds (); Andrea Walker (); Rob O'Connor (QFES); Heather Luck; David Coco; Winnie Law

Subject: QFES Sandgate - Late EOI evakuaton

When: Monday, 7 September 2020 15:30-16:00 (UTC+10:00) Brisbane.

Where: Teams

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Regards



Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

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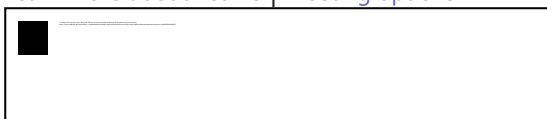
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GradDip (ExecLship), GradCert (AppMgt) B.Ed, Comm. Of Dec.
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Queensland Fire and Emergency Services
PO Box 2953
125 Kedron Park Road, Kedron Park.
QLD 4031

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Property & Facilities Management | Asset & Procurement Services

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Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency



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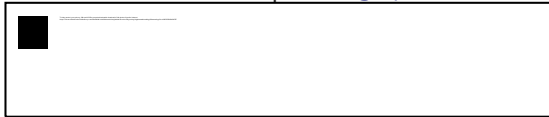
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From: Linda Jacobsen (PSBSDPFM)
Sent: Friday, 12 June 2020 9:30 AM
To: Adam Stevenson (QFES); Kurt Marsden (PSBA); Paul Hyde (PSBABS); Peter Clarke
Cc: Andrea Walker (PSBSDPFM); Barbara Zandona-Gehan (QFES); Peter Symonds (PSBSDPFM)
Subject: Former Sandgate Fire Station - Disposal update and actions
Attachments: Draft Advertisement - Updated.docx

Good morning Adam, Kurt, Peter and Paul

The following update is provided on the former Sandgate disposal process:

- The Evaluation Committee met on Monday 8 June 2020 and agreed on the Terms of Reference, Options and Process;
- The Department of Communities, Disability Services and Seniors has finalised the Needs Analysis to identify suitable candidates;
- An advertisement will be placed in the Courier Mail and other media seeking initial interest from community groups. A sign is also proposed to be placed at the front of the site;
- The advertising is scheduled for week commencing 15 June 2020. The advertising period is to be determined, however, expected to be between 2 and 4 weeks;
- QFES Legal and QFES Media are being consulted on the advertising stage;
- The process remains on schedule for completion by 30 September 2020.

Regards
Linda



Linda Jacobsen

Director

Property and Facilities Management | Asset & Procurement Services
Public Safety Business Agency

P: 07 3145 2945 | M: Contrary to public interest

E: linda.jacobsen@psba.qld.gov.au

Level 9 | Makerston House | 30 Makerston St | Brisbane
GPO Box 1440 | Brisbane QLD 4001

An infographic titled "Novel Coronavirus" with a blue background and white text. It lists symptoms and ways to stop the virus from spreading. The symptoms listed are Fever, Cough, Fatigue, Sore throat, and Shortness of breath. The ways to stop it spreading are Wash hands regularly, Cover coughs and sneezes, and Stay home if unwell. At the bottom, it says "If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)".

Novel Coronavirus

What are the symptoms:

- Fever
- Cough
- Fatigue
- Sore throat
- Shortness of breath

How to stop it spreading:

- Wash hands regularly
- Cover coughs and sneezes
- Stay home if unwell

If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

From: Linda Jacobsen (PSBSPFM)
Sent: Friday, 29 May 2020 14:26
To: Adam Stevenson (QFES) <Adam.Stevenson@qfes.qld.gov.au>; Meg Lowe (QFES) <Meg.Lowe@qfes.qld.gov.au>; Kurt Marsden (PSBA) <Kurt.Marsden@psba.qld.gov.au>; Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>; Peter Clarke <Peter.Clarke@ministerial.qld.gov.au>
Cc: Andrea Walker (PSBSPFM) <Andrea.Walker2@psba.qld.gov.au>
Subject: Former Sandgate Fire Station - Disposal update and actions

Good afternoon Adam, Meg, Kurt, Paul and Peter

The following update is provided on the former Sandgate disposal process:

- The Public Trustee (PT) is engaged to represent the State on this matter, with the following update on actions to date:
 - draft Options Paper and Terms of Reference for the Evaluation Panel has been developed
 - by 5 June 2020 PT will provide draft process mapping, requirements and timeframes; Process Deed; and evaluation and assessment criteria
 - preparing advice on process to handover the property, tenure options and challenges / issues to consider for the disposal process
- The PT has advised that to ensure transparency, advertisements should be placed in newspapers and other medium. The Public Trustee recommends to call for initial expressions of interest and subsequently manage the evaluation and assessment process through a "Process Deed".
- An initial list of community groups has been provided by Council and as part of the advertising/canvassing process the Dept of Communities, Disability Services and Seniors is undertaking a Needs Analysis for community groups in the Sandgate and adjoining catchments. Contact has been made with the office for the Member for Deagon, for a list of potential candidates/community groups and Member Hinchcliffe's office has subsequently made contact regarding same.
- The process remains on schedule for completion by 30 September 2020.

Regards
Linda



Linda Jacobsen

Director

Property and Facilities Management | Asset & Procurement Services

Public Safety Business Agency

P: 07 3145 2945 | M: [REDACTED]

E: linda.jacobsen@psba.qld.gov.au

Level 9 | Makerston House | 30 Makerston St | Brisbane

GPO Box 1440 | Brisbane QLD 4001



From: Linda Jacobsen (PSBSDPFM)

Sent: Monday, 18 May 2020 11:39

To: Adam Stevenson (QFES) <Adam.Stevenson@qfes.qld.gov.au>; Meg Lowe (QFES) <Meg.Lowe@qfes.qld.gov.au>; Kurt Marsden (PSBA) <Kurt.Marsden@psba.qld.gov.au>; Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>; Peter Clarke <Peter.Clarke@ministerial.qld.gov.au>

Cc: Andrea Walker (PSBSDPFM) <Andrea.Walker2@psba.qld.gov.au>

Subject: Former Sandgate Fire Station - Disposal update and actions

Good morning Peter, Adam, Meg, Kurt and Paul

The following update is provided on the former Sandgate disposal process:

- The Public Trustee was appointed on 11 May 2020 to represent the State on this matter and manage the legal and conveyancing aspects of the disposal;
- An evaluation panel has been established and includes representatives from QFES, PSBA and Department of Communities, Disability Services and Seniors;
- An inception meeting is being held on Monday 18 May 2020 between the evaluation panel and The Public Trustee to work through disposal options, potential timeframes for each stage and commence drafting of key documentation (Terms of Reference, EOI etc)
- Feedback from the Minister's Office and Member Hinchcliffe on potential additional community groups will assist with development of the timeframes and documentation.

Please let me know if you would like any further information or clarity on the update or next steps thanks.

Regards

Linda



Linda Jacobsen

Director

Property and Facilities Management | Asset & Procurement Services

Public Safety Business Agency

P: 07 3145 2945 | M: Contrary to public interest

E: linda.jacobsen@psba.qld.gov.au

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GPO Box 1440 | Brisbane QLD 4001



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From: Linda Jacobsen (PSBSDPFM)
Sent: Thursday, 7 May 2020 21:24
To: Adam Stevenson (QFES) <Adam.Stevenson@qfes.qld.gov.au>; Meg Lowe (QFES) <Meg.Lowe@qfes.qld.gov.au>; Kurt Marsden (PSBA) <Kurt.Marsden@psba.qld.gov.au>; Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>; Peter Clarke <Peter.Clarke@ministerial.qld.gov.au>
Cc: Andrea Walker (PSBSDPFM) <Andrea.Walker2@psba.qld.gov.au>
Subject: Former Sandgate Fire Station - Disposal update and actions

Good evening Peter, Adam, Meg, Kurt and Paul

By way of an update on the Closed Merit Process for the disposal of the former Sandgate Fire Station, a number of actions have been completed or are underway:

Action	Update
1. PSBA to progress the MBN for Commissioner Leach and Minister Ryan approval to dispose	1. Completed
2. PSBA to develop a letter from Minister Ryan to Treasury seeking endorsement to write the asset off by way of EOI to a community group	2. Completed
3. PSBA to provide Peter Clarke with a video walk through of the facility as a priority (for Minister Hinchcliffe to share with community groups)	3. Completed and available (see below)
4. Minister Hinchcliffe to speak to community in relation to the proposed Closed Merit Process	4. List of community groups on Council's Community Facility Waiting List is provided for reference to Minister Hinchcliffe through Peter Clarke (see below)
5. PSBA to work with the relevant stakeholders to develop the process framework	5. PFM will engage a Legal firm to assist with preparation of the framework, Terms of Reference for the invitation, assessment criteria and contract for disposal. Quotes under review in discussion with QFES Legal. Engagement expected by 12 May 2020.
6. PSBA to establish the evaluation panel to determine the successful community group	6. Panel members to be confirmed by 8 May 2020. Department of Communities, Disability Services and Seniors have prior experience in

similar processes and agreed to provide a panel member.

The following next steps are being progressed:

Peter, Please note that these actions relate to engagement with community groups and I would appreciate your assistance to progress with Minister Hinchliffe and any advice on other groups to be invited to partake in the closed merit process.

Next Steps

Walk through video completed for Peter Clarke to provide to Minister Hinchliffe to assist with early engagement with community groups:

s.73 - Irrelevant information

Preliminary list of community groups for Peter Clarke to provide to Minister Hinchliffe to commence early engagement:

- Enclosed list has been provided by Council who maintains a register of community groups that are included on a facility waiting list and may assist in establishing a shortlist of groups
- **Feedback is requested from Minister Hinchliffe and Peter Clarke on other groups that should be included in the process**
- Note: The location of the former fire station and it's proximity to neighbouring properties, including adjoining a kindergarten, should be considered when nominating suitable community groups. The panel will prepare an assessment criteria that will form the basis for the evaluation of the expressions of interest. This criteria will also consider the community group function, hours of operation and suitability to the sites surrounds.

Please let me know if you would like any further information or clarity on the update or next steps thanks.

Regards
Linda



Linda Jacobsen

Director

Property and Facilities Management | Asset & Procurement Services
Public Safety Business Agency

P: 07 3145 2945 | M: **Contrary to public interest**

E: linda.jacobsen@psba.qld.gov.au

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GPO Box 1440 | Brisbane QLD 4001

Novel Coronavirus

What are the symptoms:

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How to stop it spreading:

-  Wash hands regularly
-  Cover coughs and sneezes
-  Stay home if unwell

If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

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Public Safety Business Agency
Expression of Interest
Provision of community facility
Sandgate, Brisbane

In 2017 the Honourable Stirling Hinchcliffe committed to the Sandgate Fire and Rescue Station located at 124 Brighton Road, Sandgate (Property) being granted to the community and not sold off for profit.

With the Sandgate Fire and Rescue Station now decommissioned, the Public Safety Business Agency (PSBA), on behalf of the Queensland Fire and Emergency Services has commenced a process to determine the needs of the Sandgate community and to identify and select groups or entities who might address those needs taking into account the location of the Property, the adjoining land uses, and the costs necessary to make use of the Property in the future (Process). At the end of the Process an entity or a group will be selected to receive a grant of tenure to use the Property.

The first step in the Process is to seek high level Proposals from interested community groups and other entities (Proponents) about how they would use the Property to benefit Sandgate and the surrounding community. Proponents will need to register on QTenders (<https://qtenders.hpw.qld.gov.au/qtenders/>) to receive the information pack about the Property, the terms and conditions of this Process, and to submit a proposal by <<DATE>>.

Additional information is publicly available at [\[INSERT LANDING PAGE FOR THIS PROCESS AT PSBA WEBSITE\]](#) or you can contact Peter Symonds from the PSBA using [\[Peter.Symonds@psba.qld.gov.au\]](mailto:Peter.Symonds@psba.qld.gov.au).

Field Code Changed

Commented [DC1]: If they want to speak they can email with such a request – the preference being to email responses so that the communication is able to be reviewed

From: Linda Jacobsen (PSBSDPFM)
Sent: Thursday, 20 August 2020 7:55 AM
To: Peter Symonds (PSBSDPFM); Andrea Walker (PSBSDPFM)
Subject: FW: Sandgate Fire Station EOI process

Hello Pater and Andrea

For your information.

Regards
Linda



Linda Jacobsen
Director
Property and Facilities Management | Asset & Procurement Services
Public Safety Business Agency

P: 07 3145 2945 | **M:** contrary to public interest
E: linda.jacobsen@psba.qld.gov.au
Level 9 | Makerston House | 30 Makerston St | Brisbane
GPO Box 1440 | Brisbane QLD 4001

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From: Paul Hyde (PSBABS) <Paul.Hyde@psba.qld.gov.au>
Sent: Wednesday, 19 August 2020 13:58
To: Melanie Wedgwood <melanie.wedgwood@ministerial.qld.gov.au>
Cc: Adam Stevenson (QFES) <Adam.Stevenson@qfes.qld.gov.au>; Linda Jacobsen (PSBSDPFM) <Linda.Jacobsen@psba.qld.gov.au>
Subject: Sandgate Fire Station EOI process

Hello Mel,

Please find below information from Peter in relation to Sandgate.

Please let me know if you need any further information or clarity.

Regards



Paul Hyde
General Manager
Asset & Procurement Services
Public Safety Business Agency

P: 07 3145 6006 (76006) | **M:** contrary to public interest
E: paul.hyde@psba.qld.gov.au
Level 9 | Makerston House | 30 Makerston Street | Brisbane
GPO Box 1440 | Brisbane QLD 4000



From: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>
Sent: Wednesday, 19 August 2020 12:58
To: Linda Jacobsen (PSBSDPFM) <Linda.Jacobsen@psba.qld.gov.au>
Cc: Andrea Walker (PSBSDPFM) <Andrea.Walker2@psba.qld.gov.au>
Subject: QFES Sandgate - Update on evaluation of First Proposals

Good afternoon Linda,

I would like to provide you with the following update on the disposal of the former Sandgate Fire and Rescue Station, in particular the current status of the tender process.

- The closing date for parties to submit their First Proposals was **7 August 2020**;
- On **22 July 2020**, each party that was registered on QTenders was advised that the Request for Proposals document (see attached PDF) was available. This document provided more clarity around the evaluation criteria against which each First Proposal would be assessed.
- On **11 August 2020**, the Evaluation Committee, along with our legal advisors in a probity capacity, undertook a shortlisting exercise and assessed each First Proposal against the criteria set out in the Request for Proposal. The outcome of this process is as follows:
- 2 parties were successful in making it through the final stage and were emailed on **Monday 17 August 2020** confirming that they were successful.
- 5 parties were advised on **Monday 17 August 2020** that they were unsuccessful in making it through the final stage. The unsuccessful parties are as follows:

s.73 - Irrelevant information

- On **18 August 2020**, **s.73 - Irrelevant information** requested feedback and a copy of the response that was sent to them on 19 August 2020 is attached. Please note that this advise was prepared by The Public Trustee, as our legal advisors.

Next Steps:

- The 2 successful parties have been given to **11 September 2020** (4 weeks) to develop their Final Proposals.
- The Evaluation Committee is scheduled to meet tomorrow, **20 August 2020**, to consider how the Final Proposals should be delivered to the Evaluation Committee and if there are any particular questions that need to be asked of each party.

Please let me know if you require any additional information.

Regards

Peter Symonds
Principal Property Officer
Planning & Property | Property & Facilities Management | Asset and Procurement Services
Public Safety Business Agency



P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile -

contrary to public interest

From: [\[REDACTED\]@allaboutliving.com.au](mailto:[REDACTED]@allaboutliving.com.au)
Sent: Wednesday, 14 October 2020 3:49 PM
To: Peter Symonds (PSBSDPFM)
Cc: [\[REDACTED\]](mailto:[REDACTED])
Subject: RE: QFES Sandgate - Additional questions raised by the Committee
Attachments: AAL Community Needs Analysis Final.docx; AAL Emerging Community Trends Final.docx; AAL Suitability and Capability Report Final.docx

Dear Peter,

Thank you for the opportunity to respond to the Evaluation Committee's additional questions as outlined below.

In response to the Evaluation Committee's specific questions, we have prepared 3 documents as attached:

1. AAL Community Needs Analysis
2. AAL Community Trends
3. AAL Suitability and Capability Report

Please advise if you or the Evaluation Committee require any further information or clarification?

Appreciate if you can acknowledge receipt of this correspondence by return email please?

Happy to discuss further.

Regards,

[\[REDACTED\]](mailto:[REDACTED])
Chief Executive Officer

all about living inc.
choice | support | connection

T 07 3269 1915 | F 07 3269 2718

E [\[REDACTED\]](mailto:[REDACTED])

A PO BOX 1131

NATHAN STREET POST OFFICE
BRIGHTON QLD 4017

From: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>
Sent: Friday, 9 October 2020 3:38 PM
To: [\[REDACTED\]@allaboutliving.com.au](mailto:[REDACTED]@allaboutliving.com.au)
Subject: QFES Sandgate - Additional questions raised by the Committee

Good afternoon [\[REDACTED\]](mailto:[REDACTED]),

The Evaluation Committee recently met to discuss the Final Proposals received and the information that was presented by your organisation to the Committee on 16 September 2020.

The Final Proposal Evaluation Criteria (specifically **Criterion 1 and 2**) focusses on community benefit and meeting the needs of targeted individuals and groups etc.

To assist in finalising their considerations and evaluation, the Committee is seeking further input or evidence on how All About Living will further advance these aspects should your organisation be successful in securing tenure and ownership of the former Sandgate Fire and Rescue Station.

Specifically:

- What needs analysis and consultation has been undertaken with the community to identify needs (Needs Analysis)? If possible, can you please provide a copy of any documents that demonstrate those needs, including any Needs Analysis.
- How will All About Living remain current and cognisant of current and emerging community trends and needs?

Further to the above, the Committee notes that All About Living currently holds a Term Lease for their existing facility at 28A Lagoon Street.

Although it is noted that on page 7 on your Suitability and Capability Report that there may be potential for a number of other community groups to utilise this site, the Committee is interested to understand what your future plans with this site will be. In particular:

- Who owns the current building/s and assets on this site?
- Will the lease be surrendered, transferred or sub-leased if All About Living is successful in this process?
- Has All About Living identified potential costs associated with any of these options (for instance make good if the Term Lease comes to an end)?

Thank you for your patience and please let me know if there are any concerns.

Regards



Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

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Contrary to public interest

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All reasonable precautions will be taken to respect the privacy of individuals in accordance with the Information Privacy Act 2009 (Qld).

**ALL ABOUT LIVING HEALTH & WELLNESS CENTRE
PROPOSAL FOR REPURPOSE OF SANDGATE FIRE AND RESCUE STATION
124 Brighton Road, Sandgate 4017**

SANDGATE COMMUNITY NEEDS ANALYSIS

All About Living (AAL) have conducted a thorough needs analysis in the Sandgate community through extensive research, consultation and collaborative evaluation to confirm the need in the community for a centralized health and wellness centre, providing access to All About Living care operations and additional allied health services. We have identified and detailed how our proposal will advance and benefit the Sandgate community in response to current and future community needs.

ITEM	DESCRIPTION	RESEARCH & EVIDENCE
Criteria 1: Advancement and Benefit to the Community		
Our research has shown the degree to which our proposal will benefit human services and social well-being in the local community		
1	<p><u>Current and projected increase in future demand for aal services:</u></p> <ul style="list-style-type: none"> • Rapid expansion in the last 4 years and now provide \$2m/annum of health services to local and surrounding communities • AAL Currently have 1250 clients • To meet rapidly expanding community needs we need to double our capacity to deliver over the next 3 years • In our experience the need for Allied Health and Nursing services has been doubling every year in the Sandgate community, from \$100,000 in 2015/16 to \$3.1M in 2020/21 • The drivers for this include, <ul style="list-style-type: none"> ➢ Home Aged Care Packages ➢ National Disability Insurance Scheme packages ➢ Higher than average Aged and Disability population representation in Sandgate and surrounding areas 	<p><u>COMMUNITY CONSULTATION:</u></p> <ul style="list-style-type: none"> • We have been consulting with our clients and the wider Sandgate community for almost 30 years, gathering feedback and community input that supports our goals. • Our research has been ‘grass roots’ and thorough. Our understanding is clear and informed. • Our large member, staff & volunteer base have established connections with over 400 Sandgate business entities, allowing for regular and comprehensive community consultations. • We estimate that our linkages keep us in touch with 90% of the Sandgate community <p><u>ALL ABOUT LIVING EXPANSION IN RESPONSE TO COMMUNITY DEMAND:</u></p> <ul style="list-style-type: none"> • Since 2016 AAL have grown from \$100,000 & 20 clients/annum to \$2M & 460 clients/annum in 2020, for the provision of Nursing and Allied Health Services. In the first quarter of 2020/21 FY AAL had delivered over \$791,000 of Allied Health & Nursing Services to 630 Sandgate and surrounding community members • We are currently on track to deliver just over \$3.1M of Allied Health & Nursing services in 2020/21 FY

ITEM	DESCRIPTION	RESEARCH & EVIDENCE
		<p><u>STATISTICAL DATA:</u></p> <ul style="list-style-type: none"> • 17.5% of the Sandgate population are aged over 65. This is an over representation and above the Australian average of 15.9% • 5.8% of the Sandgate population live with a profound disability. This is an over representation and above the Australian average of 5.1% <i>Source:</i> ABS data 2016, 2019 • These statistics classify Sandgate as a <i>Naturally Occurring Retirement and Disability Community</i> (NORDC)
2	<p><u>Demand for an Accessible Allied Health Services Hub:</u></p> <ul style="list-style-type: none"> • The site sits within a suburban context that has a demand for additional and comprehensive allied health services 	<p><u>EXISTING ALLIED HEALTH SERVICES:</u></p> <ul style="list-style-type: none"> • We have reviewed the available healthcare services in Sandgate and can confirm that there is a shortage of health care services along Brighton Road and in the surrounding area <p><u>AFFORDABLE ACCESS TO ALLIED HEALTH SERVICES:</u></p> <ul style="list-style-type: none"> • The existing established clinics are private and do not therefore offer comprehensive allied health care to public patients. • Our services will focus on the community sector that cannot afford private health care. We have no competition in this area. • Our current and future clients include people living with a disability, the aged community and families requiring community care. These people cannot afford private health care. We are filling this gap in the services offered in Sandgate. • In 2019/20 AAL provided over 700 visits of pro bono nursing services, valued at \$66,500, to marginalized local community members, who could not otherwise afford this care <p><u>STATISTICAL DATA:</u></p> <ul style="list-style-type: none"> • 50% of AAL client base (620 people) are currently accessing our Allied Health services. This is consistent with the population statistics above • 60% of the Sandgate population aged over 65 live with a disability. This is an over representation and above the Australian average of 49.6% and explains our rapid growth in demand for Allied Health and Nursing Services in the last 5 years. <i>Source:</i> ABS data 2016, 2019

ITEM	DESCRIPTION	RESEARCH & EVIDENCE
3	<p><u>The Site is Uniquely Located to Address Multiple Access Issues:</u></p> <ul style="list-style-type: none"> • The location is highly accessible to the demographic that require our services • Our clients will be able to receive care directly in their local community • The use of local public transport enables our current and future clients to access the site independently 	<p><u>PROXIMITY OF CLIENT BASE:</u></p> <ul style="list-style-type: none"> • 81% of our clients (983 households) live within 5km/15min drive of the site <p><u>TRANSPORT TO ACCESS THE SITE:</u></p> <ul style="list-style-type: none"> • Bus services run regularly along Brighton Road • 20% use public transport to access the site • In addition. we will continue to run an AAL bus service to collect clients to support independence and access to services. • AAL also have a fleet of 16 cars to transport people to and from their clinic appointments <p><u>STATISTICAL DATA:</u></p> <ul style="list-style-type: none"> • 67% (2/3) of our client base attend Allied Health and Nursing clinics outside of their homes, whilst 33% (1/3) prefer to have the service in home.
4	<p><u>AAL Growth will Elevate Local Employment and Training Opportunities:</u></p> <ul style="list-style-type: none"> • AAL employ local people • We have outgrown our premises and cannot continue to accommodate our rapid expansion of staff and service provision • We provide training opportunities for local people <p><u>Qld Government Department of Employment, Small Business & Training:</u></p> <ul style="list-style-type: none"> • In September 2019 AAL were the Brisbane Metropolitan Regional Winner and State Finalist in the Qld Training Awards category for <i>Community Training Initiative of the Year</i> • In September 2020 AAL were the Brisbane Metropolitan Regional Finalist in the Qld Training Awards category for <i>Medium Employer of the Year</i> 	<p><u>EMPLOYMENT OF LOCAL PEOPLE:</u></p> <ul style="list-style-type: none"> • Since 2016 our staff has increased from 30 to 110 employees, including 80 nursing and support staff & 30 Administration staff • Our employees live and work locally • AAL is currently consists of 10 volunteers, 120 employees and 160 members • Our initial proposal will create at least another 20 jobs locally from the outset. • We are the largest industry employer of Healthcare and Social Assistance professionals <p><u>TRAINING & WORK OPPORTUNITIES:</u></p> <ul style="list-style-type: none"> • In the last 2 years AAL have successfully trained 126 local people in Certificate III Individual Support. • 84% (106) of these people have obtained employment in the home care sector. • AAL have employed and trained another 22 trainees. 100% of these people remain employed with us in both full-time and part-time capacities • Our training and education program directly addresses the community need to elevate education standards and remove the employment barrier for Sandgate residents

ITEM	DESCRIPTION	RESEARCH & EVIDENCE
		<p><u>STATISTICAL DATA:</u></p> <p><u>Training:</u></p> <ul style="list-style-type: none"> • 11.5% of Sandgate’s working age population have a Certificate III level training qualification. This an under-representation compared to the national average of 12.8% and the Qld average of 15.2% <u>Source:</u> ABS data 2016, 2019 • The AAL Certificate III Individual Support training programme is critical to bridging both the State and Federal education gap in Sandgate. <p><u>Employment:</u></p> <ul style="list-style-type: none"> • Prior to Covid-19 Sandgate’s unemployment rate was 5.3%, compared to the national unemployment rate of 5.2% • The largest employment sector was the Healthcare and Social Assistance industry, which formed 15% of the Sandgate labour market <u>Source:</u> ABS data 2016, 2019
<p>Criteria 2: Response to Community Needs</p>		
<p>Our proposed use of the land will address the needs of individuals, groups and communities in Sandgate and the surrounding community. Our current organisational activities and services are consistent with the proposed use of the land</p>		
<p>5</p>	<p><u>Robust Mixed-Use Community Strand:</u></p> <ul style="list-style-type: none"> • Local community Support & Enrichment • Community enrichment through Diversity • Local Community Investment • AAL is intimately connected to the ‘pulsing heart’ of Sandgate and understand what is need to it to continue to be a great place to live, raise children, work and play • Our vast client base visit other local businesses when they attend our site, creating a vibrancy among the local surrounds 	<p><u>EXISTING BUSINESSES:</u></p> <ul style="list-style-type: none"> • We have reviewed the location and core operations of existing nearby businesses to confirm that there are no similar developments in the vicinity. • We will not act in competition with existing businesses. We are offering services that are not currently available. <p><u>BENEFIT TO COMMUNITY:</u></p> <ul style="list-style-type: none"> • The clientele we attract should benefit nearby complimentary businesses. • The whole community will benefit from the activities run from the site. Including, <ul style="list-style-type: none"> ➢ Aged Care Services & Support ➢ Community Allied Health Services ➢ People with a Disability - Accessible Health & Community Services ➢ Children and Families

ITEM	DESCRIPTION	RESEARCH & EVIDENCE
6	<p><u>Multi-Age & Ability Social Connections:</u></p> <ul style="list-style-type: none"> • Education & Childcare connected to, • Aged Care and Disability Care, results in, • Diversity, healthy socialization and inclusive robust communities • Diverse communities are robust and reflect the emerging community trends and needs for inclusion and cross community support systems 	<p><u>HOLISTIC SERVICE DELIVERY:</u></p> <ul style="list-style-type: none"> • We have researched the benefits of holistic care to the individual and community • We understand that providing a comprehensive range of health and well-being services in one location supports holistic care delivery <p><u>INTERGENERATIONAL SOCIALISATION:</u></p> <ul style="list-style-type: none"> • We have researched successful models of multi-age social interactions through multi-generational playgroups, including: <ul style="list-style-type: none"> ➢ Fairview Big Kids Little Kids Playgroup ➢ Ageless Play – Playgroup Qld ➢ Villa Maria Generations & Giggles
7	<p><u>Advantage to Local Community Groups:</u></p> <ul style="list-style-type: none"> • We have consulted with many and varied local community groups that will benefit from the use of our existing site if we vacate it. • These groups either do not have accommodation at all or access to space that suits their needs and budget. 	<p><u>COMMUNITY GROUP CONSULATION:</u></p> <ul style="list-style-type: none"> • The groups that have been researched and consulted include, <ul style="list-style-type: none"> ➢ Shorncliffe Pottery Club Inc ➢ Sandgate Arts Group ➢ Playgroup Qld ➢ Sandgate Senior Citizens Centre ➢ Senior social groups ➢ NDIS funded activity groups

ALL ABOUT LIVING HEALTH & WELLNESS CENTRE
PROPOSAL FOR REPURPOSE OF SANDGATE FIRE AND RESCUE STATION
 124 Brighton Road, Sandgate 4017

SANDGATE COMMUNITY EMERGING NEEDS & TRENDS

All About Living (AAL) remain informed and cognisant of current and future Sandgate community needs in a variety of ways, through multiple sources.

ITEM	DESCRIPTION	DETAILS
1	Extensive Network of Connections with Local Community Entities	<ul style="list-style-type: none"> • All About Living's large member, staff and volunteer base has established relationships and connections across the Sandgate community and over 400 entities • A list of a small sample of these groups (10%), businesses and entities we are connected to is included below this table • AAL have linkages within all sections and segments of the Sandgate and surrounding communities. • These connections are integral in our ability to remain current and of value to the whole community. • Our extensive network keeps us cognizant and current with emerging community trends and needs • We conservatively estimate our linkages and ability to be in touch with the 'heart-beat' of more than 90% of the population of Sandgate and the surrounding communities.
2	Aged Care Sector Industry Bodies	<ul style="list-style-type: none"> • AAL hold a subscription with <i>Leading Aged Services Australia (LASA)</i> • AAL hold a subscription and accreditation with the <i>Aged Care Quality and Safety Commission</i> and stay up to date with the <i>Aged Care Accreditation Standards (ACCS)</i> used for audits in this sector

ITEM	DESCRIPTION	DETAILS
2	Disability Care Sector Industry Bodies	<ul style="list-style-type: none"> • AAL hold a subscription with <i>National Disability Services</i> (NDS) and the NDIS website • AAL hold a subscription and accreditation with <i>National Disability Insurance Scheme</i> (NDIS) Quality and Safeguards Commission
4	Training & Education	<ul style="list-style-type: none"> • AAL staff and members attend seminars and courses held by the Aged Care and Disability Industry groups listed above • We provide ongoing professional development in all areas

List of Local Businesses, Groups and Entities AAL have Connections with:
(10% sample of a total of over 400)

1. ANH Services - handyman, lawn mowing and gardening services for local people in need.
2. Annika Wells MP – local Federal Member for Lilley whom we are in contact with regularly to keep apprised of local community developments and referrals to assist constituents in need.
3. AVEO at home - cross referrals to assist local frail, aged and people who live with disability.
4. Blue Care Deagon Branch – cross referrals to assist local frail, aged and people who live with disability.
5. Bracken Ridge Cricket Club – cross affiliated members/volunteers are linked to their local community.
6. Bracken Ridge State School - staff/volunteers children are students of this school.
7. Bracken Ridge State High School - staff/volunteers children are students of this school.
8. Brighton Bowls Club – hall hire and recycling initiatives including the “Containers for Change” scheme.
9. Brighton Bulldogs Soccer Club – cross affiliated members/volunteers are linked to their local community.
10. Brighton Health Campus (Qld Health) - referrals to assist local frail, aged and people who live with disability to leave rehab. and safely return home with appropriate supports and equipment in place.
11. Brighton State School - staff/volunteers children are students of this school.
12. Candice and Co. - cross referrals to assist local frail, aged and people who live with disability.
13. Care Connect - cross referrals to assist local frail, aged and people who live with disability.
14. Feros Care - cross referrals to assist local frail, aged and people who live with disability.

15. Jared Cassidy - local government Councillor for Deagon whom we are in contact with regularly to keep apprised of local community developments and referrals to assist constituents in need.
16. JoJo's Home Services – handyman, lawn mowing and gardening services for local people in need.
17. Lions Club of Brisbane Bramble Bay - referrals to assist local frail, aged and people who live with disability.
18. Luke Howarth MP – local Federal Member for Petrie whom we are in contact with regularly to keep apprised of local community developments and referrals to assist constituents in need.
19. Meals On Wheels Sandgate - cross affiliated members/volunteers are linked to their local community and cross referrals to assist local frail, aged and people who live with disability.
20. Menshed Sandgate – cross affiliated members/volunteers are linked to their local community and cross referrals to assist local frail, aged and people who live with disability.
21. McDonald's Bracken Ridge – former franchisee Rod Chiapello is our patron and sponsor.
22. Peninsula Cricket Club – cross affiliated members/volunteers are linked to their local community.
23. RPM Property Maintenance - cross referrals to assist local frail, aged and people who live with disability.
24. Sacred Heart Catholic Primary School Sandgate - staff/volunteers children are students and parishioners of this combined school/church.
25. Sailability Shorncliffe - cross referrals to assist local people who live with disability.
26. SANDBAG – cross referrals to assist local frail, aged and people who live with disability.
27. Sandgate Art Society - cross referrals to assist local frail, aged and people who live with disability.
28. Sandgate Golf Club - cross affiliated members/volunteers are linked to their local community.
29. Sandgate Hawks AFL Club - cross affiliated members/volunteers are linked to their local community.
30. Sandgate Home Assist - cross referrals to assist local frail, aged and people who live with disability.
31. Sandy Landers - local government Councillor for Bracken Ridge whom we are in contact with regularly to keep apprised of local community developments and referrals to assist constituents in need.
32. SEED – (a division of SANDBAG) lawn mowing and gardening services for local people in need.
33. Shorncliffe Pottery Club - cross referrals to assist local frail, aged and people who live with disability and assisting to relocate from Sandgate PCYC to co-locate on our site at 174 Baskerville Street Brighton.
34. Stirling Hinchliffe MP – local State Member for Sandgate whom we are in contact with regularly to keep apprised of local community developments and referrals to assist constituents in need.
35. St John Fisher College Bracken Ridge - staff/volunteers children are students of this school.
36. St Margaret's Anglican Church Sandgate - staff/volunteers are parishioners of this church.
37. St Patrick's College Shorncliffe – staff/volunteers children are students of this school.
38. Volunteer Marine Rescue Brisbane - referrals to assist local people who live with disability.

s.73 - Irrelevant information

s.73 - Irrelevant information

Ref No: SANDGATE2020
Your Ref: External Reference Number

17 August 2020

Contrary to public interest

All About Living Incorporated
28a Lagoon Street
Sandgate Q 4017

**Request for Proposal – Provision of Community Facility – Sandgate, Brisbane
(QTender Ref: SANDGATE2020)**

Dear Contrary to public interest,

We are pleased to inform you that your Proposal has been selected to proceed to the next stage in this Process.

The next stage will require Selected Proponents, such as your organisation, to submit a Final Proposal that addresses the Final Proposal Evaluation Criteria (details of which are contained in the **attached** Terms and Conditions).

All Selected Proponents are required to complete the **attached** Process Deed and return same within 14 days of this letter. An emailed (digital) copy will be acceptable.

Final Proposals are due to be received by 5pm on **Friday 11 September 2020** (4 weeks from the date of this letter).

We look forward to receiving your Final Proposal and the completed Process Deed on the due dates.

In due course I will be in contact with you to advise whether the Evaluation Committee requires your organisation to present your Final Proposal, and in addition, whether the Evaluation Committee has any questions concerning your First Proposal.

If questions do arise, then your responses will need to form part of your Final Proposal.

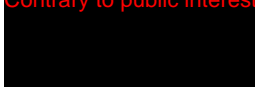
Whilst there is no word or size limit for your organisation's Final Proposal, I would encourage you to submit only relevant information that is well organised.

Should you have any queries in relation to the above, or if you require access to the property, or any further information please do not hesitate to contact me.

Please note however all questions asked must be in writing.

Yours sincerely

Contrary to public interest



Peter Symonds
Principal Property Officer
Public Safety Business Agency

Att/Enc

1. *Process Deed*
2. *Final Proposal Evaluation Criteria*

Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Proponent details

Name (incl.
business/trading
names)

	All About Living Inc.
ACN	ABN/ARBN 57 735 061 306

Address (reg office &
trading)

	28a Lagoon Street Sandgate QLD
	Postcode 4017

(Notices will be sent to this address)

Contact person(s):

Contrary to public interest	Contrary to public interest
Tel: 07 3269 1915	Fax: 07 3269 2718
Email address: Contrary to public interest	

(Questions and requests for clarification will be sent to this person)

The Proponent's Proposal follows this page

CHECKLIST FOR PROPONENTS – STAGE 1 EVALUATION

1. Two-page Statement outlining, at a high level, how the Proponent would use the Property for the benefit of the Brisbane community taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property.
2. Copy of Organisation/Company Extract/Certificate of Incorporation of Association is attached.
3. Copy of Organisation/Company/Association's Constitution is attached.
4. List of Organisation/Company/Association's Assets and Liabilities is attached.

All About Living's Inc. Response to Request For Proposal for Disposal of the former Sandgate Fire and Rescue Station:

Organisational Background:

All About Living Inc. (AAL) is a proudly local Sandgate, member based incorporated association, constituted under the *Associations Incorporation Act 1981* (Qld) with 160 local members. AAL has a track record of serving 850 community members in the local Sandgate area and 355 community members in the greater Brisbane North community for three decades. AAL is a registered provider of Veterans home care, Queensland community care, National Disability Insurance Scheme (NDIS), Home Care Packages, nursing and allied health services.

AAL is recognised by the Australian Taxation Office as a Public Benevolent Institution and is also a Registered Charity with the Australian Charities and Not For Profit Commission and is recognised by the Queensland Office of Fair Trading (OFT) as a Charitable Institution for the purposes of stamp duty exemption and motor vehicle concessional registration. A copy of AAL's certificate of Incorporation of Association is attached to this submission (refer Annexure B) and our association's OFT approved constitution is attached to this submission (refer Annexure C).

AAL has an excellent organisational reputation and high standing as a service provider of choice with all three levels of Government. In recent years, AAL has expanded services north to the Sunshine Coast for 35 Queenslanders in need and south to the Gold Coast for 10 Queenslanders in need. This is as a result of being directly requested by the Department of Veterans Affairs and the NDIS that AAL collaborate with these Agencies to assist caring for some of their most vulnerable and marginalised clients.

AAL is governed by our Board of Management totalling 7 volunteer board members that meet bi-monthly and are accountable to, and scrutinised by, our 160 members annually in November via our

Annual General Meeting (AGM). Our Board is elected from our member base every year as part of our democratic processes enacted during the AGM.

Community Benefit:

Our existing premises at 28a Lagoon Street Sandgate is at 100% capacity and can no longer house our current operations that provide an essential service and resource to the most vulnerable members of the Sandgate community. We have grown very rapidly and for the foreseeable future, we will continue this rapid expansion:

- a) Due to local community needs, our operations will double in the next 4 years from \$10M per annum to \$20M per annum, with the acquisition of the Sandgate Fire and Rescue Station.
- b) Our current accommodation has been exacerbated to the point of being unworkable due to social distancing requirements under the current Covid-19 pandemic requirements, which are likely to continue for an extended period of time, so we need to make provision for this in our planning to future proof our valuable community services that we offer to the most vulnerable.
- c) The Sandgate Fire and Rescue Station provides a central point of access to the majority of our present and future customer base, all living within a 5 km radius.

We have conducted a detailed study (summarised in Annexure A) and have established that the Sandgate Fire Station acquisition is essential to the critical service needs of the vulnerable in the local Sandgate community and underpins our growth plans, which are of high importance to meeting local community service needs.

AAL proposes a two staged approach to reactivating the former Sandgate Fire and Rescue Station site:

- a. Stage one (1) of the project comprises the repurposing of the existing site, as is, into the "*All About Living Community Health and Wellness Centre*" (refer page 18 Annexure A).
- b. Stage two (2) of the project comprises a complete demolition and rebuild of the former Sandgate Fire and Rescue Station as per concept sketch designs provided in Annexure A from pages 19 to 21.

The primary goal of AAL is to provide optimal care, health services and quality of life for our frail and aged population, Veterans and people who live with disability in our local Sandgate and Brisbane communities. We aim to provide industry leading quality care services and supports that enable our clients to live a full, purposeful and comfortable life. The repurposing of the former Sandgate Fire and Rescue Station and subsequent site redevelopment of 124 Brighton Road in four (4) years will support and enhance the outcomes for our most vulnerable and marginalised community members.

The *AAL Community Health and Wellness Centre* will provide a comprehensive range of complimentary services including nursing, health care, physiotherapy, exercise physiology, speech therapy, occupational therapy, psychology, podiatry, dietetics and hydration, optometry, dentistry, exercise therapy and rehabilitation classes. The repurposed current building can accommodate these functions from the outset, providing immediate care value to the local community. In addition, AAL anticipates that a minimum of 20 local jobs will be created that will inject at least \$1.75M in new salary and wages into the Sandgate local economy.

Having access to a local, inclusive and service driven health facility is of particular advantage to our Veterans, the aging population and those living with a disability as they can otherwise become isolated and segregated from the rest of the community. Our intention is to design service packages that provide “health for life”, offering a holistic and comprehensive range of health and wellbeing services in one location.

After three decades of operation, AAL is well networked and connected in the Sandgate and Brisbane communities. AAL welcomes partnerships and sharing of the former Sandgate Fire and Rescue Station with other local community groups such as our direct neighbours on both sides of 124 Brighton Road that includes the C&K Kindergarten, the Sandgate Scouts, the Sacred Heart Catholic Church and the Sacred Heart Catholic Primary School. Similarly, AAL also regularly partners with other Sandgate community groups including SANDBAG, Deagon Branch of Blue Care Queensland and the Queensland Health Brighton Health Campus Aged Care and Rehabilitation Units. Community group partnerships lead to more resilient and robust community, well prepared for adaptation and change.

s.73 - Irrelevant information



s.73 - Irrelevant information



Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Proponent details

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business/trading
names)

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Financial Capacity:

s.73 - Irrelevant information



s.73 - Irrelevant information



Ref No: SANDGATE2020
Your Ref: External Reference Number

17 August 2020.

s.73 - Irrelevant information



Provision of Community Facility – Sandgate, Brisbane (QTender Ref: SANDGATE2020)

Dear ,

Thank you for the Proposal you submitted in this Process.

Unfortunately, on this occasion your Proposal was unsuccessful.

The Evaluation Committee thanks you for your interest in the Process and for taking the time to submit a Proposal.

Should you wish to discuss the outcome of your proposal further, please do not hesitate to contact me.

We wish you well in your future endeavours.

Yours sincerely

Contrary to public interest



Peter Symonds
Principal Property Officer
Public Safety Business Agency

Annexure A – Lodgement Details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE – SANDGATE2020

Closing Time

Time: 5.00pm EST Brisbane Local Time

Date: 7 August 2020

Address for lodgement of REQUEST FOR PROPOSALS

Proposals must be submitted electronically through QTenders.

Annexure B – Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Proponent details

Name (incl.
business/trading
names)

Address (reg office &
trading)

Contact person:

s.73 - Irrelevant information

The Proponent's Proposal follows this page

CHECKLIST FOR PROPONENTS – STAGE 1 EVALUATION

1. Two-page Statement outlining, at a high level, how the Proponent would use the Property for the benefit of the Brisbane community taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property. ATTACHED – [REDACTED] SANDGATE 2020 STAGE 1 EVALUATION PART 1.
2. Copy of Organisation/Company Extract/Certificate of Incorporation of Association is attached. ATTACHED – [REDACTED] SANDGATE 2020 STAGE 1 EVALUATION PART 2.
3. Copy of Organisation/Company/Association's Constitution is attached. ATTACHED – [REDACTED] SANDGATE 2020 STAGE 1 EVALUATION PART 3.
4. List of Organisation/Company/Association's Assets and Liabilities is attached. ATTACHED – [REDACTED] SANDGATE 2020 STAGE 1 EVALUATION PART 4.

Response to Evaluation Criteria SANDGATE 2020 by s.73 - Irrelevant information

Advance/ Benefit the community

The building would benefit the community through the delivery of community based training in Aged Care, Community Health – Individual support – ageing and disability, retail, hospitality, IT, Business Management (during and after hours programs) and first aid – community health. These programs are funded through State and Federal Government and provide no and very low/ minimal cost training. Our organisation has delivered programs since 1976 to the community since it started as a Community Youth Support program and has been running health and aged care, language, literacy and numeracy programs amongst other skills since formation.

This building will also be available for after hours or weekend use for local community groups to run workshops and hold meetings or other activities including using the kitchen meal preparation (e.g. meals on wheels, local community needs). Any necessary improvements to increase the kitchen to commercial standard would be applied to the building should this be required for the purposes of community food preparation requirements. We do not charge or charge peppercorn rates for any group (purely for any ancillary costs) who wishes access to the building for community purposes.

The building is very close to public transport (bus and rail) and will support the access by our training participants and other users who wish to access the facility. In the event of access to respite programs, the building can be accessed by the onsite driveway and vehicles will be able to park on-site. Any costs for building improvements and maintenance will be attributed by s.73 - Irrelevant information and anywhere possible will opportunities for delivery of supervised construction skills training to local participants through funded training programs such as potentially Skilling Queenslanders for Work.

Respond to community needs:

We will respond to local needs through the delivery of training to local unemployed people, people with a disability undergoing training or seeking employment (through our alliance with s.73 - Irrelevant information s.73 - Irrelevant information We will assist local community skills development through the following:

- Delivery of registered training through s.73 - Irrelevant information (Registered Training organisation, charitable organisation), within the scope of its deliver but not limited to Aged Care, Community Health, retail, hospitality, IT, Business Management and First Aid.
- Provision of day respite to seniors/carers/ people with disabilities, to support our work placement activities as part of our community based training whilst supporting the growing ageing community (this can be in partnership with a local aged care provider or disability services provider or group)
- Open access after-hours community use by local community groups (social, charitable, friendship, social enterprise)
- Provide Government funded training programs (State and Federal) such as Skilling Queenslanders for Work (community health training), Certificate III Guarantee, and Community First Aid (as well as other programs within our scope to support local needs).
- Training is provided during the hours of 9am to 2.30pm during week days. Our proximity to the adjacent Primary School and Child Care will also be of benefits to parents wishing to further their vocational skills, supporting local parents within the local community.
- Provide an avenue for local respite for carers with the opportunity to engage with local home and community care providers, disability care providers seeking to access our supervised participants through work placement activities through day respite at the centre.

s.73 - Irrelevant information

From: s.73 - Irrelevant information
Sent: Wednesday, 14 October 2020 6:34 PM
To: Peter Symonds (PSBSDPFM)
Cc: s.73 - Irrelevant information
Subject: RE: QFES Sandgate - Additional questions raised by the Committee
Attachments: s.73 - Irrelevant information Sandgate RFI Response 14 October 2020.pdf

Hi Peter,

Please see attached our response to the Request for information as requested in your email dated 9 October 2020.

Should you require any clarification, or require anything further, please don't hesitate to be in contact with s.73 - Irrelevant information or myself.

Kind Regards

s.73 - Irrelevant information

From: Peter Symonds (PSBSDPFM) [mailto:Peter.Symonds@psba.qld.gov.au]
Sent: Friday, 9 October 2020 3:43 PM
To: s.73 - Irrelevant information
Cc: s.73 - Irrelevant information David Coco <David.Coco@pt.qld.gov.au>
Subject: QFES Sandgate - Additional questions raised by the Committee

Good afternoon s.73 - Irrelevant information,

The Evaluation Committee met to discuss the Final Proposals received and the information that was presented by your organisation to the Committee on 16 September 2020.

The Final Proposal Evaluation Criteria (specifically **Criterion 1 and 2**) focusses on community benefit and meeting the needs of targeted individuals and groups etc.

To assist in finalising their considerations and evaluation, the Committee is seeking further input or evidence on how s.73 - Irrelevant information will further advance these aspects should your organisation be successful in securing tenure and ownership of the former Sandgate Fire and Rescue Station.

Specifically:

- What needs analysis and consultation has been undertaken with the community to identify needs (Needs Analysis)? If possible, can you please provide a copy of any documents that demonstrate those needs (including the Needs Analysis)?
- How will s.73 - Irrelevant information remain current and cognisant of current and emerging community trends and needs?

Further to the above, I would like to introduce Mr David Coco, Managing Lawyer, The Public Trustee and who I have copied into this email.

David was on-line during the presentation that was delivered on 16 September 2020. However, as part of the considerations of the Final Proposal document and the material that formed part of the presentation, David is intending to email you directly to seek further clarification on the relationship between the s.73 - Irrelevant information and who would ultimately hold the tenure if s.73 - Irrelevant information was successful in this process.

The Committee would appreciate it if your response could be received by COB **Wednesday 14 October 2020**.

Thank you for your patience and please let me know if there are any concerns.

Regards



Peter Symonds
 Principal Property Officer
 Planning & Property | Property & Facilities Management | Asset and Procurement Services
 Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile - Contrary to public interest

Novel Coronavirus

What are the symptoms:

- Fever
- Cough
- Fatigue
- Sore throat
- Shortness of breath

How to stop it spreading:

- Wash hands regularly
- Cover coughs and sneezes
- Stay home if unwell

If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

Classified as OFFICIAL

This correspondence is for the named persons only. It may contain confidential or privileged information or both. No confidentiality or privilege is waived or lost by any mis transmission. If you receive this correspondence in error please delete it from your system immediately and notify the sender. You must not disclose, copy or relay on any part of this correspondence, if you are not the intended recipient. Any opinions expressed in this message are those of the individual sender except where the sender expressly, and with the authority, states them to be the opinions of the Queensland Government.

All reasonable precautions will be taken to respect the privacy of individuals in accordance with the Information Privacy Act 2009 (Qld).

s.73 - Irrelevant information

RFI Response – Provision of Community Facility – Sandgate

Corporation Of The Trustees Of The

s.73 - Irrelevant information

s.73 - Irrelevant information

Request For Information Response (14 October 2020)

Overview

- This document has been prepared in response to an email received from Peter Symonds, Principal Property Officer, in relation to our proposal submitted and presented to the evaluation committee on 16 September 2020 for the former Sandgate Fire and Rescue Station.
- We understand the evaluation committee are seeking further input and/or evidence on how we will further advance aspects in particular in relation to Criterion 1 and 2 (community benefit and meeting the needs of targeted individuals and groups) of the evaluation if successful in securing tenure and ownership of the former Sandgate Fire and Rescue Station.
- More specifically, we have been asked to respond to the following two questions:
 - ***Question 1: What needs analysis and consultation has been undertaken with the community to identify needs (Needs Analysis)? If possible, can you please provide a copy of any documents that demonstrate those needs (including the Needs Analysis)?***
 - ***Question 2: How will [s.73 - Irrelevant information] remain current and cognisant of current and emerging community trends and needs?***
- We have responded to both questions within this response document.
- Additionally, and as noted in Peter Symonds email, David Coco, Managing Lawyer, Public Trustee, in his role as legal adviser to the process, contacted us directly to discuss various clarification items. He has separately requested additional information items, and these have been provided to him directly via email. For clarity we have not replicated all these responses herein.

- We do however wish to reconfirm, as discussed in our telephone conversation with David Coco, it was the intention of our original proposal that the [s.73 - Irrelevant information], be nominated to take possession and beneficial ownership of the property under any grant agreement should we be successful.

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Needs Analysis – Community Social Services	11

Analysis and Consultation to Identify Community Need

Overview

- **Question 1: What needs analysis and consultation has been undertaken with the community to identify needs (Needs Analysis)? If possible, can you please provide a copy of any documents that demonstrate those needs (including the Needs Analysis)?**
- In the preparation and formulation of our proposal for the provision of the community facility with respect to the former Sandgate Fire Station, we focussed our analysis for the potential community ‘need’ on the two pillars of our proposed service offering:
 - Outside of School Hours Care (OSHC), and
 - Other Community Social Services benefitting the local community.

Outside of School Hours Care

- Broadly, we used the following two sources to inform our analysis
 - Data prepared by s.73 - Irrelevant information in-house demographic analyst; and
 - Anecdotal information gathered from the s.73 - Irrelevant information.
- Data analysed focussed on school catchments including ‘drive times’, broader population projections for school aged children, school enrolment trends, and Catholic school participation rates.
- The s.73 - Irrelevant information meets regularly with the s.73 - Irrelevant information principal and school board, and this, along with experienced senior and local s.73 - Irrelevant information management were key sources of this anecdotal information regarding the needs analysis of the OSHC. The information gathered through discussions focussed on school performance, past and future demand, impacts of improving OSHC offerings on other schools, and potential for extending services to non-Catholic school attendees.

- Overall the analysis demonstrated a very good requirement for a superior OSHC offering servicing the s.73 - Irrelevant information at Sandgate, with empirical data supporting the trends and themes observed by the anecdotal evidence.

Community Social Services

- The s.73 - Irrelevant information are at the forefront of current and emerging community needs, our analysis for current and potential future social service needs was primarily assessed through information gathered through observations of key s.73 - Irrelevant information contributors and the ongoing collaboration of the various internal s.73 - Irrelevant information and external groups, summarised as follows:
 - s.73 - Irrelevant information is regularly in contact with those in need, and is in an excellent position to address needs as they arise through the various pastoral entities;
 - The s.73 - Irrelevant information remain very active in the community, and they work to ensure the needy and venerable people in the community and welcomed and cared for;
 - Regular communication with school staff including the principal and student councillor, ensure current and emerging trends experienced by parents and students alike are identified early;
 - The local s.73 - Irrelevant information remains active and collaborates with the s.73 - Irrelevant information on a regular basis;
 - s.73 - Irrelevant information keep the s.73 - Irrelevant information office informed of any current and emerging trends being experienced in the community.

We have provided additional information on the findings of each analysis within this information paper, page 4 and 11.

Remaining Cognisant of Emerging Community Needs

Overview

- **Question 2: How will [REDACTED] remain current and cognisant of current and emerging community trends and needs?**
- There are various formal and informal reporting systems in place to ensure that the [REDACTED] are aware of current and emerging community trends and needs.
- Similar to the way in which we initially assessed the needs, we will rely on constant communication via the following channels to assess the needs and ensure services provided from the facility best fit the local community.
- [REDACTED] – OSHC management meet regularly with the [REDACTED] school Board including treasurer, chair and principal to discuss issues and community requirements emanating out of OSHC services currently provided.
- **Principal of the [REDACTED]** - the principal is particularly well-placed to observe of current and emerging trends and needs of the school community.
- **School Student Councillor** – the current councillor is a [REDACTED] who, where appropriate, and having regard to client confidentiality, reports to the principal on needs within the school community. In her role, [REDACTED] meets regularly with students and parents to understand and address their needs, an example being an early indicator, where families are experiencing financial distress.
- [REDACTED] – both [REDACTED] school principals report to the [REDACTED] and the finance council at each quarterly council meeting on various issues, including the current and emerging needs of their respective OSHC and of school families generally.

- Both [REDACTED] and finance council take an active interest and continually look at ways to address these issues.
- [REDACTED] – Is very active in the [REDACTED], although some current functions and activities are presently in abeyance due to COVID. The [REDACTED] works to ensure that the needy and vulnerable in the [REDACTED] and the wider community are welcomed and cared for. One example of this is the annual Christmas day lunch and entertainment to which all in the community are invited. The lunch is attended by many (not just Catholics) who would otherwise be alone on Christmas day.
- **Local [REDACTED] chapter** – Is also very active in the [REDACTED] and its president regularly, but informally, communicates with the [REDACTED] and work in tandem wherever possible.
- [REDACTED] **Volunteers** - Where appropriate, some community needs are also addressed by [REDACTED] volunteers, who, where appropriate, keep the [REDACTED] office and [REDACTED] informed.
- [REDACTED], [REDACTED], regularly visits with those in need and, so, is in an excellent position to address current needs and assess emerging needs through the [REDACTED] and its various pastoral entities.

As demonstrated, the [REDACTED] has various formal and informal channels by which it will remain cognisant of emerging community trends and needs, so that community services provided from the Former Sandgate Fire and Rescue Station if successful remain focussed, and aligned with targeted individuals and groups within the community.

Needs Analysis - OSHC

s.73 - Irrelevant information

s.73 - Irrelevant information

s.73 - Irrelevant information

s.73 - Irrelevant information

Needs Analysis – Outside School Hours Care

Summary

- The OSHC offering currently provided at s.73 - Irrelevant information school, Sandgate is generally well attended considering the physical limitations of the current facilities.
- As the performance of the s.73 - Irrelevant information school improves, and enrolments increase, which is anticipated in the short term, the demand for OSHC services will increase with it.
- The creation of a fit for purpose OSHC facility, will assist in attracting families to the s.73 - Irrelevant information school, and hopefully accelerate its general improvement.
- The former Sandgate Fire and Rescue Station is ideally located to provide OSHC services for the s.73 - Irrelevant information school.
- The population of primary school aged children in the broader catchment is anticipated to increase significantly inline with total population increases projected up to 2041.
- The immediate Sandgate-Shorncliffe primary school aged population is not anticipated to grow, with other suburbs within the school catchment projected to contribute proportionally higher to future growth.
- As population increases are experienced as projected in Bracken Ridge, it may encourage more families to return to s.73 - Irrelevant information school, as capacity at St Joseph's at Bracken Ridge is challenged.
- There is potential to capitalise on a broader population within the Catchment that identifies as Catholic, who's children, for whatever reason do not currently attend a Catholic school.
- The Catchment has above average Catholic education participation rates currently, which is anticipated to continue as population of the catchment increases over time.
- OSHC facilities operate in a highly regulated environment which stipulate set building area and staff ratios per licensed child place. For maximum efficiency licensing is typically targeted at 15 children:1 staff. The current building, without significant and costly extensions, could provide for a maximum capacity of 55 licenced places. At this level the latent capacity makes the operation commercial significantly less feasible, therefore it is planned, should we be successful, that a 45 licenced place centre would be targeted.
- This size centre would match the existing capacity currently provided albeit in far superior facilities. This size centre supports the needs analysis undertaken and is anecdotally supported by s.73 - Irrelevant information management.
- **Overall, and considering all the factors above, there appears to be strong current and projected future demand for a 45 licensed place OSHC facility to be provided within the Former Sandgate Fire and Rescue Station.**

Needs Analysis – Community Social Services

Needs Analysis – Community Social Services

Analysis

- The **s.73 - Irrelevant information** are at the forefront of current and emerging community needs, our analysis for current and potential future social service needs was primarily assessed through information gathered through consultations with key **s.73 - Irrelevant information** contributors and the ongoing collaboration of the various internal **s.73 - Irrelevant information** and external groups, as noted on Page 4.

Current and Potential Future Services Identification

- Our analysis identified the following social services (outside of OSHC) which are currently provided or could be provided in the short term noting that some activities are in abeyance due to COVID:

- **Drop-in groups for elderly folk** – where lonely and marginalised elderly people can have an opportunity to socialise and interact with other community members
- **Young Parent Play groups** – where young parents can interact and socialise with others in a similar stage of life for support and social interaction
- **Language classes for relocated refugees** – where people recently relocated from foreign countries can participate in classes to improve their English aiding their incorporation into the wider community
- **Meals from the Heart** – providing cooked meals to individuals and families, including those experiencing homeless, displaced persons, the lonely and marginalised and those fleeing domestic violence
- **Annual Christmas Lunch** – For community members (including non-Catholics) who would otherwise be alone on Christmas Day
- **s.73 - Irrelevant information** **volunteers** – preparing meals and other general outreach
- **Food and Grocery Drives** – where packages are prepared to give to vulnerable persons as required

s.73 - Irrelevant information

From: Andrea Walker (PSBSDPFM)
Sent: Thursday, 17 December 2020 11:17 AM
To: s.73 - Irrelevant information
Subject: Decision: Former Sandgate Fire and Rescue Station at 124 Brighton Road

Hi s.73 - Irrelevant information,

I am writing to you concerning the outcome of the evaluation of the final proposals for the former Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate.

Thank you for your interest in this process and the opportunity to meet with you to discuss s.73 - Irrelevant information Final Proposal and your proposed use of the site.

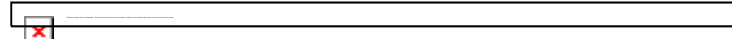
I can confirm that the Minister for Police and Corrective Services and Minister for Fire and Emergency Services has now reviewed this matter and endorsed the Committee's decision on the future of the site.

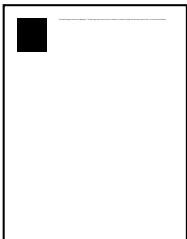
Whilst the Committee considered that your organisation's Final Proposal had merit, unfortunately s.73 - Irrelevant information was not the Successful Proponent on this occasion.

On behalf of the Evaluation Committee, thank you again for participating in this process and we wish you all the best for 2021.

Kind regards,

Andrea Walker
Planning and Property Manager
Property & Facilities Management | Asset & Procurement Services
Public Safety Business Agency


P: 3145 2915 | M: s.73 - Irrelevant information | www.psba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | Level 9 Makerston House
30 Makerston St, Brisbane | GPO Box 1440, Brisbane QLD 4001



Classified as OFFICIAL

From: s.73 - Irrelevant information
Sent: Wednesday, 14 October 2020 6:34 PM
To: David.Coco@pt.qld.gov.au
Cc: Peter Symonds (PSBSDPFM); s.73 - Irrelevant information
Subject: QFES Sandgate - Additional questions raised by the Committee
Attachments:

s.73 - Irrelevant information

Hi David,

Thanks for your time on the phone yesterday. As discussed please see our responses to the various queries as follows:

s.73 - Irrelevant information

s.73 - Irrelevant information



I trust the information included suitably satisfies all your queries, should you require anything further please don't hesitate to be in contact.

Regards

s.73 - Irrelevant information

From: David Coco [<mailto:David.Coco@pt.qld.gov.au>]
Sent: Friday, 9 October 2020 3:59 PM
To: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>; s.73 - Irrelevant information
<s.73 - Irrelevant information>
Cc: s.73 - Irrelevant information
Subject: RE: QFES Sandgate - Additional questions raised by the Committee

Hi s.73 - Irrelevant information,

Can you send through an appointment for us to speak early next week (15 mins would be enough).

Thanks,

David Coco
Managing Lawyer

for the

Official Solicitor

to The Public Trustee of Queensland

Trustee House, Level 12, 444 Queen Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2038 | f: 07 3213 9217 | e: David.Coco@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

From: Peter Symonds (PSBSDPFM) [<mailto:Peter.Symonds@psba.qld.gov.au>]
Sent: Friday, 9 October 2020 3:43 PM
To: s.73 - Irrelevant information
Cc: s.73 - Irrelevant information; David Coco
Subject: QFES Sandgate - Additional questions raised by the Committee

Good afternoon s.73 - Irrelevant information

The Evaluation Committee met to discuss the Final Proposals received and the information that was presented by your organisation to the Committee on 16 September 2020.

The Final Proposal Evaluation Criteria (specifically **Criterion 1 and 2**) focusses on community benefit and meeting the needs of targeted individuals and groups etc.

To assist in finalising their considerations and evaluation, the Committee is seeking further input or evidence on how s.73 - Irrelevant information will further advance these aspects should your organisation be successful in securing tenure and ownership of the former Sandgate Fire and Rescue Station.

Specifically:

- What needs analysis and consultation has been undertaken with the community to identify needs (Needs Analysis)? If possible, can you please provide a copy of any documents that demonstrate those needs (including the Needs Analysis)?
- How will [REDACTED] remain current and cognisant of current and emerging community trends and needs?

Further to the above, I would like to introduce Mr David Coco, Managing Lawyer, The Public Trustee and who I have copied into this email.

David was on-line during the presentation that was delivered on 16 September 2020. However, as part of the considerations of the Final Proposal document and the material that formed part of the presentation, David is intending to email you directly to seek further clarification on the relationship between the [REDACTED] and who would ultimately hold the tenure if [REDACTED] was successful in this process.

The Committee would appreciate it if your response could be received by COB **Wednesday 14 October 2020**.

Thank you for your patience and please let me know if there are any concerns.

Regards



Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services
Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane
GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile. [REDACTED]

Novel Coronavirus

What are the symptoms:

- Fever
- Cough
- Fatigue
- Sore throat
- Shortness of breath

How to stop it spreading:

- Wash hands regularly
- Cover coughs and sneezes
- Stay home if unwell

If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

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Ref No: SANDGATE2020
Your Ref: External Reference Number

17 August 2020.

s.73 - Irrelevant information

Request for Proposal – Provision of Community Facility – Sandgate, Brisbane (QTender Ref: SANDGATE2020)

Dear s.73 - Irrelevant information,

We are pleased to inform you that your Proposal has been selected to proceed to the next stage in this Process.

The next stage will require Selected Proponents, such as your organisation, to submit a Final Proposal that addresses the Final Proposal Evaluation Criteria (details of which are contained in the **attached** Terms and Conditions).

All Selected Proponents are required to complete the **attached** Process Deed and return same within 14 days of this letter. An emailed (digital) copy will be acceptable.

Final Proposals are due to be received by 5pm on **Friday 11 September 2020** (4 weeks from the date of this letter).

We look forward to receiving your Final Proposal and the completed Process Deed on the due dates.

In due course I will be in contact with you to advise whether the Evaluation Committee requires your organisation to present your Final Proposal, and in addition, whether the Evaluation Committee has any questions concerning your First Proposal.

If questions do arise, then your responses will need to form part of your Final Proposal.

Whilst there is no word or size limit for your organisation's Final Proposal, I would encourage you to submit only relevant information that is well organised.

Should you have any queries in relation to the above, or if you require access to the property, or any further information please do not hesitate to contact me.

Please note however all questions asked must be in writing.

Yours sincerely

Peter Symonds
Principal Property Officer
Public Safety Business Agency

Att/Enc

1. *Process Deed*
2. *Final Proposal Evaluation Criteria*

Annexure B – Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Proponent details

Name (incl.
business/trading
names)

Address (reg office &
trading)

Contact person:

s.73 - Irrelevant information



The Proponent's Proposal follows this page

s.73 - Irrelevant information

Final Proposal – Provision of Community Facility – Sandgate

s.73 - Irrelevant information

s.73 - Irrelevant information

s.73 - Irrelevant information

Peter Symonds
Principal Property Officer
Public Safety Business Agency
Level 9 Makerston House, 30 Makerston Street
GPO Box 1440 Brisbane Queensland 4000

Re: SANDGATE 2020 - Request for Proposal – Provision of Community Facility – Sandgate, Brisbane

Dear Sir,

We are delighted to present our final proposal for provision of a community facility at the decommissioned fire and rescue station situated at 124 Brighton Road Sandgate, Brisbane. The s.73 - Irrelevant information have a long and proud history in the service of the local community stretching back to the 1880s, most visible is the presence of the nearby s.73 - Irrelevant information precinct including s.73 - Irrelevant information .

Our proposal envisions the conversion of the former fire station to facilitate the establishment and provision of Outside School Hours Care (OSHC) operated by s.73 - Irrelevant information, along with the advancement of other community outreach services which may include: play groups for young parents, drop-in mornings for elderly community members close to nearby shops and transport, refugee language classes, kitchen use for preparation of meals from care & concern volunteers, and also as a base and liaison point for local s.73 - Irrelevant information chapter volunteers. We consider the proposed uses compliment the surrounding land uses and will importantly create jobs during the construction phase through the use of local tradespeople, and ongoing through the operation of the OSHC.

The short timeframe to submit a proposal creates risks from primarily a planning point of view, therefore we have proposed an innovative solution to give surety to the State Government whilst holding us accountable in delivering on our vision, through the granting of an interim ‘development lease’ which is explained in further detail in this proposal. The s.73 - Irrelevant information has secured donation funding to guarantee the delivery of the project, and the s.73 - Irrelevant information has the professional expertise and proven track record to complete the development as proposed.

We look forward to working with you further and optimise the use of this asset to the benefit and needs of the local community and to contribute positively to Queensland's Economic Recovery Strategy post COVID-19 .

Yours Sincerely

s.73 - Irrelevant information

s.73 - Irrelevant information

s.73 - Irrelevant information

s.73 - Irrelevant information

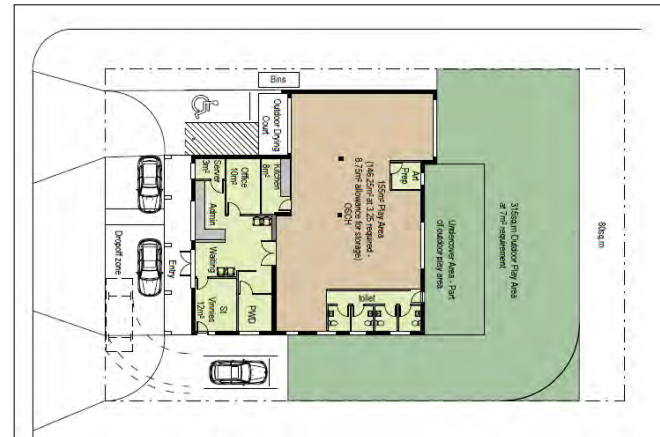
Summary of our Proposal

Summary of Our Proposal

- Should we be successful the [s.73 - Irrelevant information] plans to develop the former Sandgate Fire Station site, repurposing the existing building for use as an Outside School Hour Care (OSHC) facility and also to provide additional social services benefiting the local community.
- The site is ideally located a short distance from existing parish assets including the [s.73 - Irrelevant information] School to provide these services.
- It is intended the OSHC facility will operate in before and after school hours, and also full day vacation care services in school holidays.
- The [s.73 - Irrelevant information] will utilise the facility outside the hours of the OSHC facility, to provide community services which may include a base, liaison, collection and storage point for local [s.73 - Irrelevant information] chapter volunteers, kitchen use for meal preparation by care & concern volunteers and by [s.73 - Irrelevant information] for community outreach gatherings, drop-in morning for elderly community members close to nearby shops and transport and, subject to need and available volunteers, a play group for young parents and refugee language classes.
- To facilitate this, the [s.73 - Irrelevant information] will need to obtain a material change of use (MCU) development approval (DA) with the Brisbane City Council (BCC) to change the use from Community Facilities (Emergency) to Community Facilities (Education) and ensure the proposed use is permitted.
- The [s.73 - Irrelevant information] will also lodge a Building Approval (BA) application with the BCC for the reconfiguration and re-purposing of the existing improvements and ensure Building Code of Australia (BCA) compliance for the proposed use.
- Whilst we have made significant advances, the relatively short timeframe to submit a final proposal provides uncertainty from a planning and funding perspective.

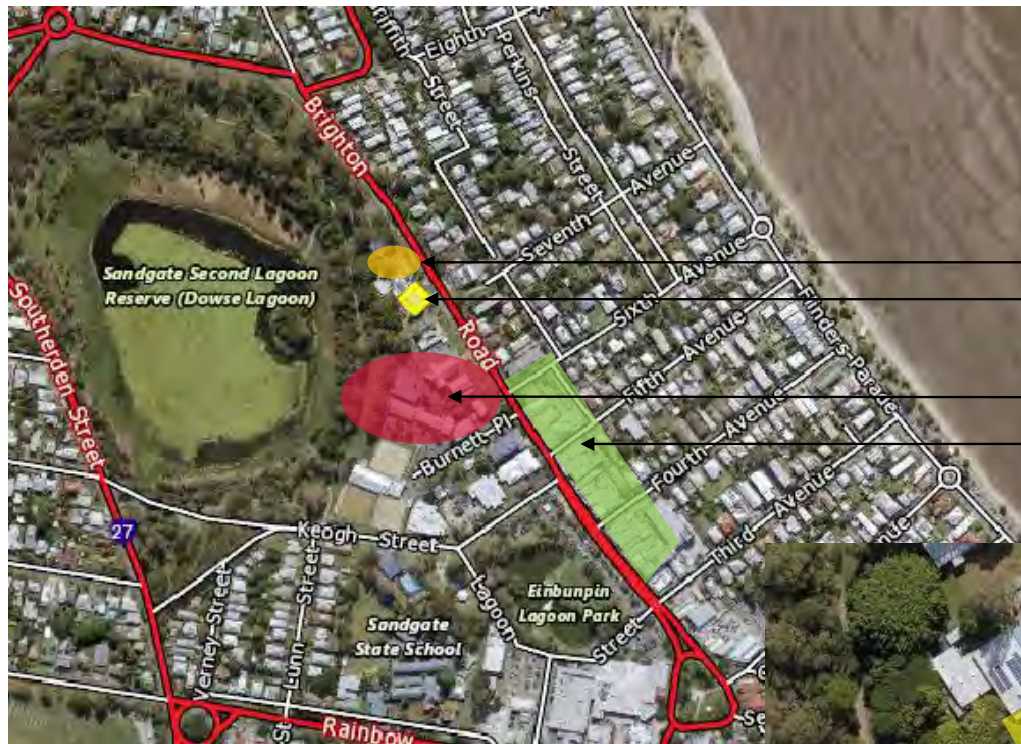
- To ensure we are held accountable on our intentions prior to the granting of a freehold interest, we propose that a ‘development lease’ is granted for a period of nine (9) months. This lease will provide a critical milestone for the State Government, and also time for us to secure a MCU approval to operate a 45 place OSHC, without onerous conditions, ensuring the proposed scheme can be delivered within the planned financial contribution, and is ultimately viable for the proposed use.
- At the satisfaction of the conditions, the [s.73 - Irrelevant information] would then exercise an option to purchase the freehold interest in the land for \$1.
- This process guarantees we can undertake the proposed uses on-site, and it also holds us accountable to achieve the proposed MCU and delivering services for the community

Concept – Floor Plan



A full copy of the concept floor plan is attached at Appendix A

Local Context



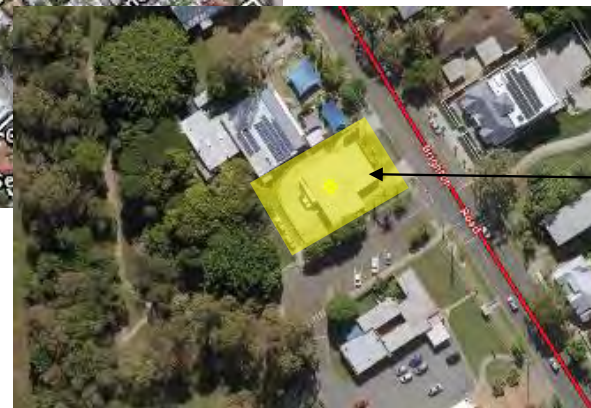
- The site is ideally positioned to support the school by providing an essential service to local parents of school aged children, without impacting the adjoining Kindergarten and childcare for pre-schoolers.

s.73 - Irrelevant information

Sandgate Fire Station

s.73 - Irrelevant information

Local Shops and Amenities



Sandgate Fire Station

- We anticipate the proposed OSHC use will compliment surround land uses.
- The proposed use is not anticipated to result in increases in peak traffic loading, as key drop off and pick up times occur outside of school and kindergarten times.

s.73 - Irrelevant information

Community Benefits

Benefits to the Community

- **Supporting working families** - Outside School Hour Care (OSHC) is an essential community service assisting local families with the ongoing demands of family life. The adjoining **s.73 - Irrelevant information** School currently operates from an OSHC facility which is not fit for purpose, therefore limiting this service. Demand already exists for a superior service to support the school and community approximately 80 unique families (approximately 110 children) using the current service.
- **Promoting community inclusion** – outreach services anticipated to be provided from the site including a drop-in morning for elderly folk and, subject to need and available volunteers, lay groups for young parents and language classes for relocated refugees, all promote community inclusion.
- **Supporting the most vulnerable** – the use of the facility by the local **s.73 - Irrelevant information** chapter as a base, liaison, collection and storage point and the use of the kitchen by the **s.73 - Irrelevant information** volunteers to prepare meals, will assist local community including homeless and displaced persons, the lonely and marginalised and those fleeing domestic violence.
- **Local jobs during construction** – we will use local consultants and tradespeople where possible to complete the DA/BA applications and construction works benefitting local businesses. We estimate this will support up to 15 local jobs during the peak construction period.
- **Support ongoing local jobs** – The OSHC facility will support the employment of up to six people (mix of part and full time) on an ongoing basis.
- **Provide economic stimulus to QLD** – Our proposal contributes positively to Queensland’s Economic Recovery Strategy post COVID-19.

s.73 - Irrelevant information

s.73 - Irrelevant information

s.73 - Irrelevant information

s.73 - Irrelevant information

s.73 - Irrelevant information

Our Proposed Uses

Proposed Community Uses / Hours of Operation

Under our proposal it is intended to operate the facility in providing the following uses.

- **OSHC Facility** – OSHC facilities typically operate during the following hours on school days:

Service	Operating Hours
Before School	6.30am – 8.30am
After School	2.45pm – 6.00pm
Vacation Care	7.00am – 6.00pm

- **Community Outreach Services** – Community activities will essentially occur on weekends and outside of the hours noted for OSHC above on weekdays (excluding school holidays), as follows:

Service	Potential Operating Hours
Parent Play Groups	8.30am – 2.45pm
Elderly Person Drop-In	8.30am – 2.45pm
Refugee Language Classes	After 6.00pm
Community Meal Prep.	After 6.00pm
St Vincent’s Liaison	Normal Office Hours (Separately accessible area)

Alternative Uses

- **Contingency** – As discussed in more detail on the previous page, if an acceptable MCU to Community Facilities – Education is not achieved to allow the education and OSHC use, then the s.73 - Irrelevant information would operate the site providing Community Outreach Services only.
- We anticipate in this scenario, that a wide range of future potential community services could be delivered from the building.

Proposed Future Uses

- **Potential future uses** - We do not wish to limit future potential community uses we could carry out at the site should changes in education legislation or other changes determine that OSHC or education uses are not a realistic and reasonable use going forward.
- Notwithstanding this, any changes to future uses will be limited by the zoning of the property once varied to Community Facility – Education. Any future change of use will have to be supported by another MCU application for alternate Community Use with BCC.

s.73 - Irrelevant information

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s.73 - Irrelevant information

Memorandum to file

Name s.73 - Irrelevant information
Date 13 October 2020
Subject Sandgate fire station
Our ref 2000893
Parties s.73 - Irrelevant information
Details Phone IN OUT
 Personal Appearance Court Appearance
Start 10am *End* 10.30

s.73 - Irrelevant information called in at 10 AM. s.73 - Irrelevant information re in separate places and so the call was conferenced. s.73 - Irrelevant information mostly spoke.

s.73 - Irrelevant information said that it was a s.73 - Irrelevant information led proposal. The proposed investment in the property was driven by s.73 - Irrelevant information legislative requirements.

In terms of ownership there were 2 options:

1. The preferred option is that the s.73 - Irrelevant information own and operate the property. The owner would be the s.73 - Irrelevant information
2. the 2nd option wasn't clear to me - however there was no option that s.73 - Irrelevant information would own the property.

s.73 - Irrelevant information was said to be an agency under the s.73 - Irrelevant information with its own ABN it has its own council that acts in an advisory capacity.

The s.73 - Irrelevant information is underwritten by the s.73 - Irrelevant information (financially).

s.73 - Irrelevant information talked about the P & L of the parish and of s.73 - Irrelevant information and of the s.73 - Irrelevant information talked about providing 3 years of P & L in a recent tender to the Queensland government. He said in that tender s.73 - Irrelevant information was not eligible to be a registered housing provider because of its structure.

He said that the s.73 - Irrelevant information was run by s.73 - Irrelevant information, which has a separate P & L. I said it may be of interest to the evaluation committee as to whether the school was growing or contracting. Obviously a growing s.73 - Irrelevant information and school community might have a better chance of servicing the communities needs.

s.73 - Irrelevant information will provide:

1. The base documents for the s.73 - Irrelevant information so that I can determine the type of entity that it is
2. the Constitution, trust instrument or any other document that explains how the s.73 - Irrelevant information benefits from the s.73 - Irrelevant information owning property on its behalf - s.73 - Irrelevant information explained that the parish was the beneficiary of the property held by the s.73 - Irrelevant information
3. P&L's for the entities proposed to own the land. I explained that the evaluation committee required evidence of the financial strength of the entity that would own the land. At present I think that we had received centacare's financials, however they would provide financials of the s.73 - Irrelevant information

it appears as though the [redacted] s.73 - Irrelevant information will be the owner of the land and that [redacted] s.73 - Irrelevant information as an agency of the [redacted] s.73 - Irrelevant information would operate from the land under the direction of the [redacted] s.73 - Irrelevant information - at least for the time being.

[redacted] s.73 - Irrelevant information said that under more contemporary arrangements, other control structures were employed (other than the [redacted] s.73 - Irrelevant information controlling it) however this was the structure that will apply to this site.

30 mins

David

Annexure B – Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Proponent details

Name (incl.
business/trading
names)

Address (reg office &
trading)

Contact person:

s.73 - Irrelevant information

The Proponent's Proposal follows this page

CHECKLIST FOR PROPONENTS – STAGE 1 EVALUATION

1. Two-page Statement outlining, at a high level, how the Proponent would use the Property for the benefit of the Brisbane community taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property.

[Attached]

2. Copy of Organisation/Company Extract/Certificate of Incorporation of Association is attached.

[Attached]

3. Copy of Organisation/Company/Association's Constitution is attached.

s.73 - Irrelevant information

4. List of Organisation/Company/Association's Assets and Liabilities is attached.

[Attached]

s.73 - Irrelevant information

124 Brighton Road, Sandgate - Former Sandgate Fire Station

Following onsite consultation with key stakeholders including the Local Member of Parliament, [s.73 - Irrelevant information] an agency of the [s.73 - Irrelevant information] tender the attached proposal for the former Sandgate Fire and Rescue Station site (the Site”) for the advancement of the local Sandgate community, and to contribute positively to Queensland's Economic Recovery Strategy post COVID-19.

s.73 - Irrelevant information

Summary of Proposal

[s.73 - Irrelevant information] propose to invest significant capital to renovate and convert the Site into a multi purpose community facility in order to provide the following community services:

- Outside School Hours Care (OSHC) facility operated by [s.73 - Irrelevant information] for up to 45 places; and
- Community outreach activities for the advancement of the community's health and welfare, including:
 - Base and liaison point for volunteers of the [s.73 - Irrelevant information] chapter;
 - Storage for groceries and hampers distributed by the [s.73 - Irrelevant information] chapter;
 - Kitchen for use of those preparing meals for the weekly community dinner in the park;
 - Play group for young parents and infants between OSHC hours;
 - Drop-in mornings for elderly folk who will benefit from companionship at a venue close to the Sandgate shops and transport; and
 - Evening use for language classes for refugees.

[s.73 - Irrelevant information] are willing to consider various forms of tenure at the site, with preference for a transfer of the freehold land interest to the [s.73 - Irrelevant information] which would relieve the State Government of the ongoing building liability and ownership cost burden. Alternatively, tenure consisting of a long term “peppercorn” style lease arrangement would be considered.

s.73 - Irrelevant information

s.73 - Irrelevant information

Demonstrated Community Need

The **s.73 - Irrelevant information** administers the **s.73 - Irrelevant information** area of Sandgate, Shorncliffe, Deagon and Brighton on behalf of the **s.73 - Irrelevant information** and has a long and proud history in the service of the community in the broader Sandgate and Brighton areas.

There are many **s.73 - Irrelevant information** families who have both parents of school children in the workforce. The **s.73 - Irrelevant information** sponsors and provides facilities for **s.73 - Irrelevant information** to run before and after school care ("OSHC") at both Sandgate and Brighton each school day and during school holidays.

The **s.73 - Irrelevant information** is in urgent need for replacement facilities to support its community welfare OSHC activities at the Sandgate location, and **s.73 - Irrelevant information** and the **s.73 - Irrelevant information** have identified this as a priority for the Area.

Secure tenure and use of the site would ease the strain on existing **s.73 - Irrelevant information** buildings in Sandgate which are on a small area shared by school, church, presbytery, playground, outdoor undercover area/ basketball court and mission house.

In addition to the OSHC, the **s.73 - Irrelevant information** volunteers who assist parishioners in need, the **s.73 - Irrelevant information** has a **s.73 - Irrelevant information** chapter which is active in the provision of practical assistance to disadvantaged people in the area, including elderly, infirm, unemployed/ underemployed, women and families at risk and refugees.

The proposed use of the converted facility is consistent with the immediately surrounding uses, and the facility's proximity to the **s.73 - Irrelevant information** school, C&K Kindergarten, and Sandgate Kids Childcare, would provide local parents with an integrated, complimentary and fit for purpose education offering.

Given that this proposal is consistent with, and complementary to, surrounding land use, it is our opinion that it would have a good probability in obtaining the necessary council approval to operate.

How will our Proposal Benefit Health and Welfare Outcomes of the Community?

Our proposal will benefit the local community in the following ways:

Health & Welfare Services

All services proposed advance the health and wellbeing of the local community

OSHC

Supporting the local community with increasingly two working parent families

Local Investment

Investment up to \$350,000 in the building asset, prolonging its useful life and making it fully disability compliant

Local Jobs

Approx. 15 local tradespersons will be used in the initial conversion, with the facility supporting 10 local ongoing jobs and numerous volunteers

Opportunity

We are excited by the opportunity presented by the former fire station and look forward to progressing our proposal further with you, enhancing our strong connections with the local Sandgate community and aligning to Queensland's Economic Recovery Strategy.

s.73 - Irrelevant information

Ref No: SANDGATE2020
Your Ref: External Reference Number

17 August 2020.

s.73 - Irrelevant information

Provision of Community Facility – Sandgate, Brisbane (QTender Ref: SANDGATE2020)

Dear s.73 - Irrelevant information,

Thank you for the Proposal you submitted in this Process.

Unfortunately, on this occasion your Proposal was unsuccessful.

The Evaluation Committee thanks you for your interest in the Process and for taking the time to submit a Proposal.

Should you wish to discuss the outcome of your proposal further, please do not hesitate to contact me.

We wish you well in your future endeavours.

Yours sincerely

Contrary to public interest

Peter Symonds
Principal Property Officer
Public Safety Business Agency

s.73 - Irrelevant information

Advance/Benefit the community

s.73 - Irrelevant information combines expert knowledge of the demands of the modern world, the education system and child development to provide a service that advocates and promotes a common sense approach to supporting the healthy development of children in the modern world.

s.73 - Irrelevant information staff work alongside children, their families and communities to help children develop the independence and resilience needed to do the things they need to do each day and the things they want to do, both now and in the future. s.73 - Irrelevant information holds the belief that access to nature is a necessity not a luxury, as a central tenet of our work.

s.73 - Irrelevant information is a collaborative organisation working with partner groups, including s.73 - Irrelevant information to maintain outstanding levels of service for our clients and advocates for excellence in research, policy and practice.

The Sandgate District is home to approximately 35 810 people including around 9580 families. The work of s.73 - Irrelevant information has direct benefits for those families and indirect benefits for the Sandgate District community as a whole, in terms of positive developmental outcomes, including physical and mental well being.

Respond to community needs

The Snapshot 2013: Children and Young People in Queensland report identified the following areas for improvement:

- a significant proportion of children and young people are not meeting daily physical activity requirements
- over one quarter of children and young people are overweight or obese
- more than one in 20 children and young people have a mental or behavioural problem.
- over one quarter of children in their first year of school are developmentally vulnerable on one or more domains

Queensland children today spend a disproportionate amount of time in environments that have a negative effect on their development, including indoors where it is clean, dry and safe, travelling in the car, increased time participating in structured, adult-led activities, reduced time outdoors and increased screen based leisure.

s.73 - Irrelevant information, in collaboration with s.73 - Irrelevant information is committed to increasing the time children spend in natural spaces and aims to provide a healthy developmental foundation, in conjunction with a lifelong affinity with nature that will allow individuals and the natural world to not only survive but thrive.

s.73 - Irrelevant information proposed use of The Land will continue to support children and families in the Sandgate and broader Queensland community to access healthy development opportunities through nature play, thereby combatting some of the major concerning trends evident amongst Queensland's children and young people.

Consistent with adjoining land use

s.73 - Irrelevant information proposes to use the land to establish a space that facilitates continuation and expansion of the above work, including partnerships particularly with s.73 - Irrelevant information. The existing building would be used as a hub for team activity, collaboration and advocacy meetings, community education and play events and storage of equipment that facilities outdoor and nature based play.

The natural environment of Sandgate provides the perfect backdrop for the activities of s.73 - Irrelevant information as it provides a variety of natural spaces that:

- Encompass and champion the ethos of s.73 - Irrelevant information
- Inspire staff and partners through direct access to nature

s.73 - Irrelevant information

s.73 - Irrelevant information

- Provide numerous opportunities to showcase the s.73 - Irrelevant information mission within and amongst the Sandgate & surrounding communities.

The location of the Land provides easy and immediate access to many schools and childcare centres, along with community groups such as Sandbag, Scouts, Girl Guides, Pippa's playgroup, PCYC, local sports clubs that will enable establishment of strong local partnerships. These partnerships are in line with the current work of s.73 - Irrelevant information and will not only serve the Sandgate community but provide real life, on the ground examples of community initiatives and partnerships that promote healthy development and physical activity through access to nature play, that could be implemented beyond the Sandgate District.

Consistent with local town planning

No major changes to the existing property are proposed, other than maintenance of the property as outlined in the Building and Maintenance report,

Intended use of the building is:

- Administrative and project management work
- Education services and events
- Community meetings
- Storage of equipment for Nature Play activities.

The existing structure (once identified maintenance work completed) and intended uses are in line with the proposed Sandgate District Neighbourhood Plan (due for completion late 2020), particularly:

- enhancing lifestyle and leisure opportunities, with a focus on Moreton Bay foreshore
- enhancing the Sandgate district centre as a community hub
- protect the local environment.

Capability

s.73 - Irrelevant information assets and liabilities report attached. Further financial details available upon request. Since January 2020 s.73 - Irrelevant information has increased capacity by 1.0 FTE which has increased financial capability.

In addition a strong partnership with s.73 - Irrelevant information and its affiliates has been established. This partnership further increases the scope of service delivery and influence within local communities, including Sandgate. Current projects that s.73 - Irrelevant information and s.73 - Irrelevant information are undertaking in partnership include:

- Resource development as part of website redesign
- Physical literacy and unstructured outdoor play
- Loose parts play in Queensland Schools.

s.73 - Irrelevant information is currently negotiating a more formal business operations agreement with s.73 - Irrelevant information. The focus of this agreement will further align the work of s.73 - Irrelevant information and s.73 - Irrelevant information with a view to:

- continuing and expanding s.73 - Irrelevant information business
- expanding income producing programs of s.73 - Irrelevant information
- recognising efficiencies in practice across both organisations
- acquiring grant funding from a range of sectors to develop new initiatives
- ensuring sustainability of s.73 - Irrelevant information initiatives beyond government funding cycles.

s.73 - Irrelevant information

From: Peter Symonds (PSBSDPFM)
Sent: Wednesday, 2 September 2020 7:29 AM
To: s.73 - Irrelevant information
Subject: RE: QFES Sandgate EOI

Good morning s.73 - Irrelevant information

I am currently seeking further instructions on your request and hope to be in a position later this morning to provide you with an advice.

Regards



Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services
Public Safety Business Agency

P: 07 3145 2913 | **Ext:** 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane
GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile - Contrary to public interest

Novel Coronavirus

What are the symptoms:

- Fever
- Cough
- Fatigue
- Sore throat
- Shortness of breath

How to stop it spreading:

- Wash hands regularly
- Cover coughs and sneezes
- Stay home if unwell

If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

Classified as OFFICIAL

From: s.73 - Irrelevant information
Sent: Tuesday, 1 September 2020 15:28
To: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate EOI

Hi Peter,

Thanks for getting back to me in regards to this matter. I was enquiring if the Public Safety Business Agency would consider a late EOI for the QFES Sandgate site?

Regards

s.73 - Irrelevant information

From: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>
Sent: Tuesday, 1 September 2020 3:20 PM
To: s.73 - Irrelevant information
Subject: RE: QFES Sandgate EOI

Good afternoon s.73 - Irrelevant information and thank you for your email.

In the first instance are you able to clarify what information you are exactly seeking?

The EOI expired on 7 August 2020 and a final decision on the process has not yet been made.

Please feel free to give me a call if you would like to discuss further.

Regards



**Queensland
Government**

Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency

P: 07 3145 2913 | **Ext:** 72913 |

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Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

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Contrary to public interest



Classified as OFFICIAL

From: s.73 - Irrelevant information
Sent: Tuesday, 1 September 2020 12:34
To: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>
Subject: QFES Sandgate EOI

Hi Peter,

It would be appreciated if you could please advise if the Expressions of Interests for the former QFES Sandgate site are able to be provided? s.73 - Irrelevant information
s.73 - Irrelevant information are looking for a site to establish a Health Hub to provide training for senior secondary school students.

Please do not hesitate to contact me if you have any queries in regard to this matter.

Regards

s.73 - Irrelevant information

This correspondence is for the named persons only. It may contain confidential or privileged information or both. No confidentiality or privilege is waived or lost by any mis transmission. If you receive this correspondence in error please delete it from your system immediately and notify the sender. You must not disclose, copy or relay on any part of this correspondence, if you are not the intended recipient. Any opinions expressed in this message are those of the individual sender except where the sender expressly, and with the authority, states them to be the opinions of the Queensland Government.

All reasonable precautions will be taken to respect the privacy of individuals in accordance with the Information Privacy Act 2009 (Qld).

From: Peter Symonds (PSBSDPFM)
Sent: Thursday, 3 September 2020 10:37 AM
To: s.73 - Irrelevant information
Subject: QFES Sandgate - Approval for late Expression of Interest
Attachments: Overview Document.pdf; Request for Proposals - Final Version.pdf; Proponents Proposal Templates and Checklist.docx; SmartMap.pdf; Title Search.pdf; QLD Globe Imagery.pdf; Site Plan and floor layout.tif; EMR and CLR Search.pdf; Building Condition Assessment Report.pdf; Billboard.JPG

Good morning s.73 - Irrelevant information

I **attach** the Request for Proposals (Terms and Conditions) for the request for proposals process titled SANDGATE2020.

The process required First Proposals to be submitted by proponents on **7 August 2020**. The committee met on **11 August 2020** and resolved which of the proponents would become selected proponents and advance to the second stage of the process. The selected proponents have been notified and are required to provide more detailed, final proposals by **11 September 2020**.

The evaluation committee has reviewed your organisation's request to submit an out of time (first) proposal. Taking into account the Request for Proposal (Terms and Conditions) document, particularly clauses 6.1(iii), (iv), (xi) and (xiii) and the spirit and intent of the process, the evaluation committee will permit s.73 - Irrelevant information to submit a First Proposal to my email address at or before 9.30am Monday **7 September 2020** and have directed me to mark that proposal as being received late.

Your organisation's First Proposal should otherwise comply with the requirements stated in the Request for Proposal (Terms and Conditions) document.

By submitting a late First Proposal, s.73 - Irrelevant information will be deemed to agree and accept:

1. that it has read and understood the Request for Proposals (Terms and Conditions) document and will be bound by them;
2. that as s.73 - Irrelevant information first proposal has been received late, s.73 - Irrelevant information will have no rights of appeal or objection in relation to the process now or in the future; and
3. should s.73 - Irrelevant information become a selected proponent, the time for submission of s.73 - Irrelevant information final proposal will be 11 September 2020 and that an extension of that date shall not be available because s.73 - Irrelevant information was late in submitting its first proposal.

I have attached some additional materials in case you do not already have them:

1. Overview document;
2. Proponents Proposal Templates and Checklist;
3. Smartmap;
4. Current Title Search – Lot 17 on SL921;
5. Site plans including satellite imagery;
6. Environmental Management Register and Contaminated Land Register search;
7. Image of existing advertising Billboard; and
8. Building report.

Please email me if you have any questions or concerns.

Regards



Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

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- Stay home if unwell

If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

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Since 1907
 **C&K** Pre-schooling Professionals
Sandgate
Community Kindergarten and Preschool
Phone: 3269 9537
Where children learn to fly



Maintenance Assessment Report

Site Name:	SANDGATE FIRE STATION
Site Address:	(SANDGATE FIRE STATION 124 BRIGHTON RD SANDGATE 4017)
Customer Equipment Ref/WIC No:	31253
Completed:	6/03/2020
Prepared By:	QBuild Brisbane Metropolitan DISTRICT OFFICE
Customer:	PSBA
Work Order Number:	15904047
Additional Information available via the Internet	<p>QBuild Access Point (Work Completed/Budget Position): https://www.hpw.qld.gov.au/bas/portal/</p> <p>QBuild Region Contact Details: http://www.hpw.qld.gov.au</p> <p>Navigate to: About Us > Business Areas > Building Policy and Asset Management > QBuild > Contact QBuild</p>
Version:	<p>Version 3 - March 2014</p> <p>© State of Queensland (Department of Housing and Public Works) 2014</p>

This report is disclosed to Proponents to assist them in preparing proposals in the Request for Proposals process reference number: "SANDGATE2020". In accordance with clause 6.3 of the terms and conditions of that process, the State of Queensland does not warrant that the information contained in this report is complete or correct and all Proponents are required to satisfy themselves of the accuracy (or otherwise) of the information contained in this report.

Contents
1. Important Notice
2. Maintenance Scorecard
3. Assessed Condition Summary - Building by Element
4. Summary by Buildings
5. Condition-Based Maintenance Defects
6. Health and Safety Maintenance Defects
7. Upgrades Defects
8. Non-Maintenance Defects
9. Swimming Pool Defects

OVERALL MAINTENANCE CONDITION LEGEND
5. Well exceeds client-specified condition
4. Exceeds client-specified condition
3. Generally satisfies client-specified condition
2. Below client-specified condition
1. Well below client-specified condition

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Important Notice

This Maintenance Assessment Report (MAR) has been prepared by QBuild, a business unit of the Department of Housing and Public Works, Queensland Government on behalf of PSBA.

IMPORTANT INFORMATION - The Defect number must be quoted to QBuild on all work nominated from this Condition Assessment.

Intellectual Property and Copyright

All intellectual property rights in connection with the Condition Assessment Tool (WebCAT) application utilised to prepare this report remain the property of the State of Queensland (Department of Housing and Public Works). All data collection forms are copyrighted.

Assessment Scope Limitations

Unless stated otherwise, the assessment is limited to an evaluation of a facility's maintenance needs, through inspection of the physical condition of building-related assets and a review of available historical maintenance records. Although some obvious safety issues and statutory non-compliances may be identified during the assessment it is not a formal compliance inspection, audit or survey relating to health and safety, building codes & regulations, fire safety, or any other fitness-for-purpose issues.

The findings of this report are based principally on the visual inspection of buildings and building-related assets by tradespeople who are competent within their field of expertise. Unless otherwise noted in the report, it must be assumed that professional engineering or other technical advice has not been sought in the formulation of findings and recommendations.

Concealed services eg. underground or within building cavities, are generally not inspected unless actual or probable failures are evident. No inference as to their condition should therefore be drawn by their exclusion from this report.

Disclaimer

Any advice provided by QBuild in this report is solely from a maintenance management perspective and should not be construed as a substitute for professional legal, engineering or risk management advice. Whilst every care has been taken to ensure the contents of this report are complete and accurate, the State of Queensland and its officers, employees and agents disclaim all responsibility and all liability (including, without limitation, liability in negligence) for all expenses, losses, damages and costs which any person may incur as a result of the information in this report being inaccurate or incomplete in any way for any reason.

Costs and Prices

Unless noted otherwise in this report, all costs and prices shown are indicative only, and are not to be considered as quotations or detailed cost estimates. Some costs are developed using standard 'unit rates' and 'locality indexes' based on current published industry cost data where available. Taken into consideration are mark-ups, loading and/or fees, and a GST component (of 10%)

Additional disbursement costs (eg. travel and overnight accommodation) associated with performing works at remote locations are not included in the cost provided for each defect. This may result in substantial cost increases to original estimates at the time of final quoting, depending on the volume, timing and value of individual defects selected.

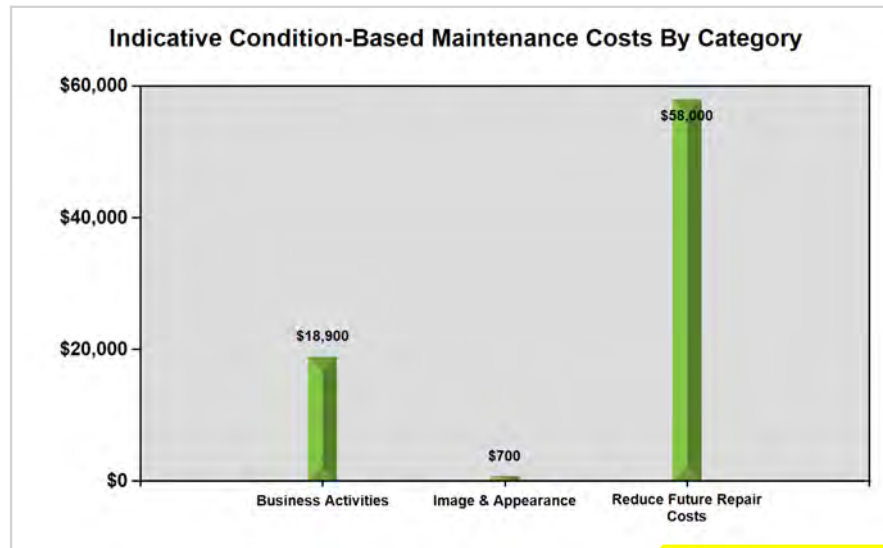
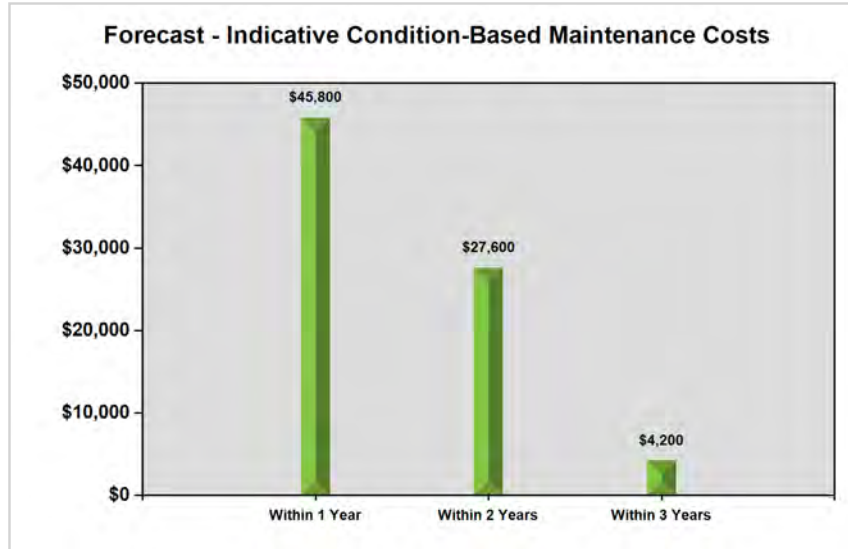
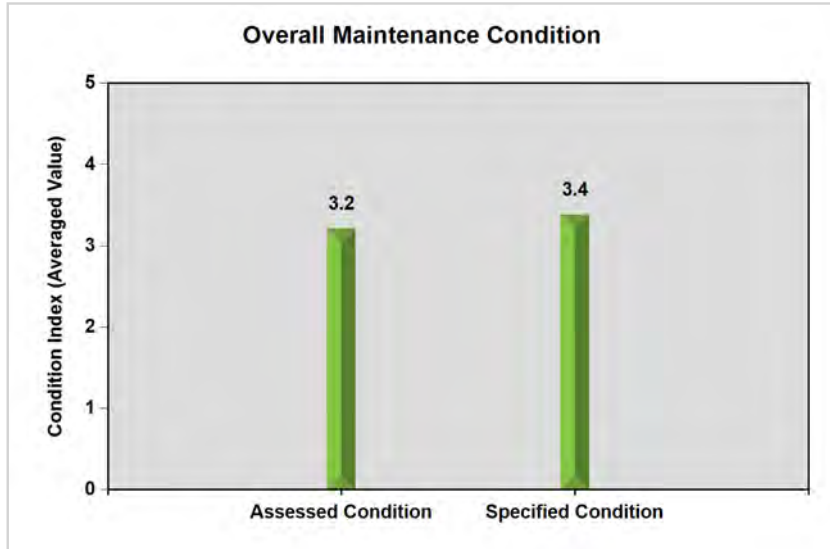
Quality Assurance

The contents of this report have been quality checked by the QBuild Regional Office Maintenance Manager, and are authorised for release.

Should you require further advice, please contact your QBuild Regional Office Maintenance Manager.

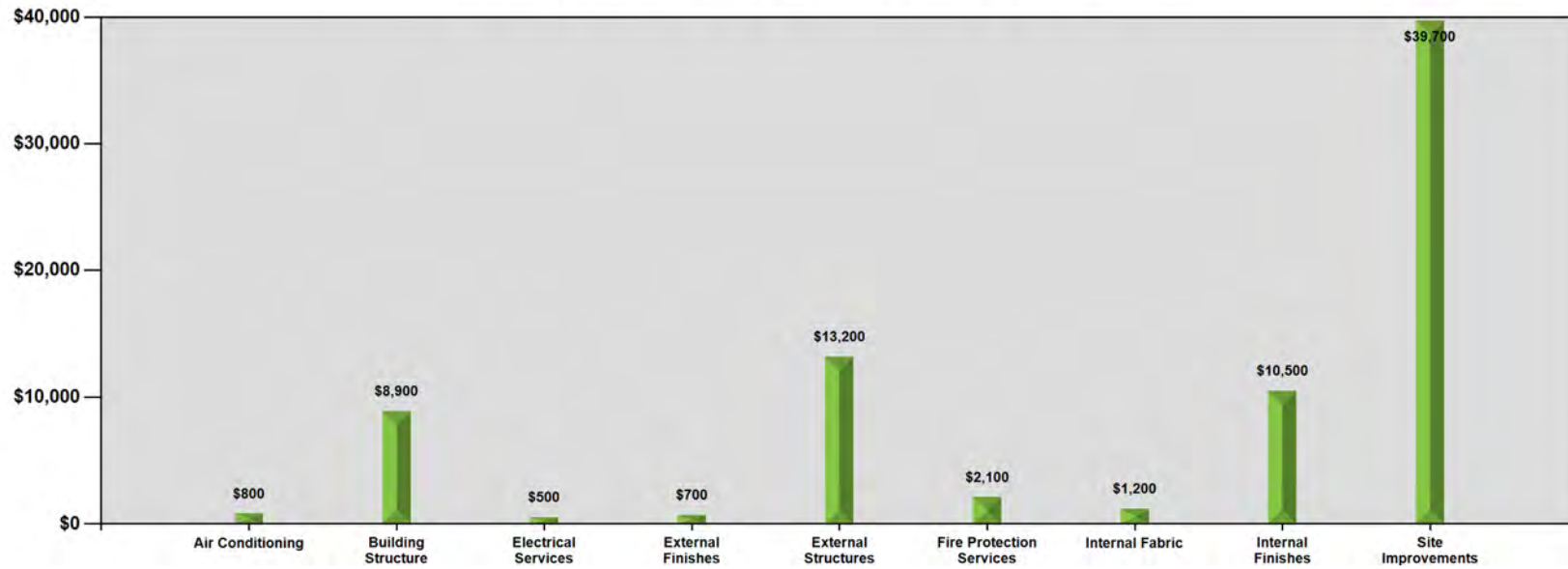
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MAINTENANCE SCORECARD



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Indicative Condition-Based Maintenance Costs By Element



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ASSESSED CONDITION SUMMARY - BUILDINGS BY ELEMENT

S = Specified Condition	AIRC		BLDG		COMM		EFIN		ELEC		ESTR		FIRE		FURN		GASS		HYDR		IFAB		IFIN		LEQT		REFR		SAFE		SIMP		TRAN		VENT		Total	
A = Assessed Condition	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A		
Site - SANDGATE FIRE STATION			3.0	3.0	3.6	3.6	3.0	3.0	4.0	4.0	3.0	3.0	3.6	3.7			4.0	4.0	3.3	3.3									3.6	3.6	3.1	2.9					3.3	3.2
Building - STATION	3.2	3.2	2.9	2.8	3.5	3.5	3.0	2.8	3.6	3.7			4.0	4.0	3.1	3.2	3.7	3.7	3.4	3.6	3.0	2.8	3.0	2.8	3.0	3.0	3.8	3.8	3.7	3.7			4.0	4.0	3.4	3.4	3.3	3.2

Condition (S / A)	Condition Standard Description	Element Group	Element Description
a blank entry	Not Applicable. This element was not assessed as it is not relevant to the asset	AIRC	Air Conditioning
5.0	Excellent Condition	BLDG	Building Structure
4.0	Good Condition	COMM	Communication & Data
3.0	Fair Condition	EFIN	External Finishes
2.0	Poor Condition	ELEC	Electrical Services
1.0	Very Poor Condition	ESTR	External Structures
		FIRE	Fire Protection Services
		FURN	Furniture & Fittings
		GASS	Gases
		HYDR	Hydraulic Services
		IFAB	Internal Fabric
		IFIN	Internal Finishes
		LEQT	Loose Equipment
		REFR	Refrigeration & Environmental Control
		SAFE	Security & Safety Systems
		SIMP	Site Improvements
		TRAN	Transportation
		VENT	Mechanical Ventilation

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Summary By Building

Building Name	Client Reference	Gross Floor Area (Square metres)	Average Specified Condition	Average Assessed Condition	No of Condition-Based Tasks	Condition-Based Costs (Indicative) GST Exclusive	No of Health and Safety Tasks	Health and Safety Costs (Indicative) GST Exclusive	No of Non Maintenance Tasks	Non Maintenance Costs (Indicative) GST Exclusive	No of Upgrade Maintenance Tasks	Upgrade Maintenance Costs (Indicative) GST Exclusive	No of Swimming Pool Tasks	Swimming Pool Maintenance Costs (Indicative) GST Exclusive
Site - SANDGATE FIRE STATION	31253	0.00	3.32	3.29	8	\$55,700.00	0		0		0		0	
Building - STATION	31253001	0.00	3.30	3.27	9	\$21,900.00	0		0		0		0	
		0.00				\$77,600.00		\$0.00		\$0.00		\$0.00		\$0.00

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CONDITION-BASED MAINTENANCE DEFECTS

Please ensure that quotes for the selected work are received a month before the anticipated commencement. The Month Year is the recommended time to complete this maintenance. Preventative and Service Maintenance tasks are not shown in this report!

IMPORTANT INFORMATION - The Defect ID number must be quoted to QBuild on all work nominated from this Condition Assessment.

Defect ID	Defect Creation Date	Building Name	Element Group	Defect Type	Month Year	Defect Description	Defect Summary	Scope Of Work	Category	MMF Priority	Score 99 = Worst	Indicative Cost (GST Excl)	Work Request Number	Comments
187125	06/03/2020	Site - SANDGATE FIRE STATION	EFIN	3	0122	External Building Finishes (excl Paint)	The brickwork is mouldy	Wash down the mouldy sections of retaining walls and brickwork throughout the site.	IAPP	2	43	\$700.00		
187121	06/03/2020	Site - SANDGATE FIRE STATION	ESTR	3	0422	Boundary Walls / Fences / Gates	The retaining wall is damaged	Replace approx 12m x 1m high of brick retaining wall located on the Southern Boundary fence.	REDF	2	68	\$12,000.00		
187122	06/03/2020	Site - SANDGATE FIRE STATION	ESTR	3	0522	Boundary Walls / Fences / Gates	The 5 sign is faded	Replace the speed limit 5 signage to the front entry.	BUSA	3	65	\$1,200.00		
187120	06/03/2020	Site - SANDGATE FIRE STATION	FIRE	3	0122	Fire Hydrant & Hosereel System	The fire hydrant pad has subsided	Engage a plumber to investigate for leakage and repair the subsided fire hydrant pad approx 1m2 at the Southeastern corner.	REDF	2	68	\$2,100.00		hydrant may be leaking
151143	12/02/2018	Site - SANDGATE FIRE STATION	SIMP	3	1220	Roads & Carparks	The concrete driveway is cracked.	Replace the cracked concrete to the North and South Area of the driveway, including demolition and dowels to the existing slab (approx. 180 m2).	REDF	2	68	\$30,000.00		
151144	12/02/2018	Site - SANDGATE FIRE STATION	SIMP	3	1220	Footpaths & Trails	The concrete pathway is cracked.	Replace the concrete pathway to the Hose Drying Area (approx. 50 m2).	REDF	2	68	\$7,200.00		
187123	06/03/2020	Site - SANDGATE FIRE STATION	SIMP	3	1220	Footpaths & Trails	The stars are deteriorating	Prepare and paint approx 3m2 of non slip paint to the stairs leading to the Hose Drying Area.	BUSA	1	87	\$700.00		

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Defect ID	Defect Creation Date	Building Name	Element Group	Defect Type	Month Year	Defect Description	Defect Summary	Scope Of Work	Category	MMF Priority	Score 99 = Worst	Indicative Cost (GST Excl)	Work Request Number	Comments
187124	06/03/2020	Site - SANDGATE FIRE STATION	SIMP	3	0122	Retaining Walls	Brick capping to wall is loose	Replace approx 6 m of masonry blocks and capping to the retaining wall on the Northern and Western sides.	REDF	2	68	\$1,800.00		
187126	06/03/2020	Building - STATION	AIRC	3	1220	Split & Packaged DX Systems	The air conditioners are mouldy	Clean approx 6 air conditioners throughout the building.	BUSA	1	65	\$800.00		
151147	12/02/2018	Building - STATION	BLDG	3	0922	Roofing	The soffit has minor water damaged	Replace the water damaged soffit sheet on the South elevation of the Garage area (approx 4 m2)	REDF	4	13	\$1,800.00		soffit is non asbestos
187127	06/03/2020	Building - STATION	BLDG	3	1220	Roofing	The gutters will require cleaning.	Clean approx 80m of gutters to the building.	REDF	2	66	\$800.00		
187128	06/03/2020	Building - STATION	BLDG	3	1220	Windows	The window glass is cracked	Replace the cracked window to the upper section East side of the building, near the South Hallway Approx 1 m2	REDF	2	75	\$800.00		
187129	06/03/2020	Building - STATION	BLDG	3	1220	Windows	The window is leaking	Reseal the window in the OIC Bedroom on the Northern side. Repair the bubbled plaster and paint to match existing.	REDF	1	92	\$1,500.00		
187130	06/03/2020	Building - STATION	BLDG	3	0421	External Doors (excluding Fire Doors)	The roller door is damaged.	Replace 1 one roller door approx 4m wide x 3m high to the Garage.	BUSA	2	82	\$4,000.00		

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Defect ID	Defect Creation Date	Building Name	Element Group	Defect Type	Month Year	Defect Description	Defect Summary	Scope Of Work	Category	MMF Priority	Score 99 = Worst	Indicative Cost (GST Excl)	Work Request Number	Comments
187672	27/03/2020	Building - STATION	ELEC	3	1021	General Lighting	Light diffusers are missing	Replace approx four (4) missing light diffusers to the Kitchen and Bedroom areas.	BUSA	2	65	\$500.00		
187131	06/03/2020	Building - STATION	IFAB	3	1222	Ceilings	The ceiling is damaged.	Repair the holed and cracked ceiling in the Kitchen and Operations Office.	BUSA	3	65	\$1,200.00		
187132	06/03/2020	Building - STATION	IFIN	3	0322	Internal Painting	The walls are marked and scratched	Prepare and paint approx 600m2 of previously internal surfaces throughout the building.	BUSA	3	45	\$10,500.00		

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Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 50608036 EMR Site Id: 16 June 2020
This response relates to a search request received for the site:
Lot: 17 Plan: SL921

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

QTENDERS OVERVIEW DOCUMENT

DISPOSAL OF FORMER SANDGATE FIRE AND RESCUE STATION

124 BRIGHTON ROAD, SANDGATE



By way of advertisement published in **The Courier Mail** on **19 June 2020**, the Public Safety Business Agency (PSBA) called for expressions of interest from prospective community groups to provide a high-level proposal (preferably of no more than two pages) outlining their potential to re-purpose the former Sandgate Fire and Rescue Station.

To assist each community group in the development of the proposal, an Information Pack, containing the below information has been developed and can be accessed through [QTenders](#).

- Current Title Search
- SmartMap of Lot 17 SL921
- Environmental Management Register/Contaminated land Register Search Result
- Site plans, including satellite imagery
- A video presentation showing the external and internal features and layout. To access the video, please click on the below link:
 - <https://vimeo.com/user3235951/review/413488485/7f64d5ab6b>
 - Password: Sandgate

Advertising Billboard:

The former Sandgate station is licensed on a commercial basis to display an outdoor advertising (billboard) device.

In exchange for agreed license fees; Queensland Fire and Emergency Services has granted exclusive permission to construct, access and post advertising on the device, subject to certain restrictions.

The device remains property of the licensee; however, the incoming property owner may wish to explore future revenue opportunities with the licensee and seek to formalise these arrangements by way of a contract.

Annexure A – Lodgement Details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE – SANDGATE2020

Closing Time

Time: 5.00pm EST Brisbane Local Time

Date: 3 July 2020

Address for lodgement of REQUEST FOR PROPOSALS

Proposals must be submitted electronically through QTenders.

Annexure B – Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

<p>Request for Proposals</p> <p>Provision of Community Facility</p> <p>Brisbane</p> <p>REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020</p>
--

Proponent details

Name (incl.
business/trading
names)

ACN	ABN/ARBN

Address (reg office &
trading)

	Postcode

(Notices will be sent to this address)

Contact person:

Tel:	Fax:
Email address:	

(Questions and requests for clarification will be sent to this person)

The Proponent's Proposal follows this page

CHECKLIST FOR PROPONENTS – STAGE 1 EVALUATION

1. Two-page Statement outlining, at a high level, how the Proponent would use the Property for the benefit of the Brisbane community taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property.
2. Copy of Organisation/Company Extract/Certificate of Incorporation of Association is attached.
3. Copy of Organisation/Company/Association's Constitution is attached.
4. List of Organisation/Company/Association's Assets and Liabilities is attached.

27°18'56" S 153°3'52" E





Address

Land parcel



Property



Land parcel label

Local government



Road Crossing



Tunnel

Road



Railway



COMMUNITY FACILITY
Request for Proposals
124 Brighton Road, Sandgate
Brisbane

PART 1: INTRODUCTION

The Queensland Government (the State) is the registered proprietor of 124 Brighton Road, Sandgate (the Property). The Property is a decommissioned fire and rescue station. This process will determine the needs of the Sandgate local community, identify and select groups or entities who might address those needs taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property in the future and recommend the tenure to be granted to the most meritorious group or entity to the Minister responsible for making the grant of tenure.

1.1 Outline of the Request for Proposals (RFP) Process

This document outlines the RFP process and contains terms and conditions and forms that Proponents are required to submit with their Proposals.

All Proponents are required to submit a First Proposal and selected Proponents will be required to submit a Final Proposal.

1.2 The First Proposal – Stage 1 Evaluation

The First Proposal is intended to be a high level proposal with low preparation costs, a small word limit, and a moderate amount of detail about the Proponent (including each proponent if a group or consortia submits a First Proposal).

First Proposals must be accompanied by the following completed forms:

- (a) Lodgement Details (Annexure A); and
- (b) Response Form (Annexure B)
- (c) maximum two-page Statement outlining, at a high level, how the Proponent would use the hall for the benefit of Sandgate and the surrounding community.

The due date for First Proposals is set by Part 5.3 of the Schedule.

Each First Proposal will be evaluated in accordance with the First Proposal Evaluation Criteria.

The Evaluation Committee will inform selected Proponents that their First Proposal has been selected. There can be more than one selected Proponent and more than one selected First Proposal.

Selected Proponent(s) will enter Stage 2 Evaluation where they will be asked to submit a Final Proposal for evaluation against the Final Proposal Evaluation Criteria.

1.3 The Final Proposal - Stage 2 Evaluation

Selected Proponents will be sent a Confidentiality Agreement and Process Deed Poll (the “Deed”) to sign and return and may be asked to submit a Final Proposal on or before the date stipulated in Part 5.3 of the Schedule.

The State may receive more than one Final Proposal from more than one Proponent.

Selected Proponents must submit with their Final Proposals the Response Form (Annexure B).

The Final Proposal will be assessed using the Final Proposal Evaluation Criteria and a recommendation will be put to the Minister by the Evaluation Committee.

Subject to the Minister’s discretion to exercise any of the State’s rights under this RFP document, approval for one Final Proposal may be sought, whether subject to conditions, or otherwise.

The State shall not be bound to enter into an agreement of any type with any Proponent at any time and shall not be bound until the Minister or the Minister’s delegate signs a document that has the legal effect of conveying a form of tenure to the Proponent.

1.4 Definitions

Unless inconsistent with the context, the following terms have the following meanings in this RFP document:

- | | |
|---------------------------------|--|
| Building | means the decommissioned fire station and all improvements on the Land. |
| Closing Time | means the times specified in Part 5.3 for submission of the Proponent’s First Proposal or Final Proposal (as the case may be). |
| Confidential Information | means all Information, apart from Excluded Information, disclosed by the State in connection with the RFP process, including: <ul style="list-style-type: none">• information that either is designated or indicated as being proprietary or confidential information belonging to the disclosing party or to a third party to whom the disclosing party owes an obligation of confidentiality;• information disclosed as a part of this RFP process that is not part of the public domain or that has been prepared solely for the purpose of this RFP; and• information derived or produced partly or wholly from the Information including without limitation any calculation, conclusion or summary; and |

whether the Information was communicated:

- orally, in writing or in electronic or machine readable form;
- at any time, before or after this RFP was received by the Proponent;
- as a result of discussions between the parties concerning or arising out of the process of the Proponent submitting a First Proposal or Final Proposal; or
- by the parties or any of their Representatives or by any third person.

Evaluation Criteria

means the evaluation criteria in this document including the First Proposal Evaluation Criteria and the Final Proposal Evaluation Criteria or both as the context permits.

Excluded Information

means Confidential Information:

- which is in or becomes part of the public domain otherwise than through breach of these Terms and Conditions or an obligation of confidence owed to either party;
- which the receiving party can prove by contemporaneous written documentation was already known to it at the time of disclosure by the disclosing party or any of its Representatives (unless such knowledge arose from disclosure of information in breach of an obligation of confidentiality);
- which a party acquired from a source other than the disclosing party or any of its Representatives where such source is entitled to disclose it.

Final Proposal

means a proposal submitted by a Selected Proponent in Stage 2 of this Process that substantially complies with the requirements for such proposals requested by the Evaluation Committee or as required by the Terms and Conditions.

Final Proposal Evaluation Criteria

means the criteria set out in Part 5.2.

First Proposal	means a proposal submitted by a Proponent in Stage 1 of this Process that substantially complies with the requirements for such proposals required by the Terms and Conditions.
First Proposal Evaluation Criteria	means the criteria set out in Part 5.1.
Grant Agreement	means an agreement, in a form to be determined by the State, that grants the Successful Proponent tenure to the Property subject to agreed terms and conditions.
Land	means the land at 124 Brighton Road, Sandgate in the State of Queensland, more particularly described as Lot 17 on Crown Plan SL921 contained in Title Reference 17767072.
Laws	includes statutes and subordinate legislation, ordinances, codes and local laws
Lodgement Form	means the form attached as Annexure A
Minister	means, unless stated otherwise, the Minister for the Department or Agency that owns the Property at the material time.
Property	means the Land and the Building.
Proponent	means each group or entity who submits a First Proposal and includes their Representatives.
Proposal	means all documents and material (in whatever form) provided to the State by a Proponent in response to this RFP process and includes the First Proposal and the Final Proposal or both as the context permits. A Proposal is not an offer capable of acceptance by the State.
Selected Proponent	means each group or entity who is selected in Stage 1 and is invited to submit a Final Proposal and includes their Representatives.
State	means the Queensland Government represented by the Minister
Successful Proponent	means the Selected Proponent that ultimately enters into a Grant Agreement with the State.
Request for Proposals or RFP	means this document and all its attachments, annexures and incorporated documents including (without limitation)

the Confidentiality Agreement and Process Deed Poll and Grant Agreement.

Representative means any employee, agent, contractor, officer, director, auditor, adviser, partner, consultant, consortium member, joint venture or sub-contractor of a party.

RFP Documents Means this document and document provided by the State in the course of the RFP process

Terms and Conditions means the terms and conditions contained in Part 6.

PART 2: FUNCTION OF RFP DOCUMENT

The objective is to grant an appropriate tenure of the Property to a Selected Proponent on terms that ensure the Property is used for delivery of services that would benefit the Sandgate local community taking into account the needs of the community, the location of the Property, the design and quality of the Building, the adjoining land uses and the costs required to make full use of the Property in the future.

The Selected Proponent is solely responsible to ensure that the Property is suitable for their proposed use and that their use of it complies with all Laws.

PART 3: USE REQUIREMENTS

3.1 The Requirement

The Property must be used for delivery of services beneficial to Sandgate and the surrounding community.

3.2 Development Requirements and Use

The Property was built and designed as an operational fire station. It is in the CF6 community facilities (emergency services) zone precinct and adjoins a local heritage place.

Any redevelopment and change of use of the Property will require an impact assessable development application and must not impair the views of the heritage place.

PART 4: TENURE

Subject to the Terms and Conditions, the State will grant an appropriate tenure over the Property (determined in the State's absolute discretion) to the Successful Proponent when the State enters into a Grant Agreement with the Successful Proponent

The Grant Agreement may contain the following conditions:

- (a) That the Grant Agreement is subject to and conditional upon the Proponent, at its own cost, obtaining all necessary approvals (including, if necessary a Development Approval from Council) to use the Property for the purpose stated in the Successful Proponent's Proposal within 6 months of the date of the Grant Agreement.

- (b) If requested, the Proponent must keep the State informed from time to time of the progress of its application for the Development Approval.
- (c) Subject to the Successful Proponent complying with paragraphs (a) and (b):
 - (i) The Successful Proponent will be permitted to erect on the Land of any notice or sign required in connection with its application for Development Approval;
 - (ii) the Successful Proponent and its consultants will be permitted to enter the Land for all purposes reasonably incidental to the Proponent's application for the Development Approval.
- (d) The Successful Proponent must:
 - (i) cause minimal disturbance to the Property in the exercise of the rights granted under paragraph (c);
 - (ii) promptly repair to the State's reasonable satisfaction any damage to the Property caused by the Successful Proponent or its consultants in the exercise of the rights granted under paragraph (c); and
 - (iii) indemnify the State in respect of any loss or damage arising out of or in connection with the entry onto the Property and the exercise of any rights conferred under the Grant Agreement by the Proponent or its consultants.
- (e) If the Grant Agreement is terminated:
 - (i) the Successful Proponent must, at its own cost, remove all signage erected on the Land pursuant to paragraph (c)(i);
 - (ii) all of the Successful Proponent's right and title to and interest in any development application concerning the Property, any Development Approval and all reports, plans, information and correspondence relating to that application will be assigned to the State; and
 - (iii) The Successful Proponent shall deliver to the State copies of all documents relating to the development application concerning the Property including the application and any reports, plans and correspondence.
- (f) "Development Approval" means a decision notice or a negotiated decision notice in the form of a preliminary approval or development permit or order or judgement of the Planning and Environmental Court, which has taken effect and authorises (if necessary) the making of a material change of use (including rezoning) of the Land and for other connected purposes, all on terms and conditions satisfactory to the Proponent (who must act reasonably).

Use of Property:

The Property must continue to be used for the benefit of the Sandgate and surrounding community. Further restrictions on this use may be agreed with the Selected Proponent based on their proposal and the tenure that is to be provided.

The final grant will be discussed with the Successful Proponent.

It is possible that:

- (a) if the tenure being granted is a transfer of the freehold, a restrictive covenant relating to the use of the Property may be registered prior to the transfer.
- (b) If the tenure being granted is a lease, the Successful Proponent may be asked for a security deposit and a charge may be levied to maintain the building to ensure that the ongoing tenure is cost neutral to the State.

Condition of Property:

The Property will be provided to the Proponent on an “as is” basis.

The State makes no warranty that the Property is fit for the Proponent’s use and occupation or that the Property complies with laws in relation to any use.

The Selected proponent will covenant that it will:

- (a) insure the Building and the Land for the Building’s full replacement value and for public liability in a sum approved by the State; and
- (b) install and maintain appropriate fire and safety systems in the Building and on the Land for the Successful Proponent’s use.

PART 5: EVALUATION CRITERIA

5.1 First Proposal Evaluation Criteria (Stage 1 Evaluation)

	Criteria	Weighting	Description
Use			
1	Advance/Benefit the community	TBD by the Evaluation Committee	Proponent demonstrates how the proposed use of the Land advances/benefits human services and social wellbeing
2	Respond to community needs		Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community. Analysis of whether the purpose of the Proponent’s organisation is consistent with the use that is proposed
3	Consistent with adjoining land use		The proposed use of the Land complements adjoining land uses and does not interfere with those uses
Feasibility			
4	Consistent with local town planning		Use by Proponent is consistent with the present designated use of the Property or is consistent with the local town planning scheme. Probability of Council approving proposed change of use

	Criteria	Weighting	Description
Use			
5	Capability		Preliminary assessment of financial capacity and organisational capability of Proponent to deliver the services and make use of the Building for its intended purpose. Dependency on future funding and the probability that such funding will be provided will also be considered here.

5.2 Final Proposal Evaluation Criteria (Stage 2 Assessment)

	Criteria	Weighting	Description
Use			
1	Advance/Benefit the community	TBD by the Evaluation Committee	When considering each Final Proposal, determining the degree to which each of those Proposals benefits human services and social wellbeing.
2	Respond to community needs		Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community, using a more nuanced understanding of those needs gained from the Stage 1 analysis. Analysis of whether the purpose of the Proponent's organisation is consistent with the use that is proposed
3	Consistent with adjoining land use		Detailed assessment of impact of services provided by Proponent on adjoining land use (including health, safety, nuisance, heritage etc), demonstrates use and services provided by Proponent would not cause any adverse impact on the adjoining land use or would be complimentary to the adjoining land use. The results of community consultation may be considered here.
Feasibility			
4	Consistent with local town planning		Assessment of use and services provided by Proponent demonstrates that they are consistent with the present designated use of the Property, or are consistent with the local town planning scheme and are likely to be successful in a material change of use development application ("MCU").
5	Service delivery model, Program and Cost		Level of maturity and detail of the Proposal to show a well-planned and achievable vision. Provision of: (a) a comprehensive service delivery model including how the services will be delivered to the targeted community, strategies to address the

	Criteria	Weighting	Description
			changing needs of the community and possible increase in demand for services in the future, risk management and the associated cost; and (b) a realistic and comprehensive program detailing all main stages of the project (including development and building approvals, fitout, contingencies) to achieve completion of project in an achievable timeframe with achievable costings
6	Capability – delivery of services		Assessment of capability of Proponent to deliver the services on an ongoing basis including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) quality assurance system; (d) previous experience; (e) resource availability; (f) previous performance record; and (g) occupational health and safety management
7	Capability – develop and use of Property		Assessment of capability of Proponent to develop and use the Property optimally for the benefit of the Brisbane community including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) previous experience; (d) resource availability; (e) environmental management; (f) previous performance record; and (g) occupational health and safety management
8	Financial capacity		Evidence of the financial capacity of the Proponent to: (a) provide ongoing services for the benefit of the Sandgate and local community; and (b) complete the project to full completion including (including development and building approvals, fitout). Robustness of the financial modelling of service delivery costs and project costs.

5.3 Proposed Schedule

The following schedule is indicative only, and may be amended by the State:

Date	Event
July 2020	Proponents are provided with this document
7 August 2020 (Closing time for First Proposals)	Proponents must provide First Proposals
11 August 2020	The Evaluation Committee will evaluate the First Proposals using the First Proposal Evaluation Criteria and decide to either: (a) terminate this process; (b) select one or more Proponent to be Selected Proponents; or (c) take any other action that it may be entitled to take under the Terms and Conditions.
TBA September 2020 (Closing time for Final Proposals)	Selected Proponents must provide Final Proposals. A Final Proposal will be signed by the Selected Proponent
TBA	The Evaluation Committee will commence evaluation of the Final Proposals using the Final Proposal Evaluation Criteria and decide to either: (a) terminate this process; (b) negotiate with any number of Selected Proponents to refine their Final Proposals; (c) recommend to the Minister an appropriate tenure to be granted to the Selected Proponent, with or without specific terms; and (d) take any other action that it may be entitled to take under the Terms and Conditions and/or the Confidentiality Agreement and Process Deed Poll.
TBA	Subject to the approvals mentioned above, the State will enter into the Grant Agreement.

PART 6: TERMS AND CONDITIONS

Any Proposals provided to the State under this RFP document are provided pursuant to the Terms and Conditions contained in this document.

6.1 General Terms and Conditions

- (a) The State is not bound to accept or select any Proposal and reserves the right in its absolute unfettered discretion to:
- (i) accept, reject or refuse to consider any Proposal without giving reasons;
 - (ii) select or decline to select any Proposal;

- (iii) accept a Proposal even if a Proponent does not comply with the RFP document and/or these Terms and Conditions;
 - (iv) invite further Proposals from one or more Proponents and introduce new Proponents throughout the process;
 - (v) terminate at any time further participation in the process by any Proponent;
 - (vi) re-advertise for new Proposals;
 - (vii) adopt different approaches with different Proponents;
 - (viii) alter its approach during any negotiations (including in any period of negotiation);
 - (ix) vary the RFP requirements and these Terms and Conditions;
 - (x) vary any draft Grant Agreement provided to Proponents before that Grant Agreement is signed, including by varying the Grant Agreement for one Proponent and not for others;
 - (xi) change the structure and timing of the RFP process;
 - (xii) not attribute any reasons for any actions or decisions taken including in respect of the exercise of any or all of the above-mentioned rights;
 - (xiii) take such other action as it considers in its absolute and unfettered discretion appropriate in relation to the RFP process.
- (b) The State does not owe any Proponent a duty of any kind by reason of the Proponent's submission of a First Proposal or Final Proposal or participation in the RFP process.
- (c) The State may before or after a First Proposal or Final Proposal is accepted request a Proponent to submit further information before or after the Closing Time. If the State requests additional information, the State may choose not to consider a Proposal further unless the Proponent has responded in a manner acceptable to the State.
- (d) The State may in its absolute and unfettered discretion:
- (i) communicate with any or all Proponents to clarify matters related to Proposals without informing other Proponents of said communication; and
 - (ii) negotiate with any one or more or all Proponents and any person who may not be a Proponent at any time.
- (e) Final Proposals will not be offers capable of being accepted by the State. Each proponent and the State will be bound only when each of them signs a Grant Agreement.
- (f) The State need not consider any Proposal unless it is in accordance with this RFP document. However, the State may, in its discretion, consider non-conforming Proposals. In particular, the State may consider and agree to proposed amendments, deletions or additions to the RFP documents. If a Proponent proposes

or negotiates a change to the RFP documents, the State need not inform other Proponents of that change.

- (g) The State is not responsible for any costs or expenses incurred by any Proponents or prospective Proponents in preparing and lodging a Proposal, supplying any information requested by the State or entering into any negotiations with the State or for any other reason whatsoever. This includes but is not limited to design, consultants, town planning and finance costs.
- (h) The State will not be bound by any oral advice, information or representation given by any person on its behalf. The Proponent accepts that the nature of this RFP is dynamic and may change from time to time. The State is not required to inform any particular Proponent if changes occur. The State is permitted to inform some Proponents of changes without informing others.
- (i) No contractual relationship will arise between the State and any Proponent or prospective Proponents unless and until a Grant Agreement has been executed by the State and the Successful Proponent.
- (j) This document is not intended to be binding upon the State and does not constitute a request for a tender, process contract, or an offer capable of acceptance.
- (k) The State may shortlist selected parties after assessing their Proposals. The State will evaluate Proposals submitted by the Proponents based on the Proposal Evaluation Criteria.
- (l) The State may negotiate with one or more than one Proponent.
- (m) Selected Proponents will be requested to submit a Final Proposal.
- (n) Following the receipt of Final Proposals and subject to the terms and conditions of this document the State may seek necessary Minister's approval to sign the Grant Agreement.
- (o) The State may require that a financial assessment be undertaken of any Proponent at any time by an independent body appointed by the State.
- (p) Proponents must not initiate any injunctive or other proceedings designed to frustrate the RFP process whether or not the Proponent's Proposal is selected, and whether or not the Proponent ultimately enters into a Grant Agreement with the State at the conclusion of this process.
- (q) The State may in its absolute and unfettered discretion terminate this process or the participation of any Proponent in the process without giving reasons for doing so and without prior notice to any Proponent. The State shall not be liable to any party for exercising its rights under this clause.
- (r) The Proponent must not make or authorise a press release or make other public statements relating to the content of the RFP documents, its Proposal, or any communication from the Proponent to the State in relation to the same without the prior written approval of the State.

6.2 Evaluation Criteria

- (a) In assessing the Proposals the State may take into account the matters listed in the RFP documents and any other information and issues it believes are appropriate in its unfettered discretion.
- (b) The State may vary or amend its Evaluation Criteria without notification (including both the First Proposal Evaluation Criteria and the Final Proposal Evaluation Criteria).
- (c) The State may give preference to any one or more of its Evaluation Criteria over other criteria and consider the relative trade-offs between criteria.
- (d) Proponents must submit all information that the State needs to consider with their Proposal. The State is not bound to consider any information that it has received in the past from a Proponent.
- (e) The Evaluation Committee may consider the past conduct, behaviours and corporate history of the Proponent and its constituent members.

6.3 Information Provided in the Proposals

- (a) The purpose of the RFP document is to provide Proponents with information to assist in formulation of the Proposals.
- (b) The State does not warrant the accuracy or completeness of the information contained in the RFP document or provided as a part of the RFP process.
- (c) The State reserves the right to clarify any information in this RFP document.
- (d) The particulars contained in the RFP document are for guidance only and do not constitute a representation or an offer by the State to enter into a Grant Agreement with the Proponent.
- (e) The Proponent should make its own independent assessment and investigation and should not rely on anything contained in the RFP document or provided as a part of the RFP process without first satisfying itself by inspection or otherwise as to the significance, accuracy and completeness of the information provided, and, if appropriate, seeking advice from appropriate sources.
- (f) The information provided by the State, whether in the RFP document or otherwise:
 - (i) may include statements estimates and projections that reflect various assumptions which may or may not be correct;
 - (ii) does not purport to contain all the information a Proponent may require; and
 - (iii) may not be appropriate for all Proponents. The State has not considered the investment objectives, financial situation and particular needs of each party that reads or uses the RFP document and nothing in this RFP document should be interpreted to be financial advice.
- (g) The Proponent releases and forever discharges the State, its employees, agents, contractors and assigns from any and all damage, loss or expense that it may have

suffered or may in the future suffer because of its participation in this RFP process including but not limited to loss caused by:

- (i) the information in the RFP documents being incorrect;
 - (ii) any information omitted from the RFP documents;
 - (iii) any change of the State's requirements specified in the RFP documents;
 - (iv) the State's exercise of its discretion to treat different Proponents differently;
 - (v) the State's preference in selecting Proponents to negotiate with following receipt of Proposals; and
 - (vi) any decision that the State may make regarding the Proponent or the Proponent's Proposal.
- (h) The State may in its absolute and unfettered discretion, but without being under any obligation to do so, update, amend, supplement, vary or retract the RFP documents.

6.4 Confidentiality

- (a) Proponents must treat all Confidential Information supplied by or on behalf of the State as confidential.
- (b) Proponents must use the Confidential Information solely for the purpose of preparing and lodging a Proposal and for no other purpose.
- (c) Proponents must not disclose any Confidential Information to third parties other than their Representatives. Confidential Information must only be disclosed to Representatives on the same terms and conditions that are found in the RFP documents and only for the purpose of assisting the Proponent to prepare a Proposal and must not permit, assist or suffer a third party who received Confidential Information from the Proponent to make use of the Confidential Information for any other purpose.
- (d) Proponents warrant to the State that they have not and will not

act in collusion with other parties who have submitted a Proposal with the intent to derive an unfair benefit or commercial advantage from the State or from other Proponents.
- (e) A Proponent must disclose to the State if it is a member of more than one consortium that submits a Proposal or has an interest in more than one Proposal. This disclosure must appear on the face of each Proposal that the Proponent has an interest in.
- (f) Proponents and their Representatives (or anyone else on behalf of those parties) will not, without the State's written approval communicate directly with the State's employees. All communication in relation to this RFP process is to be made with the contacts noted in the RFP document.

6.5 Ownership of Documents

- (a) Upon submission to the State the Proposal will become the property of the State. The State can use all or any part of any Proposal submitted to it without compensating the maker of the Proposal.
- (b) The State can disclose all or any part of any Proposal from one Proponent to any other Proponent without advising the maker of the Proposal.

6.6 Notification of Request for Proposals outcome

All Proponents that lodge a Proposal may be informed in writing of the outcome of their Proposal at the conclusion of the RFP process.

PART 7: REQUEST FOR PROPOSALS AND LODGEMENT DETAILS

7.1 All Request for Proposals should be marked:

Provision of Community Facility

Brisbane District

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Number of packages (eg. 1 of 2, 2 of 2)

Public Safety Business Agency

Request for Proposals Proponent's name, address and contact details

7.2 Annexure A: Lodgement Form is the cover page for each Proposal

7.3 Annexure B: Response Form contains the lodgement details for each Proposal

7.4 Questions about the RFP package should be directed to:

Contact: Peter Symonds

Email: peter.symonds@psba.qld.gov.au

7.5 Closing date and time for lodgement of First Proposal is:

5pm EST Brisbane Local Time – 7 August 2020

Proposals received after this time may be excluded from the evaluation process at the State's discretion.

Proponents submit one electronic copy of their First Proposal via QTenders.

Email or facsimile or hard copies will not be accepted.

PART 8: INFORMATION TO BE PROVIDED BY PROPONENT

8.1 Request for Proposals Phase

Proponents are requested to provide detailed information on all aspects of the Proponent's objectives, purposes and services and the Proponent's ability to deliver ongoing services for the benefit of the Brisbane community having regard to the location of the Property, adjoining land uses and the cost necessary to make full use of the Property.

As a general guide Proponents should develop their own responses to this RFP document but should include:

- (a) a one-page executive summary of their Proposal, which outlines the key objectives and purposes of the Proponent, the services provided by the Proponent, the benefits to the community; and
- (b) a Capability Statement.

8.2 Capability Statement – Request for Proposals

Proponents must provide all relevant information that they deem appropriate in support of their Proposal and to address the assessment criteria.

The State reserves the right to make enquiries of any person, company or organisation to ascertain the suitability of their Proposal and the Proponent. This may include, but is not limited to, the confirmation of any information provided in the Proposal documentation.

Proponents must provide the following information.

Note: At the discretion of the Evaluation Committee, Proposals that do not contain the information specified from A to E may be considered as non-conforming Proposals:

A. Company Information

- Name of Proponent and ACN or ABN.
- Registered business office and principal place of business (including telephone, e-mail and facsimile details).
- Names of Principal Contacts.
- Date and place of incorporation.
- Details of major shareholders.
- The nature and scope of any foreign ownership of the company.
- Details of any joint venture partners and proposed collaborations are also required.

If the Proponent is a consortium, information should be provided for the consortium as a whole and, where applicable, for each member/partner.

Proponents should also detail the role/s of each consortium member and should clearly demonstrate the consortium member's capacity to undertake the proposed role/s.

B. Corporate Structure

Proponents should provide sufficient information to detail the relationship of the company to its parent, other holding companies, subsidiaries and related companies and shareholding percentages.

C. Operational Experience and Competency Statement

- Background and experience of Proponent.
- Details of organisations willing to provide references in respect of the Proponent's capacity and experience.
- Relevant details of any Grant Agreements, joint ventures, collaborations with banks, firms or companies that are relevant to the Proponent's ability to meet the Request for Proposals requirements.

D. Legal Actions

Provide details of any legal actions or prosecutions taken by or against the Proponent or any officer or director of the Proponent (whether in Australia or overseas) which could adversely affect the Proponent's ability to fulfil the RFP requirements or which the Evaluation Committee could reasonably be expected to consider in any assessment of the Proponent.

E. Financial Information

Proponents must provide basic financial information with their Proposal and upon request must provide:

- copies of the audited and/or published financial reports of the Proponent for the last 3 years.
- details of any substantial changes to the financial situation of the Proponent since the last audited accounts and which are likely to adversely affect the Proponent's ability to fulfil the Request for Proposals requirements.
- details of any proposed use of the Grant Agreement to obtain finance to develop the Property.

Annexure A – Lodgement Details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Closing Time

Time: 5.00pm EST Brisbane Local Time

Date: 7 August 2020

Address for lodgement of REQUEST FOR PROPOSALS

Proposals must be submitted electronically through QTenders.

Annexure B – Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Proponent details

Name (incl.
business/trading
names)

ACN	ABN/ARBN

Address (reg office &
trading)

	Postcode

(Notices will be sent to this address)

Contact person:

Tel:	Fax:
Email address:	

(Questions and requests for clarification will be sent to this person)

The Proponent's Proposal follows this page

CHECKLIST FOR PROPONENTS – FIRST PROPOSAL EVALUATION CRITERIA

1. Two page Statement outlining, at a high level, how the Proponent would use the Property for the benefit of the Brisbane community taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property. The First Proposal should address the First Proposal Evaluation Criteria.
2. Copy of Organisation/Company Extract/Certificate of Incorporation of Association is attached.
3. Copy of Organisation/Company/Association's Constitution is attached.
4. List of Organisation/Company/Association's Assets and Liabilities is attached.

EXTENT OF WORK

DEMOLITION
REMOVE EXISTING PARTITIONS, DOORS, WINDOW, JOINERY AND FITTINGS AS SHOWN IN THE DEMOLITION PLAN AND MAKE GOOD CEILINGS, WALLS ETC.
WHERE ITEMS ARE TO BE RELOCATED OR RE-USED, THESE ITEMS ARE TO BE CAREFULLY REMOVED TO MINIMISE ANY DAMAGE. WHERE NEW DOORS ARE SHOWN, THE DOOR LEAF, FRAME, ARCHITRAVE AND HARDWARE ARE TO BE SALVAGED FROM THE DEMOLITION.
ANY SURPLUS LOCKERS ARE TO BE RETURNED TO THE CLIENT.

NEW PARTITIONS
NEW PARTITIONS AND DOORS AS SHOWN.

EXTENDED AREA
REMOVE EXISTING WINDOW SHOWN IN DEMOLITION PLAN AND EXTEND CONCRETE FLOOR SLAB AND TIMBER FRAMED EXTERNAL WALL UNDER EXISTING EAVES. WALL TO BE LINED EXTERNALLY WITH FC "HARDPLANK" OR EQUAL ON SISALATION OVER TIMBER STUDS. INSTALL R2.0 BULK INSULATION BETWEEN STUDS AND LINE INTERNALLY WITH 6mm FC SHEET FLUSH TAPED & SET WITH PAINT FINISH. INSTALL NEW SLIDING ALUMINIUM WINDOW WITH CLEAR GLAZING IN OPENING (IS.15) FINISHED TO MATCH EXISTING.

SKYLIGHTS
INSTALL NEW "SOLATUBE" OR EQUAL TO RECLINE 2 & 3 AREAS SHAFTED THROUGH THE CEILING SPACE WITH PROPRIETARY CEILING DIFFUSERS AND EXTERNAL FLASHINGS TO ROOF SHEET.

CURTAIN TRACK (CT)
SUPPLY AND INSTALL STANDARD CURTAIN TRACK AND GLIDERS TO EACH OF THE RECLINE AREAS AS SHOWN ON PLAN. TRACK TO BE FINISHED IN WHITE PAINTED STEEL WITH WHITE PLASTIC GLIDERS.
SUPPLY CURTAINS TO BE "IN-STYLE- DENNISON JACARANDA 14"

PARTITION FRAMING
LINING TO BE 6mm FC WITH FLUSH TAPED AND SET JOINTS - PAINT FINISH.
SKIRTINGS TO BE 93x19mm BULLNOSE DP SKIRTING - PAINT FINISH
REFER TO STRUCTURAL NOTES FOR FRAMING SCHEDULE.
FIX BOTTOM PLATES TO CONCRETE FLOOR SLAB WITH M10 CHEMSET ANCHORS OR EQUAL AT EACH END AND DOOR JAMB AND AT 900mm CTRS. WITH MIN. 90mm EMBEDMENT.
FIX TOP PLATES WITH SELF DRILLING "TEKS" SCREWS AT 900mm CTRS. OR INTO EACH CROSSING OF CEILING FRAMING.
FIX STUDS WITH 2/3.15mm SKEW NAILS EACH FACE AND AT SIDES OF DOOR OPENINGS WITH ADDITIONAL MINIGRIPS TOP & BOTTOM.
FIX SILLS TO JAMB STUDS WITH ADDITIONAL MINIGRIPS.
NAIL LAMINATE MULTIPLE SIDES AT SIDES & HEADS OF OPENINGS WITH 3.15mm dia. NAILS @ 150mm CTRS.

FLOOR COVERINGS
REMOVE EXISTING FLOOR COVERINGS TO THE CONSTRUCTION AREA SHOWN HATCHED IN SITE PLAN AND SUITABLY PREPARE THE FLOOR TO ACCEPT NEW VINYL. INSTALL NEW SEAMLESS VINYL TO THESE AREAS. TARKETT SOMMER ACCENT WOOD 36 281 PLANKED TIMBER EFFECT VINYL. USE MANUFACTURER'S RECOMMENDED COLOUR OF WELDING STRIPS AND LAID L/L WITH STAGGERED END JOINTS.
PROVIDE MATCHING VINYL COVER STRIPS AT DOOR THRESHOLDS WHERE ABUTTING EXISTING FLOOR COVERINGS.

REMOVAL OF WASTE MATERIAL
PROVIDE ON SITE A SKIP FOR THE REMOVAL OF WASTE MATERIAL. LOCATION OF SKIP TO BE AGREED WITH CLIENT. THE SKIP IS TO BE COVERED TO MINIMISE ANY DUST BLOWING INTO ADJOINING PROPERTIES. PROGRESSIVELY REMOVE WASTE MATERIAL FROM THE CONSTRUCTION SITE TO MAINTAIN ACCESS AND MINIMISE DISRUPTION TO THE OPERATIONAL REQUIREMENTS OF THE STATION.

JOINERY
RELOCATE EXISTING CUPBOARD IN THE DORMITORY AREA AND LOCKERS AS SHOWN ON THE DRAWING. MAKE GOOD WALLS AS REQUIRED. REMOVE EXISTING ADJOINING DESK.

MECHANICAL
ALTERATIONS TO EXISTING AND PROVISIONS OF NEW SERVICES AS DETAILED IN THE MECHANICAL DOCUMENTATION.

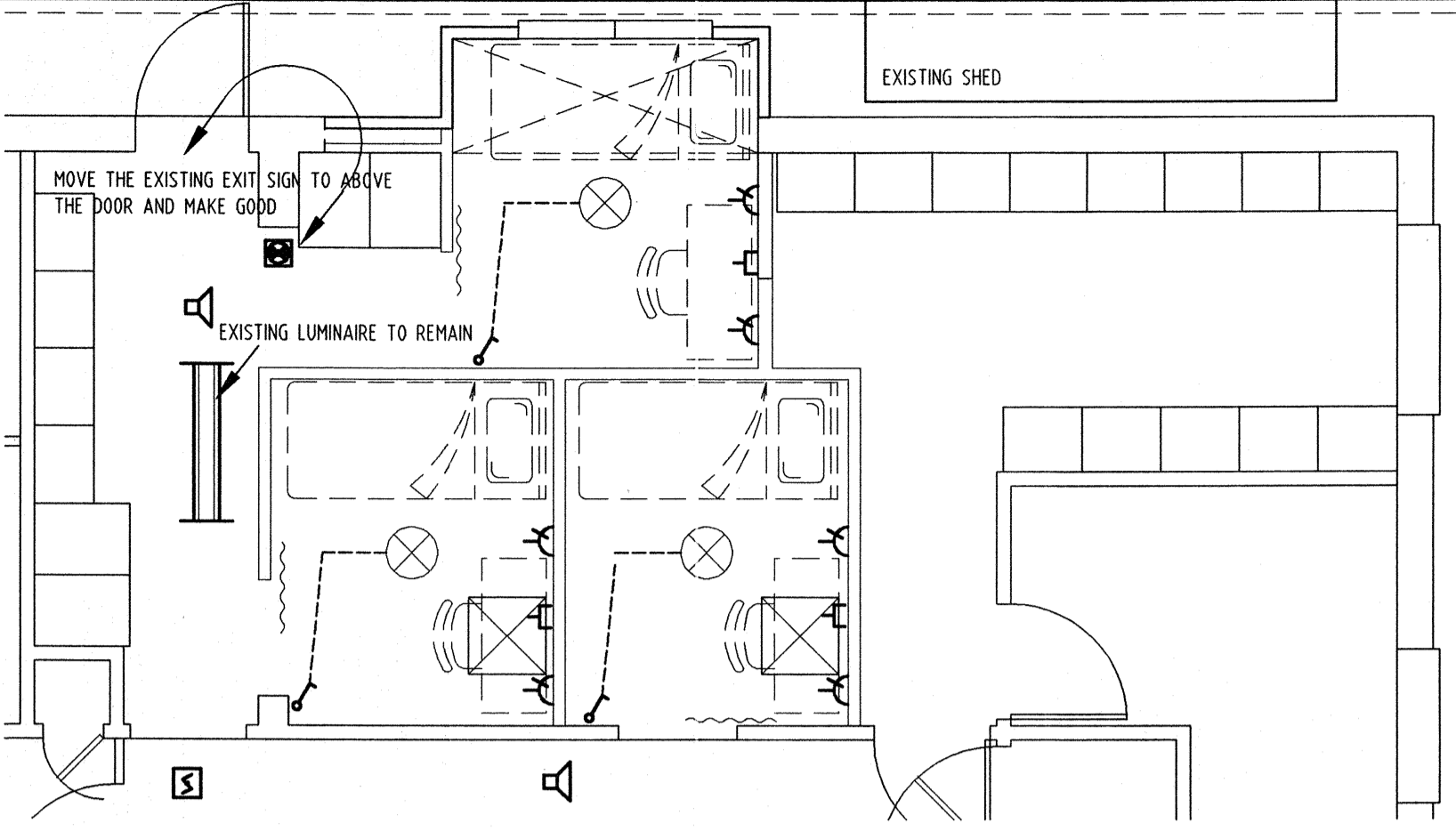
PAINTING
SUITABLY PREPARE AND WASH DOWN EXISTING PAINTED SURFACES FOR REPAINTING. PAINT THE AREAS (WALLS, CEILING & DOORS ETC) DIRECTLY AFFECTED BY THE BUILDING OPERATIONS WHICH INCLUDES THE EXISTING DORMITORY AND OFFICER'S LOCKER ROOM. PAINT ALL NEW WORK.
FINISHES TO BE AS FOLLOWS: INTERNAL WALLS - NEW WORKS TO HAVE ONE COAT OF SEALER/PRIMER FOLLOWED BY 2 COATS LO-SHEEN ACRYLIC TO MATCH EXISTING.
CEILINGS - 1 COAT FLAT ACRYLIC TO MATCH EXISTING TO NEW WORK FOLLOWED BY A FURTHER COAT TO THE AFFECTED AREAS.
DOORS, ARCHITRAVES & SKIRTINGS - NEW WORKS TO HAVE ONE COAT OF SEALER/PRIMER FOLLOWED BY 2 COATS SATIN ACRYLIC. EXISTING TO HAVE ONE COAT SATIN ACRYLIC IN COLOUR TO MATCH EXISTING.
NEW EXTERNAL FC BOARDING - TO BE FINISHED IN EXTERNAL SEMI-GLOSS ACRYLIC COLOUR TO BE "DULUX - SINKING SAND" P14+F4.

LEGEND

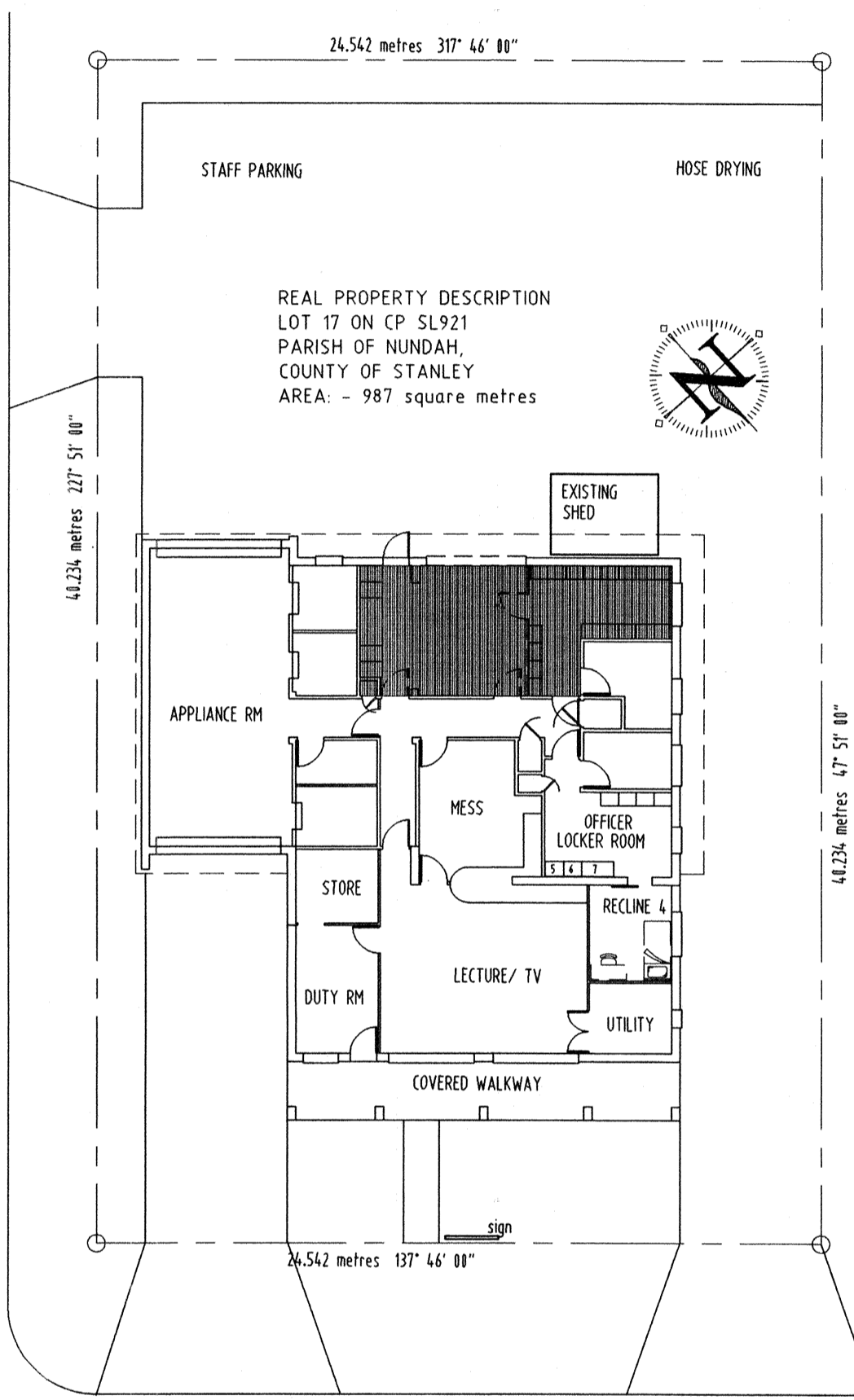
- ⊕ 10A DOUBLE SOCKET OUTLET
- ⊕ LIGHT SWITCH
- ⊕ 22W TUBULAR FLUORESCENT LUMINAIRE, PIERLITE DISCUS DSG22 OR APPROVED EQUAL
- ⊕ SMOKE ALARM, BROOKS PFS-P11 OR APPROVED EQUAL
- ⊕ EVACUATION SPEAKER
- ⊕ RJ45 DATA OUTLET, SINGLE

COMMUNICATIONS NOTES
PROVIDE DOUBLE RJ45 cat 5E TELECOMMUNICATIONS OUTLETS TO POSITIONS SHOWN. CONNECT THESE OUTLETS TO THE EXISTING COMMS RACK.
PROVIDE 4/2 metre FLY LEADS & 4/1 metre PATCH LEADS.
PROVIDE INTERNAL RECESSED CEILING MOUNTED PA SPEAKER TO POSITION SHOWN. SPEAKER SHALL BE AUDIO TELEX ATCS818 OR APPROVED EQUAL.
CONNECT SPEAKER TO EXISTING PA AMPLIFIER SYSTEM.

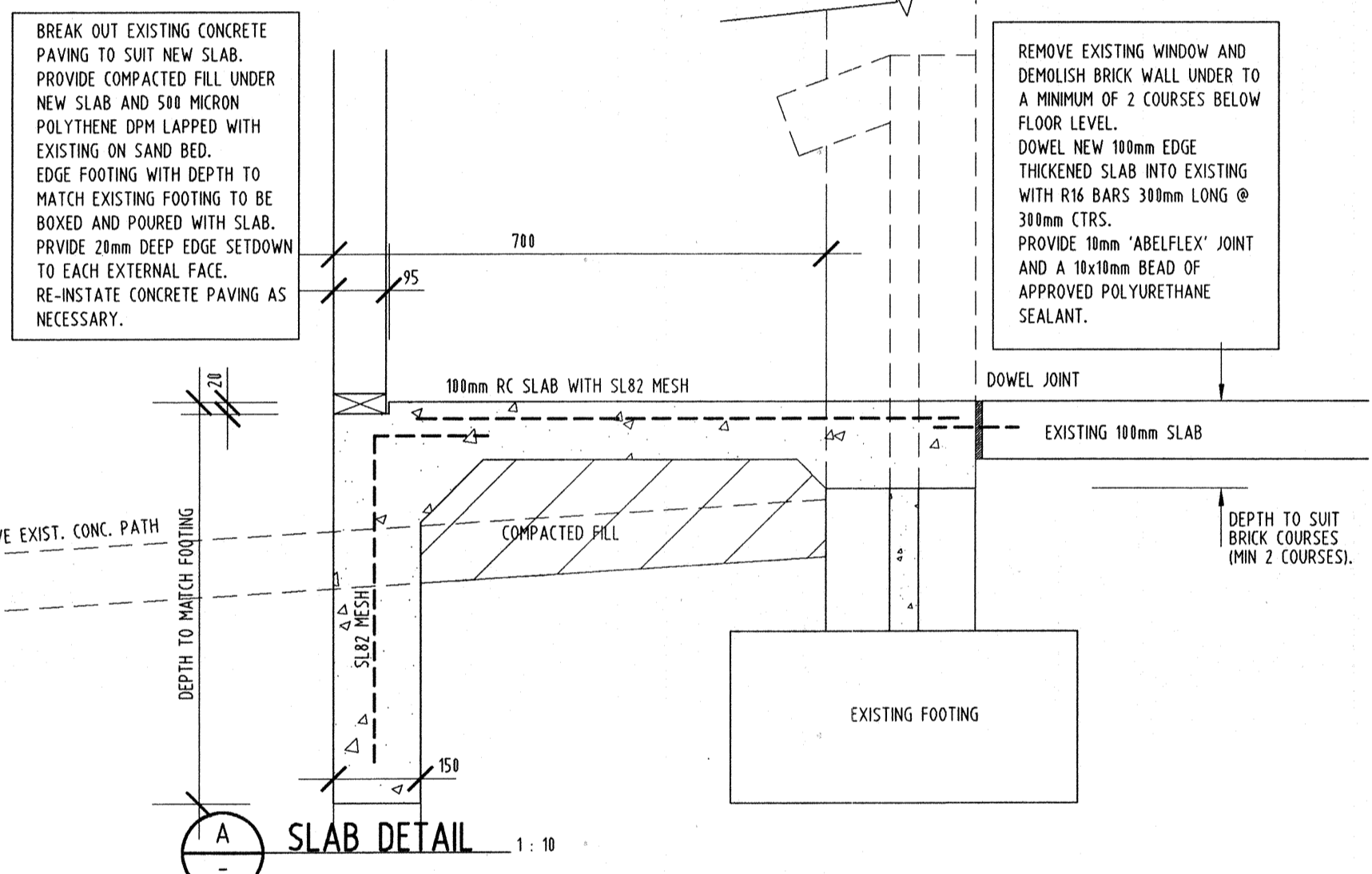
ELECTRICAL NOTES
ALL SOCKET OUTLETS TO BE PROTECTED BY COMBINED 30ma EARTH LEAKAGE/OVERLOAD CIRCUIT BREAKERS ON THE MSB.
ALL LIGHT SWITCHES AND SOCKET OUTLETS TO BE CLIPSAL 2000 SERIES OR HPM XL770 SERIES (OR EQUAL APPROVED) MOUNTED AT 1300mm AFFL AND 300mm AFFL RESPECTIVELY. CIRCUIT IDENTIFICATION TO BE PROVIDED ON EACH SWITCH/PLATE USING IDENTICAPS (ROUND) ENGRAVED TO SUIT.
PROVIDE A 10A SINGLE PHASE IP54 WEATHERPROOF ISOLATOR TO EACH OF THE OUTDOOR UNITS OR A 10A SOCKET OUTLET TO EACH OF THE INDOOR UNITS AS REQUIRED ON EACH OF THE THREE SPLIT AIR CONDITIONERS.
PROVIDE SUITABLY RATED ISOLATORS FOR THE OUTSIDE AIR FANS. LIAISE WITH THE MECHANICAL CONTRACTOR FOR DETAILS OF THE EXACT REQUIREMENTS AND INSTALLATION LOCATIONS.
DISCONNECT THE WIRING IN THE EXISTING WALLS WHICH ARE TO BE DEMOLISHED, PRIOR TO THE DEMOLITION STAGE AS REQUIRED TO ALLOW SAFE REMOVAL OF THESE WALLS.
REMOVE THE EXISTING LUMINAIRES FROM THE CEILING IN THE DEMOLITION AREA WHERE THE THREE NEW RECLINE ROOMS ARE TO BE BUILT.
THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A TENDER PRICE TO ENSURE COMPLETE AWARENESS OF THE FULL EXTENT OF THE WORK AND SHALL ENSURE THAT A MINIMUM OF 10% SPARE CAPACITY EXISTS ON THE MAIN SWITCHBOARD UPON COMPLETION OF ALL WORK.
PROVIDE AND INSTALL A NEW 48 POLE DIN RAIL TYPE MAIN SWITCH BOARD WITH A 250A MAIN SWITCH AND 250A RATED BUSBARS. REPLACE ALL EXISTING CIRCUIT BREAKERS WITH NEW DIN TYPE CIRCUIT BREAKERS ENSURING THAT ALL EXISTING POWER CIRCUITS ARE REPLACED WITH COMBINED 30ma EARTH LEAKAGE/OVERLOAD TYPE CIRCUIT BREAKERS.
MINIATURE CIRCUIT BREAKERS FOR LIGHTING AND 10A SOCKET OUTLETS SHALL HAVE A MINIMUM RATING OF 16A AND 20A RESPECTIVELY AND SHALL HAVE FAULT CURRENT RATINGS EQUAL TO THE EXISTING CIRCUIT BREAKERS. SUBCIRCUIT WIRING FOR THE LIGHTING AND 10A SOCKET OUTLET CIRCUITS SHALL BE A MINIMUM OF 2.0mm² CU, PVC/PVC CABLE AND 2.0mm² CU, PVC/PVC CABLE RESPECTIVELY. ALL OTHER SUBCIRCUIT WIRING SHALL BE RATED AND BE PROVIDED WITH PROTECTIVE DEVICES TO COMPLY WITH AS 3008. NO MORE THAN 4 DOUBLE SOCKET OUTLETS ARE TO BE WIRED PER CIRCUIT EXCEPT WHERE AIR CONDITIONERS ARE POWERED FROM SOCKET OUTLETS. IN SUCH A CASE PROVIDE DEDICATED SOCKET OUTLET CIRCUITS WITH NO MORE THAN TWO AIR CONDITIONERS PER SUCH POWER CIRCUIT.
THE NEW SOCKET OUTLETS AND NEW LUMINAIRES ARE TO BE WIRED FROM NEW POWER AND LIGHTING CIRCUITS RESPECTIVELY.



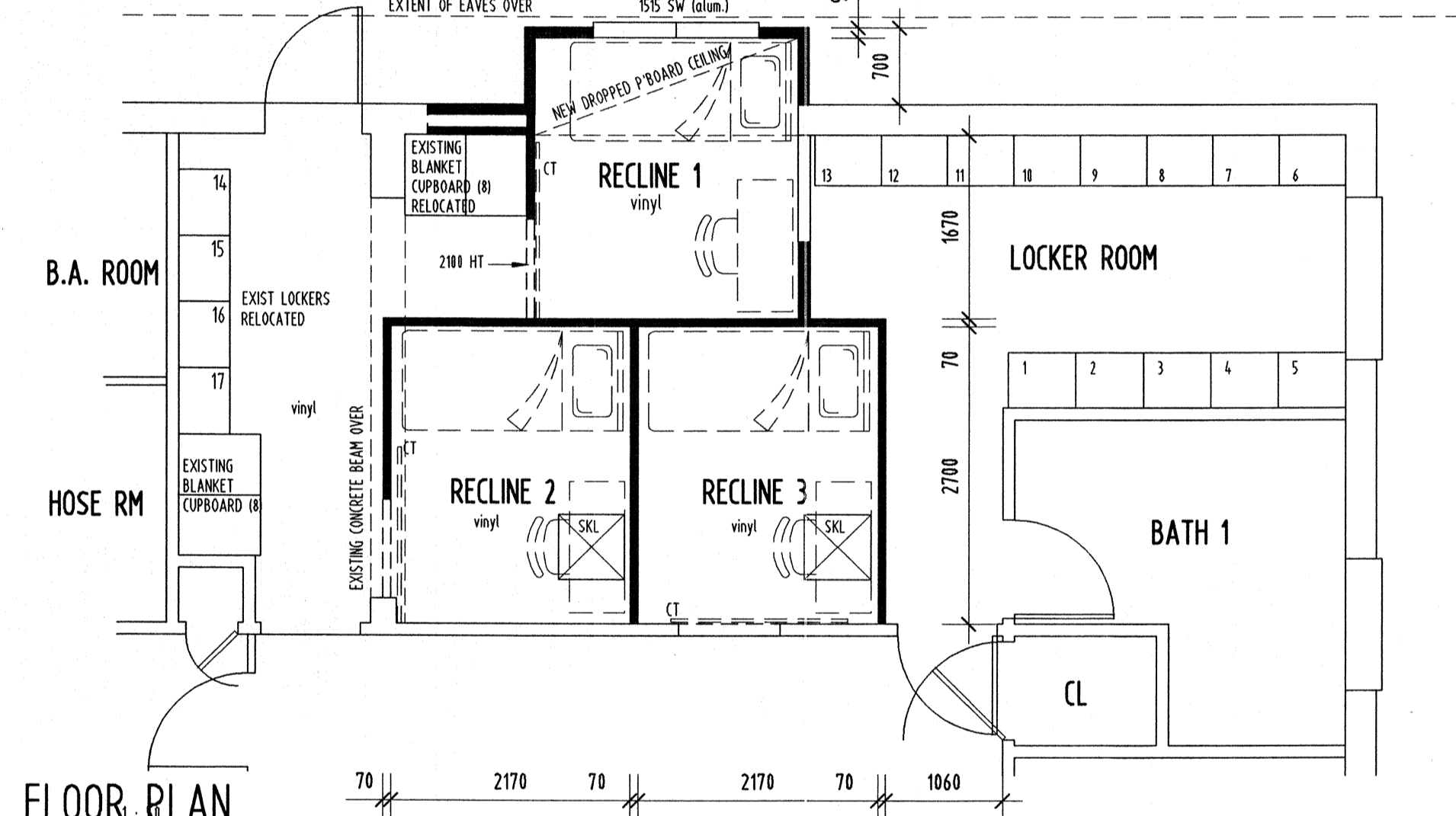
ELECTRICAL & COMMUNICATIONS PLAN 1:50



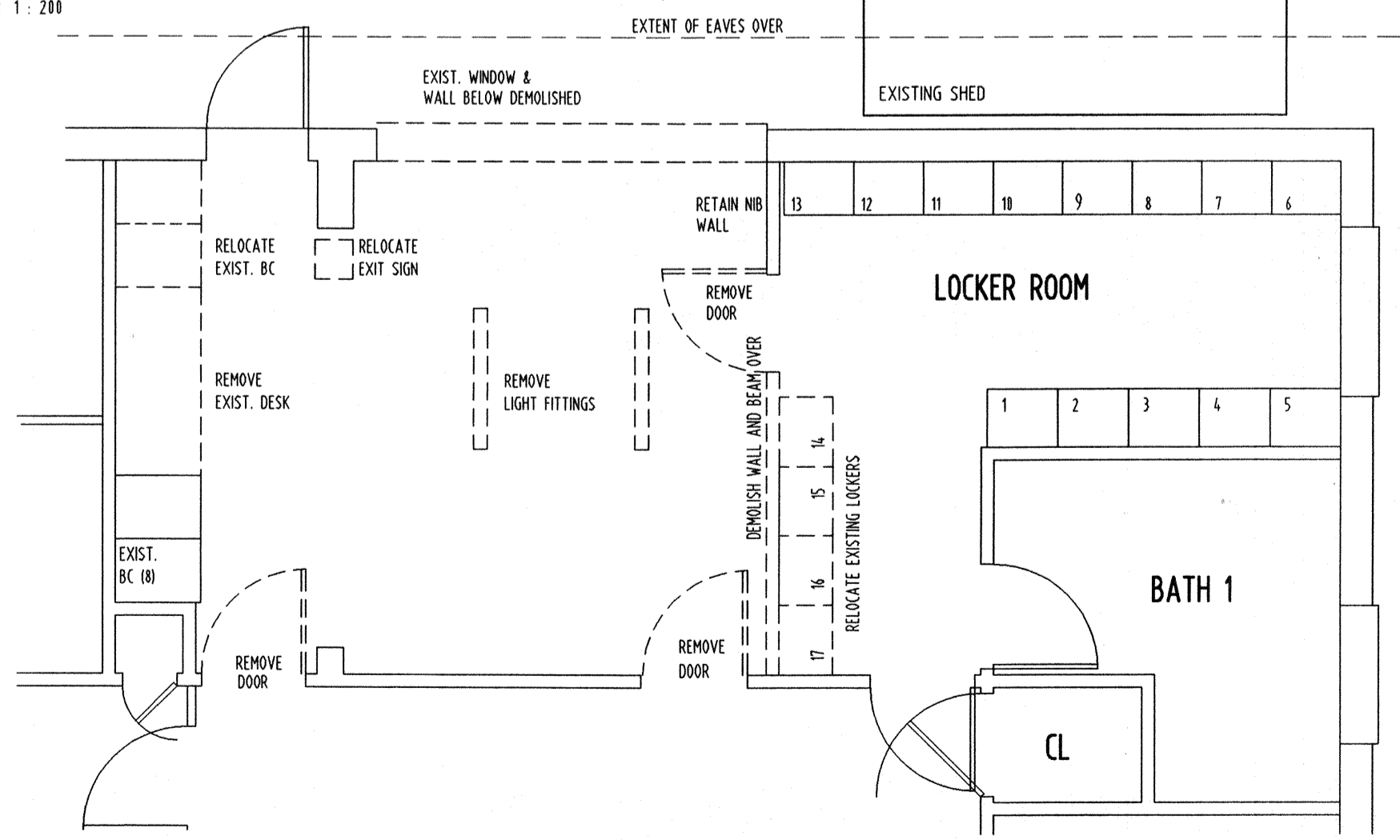
SITE PLAN 1:200



SLAB DETAIL 1:10



FLOOR PLAN



DEMOLITION PLAN

NEW FURNITURE
ALL NEW LOOSE FURNITURE SHOWN IN BROKEN LINES ON THE DRAWINGS IS TO BE SUPPLIED AND PLACED BY OTHERS. THE CONTRACTOR IS TO PERMIT ACCESS AND CO-ORDINATE DELIVERY AS NECESSARY.

SIGNAGE
PROVIDE NEW 1800x1250 WOOD AND WOOD PANELLE 76 SYSTEM SIGN TO FIRE STATION TO CLIENT'S DETAIL AS INDICATED ON SITE PLAN AND INSTRUCTED BY CLIENT.

SITE CLEAN
PROGRESSIVELY CLEAN AREAS DURING CONSTRUCTION AND AS THEY ARE COMPLETED. PRIOR TO PRACTICAL COMPLETION CONDUCT A FINAL CLEAN, THOROUGHLY WASHING DOWN ALL AREAS AFFECTED BY THE CONSTRUCTION WORK.

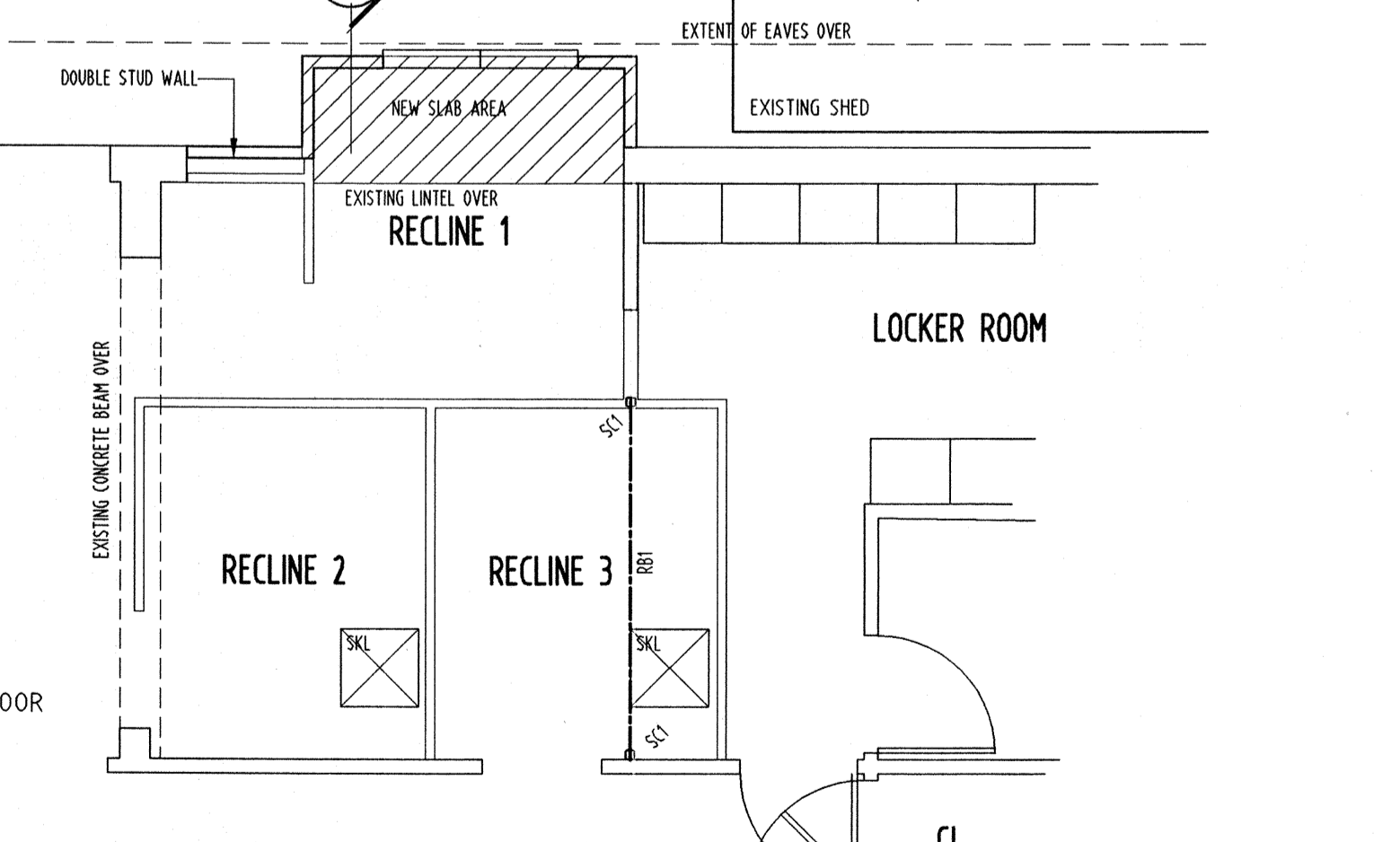
HANDOVER
ON PRACTICAL COMPLETION THE CONSTRUCTION SITE IS TO RETURN TO THE DESIGNATED WORKPLACE. KEYS ARE TO BE RETURNED/ISSUED TO THE SUPERINTENDENT'S REPRESENTATIVE.
WITHIN ONE WEEK OF HANDOVER ALL APPLIANCE WARRANTIES AND OPERATING INSTRUCTIONS ETC ARE TO BE ISSUED TO THE SUPERINTENDENT'S REPRESENTATIVE. THE DEFECT LIABILITY PERIOD OF 12 MONTHS STARTS FROM THE DATE OF PRACTICAL COMPLETION.

TYP. LINTELS FOR EXT. BRICK VENEER

CLEAR SPAN	SECTION
900	75x75x6EA
1200	90x90x8EA
1500	100x75x8UA
1800	100x75x10UA
2100	125x75x10UA
2400	150x90x10UA
3000	150x90x12UA
3600	150x90x16UA

ALL LINTELS HOT DIP GALVANISED.

STRUCTURAL PLAN



STRUCTURAL NOTES
TIMBER SHALL BE STRESS GRADE MGP12 AND JOINT GROUP J03 UNLESS NOTED. FRAMING TO BE LOSP TREATED TO AUSTRALIAN STANDARD.
HOT DIP GALVANISE ALL EXTERNAL FASTENERS INCLUDING NUTS, BOLTS, WASHERS & NAILS. USE HEX HEAD 4.6/5 BOLTS NOT CUPHEAD BOLTS.
WASHERS TO BE M12 BOLTS 50x50x3, M16 & M20 BOLTS 65x65x5.
PRE DRILL THRUER TO 80% OF Ø WHERE NECESSARY TO PRECLUDE SPLITTING.
USE NAILS OF SUFFICIENT LENGTH SUCH THAT PENETRATION INTO THE RECEIVING MEMBER IS AT LEAST 10 NAIL Ø'S INTO SIDE GRAIN AND 15 NAIL Ø'S INTO END GRAIN.
STUDS, AND TOP & BOTTOM PLATES ARE NOT TO BE NOTCHED OR TRENCHED.
SPLICE TIMBER MEMBERS ONLY WHERE SHOWN ON DRAWINGS.
REFER TO AS1684 SECTION 6 FOR PERMISSIBLE HOLING & NOTCHING OF STUDS & PLATES.

BEAM OVER EXISTING INTERNAL WALL THAT IS TO BE DEMOLISHED WITH A 125PFC 1 RB1 INCORPORATING 4 70x45 MGP12 NAILING PLATE BOLTED TO FLANGE OF BEAM WITH M12 BOLTS @ 1200mm CTRS. BEAM TO BE SUPPORTED AT EACH END ON 75x75x8 SHS 1 (SCL 1) STEEL POSTS WITH FULLY WELDED HEADPLATE & BASEPLATES BOLTED TO BEAM WITH 2/M12 BOLTS AND FLOOR WITH 12mmØ MASONRY ANCHOR.

19487710

CONSTRUCTION NOTES

PRELIMINARIES
LIAISE WITH THE CLIENT ON THE PROGRAMME AND SEQUENCE OF WORK TAKING INTO ACCOUNT WHEN CERTAIN WORK CAN BE UNDERTAKEN, IN PARTICULAR ANY NUISANCE WORK SUCH AS HAMMER DRILLING OR WORK THAT CREATES OBNOXIOUS SMELLS OR POTENTIAL DANGER.
PRIOR TO ANY WORK BEING UNDERTAKEN (INCLUDING DEMOLITION WORK) PROVIDE TEMPORARY BARRIERS, SCREENS, CONSTRUCTION SITE SIGNAGE AND DUST CONTROL MEASURES TO SATISFY ALL WORKPLACE HEALTH & SAFETY REQUIREMENTS ENSURING A PATH OF EGRESS AND THE SECURITY OF THE PREMISES ARE MAINTAINED.
AGREE WITH THE CLIENT THE LOCATION OF THE STORAGE AND THE DELIVERY TIMES FOR BULK MATERIALS AND FOR THE TEMPORARY STORAGE AND DISPOSAL OF DEMOLITION MATERIALS TO ENSURE IT DOES NOT ADVERSELY AFFECT THE OPERATIONAL REQUIREMENTS OF THE STATION.

GENERAL
THE FIRE STATION IS TO REMAIN FULLY OPERATIONAL DURING THE COURSE OF THE BUILDING CONTRACT.
MAINTAIN ACCESS TO THE LOCKER ROOMS AT ALL TIMES.
PROVIDE DUST BARRIERS TO SCREEN THE BUILDING WORKS FROM THE OPERATIONAL ACTIVITIES OF THE STATION.
MAKE GOOD ALL SURFACES AND FIXTURES DAMAGED DURING DEMOLITION AND INSTALLATION.
REFER ALSO ASSOCIATED MECHANICAL DRAWING.

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED

DRAWINGS INDEXING SYSTEM
FOR PROJECT SERVICES, PLANS AND RECORDS USE ONLY

<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLAN
<input type="checkbox"/> FITTINGS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLAN	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



CLIENT

Queensland Fire & Rescue Service

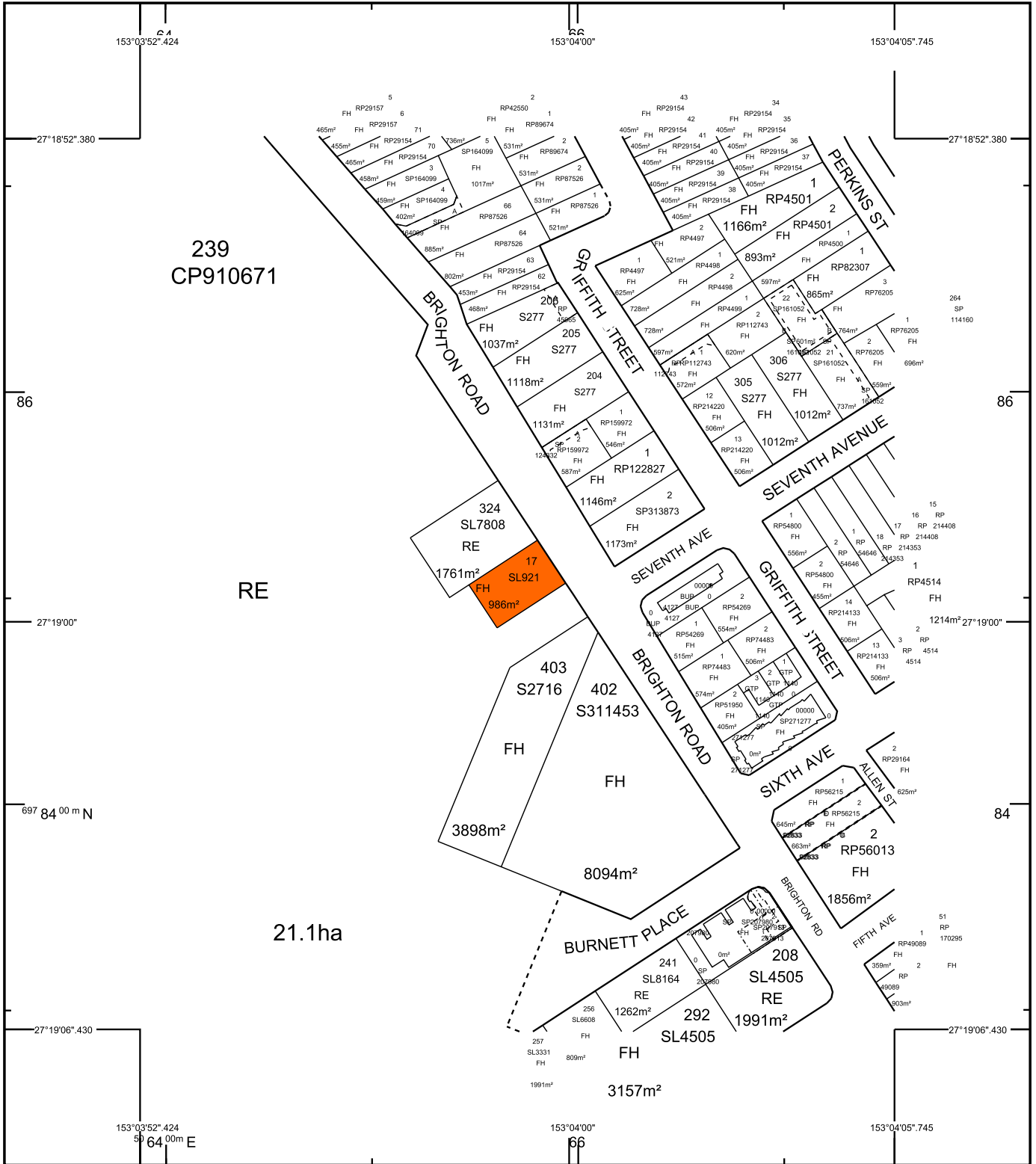
CONSULTANT
Project Services
Department of Public Works
© The State of Queensland 2003

Drawn: Allan Parr
Date: April 2004
Discipline: TEAM LEADER
Date: 07-05-04
Authorised for issue: [Signature]
Date: 7-5-04

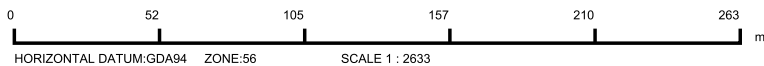
SANDGATE FIRE STATION
124 BRIGHTON ROAD

UPGRADE FIRE FIGHTERS DORMITORY

SCALE: VARIOUS	AT	A1 SIZE
MASTER SITE NUMBER: 31253	CLIENT REFERENCE NUMBER	
DRAWING NUMBER: 37752/CD /A01.1	ISSUE: -	SHEET NO: 1



STANDARD MAP NUMBER
9543-34244



MAP WINDOW POSITION & NEAREST LOCATION

153°03'59".064
 27°18'59".405
 SANDGATE
 0.23 KM

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 16/06/2020
 For additional information regarding this SmartMap see page 2.
 Shading Rules have been applied.
 DCDB 15/06/2020

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For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base



Queensland Government

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Additional Information Page

Shading Rules

■ Lot Number = 17 and Plan Number = SL921

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33953407

Search Date: 21/05/2020 13:39

Title Reference: 17767072

Date Created: 22/08/1995

REGISTERED OWNER

Dealing No: 718667360 03/04/2018

THE STATE OF QUEENSLAND

(REPRESENTED BY PUBLIC SAFETY BUSINESS AGENCY)

ESTATE AND LAND

Estate in Fee Simple

LOT 17 CROWN PLAN SL921

Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 17767072 (Lot 17 on CP SL921)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]
Requested By: SMIS .

From: Andrea Walker ()
Sent: Monday, 7 September 2020 5:14 PM
To: Rob O'Connor (QFES); Heather Luck
Cc: David Coco; Winnie Law; Peter Symonds ()
Subject: RE: QFES Sandgate - Late EOI evaluation
Attachments: Tender Evaluation Results - Late Submission 7 Sept 2020.xlsx

Hi Rob and Heather,

Thank you for meeting this afternoon to consider and evaluate the late submission.

Attached is updated spreadsheet with the scores that we agreed upon.

Can you please confirm your acceptance of the attachment, noting that based on the scores, the late submission from **s.73 - Irrelevant information** will not be progressing to the next stage.

Kind regards,

Andrea Walker
Planning and Property Manager
Property & Facilities Management | Asset & Procurement Services
Public Safety Business Agency



P: 3145 2915 | M: **Contrary to public interest** | www.psba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | GPO Box 1440 Brisbane QLD 4001



-----Original Appointment-----

From: Peter Symonds () <Peter.Symonds@psba.qld.gov.au>
Sent: Monday, 7 September 2020 08:44
To: Peter Symonds (); Andrea Walker (); Rob O'Connor (QFES); Heather Luck; David Coco; Winnie Law
Subject: QFES Sandgate - Late EOI evakuation
When: Monday, 7 September 2020 15:30-16:00 (UTC+10:00) Brisbane.
Where: Teams

Morning all,

As per email I just send, this meeting is to allow the EC to consider the late EOI from **s.73 - Irrelevant information**.

Regards

Peter Symonds
Principal Property Officer



P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

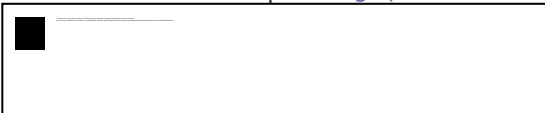
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SANDGATE TENDER EVALUATION - FIRST PROPOSALS - 11 August 2020								
	USE CRITERIA				FEASIBILITY CRITERIA			Comment
	Advance/Benefit the community (40%)	Respond to community needs (40%)	Consistent with adjoining land use (20%)	TOTAL	Consistent with local town planning (20%)	Financial Capability (80%)	TOTAL	
ALL ABOUT LIVING	5	6	4	5.2	5	6	5.8	
s.73 - Irrelevant information	4	4	3	3.8	4	6	5.6	
	5	5	6	5.2	5	8	7.4	
	3	3	5	3.4	5	1	1.8	Did not submit financials
	3	3	4	3.2	5	3	3.4	
	4	3	3	3.4	5	5	5	
	4	3	5	3.8	5	6	5.8	2 page submission did not specifically address criteria
	3	3	5	3.4	5	1	1.8	lacked sufficient detail, including financial details

Committee Members:

Rob O'Connor
Heather Luck
Andrea Walker

Legal Advisors (Public Trustee):

David Coco
Winnie Law

Note: Late submission was considered on 7 September 2020 by all 3 Committee members.

From: Rob O'Connor <Rob.O'Connor@qfes.qld.gov.au>
Sent: Monday, 7 September 2020 6:00 PM
To: Heather Luck; Andrea Walker ()
Cc: David Coco; Winnie Law; Peter Symonds ()
Subject: Re: QFES Sandgate - Late EOI evaluation

Good evening All

Agree with the results as discussed today and the comments as to why **s.73 - Irrelevant information** did not meet the minimum benchmark to proceed to the next stage.

Regards

Rob O'Connor
Manager Operations Business
Brisbane Region

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From: Andrea Walker () <Andrea.Walker2@psba.qld.gov.au>
Sent: Monday, September 7, 2020 5:13:43 PM
To: Rob O'Connor <Rob.O'Connor@qfes.qld.gov.au>; Heather Luck <Heather.LUCK@communities.qld.gov.au>
Cc: David Coco <David.Coco@pt.qld.gov.au>; Winnie Law <Winnie.Law@pt.qld.gov.au>; Peter Symonds (PSBA) <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Late EOI evaluation

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Andrea Walker
Planning and Property Manager
Property & Facilities Management | Asset & Procurement Services
Public Safety Business Agency

P: 3145 2915 | M: **Contrary to public interest** | www.pspa.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | GPO Box 1440 Brisbane QLD 4001



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Sent: Monday, 7 September 2020 08:44

To: Peter Symonds (); Andrea Walker (); Rob O'Connor (QFES); Heather Luck; David Coco; Winnie Law

Subject: QFES Sandgate - Late EOI evakuaton

When: Monday, 7 September 2020 15:30-16:00 (UTC+10:00) Brisbane.

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Regards



**Queensland
Government** Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency

P: 07 3145 2913 | **Ext:** 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile -

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Novel Coronavirus

What are the symptoms:

- Fever
- Cough
- Fatigue
- Sore throat
- Shortness of breath

How to stop it spreading:

- Wash hands regularly
- Cover coughs and sneezes
- Stay home if unwell

If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

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From: s.73 - Irrelevant information
Sent: Tuesday, 8 September 2020 7:35 AM
To: Peter Symonds ()
Cc: Tony Martens
Subject: RE: QFES Sandgate - Approval for late Expression of Interest
Attachments: s.73 - Irrelevant information

Hi Peter,

Thanks, as requested please see attached and below the following information:

- s.73 - Irrelevant information Financial Statements for the year ending 30 June 2019;
 - At this stage s.73 - Irrelevant information is not registered as a charity with the ACNC; and
 - s.73 - Irrelevant information will work with its partners s.73 - Irrelevant information s.73 - Irrelevant information to fund any fit-out works associated with the Health Hub. s.73 - Irrelevant information has also made representations to the s.73 - Irrelevant information to assist with the establishment of a Health Hub. s.73 - Irrelevant information s.73 - Irrelevant information
- s.73 - Irrelevant information will also seek to work with local community organisations such as Kurbingui Youth Development Ltd and SANDBAG Inc to develop construction and landscaping projects that they conduct as part of their Skilling Queenslanders For Work training and employment programs in the local Sandgate community.

Please do not hesitate contact me if you require any further information in regard to this proposal.

Regards

s.73 - Irrelevant information

From: Peter Symonds () <Peter.Symonds@psba.qld.gov.au>
Sent: Monday, 7 September 2020 9:16 AM
To: s.73 - Irrelevant information
Cc: s.73 - Irrelevant information
Subject: RE: QFES Sandgate - Approval for late Expression of Interest

Good morning again s.73 - Irrelevant information

To assist the Evaluation Committee with the assessment of your Proposal, can I kindly ask you to provide a response to the below questions:

- Would it be possible you to provide the Committee with a report showing last year's annual financial return;
- Do you have a copy of your registration with the Australia Charities and Not-for-profit Commission (ACNC);
- Are you able to advise how **s.73 - Irrelevant information** would potentially fund any building works and fit out to utilise the former Sandgate Fire and Rescue Station.

Please let me know if you have any concerns with the above.

Regards



Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services
Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane
GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile **Contrary to public interest**



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From: Peter Symonds ()

Sent: Monday, 7 September 2020 08:29

To: **s.73 - Irrelevant information**

Cc: **s.73 - Irrelevant information**

Subject: RE: QFES Sandgate - Approval for late Expression of Interest

Good morning **s.73 - Irrelevant information** and thank you for submitting the required documentation.

I will now send this through to the Evaluation Committee for their consideration and decision.

At this stage, I would imagine that I will have an answer by tomorrow.

Regards



Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile - contrary to public interest

Novel Coronavirus

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If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

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From: s.73 - Irrelevant information

Sent: Monday, 7 September 2020 08:17

To: Peter Symonds () <Peter.Symonds@psba.qld.gov.au>

Cc: s.73 - Irrelevant information

Subject: RE: QFES Sandgate - Approval for late Expression of Interest

Hi Peter,

Thank you for permitting s.73 - Irrelevant information to submit a first proposal for the QFES Sandgate site. Please find attached a proposal for this site, s.73 - Irrelevant information

Please do not hesitate to contact me if you have any queries in regard to this matter.

Regards

s.73 - Irrelevant information

From: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>
Sent: Thursday, 3 September 2020 10:37 AM
To: s.73 - Irrelevant information
Subject: QFES Sandgate - Approval for late Expression of Interest

Good morning [REDACTED]

I **attach** the Request for Proposals (Terms and Conditions) for the request for proposals process titled SANDGATE2020.

The process required First Proposals to be submitted by proponents on **7 August 2020**. The committee met on **11 August 2020** and resolved which of the proponents would become selected proponents and advance to the second stage of the process. The selected proponents have been notified and are required to provide more detailed, final proposals by **11 September 2020**.

The evaluation committee has reviewed your organisation's request to submit an out of time (first) proposal. Taking into account the Request for Proposal (Terms and Conditions) document, particularly clauses 6.1(iii), (iv), (xi) and (xiii) and the spirit and intent of the process, the evaluation committee will permit [REDACTED] to submit a First Proposal to my email address at or before 9.30am Monday **7 September 2020** and have directed me to mark that proposal as being received late.

Your organisation's First Proposal should otherwise comply with the requirements stated in the Request for Proposal (Terms and Conditions) document.

By submitting a late First Proposal, [REDACTED] will be deemed to agree and accept:

1. that it has read and understood the Request for Proposals (Terms and Conditions) document and will be bound by them;
2. that as [REDACTED] first proposal has been received late, [REDACTED] will have no rights of appeal or objection in relation to the process now or in the future; and
3. should [REDACTED] become a selected proponent, the time for submission of [REDACTED] final proposal will be 11 September 2020 and that an extension of that date shall not be available because [REDACTED] was late in submitting its first proposal.

I have attached some additional materials in case you do not already have them:

1. Overview document;
2. Proponents Proposal Templates and Checklist;
3. Smartmap;

4. Current Title Search – Lot 17 on SL921;
5. Site plans including satellite imagery;
6. Environmental Management Register and Contaminated Land Register search;
7. Image of existing advertising Billboard; and
8. Building report.

Please email me if you have any questions or concerns.

Regards



Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services
Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane
 GPO Box 1440 | Brisbane QLD 4001

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of the individual sender except where the sender expressly, and with the authority, states them to be the opinions of the Queensland Government.

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From: Andrea Walker ()
Sent: Tuesday, 8 September 2020 3:41 PM
To: Heather Luck; Rob O'Connor (QFES)
Cc: David Coco; Winnie Law; Peter Symonds ()
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,

Confirming that I also don't believe that [REDACTED] ^{contrary to public interest} should progress to the next round.

Kind regards,

Andrea Walker
Planning and Property Manager
Property & Facilities Management | Asset & Procurement Services
Public Safety Business Agency



P: 3145 2915 | M: [REDACTED] ^{contrary to public interest} | www.psba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | GPO Box 1440 Brisbane QLD 4001



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From: Heather Luck <Heather.LUCK@communities.qld.gov.au>
Sent: Tuesday, 8 September 2020 15:14
To: Rob O'Connor (QFES) <Rob.O'Connor@qfes.qld.gov.au>; Andrea Walker () <Andrea.Walker2@psba.qld.gov.au>
Cc: David Coco <David.Coco@pt.qld.gov.au>; Winnie Law <Winnie.Law@pt.qld.gov.au>; Peter Symonds () <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,

I have reviewed the financial reports which provide sufficient detail, I still do not believe they should progress to the next stage as their application is for a limited target group, and does not demonstrate how it will meet the needs of the broader community.

Thanks

H

Heather Luck | Manager
State-wide Operations (Southern)
Department of Communities, Disability Services and Seniors

55 Russell Street South Brisbane 4101
T: 07 3432 1336 | M: [REDACTED] ^{contrary to public interest}

E: heather.luck@communities.qld.gov.au

All Queensland communities are thriving communities.

I acknowledge the traditional owners of the land on which I live and work and their elders - past, present and emerging.



Social Distancing will Save Lives!!

From: Rob O'Connor [mailto:Rob.O'Connor@qfes.qld.gov.au]
Sent: Tuesday, 8 September 2020 1:28 PM
To: Heather Luck <Heather.LUCK@communities.qld.gov.au>; Andrea Walker (PSBA) <Andrea.Walker2@psba.qld.gov.au>
Cc: David Coco <David.Coco@pt.qld.gov.au>; Winnie Law <Winnie.Law@pt.qld.gov.au>; Peter Symonds (PSBA) <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,
Their financial reports do not encourage me to agree to let them go through to the next stage.

Regards

Inspector Rob O'Connor

GradDip (ExecLship), GradCert (AppMgt) B.Ed, Comm. Of Dec.

Manager Operations Business

Brisbane Region

Queensland Fire and Emergency Services

PO Box 2953

125 Kedron Park Road, Kedron Park.

QLD 4031

P 07 36351911 M Contrary to public interest
Rob.O'Connor@qfes.qld.gov.au



From: Heather Luck <Heather.LUCK@communities.qld.gov.au>
Sent: Tuesday, 8 September 2020 9:56 AM
To: Andrea Walker (PSBA) <Andrea.Walker2@psba.qld.gov.au>; Rob O'Connor <Rob.O'Connor@qfes.qld.gov.au>
Cc: David Coco <David.Coco@pt.qld.gov.au>; Winnie Law <Winnie.Law@pt.qld.gov.au>; Peter Symonds (PSBA) <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,
I too agree with the results outlined in the spreadsheet and note that sensitive information will not be progressing to the next stage.

Thanks
H

Heather Luck | Manager
State-wide Operations (Southern)
Department of Communities, Disability Services and Seniors

55 Russell Street South Brisbane 4101
T: 07 3432 1336 | M: Contrary to public interest
E: heather.luck@communities.qld.gov.au

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Planning and Property Manager
Property & Facilities Management | Asset & Procurement Services
Public Safety Business Agency

P: 3145 2915 | M: Contrary to public interest | www.ppsba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | GPO Box 1440 Brisbane QLD 4001



What are the symptoms: Fever Cough Fatigue Sore throat Shortness of breath

How to stop it spreading: Wash hands regularly Cover coughs and sneezes Stay home if unwell

Novel Coronavirus If you're concerned, visit your GP or call 13HEALTH (13 43 25 84)

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Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency

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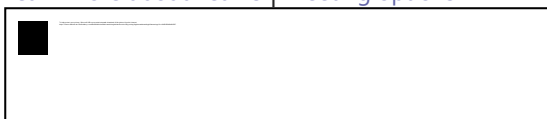
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H

Heather Luck | Manager
State-wide Operations (Southern)
Department of Communities, Disability Services and Seniors

55 Russell Street South Brisbane 4101
T: 07 3432 1336 | M: Contrary to public interest
E: heather.luck@communities.qld.gov.au

All Queensland communities are thriving communities.

I acknowledge the traditional owners of the land on which I live and work and their elders - past, present and emerging.



Social Distancing will Save Lives!!

From: Rob O'Connor [mailto:Rob.O'Connor@qfes.qld.gov.au]
Sent: Tuesday, 8 September 2020 1:28 PM
To: Heather Luck <Heather.LUCK@communities.qld.gov.au>; Andrea Walker (PSBA) <Andrea.Walker2@psba.qld.gov.au>
Cc: David Coco <David.Coco@pt.qld.gov.au>; Winnie Law <Winnie.Law@pt.qld.gov.au>; Peter Symonds (PSBA) <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,

Their financial reports do not encourage me to agree to let them go through to the next stage.

Regards

Inspector Rob O'Connor
GradDip (ExecLship), GradCert (AppMgt) B.Ed, Comm. Of Dec.
Manager Operations Business
Brisbane Region
Queensland Fire and Emergency Services
PO Box 2953
125 Kedron Park Road, Kedron Park.
QLD 4031

P 07 36351911 M Contrary to public interest
Rob.O'Connor@qfes.qld.gov.au



From: Heather Luck <Heather.LUCK@communities.qld.gov.au>
Sent: Tuesday, 8 September 2020 9:56 AM
To: Andrea Walker (PSBA) <Andrea.Walker2@psba.qld.gov.au>; Rob O'Connor <Rob.O'Connor@qfes.qld.gov.au>
Cc: David Coco <David.Coco@pt.qld.gov.au>; Winnie Law <Winnie.Law@pt.qld.gov.au>; Peter Symonds (PSBA) <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi All,
I too agree with the results outlined in the spreadsheet and note that Redacted information will not be progressing to the next stage.

Thanks
H

Heather Luck | Manager
State-wide Operations (Southern)
Department of Communities, Disability Services and Seniors

55 Russell Street South Brisbane 4101
T: 07 3432 1336 | M: Contrary to public interest
E: heather.luck@communities.qld.gov.au

All Queensland communities are thriving communities.

I acknowledge the traditional owners of the land on which I live and work and their elders - past, present and emerging.



Social Distancing will Save Lives!!

From: Andrea Walker () [<mailto:Andrea.Walker2@psba.qld.gov.au>]
Sent: Monday, 7 September 2020 5:14 PM
To: Rob O'Connor (QFES) <Rob.O'Connor@qfes.qld.gov.au>; Heather Luck <Heather.LUCK@communities.qld.gov.au>
Cc: David Coco <David.Coco@pt.qld.gov.au>; Winnie Law <Winnie.Law@pt.qld.gov.au>; Peter Symonds () <Peter.Symonds@psba.qld.gov.au>
Subject: RE: QFES Sandgate - Late EOI evaluation

Hi Rob and Heather,

Thank you for meeting this afternoon to consider and evaluate the late submission.

Attached is updated spreadsheet with the scores that we agreed upon.

Can you please confirm your acceptance of the attachment, noting that based on the scores, the late submission from **s.73 - Irrelevant information** will not be progressing to the next stage.

Kind regards,

Andrea Walker

Planning and Property Manager

Property & Facilities Management | Asset & Procurement Services

Public Safety Business Agency



P: 3145 2915 | M: **Contrary to public interest** | www.psba.qld.gov.au
E: Andrea.Walker@psba.qld.gov.au | GPO Box 1440 Brisbane QLD 4001



-----Original Appointment-----

From: Peter Symonds () <Peter.Symonds@psba.qld.gov.au>

Sent: Monday, 7 September 2020 08:44

To: Peter Symonds (); Andrea Walker (); Rob O'Connor (QFES); Heather Luck; David Coco; Winnie Law

Subject: QFES Sandgate - Late EOI evakuaton

When: Monday, 7 September 2020 15:30-16:00 (UTC+10:00) Brisbane.

Where: Teams

Morning all,

As per email I just send, this meeting is to allow the EC to consider the late EOI from **s.73 - Irrelevant information**.

Regards

Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency



P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

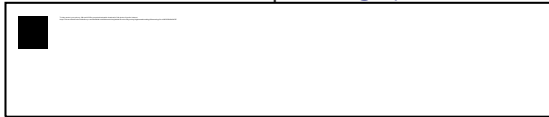
GPO Box 1440 | Brisbane QLD 4001

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All reasonable precautions will be taken to respect the privacy of individuals in accordance with the Information Privacy Act 2009 (Qld).

From: s.73 - Irrelevant information
Sent: Tuesday, 18 August 2020 10:45 AM
To: Peter Symonds (PSBSPDFM)
Subject: RE: QFES Sandgate - Outcome of First Proposal Evaluation/Assessment

Thankyou for letting me know Peter.

As it turned out we did discuss at our meeting yesterday morning, but held off detailed discussion pending the outcome of this stage.

It was nice to meet you and your responsiveness is a credit to you.

We will await with interest a final decision of who gets the old fire station.

Regards

s.73 - Irrelevant information

From: Peter Symonds (PSBSPDFM) <Peter.Symonds@psba.qld.gov.au>
Sent: Monday, 17 August 2020 6:42 PM
To: s.73 - Irrelevant information
Subject: QFES Sandgate - Outcome of First Proposal Evaluation/Assessment

Good evening s.73 - Irrelevant information

Following the assessment of all First Proposals by the Evaluation Committee, the shortlisting of successful parties has now been finalised.

Unfortunately, s.73 - Irrelevant information was unsuccessful in progressing to the Final Proposal Stage.

I would like to thank you and your organisation for taking the time to develop your First Proposal and wish you all the very best in your future endeavours.

Please find attached a letter for your records confirming the outcome of this matter.

Kind Regards



**Queensland
Government**

Peter Symonds

Principal Property Officer

Planning & Property | Property & Facilities Management | Asset and Procurement Services

Public Safety Business Agency

P: 07 3145 2913 | **Ext:** 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile -

Contrary to public interest



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All reasonable precautions will be taken to respect the privacy of individuals in accordance with the Information Privacy Act 2009 (Qld).

Former Sandgate Fire Station – First Proposal from the s.73 - Irrelevant information 7/8/2020 (Draft for review)

As per the RFP, this document is a Statement that outlines at a high level, how the s.73 - Irrelevant information would use the former fire station for the benefit of the Sandgate and district community.

This Statement takes into account the location of Sandgate's former fire station (the station), the adjoining land uses, in particular the Sacred Heart church and school, the childcare centre, the scout hall, the Ramsar recognised parkland surrounding Dowse Lagoon and the Sandgate town centre. The Statement also addresses, as appropriate for this preliminary / high level proposal, the costs necessary to make full use of the property as the s.73 - Irrelevant information.

The Statement is structured to address the First Proposal **EVALUATION CRITERIA** contained in the RFP (Sandgate2020).

1. ADVANCE/BENEFIT THE COMMUNITY: *How will the use of the station as a s.73 - Irrelevant information advance/benefit human services and social wellbeing?*

Sandgate has had a museum for over three decades. In that time benefits have been provided to the local and wider community. Our visitors have been long term residents and new arrivals, day trippers to the locality, school children, senior citizen and interest groups, carers and those they care for.

We have provided information to local media, supported special presentations, contributed to community awareness and discussion on heritage topics. This recognised and valued contribution to the social wellbeing of the community would continue through moving to the station. A move to this new site would enhance the sustainability of the museum to benefit the community in the decades to come.

Museums are recognised and valued for the benefits they bring. In evaluating the potential for the s.73 - Irrelevant information to occupy the station, the following should be considered by the Evaluation Committee:

- approximately one third of Australians visit museums each year – more than attend live sporting events.
- Australians are very clear about the role of heritage in identity, and in the educational benefits of heritage and history for their children. They want to know more about their heritage and that of others.
- museums contribute to local pride as they say 'we have something which is unique and valued by others.'

2. RESPOND TO COMMUNITY NEEDS: *How will the use of the station as a community museum address the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community?*

If the s.73 - Irrelevant information were to be located at the station, it would continue to proudly serve the community through:

- being a cultural asset of the local community and region. The collection of historical objects, knowledge and records extend far beyond local matters - to Brisbane's settlement, business & infrastructure development, institutions and health & recreation.
- being the "go-to" place for historical research by locals, visitors, the media, amateurs and professionals.
- collaborating with other organisations, inc Keep Sandgate Beautiful, the Chamber of Commerce, Brisbane Living Heritage Network, History Queensland, SANDBAG, St Margaret's Church and primary and secondary schools.
- being venue for historical talks, presentations and exhibitions.
- facilitating guided walks and tours by groups, excursions for schools and school vacation activity programmes.
- "championing" and contributing resources to special projects (such as the Atkin Monument Restoration).
- participation in community events and displays in local libraries.

3. CONSISTENT WITH ADJOINING LAND USE: *Will the proposed use as a community museum complement adjoining land uses and not interfere with those uses?*

The use as a museum will be a positive and enhancing addition to the adjoining land uses. As a neighbour to the school, the childcare and the scouts, the museum will be an educational resource within safe walking distance. There is also potential for the museum to be a "trail head" for visitors to then embark on an exploration of the environmentally significant, historic and scenic Dowse Lagoon. In addition, the location would put the museum near the town centre, several heritage listed buildings and within an existing hub of community facilities.

While the current opening hours of the museum are Wednesdays and Sundays these could be adjusted at the new site to obtain better synergies with the adjoining land uses. Such changes would come about through discussions with those bodies.

While the displays and activities offered by the museum are interesting and stimulating, they are not going to generate nuisance noise, lighting or crowds that would cause disruption to the adjoining land uses.

The use as a museum will require parking spaces and this could be accommodated on-site on a day to day basis. Special events that might generate more parking would be scheduled to avoid impacting on on-street parking for neighbours. It should be noted that the current museum does not offer on-site parking. This is one of the draw backs of the current site, particularly for disabled visitors who cannot access the building or use the toilet facilities.

4. CONSISTENT WITH LOCAL TOWN PLANNING: *Will the proposed use as a community museum be consistent with the land use currently designated in City Plan or if not, will the proposed use as a community museum be likely to meet with planning approval*

The current zoning of the station is 'CF6 Community facilities (Emergency services). The museum would be defined as 'Community use' under Schedule 2 of the Brisbane City Plan.

Preliminary advice is that the museum in this location would not require a Planning Scheme rezoning or amendment. Rather, it may require a Development Application. Through that process, planning requirements for the use at the site would be determined in consultation with BCC and relevant stakeholders.

s.73 - Irrelevant information

Ref No: SANDGATE2020
Your Ref: External Reference Number

17 August 2020.

s.73 - Irrelevant information

Provision of Community Facility – Sandgate, Brisbane (QTender Ref: SANDGATE2020)

Dear **s.73 - Irrelevant information**

Thank you for the Proposal you submitted in this Process.

Unfortunately, on this occasion your Proposal was unsuccessful.

The Evaluation Committee thanks you for your interest in the Process and for taking the time to submit a Proposal.

Should you wish to discuss the outcome of your proposal further, please do not hesitate to contact me.

We wish you well in your future endeavours.

Yours sincerely

Contrary to public interest

Peter Symonds
Principal Property Officer
Public Safety Business Agency

s.73 - Irrelevant information

s.73 - Irrelevant information

Stage 1 Proposal

124 BRIGHTON ROAD, SANDGATE

Introduction

s.73 - Irrelevant information

Proposed use of 124 Brighton Road, Sandgate

s.73 - Irrelevant information proposes utilising the property at 124 Brighton Road, Sandgate as the office/depot of s.73 - Irrelevant information.

This would alleviate our space issues at Sandgate Community Centre, and the building could be used in its current form (subject to any fire and safety upgrades) without requiring a major renovation.

s.73 - Irrelevant information requires secure space for their depot housing vehicles, trailers, mowers, office/admin space, with permanent onsite staff of up to six people with 20+ field crew using the depot. The existing fire station is well suited to this purpose with well-planned access to and from Brighton Road, large concrete apron, and excellent storage.

s.73 - Irrelevant information is currently reviewing our needs for additional space due to ongoing growth in our organisation and would consider future opportunities to use the site for community facilities such as auditorium/hall, meeting and training facilities, counselling suites, administrative offices, commercial kitchen, and possible facilities for allied health partners to embed within our centre, and basement parking (STCA).

Thorough community consultation would be an integral part of the planning process to ensure synergy with neighbours.

Benefits to Sandgate and surrounding community

s.73 - Irrelevant information already supports a diverse array of community members through our Community Centre. We also deliver various services related to disability, training and employment.

Relocating s.73 - Irrelevant information to 124 Brighton Road will enhance the delivery of all our programs and facilitate growth by relieving current space pressures.

s.73 - Irrelevant information will provide 30-40 additional transitional employment opportunities over the next 2 years within our local community, plus a similar number in the Moreton Bay and Brisbane North regions.

If our review results in a recommendation to build new premises at 124 Brighton Road, the property could assist our community in numerous ways:

- 100+ job seekers with disabilities every year
- 60-80 individuals with disability weekly through our NDIS Disability Support
- 500+ domestic violence counselling participants annually
- 50-80 education & training participants annually who go on, with our assistance, to successfully obtain employment
- 50 volunteers who regularly contribute to our community through s.73 - Irrelevant information

Ref No: SANDGATE2020
Your Ref: External Reference Number

17 August 2020.

s.73 - Irrelevant information

Provision of Community Facility – Sandgate, Brisbane (QTender Ref: SANDGATE2020)

Dear Sir/Madam,

Thank you for the Proposal you submitted in this Process.

Unfortunately, on this occasion your Proposal was unsuccessful.

The Evaluation Committee thanks you for your interest in the Process and for taking the time to submit a Proposal.

Should you wish to discuss the outcome of your proposal further, please do not hesitate to contact me.

We wish you well in your future endeavours.

Yours sincerely

Contrary to public interest

Peter Symonds
Principal Property Officer
Public Safety Business Agency

From: s.73 - Irrelevant information
Sent: Wednesday, 19 August 2020 3:10 PM
To: Peter Symonds (PSBSDPFM)
Subject: RE: QFES Sandgate - Outcome of First Proposal Evaluation/Assessment

Good afternoon Peter

Thank you for providing this feedback. Your response is greatly appreciated.

Kind regards

s.73 - Irrelevant information

s.73 - Irrelevant information

From: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>
Sent: Wednesday, 19 August 2020 12:17 PM
To: s.73 - Irrelevant information
Subject: RE: QFES Sandgate - Outcome of First Proposal Evaluation/Assessment

Good afternoon s.73 - Irrelevant information and thank you for your request for feedback.

The Evaluation Committee has provided me with the below comments on the First Proposal submitted by s.73 - Irrelevant information

1. s.73 - Irrelevant information proposal did not demonstrate the benefit the Sandgate and surrounding community as clearly as some of the other proposals.
2. The Committee scored s.73 - Irrelevant information well in the Feasibility Criteria (Financial Capability and ability to use the land for its intended purpose).

Also, by way of overarching comment, s.73 - Irrelevant information proposal appeared generic and not tailored for this process, whereas other proponents demonstrated the needs of the local community and how the location of the land, and resource being offered (of the grant of tenure) would benefit that (local) community.

The committee did take into account the valuable work that s.73 - Irrelevant information does for Queensland and Australia when considering s.73 - Irrelevant information proposal including s.73 - Irrelevant information role in disaster response.

Regards



Peter Symonds
Principal Property Officer
Planning & Property | Property & Facilities Management | Asset and Procurement Services
Public Safety Business Agency

P: 07 3145 2913 | Ext: 72913 |

E: Peter.Symonds@psba.qld.gov.au

Level 9 Makerston House | 30 Makerston Street | Brisbane

GPO Box 1440 | Brisbane QLD 4001

Please note that I am currently working from home and can be contacted on mobile

Contrary to public interest



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From: s.73 - Irrelevant information

Sent: Tuesday, 18 August 2020 10:58

To: Peter Symonds (PSBSDPFM) <Peter.Symonds@psba.qld.gov.au>

Subject: RE: QFES Sandgate - Outcome of First Proposal Evaluation/Assessment

Good morning Peter

Further to your correspondence to s.73 - Irrelevant information, I would like to accept your offer of feedback regarding our application.

Could you please advise if there as a convenient time that I may call you to discuss? Happy to receive feedback via email also.

Kind regards

s.73 - Irrelevant information

s.73 - Irrelevant information

From: s.73 - Irrelevant information

Sent: Monday, 17 August 2020 7:17 PM

To: s.73 - Irrelevant information

Subject: Fwd: QFES Sandgate - Outcome of First Proposal Evaluation/Assessment

FYI

Sent from my iPad

Begin forwarded message:

From: "Peter Symonds (PSBSDPFM)" <Peter.Symonds@psba.qld.gov.au>
Date: 17 August 2020 at 6:41:43 pm AEST
To: s.73 - Irrelevant information
Subject: QFES Sandgate - Outcome of First Proposal Evaluation/Assessment

Good evening s.73 - Irrelevant information

Following the assessment of all First Proposals by the Evaluation Committee, the shortlisting of successful parties has now been finalised.

Unfortunately, s.73 - Irrelevant information was unsuccessful in progressing to the Final Proposal Stage.

I would like to thank you and your organisation for taking the time to develop your First Proposal and wish you all the very best in your future endeavours.

Please find attached a letter for your records confirming the outcome of this matter.

Kind Regards

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Annexure A – Lodgement Details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE – SANDGATE2020

Closing Time

Time: 5.00pm EST Brisbane Local Time

Date: 7 August 2020

Address for lodgement of REQUEST FOR PROPOSALS

Proposals must be submitted electronically through QTenders.

Annexure B – Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Proponent details

Name (incl.
business/trading
names)

Address (reg office &
trading)

Contact person:

s.73 - Irrelevant information



The Proponent's Proposal follows this page

s.73 - Irrelevant information
Sandgate Fire Station – SANDGATE2020

Proposal –

s.73 - Irrelevant information



s.73 - Irrelevant information

Our proposal:

s.73 - Irrelevant information proposes that the building in Sandgate be used primarily to support the staff and volunteers directly associated with the above programs.

It is our intention to use our existing and new partnerships and professional relationships, to welcome shared space, hire of space and collaborative service responses from this location.

s.73 - Irrelevant information has significant experience in and understanding of peppercorn lease and alternative leasing arrangements, as well as commercial leasing. s.73 - Irrelevant information would anticipate some deliberations with the Department to understand and consider any restrictions associated with the asset, fit out, ongoing repairs and maintenance, and any subcontracting lease/hire arrangement requirements.

s.73 - Irrelevant information is a profit for purpose organisation and through its profit generation, invests back into activities, programs and volunteering opportunities that support Queensland communities. We have a proud history and a modern approach to service delivery that is dynamic. Whilst our mandate is aimed at saving lives through early intervention, education and building individual and/or community skills, this is done through so many avenues including our organisation's strategic view to include seniors, youth, people with a disability, people from diverse backgrounds and beliefs in our charitable projects.

To fulfil our mission and goals, volunteers are at the heart of our organisation and through their time and dedication they allow us to deliver the suite of services and supports our brand has become synonymous with.

CHECKLIST FOR PROPONENTS – STAGE 1 EVALUATION

1. Two-page Statement outlining, at a high level, how the Proponent would use the Property for the benefit of the Brisbane community taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property.
2. Copy of Organisation/Company Extract/Certificate of Incorporation of Association is attached.
3. Copy of Organisation/Company/Association's Constitution is attached.
4. List of Organisation/Company/Association's Assets and Liabilities is attached.

Ref No: SANDGATE2020
Your Ref: External Reference Number

17 August 2020.

s.73 - Irrelevant information

Provision of Community Facility – Sandgate, Brisbane (QTender Ref: SANDGATE2020)

Dear s.73 - Irrelevant information,

Thank you for the Proposal you submitted in this Process.

Unfortunately, on this occasion your Proposal was unsuccessful.

The Evaluation Committee thanks you for your interest in the Process and for taking the time to submit a Proposal.

Should you wish to discuss the outcome of your proposal further, please do not hesitate to contact me.

We wish you well in your future endeavours.

Yours sincerely

Contrary to public interest

Peter Symonds
Principal Property Officer
Public Safety Business Agency

From: Qld QTenders <qtenders@hpw.qld.gov.au>
Sent: Wednesday, 22 July 2020 12:17 PM
To: Peter Symonds (PSBSDPFM)
Subject: (SENDER COPY) Request Details Modified: Disposal of former Sandgate Fire Station (SANDGATE2020)

Dear Peter Symonds,

The following request has been modified:

Request Number: SANDGATE2020
Title: Disposal of former Sandgate Fire Station
Issued By: Public Safety Business Agency

The following details have changed:

- Overview
- Closing Date
- Documents:
 - "Building Condition Assessment Report" has been added
 - "Request for Proposals - Final Version" has been added

It is recommended you access the request to ensure the modifications do not impact on your response. Click on the following link to view the updated request:

<http://qtenders.hpw.qld.gov.au/qtenders/tender/display/tender-details.do?id=30588&action=display-tender-details>

Please note you may need to log in to view this request.

Any enquiries related to this request should be directed to the nominated contact person.

This email was sent to the following recipients:

s.73 - Irrelevant information

- Contrary to public interest of All About Living Inc. Contrary to public interest @allaboutliving.com.au

s.73 - Irrelevant information

s.73 - Irrelevant information

Please do not reply to this email. If you have any questions or require further information about the operation of this site, please contact:

Queensland Government QTenders

QTenders System Support

Business hours - 8:30am to 5pm (AEST)

07 3215 3699

bsu@hpw.qld.gov.au

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Thank you.

COMMUNITY FACILITY
Request for Proposals
124 Brighton Road, Sandgate
Brisbane

PART 1: INTRODUCTION

The Queensland Government (the State) is the registered proprietor of 124 Brighton Road, Sandgate (the Property). The Property is a decommissioned fire and rescue station. This process will determine the needs of the Sandgate local community, identify and select groups or entities who might address those needs taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property in the future and recommend the tenure to be granted to the most meritorious group or entity to the Minister responsible for making the grant of tenure.

1.1 Outline of the Request for Proposals (RFP) Process

This document outlines the RFP process and contains terms and conditions and forms that Proponents are required to submit with their Proposals.

All Proponents are required to submit a First Proposal and selected Proponents will be required to submit a Final Proposal.

1.2 The First Proposal – Stage 1 Evaluation

The First Proposal is intended to be a high level proposal with low preparation costs, a small word limit, and a moderate amount of detail about the Proponent (including each proponent if a group or consortia submits a First Proposal).

First Proposals must be accompanied by the following completed forms:

- (a) Lodgement Details (Annexure A); and
- (b) Response Form (Annexure B)
- (c) maximum two-page Statement outlining, at a high level, how the Proponent would use the hall for the benefit of Sandgate and the surrounding community.

The due date for First Proposals is set by Part 5.3 of the Schedule.

Each First Proposal will be evaluated in accordance with the First Proposal Evaluation Criteria.

The Evaluation Committee will inform selected Proponents that their First Proposal has been selected. There can be more than one selected Proponent and more than one selected First Proposal.

Selected Proponent(s) will enter Stage 2 Evaluation where they will be asked to submit a Final Proposal for evaluation against the Final Proposal Evaluation Criteria.

1.3 The Final Proposal - Stage 2 Evaluation

Selected Proponents will be sent a Confidentiality Agreement and Process Deed Poll (the "Deed") to sign and return and may be asked to submit a Final Proposal on or before the date stipulated in Part 5.3 of the Schedule.

The State may receive more than one Final Proposal from more than one Proponent.

Selected Proponents must submit with their Final Proposals the Response Form (Annexure B).

The Final Proposal will be assessed using the Final Proposal Evaluation Criteria and a recommendation will be put to the Minister by the Evaluation Committee.

Subject to the Minister's discretion to exercise any of the State's rights under this RFP document, approval for one Final Proposal may be sought, whether subject to conditions, or otherwise.

The State shall not be bound to enter into an agreement of any type with any Proponent at any time and shall not be bound until the Minister or the Minister's delegate signs a document that has the legal effect of conveying a form of tenure to the Proponent.

1.4 Definitions

Unless inconsistent with the context, the following terms have the following meanings in this RFP document:

Building	means the decommissioned fire station and all improvements on the Land.
Closing Time	means the times specified in Part 5.3 for submission of the Proponent's First Proposal or Final Proposal (as the case may be).
Confidential Information	means all Information, apart from Excluded Information, disclosed by the State in connection with the RFP process, including: <ul style="list-style-type: none">• information that either is designated or indicated as being proprietary or confidential information belonging to the disclosing party or to a third party to whom the disclosing party owes an obligation of confidentiality;• information disclosed as a part of this RFP process that is not part of the public domain or that has been prepared solely for the purpose of this RFP; and• information derived or produced partly or wholly from the Information including without limitation any calculation, conclusion or summary; and

whether the Information was communicated:

- orally, in writing or in electronic or machine readable form;
- at any time, before or after this RFP was received by the Proponent;
- as a result of discussions between the parties concerning or arising out of the process of the Proponent submitting a First Proposal or Final Proposal; or
- by the parties or any of their Representatives or by any third person.

Evaluation Criteria

means the evaluation criteria in this document including the First Proposal Evaluation Criteria and the Final Proposal Evaluation Criteria or both as the context permits.

Excluded Information

means Confidential Information:

- which is in or becomes part of the public domain otherwise than through breach of these Terms and Conditions or an obligation of confidence owed to either party;
- which the receiving party can prove by contemporaneous written documentation was already known to it at the time of disclosure by the disclosing party or any of its Representatives (unless such knowledge arose from disclosure of information in breach of an obligation of confidentiality);
- which a party acquired from a source other than the disclosing party or any of its Representatives where such source is entitled to disclose it.

Final Proposal

means a proposal submitted by a Selected Proponent in Stage 2 of this Process that substantially complies with the requirements for such proposals requested by the Evaluation Committee or as required by the Terms and Conditions.

Final Proposal Evaluation Criteria

means the criteria set out in Part 5.2.

First Proposal	means a proposal submitted by a Proponent in Stage 1 of this Process that substantially complies with the requirements for such proposals required by the Terms and Conditions.
First Proposal Evaluation Criteria	means the criteria set out in Part 5.1.
Grant Agreement	means an agreement, in a form to be determined by the State, that grants the Successful Proponent tenure to the Property subject to agreed terms and conditions.
Land	means the land at 124 Brighton Road, Sandgate in the State of Queensland, more particularly described as Lot 17 on Crown Plan SL921 contained in Title Reference 17767072.
Laws	includes statutes and subordinate legislation, ordinances, codes and local laws
Lodgement Form	means the form attached as Annexure A
Minister	means, unless stated otherwise, the Minister for the Department or Agency that owns the Property at the material time.
Property	means the Land and the Building.
Proponent	means each group or entity who submits a First Proposal and includes their Representatives.
Proposal	means all documents and material (in whatever form) provided to the State by a Proponent in response to this RFP process and includes the First Proposal and the Final Proposal or both as the context permits. A Proposal is not an offer capable of acceptance by the State.
Selected Proponent	means each group or entity who is selected in Stage 1 and is invited to submit a Final Proposal and includes their Representatives.
State	means the Queensland Government represented by the Minister
Successful Proponent	means the Selected Proponent that ultimately enters into a Grant Agreement with the State.
Request for Proposals or RFP	means this document and all its attachments, annexures and incorporated documents including (without limitation)

the Confidentiality Agreement and Process Deed Poll and Grant Agreement.

Representative means any employee, agent, contractor, officer, director, auditor, adviser, partner, consultant, consortium member, joint venture or sub-contractor of a party.

RFP Documents Means this document and document provided by the State in the course of the RFP process

Terms and Conditions means the terms and conditions contained in Part 6.

PART 2: FUNCTION OF RFP DOCUMENT

The objective is to grant an appropriate tenure of the Property to a Selected Proponent on terms that ensure the Property is used for delivery of services that would benefit the Sandgate local community taking into account the needs of the community, the location of the Property, the design and quality of the Building, the adjoining land uses and the costs required to make full use of the Property in the future.

The Selected Proponent is solely responsible to ensure that the Property is suitable for their proposed use and that their use of it complies with all Laws.

PART 3: USE REQUIREMENTS

3.1 The Requirement

The Property must be used for delivery of services beneficial to Sandgate and the surrounding community.

3.2 Development Requirements and Use

The Property was built and designed as an operational fire station. It is in the CF6 community facilities (emergency services) zone precinct and adjoins a local heritage place.

Any redevelopment and change of use of the Property will require an impact assessable development application and must not impair the views of the heritage place.

PART 4: TENURE

Subject to the Terms and Conditions, the State will grant an appropriate tenure over the Property (determined in the State's absolute discretion) to the Successful Proponent when the State enters into a Grant Agreement with the Successful Proponent

The Grant Agreement may contain the following conditions:

- (a) That the Grant Agreement is subject to and conditional upon the Proponent, at its own cost, obtaining all necessary approvals (including, if necessary a Development Approval from Council) to use the Property for the purpose stated in the Successful Proponent's Proposal within 6 months of the date of the Grant Agreement.

- (b) If requested, the Proponent must keep the State informed from time to time of the progress of its application for the Development Approval.
- (c) Subject to the Successful Proponent complying with paragraphs (a) and (b):
 - (i) The Successful Proponent will be permitted to erect on the Land of any notice or sign required in connection with its application for Development Approval;
 - (ii) the Successful Proponent and its consultants will be permitted to enter the Land for all purposes reasonably incidental to the Proponent's application for the Development Approval.
- (d) The Successful Proponent must:
 - (i) cause minimal disturbance to the Property in the exercise of the rights granted under paragraph (c);
 - (ii) promptly repair to the State's reasonable satisfaction any damage to the Property caused by the Successful Proponent or its consultants in the exercise of the rights granted under paragraph (c); and
 - (iii) indemnify the State in respect of any loss or damage arising out of or in connection with the entry onto the Property and the exercise of any rights conferred under the Grant Agreement by the Proponent or its consultants.
- (e) If the Grant Agreement is terminated:
 - (i) the Successful Proponent must, at its own cost, remove all signage erected on the Land pursuant to paragraph (c)(i);
 - (ii) all of the Successful Proponent's right and title to and interest in any development application concerning the Property, any Development Approval and all reports, plans, information and correspondence relating to that application will be assigned to the State; and
 - (iii) The Successful Proponent shall deliver to the State copies of all documents relating to the development application concerning the Property including the application and any reports, plans and correspondence.
- (f) "Development Approval" means a decision notice or a negotiated decision notice in the form of a preliminary approval or development permit or order or judgement of the Planning and Environmental Court, which has taken effect and authorises (if necessary) the making of a material change of use (including rezoning) of the Land and for other connected purposes, all on terms and conditions satisfactory to the Proponent (who must act reasonably).

Use of Property:

The Property must continue to be used for the benefit of the Sandgate and surrounding community. Further restrictions on this use may be agreed with the Selected Proponent based on their proposal and the tenure that is to be provided.

The final grant will be discussed with the Successful Proponent.

It is possible that:

- (a) if the tenure being granted is a transfer of the freehold, a restrictive covenant relating to the use of the Property may be registered prior to the transfer.
- (b) If the tenure being granted is a lease, the Successful Proponent may be asked for a security deposit and a charge may be levied to maintain the building to ensure that the ongoing tenure is cost neutral to the State.

Condition of Property:

The Property will be provided to the Proponent on an “as is” basis.

The State makes no warranty that the Property is fit for the Proponent’s use and occupation or that the Property complies with laws in relation to any use.

The Selected proponent will covenant that it will:

- (a) insure the Building and the Land for the Building’s full replacement value and for public liability in a sum approved by the State; and
- (b) install and maintain appropriate fire and safety systems in the Building and on the Land for the Successful Proponent’s use.

PART 5: EVALUATION CRITERIA

5.1 First Proposal Evaluation Criteria (Stage 1 Evaluation)

	Criteria	Weighting	Description
Use			
1	Advance/Benefit the community	40%	Proponent demonstrates how the proposed use of the Land advances/benefits human services and social wellbeing
2	Respond to community needs	40%	Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community. Analysis of whether the purpose of the Proponent’s organisation is consistent with the use that is proposed
3	Consistent with adjoining land use	20%	The proposed use of the Land complements adjoining land uses and does not interfere with those uses
Feasibility			
4	Consistent with local town planning	20%	Use by Proponent is consistent with the present designated use of the Property or is consistent with the local town planning scheme. Probability of Council approving proposed change of use

	Criteria	Weighting	Description
Use			
5	Capability	80%	Preliminary assessment of financial capacity and organisational capability of Proponent to deliver the services and make use of the Building for its intended purpose. Dependency on future funding and the probability that such funding will be provided will also be considered here.

5.2 Final Proposal Evaluation Criteria (Stage 2 Assessment)

	Criteria	Weighting	Description
Use			
1	Advance/Benefit the community	TBD by the Evaluation Committee	When considering each Final Proposal, determining the degree to which each of those Proposals benefits human services and social wellbeing.
2	Respond to community needs		Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community, using a more nuanced understanding of those needs gained from the Stage 1 analysis. Analysis of whether the purpose of the Proponent's organisation is consistent with the use that is proposed
3	Consistent with adjoining land use		Detailed assessment of impact of services provided by Proponent on adjoining land use (including health, safety, nuisance, heritage etc), demonstrates use and services provided by Proponent would not cause any adverse impact on the adjoining land use or would be complimentary to the adjoining land use. The results of community consultation may be considered here.
Feasibility			
4	Consistent with local town planning		Assessment of use and services provided by Proponent demonstrates that they are consistent with the present designated use of the Property, or are consistent with the local town planning scheme and are likely to be successful in a material change of use development application ("MCU").
5	Service delivery model, Program and Cost		Level of maturity and detail of the Proposal to show a well-planned and achievable vision. Provision of: (a) a comprehensive service delivery model including how the services will be delivered to the targeted community, strategies to address the

	Criteria	Weighting	Description
			changing needs of the community and possible increase in demand for services in the future, risk management and the associated cost; and (b) a realistic and comprehensive program detailing all main stages of the project (including development and building approvals, fitout, contingencies) to achieve completion of project in an achievable timeframe with achievable costings
6	Capability – delivery of services		Assessment of capability of Proponent to deliver the services on an ongoing basis including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) quality assurance system; (d) previous experience; (e) resource availability; (f) previous performance record; and (g) occupational health and safety management
7	Capability – develop and use of Property		Assessment of capability of Proponent to develop and use the Property optimally for the benefit of the Brisbane community including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) previous experience; (d) resource availability; (e) environmental management; (f) previous performance record; and (g) occupational health and safety management
8	Financial capacity		Evidence of the financial capacity of the Proponent to: (a) provide ongoing services for the benefit of the Sandgate and local community; and (b) complete the project to full completion including (including development and building approvals, fitout). Robustness of the financial modelling of service delivery costs and project costs.

5.3 Proposed Schedule

The following schedule is indicative only, and may be amended by the State:

Date	Event
July 2020	Proponents are provided with this document
7 August 2020 (Closing time for First Proposals)	Proponents must provide First Proposals
11 August 2020	The Evaluation Committee will evaluate the First Proposals using the First Proposal Evaluation Criteria and decide to either: (a) terminate this process; (b) select one or more Proponent to be Selected Proponents; or (c) take any other action that it may be entitled to take under the Terms and Conditions.
TBA September 2020 (Closing time for Final Proposals)	Selected Proponents must provide Final Proposals. A Final Proposal will be signed by the Selected Proponent
TBA	The Evaluation Committee will commence evaluation of the Final Proposals using the Final Proposal Evaluation Criteria and decide to either: (a) terminate this process; (b) negotiate with any number of Selected Proponents to refine their Final Proposals; (c) recommend to the Minister an appropriate tenure to be granted to the Selected Proponent, with or without specific terms; and (d) take any other action that it may be entitled to take under the Terms and Conditions and/or the Confidentiality Agreement and Process Deed Poll.
TBA	Subject to the approvals mentioned above, the State will enter into the Grant Agreement.

PART 6: TERMS AND CONDITIONS

Any Proposals provided to the State under this RFP document are provided pursuant to the Terms and Conditions contained in this document.

6.1 General Terms and Conditions

- (a) The State is not bound to accept or select any Proposal and reserves the right in its absolute unfettered discretion to:
 - (i) accept, reject or refuse to consider any Proposal without giving reasons;
 - (ii) select or decline to select any Proposal;

- (iii) accept a Proposal even if a Proponent does not comply with the RFP document and/or these Terms and Conditions;
 - (iv) invite further Proposals from one or more Proponents and introduce new Proponents throughout the process;
 - (v) terminate at any time further participation in the process by any Proponent;
 - (vi) re-advertise for new Proposals;
 - (vii) adopt different approaches with different Proponents;
 - (viii) alter its approach during any negotiations (including in any period of negotiation);
 - (ix) vary the RFP requirements and these Terms and Conditions;
 - (x) vary any draft Grant Agreement provided to Proponents before that Grant Agreement is signed, including by varying the Grant Agreement for one Proponent and not for others;
 - (xi) change the structure and timing of the RFP process;
 - (xii) not attribute any reasons for any actions or decisions taken including in respect of the exercise of any or all of the above-mentioned rights;
 - (xiii) take such other action as it considers in its absolute and unfettered discretion appropriate in relation to the RFP process.
- (b) The State does not owe any Proponent a duty of any kind by reason of the Proponent's submission of a First Proposal or Final Proposal or participation in the RFP process.
- (c) The State may before or after a First Proposal or Final Proposal is accepted request a Proponent to submit further information before or after the Closing Time. If the State requests additional information, the State may choose not to consider a Proposal further unless the Proponent has responded in a manner acceptable to the State.
- (d) The State may in its absolute and unfettered discretion:
- (i) communicate with any or all Proponents to clarify matters related to Proposals without informing other Proponents of said communication; and
 - (ii) negotiate with any one or more or all Proponents and any person who may not be a Proponent at any time.
- (e) Final Proposals will not be offers capable of being accepted by the State. Each proponent and the State will be bound only when each of them signs a Grant Agreement.
- (f) The State need not consider any Proposal unless it is in accordance with this RFP document. However, the State may, in its discretion, consider non-conforming Proposals. In particular, the State may consider and agree to proposed amendments, deletions or additions to the RFP documents. If a Proponent proposes

or negotiates a change to the RFP documents, the State need not inform other Proponents of that change.

- (g) The State is not responsible for any costs or expenses incurred by any Proponents or prospective Proponents in preparing and lodging a Proposal, supplying any information requested by the State or entering into any negotiations with the State or for any other reason whatsoever. This includes but is not limited to design, consultants, town planning and finance costs.
- (h) The State will not be bound by any oral advice, information or representation given by any person on its behalf. The Proponent accepts that the nature of this RFP is dynamic and may change from time to time. The State is not required to inform any particular Proponent if changes occur. The State is permitted to inform some Proponents of changes without informing others.
- (i) No contractual relationship will arise between the State and any Proponent or prospective Proponents unless and until a Grant Agreement has been executed by the State and the Successful Proponent.
- (j) This document is not intended to be binding upon the State and does not constitute a request for a tender, process contract, or an offer capable of acceptance.
- (k) The State may shortlist selected parties after assessing their Proposals. The State will evaluate Proposals submitted by the Proponents based on the Proposal Evaluation Criteria.
- (l) The State may negotiate with one or more than one Proponent.
- (m) Selected Proponents will be requested to submit a Final Proposal.
- (n) Following the receipt of Final Proposals and subject to the terms and conditions of this document the State may seek necessary Minister's approval to sign the Grant Agreement.
- (o) The State may require that a financial assessment be undertaken of any Proponent at any time by an independent body appointed by the State.
- (p) Proponents must not initiate any injunctive or other proceedings designed to frustrate the RFP process whether or not the Proponent's Proposal is selected, and whether or not the Proponent ultimately enters into a Grant Agreement with the State at the conclusion of this process.
- (q) The State may in its absolute and unfettered discretion terminate this process or the participation of any Proponent in the process without giving reasons for doing so and without prior notice to any Proponent. The State shall not be liable to any party for exercising its rights under this clause.
- (r) The Proponent must not make or authorise a press release or make other public statements relating to the content of the RFP documents, its Proposal, or any communication from the Proponent to the State in relation to the same without the prior written approval of the State.

6.2 Evaluation Criteria

- (a) In assessing the Proposals the State may take into account the matters listed in the RFP documents and any other information and issues it believes are appropriate in its unfettered discretion.
- (b) The State may vary or amend its Evaluation Criteria without notification (including both the First Proposal Evaluation Criteria and the Final Proposal Evaluation Criteria).
- (c) The State may give preference to any one or more of its Evaluation Criteria over other criteria and consider the relative trade-offs between criteria.
- (d) Proponents must submit all information that the State needs to consider with their Proposal. The State is not bound to consider any information that it has received in the past from a Proponent.
- (e) The Evaluation Committee may consider the past conduct, behaviours and corporate history of the Proponent and its constituent members.

6.3 Information Provided in the Proposals

- (a) The purpose of the RFP document is to provide Proponents with information to assist in formulation of the Proposals.
- (b) The State does not warrant the accuracy or completeness of the information contained in the RFP document or provided as a part of the RFP process.
- (c) The State reserves the right to clarify any information in this RFP document.
- (d) The particulars contained in the RFP document are for guidance only and do not constitute a representation or an offer by the State to enter into a Grant Agreement with the Proponent.
- (e) The Proponent should make its own independent assessment and investigation and should not rely on anything contained in the RFP document or provided as a part of the RFP process without first satisfying itself by inspection or otherwise as to the significance, accuracy and completeness of the information provided, and, if appropriate, seeking advice from appropriate sources.
- (f) The information provided by the State, whether in the RFP document or otherwise:
 - (i) may include statements estimates and projections that reflect various assumptions which may or may not be correct;
 - (ii) does not purport to contain all the information a Proponent may require; and
 - (iii) may not be appropriate for all Proponents. The State has not considered the investment objectives, financial situation and particular needs of each party that reads or uses the RFP document and nothing in this RFP document should be interpreted to be financial advice.
- (g) The Proponent releases and forever discharges the State, its employees, agents, contractors and assigns from any and all damage, loss or expense that it may have

suffered or may in the future suffer because of its participation in this RFP process including but not limited to loss caused by:

- (i) the information in the RFP documents being incorrect;
 - (ii) any information omitted from the RFP documents;
 - (iii) any change of the State's requirements specified in the RFP documents;
 - (iv) the State's exercise of its discretion to treat different Proponents differently;
 - (v) the State's preference in selecting Proponents to negotiate with following receipt of Proposals; and
 - (vi) any decision that the State may make regarding the Proponent or the Proponent's Proposal.
- (h) The State may in its absolute and unfettered discretion, but without being under any obligation to do so, update, amend, supplement, vary or retract the RFP documents.

6.4 Confidentiality

- (a) Proponents must treat all Confidential Information supplied by or on behalf of the State as confidential.
- (b) Proponents must use the Confidential Information solely for the purpose of preparing and lodging a Proposal and for no other purpose.
- (c) Proponents must not disclose any Confidential Information to third parties other than their Representatives. Confidential Information must only be disclosed to Representatives on the same terms and conditions that are found in the RFP documents and only for the purpose of assisting the Proponent to prepare a Proposal and must not permit, assist or suffer a third party who received Confidential Information from the Proponent to make use of the Confidential Information for any other purpose.
- (d) Proponents warrant to the State that they have not and will not
 - act in collusion with other parties who have submitted a Proposal with the intent to derive an unfair benefit or commercial advantage from the State or from other Proponents.
- (e) A Proponent must disclose to the State if it is a member of more than one consortium that submits a Proposal or has an interest in more than one Proposal. This disclosure must appear on the face of each Proposal that the Proponent has an interest in.
- (f) Proponents and their Representatives (or anyone else on behalf of those parties) will not, without the State's written approval communicate directly with the State's employees. All communication in relation to this RFP process is to be made with the contacts noted in the RFP document.

6.5 Ownership of Documents

- (a) Upon submission to the State the Proposal will become the property of the State. The State can use all or any part of any Proposal submitted to it without compensating the maker of the Proposal.
- (b) The State can disclose all or any part of any Proposal from one Proponent to any other Proponent without advising the maker of the Proposal.

6.6 Notification of Request for Proposals outcome

All Proponents that lodge a Proposal may be informed in writing of the outcome of their Proposal at the conclusion of the RFP process.

PART 7: REQUEST FOR PROPOSALS AND LODGEMENT DETAILS

7.1 All Request for Proposals should be marked:

Provision of Community Facility

Brisbane District

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Number of packages (eg. 1 of 2, 2 of 2)

Public Safety Business Agency

Request for Proposals Proponent's name, address and contact details

7.2 Annexure A: Lodgement Form is the cover page for each Proposal

7.3 Annexure B: Response Form contains the lodgement details for each Proposal

7.4 Questions about the RFP package should be directed to:

Contact: Peter Symonds

Email: peter.symonds@psba.qld.gov.au

7.5 Closing date and time for lodgement of First Proposal is:

5pm EST Brisbane Local Time – 7 August 2020

Proposals received after this time may be excluded from the evaluation process at the State's discretion.

Proponents submit one electronic copy of their First Proposal via QTenders.

Email or facsimile or hard copies will not be accepted.

PART 8: INFORMATION TO BE PROVIDED BY PROPONENT

8.1 Request for Proposals Phase

Proponents are requested to provide detailed information on all aspects of the Proponent's objectives, purposes and services and the Proponent's ability to deliver ongoing services for the benefit of the Brisbane community having regard to the location of the Property, adjoining land uses and the cost necessary to make full use of the Property.

As a general guide Proponents should develop their own responses to this RFP document but should include:

- (a) a one-page executive summary of their Proposal, which outlines the key objectives and purposes of the Proponent, the services provided by the Proponent, the benefits to the community; and
- (b) a Capability Statement.

8.2 Capability Statement – Request for Proposals

Proponents must provide all relevant information that they deem appropriate in support of their Proposal and to address the assessment criteria.

The State reserves the right to make enquiries of any person, company or organisation to ascertain the suitability of their Proposal and the Proponent. This may include, but is not limited to, the confirmation of any information provided in the Proposal documentation.

Proponents must provide the following information.

Note: At the discretion of the Evaluation Committee, Proposals that do not contain the information specified from A to E may be considered as non-conforming Proposals:

A. Company Information

- Name of Proponent and ACN or ABN.
- Registered business office and principal place of business (including telephone, e-mail and facsimile details).
- Names of Principal Contacts.
- Date and place of incorporation.
- Details of major shareholders.
- The nature and scope of any foreign ownership of the company.
- Details of any joint venture partners and proposed collaborations are also required.

If the Proponent is a consortium, information should be provided for the consortium as a whole and, where applicable, for each member/partner.

Proponents should also detail the role/s of each consortium member and should clearly demonstrate the consortium member's capacity to undertake the proposed role/s.

B. Corporate Structure

Proponents should provide sufficient information to detail the relationship of the company to its parent, other holding companies, subsidiaries and related companies and shareholding percentages.

C. Operational Experience and Competency Statement

- Background and experience of Proponent.
- Details of organisations willing to provide references in respect of the Proponent's capacity and experience.
- Relevant details of any Grant Agreements, joint ventures, collaborations with banks, firms or companies that are relevant to the Proponent's ability to meet the Request for Proposals requirements.

D. Legal Actions

Provide details of any legal actions or prosecutions taken by or against the Proponent or any officer or director of the Proponent (whether in Australia or overseas) which could adversely affect the Proponent's ability to fulfil the RFP requirements or which the Evaluation Committee could reasonably be expected to consider in any assessment of the Proponent.

E. Financial Information

Proponents must provide basic financial information with their Proposal and upon request must provide:

- copies of the audited and/or published financial reports of the Proponent for the last 3 years.
- details of any substantial changes to the financial situation of the Proponent since the last audited accounts and which are likely to adversely affect the Proponent's ability to fulfil the Request for Proposals requirements.
- details of any proposed use of the Grant Agreement to obtain finance to develop the Property.

Annexure A – Lodgement Details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Closing Time

Time: 5.00pm EST Brisbane Local Time

Date: 7 August 2020

Address for lodgement of REQUEST FOR PROPOSALS

Proposals must be submitted electronically through QTenders.

Annexure B – Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Proponent details

Name (incl.
business/trading
names)

ACN	ABN/ARBN

Address (reg office &
trading)

	Postcode

(Notices will be sent to this address)

Contact person:

Tel:	Fax:
Email address:	

(Questions and requests for clarification will be sent to this person)

The Proponent's Proposal follows this page

CHECKLIST FOR PROPONENTS – FIRST PROPOSAL EVALUATION CRITERIA

1. Two page Statement outlining, at a high level, how the Proponent would use the Property for the benefit of the Brisbane community taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property. The First Proposal should address the First Proposal Evaluation Criteria.
2. Copy of Organisation/Company Extract/Certificate of Incorporation of Association is attached.
3. Copy of Organisation/Company/Association's Constitution is attached.
4. List of Organisation/Company/Association's Assets and Liabilities is attached.

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Maintenance Assessment Report

Site Name:	SANDGATE FIRE STATION
Site Address:	(SANDGATE FIRE STATION 124 BRIGHTON RD SANDGATE 4017)
Customer Equipment Ref/WIC No:	31253
Completed:	6/03/2020
Prepared By:	QBuild Brisbane Metropolitan DISTRICT OFFICE
Customer:	PSBA
Work Order Number:	15904047
Additional Information available via the Internet	<p>QBuild Access Point (Work Completed/Budget Position): https://www.hpw.qld.gov.au/bas/portal/</p> <p>QBuild Region Contact Details: http://www.hpw.qld.gov.au</p> <p>Navigate to: About Us > Business Areas > Building Policy and Asset Management > QBuild > Contact QBuild</p>
Version:	<p>Version 3 - March 2014</p> <p>© State of Queensland (Department of Housing and Public Works) 2014</p>

This report is disclosed to Proponents to assist them in preparing proposals in the Request for Proposals process reference number: "SANDGATE2020". In accordance with clause 6.3 of the terms and conditions of that process, the State of Queensland does not warrant that the information contained in this report is complete or correct and all Proponents are required to satisfy themselves of the accuracy (or otherwise) of the information contained in this report.

Contents
1. Important Notice
2. Maintenance Scorecard
3. Assessed Condition Summary - Building by Element
4. Summary by Buildings
5. Condition-Based Maintenance Defects
6. Health and Safety Maintenance Defects
7. Upgrades Defects
8. Non-Maintenance Defects
9. Swimming Pool Defects

OVERALL MAINTENANCE CONDITION LEGEND
5. Well exceeds client-specified condition
4. Exceeds client-specified condition
3. Generally satisfies client-specified condition
2. Below client-specified condition
1. Well below client-specified condition

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Important Notice

This Maintenance Assessment Report (MAR) has been prepared by QBuild, a business unit of the Department of Housing and Public Works, Queensland Government on behalf of PSBA.

IMPORTANT INFORMATION - The Defect number must be quoted to QBuild on all work nominated from this Condition Assessment.

Intellectual Property and Copyright

All intellectual property rights in connection with the Condition Assessment Tool (WebCAT) application utilised to prepare this report remain the property of the State of Queensland (Department of Housing and Public Works). All data collection forms are copyrighted.

Assessment Scope Limitations

Unless stated otherwise, the assessment is limited to an evaluation of a facility's maintenance needs, through inspection of the physical condition of building-related assets and a review of available historical maintenance records. Although some obvious safety issues and statutory non-compliances may be identified during the assessment it is not a formal compliance inspection, audit or survey relating to health and safety, building codes & regulations, fire safety, or any other fitness-for-purpose issues.

The findings of this report are based principally on the visual inspection of buildings and building-related assets by tradespeople who are competent within their field of expertise. Unless otherwise noted in the report, it must be assumed that professional engineering or other technical advice has not been sought in the formulation of findings and recommendations.

Concealed services eg. underground or within building cavities, are generally not inspected unless actual or probable failures are evident. No inference as to their condition should therefore be drawn by their exclusion from this report.

Disclaimer

Any advice provided by QBuild in this report is solely from a maintenance management perspective and should not be construed as a substitute for professional legal, engineering or risk management advice. Whilst every care has been taken to ensure the contents of this report are complete and accurate, the State of Queensland and its officers, employees and agents disclaim all responsibility and all liability (including, without limitation, liability in negligence) for all expenses, losses, damages and costs which any person may incur as a result of the information in this report being inaccurate or incomplete in any way for any reason.

Costs and Prices

Unless noted otherwise in this report, all costs and prices shown are indicative only, and are not to be considered as quotations or detailed cost estimates. Some costs are developed using standard 'unit rates' and 'locality indexes' based on current published industry cost data where available. Taken into consideration are mark-ups, loading and/or fees, and a GST component (of 10%)

Additional disbursement costs (eg. travel and overnight accommodation) associated with performing works at remote locations are not included in the cost provided for each defect. This may result in substantial cost increases to original estimates at the time of final quoting, depending on the volume, timing and value of individual defects selected.

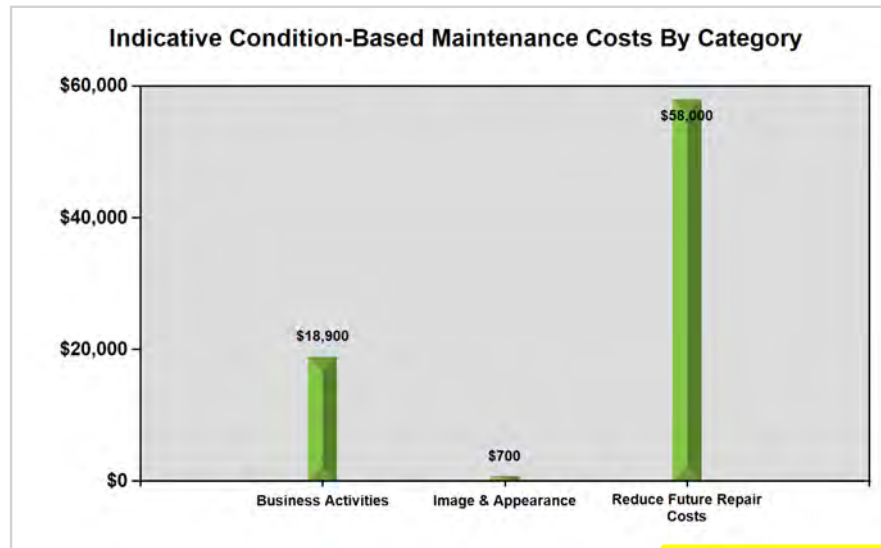
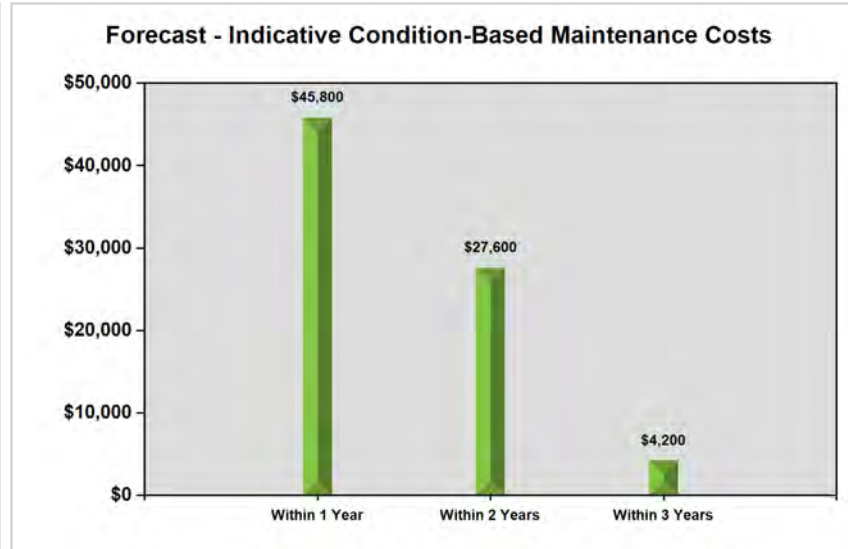
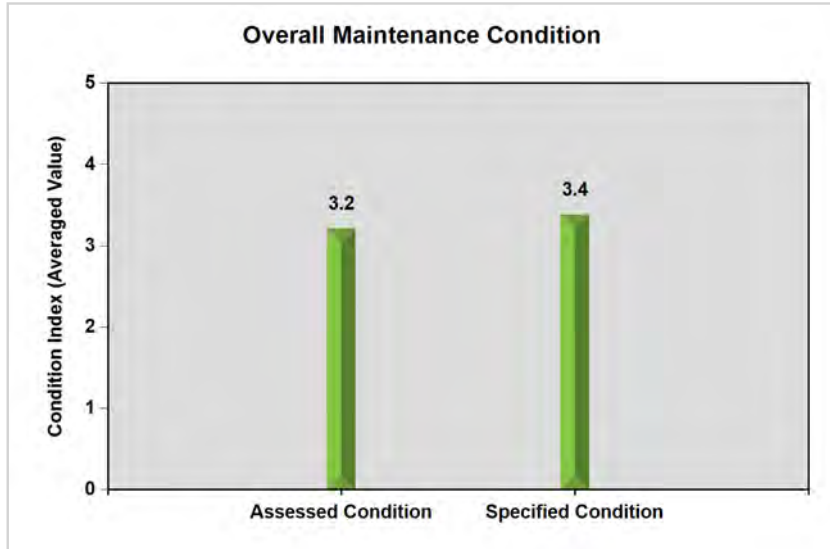
Quality Assurance

The contents of this report have been quality checked by the QBuild Regional Office Maintenance Manager, and are authorised for release.

Should you require further advice, please contact your QBuild Regional Office Maintenance Manager.

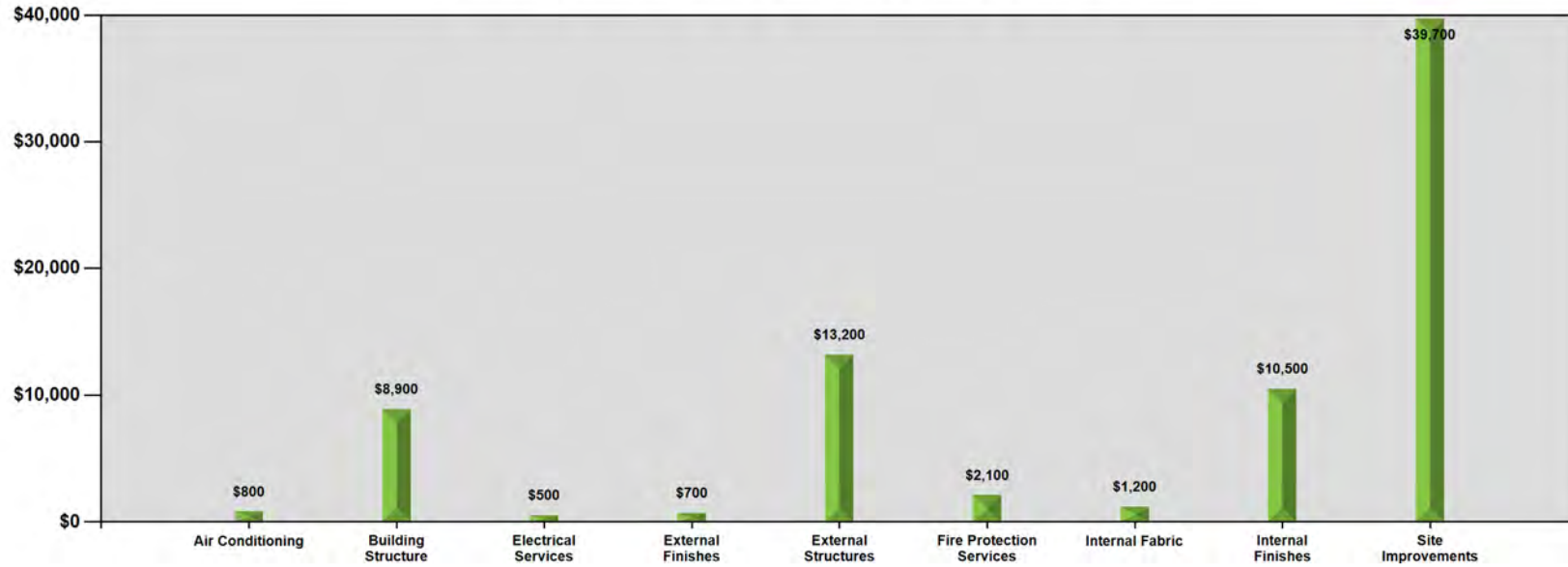
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MAINTENANCE SCORECARD



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Indicative Condition-Based Maintenance Costs By Element



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ASSESSED CONDITION SUMMARY - BUILDINGS BY ELEMENT

S = Specified Condition	AIRC		BLDG		COMM		EFIN		ELEC		ESTR		FIRE		FURN		GASS		HYDR		IFAB		IFIN		LEQT		REFR		SAFE		SIMP		TRAN		VENT		Total	
A = Assessed Condition	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A		
Site - SANDGATE FIRE STATION			3.0	3.0	3.6	3.6	3.0	3.0	4.0	4.0	3.0	3.0	3.6	3.7			4.0	4.0	3.3	3.3									3.6	3.6	3.1	2.9					3.3	3.2
Building - STATION	3.2	3.2	2.9	2.8	3.5	3.5	3.0	2.8	3.6	3.7			4.0	4.0	3.1	3.2	3.7	3.7	3.4	3.6	3.0	2.8	3.0	2.8	3.0	3.0	3.8	3.8	3.7	3.7			4.0	4.0	3.4	3.4	3.3	3.2

Condition (S / A)	Condition Standard Description	Element Group	Element Description
a blank entry	Not Applicable. This element was not assessed as it is not relevant to the asset	AIRC	Air Conditioning
5.0	Excellent Condition	BLDG	Building Structure
4.0	Good Condition	COMM	Communication & Data
3.0	Fair Condition	EFIN	External Finishes
2.0	Poor Condition	ELEC	Electrical Services
1.0	Very Poor Condition	ESTR	External Structures
		FIRE	Fire Protection Services
		FURN	Furniture & Fittings
		GASS	Gases
		HYDR	Hydraulic Services
		IFAB	Internal Fabric
		IFIN	Internal Finishes
		LEQT	Loose Equipment
		REFR	Refrigeration & Environmental Control
		SAFE	Security & Safety Systems
		SIMP	Site Improvements
		TRAN	Transportation
		VENT	Mechanical Ventilation

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Summary By Building

Building Name	Client Reference	Gross Floor Area (Square metres)	Average Specified Condition	Average Assessed Condition	No of Condition-Based Tasks	Condition-Based Costs (Indicative) GST Exclusive	No of Health and Safety Tasks	Health and Safety Costs (Indicative) GST Exclusive	No of Non Maintenance Tasks	Non Maintenance Costs (Indicative) GST Exclusive	No of Upgrade Maintenance Tasks	Upgrade Maintenance Costs (Indicative) GST Exclusive	No of Swimming Pool Tasks	Swimming Pool Maintenance Costs (Indicative) GST Exclusive
Site - SANDGATE FIRE STATION	31253	0.00	3.32	3.29	8	\$55,700.00	0		0		0		0	
Building - STATION	31253001	0.00	3.30	3.27	9	\$21,900.00	0		0		0		0	
		0.00				\$77,600.00		\$0.00		\$0.00		\$0.00		\$0.00

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CONDITION-BASED MAINTENANCE DEFECTS

Please ensure that quotes for the selected work are received a month before the anticipated commencement. The Month Year is the recommended time to complete this maintenance. Preventative and Service Maintenance tasks are not shown in this report!

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Defect ID	Defect Creation Date	Building Name	Element Group	Defect Type	Month Year	Defect Description	Defect Summary	Scope Of Work	Category	MMF Priority	Score 99 = Worst	Indicative Cost (GST Excl)	Work Request Number	Comments
187125	06/03/2020	Site - SANDGATE FIRE STATION	EFIN	3	0122	External Building Finishes (excl Paint)	The brickwork is mouldy	Wash down the mouldy sections of retaining walls and brickwork throughout the site.	IAPP	2	43	\$700.00		
187121	06/03/2020	Site - SANDGATE FIRE STATION	ESTR	3	0422	Boundary Walls / Fences / Gates	The retaining wall is damaged	Replace approx 12m x 1m high of brick retaining wall located on the Southern Boundary fence.	REDF	2	68	\$12,000.00		
187122	06/03/2020	Site - SANDGATE FIRE STATION	ESTR	3	0522	Boundary Walls / Fences / Gates	The 5 sign is faded	Replace the speed limit 5 signage to the front entry.	BUSA	3	65	\$1,200.00		
187120	06/03/2020	Site - SANDGATE FIRE STATION	FIRE	3	0122	Fire Hydrant & Hosereel System	The fire hydrant pad has subsided	Engage a plumber to investigate for leakage and repair the subsided fire hydrant pad approx 1m2 at the Southeastern corner.	REDF	2	68	\$2,100.00		hydrant may be leaking
151143	12/02/2018	Site - SANDGATE FIRE STATION	SIMP	3	1220	Roads & Carparks	The concrete driveway is cracked.	Replace the cracked concrete to the North and South Area of the driveway, including demolition and dowels to the existing slab (approx. 180 m2).	REDF	2	68	\$30,000.00		
151144	12/02/2018	Site - SANDGATE FIRE STATION	SIMP	3	1220	Footpaths & Trails	The concrete pathway is cracked.	Replace the concrete pathway to the Hose Drying Area (approx. 50 m2).	REDF	2	68	\$7,200.00		
187123	06/03/2020	Site - SANDGATE FIRE STATION	SIMP	3	1220	Footpaths & Trails	The stairs are deteriorating	Prepare and paint approx 3m2 of non slip paint to the stairs leading to the Hose Drying Area.	BUSA	1	87	\$700.00		

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187124	06/03/2020	Site - SANDGATE FIRE STATION	SIMP	3	0122	Retaining Walls	Brick capping to wall is loose	Replace approx 6 m of masonry blocks and capping to the retaining wall on the Northern and Western sides.	REDF	2	68	\$1,800.00		
187126	06/03/2020	Building - STATION	AIRC	3	1220	Split & Packaged DX Systems	The air conditioners are mouldy	Clean approx 6 air conditioners throughout the building.	BUSA	1	65	\$800.00		
151147	12/02/2018	Building - STATION	BLDG	3	0922	Roofing	The soffit has minor water damaged	Replace the water damaged soffit sheet on the South elevation of the Garage area (approx 4 m2)	REDF	4	13	\$1,800.00		soffit is non asbestos
187127	06/03/2020	Building - STATION	BLDG	3	1220	Roofing	The gutters will require cleaning.	Clean approx 80m of gutters to the building.	REDF	2	66	\$800.00		
187128	06/03/2020	Building - STATION	BLDG	3	1220	Windows	The window glass is cracked	Replace the cracked window to the upper section East side of the building, near the South Hallway Approx 1 m2	REDF	2	75	\$800.00		
187129	06/03/2020	Building - STATION	BLDG	3	1220	Windows	The window is leaking	Reseal the window in the OIC Bedroom on the Northern side. Repair the bubbled plaster and paint to match existing.	REDF	1	92	\$1,500.00		
187130	06/03/2020	Building - STATION	BLDG	3	0421	External Doors (excluding Fire Doors)	The roller door is damaged.	Replace 1 one roller door approx 4m wide x 3m high to the Garage.	BUSA	2	82	\$4,000.00		

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187672	27/03/2020	Building - STATION	ELEC	3	1021	General Lighting	Light diffusers are missing	Replace approx four (4) missing light diffusers to the Kitchen and Bedroom areas.	BUSA	2	65	\$500.00		
187131	06/03/2020	Building - STATION	IFAB	3	1222	Ceilings	The ceiling is damaged.	Repair the holed and cracked ceiling in the Kitchen and Operations Office.	BUSA	3	65	\$1,200.00		
187132	06/03/2020	Building - STATION	IFIN	3	0322	Internal Painting	The walls are marked and scratched	Prepare and paint approx 600m2 of previously internal surfaces throughout the building.	BUSA	3	45	\$10,500.00		

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Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 50608036 EMR Site Id: 16 June 2020
This response relates to a search request received for the site:
Lot: 17 Plan: SL921

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

QTENDERS OVERVIEW DOCUMENT

DISPOSAL OF FORMER SANDGATE FIRE AND RESCUE STATION

124 BRIGHTON ROAD, SANDGATE



By way of advertisement published in **The Courier Mail** on **19 June 2020**, the Public Safety Business Agency (PSBA) called for expressions of interest from prospective community groups to provide a high-level proposal (preferably of no more than two pages) outlining their potential to re-purpose the former Sandgate Fire and Rescue Station.

To assist each community group in the development of the proposal, an Information Pack, containing the below information has been developed and can be accessed through [QTenders](#).

- Current Title Search
- SmartMap of Lot 17 SL921
- Environmental Management Register/Contaminated land Register Search Result
- Site plans, including satellite imagery
- A video presentation showing the external and internal features and layout. To access the video, please click on the below link:
 - <https://vimeo.com/user3235951/review/413488485/7f64d5ab6b>
 - Password: Sandgate

Advertising Billboard:

The former Sandgate station is licensed on a commercial basis to display an outdoor advertising (billboard) device.

In exchange for agreed license fees; Queensland Fire and Emergency Services has granted exclusive permission to construct, access and post advertising on the device, subject to certain restrictions.

The device remains property of the licensee; however, the incoming property owner may wish to explore future revenue opportunities with the licensee and seek to formalise these arrangements by way of a contract.

Annexure A – Lodgement Details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE – SANDGATE2020

Closing Time

Time: 5.00pm EST Brisbane Local Time

Date: 3 July 2020

Address for lodgement of REQUEST FOR PROPOSALS

Proposals must be submitted electronically through QTenders.

Annexure B – Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

<p>Request for Proposals</p> <p>Provision of Community Facility</p> <p>Brisbane</p> <p>REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020</p>
--

Proponent details

Name (incl.
business/trading
names)

ACN	ABN/ARBN

Address (reg office &
trading)

	Postcode

(Notices will be sent to this address)

Contact person:

Tel:	Fax:
Email address:	

(Questions and requests for clarification will be sent to this person)

The Proponent's Proposal follows this page

CHECKLIST FOR PROPONENTS – STAGE 1 EVALUATION

1. Two-page Statement outlining, at a high level, how the Proponent would use the Property for the benefit of the Brisbane community taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property.
2. Copy of Organisation/Company Extract/Certificate of Incorporation of Association is attached.
3. Copy of Organisation/Company/Association's Constitution is attached.
4. List of Organisation/Company/Association's Assets and Liabilities is attached.

27°18'56" S 153°3'52" E





Address

Land parcel



Property



Land parcel label

Local government



Road Crossing



Tunnel

Road



Railway



EXTENT OF WORK

DEMOLITION
REMOVE EXISTING PARTITIONS, DOORS, WINDOW, JOINERY AND FITTINGS AS SHOWN IN THE DEMOLITION PLAN AND MAKE GOOD CEILINGS, WALLS ETC.
WHERE ITEMS ARE TO BE RELOCATED OR RE-USED, THESE ITEMS ARE TO BE CAREFULLY REMOVED TO MINIMISE ANY DAMAGE. WHERE NEW DOORS ARE SHOWN, THE DOOR LEAF, FRAME, ARCHITRAVE AND HARDWARE ARE TO BE SALVAGED FROM THE DEMOLITION.
ANY SURPLUS LOCKERS ARE TO BE RETURNED TO THE CLIENT.

NEW PARTITIONS
NEW PARTITIONS AND DOORS AS SHOWN.

EXTENDED AREA
REMOVE EXISTING WINDOW SHOWN IN DEMOLITION PLAN AND EXTEND CONCRETE FLOOR SLAB AND TIMBER FRAMED EXTERNAL WALL UNDER EXISTING EAVES. WALL TO BE LINED EXTERNALLY WITH FC "HARDPLANK" OR EQUAL ON SISALATION OVER TIMBER STUDS. INSTALL R2.0 BULK INSULATION BETWEEN STUDS AND LINE INTERNALLY WITH 6mm FC SHEET FLUSH TAPED & SET WITH PAINT FINISH. INSTALL NEW SLIDING ALUMINIUM WINDOW WITH CLEAR GLAZING IN OPENING (IS.15) FINISHED TO MATCH EXISTING.

SKYLIGHTS
INSTALL NEW "SOLATUBE" OR EQUAL TO RECLINE 2 & 3 AREAS SHAFTED THROUGH THE CEILING SPACE WITH PROPRIETARY CEILING DIFFUSERS AND EXTERNAL FLASHINGS TO ROOF SHEET.

CURTAIN TRACK (CT)
SUPPLY AND INSTALL STANDARD CURTAIN TRACK AND GLIDERS TO EACH OF THE RECLINE AREAS AS SHOWN ON PLAN. TRACK TO BE FINISHED IN WHITE PAINTED STEEL WITH WHITE PLASTIC GLIDERS.
SUPPLY CURTAINS TO BE "IN-STYLE- DENNISON JACARANDA 14"

PARTITION FRAMING
LINING TO BE 6mm FC WITH FLUSH TAPED AND SET JOINTS - PAINT FINISH.
SKIRTINGS TO BE 93x19mm BULLNOSE DP SKIRTING - PAINT FINISH
REFER TO STRUCTURAL NOTES FOR FRAMING SCHEDULE.
FIX BOTTOM PLATES TO CONCRETE FLOOR SLAB WITH M10 CHEMSET ANCHORS OR EQUAL AT EACH END AND DOOR JAMB AND AT 900mm CTRS. WITH MIN. 90mm EMBEDMENT.
FIX TOP PLATES WITH SELF DRILLING "TEKS" SCREWS AT 900mm CTRS. OR INTO EACH CROSSING OF CEILING FRAMING.
FIX STUDS WITH 2/3.15mm SKEW NAILS EACH FACE AND AT SIDES OF DOOR OPENINGS WITH ADDITIONAL MINIGRIPS TOP & BOTTOM.
FIX SILLS TO JAMB STUDS WITH ADDITIONAL MINIGRIPS.
NAIL LAMINATE MULTIPLE SIDES AT SIDES & HEADS OF OPENINGS WITH 3.15mm dia. NAILS @ 150mm CTRS.

FLOOR COVERINGS
REMOVE EXISTING FLOOR COVERINGS TO THE CONSTRUCTION AREA SHOWN HATCHED IN SITE PLAN AND SUITABLY PREPARE THE FLOOR TO ACCEPT NEW VINYL. INSTALL NEW SEAMLESS VINYL TO THESE AREAS. TARKETT SOMMER ACCENT WOOD 36 281 PLANKED TIMBER EFFECT VINYL. USE MANUFACTURER'S RECOMMENDED COLOUR OF WELDING STRIPS AND LAID L/L WITH STAGGERED END JOINTS.
PROVIDE MATCHING VINYL COVER STRIPS AT DOOR THRESHOLDS WHERE ABUTTING EXISTING FLOOR COVERINGS.

REMOVAL OF WASTE MATERIAL
PROVIDE ON SITE A SKIP FOR THE REMOVAL OF WASTE MATERIAL. LOCATION OF SKIP TO BE AGREED WITH CLIENT. THE SKIP IS TO BE COVERED TO MINIMISE ANY DUST BLOWING INTO ADJOINING PROPERTIES. PROGRESSIVELY REMOVE WASTE MATERIAL FROM THE CONSTRUCTION SITE TO MAINTAIN ACCESS AND MINIMISE DISRUPTION TO THE OPERATIONAL REQUIREMENTS OF THE STATION.

JOINERY
RELOCATE EXISTING CUPBOARD IN THE DORMITORY AREA AND LOCKERS AS SHOWN ON THE DRAWING. MAKE GOOD WALLS AS REQUIRED. REMOVE EXISTING ADJOINING DESK.

MECHANICAL
ALTERATIONS TO EXISTING AND PROVISIONS OF NEW SERVICES AS DETAILED IN THE MECHANICAL DOCUMENTATION.

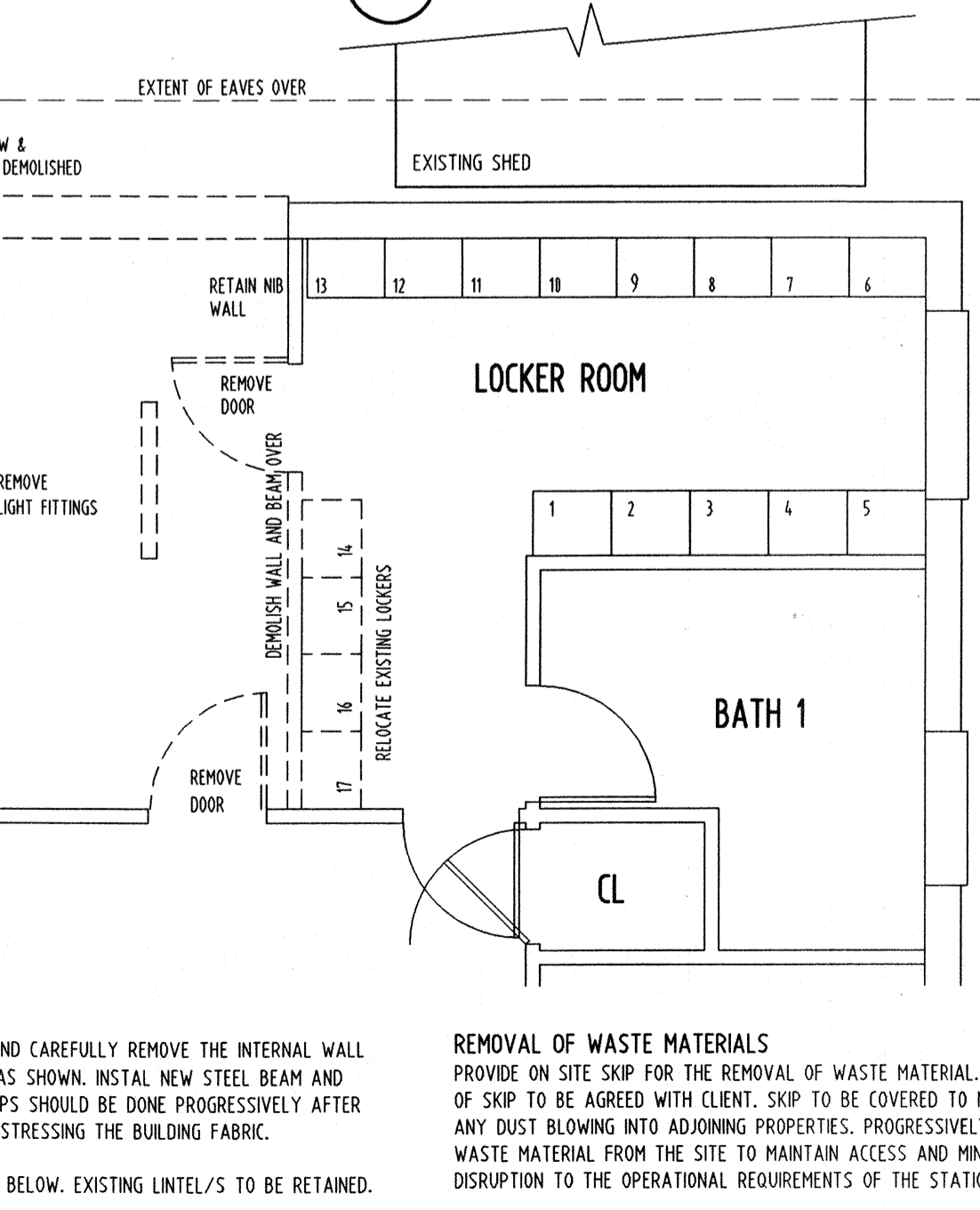
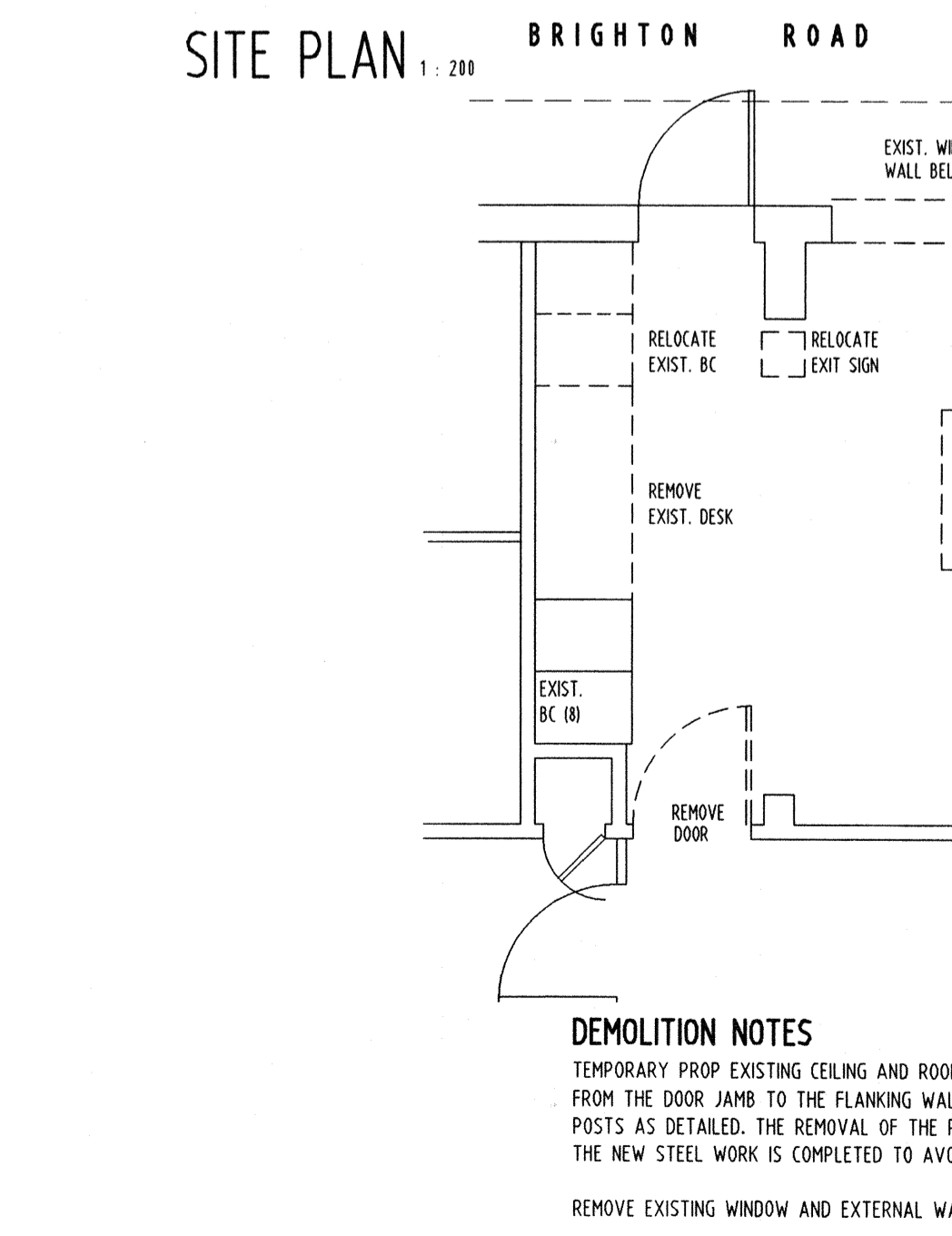
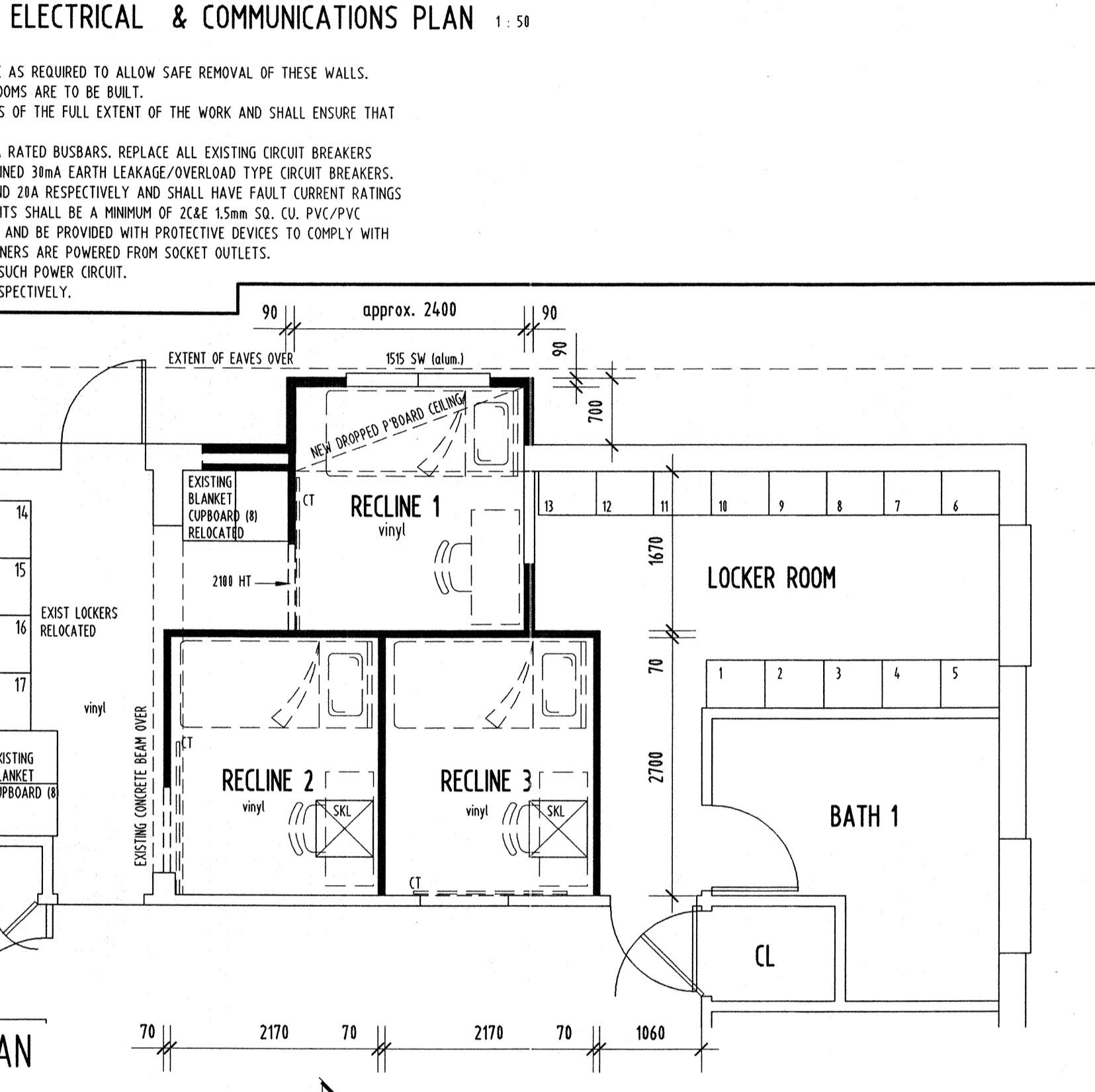
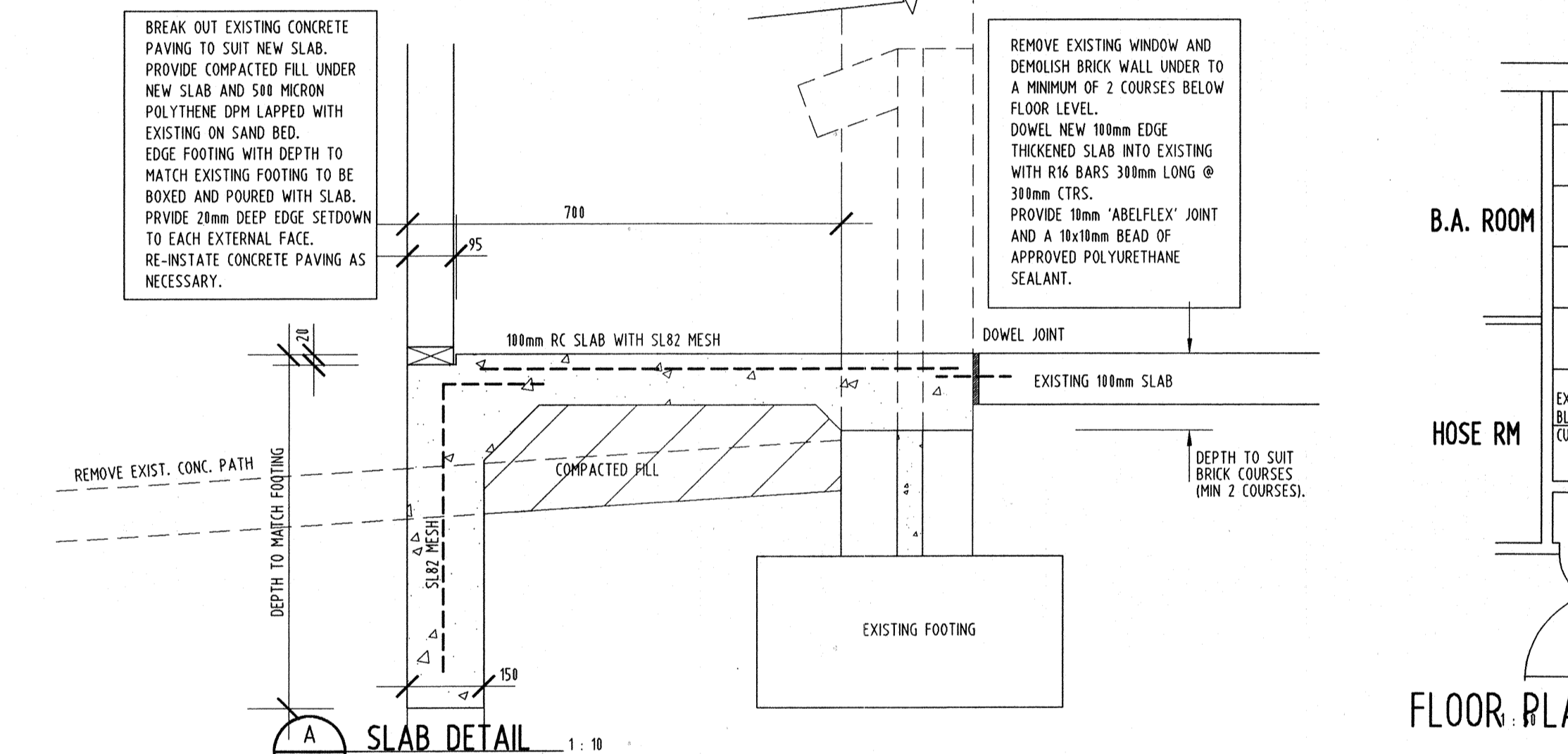
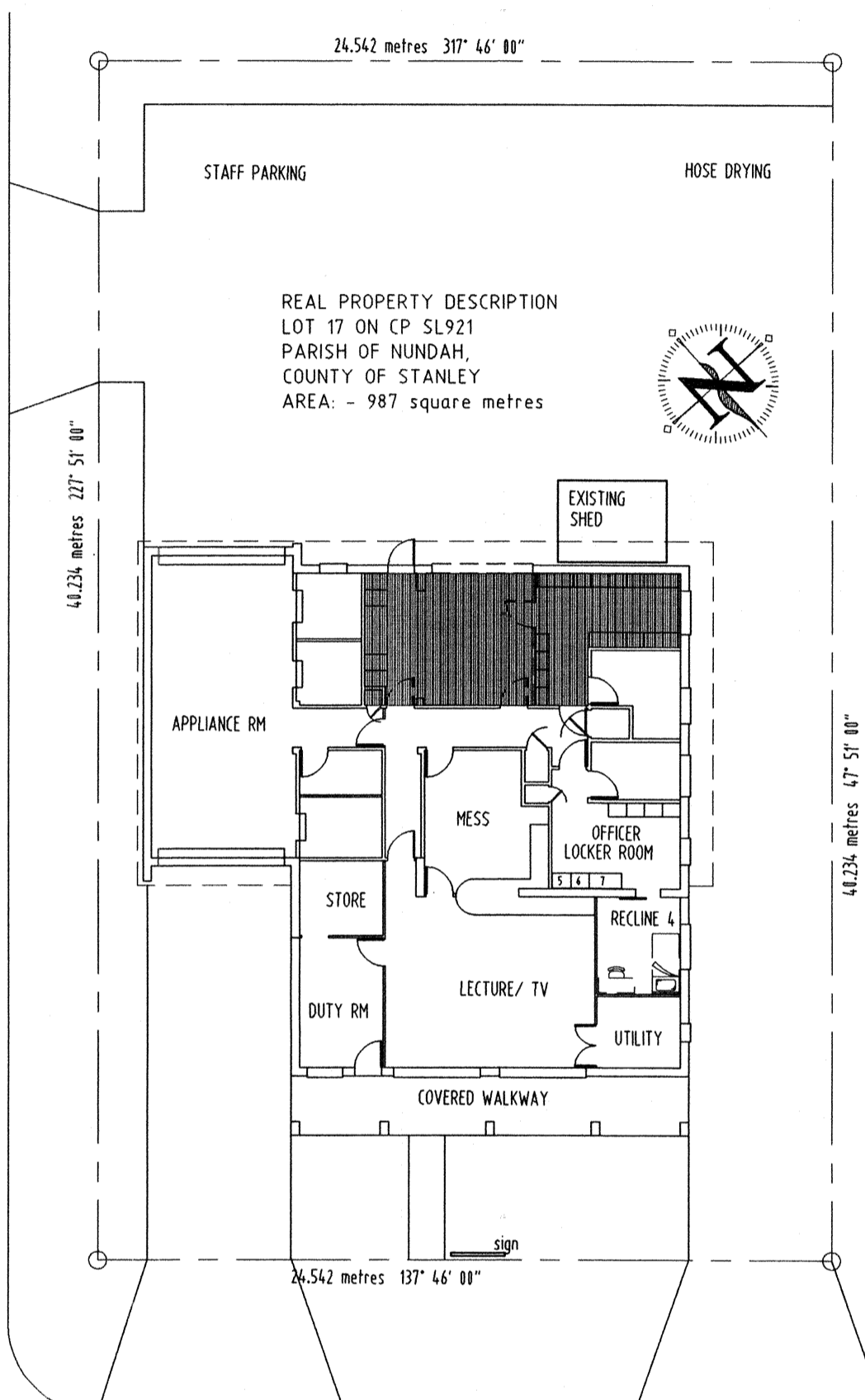
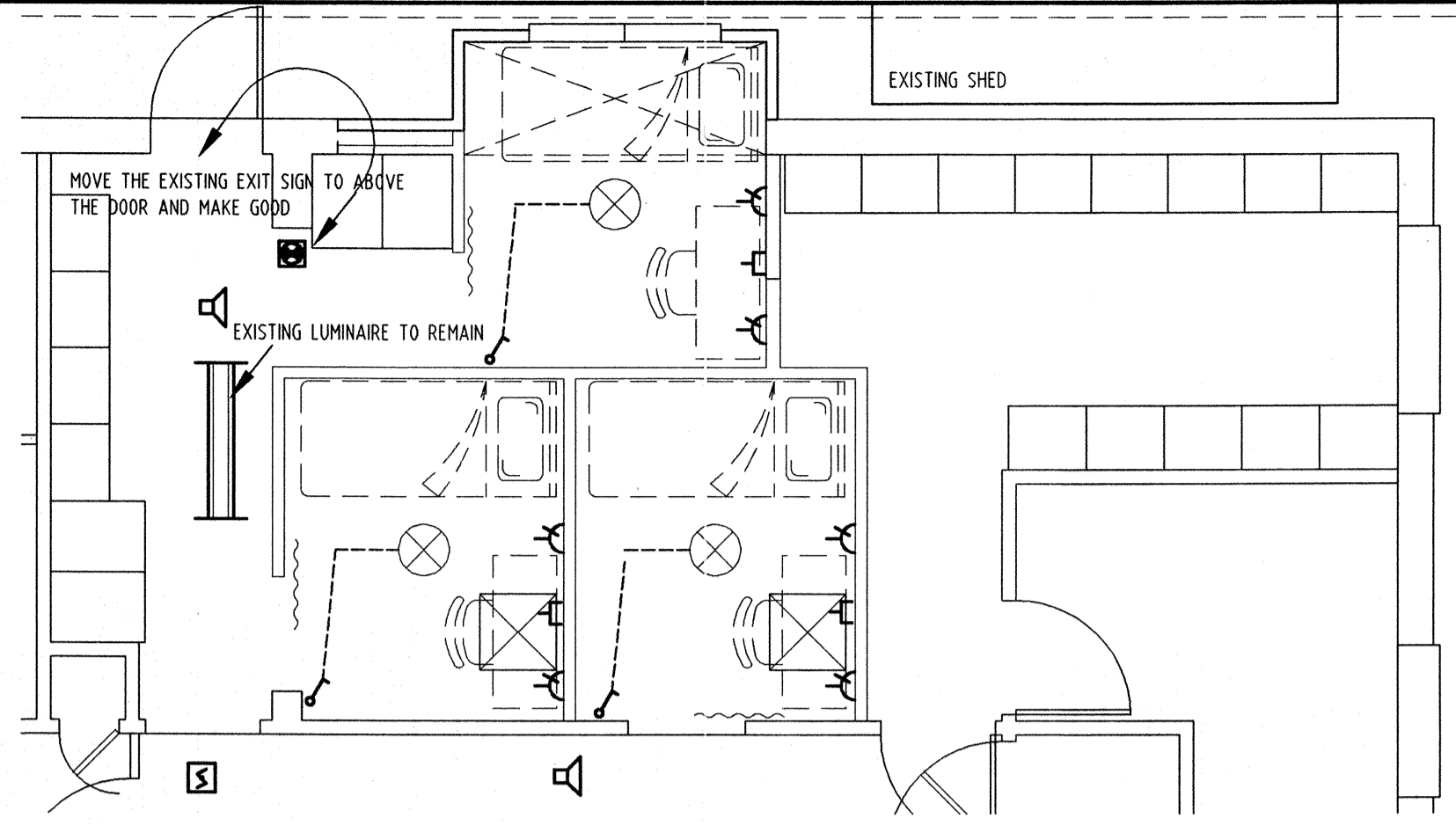
PAINTING
SUITABLY PREPARE AND WASH DOWN EXISTING PAINTED SURFACES FOR REPAINTING. PAINT THE AREAS (WALLS, CEILING & DOORS ETC) DIRECTLY AFFECTED BY THE BUILDING OPERATIONS WHICH INCLUDES THE EXISTING DORMITORY AND OFFICER'S LOCKER ROOM. PAINT ALL NEW WORK.
FINISHES TO BE AS FOLLOWS: INTERNAL WALLS - NEW WORKS TO HAVE ONE COAT OF SEALER/PRIMER FOLLOWED BY 2 COATS LO-SHEEN ACRYLIC TO MATCH EXISTING.
CEILINGS - 1 COAT FLAT ACRYLIC TO MATCH EXISTING TO NEW WORK FOLLOWED BY A FURTHER COAT TO THE AFFECTED AREAS.
DOORS, ARCHITRAVES & SKIRTINGS - NEW WORKS TO HAVE ONE COAT OF SEALER/PRIMER FOLLOWED BY 2 COATS SATIN ACRYLIC. EXISTING TO HAVE ONE COAT SATIN ACRYLIC IN COLOUR TO MATCH EXISTING.
NEW EXTERNAL FC BOARDING - TO BE FINISHED IN EXTERNAL SEMI-GLOSS ACRYLIC COLOUR TO BE "DULUX - SINKING SAND" P14+F4.

LEGEND

- ⊕ 10A DOUBLE SOCKET OUTLET
- ⊕ LIGHT SWITCH
- ⊕ 22W TUBULAR FLUORESCENT LUMINAIRE, PIERLITE DISCUS DSG22 OR APPROVED EQUAL
- ⊕ SMOKE ALARM, BROOKS PFS-P11 OR APPROVED EQUAL
- ⊕ EVACUATION SPEAKER
- ⊕ RJ45 DATA OUTLET, SINGLE

COMMUNICATIONS NOTES
PROVIDE DOUBLE RJ45 cat 5E TELECOMMUNICATIONS OUTLETS TO POSITIONS SHOWN. CONNECT THESE OUTLETS TO THE EXISTING COMMS RACK.
PROVIDE 4/2 metre FLY LEADS & 4/1 metre PATCH LEADS.
PROVIDE INTERNAL RECESSED CEILING MOUNTED PA SPEAKER TO POSITION SHOWN. SPEAKER SHALL BE AUDIO TELEX ATCS18 OR APPROVED EQUAL.
CONNECT SPEAKER TO EXISTING PA AMPLIFIER SYSTEM.

ELECTRICAL NOTES
ALL SOCKET OUTLETS TO BE PROTECTED BY COMBINED 30ma EARTH LEAKAGE/OVERLOAD CIRCUIT BREAKERS ON THE MSB.
ALL LIGHT SWITCHES AND SOCKET OUTLETS TO BE CLIPSAL 2000 SERIES OR HPM XL770 SERIES (OR EQUAL APPROVED) MOUNTED AT 1300mm AFFL AND 300mm AFFL RESPECTIVELY. CIRCUIT IDENTIFICATION TO BE PROVIDED ON EACH SWITCH/PLATE USING IDENTICAPS (ROUND) ENGRAVED TO SUIT.
PROVIDE A 10A SINGLE PHASE IP54 WEATHERPROOF ISOLATOR TO EACH OF THE OUTDOOR UNITS OR A 10A SOCKET OUTLET TO EACH OF THE INDOOR UNITS AS REQUIRED ON EACH OF THE THREE SPLIT AIR CONDITIONERS.
PROVIDE SUITABLY RATED ISOLATORS FOR THE OUTSIDE AIR FANS. LIAISE WITH THE MECHANICAL CONTRACTOR FOR DETAILS OF THE EXACT REQUIREMENTS AND INSTALLATION LOCATIONS.
DISCONNECT THE WIRING IN THE EXISTING WALLS WHICH ARE TO BE DEMOLISHED, PRIOR TO THE DEMOLITION STAGE AS REQUIRED TO ALLOW SAFE REMOVAL OF THESE WALLS.
REMOVE THE EXISTING LUMINAIRES FROM THE CEILING IN THE DEMOLITION AREA WHERE THE THREE NEW RECLINE ROOMS ARE TO BE BUILT.
THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A TENDER PRICE TO ENSURE COMPLETE AWARENESS OF THE FULL EXTENT OF THE WORK AND SHALL ENSURE THAT A MINIMUM OF 10% SPARE CAPACITY EXISTS ON THE MAIN SWITCHBOARD UPON COMPLETION OF ALL WORK.
PROVIDE AND INSTALL A NEW 48 POLE DIN RAIL TYPE MAIN SWITCH BOARD WITH A 250A MAIN SWITCH AND 250A RATED BUSBARS. REPLACE ALL EXISTING CIRCUIT BREAKERS WITH NEW DIN TYPE CIRCUIT BREAKERS ENSURING THAT ALL EXISTING POWER CIRCUITS ARE REPLACED WITH COMBINED 30ma EARTH LEAKAGE/OVERLOAD TYPE CIRCUIT BREAKERS.
MINIATURE CIRCUIT BREAKERS FOR LIGHTING AND 10A SOCKET OUTLETS SHALL HAVE A MINIMUM RATING OF 16A AND 20A RESPECTIVELY AND SHALL HAVE FAULT CURRENT RATINGS EQUAL TO THE EXISTING CIRCUIT BREAKERS. SUBCIRCUIT WIRING FOR THE LIGHTING AND 10A SOCKET OUTLET CIRCUITS SHALL BE A MINIMUM OF 2.0mm² CU, PVC/PVC CABLE AND 2.0mm² CU, PVC/PVC CABLE RESPECTIVELY. ALL OTHER SUBCIRCUIT WIRING SHALL BE RATED AND BE PROVIDED WITH PROTECTIVE DEVICES TO COMPLY WITH AS 3008. NO MORE THAN 4 DOUBLE SOCKET OUTLETS ARE TO BE WIRED PER CIRCUIT EXCEPT WHERE AIR CONDITIONERS ARE POWERED FROM SOCKET OUTLETS. IN SUCH A CASE PROVIDE DEDICATED SOCKET OUTLET CIRCUITS WITH NO MORE THAN TWO AIR CONDITIONERS PER SUCH POWER CIRCUIT.
THE NEW SOCKET OUTLETS AND NEW LUMINAIRES ARE TO BE WIRED FROM NEW POWER AND LIGHTING CIRCUITS RESPECTIVELY.



NEW FURNITURE
ALL NEW LOOSE FURNITURE SHOWN IN BROKEN LINES ON THE DRAWINGS IS TO BE SUPPLIED AND PLACED BY OTHERS. THE CONTRACTOR IS TO PERMIT ACCESS AND CO-ORDINATE DELIVERY AS NECESSARY.

SIGNAGE
PROVIDE NEW 180x125 ON WOOD AND WOOD PANELLE 76 SYSTEM SIGN TO FIRE STATION TO CLIENT'S DETAIL AS INDICATED ON SITE PLAN AND INSTRUCTED BY CLIENT.

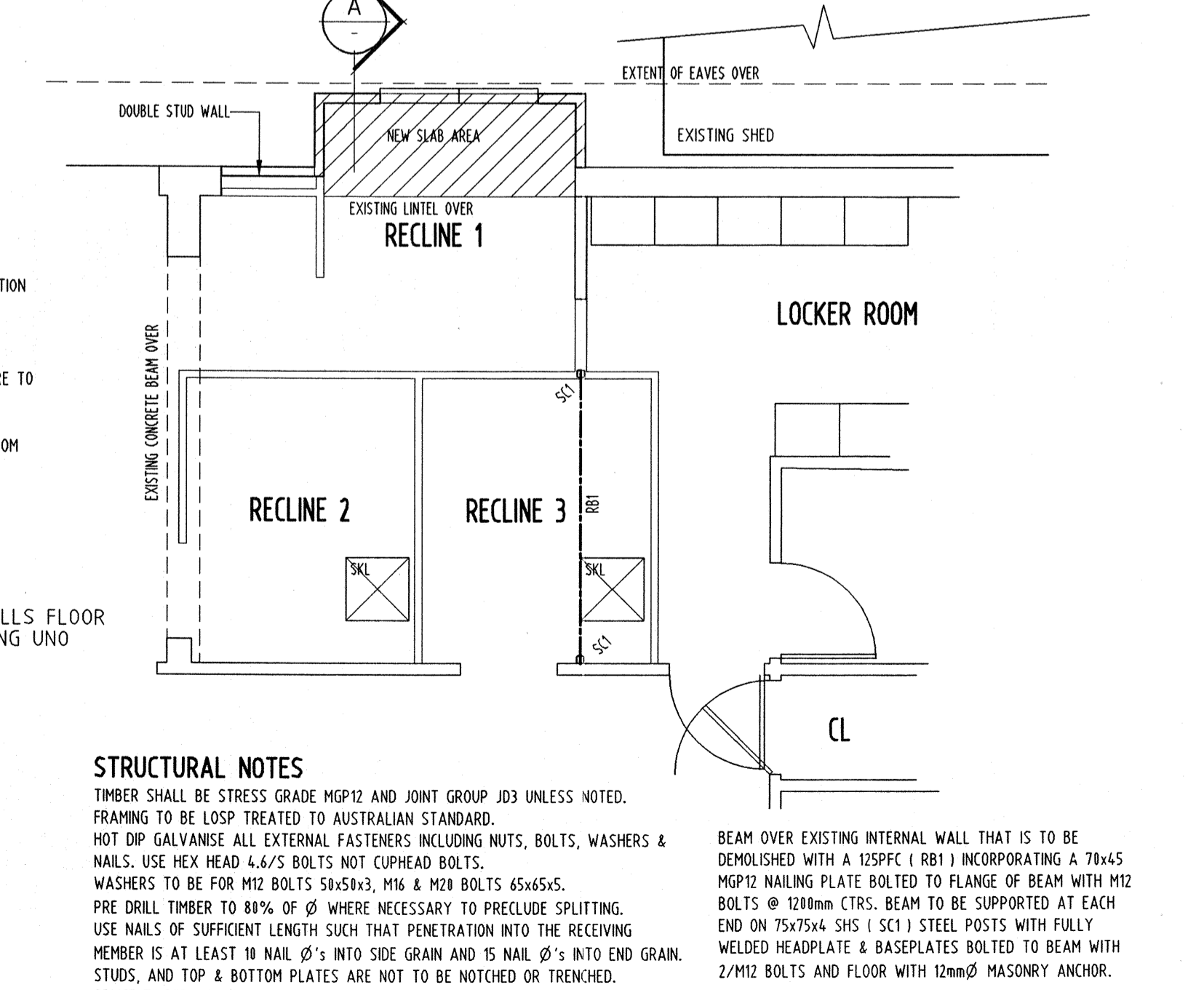
SITE CLEAN
PROGRESSIVELY CLEAN AREAS DURING CONSTRUCTION AND AS THEY ARE COMPLETED. PRIOR TO PRACTICAL COMPLETION CONDUCT A FINAL CLEAN, THOROUGHLY WASHING DOWN ALL AREAS AFFECTED BY THE CONSTRUCTION WORK.

HANDOVER
ON PRACTICAL COMPLETION THE CONSTRUCTION SITE IS TO RETURN TO THE DESIGNATED WORKPLACE. KEYS ARE TO BE RETURNED/ISSUED TO THE SUPERINTENDENT'S REPRESENTATIVE.
WITHIN ONE WEEK OF HANDOVER ALL APPLIANCE WARRANTIES AND OPERATING INSTRUCTIONS ETC ARE TO BE ISSUED TO THE SUPERINTENDENT'S REPRESENTATIVE. THE DEFECT LIABILITY PERIOD OF 12 MONTHS STARTS FROM THE DATE OF PRACTICAL COMPLETION.

TYP. LINTELS FOR EXT. BRICK VENEER

CLEAR SPAN	SECTION
900	75x75x6EA
1200	90x90x8EA
1500	100x75x8UA
1800	100x75x10UA
2100	125x75x10UA
2400	150x90x10UA
3000	150x90x12UA
3600	150x90x16UA

ALL LINTELS HOT DIP GALVANISED.



STRUCTURAL NOTES
TIMBER SHALL BE STRESS GRADE MGP12 AND JOINT GROUP JO3 UNLESS NOTED. FRAMING TO BE LOSP TREATED TO AUSTRALIAN STANDARD.
HOT DIP GALVANISE ALL EXTERNAL FASTENERS INCLUDING NUTS, BOLTS, WASHERS & NAILS. USE HEX HEAD 4.6/5 BOLTS NOT CUPHEAD BOLTS.
WASHERS TO BE M12 BOLTS 50x50x3, M16 & M20 BOLTS 65x65x5.
PRE DRILL THRUER TO 80% OF Ø WHERE NECESSARY TO PRECLUDE SPLITTING.
USE NAILS OF SUFFICIENT LENGTH SUCH THAT PENETRATION INTO THE RECEIVING MEMBER IS AT LEAST 10 NAIL Ø'S INTO SIDE GRAIN AND 15 NAIL Ø'S INTO END GRAIN.
STUDS, AND TOP & BOTTOM PLATES ARE NOT TO BE NOTCHED OR TRENCHED.
SPLICE TIMBER MEMBERS ONLY WHERE SHOWN ON DRAWINGS.
REFER TO AS1684 SECTION 6 FOR PERMISSIBLE HOLING & NOTCHING OF STUDS & PLATES.

BEAM OVER EXISTING INTERNAL WALL THAT IS TO BE DEMOLISHED WITH A 125PFC 1 RB1 INCORPORATING 4 70x45 MGP12 NAILING PLATE BOLTED TO FLANGE OF BEAM WITH M12 BOLTS @ 1200mm CTRS. BEAM TO BE SUPPORTED AT EACH END ON 75x75x8 SHS 1 (S1) STEEL POSTS WITH FULLY WELDED HEADPLATE & BASEPLATES BOLTED TO BEAM WITH 2/M12 BOLTS AND FLOOR WITH 12mmØ MASONRY ANCHOR.

19487710

CONSTRUCTION NOTES

PRELIMINARIES
LIAISE WITH THE CLIENT ON THE PROGRAMME AND SEQUENCE OF WORK TAKING INTO ACCOUNT WHEN CERTAIN WORK CAN BE UNDERTAKEN, IN PARTICULAR ANY NUISANCE WORK SUCH AS HAMMER DRILLING OR WORK THAT CREATES OBNOXIOUS SMELLS OR POTENTIAL DANGER.
PRIOR TO ANY WORK BEING UNDERTAKEN (INCLUDING DEMOLITION WORK) PROVIDE TEMPORARY BARRIERS, SCREENS, CONSTRUCTION SITE SIGNAGE AND DUST CONTROL MEASURES TO SATISFY ALL WORKPLACE HEALTH & SAFETY REQUIREMENTS ENSURING A PATH OF EGRESS AND THE SECURITY OF THE PREMISES ARE MAINTAINED.
AGREE WITH THE CLIENT THE LOCATION OF THE STORAGE AND THE DELIVERY TIMES FOR BULK MATERIALS AND FOR THE TEMPORARY STORAGE AND DISPOSAL OF DEMOLITION MATERIALS TO ENSURE IT DOES NOT ADVERSELY AFFECT THE OPERATIONAL REQUIREMENTS OF THE STATION.

GENERAL
THE FIRE STATION IS TO REMAIN FULLY OPERATIONAL DURING THE COURSE OF THE BUILDING CONTRACT.
MAINTAIN ACCESS TO THE LOCKER ROOMS AT ALL TIMES.
PROVIDE DUST BARRIERS TO SCREEN THE BUILDING WORKS FROM THE OPERATIONAL ACTIVITIES OF THE STATION.
MAKE GOOD ALL SURFACES AND FIXTURES DAMAGED DURING DEMOLITION AND INSTALLATION.
REFER ALSO ASSOCIATED MECHANICAL DRAWING.

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED

DRAWINGS INDEXING SYSTEM
FOR PROJECT SERVICES, PLANS AND RECORDS USE ONLY

<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLAN
<input type="checkbox"/> FITTINGS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLAN	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	

Queensland Government

CLIENT

Queensland Fire & Rescue Service

CONSULTANT

Project Services
Department of Public Works
© The State of Queensland 2003

Drawn: Allan Parr Date: April 2004

Discipline Team Leader: [Signature] Date: 07-05-04

Authorised for Issue: [Signature] Date: 2-5-04

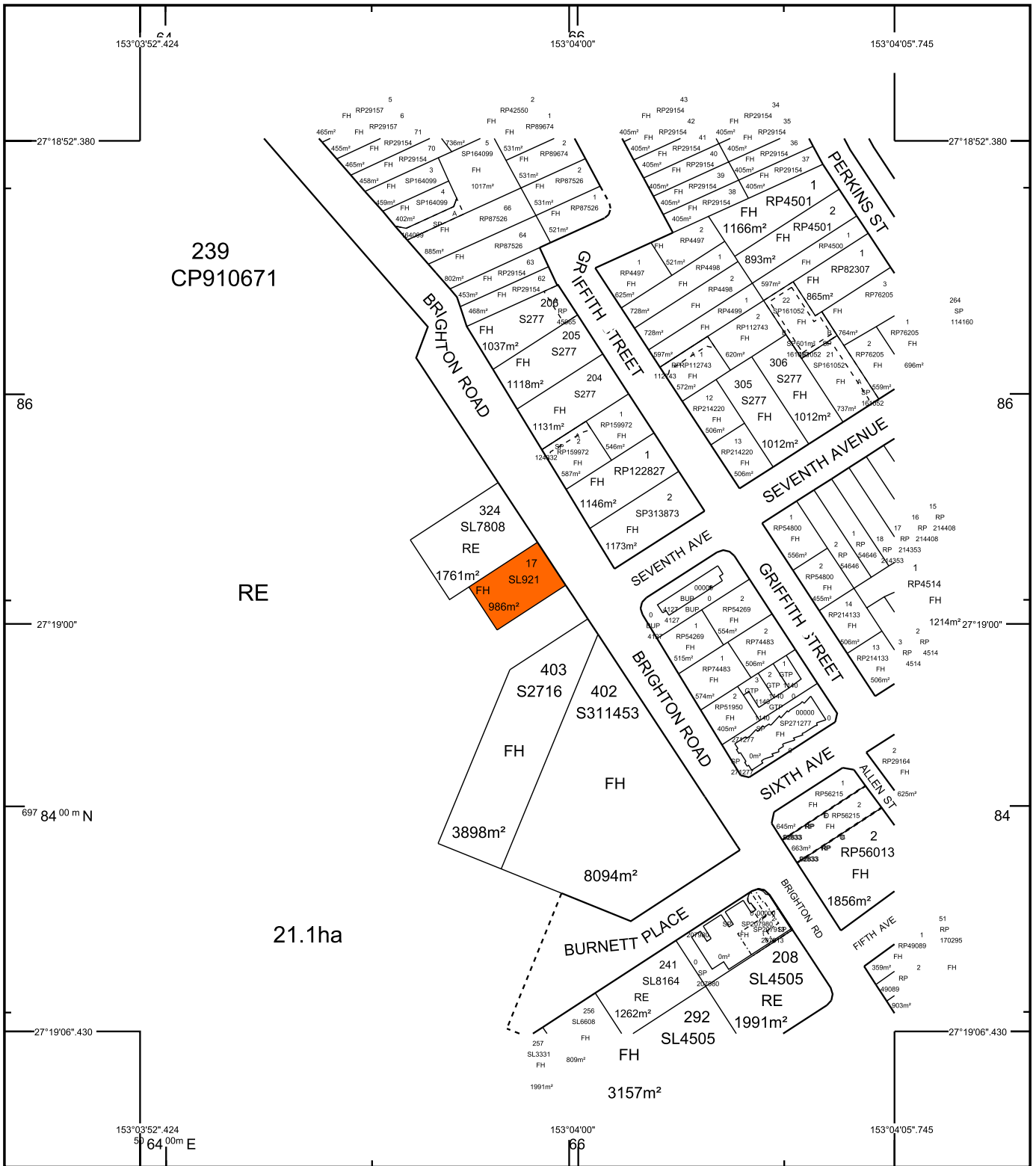
SANDGATE FIRE STATION
124 BRIGHTON ROAD

UPGRADE FIRE FIGHTERS DORMITORY

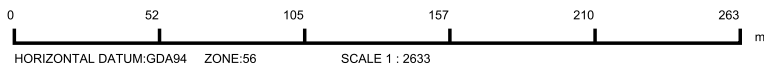
SCALE: VARIOUS AT A1 SIZE

MASTER SITE NUMBER: 31253 CLIENT REFERENCE NUMBER: [Blank]

DRAWING NUMBER: 37752/CD /A01.1 ISSUE: - SHEET NO: 1



STANDARD MAP NUMBER
9543-34244



MAP WINDOW POSITION & NEAREST LOCATION

153°03'59\"/>



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 16/06/2020
 For additional information regarding this SmartMap see page 2.
 Shading Rules have been applied.
 DCDB 15/06/2020
 Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.
 Despite Department of Natural Resources, Mines and Energy(DNRME)'s best efforts, DNRME makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information
 For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



Queensland Government
 (c) The State of Queensland,
 (Department of Natural Resources,
 Mines and Energy) 2020.

Additional Information Page

Shading Rules

■ Lot Number = 17 and Plan Number = SL921

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33953407

Search Date: 21/05/2020 13:39

Title Reference: 17767072

Date Created: 22/08/1995

REGISTERED OWNER

Dealing No: 718667360 03/04/2018

THE STATE OF QUEENSLAND

(REPRESENTED BY PUBLIC SAFETY BUSINESS AGENCY)

ESTATE AND LAND

Estate in Fee Simple

LOT 17 CROWN PLAN SL921

Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 17767072 (Lot 17 on CP SL921)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: SMIS .

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From: Julie Hassangray
Sent: Friday, 22 July 2022 7:56 AM
To: Trevor Hazenberg; Russell Miles; Kush Chadda; QFES Analytics; Lesley Brown; Jason Brown; QFES Levy; David Brazel; John Bastin-Byrne
Cc: Andrea Walker; Lindie Taylor; Kim Coetzee; Charis Lunney; Rachael Harmston; Rachelle Howse
Subject: Settlement- QFES sale of 124 BRIGHTON ROAD, SANDGATE QLD 4017

Good morning team.

Please be advised the disposal of land parcel at 124 Brighton Road, Sandgate settled on 21 July 2022.

Should you have any queries, please do not hesitate to contact me.

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | **A** 125 Kedron Park Road, Kedron

Ph Contrary to public interest | **P** GPO Box 1425, Brisbane QLD 4001

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From: Lindie Taylor
Sent: Friday, 22 July 2022 8:03 AM
To: Julie Hassangray; Trevor Hazenberg; Russell Miles; Kush Chadda; QFES Analytics; Lesley Brown; Jason Brown; QFES Levy; David Brazel; John Bastin-Byrne
Cc: Andrea Walker; Kim Coetzee; Charis Lunney
Subject: Re: Settlement- QFES sale of 124 BRIGHTON ROAD, SANDGATE QLD 4017

Thanks Julie. Well done to the Property team, particularly Andrea, this sees the end of a very long journey and has resulted in a good outcome.

Regards Lindie

Lindie Taylor

Director Building and Property Management
Asset Services Directorate
Queensland Fire and Emergency Services
Mob- Contrary to public interest
125 Kedron Park Road
KEDRON 4001
GPO Box 1425 BRISBANE 4000

From: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Sent: Friday, July 22, 2022 7:55:47 AM
To: Trevor Hazenberg <Trevor.Hazenberg@qfes.qld.gov.au>; Russell Miles <Russell.Miles@qfes.qld.gov.au>; Kush Chadda <Kush.Chadda@qfes.qld.gov.au>; QFES Analytics <qfesanalytics@qfes.qld.gov.au>; Lesley Brown <Lesley.Brown@qfes.qld.gov.au>; Jason Brown <Jason.Brown@qfes.qld.gov.au>; QFES Levy <QFESLevy@qfes.qld.gov.au>; David Brazel <David.Brazel@qfes.qld.gov.au>; John Bastin-Byrne <John.Bastin-Byrne@qfes.qld.gov.au>
Cc: Andrea Walker <Andrea.Walker@qfes.qld.gov.au>; Lindie Taylor <lindie.taylor@qfes.qld.gov.au>; Kim Coetzee <Kim.Coetzee@qfes.qld.gov.au>; Charis Lunney <charis.lunney@qfes.qld.gov.au>; Rachael Harmston <Rachael.Harmston@qfes.qld.gov.au>; Rachelle Howse <Rachelle.Howse@qfes.qld.gov.au>
Subject: Settlement- QFES sale of 124 BRIGHTON ROAD, SANDGATE QLD 4017

Good morning team.

Please be advised the disposal of land parcel at 124 Brighton Road, Sandgate settled on 21 July 2022.

Should you have any queries, please do not hesitate to contact me.

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | **A** 125 Kedron Park Road, Kedron

Ph Contrary to public interest | **P** GPO Box 1425, Brisbane QLD 4001

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NOTICE TO TERMINATE GRANT AGREEMENT

TO: All About Living Inc ABN 57 735 061 306
28a Lagoon Street, Sandgate QLD 4017
Email: **Contrary to public interest**

RECITALS

- A. The State of Queensland represented by Queensland Fire and Emergency Services (as **Grantor**) and All About Living Inc ABN 57 735 061 306 (as **Grantee**) entered into a Grant Agreement dated 23 December 2021 after the Grantee became the selected proponent in a publicly advertised Request for Proposals process (**Process**). The Grant Agreement set out the preconditions to the transfer of 124 Brighton Road, Sandgate (**Property**) from the Grantor to the Grantee.
- B. The Grantee advised on 18 October 2021 that they were formally withdrawing from the Grant Agreement and the Process and asked about any steps the Grantee needed to take to give effect to that decision. The Grant Agreement permits the Grantor to terminate the agreement. This notice has been issued to give effect to the Grantee’s formal withdrawal from the Grant Agreement and the Process.

TERMINATION

The Grantor hereby:

- 1. terminates the Grant Agreement pursuant to clause 10.1 of the Grant Agreement;
- 2. accepts the Grantee’s withdrawal from the Process; and
- 3. determines that the Grantee shall not participate further in the Process pursuant to clause 6.1 of the Terms and Conditions of the Request for Proposals Process.

In accordance with clause 10.2 of the Grant Agreement the Grantee is required to:

Contrary to public interest

Signed by a duly authorised delegate of The State of Queensland (represented by Queensland Fire and Emergency Services):

.....

Name of delegate: Paul Hyde, Executive Director, Asset Services Directorate

Dated:

Display SANDGATE2020

For more detailed information on a particular section refer to the help specific to that section.
Times presented in this website are for Queensland (without daylight saving).

[Detailed Help](#) (Clicking detailed help will open a new browser window)

Disposal of former Sandgate Fire Station

Issued by Public Safety Business Agency

Expression of Interest

Status: Closed
Mega Category: General goods and services
Number: SANDGATE2020
Released: Fri, 19 Jun 2020 at 12:00AM Brisbane, Queensland
Closed: Fri, 7 Aug 2020 at 5:00PM Brisbane, Queensland
UNSPSC: Management and Business Professionals and Administrative Services - (50%)
UNSPSC 2: Structures and Building and Construction and Manufacturing Components and Supplies - (50%)
Region/s: South East Queensland

Section 1 Tender Overview

The Public Safety Business Agency (PSBA), on behalf of Queensland Fire and Emergency Services has commenced a process to grant the former Sandgate Fire and Rescue Station to a community group/s or entities.

PSBA is now seeking high level Proposals (of up to 2 pages) from interested community groups and other entities (Proponents) about how they would use the Property to benefit Sandgate and the surrounding community, taking into account the location of the Property, the adjoining land uses, and the costs necessary to make use of the Property in the future (Process).

To assist Proponents in this Process, an Information Pack has been developed and includes the following material:

- Overview document
- Proponents Proposal Templates and Checklist
- Smartmap
- Current Title Search – Lot 17 on SL921
- Site plans, including satellite imagery
- Environmental Management Register and Contaminated Land Register Search
- Image of existing advertising Billboard
- Request for Proposal document (New)
- Building Condition Assessment Report (New)

[More about tendering here](#)

Proponents will need to submit a proposal via QTenders by 7 August 2020.

Section 2 Still need help? Contact Us

Enquiries

- Peter Symonds
- Peter.Symonds@esa.qld.gov.au

From: Paul Hyde
Sent: Thursday, 4 November 2021 5:32 AM
To: Lindie Taylor; Andrea Walker
Subject: 124 Brighton Street Sandgate (MBN Required)
Attachments: Sandgate QFES Final Proposal Evaluation Criteria.docx

Importance: High

Morning Lindie and Andrea,

Please see below in relation to the next steps for the Sandgate disposal.

Regards, Paul



Paul Hyde
Executive Director
Asset Services Directorate
Queensland Fire and Emergency Services

M [redacted] | E paul.hyde@qfes.qld.gov.au
Emergency Services Complex, H Block, Kedron Park Road, Kedron QLD 4031
GPO Box 1425, Brisbane, QLD 4031
Respect | Integrity | Courage | Loyalty | Trust

From: Paul Hyde
Sent: Thursday, 28 October 2021 5:30 AM
To: Lindie Taylor <lindie.taylor@qfes.qld.gov.au>
Cc: Adam Stevenson <Adam.Stevenson@qfes.qld.gov.au>; Corro QFES SCS ASD <Corro.QFESSCSASD@qfes.qld.gov.au>; Corro QFES SCS DC <Corro.QFESSCSDC@qfes.qld.gov.au>; Julie Jowett <Julie.Jowett@qfes.qld.gov.au>
Subject: 124 Brighton Street Sandgate (MBN Required)
Importance: High

Morning Lindie,

I checked with Adam yesterday as to the next steps for the old Sandgate Fire Station.

Adam has requested we draw up a MBN outlining what are the options now that All About Living have relinquished their proposal.

I think we should add a broad description of the what the evaluation process was so as the min is aware of what that was (see Andrea's word doc attached)

Could I please have the MBN by mid next week thanks Lindie.

Regards, Paul



Paul Hyde
Executive Director
Asset Services Directorate
Queensland Fire and Emergency Services

M contrary to public interest | E paul.hyde@qfes.qld.gov.au
Emergency Services Complex, H Block, Kedron Park Road, Kedron QLD 4031
GPO Box 1425, Brisbane, QLD 4031
Respect | Integrity | Courage | Loyalty | Trust

From: Andrea Walker <Andrea.Walker@qfes.qld.gov.au>
Sent: Monday, 25 October 2021 9:07 AM
To: Paul Hyde <Paul.Hyde@qfes.qld.gov.au>; Lindie Taylor <lindie.taylor@qfes.qld.gov.au>
Subject: RE: 124 Brighton Street Sandgate
Importance: High

Hi Paul,

For your records, attached is the final proposal evaluation criteria used for Sandgate.

Regards,

Andrea Walker
Executive Manager, Property Services
Asset Services Directorate
Queensland Fire and Emergency Services
M contrary to public interest | A 125 Kedron Park Road, Kedron
P GPO Box 1425, Brisbane QLD 4001



QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

From: Paul Hyde <Paul.Hyde@qfes.qld.gov.au>
Sent: Tuesday, 19 October 2021 5:29 AM
To: Andrea Walker <Andrea.Walker@qfes.qld.gov.au>; Lindie Taylor <lindie.taylor@qfes.qld.gov.au>
Subject: 124 Brighton Street Sandgate

Thanks Andrea,

I spoke with Adam yesterday and he has requested we include this as an update point for advice so he can raise at Pre Cab next Monday.

He will seek direction from the minister at that meeting.

Regards, Paul



Paul Hyde
Executive Director
Asset Services Directorate
Queensland Fire and Emergency Services

M **Contrary to public interest** | E paul.hyde@qfes.qld.gov.au
Emergency Services Complex, H Block, Kedron Park Road, Kedron QLD 4031
GPO Box 1425, Brisbane, QLD 4031
Respect | Integrity | Courage | Loyalty | Trust

From: Andrea Walker <Andrea.Walker@qfes.qld.gov.au>
Sent: Monday, 18 October 2021 3:29 PM
To: Paul Hyde <Paul.Hyde@qfes.qld.gov.au>; Lindie Taylor <lindie.taylor@qfes.qld.gov.au>
Subject: FW: 124 Brighton Street Sandgate

Hi Paul and Lindie,

As discussed, please find below the email from the CEO of All About Living. I have left him a message to phone me.

I am also seeking urgent legal advice from the Public Trustee.

Attached is the MBN signed 3 December 2020 for your reference.

Regards,

Andrea Walker
Executive Manager, Property Services
Asset Services Directorate
Queensland Fire and Emergency Services
M **Contrary to public interest** | A 125 Kedron Park Road, Kedron
P GPO Box 1425, Brisbane QLD 4001



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From: **Contrary to public interest** <Contrary to public interest@allaboutliving.com.au>
Sent: Monday, 18 October 2021 1:25 PM
To: Andrea Walker <Andrea.Walker@qfes.qld.gov.au>
Subject: 124 Brighton Street Sandgate

CAUTION: This email originated from outside of Queensland Fire & Emergency Services. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Ms Walker,

I previously advised you by email on the 5th October that the due to a refresh on the Board of Directors, the Board was doing further due diligence on the refurbishment of the Fire Station at Sandgate. The Board of All About Living met on Wednesday 13th October 2021 and have decided to formally withdraw from the project for the following reasons:

Contrary to public interest

All of these issues contributed to the decision by the Board to withdraw. Please advise what steps the company needs to take to effect this decision.

Regards

Contrary to public interest

Kind Regards

Contrary to public interest

Chief Executive Officer



Head Office: 28a Lagoon Street Sandgate QLD 4017
PO Box 1131, Nathan Street Post Office, Brighton QLD 4017
(07) 3269 1915 | www.allaboutliving.com.au | info@allaboutliving.com.au
ABN 57 735 061 306

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Criteria	Description
Use Criteria	
Advance/Benefit the community	When considering each Final Proposal, determining the degree to which each of those Proposals benefits human services and social wellbeing .
Respond to community needs	Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community, using a more nuanced understanding of those needs gained from the Stage 1 analysis. Analysis of whether the purpose of the Proponent's organisation is consistent with the use that is proposed.
Consistent with adjoining land use	Detailed assessment of impact of services provided by Proponent on adjoining land use (including health, safety, nuisance, heritage etc), demonstrates use and services provided by Proponent would not cause any adverse impact on the adjoining land use or would be complimentary to the adjoining land use. The results of community consultation may be considered here.
Feasibility Criteria	
Consistent with local town planning	Assessment of use and services provided by Proponent demonstrates that they are consistent with the present designated use of the Property, or are consistent with the local town planning scheme and are likely to be successful in a material change of use development application ("MCU").
Service delivery model, Program and Cost	Level of maturity and detail of the Proposal to show a well-planned and achievable vision. Provision of: (a) a comprehensive service delivery model including how the services will be delivered to the targeted community, strategies to address the changing needs of the community and possible increase in demand for services in the future, risk management and the associated cost; and (b) a realistic and comprehensive program detailing all main stages of the project (including development and building approvals, fitout, contingencies) to achieve completion of project in an achievable timeframe with achievable costings
Capability – delivery of services	Assessment of capability of Proponent to deliver the services on an ongoing basis including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) quality assurance system; (d) previous experience; (e) resource availability; (f) previous performance record; and (g) occupational health and safety management
Capability – develop and use of Property	Assessment of capability of Proponent to develop and use the Property optimally for the benefit of the Brisbane community including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) previous experience; (d) resource availability; (e) environmental management; (f) previous performance record; and (g) occupational health and safety management
Financial capacity	Evidence of the financial capacity of the Proponent to: (a) provide ongoing services for the benefit of the Sandgate and local community; and (b) complete the project to full completion including (including development and building approvals, fitout). Robustness of the financial modelling of service delivery costs and project costs.

From: Andrea Walker
Sent: Tuesday, 4 January 2022 12:06 PM
To: Adam Green
Cc: Corro QFES SCS ASD; Kim Coetzee; Paula Conaty; Lindie Taylor
Subject: RE: MECS Item 03298-2021 - CC for your information or action: Subject: CoS REPLY - s.73 - Irrelevant information
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Regards,

Andrea Walker
Executive Manager, Property Services
Asset Services Directorate
Queensland Fire and Emergency Services
M Contrary to public interest | A 125 Kedron Park Road, Kedron
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Sent: Wednesday, 1 December 2021 5:52 PM
To: Andrea Walker <Andrea.Walker@qfes.qld.gov.au>
Cc: Rachael Harmston <Rachael.Harmston@qfes.qld.gov.au>; Corro QFES SCS ASD <Corro.QFESSCSASD@qfes.qld.gov.au>; Kim Coetzee <Kim.Coetzee@qfes.qld.gov.au>; Julie Jowett <Julie.Jowett@qfes.qld.gov.au>
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Rachel/Andrea – can I ask you to work to see the actions noted below acquitted please

Cheers

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Jaimi Scells
Divisional Liaison Officer
Office of the Deputy Commissioner and Chief Strategy Officer

Strategy and Corporate Services Division
Queensland Fire and Emergency Services
P: 07 3635 3560 > E: jaimi.scells@qfes.qld.gov.au
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From: Corro QFES Minister <Corro.QFESMinister@qfes.qld.gov.au>
Sent: Tuesday, 23 November 2021 12:08 PM
To: Corro QFES SCS DC <Corro.QFESSCDC@qfes.qld.gov.au>
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MECS Item 03298-2021 has been CC'ed to you for information, action or access by Chantelle Marsh (QFES).

The following comment has been provided (if any): **Please progress asap and keep MECS comments up to date with the item's status**

Item Details

Action Type: QFES - Letter for Ministers Chief of Staff
Subject: CoS REPLY - **s.73 - Irrelevant information** regarding

You should:

1. Read the comments provided by Chantelle Marsh (QFES) regarding your involvement.
2. View any attachments.
3. Note this information for future reference or take appropriate action as requested.

Please click on the [Item Link](#) to view the item in MECS.

If you have any queries please contact officers from QFES - Minister or email corro.qfesminister@qfes.qld.gov.au.

email: EmailInformationOfficerNotification

From: Adam Green
Sent: Tuesday, 4 January 2022 1:05 PM
To: Andrea Walker
Cc: Corro QFES SCS ASD; Kim Coetzee; Paula Conaty; Lindie Taylor
Subject: Re: MECS Item 03298-2021 - CC for your information or action: Subject: CoS REPLY - **s.73 - Irrelevant information** regarding

Thanks Andrea

In conversation with the DC, we are good to proceed with the sale.

We may need to update the MECS submission to reflect this, so please review and progress as required.

Thanks
Adam

Adam Green GCPs
A/Executive Director
Asset Services Directorate
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M Contrary to public interest
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From: Andrea Walker <Andrea.Walker@qfes.qld.gov.au>
Sent: Tuesday, January 4, 2022 12:06:16 PM
To: Adam Green <Adam.Green@qfes.qld.gov.au>
Cc: Corro QFES SCS ASD <Corro.QFESSCSASD@qfes.qld.gov.au>; Kim Coetzee <Kim.Coetzee@qfes.qld.gov.au>; Paula Conaty <Paula.Conaty@qfes.qld.gov.au>; Lindie Taylor <lindie.taylor@qfes.qld.gov.au>
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From: Corro QFES Minister <Corro.QFESMinister@qfes.qld.gov.au>

Sent: Tuesday, 23 November 2021 12:08 PM

To: Corro QFES SCS DC <Corro.QFESSCSDC@qfes.qld.gov.au>

Subject: MECS Item 03298-2021 - CC for your information or action: Subject: CoS REPLY - **s.73 - Irrelevant information**
s.73 - Irrelevant information regarding

MECS Item 03298-2021 has been CC'ed to you for information, action or access by Chantelle Marsh (QFES).

The following comment has been provided (if any): **Please progress asap and keep MECS comments up to date with the item's status**

Item Details

Action Type: QFES - Letter for Ministers Chief of Staff

Subject: CoS REPLY - **s.73 - Irrelevant information** regarding

You should:

1. Read the comments provided by Chantelle Marsh (QFES) regarding your involvement.
2. View any attachments.
3. Note this information for future reference or take appropriate action as requested.

Please click on the [Item Link](#) to view the item in MECS.

If you have any queries please contact officers from QFES - Minister or email corro.qfesminister@qfes.qld.gov.au.

email: EmailInformationOfficerNotification

From: Adam Green
Sent: Wednesday, 19 January 2022 11:52 AM
To: Corro QFES SCS ASD; Lindie Taylor; Andrea Walker
Subject: Fwd: MECS Item Finalised : 03774-2021 Subject: MBN - Approval to divest the former Sandgate Fire and Rescue Station at market value

Afternoon all

Please see below, the approval to divest Sandgate has been endorsed by the Minister with comments in red to note.

Lindie - we may need to speak with Tim Whittaker on this for advice regarding best approach for Comms. As we know there was a legacy donation commitment from a previous minister, and therefore we will need to cover this off with any Comms.

If you could consider as part of the divestment strategy, it would be appreciated

Thank you
Adam

Adam Green GCPS
A/Executive Director
Asset Services Directorate
Queensland Fire and Emergency Services
M Contrary to public interest
GPO Box 1425, Brisbane Qld 4001



QFES acknowledges and recognises Traditional Owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

From: Corro QFES Minister <Corro.QFESMinister@qfes.qld.gov.au>
Sent: Wednesday, January 19, 2022 11:43:40 AM
To: Adam Green <Adam.Green@qfes.qld.gov.au>
Subject: MECS Item Finalised : 03774-2021 Subject: MBN - Approval to divest the former Sandgate Fire and Rescue Station at market value

MECS Item Number 03774-2021 has been finalised.

The following comment has been provided (if any): **MBN signed by Minister attached with comments: 'Given this is a GEC a proactive comms plan will need to be developed and the Local MP will need to be briefed when the process progresses'.**

Item Details

Action Type: QFES - Brief for Minister (MBN)
Subject: MBN - Approval to divest the former Sandgate Fire and Rescue Station at market value

As you were involved in this item you may wish to review the comment history and view any final attachments.

Please click on the [Item Link](#) to view the item in MECS.

If you have any queries please contact officers from QFES - Minister or email corro.qfesminister@qfes.qld.gov.au.

email: EmailSignOffFinaliseInvolved

From: Julie Hassangray
Sent: Wednesday, 11 May 2022 7:57 AM
To: Lindie Taylor
Cc: Adam Green
Subject: Sandgate Disposal

Hello Lindie,

Just a FYI the contract has been forwarded to purchaser for Sandgate.

Contrary to public interest

Kind Regards,

Julie Hassan Gray

A/Executive Manager, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph **Contrary to public interest** | P GPO Box 1425, Brisbane QLD 4001

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QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

From: Julie Hassangray
Sent: Wednesday, 11 May 2022 9:46 AM
To: Lindie Taylor
Cc: Adam Green
Subject: RE: Sandgate Disposal

Hello Lindie.

I will.

Yes, expected settlement will be 14 days after they go unconditional.

Kind Regards,

Julie Hassan Gray

A/Executive Manager, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph Contrary to public interest | P GPO Box 1425, Brisbane QLD 4001

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From: Lindie Taylor <lindie.taylor@qfes.qld.gov.au>
Sent: Wednesday, 11 May 2022 9:33 AM
To: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Cc: Adam Green <Adam.Green@qfes.qld.gov.au>
Subject: RE: Sandgate Disposal

Great thanks Julie. Please keep me in the loop. What would be the expected settlement date? Is it 14 days post Contrary to public interest (when I presume it goes unconditional)?

Lindie Taylor

Director, Building and Property Management

[Asset Services Directorate](#)

Queensland Fire and Emergency Services

M Contrary to public interest | A 125 Kedron Park Road, Kedron

P GPO Box 1425, Brisbane QLD 4001



From: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Sent: Wednesday, 11 May 2022 7:57 AM

To: Lindie Taylor <lindie.taylor@qfes.qld.gov.au>
Cc: Adam Green <Adam.Green@qfes.qld.gov.au>
Subject: Sandgate Disposal

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Just a FYI the contract has been forwarded to purchaser for Sandgate.

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Kind Regards,

Julie Hassan Gray

A/Executive Manager, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

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From: Julie Hassangray
Sent: Wednesday, 11 May 2022 11:27 AM
To: Lindie Taylor
Subject: RE: Brief for Sandgate

Thanks Lindie.

I have grabbed all the background from the January 2022 MBN.

Kind Regards,

Julie Hassan Gray

A/Executive Manager, Property Services

Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph [REDACTED] | P GPO Box 1425, Brisbane QLD 4001

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From: Lindie Taylor <lindie.taylor@qfes.qld.gov.au>
Sent: Wednesday, 11 May 2022 11:25 AM
To: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Subject: RE: Brief for Sandgate

Yes it was. There is an existing MBN in MECS – have a look at 2083-2020 and go to att 1. I don't think the 2017 GECs were numbered so you would refer to it as a 2017 GEC. You will need to read all the way through that brief to understand it all. There has been subsequent PPOs which may help if you are looking for other paras. Just search in free text for sandgate or disposal of sandgate FRS

Regards Lindie

Lindie Taylor

Director, Building and Property Management

[Asset Services Directorate](#)

Queensland Fire and Emergency Services

M [REDACTED] | A 125 Kedron Park Road, Kedron

P GPO Box 1425, Brisbane QLD 4001



From: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Sent: Wednesday, 11 May 2022 11:03 AM

To: Lindie Taylor <lindie.taylor@qfes.qld.gov.au>

Subject: Brief for Sandgate

Hello Lindie,

I am just drafting Brief for Sandgate in readiness for execution of Contract.

Was this matter a Government election commitment? If so, which one?

Kind Regards,

Julie Hassan Gray

A/Executive Manager, Property Services

Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph Contrary to public interest | P GPO Box 1425, Brisbane QLD 4001

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From: Julie Hassangray
Sent: Wednesday, 11 May 2022 3:11 PM
To: Lindie Taylor
Cc: Adam Green
Subject: 124 Brighton Riad, Sandgate Disposal Brief
Attachments: QFES-EBN_Financial Delegation Approval_final.docx

Hello Lindie,

As discussed earlier, in readiness for receipt of Buyer executed Contract, please see attached EBN.

Please let me know if you would like anything added/removed. I expect we should receive executed Contract by the end of the week.

Kind Regards,

Julie Hassan Gray

A/Executive Manager, Property Services

Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | **A** 125 Kedron Park Road, Kedron

Ph contrary to public interest | **P** GPO Box 1425, Brisbane QLD 4001

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Requested by: Mr Adam Green, Acting Executive Director, Asset Services Directorate

Critical **Urgent** **General**

MECS #: XXXX-XXXX

File #: N/A

Briefing note for approval **Briefing note for information**

To: Acting Deputy Commissioner, Strategy and Corporate Services Division

Subject: Disposal of the former Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate, Lot 17 CP SL921

Date: 13/05/2022

1. Background

- In September 2017, the Honourable Stirling Hinchcliffe announced that the former Sandgate Fire and Rescue Station property would be retained as a community asset and not sold for profit.
- A two stage Expression of Interest (EOI) process was undertaken, and proposals were assessed by an Evaluation Committee (comprising of officers from the former PSBA, QFES and the former Department of Communities, Disability Services and Seniors).
- The Public Trustee of Queensland (Public Trustee) was engaged to provide legal advice and ensure that the EOI process was fair, open and transparent.
- On 3 December 2020, the Minister approved the recommendations of the Evaluation Committee. A Grant Agreement was executed between QFES and the successful proponent All About Living (AAL) on 23 December 2020 and subsequently a covenant was registered on the title.
- On 8 July 2021, AAL received development approval from Brisbane City Council to repurpose the former station for Health Care Services.
- On 18 October 2021, QFES Property Services received email correspondence from the CEO of AAL advising the withdrawal of their interest in acquiring the property.
- On 19 October 2021, QFES instructed the Public Trustee to draft a notice to terminate the grant agreement between QFES and AAL.
- On 20 October 2021, the notice was issued by QFES and receipt of the letter was acknowledged by AAL on that same day.
- January 2022, a Minister Briefing Note outlined the above background, issues faced and recommendation QFES divest the property at market value.
- The property was to be listed as surplus land on the Government Land Register for a period of 30 days. If no interest were sought, the property would be placed on the open market for sale.

- The Commissioner and Minister executed Minister Briefing Note recommending:-

That the Minister:

- *notes the content of this briefing note; and*
 - *approves the divestment of the former Sandgate Fire and Rescue Station property at market value.*
- 24 March 2022, after no interest from other government agencies or the open market, the Minister instructed Property Services to progress the transfer of property to the second merit listed proponent **s.73 - Irrelevant information** from the EOI at market value.
 - During March 2022, the Buyer and QFES obtained their own valuation report.
 - In consideration of both valuation reports, a mutual agreed sale contract price of \$660,000.00 plus GST was agreed subject to special condition the **Contrary to public interest**

2. Issues

- N/A.

3. Consultation

Consultation has occurred with the Minister for Police and Corrective Services and Minister for Fire and Emergency Services 18 January 2022, Commissioner 14 January 2022 and Acting Executive Director ASD who concur with the contents of this brief and its attachment.

4. Have you considered whether Legal Services needs to be consulted?

- N/A. The Public Trustee has been engaged for conveyance transaction.

5. Is this in accordance with Government election commitments?

- Yes. This is a GEC 2017 project.

6. Has this matter been considered by a QFES Governance Committee?

- N/A

7. Has QFES' obligations in relation to the *Human Rights Act 2019* been considered?

- The brief is compatible with QFES' obligations in relation to the *Human Rights Act 2019* and there are no impacts on human rights.

8. Funding

- N/A

9. If this brief includes a new policy, publication, initiative, or is a change in a policy or publication, is this information suitable for release on the Right to Information Publication Scheme web pages?

- N/A

10. Recommendation

- As the duly authorised Level 1 financial delegate, in accordance with Schedule 1 Financial and Travel Delegations to the *Instrument of Delegation of Chief Executive/Commissioner, QFES (Finance) No. 1 of 2021*, it is recommended that you **approve** the disposal of the former Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate, Lot 17 CP SL921; and

- **Note** that the Executive Director, Asset Services Directorate, QFES holds the relevant contractual delegation under the *Instrument of Sub-delegation of Ministers powers by the Commissioner, QFES (No.2 of 2021)* to execute the contract of sale.

Adam Green
ACTING EXECUTIVE DIRECTOR
ASSET SERVICES DIRECTORATE

Adam Stevenson
ACTING DEPUTY COMMISSIONER
STRATEGY AND CORPORATE SERVICES DIVISION

/ /

/ /

Noted / Approved / Not Approved

Comments:

From: Julie Hassangray
Sent: Monday, 30 May 2022 8:06 AM
To: Corro QFES SCS ASD; Caitlin McNicol
Cc: Lindie Taylor; Adam Green
Subject: EBN Financial Delegation Approval- Sandgate Fire and Rescue Station- 124 Brighton Road, Sandgate Disposal
Attachments: QFES-EBN_Financial Delegation Approval_final.docx; Execution Version - Contract - 124 Brighton Road, Sandgate (ID 348345) AoB Signed.pdf

Hello Caitlin.

Can you please load the attached EBN into MECS for approval from the A/Deputy Commissioner and A/Executive Director ASD.

Once/if approved, please:-

- 1) print the contract;
- 2) **insert the date** signed as the contract date **on page 1**;
- 3) have A/Executive Director ASD (State delegate's) **sign in front of a witness** (over the age of 18 years) **on page 9**;
- 4) insert the following below the State delegate's signature on page 9:

"Signed by an authorised delegate of The State of Queensland (represented by Queensland Fire and Emergency Services)"
- 5) **insert** the A/Executive Director ASD (State delegate's) **full name and position** next to the words "name of person signing" **on page 9**;
- 6) the **witness to sign** and write their name **on page 9**;
- 7) have the A/Executive Director ASD (State delegate's) **initial** on **every page** of the contract including the special conditions; and
- 8) scan the executed contract via email to me.

Please let me know if you require anything further.

Kind Regards,

Julie Hassan Gray

A/Executive Manager, Property Services

Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph Contrary to public interest | P GPO Box 1425, Brisbane QLD 4001

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Requested by: Mr Adam Green, Acting Executive Director, Asset Services Directorate

Critical **Urgent** **General**

MECS #: XXXX-XXXX

File #: N/A

Briefing note for approval **Briefing note for information**

To: Acting Deputy Commissioner, Strategy and Corporate Services Division

Subject: Disposal of the former Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate, Lot 17 CP SL921

Date: 30/05/2022

1. Background

- In September 2017, the Honourable Stirling Hinchcliffe announced that the former Sandgate Fire and Rescue Station property would be retained as a community asset and not sold for profit.
- A two stage Expression of Interest (EOI) process was undertaken, and proposals were assessed by an Evaluation Committee (comprising of officers from the former PSBA, QFES and the former Department of Communities, Disability Services and Seniors).
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- The property was to be listed as surplus land on the Government Land Register for a period of 30 days. If no interest were sought, the property would be placed on the open market for sale.

- The Commissioner and Minister executed Minister Briefing Note recommending:-

That the Minister:

- *notes the content of this briefing note; and*
- *approves the divestment of the former Sandgate Fire and Rescue Station property at market value.*
- 24 March 2022, after no interest from other government agencies or the open market, the Minister instructed Property Services to progress the transfer of property to the second merit listed proponent **s.73 - Irrelevant information** from the EOI at market value.
- During March 2022, the Buyer and QFES obtained their own valuation report.
- In consideration of both valuation reports, a mutual agreed sale contract price of \$660,000.00 plus GST was agreed subject to special condition **Contrary to public interest**

2. Issues

- N/A.

3. Consultation

Consultation has occurred with the Minister for Police and Corrective Services and Minister for Fire and Emergency Services 18 January 2022, Commissioner 14 January 2022 and Acting Executive Director ASD who concur with the contents of this brief and its attachment.

4. Have you considered whether Legal Services needs to be consulted?

- N/A. The Public Trustee has been engaged for conveyance transaction.

5. Is this in accordance with Government election commitments?

- Yes. This is a GEC 2017 project.

6. Has this matter been considered by a QFES Governance Committee?

- N/A

7. Has QFES' obligations in relation to the *Human Rights Act 2019* been considered?

- The brief is compatible with QFES' obligations in relation to the *Human Rights Act 2019* and there are no impacts on human rights.

8. Funding

- N/A

9. If this brief includes a new policy, publication, initiative, or is a change in a policy or publication, is this information suitable for release on the Right to Information Publication Scheme web pages?

- N/A

10. Recommendation

- As the duly authorised Level 1 financial delegate, in accordance with Schedule 1 Financial and Travel Delegations to the *Instrument of Delegation of Chief Executive/Commissioner, QFES (Finance) No. 1 of 2021*, it is recommended that you **approve** the disposal of the former Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate, Lot 17 CP SL921; and

- **Note** that the Executive Director, Asset Services Directorate, QFES holds the relevant contractual delegation under the *Instrument of Sub-delegation of Ministers powers by the Commissioner, QFES (No.2 of 2021)* to execute the contract of sale.

Adam Green
ACTING EXECUTIVE DIRECTOR
ASSET SERVICES DIRECTORATE

Adam Stevenson
ACTING DEPUTY COMMISSIONER
STRATEGY AND CORPORATE SERVICES DIVISION

/ /

/ /

Noted / Approved / Not Approved

Comments:

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

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Contrary to public interest

From: Julie Hassangray
Sent: Monday, 30 May 2022 10:53 AM
To: Corro QFES SCS ASD; Caitlin McNicol
Cc: Lindie Taylor; Adam Green
Subject: EBN Financial Delegation Approval- Sandgate Fire and Rescue Station- 124 Brighton Road, Sandgate Disposal
Attachments: Form 33 Release of Covenant.pdf; EBN Financial Delegation Approval- Sandgate Fire and Rescue Station- 124 Brighton Road, Sandgate Disposal

Hello Caitlin,

As discussed, we also will need Form 33 Release of Covenant executed by A/Executive Director ASD.

In addition to attached email, for the Form 33 Covenant please:-

- 1) print the Form 33;
- 2) have the A/Executive Director ASD (State delegate's) **date, write their name and sign in front of a qualified witness** (JP, solicitor or commissioner of declarations); and
- 3) the **witness to sign, write their name and position.**

The attached email and EBN is ok to load into MECS please.

Should you have any queries, please do not hesitate to contact me.

Kind Regards,

Julie Hassan Gray

A/Executive Manager, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

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Dealing Number



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Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

1. Type/Dealing No. of instrument/document being released

Type of Instrument/Document Covenant
Dealing Number 720644967

Lodger (Name, address, E-mail & phone number)

Official Solicitor to the Public Trustee of Queensland
GPO Box 1449, Brisbane Qld 4001
Phone: 07 3213 9288
Email: LodgingBNE@pt.qld.gov.au
Ref: WWL: 2200644

Lodger Code

2. Lot on Plan Description

LOT 17 ON CP SL921

Title Reference

17767072

3. Grantor/Covenantor

THE STATE OF QUEENSLAND (REPRESENTED BY QUEENSLAND FIRE AND EMERGENCY SERVICES)

4. Grantee/Covenantee

THE STATE OF QUEENSLAND (REPRESENTED BY QUEENSLAND FIRE AND EMERGENCY SERVICES)

5. Execution by Grantee/Covenantee

***Full Surrender**

The Grantee/Covenantee releases the covenant/profit a prendre in item 1 so that the covenant/profit a prendre is extinguished.

***Partial Surrender**

~~The Grantee/Covenantee releases the covenant/profit a prendre in item 1 so far as relates to the land in item 2:-~~

~~*so far as relates to a part of the land being~~

~~*so far as relates to the substance taken from the land being~~

*delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signature

.....full name

.....qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

.....
Execution Date

.....
Grantee's/Covenantee's Signature

Signed by a duly authorised delegate of
The State of Queensland (represented by Queensland Fire
and Emergency Services)

From: Julie Hassangray
Sent: Monday, 30 May 2022 8:06 AM
To: Corro QFES SCS ASD; Caitlin McNicol
Cc: Lindie Taylor; Adam Green
Subject: EBN Financial Delegation Approval- Sandgate Fire and Rescue Station- 124 Brighton Road, Sandgate Disposal
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Julie Hassan Gray

A/Executive Manager, Property Services

Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

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Requested by: Mr Adam Green, Acting Executive Director, Asset Services Directorate

Critical **Urgent** **General**

MECS #: XXXX-XXXX

File #: N/A

Briefing note for approval **Briefing note for information**

To: Acting Deputy Commissioner, Strategy and Corporate Services Division

Subject: Disposal of the former Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate, Lot 17 CP SL921

Date: 30/05/2022

1. Background

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- 24 March 2022, after no interest from other government agencies or the open market, the Minister instructed Property Services to progress the transfer of property to the second merit listed proponent **s.73 - Irrelevant information** from the EOI at market value.
 - During March 2022, the Buyer and QFES obtained their own valuation report.
 - In consideration of both valuation reports, a mutual agreed sale contract price of \$660,000.00 plus GST was agreed subject to special condition **Contrary to public interest**

2. Issues

- N/A.

3. Consultation

Consultation has occurred with the Minister for Police and Corrective Services and Minister for Fire and Emergency Services 18 January 2022, Commissioner 14 January 2022 and Acting Executive Director ASD who concur with the contents of this brief and its attachment.

4. Have you considered whether Legal Services needs to be consulted?

- N/A. The Public Trustee has been engaged for conveyance transaction.

5. Is this in accordance with Government election commitments?

- Yes. This is a GEC 2017 project.

6. Has this matter been considered by a QFES Governance Committee?

- N/A

7. Has QFES' obligations in relation to the *Human Rights Act 2019* been considered?

- The brief is compatible with QFES' obligations in relation to the *Human Rights Act 2019* and there are no impacts on human rights.

8. Funding

- N/A

9. If this brief includes a new policy, publication, initiative, or is a change in a policy or publication, is this information suitable for release on the Right to Information Publication Scheme web pages?

- N/A

10. Recommendation

- As the duly authorised Level 1 financial delegate, in accordance with Schedule 1 Financial and Travel Delegations to the *Instrument of Delegation of Chief Executive/Commissioner, QFES (Finance) No. 1 of 2021*, it is recommended that you **approve** the disposal of the former Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate, Lot 17 CP SL921; and

- **Note** that the Executive Director, Asset Services Directorate, QFES holds the relevant contractual delegation under the *Instrument of Sub-delegation of Ministers powers by the Commissioner, QFES (No.2 of 2021)* to execute the contract of sale.

Adam Green
ACTING EXECUTIVE DIRECTOR
ASSET SERVICES DIRECTORATE

Adam Stevenson
ACTING DEPUTY COMMISSIONER
STRATEGY AND CORPORATE SERVICES DIVISION

/ /

/ /

Noted / Approved / Not Approved

Comments:

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

Contrary to public interest

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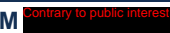
From: Lindie Taylor
Sent: Wednesday, 8 June 2022 2:29 PM
To: QFES Correspondence
Cc: Corro QFES SCS ASD; Adam Green
Subject: RE: The granting of the former Sandgate Fire and Rescue Station to a community group

Hi Chantelle

As advised in the weekly and monthly reports issued by ASD and MBN 3774-2021, the granting of the former Sandgate Fire and Rescue Station was completed from QFES' perspective but was not able to be fully executed due to the withdrawal to the successful proponent. It should be noted though that the GEC was acquitted. Following the proponent's withdrawal, approval was provided to ASD to dispose of the station at market value to the second placed proponent if that proponent had interest (after the expiry of the period requiring GLR surplus property listing). This would inherently achieve similar community based outcomes that the initial granting had intended to achieve. The second placed proponent did express interest and the sale is well progressed with EBN 01213-2022 providing the delegated approval to progress the contract of sale immediately. It is expected the sale will be finalised within weeks.

It should be noted that this transaction is no longer a granting and does constitute a commercial property transaction that would not normally be supported by a Ministerial handover or presentation.

Regards

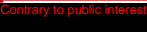
Lindie Taylor
 Director, Building and Property Management
[Asset Services Directorate](#)
Queensland Fire and Emergency Services
 M  | A 125 Kedron Park Road, Kedron
 P GPO Box 1425, Brisbane QLD 4001
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From: Corro QFES SCS ASD <Corro.QFESSCSASD@qfes.qld.gov.au>
Sent: Wednesday, 8 June 2022 1:44 PM
To: Lindie Taylor <lindie.taylor@qfes.qld.gov.au>
Cc: Corro QFES SCS ASD <Corro.QFESSCSASD@qfes.qld.gov.au>
Subject: FW: The granting of the former Sandgate Fire and Rescue Station to a community group

Hi Lindie,

For your response?

Kind Regards
Lyndon Brewin
 A/Executive Officer, Asset Services Directorate
Queensland Fire and Emergency Services
 P 3635 3468 | M  | E Lyndon.Brewin@qfes.qld.gov.au
 | 125 Kedron Park Road, Kedron
 Asset Services Directorate (3.4)
 P GPO Box 1425, Brisbane QLD 4001
[Find Us](#) - Find your local station or office



From: QFES Correspondence <QFES.Correspondence@qfes.qld.gov.au>
Sent: Wednesday, 8 June 2022 9:49 AM
To: Corro QFES SCS ASD <Corro.QFESSCSASD@qfes.qld.gov.au>
Cc: QFES Correspondence <QFES.Correspondence@qfes.qld.gov.au>
Subject: The granting of the former Sandgate Fire and Rescue Station to a community group

Good morning

The MO has asked for a progress update on this event. The last update was added to the spreadsheet on 22 February.

TBA	TBA	The granting of the former Sandgate Fire and Rescue Station to a	Sandgate	The new Bracken Ridge Fire and Rescue Station at 223 Bracken Ridge Road, Bracken Ridge reached PC in March 2020	Asset Services	Sandgate	124 Brighton Road, Sandgate	Photo opportunity	18/01/2022 Approval received from MIN to divest site (03774-2021) 22/2 ASD in discussions	Date to be ascertained Please update on progress of this project. Any handover
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	community group		and is therefore operational. As such, the former Sandgate Fire and Rescue Station was identified as surplus to QFES' needs. Stirling Hinchliffe MP made a commitment to grant this former station to a community group.						with the [redacted] to acquire the site at market value. 8/6 - Emailed ASD seeking progress update.	event must involve Minister Stirling Hinchliffe MP
--	-----------------	--	--	--	--	--	--	--	---	--

Kind Regards

Chantelle Marsh (Part time Monday to Thursday)
 Senior Correspondence Officer
 Executive Services, Assurance
 Strategy and Corporate Services
Queensland Fire and Emergency Services
 P 07 3635 3082 M [redacted]



From: Jason Skinner <Jason.Skinner@ministerial.qld.gov.au>
Sent: Tuesday, 7 June 2022 3:36 PM
To: QFES Correspondence <QFES.Correspondence@qfes.qld.gov.au>; Daniel Carvosso <daniel.carvosso@ministerial.qld.gov.au>; Nick Barter <nick.barter@ministerial.qld.gov.au>; David Potter <David.Potter@ministerial.qld.gov.au>; Craig Elliot <Craig.Elliot@ministerial.qld.gov.au>; Jessica Laidler <Jessica.Laidler@ministerial.qld.gov.au>
Cc: Rohan Wilschefski <Rohan.Wilschefski@qfes.qld.gov.au>; Cathy Knapp <Cathy.Knapp@qfes.qld.gov.au>; Margot Gladstone <Margot.Gladstone@qfes.qld.gov.au>; Commissioner QFES <Commissioner@qfes.qld.gov.au>
Subject: RE: QFES Ministerial Opportunities - as at 7 June 2022

CAUTION: This email originated from outside of Queensland Fire & Emergency Services. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please see attached with MO Comments.


s.73 - Irrelevant information

Please include Jessica Laidler on emails during this period as she will be Acting EA & Office Manager to Minister Ryan in my absence

Also can you please remove [redacted] from your list and now include David Potter as **s.73 - Irrelevant information**

Thanks

Jason



Jason Skinner
 Executive Assistant & Office Manager
 Office of the Hon. Mark Ryan MP
 Minister for Police and Corrective Services and Minister for Fire and Emergency Services
 P 07 3035 8311 M [redacted] E jason.skinner@ministerial.qld.gov.au
 1 William Street Brisbane QLD 4000 | PO Box 15195 City East QLD 4002

From: QFES Correspondence <QFES.Correspondence@qfes.qld.gov.au>
Sent: Tuesday, 7 June 2022 12:28 PM
To: Jason Skinner <Jason.Skinner@ministerial.qld.gov.au>; Daniel Carvosso <Daniel.Carvosso@ministerial.qld.gov.au>; Phil Willmington <Phil.Willmington@ministerial.qld.gov.au>; Nick Barter <Nick.Barter@ministerial.qld.gov.au>

Cc: QFES Correspondence <QFES.Correspondence@qfes.qld.gov.au>; Rohan Wilschefski <Rohan.Wilschefski@qfes.qld.gov.au>; Cathy Knapp <Cathy.Knapp@qfes.qld.gov.au>; Margot Gladstone <Margot.Gladstone@qfes.qld.gov.au>

Subject: QFES Ministerial Opportunities - as at 7 June 2022

Good afternoon

Please see attached the updated Ministerial Opportunities Spreadsheet for your consideration and advice on the Minister's availability.

Kind regards

Chantelle Marsh (Part time Monday to Thursday)

Senior Correspondence Officer

Executive Services, Assurance

Strategy and Corporate Services

Queensland Fire and Emergency Services

P 07 3635 3082 M Contrary to public interest



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Please consider the environment before printing this email.

Contrary to public interest

From: Andrea Walker
Sent: Friday, 8 July 2022 12:09 PM
To: Tim Whittaker
Cc: Lindie Taylor
Subject: FW: QFES sale of 124 BRIGHTON ROAD, SANDGATE QLD 4017

Hi Tim,

For your awareness regarding the sale of the former Sandgate Fire Station – The Contract of Sale is now unconditional and scheduled for settlement on **Thursday 21 July 2022**.

Regards,

Andrea Walker

Executive Manager, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

M Contrary to public interest | A 125 Kedron Park Road, Kedron

P GPO Box 1425, Brisbane QLD 4001

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QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy. [Indigenous Artwork](#)



From: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Sent: Friday, 8 July 2022 7:32 AM
To: Andrea Walker <Andrea.Walker@qfes.qld.gov.au>; Lindie Taylor <lindie.taylor@qfes.qld.gov.au>; Russell Miles <Russell.Miles@qfes.qld.gov.au>; Kush Chadda <Kush.Chadda@qfes.qld.gov.au>; Trevor Hazenberg <Trevor.Hazenberg@qfes.qld.gov.au>; John Bastin-Byrne <John.Bastin-Byrne@qfes.qld.gov.au>; David Brazel <David.Brazel@qfes.qld.gov.au>
Cc: Charis Lunney <charis.lunney@qfes.qld.gov.au>; Kim Coetzee <Kim.Coetzee@qfes.qld.gov.au>
Subject: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017

Good morning Team.

Contrary to public interest [REDACTED] **Settlement is due on 21 July 2022.**

Should you have any further queries, please do not hesitate to contact me.

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph Contrary to public interest | P GPO Box 1425, Brisbane QLD 4001

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QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.



Executive Briefing Note

Requested by: Peter Varley, Director Regional Development, Brisbane Region Fire and Rescue Service

Critical

Urgent

General

Ref:

Briefing note for approval

Briefing note for information

To: Neil Gallant, Assistant Commissioner Brisbane Region, QFES

Subject: Disposal of Sandgate Fire and Rescue Station site

Date: 31/05/2018

1. Background

- Brackenridge Fire and Rescue Station is due for construction in the 2018/19 financial year on a site owned by Queensland Fire and Emergency Services.
- The new station replaces the present Sandgate Fire and Rescue Station located in Deagon Street Sandgate.

2. Issues

- The Sandgate Fire Station site will be excess to Queensland Fire and Emergency Services' needs.
 - The Honourable Stirling Hinchliffe MP, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs announced at a meeting at Sandgate Fire and Rescue Station that the site would be returned to the community as a community facility.

3. Consultation

- Consultation has occurred with The Honourable Stirling Hinchliffe MP, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, Mark Roche, Deputy Commissioner Readiness and Response, and Acting Superintendent Robert O'Connor, Acting Executive Manager, Executive, Ministerial and Corporate Services.
- N/A

4. Is this in accordance with Government election commitments?

- N/A

5. Has this matter been considered by a QFES Governance Committee?

- N/A

6. Funding

- N/A

7. If this brief includes a new policy; publication; report; initiative or is a change in a policy or publication; is this information suitable for release on the Right to Information Publication Scheme web pages?

- N/A.
-

8. Recommendation

- That you approve the disposal of Sandgate Fire Station site on completion of and operational readiness of the Brackenridge Fire and Rescue Station.

Contrary to public interest

Peter Varley
DIRECTOR REGIONAL DEVELOPMENT
BRISBANE REGION FIRE & RESCUE SERVICE

01 10612018

Contrary to public interest

Neil Gallant
ASSISTANT COMMISSIONER
BRISBANE REGION QFES

1 16 18

~~Noted~~ / Approved / ~~Not Approved~~

Comments: _____

Requested by: N/A

File Ref: QFS/15842

MINISTER FOR POLICE AND CORRECTIVE SERVICES AND
MINISTER FOR FIRE AND EMERGENCY SERVICES

Submission for Approval

Briefing Note for Information

CRITICAL <input type="checkbox"/>	URGENT <input type="checkbox"/>	GENERAL <input checked="" type="checkbox"/>
MINISTER'S DUE DATE N/A	MINISTER'S APPROVAL REQUIRED BY N/A	


SUBJECT: APPROVAL TO DIVEST THE FORMER SANDGATE FIRE AND RESCUE STATION AT MARKET VALUE

RECOMMENDATION:

That the Minister:

- notes the content of this briefing note; and
- notes that government election commitment (GEC 1049) has been delivered.

NOTED / SUPPORTED



Greg Leach
Commissioner

14 / 01 / 2022

COMMISSIONER'S COMMENTS

NOTED / ~~APPROVED~~ / ~~NOT APPROVED~~



The Honourable Mark Ryan MP
Minister for Police and Corrective Services and
Minister for Fire and Emergency Services and

18 / 01 / 2022

MINISTER'S COMMENTS:

MINISTERIAL BRIEFING NOTE

SUBJECT: APPROVAL TO DIVEST THE FORMER SANDGATE FIRE AND RESCUE STATION AT MARKET VALUE

PURPOSE:

1. To update the Minister regarding:
 - a. the withdrawal of All About Living's (AAL) interest in acquiring the former Sandgate Fire and Rescue Station property at nil cost; and
 - b. the preferred divestment option by Queensland Fire and Emergency Services (QFES) to dispose of the surplus property at market value.

BACKGROUND:

2. In September 2017, the Honourable Stirling Hinchcliffe MP, Member for Sandgate announced as a government election commitment (GEC 1049), that the former Sandgate Fire and Rescue Station property (the Property) '*will be granted to the community, not sold off for profit*'.
3. A two stage Expression of Interest (EOI) process was undertaken and proposals were assessed by an evaluation committee (comprising of officers from the former Public Safety Business Agency, QFES and the former Department of Communities, Disability Services and Seniors).
4. The Public Trustee of Queensland (Public Trustee) was engaged to provide legal advice and ensure that the EOI process was fair, open and transparent.
5. On 3 December 2020, the Minister approved the recommendations of the evaluation committee.
6. On 23 December 2020, a Grant Agreement was executed between QFES and the successful proponent, AAL, and subsequently a covenant was registered on the title.
7. The 2017 GEC 1049 was recorded by QFES and approved by the Department of the Premier and Cabinet as being delivered on 23 December 2020.
8. On 8 July 2021, AAL received development approval from Brisbane City Council (BCC) to repurpose the former station for health care services purposes.
9. On 18 October 2021, QFES Property Services received email correspondence from the Chief Executive Officer, AAL advising the withdrawal of their interest in acquiring the property.
10. On 19 October 2021, QFES instructed the Public Trustee to draft a notice to terminate the grant agreement between QFES and AAL.
11. On 20 October 2021, the notice was issued by QFES and receipt of the letter was acknowledged by AAL on that same day.

ISSUES:

12. The Property has been vacant since mid-2020, following the construction of the replacement Bracken Ridge Fire and Rescue Station. Since then, QFES has been liable for various holding costs, including the maintenance and outgoings for the Property.
13. Over the past 18 months, in addition to the holding cost, QFES has incurred significant costs associated with the tender and engagement of the Public Trustee, with their on-going involvement.
14. In consultation with the Public Trustee and QFES Property Services, the following options have been taken into consideration by QFES:
 - Option A: To grant the property at nil cost to the second merit listed proponent s.73 - Irrelevant information, requiring QFES to maintain ownership for up to another 12 months and enter into a new Grant Agreement.
 - Option B: To convene a new EOI tender process, requiring QFES to maintain ownership for up to another 18 months.

UNCLASSIFIED

- Option C: To divest the property at market value by means of an in-priority offer to the second merit listed proponent.
- Option D: To divest the property at market value. Initially this includes listing the property as surplus on the Government Land Register for a period of 30 days to allow other government agencies, including BCC, to express interest in acquiring the property at market value. If no interest is sought, the property can be placed on the open market for sale.

- Options A and B will notably incur additional costs to QFES, including legal fees, property holding and maintenance costs.
- Options C and D will allow for the prompt divestment of the property and the reinvestment of the funds into the QFES Forward Capital Program. A current market valuation undertaken by Australis in December 2021 identifies that the property is valued at approximately \$973,500 (incl. GST).
- If Option C was supported, under the Queensland Government Land Transaction Policy (QGLTP), an updated valuation would be sought by both parties (QFES and the second merit listed proponent) to ensure a fair and transparent transaction.
- It is noted that in addition to the tender process undertaken to date, the second merit listed proponent, being the **s.73 - Irrelevant information**, has recently re-confirmed with QFES their interest in acquiring the site at market value.
- It is further noted that, in accordance with the QGLTP, the proposed transaction at market value can proceed as an in-priority disposal as 'special reasons exist that would be in the best interest of the community (eg. sale to a community group to enable the provision of necessary services to the community)'.

20. **Contrary to public interest**

- QFES considers the sale of the surplus property at market value to be a responsible approach to reduce debt and achieve sensible savings which can be reinvested into the QFES Forward Capital Program.
- Option C is recommended and is considered in the public benefit in consideration of:
 - the process undertaken to date, which identified a second merit listed proponent, with a demonstrated need for the property to enable the provision and expansion of necessary services to the local community
 - the ability for the second merit listed proponent to expand current services to the community as an adjacent land owner
 - the continued holding costs and ongoing risks and liabilities to the agency of holding the surplus property
 - the contingent costs of re-tendering the property or listing the property for sale through a local real estate agent
 - the ability for QFES to divest the property and redirect the funds to the redevelopment of fire and rescue stations across Queensland that are due for replacement

RECOMMENDATIONS

23. That the Minister:
- notes the content of this briefing note; and
 - notes that GEC 1049 has been delivered.

Approved via email

ADAM STEVENSON
ACTING DEPUTY COMMISSIONER
CHIEF STRATEGY OFFICER
STRATEGY AND CORPORATE SERVICES DIVISION
TELEPHONE: (07) 3635 3239
DATE: 10 / 01 / 2022

DC SCS comment: "advice to me from QFES Assets is that the second merit candidate is quite keen to purchase the property".

PUBLIC SAFETY BUSINESS AGENCY

Requested by: Asset and Procurement Services

MECS Ref: 04933-2020

File Ref:

MINISTER FOR POLICE AND CORRECTIVE SERVICES AND MINISTER FOR FIRE AND EMERGENCY SERVICES

Submission for Approval

Briefing Note for Information

CRITICAL <input type="checkbox"/>	URGENT <input checked="" type="checkbox"/>	GENERAL <input type="checkbox"/>
MINISTER'S DUE DATE	MINISTER'S APPROVAL REQUIRED BY: 27 November 2020	

SUBJECT: DISPOSAL OF FORMER SANDGATE FIRE AND RESCUE STATION AT 124 BRIGHTON ROAD, SANDGATE

RECOMMENDATION:

That the Minister approves the following recommendation:

- The transfer of the former Sandgate Fire and Rescue Station to All About Living, being a not for profit community organisation;
- The transfer of freehold title occurs at nil value, conditional upon All About Living entering into the terms of an appropriately worded Grant Agreement; and
- Notes the contents of the attached Assessment Report.

NOTED / SUPPORTED

Contrary to public interest



Kurt Marsden
Acting Chief Operating Officer
Public Safety Business Agency

27/11/2020

COMMENTS

NOTED / APPROVED / NOT APPROVED



The Honourable Mark Ryan MP
Minister for Police and Corrective Services and
Minister for Fire and Emergency Services

3/12/2020

MINISTER'S COMMENTS:

MINISTERIAL BRIEFING APPROVAL

SUBJECT: DISPOSAL OF FORMER SANDGATE FIRE AND RESCUE STATION AT 124 BRIGHTON ROAD, SANDGATE

PURPOSE:

1. To seek approval from the Minister to progress negotiations in accordance with the recommendations in the Sandgate Evaluation Committee Assessment Report.

BACKGROUND:

2. The Queensland Fire and Emergency Services (QFES), Brisbane Region approved for the former Sandgate Fire and Rescue Station (Asset) to be declared surplus following the completion of the replacement Bracken Ridge Fire and Rescue Station.
3. The replacement Bracken Ridge Fire Station reached practical completion in March 2020 and the former station at 124 Brighton Road, Sandgate was subsequently vacated.
4. In line with a September 2017 Government Election Commitment, the Public Safety Business Agency (PSBA), in consultation with QFES, has been working through a disposal strategy for the Asset to be transferred to a community organisation and be retained for the benefit of the Sandgate and surrounding community.
5. The initial election commitment, announced by the Honourable Stirling Hinchliffe MP, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, stated that the Asset would be transferred to a community organisation by 30 September 2020.
6. In late June 2020, QFES instructed PSBA's Property and Facilities Management (PFM) that by direction of the Minister's office, the deadline of 30 September 2020 was to be extended to 30 November 2020.
7. On 15 May 2020, the then Minister for Police and Minister for Corrective Services approved the disposal strategy and the write-off of the Asset (see **Attachment 1**). A letter was also approved and sent to the Queensland Treasurer for approval for the Asset to be disposed of below market value.
8. On 3 July 2020, the Queensland Treasurer approved the disposal of the Asset below market value (see **Attachment 2**).

ISSUES:

9. PSBA PFM, engaged The Official Solicitor to the Public Trustee (Official Solicitor) to provide legal advice and ensure that the process for divesting the Asset was fair, open and transparent and aligned with the September 2017 government election commitment.
10. On 11 June 2020, in consultation with the Official Solicitor, the Director, PFM approved Terms of Reference to form the Evaluation Committee (Committee) in order to undertake a process to dispose of the Asset.
11. Importantly, the Official Solicitor recommended that in lieu of a closed tender process, a two-stage process be adopted with the first stage being an expression of interest process. This strategy provided opportunity to gain initial high-level interest, before seeking a detailed Final Proposal from the shortlisted proponents.
12. The process adopted by the Committee included the following stages:
 - 12.1 Stage 1: Establish an Evaluation Committee and respective Terms of Reference (see **Attachment 3**).
 - 12.2 Stage 2: Develop a Request for Proposals document outlining the process and requirements for any interested parties (see **Attachment 4**).

- 12.3 Stage 3: Conduct a seven-week public notification for expressions of interest (including a sign on the land, Courier Mail advertisement, publication of website links, and a professional walk-through video of the Asset). To assist interested parties in developing their First Proposals, on-site visits were undertaken by four parties.
 - 12.4 Stage 4: Committee review of First Proposals and shortlisting process. A total of eight First Proposals were submitted, which included one late entry. Two proponents were shortlisted.
 - 12.5 Stage 5: Request for Final Proposals from two shortlisted proponents.
 - 12.6 Stage 6: Review of Final Proposals and preparation of an Assessment Report, outlining recommendations to the Minister (see **Attachment 5**) (current stage).
 - 12.7 Stage 7: This future stage will follow any decision made by the Minister and will involve a Grant Agreement being prepared that contains the terms and conditions instructed by the Committee necessary to ensure that the purpose of the process is achieved. After the Grant Agreement has been signed by the State and by the Successful Proponent, subject to conditions being met (e.g. relevant regulatory approvals being obtained to use the land for its intended purpose), the Asset will be transferred to the Successful Proponent.
13. On 19 October 2020, the Committee evaluated the two Final Proposals from All About Living and the **s.73 - Irrelevant information** noting that each proposal had merit.
 14. The assessment criteria included the evaluation of risk for government, including the financial capability, capacity to meet the intent of the commitment and demonstration of the benefit to the community.
 15. The Committee recommends the State to transfer the freehold title to the Successful Proponent (at nil value), subject to complying with a Grant Agreement, outlining some standard terms and conditions for agreements of this type.
 16. The Grant Agreement will include specific conditions that the Successful Proponent must satisfy prior to the State transferring the property in freehold tenure. This approach will provide the State with appropriate certainty and security that the Successful Proponent has the capacity (including the necessary funding and planning approvals) to deliver their proposal.

Short-listed Proponent Proposals

All About Living

17. All About Living is a not-for-profit charity that supports aged and disabled communities and their families in the Sandgate and surrounding area. Their proposal is to receive the land in freehold and to immediately undertake fit-out works to the building.
18. In a second stage, All About Living intends to demolish the building and build a multifunctional community hub. This would be a significant development and may have some planning approval challenges before it would proceed, as well as a significant cost **Contrary to public interest**. **Contrary to public interest** The second stage has not been assessed by the Committee, as it has a number of key dependencies.

s.73 - Irrelevant information

19. Representatives of the **s.73 - Irrelevant information** indicate that the Asset would be held in trust for the **s.73 - Irrelevant information**. **s.73 - Irrelevant information** A freehold transfer of the Asset has been requested. The proposal is to use the Asset for outside of school hours care for the **s.73 - Irrelevant information**. **s.73 - Irrelevant information** When it was not being used for outside of school hours care, **s.73 - Irrelevant information** would use it for other community-based events such as parenting groups or **s.73 - Irrelevant information** work.
20. The **s.73 - Irrelevant information** has indicated that it would undertake significant fit-out works to the building if it was successful.

CONSULTATION:

21. PSBA PFM has undertaken regular engagement with QFES throughout the process and provided timely updates on the progress of key milestones.
22. In accordance with the recent approvals by Minister Ryan and Minister Crawford, the Queensland Treasurer and Queensland Audit Office, the land ownership has been transferred from PSBA to QFES.
23. Further, as part of the initial advertising period, Member Hinchcliffe and local Member for Deagon, Jared Cassidy were consulted.

RECOMMENDATIONS

24. That the Minister approves the following recommendation:
 - The transfer of the former Sandgate Fire and Rescue Station to All About Living, being a not for profit community organisation;
 - The transfer of freehold title occurs at nil value, conditional upon All About Living entering into the terms of an appropriately worded Grant Agreement on terms to be instructed by the Committee; and
 - Notes the contents of the attached Assessment Report.

PAUL HYDE
General Manager
ASSET AND PROCUREMENT SERVICES

Contact Officer:
Linda Jacobsen
Director, Property and Facilities Management
Asset and Procurement Services
Telephone: (07) 3145 2945
Date: 27/11/2020

PUBLIC SAFETY BUSINESS AGENCY

Requested by: **Asset and Procurement Services**

MECS Ref: 01797-2020

QFES Ref: 02083-2020

MINISTER FOR POLICE and
MINISTER FOR CORRECTIVE SERVICES

- | | |
|---|--|
| <input checked="" type="checkbox"/> Submission for Approval | <input type="checkbox"/> Briefing Note for Information |
| <input type="checkbox"/> Information for Minister's Speech | <input type="checkbox"/> Joint Media Release |
| <input type="checkbox"/> Locality Brief | <input type="checkbox"/> Function Checklist |

CRITICAL <input checked="" type="checkbox"/>	URGENT <input type="checkbox"/>	ROUTINE <input type="checkbox"/>
MINISTER'S DUE DATE	MINISTER'S APPROVAL REQUIRED BY	

**SUBJECT: DISPOSAL OF FORMER SANDGATE FIRE STATION, BY TRANSFER TO A
COMMUNITY ORGANISATION AT NIL COST**

RECOMMENDATION:

That the Minister, as the duly authorised delegate:

- Approves the disposal of the former Sandgate Fire Station at 124 Brighton Road, Sandgate, which is to be transferred to a local community organisation at nil cost through a closed tender process.
- Approves the write-off of the property which has a current net book value of \$1 071 731 (excluding GST).
- Approves and signs the letter to the Queensland Treasurer to dispose of the asset, below market value (**Attachment 1**).

<p>NOTED / SUPPORTED</p>  <p>Greg Leach Commissioner Queensland Fire and Emergency Services and Chair PSBA Board of Management</p> <p>/ /2020</p>	<p>NOTED / APPROVED / NOT APPROVED</p>  <p>The Honourable Mark Ryan MP Minister for Police and Minister for Corrective Services</p> <p>15 / 05 /2020</p> <p>MINISTER'S COMMENTS:</p>
<p>NOTED / SUPPORTED</p> <p>Contrary to public interest</p>  <p>Kurt Marsden Acting Chief Operating Officer Public Safety Business Agency</p> <p>07/05/2020</p>	

MINISTERIAL BRIEFING NOTE

Classified as OFFICIAL

DISPOSAL OF THE FORMER SANDGATE FIRE STATION, BY TRANSFER TO A LOCAL COMMUNITY ORGANISATION AT NIL COST

SUBJECT:

1. To seek the Minister's approval to dispose of the former Sandgate Fire Station at 124 Brighton

PURPOSE:

Road, Sandgate, to a local community organisation at nil cost and seek the approval of the Queensland Treasurer to dispose of the asset below market value.

BACKGROUND:

2. Queensland Fire and Emergency Services (QFES) has deemed the former Sandgate Fire Station, located at 124 Brighton Road, Sandgate surplus to operational requirements, following the recent completion of the new Bracken Ridge replacement station at 223 Bracken Ridge Road, Bracken Ridge.
3. In September 2017, the Honourable Stirling Hinchliffe MP, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs announced that the former Sandgate Fire Station would be retained as a community asset and not sold for profit.
4. The current net book value for the former Sandgate Fire Station is \$1 071 731 (excluding GST) consisting of \$802 644 for the land and \$269 087 for the buildings.

ISSUES:

5. The commitment by the Queensland Government is to progress the disposal of the former station site to a community organisation by 30 September 2020.
6. Property and Facilities Management (PFM) in the Public Safety Business Agency (PSBA) has been working with QFES to develop a strategy that will align with the 2017 government election commitment to dispose of the former station site through a closed tender process.
7. This strategy includes pre-consultation with key stakeholders, including potential community groups and interested parties, to provide an overview of the tender process and the key criteria that will form part of the assessment.
8. An evaluation panel will be established to undertake an assessment of each tender application and provide feedback to the successful and unsuccessful parties.
9. The strategy is being progressed in accordance with the Queensland Government Land Transaction Policy (QGLTP), which allows for in-priority disposals to take place, where the disposal would be in the best interest of the community.
10. In accordance with QGLTP, assets that hold a market value in excess of \$250 000 and that are to be disposed of below market value, require the approval of the Queensland Treasurer (**Attachment 2**).
11. PSBA, through QFES Legal Services, will instruct a legal service provider to prepare a Contract of Sale for the transfer of the property at nil cost to the successful community organisation and to ensure appropriate conditions, caveats and covenants are put in place to manage ongoing use of the community asset.
12. The urgency of this matter relates to the government's commitment to progress the disposal of the former station site by September 2020.
13. The current net book value for the former station is \$1 071 731 (excluding GST) consisting of \$802 644 for the land and \$269 087 for the buildings. The Minister for Police and Minister for Corrective Services holds the delegation for the financial loss and write-off of a PSBA asset which holds a value in excess of \$100 000.

CONSULTATION:

Classified as OFFICIAL

14. PSBA has consulted with QFES State Capital Works and the Assistant Commissioner for the Brisbane Region, who support the strategy for the disposal and support the content of this Briefing Note. This briefing note is also to be supported by the QFES Commissioner.

RECOMMENDATIONS:

15. That the Minister, as the duly authorised delegate:
- Approves the disposal of the former Sandgate Fire Station at 124 Brighton Road, Sandgate, which is to be transferred to a local community organisation at nil cost through a closed tender process.
 - Approves the write-off of the property which has a current net book value of \$1 071 731 (excluding GST).
 - Approves and signs the letter to the Queensland Treasurer to dispose of the asset below market value (**Attachment 1**).

PAUL HYDE
GENERAL MANAGER
ASSET AND PROCURMENT SERVICES
Date: 05/05/2020

Contact Officer:
Linda Jacobsen
Director, Property and Facilities Management
Telephone: (07) 3145 2945
Date: 30/04/2020

s.73 - Irrelevant information

**Formation of the Evaluation Committee, Approval of Terms of Reference
and outline of Approved Process**

Property: Sandgate Fire Station: 124 Brighton Road, Sandgate (Lot 17 on CP SL921)

Background

In 2017 the Honourable Stirling Hinchcliffe made the following commitment which was recorded in the following media release by the Queensland government:

As part of the Queensland State Government's 2017 election commitment, the current Sandgate Fire and Rescue Station site will be granted to the community and not sold off for profit.

<http://statements.qld.gov.au/Statement/2019/4/15/turf-turned-for-6-million-bracken-ridge-fire-and-rescue-station>

The Sandgate Fire Station was decommissioned on 9 March 2020 following the completion of the replacement Bracken Ridge Fire and Rescue Station. In order to honour the government's 2017 election commitment the Public Safety Business Agency (PSBA) and Queensland Fire and Emergency Services (QFES) are taking action to ensure that it is granted to the community.

Purpose

The purpose of this paper is to:

1. obtain approval for the formation of the Evaluation Committee;
2. approve the Terms of Reference attached for that committee;
3. communicate options for the disposal of the Property; and
4. advise of probable timelines.

The Evaluation Committee

The evaluation committee consists of:

1. Andrea Walker (Manager, Planning and Property – Public Safety Business Agency)
2. Robert O'Connor (Manager, Operations Business – Queensland Fire and Emergency Services)
3. Heather Luck (Manager, Southern Operations - Department of Communities, Disability Services and Seniors)

Peter Symonds (Principal Project officer) will be the co-ordinator – he will not be a voting member of the evaluation committee.

The Commitment

The plain language of the media release, which appears to have quoted Minister Hinchcliffe's words verbatim, is that the Property will be: *"granted to the community and not sold off for profit"*.

Objective

In the terms of reference attached, the evaluation committee's objective, based on the Commitment is to:

Administer a fair and transparent process for determining the needs of the Sandgate local community, to identify and select groups or entities who might address those needs taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property in the future and to recommend the tenure granted to the most meritorious group or entity to the decision maker.

Proposed process to dispose of the Property and timelines

The evaluation committee has held a preliminary meeting and has agreed that, at a high level, the process to dispose of the Property should be as follows:

Stage 1 Undertake a needs assessment to determine the types of services or uses that would best benefit the Sandgate community which takes into account the design and qualities of the existing building and other improvements at the Property. This is to be arranged by the Department of Communities, Disability Services and Seniors (**Needs Assessment**).

Seek high-level proposals from groups and entities who have an interest in using the Property for the benefit of the local community (**Advertising**).

Allow 4 weeks

Stage 2 Shortlist from the responses to the Advertising those that would satisfy a need in the community (in reliance on the Needs Assessment) and who, with time, or additional funding, may have the resources to use the Property in a way that is beneficial to the community (**Select Group**).

Allow 1 week

Stage 3 Continue the selection process with the Select Group to refine their proposals and to determine their capability to use the Property in the way that best benefits the community in order to select a single proponent or consortium (**Selected Proponent**).

Allow 4 weeks

Stage 4 Negotiate with the Selected Proponent, taking into account their proposal, their organisational structure, and the use to which they will put the Property in order to resolve the correct tenure to award them. The committee will endorse a recommendation to the decision maker.

Allow 2-3 weeks

Stage 5 Finalise the agreed upon actions (transfer, lease etc...)

Allow 4 weeks based on the Selected Proponent's responses

Note: the aim is to reduce all timeframes where possible and manage risk through early mitigation of potential delays to activities

Options to dispose of the property

There is a myriad of options however the options that the committee consider are likely to be appropriate, and that meet the Commitment are:

	Option	Commentary
1	Transfer the Property to the Selected Proponent (no restrictions)	<p>This would be similar to an outright grant or gift. Option 2 introduces some restrictions, however the first option will not include any restrictions.</p> <p>Accordingly, under this option, the Selected Proponent would be able to sell the Property for profit and cease to operate from that location, thus removing value from the community.</p>
2	Transfer the Property to the Selected Proponent (with restrictions)	<p>Restrictions can take the form of a registered covenant on title (which can only deal with very limited subject matter), or a contractual covenant (an agreement that can deal with almost any restriction or agreement that the parties choose to make), or both a contractual and registered covenant. Each of those options may require the State to enforce those covenants if breaches occur, which may be costly and for which the State may have little appetite.</p> <p>Under any arrangement where ownership of the Property is transferred to the Selected Proponent the State will have little control over the future users of the Property, the use to which the property is put, and the condition that the improvements on the Property are kept in, unless the State requires those things to be a condition of the transfer and the State is willing to monitor and enforce breaches in the future.</p>
3	Transfer to trustee	<p>The Property could be vested into a trust. Trusts have perpetuity periods of 80 years unless they have charitable objects. It follows that the type of trust used may depend upon whether the Selected Proponent is a charity, or does charitable work. Trust property may be leased, sublet or licensed by the trustee to one or more groups.</p> <p>The trustee of the trust may be the Selected Proponent, or an independent trustee such as a government department or the Public Trustee. Unless the Selected Proponent has charitable objects then it will be necessary to determine where the ownership of the Property will revert at the end of the trust period.</p> <p>Whilst a trust arrangement would divest the State of ownership of the Property, any strategy for divestment may result in the Property becoming dilapidated, as the trustee is not likely to have the funds to properly maintain the property. Commonly, if funding is required to repair the building and there are no funds to repair it, trustees will be authorised by courts to sell the building.</p> <p>The Selected Proponent's capability and financial resources in order to manage, preserve and enhance a property such as the Property will be one of the evaluation criteria that the evaluation committee considers.</p>
4	Transfer to an Incorporated Association	<p>It is possible that an incorporated association might be formed by a consortium of community groups. This would be similar to the incorporated associations that operate community halls around Queensland.</p> <p>Whilst the evaluation committee would consider the proposal of a consortium of community groups on this basis, it is considered that the State should not try to arrange such a consortium as a part of this process.</p>

5	Lease	<p>It is possible to provide a short-term or long-term lease of the Property to the Selected Proponent.</p> <p>With the uncertainty caused by Covid, and perhaps a contraction in both the funding of and membership in community groups, finding a community group with the resources to develop and use the Property optimally for the benefit of the community may be difficult.</p> <p>If the decision-maker determined that the Property should be awarded to the Selected Proponent for short term use, and reassessed in say 2, 5 or 10 years' time, then a short term lease may be the best solution.</p> <p>One advantage of a lease is that the outgoings of the Property and a sinking fund of money to maintain or improve the Property might be charged to the occupant as a low rental charge. This low rental charge (based on cost recovery in the cost to preserve the building) would ensure that the landlord (whether a trustee or otherwise) held a fund of money to ensure the future viability of the site. Without such an income stream the State may be called upon to ensure that the building is safe, structurally sound and suitable for the Selected Proponent, which would create an ongoing cost for the State.</p>
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The owner agency's Minister may also consider using the *Community Services Act 2007* in addition to or alongside some of these other options.

Challenges

The major foreseeable challenges are:

1. **Time** - Depending on the capability of the community groups who respond to the request for proposals process outlined above, it may be difficult for these groups to put together competitive proposals in such a short period of time. Strategies can be used to assist them by splitting that process in two and combining the first stage with a community needs assessment. Furthermore, resolving the ultimate tenure provided and finalising legal documentation is something that can occur after the announcement of the selected proponent.
2. **Funding** - The Property will need significant money spent on it in order to be used optimally by any community group. The Property has been designed to be an operational fire station, and any significant redevelopment of it may also trigger other codes and safety requirements (relating for example to disability access or fire services). Unless a community group could demonstrate that the Property is suitable for them in its current condition then it is likely that unfunded or small community groups will not be successful with their proposals. That is not to say of course that a large or well-funded group would not grant concessions to smaller groups to use the Property if the large group was successful.
3. **Covid** - It is likely that certain community groups will have ceased to function because of Covid restrictions. Furthermore, those that remain operational may have less funding from members at present. It is also likely that new sources of funding may be less abundant in the present environment.

4. **Land use** - The fire station is located between a primary school and a childcare, and is close to the centre of the township of Sandgate. The future use of the land ought to be consistent with those uses, and will therefore limit the range of proposals that may be deemed to be acceptable. Council will need to approve the proposed use of the land under its town planning scheme as a prerequisite for any disposal of the Property.

Legal advice

Legal advice has been provided to PSBA in relation to this matter. The proposed process and the options have been endorsed by the PSBA's legal provider.

Legal advice will be provided throughout the process that is adopted to ensure that the Commitment is met in a way that is fiscally sustainable and will legally appropriate.

Decision

Would you please approve:

1. the formation of the Evaluation Committee consisting of the members outlined above;
2. the Terms of Reference attached for that committee; and
3. that the Evaluation Committee are to resolve an appropriate process that accords generally with Stages 1 to 5 above.

Endorsed / Not Endorsed by: Andrea Walker (Manager, Planning and Property – Public Safety Business Agency)	Endorsed / Not Endorsed by: Robert O'Connor (Manager, Operations Business – Queensland Fire and Emergency Services)	Endorsed / Not Endorsed by: Heather Luck (Manager, Southern Operations - Department of Communities, Disability Services and Seniors)
Signature: Contrary to public interest	Signature: Contrary to public interest	Signature: Contrary to public interest
Date: 10.06.2020	Date: 10/6/2020	Date: 11.6.2020

Approved:

Contrary to public interest

Linda Jacobsen

Director, Property and Facilities Management

Public Safety Business Agency

Date: 11/06/2020

Sandgate Fire Station Evaluation Committee

TERMS OF REFERENCE

1. Background

This committee was formed in order to make recommendations to Minister Crawford about the disposal of the Sandgate Fire Station at 124 Brighton Road, Sandgate (Lot 17 on CP SL921) (Property) in accordance with the government's 2017 election commitment which stated:

"As part of the Queensland State Government's 2017 election commitment, the current Sandgate Fire and Rescue Station site will be granted to the community and not sold off for profit."

<http://statements.qld.gov.au/Statement/2019/4/15/turf-turned-for-6-million-bracken-ridge-fire-and-rescue-station>

2. Objective

The committee has been formed to administer a fair and transparent process for determining the needs of the Sandgate local community, to identify and select groups or entities who might address those needs taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property in the future and to recommend the tenure granted to the most meritorious group or entity to the decision maker.

3. Activities to be completed by the Evaluation Committee

- Determine the types of services or uses that would best benefit the Sandgate community taking into account the design and quality of the existing building and other improvements at the Property;
- Arrange for a process whereby there is a public notification that the State is seeking high-level proposals from groups and entities who have an interest in using the Property for the benefit of the Sandgate community;
- Review and assess all proposals received, determine their capability to use the Property in the way that best benefits the Sandgate community and select a smaller group of proponents to submit more detailed proposals. Review and evaluate the detailed proposals;
- Recommend the tenure that should be awarded the selected proponent and provide the decision maker with those recommendations; and
- Notify the selected proponent and oversee the finalisation of the grant/tenure.

4. Membership

The Evaluation Committee members are:

- Andrea Walker (Manager, Planning and Property – Public Safety Business Agency)
- Robert O'Connor (Manager, Operations Business – Queensland Fire and Emergency Services)
- Heather Luck (Manager, Southern Operations - Department of Communities, Disability Services and Seniors)

All members of the Evaluation Committee must participate in all formal meetings.

Sandgate Fire Station Evaluation Committee

TERMS OF REFERENCE

Peter Symonds will administer and co-ordinate this process, but will not be a voting member of the committee.

Should the nominated member be on leave, the relevant member will be required to provide a proxy to act in their role while he/she is on leave.

5. Meetings

Andrea Walker will be responsible for scheduling meetings and shall chair the committee.

6. Key Milestones

- Place public advertisement;
- Complete needs assessment;
- Submission of proposals closes;
- Complete short-list of proposals ;
- Invite selected group to provide detailed proposals and assess those proposals;
- Select a single proponent;
- Resolve a tenure to award the proponent;
- Award the grant/tenure [prior to 30 September 2020] subject to appropriate grant conditions;
- Oversee the finalisation of the grant as soon as possible thereafter based on the selected proponent's ability to finalise the grant.

COMMUNITY FACILITY
Request for Proposals
124 Brighton Road, Sandgate
Brisbane

PART 1: INTRODUCTION

The Queensland Government (the State) is the registered proprietor of 124 Brighton Road, Sandgate (the Property). The Property is a decommissioned fire and rescue station. This process will determine the needs of the Sandgate local community, identify and select groups or entities who might address those needs taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property in the future and recommend the tenure to be granted to the most meritorious group or entity to the Minister responsible for making the grant of tenure.

1.1 Outline of the Request for Proposals (RFP) Process

This document outlines the RFP process and contains terms and conditions and forms that Proponents are required to submit with their Proposals.

All Proponents are required to submit a First Proposal and selected Proponents will be required to submit a Final Proposal.

1.2 The First Proposal – Stage 1 Evaluation

The First Proposal is intended to be a high level proposal with low preparation costs, a small word limit, and a moderate amount of detail about the Proponent (including each proponent if a group or consortia submits a First Proposal).

First Proposals must be accompanied by the following completed forms:

- (a) Lodgement Details (Annexure A); and
- (b) Response Form (Annexure B)
- (c) maximum two-page Statement outlining, at a high level, how the Proponent would use the hall for the benefit of Sandgate and the surrounding community.

The due date for First Proposals is set by Part 5.3 of the Schedule.

Each First Proposal will be evaluated in accordance with the First Proposal Evaluation Criteria.

The Evaluation Committee will inform selected Proponents that their First Proposal has been selected. There can be more than one selected Proponent and more than one selected First Proposal.

Selected Proponent(s) will enter Stage 2 Evaluation where they will be asked to submit a Final Proposal for evaluation against the Final Proposal Evaluation Criteria.

1.3 The Final Proposal - Stage 2 Evaluation

Selected Proponents will be sent a Confidentiality Agreement and Process Deed Poll (the "Deed") to sign and return and may be asked to submit a Final Proposal on or before the date stipulated in Part 5.3 of the Schedule.

The State may receive more than one Final Proposal from more than one Proponent.

Selected Proponents must submit with their Final Proposals the Response Form (Annexure B).

The Final Proposal will be assessed using the Final Proposal Evaluation Criteria and a recommendation will be put to the Minister by the Evaluation Committee.

Subject to the Minister's discretion to exercise any of the State's rights under this RFP document, approval for one Final Proposal may be sought, whether subject to conditions, or otherwise.

The State shall not be bound to enter into an agreement of any type with any Proponent at any time and shall not be bound until the Minister or the Minister's delegate signs a document that has the legal effect of conveying a form of tenure to the Proponent.

1.4 Definitions

Unless inconsistent with the context, the following terms have the following meanings in this RFP document:

Building	means the decommissioned fire station and all improvements on the Land.
Closing Time	means the times specified in Part 5.3 for submission of the Proponent's First Proposal or Final Proposal (as the case may be).
Confidential Information	means all Information, apart from Excluded Information, disclosed by the State in connection with the RFP process, including: <ul style="list-style-type: none">▪ information that either is designated or indicated as being proprietary or confidential information belonging to the disclosing party or to a third party to whom the disclosing party owes an obligation of confidentiality;▪ information disclosed as a part of this RFP process that is not part of the public domain or that has been prepared solely for the purpose of this RFP; and▪ information derived or produced partly or wholly from the Information including without limitation any calculation, conclusion or summary; and

whether the Information was communicated:

- orally, in writing or in electronic or machine readable form;
- at any time, before or after this RFP was received by the Proponent;
- as a result of discussions between the parties concerning or arising out of the process of the Proponent submitting a First Proposal or Final Proposal; or
- by the parties or any of their Representatives or by any third person.

Evaluation Criteria

means the evaluation criteria in this document including the First Proposal Evaluation Criteria and the Final Proposal Evaluation Criteria or both as the context permits.

Excluded Information

means Confidential Information:

- which is in or becomes part of the public domain otherwise than through breach of these Terms and Conditions or an obligation of confidence owed to either party;
- which the receiving party can prove by contemporaneous written documentation was already known to it at the time of disclosure by the disclosing party or any of its Representatives (unless such knowledge arose from disclosure of information in breach of an obligation of confidentiality);
- which a party acquired from a source other than the disclosing party or any of its Representatives where such source is entitled to disclose it.

Final Proposal

means a proposal submitted by a Selected Proponent in Stage 2 of this Process that substantially complies with the requirements for such proposals requested by the Evaluation Committee or as required by the Terms and Conditions.

Final Proposal Evaluation Criteria

means the criteria set out in Part 5.2.

First Proposal	means a proposal submitted by a Proponent in Stage 1 of this Process that substantially complies with the requirements for such proposals required by the Terms and Conditions.
First Proposal Evaluation Criteria	means the criteria set out in Part 5.1.
Grant Agreement	means an agreement, in a form to be determined by the State, that grants the Successful Proponent tenure to the Property subject to agreed terms and conditions.
Land	means the land at 124 Brighton Road, Sandgate in the State of Queensland, more particularly described as Lot 17 on Crown Plan SL921 contained in Title Reference 17767072.
Laws	includes statutes and subordinate legislation, ordinances, codes and local laws
Lodgement Form	means the form attached as Annexure A
Minister	means, unless stated otherwise, the Minister for the Department or Agency that owns the Property at the material time.
Property	means the Land and the Building.
Proponent	means each group or entity who submits a First Proposal and includes their Representatives.
Proposal	means all documents and material (in whatever form) provided to the State by a Proponent in response to this RFP process and includes the First Proposal and the Final Proposal or both as the context permits. A Proposal is not an offer capable of acceptance by the State.
Selected Proponent	means each group or entity who is selected in Stage 1 and is invited to submit a Final Proposal and includes their Representatives.
State	means the Queensland Government represented by the Minister
Successful Proponent	means the Selected Proponent that ultimately enters into a Grant Agreement with the State.
Request for Proposals or RFP	means this document and all its attachments, annexures and incorporated documents including (without limitation)

	the Confidentiality Agreement and Process Deed Poll and Grant Agreement.
Representative	means any employee, agent, contractor, officer, director, auditor, adviser, partner, consultant, consortium member, joint venture or sub-contractor of a party.
RFP Documents	Means this document and document provided by the State in the course of the RFP process
Terms and Conditions	means the terms and conditions contained in Part 6.

PART 2: FUNCTION OF RFP DOCUMENT

The objective is to grant an appropriate tenure of the Property to a Selected Proponent on terms that ensure the Property is used for delivery of services that would benefit the Sandgate local community taking into account the needs of the community, the location of the Property, the design and quality of the Building, the adjoining land uses and the costs required to make full use of the Property in the future.

The Selected Proponent is solely responsible to ensure that the Property is suitable for their proposed use and that their use of it complies with all Laws.

PART 3: USE REQUIREMENTS

3.1 The Requirement

The Property must be used for delivery of services beneficial to Sandgate and the surrounding community.

3.2 Development Requirements and Use

The Property was built and designed as an operational fire station. It is in the CF6 community facilities (emergency services) zone precinct and adjoins a local heritage place.

Any redevelopment and change of use of the Property will require an impact assessable development application and must not impair the views of the heritage place.

PART 4: TENURE

Subject to the Terms and Conditions, the State will grant an appropriate tenure over the Property (determined in the State's absolute discretion) to the Successful Proponent when the State enters into a Grant Agreement with the Successful Proponent

The Grant Agreement may contain the following conditions:

- (a) That the Grant Agreement is subject to and conditional upon the Proponent, at its own cost, obtaining all necessary approvals (including, if necessary a Development Approval from Council) to use the Property for the purpose stated in the Successful Proponent's Proposal within 6 months of the date of the Grant Agreement.

- (b) If requested, the Proponent must keep the State informed from time to time of the progress of its application for the Development Approval.
- (c) Subject to the Successful Proponent complying with paragraphs (a) and (b):
 - (i) The Successful Proponent will be permitted to erect on the Land of any notice or sign required in connection with its application for Development Approval;
 - (ii) the Successful Proponent and its consultants will be permitted to enter the Land for all purposes reasonably incidental to the Proponent's application for the Development Approval.
- (d) The Successful Proponent must:
 - (i) cause minimal disturbance to the Property in the exercise of the rights granted under paragraph (c);
 - (ii) promptly repair to the State's reasonable satisfaction any damage to the Property caused by the Successful Proponent or its consultants in the exercise of the rights granted under paragraph (c); and
 - (iii) indemnify the State in respect of any loss or damage arising out of or in connection with the entry onto the Property and the exercise of any rights conferred under the Grant Agreement by the Proponent or its consultants.
- (e) If the Grant Agreement is terminated:
 - (i) the Successful Proponent must, at its own cost, remove all signage erected on the Land pursuant to paragraph (c)(i);
 - (ii) all of the Successful Proponent's right and title to and interest in any development application concerning the Property, any Development Approval and all reports, plans, information and correspondence relating to that application will be assigned to the State; and
 - (iii) The Successful Proponent shall deliver to the State copies of all documents relating to the development application concerning the Property including the application and any reports, plans and correspondence.
- (f) "Development Approval" means a decision notice or a negotiated decision notice in the form of a preliminary approval or development permit or order or judgement of the Planning and Environmental Court, which has taken effect and authorises (if necessary) the making of a material change of use (including rezoning) of the Land and for other connected purposes, all on terms and conditions satisfactory to the Proponent (who must act reasonably).

Use of Property:

The Property must continue to be used for the benefit of the Sandgate and surrounding community. Further restrictions on this use may be agreed with the Selected Proponent based on their proposal and the tenure that is to be provided.

The final grant will be discussed with the Successful Proponent.

It is possible that:

- (a) if the tenure being granted is a transfer of the freehold, a restrictive covenant relating to the use of the Property may be registered prior to the transfer.
- (b) If the tenure being granted is a lease, the Successful Proponent may be asked for a security deposit and a charge may be levied to maintain the building to ensure that the ongoing tenure is cost neutral to the State.

Condition of Property:

The Property will be provided to the Proponent on an "as is" basis.

The State makes no warranty that the Property is fit for the Proponent's use and occupation or that the Property complies with laws in relation to any use.

The Selected proponent will covenant that it will:

- (a) insure the Building and the Land for the Building's full replacement value and for public liability in a sum approved by the State; and
- (b) install and maintain appropriate fire and safety systems in the Building and on the Land for the Successful Proponent's use.

PART 5: EVALUATION CRITERIA

5.1 First Proposal Evaluation Criteria (Stage 1 Evaluation)

	Criteria	Weighting	Description
Use			
1	Advance/Benefit the community	TBD by the Evaluation Committee	Proponent demonstrates how the proposed use of the Land advances/benefits human services and social wellbeing
2	Respond to community needs		Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community. Analysis of whether the purpose of the Proponent's organisation is consistent with the use that is proposed
3	Consistent with adjoining land use		The proposed use of the Land complements adjoining land uses and does not interfere with those uses
Feasibility			
4	Consistent with local town planning		Use by Proponent is consistent with the present designated use of the Property or is consistent with the local town planning scheme. Probability of Council approving proposed change of use

	Criteria	Weighting	Description
Use			
5	Capability		Preliminary assessment of financial capacity and organisational capability of Proponent to deliver the services and make use of the Building for its intended purpose. Dependency on future funding and the probability that such funding will be provided will also be considered here.

5.2 Final Proposal Evaluation Criteria (Stage 2 Assessment)

	Criteria	Weighting	Description
Use			
1	Advance/Benefit the community	TBD by the Evaluation Committee	When considering each Final Proposal, determining the degree to which each of those Proposals benefits human services and social wellbeing.
2	Respond to community needs		Proponent demonstrates how the proposed use of the Land addresses the needs of the targeted individuals, groups and communities in Sandgate and the surrounding community, using a more nuanced understanding of those needs gained from the Stage 1 analysis. Analysis of whether the purpose of the Proponent's organisation is consistent with the use that is proposed
3	Consistent with adjoining land use		Detailed assessment of impact of services provided by Proponent on adjoining land use (including health, safety, nuisance, heritage etc), demonstrates use and services provided by Proponent would not cause any adverse impact on the adjoining land use or would be complimentary to the adjoining land use. The results of community consultation may be considered here.
Feasibility			
4	Consistent with local town planning		Assessment of use and services provided by Proponent demonstrates that they are consistent with the present designated use of the Property, or are consistent with the local town planning scheme and are likely to be successful in a material change of use development application ("MCU").
5	Service delivery model, Program and Cost		Level of maturity and detail of the Proposal to show a well-planned and achievable vision. Provision of: (a) a comprehensive service delivery model including how the services will be delivered to the targeted community, strategies to address the

	Criteria	Weighting	Description
			changing needs of the community and possible increase in demand for services in the future, risk management and the associated cost; and (b) a realistic and comprehensive program detailing all main stages of the project (including development and building approvals, fitout, contingencies) to achieve completion of project in an achievable timeframe with achievable costings
6	Capability – delivery of services		Assessment of capability of Proponent to deliver the services on an ongoing basis including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) quality assurance system; (d) previous experience; (e) resource availability; (f) previous performance record; and (g) occupational health and safety management
7	Capability – develop and use of Property		Assessment of capability of Proponent to develop and use the Property optimally for the benefit of the Brisbane community including: (a) organisational capacity; (b) technical and professional expertise and qualifications; (c) previous experience; (d) resource availability; (e) environmental management; (f) previous performance record; and (g) occupational health and safety management
8	Financial capacity		Evidence of the financial capacity of the Proponent to: (a) provide ongoing services for the benefit of the Sandgate and local community; and (b) complete the project to full completion including (including development and building approvals, fitout). Robustness of the financial modelling of service delivery costs and project costs.

5.3 Proposed Schedule

The following schedule is indicative only, and may be amended by the State:

Date	Event
July 2020	Proponents are provided with this document
7 August 2020 (Closing time for First Proposals)	Proponents must provide First Proposals
11 August 2020	The Evaluation Committee will evaluate the First Proposals using the First Proposal Evaluation Criteria and decide to either: (a) terminate this process; (b) select one or more Proponent to be Selected Proponents; or (c) take any other action that it may be entitled to take under the Terms and Conditions.
TBA September 2020 (Closing time for Final Proposals)	Selected Proponents must provide Final Proposals. A Final Proposal will be signed by the Selected Proponent
TBA	The Evaluation Committee will commence evaluation of the Final Proposals using the Final Proposal Evaluation Criteria and decide to either: (a) terminate this process; (b) negotiate with any number of Selected Proponents to refine their Final Proposals; (c) recommend to the Minister an appropriate tenure to be granted to the Selected Proponent, with or without specific terms; and (d) take any other action that it may be entitled to take under the Terms and Conditions and/or the Confidentiality Agreement and Process Deed Poll.
TBA	Subject to the approvals mentioned above, the State will enter into the Grant Agreement.

PART 6: TERMS AND CONDITIONS

Any Proposals provided to the State under this RFP document are provided pursuant to the Terms and Conditions contained in this document.

6.1 General Terms and Conditions

- (a) The State is not bound to accept or select any Proposal and reserves the right in its absolute unfettered discretion to:
- (i) accept, reject or refuse to consider any Proposal without giving reasons;
 - (ii) select or decline to select any Proposal;

- (iii) accept a Proposal even if a Proponent does not comply with the RFP document and/or these Terms and Conditions;
 - (iv) invite further Proposals from one or more Proponents and introduce new Proponents throughout the process;
 - (v) terminate at any time further participation in the process by any Proponent;
 - (vi) re-advertise for new Proposals;
 - (vii) adopt different approaches with different Proponents;
 - (viii) alter its approach during any negotiations (including in any period of negotiation);
 - (ix) vary the RFP requirements and these Terms and Conditions;
 - (x) vary any draft Grant Agreement provided to Proponents before that Grant Agreement is signed, including by varying the Grant Agreement for one Proponent and not for others;
 - (xi) change the structure and timing of the RFP process;
 - (xii) not attribute any reasons for any actions or decisions taken including in respect of the exercise of any or all of the above-mentioned rights;
 - (xiii) take such other action as it considers in its absolute and unfettered discretion appropriate in relation to the RFP process.
- (b) The State does not owe any Proponent a duty of any kind by reason of the Proponent's submission of a First Proposal or Final Proposal or participation in the RFP process.
- (c) The State may before or after a First Proposal or Final Proposal is accepted request a Proponent to submit further information before or after the Closing Time. If the State requests additional information, the State may choose not to consider a Proposal further unless the Proponent has responded in a manner acceptable to the State.
- (d) The State may in its absolute and unfettered discretion:
- (i) communicate with any or all Proponents to clarify matters related to Proposals without informing other Proponents of said communication; and
 - (ii) negotiate with any one or more or all Proponents and any person who may not be a Proponent at any time.
- (e) Final Proposals will not be offers capable of being accepted by the State. Each proponent and the State will be bound only when each of them signs a Grant Agreement.
- (f) The State need not consider any Proposal unless it is in accordance with this RFP document. However, the State may, in its discretion, consider non-conforming Proposals. In particular, the State may consider and agree to proposed amendments, deletions or additions to the RFP documents. If a Proponent proposes

or negotiates a change to the RFP documents, the State need not inform other Proponents of that change.

- (g) The State is not responsible for any costs or expenses incurred by any Proponents or prospective Proponents in preparing and lodging a Proposal, supplying any information requested by the State or entering into any negotiations with the State or for any other reason whatsoever. This includes but is not limited to design, consultants, town planning and finance costs.
- (h) The State will not be bound by any oral advice, information or representation given by any person on its behalf. The Proponent accepts that the nature of this RFP is dynamic and may change from time to time. The State is not required to inform any particular Proponent if changes occur. The State is permitted to inform some Proponents of changes without informing others.
- (i) No contractual relationship will arise between the State and any Proponent or prospective Proponents unless and until a Grant Agreement has been executed by the State and the Successful Proponent.
- (j) This document is not intended to be binding upon the State and does not constitute a request for a tender, process contract, or an offer capable of acceptance.
- (k) The State may shortlist selected parties after assessing their Proposals. The State will evaluate Proposals submitted by the Proponents based on the Proposal Evaluation Criteria.
- (l) The State may negotiate with one or more than one Proponent.
- (m) Selected Proponents will be requested to submit a Final Proposal.
- (n) Following the receipt of Final Proposals and subject to the terms and conditions of this document the State may seek necessary Minister's approval to sign the Grant Agreement.
- (o) The State may require that a financial assessment be undertaken of any Proponent at any time by an independent body appointed by the State.
- (p) Proponents must not initiate any injunctive or other proceedings designed to frustrate the RFP process whether or not the Proponent's Proposal is selected, and whether or not the Proponent ultimately enters into a Grant Agreement with the State at the conclusion of this process.
- (q) The State may in its absolute and unfettered discretion terminate this process or the participation of any Proponent in the process without giving reasons for doing so and without prior notice to any Proponent. The State shall not be liable to any party for exercising its rights under this clause.
- (r) The Proponent must not make or authorise a press release or make other public statements relating to the content of the RFP documents, its Proposal, or any communication from the Proponent to the State in relation to the same without the prior written approval of the State.

6.2 Evaluation Criteria

- (a) In assessing the Proposals the State may take into account the matters listed in the RFP documents and any other information and issues it believes are appropriate in its unfettered discretion.
- (b) The State may vary or amend its Evaluation Criteria without notification (including both the First Proposal Evaluation Criteria and the Final Proposal Evaluation Criteria).
- (c) The State may give preference to any one or more of its Evaluation Criteria over other criteria and consider the relative trade-offs between criteria.
- (d) Proponents must submit all information that the State needs to consider with their Proposal. The State is not bound to consider any information that it has received in the past from a Proponent.
- (e) The Evaluation Committee may consider the past conduct, behaviours and corporate history of the Proponent and its constituent members.

6.3 Information Provided in the Proposals

- (a) The purpose of the RFP document is to provide Proponents with information to assist in formulation of the Proposals.
- (b) The State does not warrant the accuracy or completeness of the information contained in the RFP document or provided as a part of the RFP process.
- (c) The State reserves the right to clarify any information in this RFP document.
- (d) The particulars contained in the RFP document are for guidance only and do not constitute a representation or an offer by the State to enter into a Grant Agreement with the Proponent.
- (e) The Proponent should make its own independent assessment and investigation and should not rely on anything contained in the RFP document or provided as a part of the RFP process without first satisfying itself by inspection or otherwise as to the significance, accuracy and completeness of the information provided, and, if appropriate, seeking advice from appropriate sources.
- (f) The information provided by the State, whether in the RFP document or otherwise:
 - (i) may include statements estimates and projections that reflect various assumptions which may or may not be correct;
 - (ii) does not purport to contain all the information a Proponent may require; and
 - (iii) may not be appropriate for all Proponents. The State has not considered the investment objectives, financial situation and particular needs of each party that reads or uses the RFP document and nothing in this RFP document should be interpreted to be financial advice.
- (g) The Proponent releases and forever discharges the State, its employees, agents, contractors and assigns from any and all damage, loss or expense that it may have

suffered or may in the future suffer because of its participation in this RFP process including but not limited to loss caused by:

- (i) the information in the RFP documents being incorrect;
 - (ii) any information omitted from the RFP documents;
 - (iii) any change of the State's requirements specified in the RFP documents;
 - (iv) the State's exercise of its discretion to treat different Proponents differently;
 - (v) the State's preference in selecting Proponents to negotiate with following receipt of Proposals; and
 - (vi) any decision that the State may make regarding the Proponent or the Proponent's Proposal.
- (h) The State may in its absolute and unfettered discretion, but without being under any obligation to do so, update, amend, supplement, vary or retract the RFP documents.

6.4 Confidentiality

- (a) Proponents must treat all Confidential Information supplied by or on behalf of the State as confidential.
- (b) Proponents must use the Confidential Information solely for the purpose of preparing and lodging a Proposal and for no other purpose.
- (c) Proponents must not disclose any Confidential Information to third parties other than their Representatives. Confidential Information must only be disclosed to Representatives on the same terms and conditions that are found in the RFP documents and only for the purpose of assisting the Proponent to prepare a Proposal and must not permit, assist or suffer a third party who received Confidential Information from the Proponent to make use of the Confidential Information for any other purpose.
- (d) Proponents warrant to the State that they have not and will not

act in collusion with other parties who have submitted a Proposal with the intent to derive an unfair benefit or commercial advantage from the State or from other Proponents.
- (e) A Proponent must disclose to the State if it is a member of more than one consortium that submits a Proposal or has an interest in more than one Proposal. This disclosure must appear on the face of each Proposal that the Proponent has an interest in.
- (f) Proponents and their Representatives (or anyone else on behalf of those parties) will not, without the State's written approval communicate directly with the State's employees. All communication in relation to this RFP process is to be made with the contacts noted in the RFP document.

6.5 Ownership of Documents

- (a) Upon submission to the State the Proposal will become the property of the State. The State can use all or any part of any Proposal submitted to it without compensating the maker of the Proposal.
- (b) The State can disclose all or any part of any Proposal from one Proponent to any other Proponent without advising the maker of the Proposal.

6.6 Notification of Request for Proposals outcome

All Proponents that lodge a Proposal may be informed in writing of the outcome of their Proposal at the conclusion of the RFP process.

PART 7: REQUEST FOR PROPOSALS AND LODGEMENT DETAILS

7.1 All Request for Proposals should be marked:

Provision of Community Facility

Brisbane District

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Number of packages (eg. 1 of 2, 2 of 2)

Public Safety Business Agency

Request for Proposals Proponent's name, address and contact details

7.2 Annexure A: Lodgement Form is the cover page for each Proposal

7.3 Annexure B: Response Form contains the lodgement details for each Proposal

7.4 Questions about the RFP package should be directed to:

Contact: Peter Symonds

Email: peter.symonds@psba.qld.gov.au

7.5 Closing date and time for lodgement of First Proposal is:

5pm EST Brisbane Local Time – 7 August 2020

Proposals received after this time may be excluded from the evaluation process at the State's discretion.

Proponents submit one electronic copy of their First Proposal via QTenders.

Email or facsimile or hard copies will not be accepted.

PART 8: INFORMATION TO BE PROVIDED BY PROPONENT

8.1 Request for Proposals Phase

Proponents are requested to provide detailed information on all aspects of the Proponent's objectives, purposes and services and the Proponent's ability to deliver ongoing services for the benefit of the Brisbane community having regard to the location of the Property, adjoining land uses and the cost necessary to make full use of the Property.

As a general guide Proponents should develop their own responses to this RFP document but should include:

- (a) a one-page executive summary of their Proposal, which outlines the key objectives and purposes of the Proponent, the services provided by the Proponent, the benefits to the community; and
- (b) a Capability Statement.

8.2 Capability Statement – Request for Proposals

Proponents must provide all relevant information that they deem appropriate in support of their Proposal and to address the assessment criteria.

The State reserves the right to make enquiries of any person, company or organisation to ascertain the suitability of their Proposal and the Proponent. This may include, but is not limited to, the confirmation of any information provided in the Proposal documentation.

Proponents must provide the following information.

Note: At the discretion of the Evaluation Committee, Proposals that do not contain the information specified from A to E may be considered as non-conforming Proposals:

A. Company Information

- Name of Proponent and ACN or ABN.
- Registered business office and principal place of business (including telephone, e-mail and facsimile details).
- Names of Principal Contacts.
- Date and place of incorporation.
- Details of major shareholders.
- The nature and scope of any foreign ownership of the company.
- Details of any joint venture partners and proposed collaborations are also required.

If the Proponent is a consortium, information should be provided for the consortium as a whole and, where applicable, for each member/partner.

Proponents should also detail the role/s of each consortium member and should clearly demonstrate the consortium member's capacity to undertake the proposed role/s.

B. Corporate Structure

Proponents should provide sufficient information to detail the relationship of the company to its parent, other holding companies, subsidiaries and related companies and shareholding percentages.

C. Operational Experience and Competency Statement

- Background and experience of Proponent.
- Details of organisations willing to provide references in respect of the Proponent's capacity and experience.
- Relevant details of any Grant Agreements, joint ventures, collaborations with banks, firms or companies that are relevant to the Proponent's [ability to meet the Request for Proposals requirements](#).

D. Legal Actions

Provide details of any legal actions or prosecutions taken by or against the Proponent or any officer or director of the Proponent (whether in Australia or overseas) which could adversely affect the Proponent's ability to fulfil the RFP requirements or which the Evaluation Committee could reasonably be expected to consider in any assessment of the Proponent.

E. Financial Information

Proponents must provide basic financial information with their Proposal and upon request must provide:

- copies of the audited and/or published financial reports of the Proponent for the last 3 years.
- details of any substantial changes to the financial situation of the Proponent since the last audited accounts and which are likely to adversely affect the Proponent's ability to fulfil the Request for Proposals requirements.
- details of any proposed use of the Grant Agreement to obtain finance to develop the Property.

Annexure A – Lodgement Details

Request for Proposals

Provision of Community Facility

Brisbane

REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Closing Time

Time: 5.00pm EST Brisbane Local Time

Date: 7 August 2020

Address for lodgement of REQUEST FOR PROPOSALS

Proposals must be submitted electronically through QTenders.

Annexure B – Response Form

(This form is to be the cover of each Proposal and Final Proposal)

REQUEST FOR PROPOSALS details

Request for Proposals Provision of Community Facility Brisbane REQUEST FOR PROPOSALS REFERENCE: SANDGATE2020

Proponent details

Name (incl.
business/trading
names)

ACN	ABN/ARBN

Address (reg office &
trading)

	Postcode

(Notices will be sent to this address)

Contact person:

Tel:	Fax:
Email address:	

(Questions and requests for clarification will be sent to this person)

The Proponent's Proposal follows this page

CHECKLIST FOR PROPONENTS – FIRST PROPOSAL EVALUATION CRITERIA

1. Two page Statement outlining, at a high level, how the Proponent would use the Property for the benefit of the Brisbane community taking into account the location of the Property, adjoining land uses, and the costs necessary to make full use of the Property. The First Proposal should address the First Proposal Evaluation Criteria.
2. Copy of Organisation/Company Extract/Certificate of Incorporation of Association is attached.
3. Copy of Organisation/Company/Association's Constitution is attached.
4. List of Organisation/Company/Association's Assets and Liabilities is attached.

Sandgate Fire Station Evaluation Committee

ASSESSMENT REPORT – Final Evaluation Criteria

Initiation document

1. The Evaluation Committee (Committee) was formed on 11 June 2020 by the approval of the Terms of Reference by Linda Jacobsen, Director, Property and Facilities Management. The **Terms of Reference** is attached as **Schedule A**.
2. By signing this document, the Committee considers that they have adhered to the Terms of Reference, have no conflicts of interest in relation to the process, or in relation to any of the proponents in the process, or in relation to the assessment that is recorded below.

OBJECTIVE

3. The objective of this Assessment Report is for the Committee to concisely set out:
 - a. The evaluation process.
 - b. A brief summary of each of the Final Proposals submitted by All About Living Inc. and the **s.73 - Irrelevant information**
 - c. The Committee's recommendations to the Minister, based on the Committee's scoring of each Final Proposal against the Final Proposal Evaluation Criteria.

SUMMARY

4. The **Request for Final Proposals** outlines the 2 stages of evaluation that were undertaken by the Committee and are attached as **Schedule B**.
5. Stage 1 involved public notification and the submission of First Proposals Submissions from interested parties. The Committee received 8 First Proposal Submissions in Stage 1, including one late proposal. All proposals were received through Q-Tenders.
6. On 11 August 2020, the Committee reviewed the First Proposals and shortlisted two proponents, being All About Living and the **s.73 - Irrelevant information** (Selected Proponents).
7. Stage 2 required each of the Selected Proponents to submit a detailed Final Proposal, present that proposal to the Committee and answer some residual questions that the Committee had in relation to each of their Final Proposals.
8. Each of the Selected Proponents submitted a Final Proposal by the due date. Final proposals were distributed to the Committee on 11 September 2020. Presentations by each of the Selected Proponents occurred on 16 September 2020. Some final questions were provided to the Selected Proponents and all questions were answered by 14 October 2020.
9. On 19 October 2020, the Committee met to score the Final Proposals from the two Selected Proponents based their Final Proposals, the Selected Proponents' presentations and the answers provided to the Committee's questions by each Selected Proponent.

Sandgate Fire Station Evaluation Committee

ASSESSMENT REPORT – Final Evaluation Criteria

10. The Committee assessed each Final Proposal against the 8 criteria listed in the Final Proposal Evaluation Criteria listed in the Terms and Conditions.
11. The Committee unanimously agreed that both Final Proposals have merit, and both of the Selected Proponents have the capability required to give effect to their Final Proposal. All About Living scored marginally higher than the s.73 - Irrelevant information
12. The Committee scored each Final Proposal based on each Proponent's proposed immediate use of the former Sandgate Fire and Rescue Station (Asset) (and not any redevelopment plans that may occur at an unscheduled time in the future).
13. The Committee recommends that financial approval (sufficient to pay for the redevelopment of the Asset) and development approval would need to be provided by either Selected Proponent before transferring the freehold title of the Asset to them.

RECOMMENDATION

14. That the Minister approves the following recommendation:
 - a. The transfer of the former Sandgate Fire and Rescue Station to All About Living, being a not for profit community organisation;
 - b. The transfer of freehold title to occur at nil value, conditional upon All About Living entering into the terms of an appropriately worded Grant Agreement; and
 - c. Notes the contents of this Assessment Report.

Contrary to public interest	Contrary to public interest	Contrary to public interest
24/11/2020		24-11-2020
Andrea Walker Planning and Property Manager, PSBA	Rob O'Connor Inspector, Brisbane Region, QFES	Heather Luck State Wide Operations Manager, DCDSS



Executive Briefing Note



Requested by: Mr Adam Green, Acting Executive Director, Asset Services Directorate

Critical **Urgent** **General**

Briefing note for approval **Briefing note for information**

MECS #: xxxx-xxxx

File #: N/A

To: Acting Deputy Commissioner, Strategy and Corporate Services Division

Subject: Disposal of the former Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate, Lot 17 CP SL921

Date: 30/05/2022

1. Background

- In September 2017, the Honourable Stirling Hinchcliffe announced that the former Sandgate Fire and Rescue Station property would be retained as a community asset and not sold for profit.
- A two stage Expression of Interest (EOI) process was undertaken, and proposals were assessed by an Evaluation Committee (comprising of officers from the former PSBA, QFES and the former Department of Communities, Disability Services and Seniors).
- The Public Trustee of Queensland (Public Trustee) was engaged to provide legal advice and ensure that the EOI process was fair, open and transparent.
- On 3 December 2020, the Minister approved the recommendations of the Evaluation Committee. A Grant Agreement was executed between QFES and the successful proponent All About Living (AAL) on 23 December 2020 and subsequently a covenant was registered on the title.
- On 8 July 2021, AAL received development approval from Brisbane City Council to repurpose the former station for Health Care Services.
- On 18 October 2021, QFES Property Services received email correspondence from the CEO of AAL advising the withdrawal of their interest in acquiring the property.
- On 19 October 2021, QFES instructed the Public Trustee to draft a notice to terminate the grant agreement between QFES and AAL.
- On 20 October 2021, the notice was issued by QFES and receipt of the letter was acknowledged by AAL on that same day.
- January 2022, a Minister Briefing Note outlined the above background, issues faced and recommendation QFES divest the property at market value.
- The property was to be listed as surplus land on the Government Land Register for a period of 30 days. If no interest were sought, the property would be placed on the open market for sale.

- The Commissioner and Minister executed Minister Briefing Note recommending:-

That the Minister:

- *notes the content of this briefing note; and*
 - *approves the divestment of the former Sandgate Fire and Rescue Station property at market value.*
- 24 March 2022, after no interest from other government agencies or the open market, the Minister instructed Property Services to progress the transfer of property to the second merit listed proponent **s.73 - Irrelevant information** (the Buyer)) from the EOI at market value.
 - During March 2022, the Buyer and QFES obtained their own valuation report.
 - In consideration of both valuation reports, a mutual agreed sale contract price of \$660,000.00 plus GST was agreed subject to special condition **Contrary to public interest**

2. Issues

- N/A.

3. Consultation

Consultation has occurred with the Minister for Police and Corrective Services and Minister for Fire and Emergency Services 18 January 2022, Commissioner 14 January 2022 and Acting Executive Director ASD who concur with the contents of this brief and its attachment.

4. Have you considered whether Legal Services needs to be consulted?

- N/A. The Public Trustee has been engaged for conveyance transaction.

5. Is this in accordance with Government election commitments?

- Yes. This is a GEC 2017 project.

6. Has this matter been considered by a QFES Governance Committee?

- N/A

7. Has QFES' obligations in relation to the *Human Rights Act 2019* been considered?

- The brief is compatible with QFES' obligations in relation to the *Human Rights Act 2019* and there are no impacts on human rights.

8. Funding

- N/A

9. If this brief includes a new policy, publication, initiative, or is a change in a policy or publication, is this information suitable for release on the Right to Information Publication Scheme web pages?

- N/A

10. Recommendation

- As the duly authorised Level 1 financial delegate, in accordance with Schedule 1 Financial and Travel Delegations to the *Instrument of Delegation of Chief Executive/Commissioner, QFES (Finance) No. 1 of 2021*, it is recommended that you **approve** the disposal of the former Sandgate Fire and Rescue Station at 124 Brighton Road, Sandgate, Lot 17 CP SL921; and

- **Note** that the Executive Director, Asset Services Directorate, QFES holds the relevant contractual delegation under the *Instrument of Sub-delegation of Ministers powers by the Commissioner, QFES (No.2 of 2021)* to execute the contract of sale.

Adam Green
**ACTING EXECUTIVE DIRECTOR
ASSET SERVICES DIRECTORATE**

Adam Stevenson
**ACTING DEPUTY COMMISSIONER
STRATEGY AND CORPORATE SERVICES DIVISION**

/ /

/ /

Noted / Approved / Not Approved

Comments:

MECS Ref: File Ref:

Requested by:

**MINISTER FOR POLICE AND CORRECTIVE SERVICES AND
MINISTER FOR FIRE AND EMERGENCY SERVICES**

Submission for Approval Briefing Note for Information

CRITICAL <input type="checkbox"/>	URGENT <input type="checkbox"/>	GENERAL <input checked="" type="checkbox"/>
MINISTER'S DUE DATE		MINISTER'S APPROVAL REQUIRED BY

SUBJECT: Approval to divest the former Sandgate Fire and Rescue Station at market value.

RECOMMENDATION:

That the Minister:

- notes the content of this briefing note; and
- approves the divestment of the former Sandgate Fire and Rescue Station property at market value.

<p>NOTED / SUPPORTED</p> <p>Greg Leach Commissioner</p> <p>/ / 2021</p> <p>COMMISSIONER'S COMMENTS</p>	<p>NOTED / APPROVED / NOT APPROVED</p> <p>The Honourable Mark Furner MP Minister for Police and Corrective Services and Minister for Fire and Emergency Services and</p> <p>/ / 2021</p> <p>MINISTER'S COMMENTS:</p>
--	--

MINISTERIAL BRIEFING NOTE

SUBJECT: Approval to divest the former Sandgate Fire and Rescue Station at market value.

PURPOSE:

1. To update the Minister regarding:
 - a. the withdrawal of All About Living's (AAL) interest in acquiring the former Sandgate Fire and Rescue Station property at nil cost; and
 - b. the preferred divestment option by the Queensland Fire and Emergency Services (QFES) to dispose of the surplus property at market value.

BACKGROUND:

2. In September 2017, the Honourable Stirling Hinchcliffe announced that the former Sandgate Fire and Rescue Station property would be retained as a community asset and not sold for profit.
3. A two stage Expression of Interest (EOI) process was undertaken, and proposals were assessed by an Evaluation Committee (comprising of officers from the former PSBA, QFES and the former Department of Communities, Disability Services and Seniors).
4. The Public Trustee of Queensland (Public Trustee) was engaged to provide legal advice and ensure that the EOI process was fair, open and transparent.
5. On 3 December 2020, the Minister approved the recommendations of the Evaluation Committee. A Grant Agreement was executed between QFES and the successful proponent All About Living (AAL) on 23 December 2020 and subsequently a covenant was registered on the title.
6. On 8 July 2021, AAL received development approval from Brisbane City Council to repurpose the former station for Health Care Services.
7. On 18 October 2021, QFES Property Services received email correspondence from the CEO of AAL advising the withdrawal of their interest in acquiring the property.
8. On 19 October 2021, QFES instructed the Public Trustee to draft a notice to terminate the grant agreement between QFES and AAL.
9. On 20 October 2021, the notice was issued by QFES and receipt of the letter was acknowledged by AAL on that same day.

ISSUES:

10. The subject property has been vacant since mid-2020, following the construction of the Bracken Ridge replacement fire and rescue station. Since then, QFES has been liable for various holding costs, including the maintenance and outgoings for the property.
11. In addition to the holding cost, QFES has incurred significant costs associated with the tender and engagement of the Public Trustee, with their on-going involvement over a period of 18 months.
12. In consultation with the Public Trustee, the following options have been taken into consideration by QFES:
 - **Option A:** To grant the property at nil cost to the second merit listed Proponent s.73 - Irrelevant information requiring QFES to maintain ownership for up to another 12 months and enter into a new Grant Agreement.
 - **Option B:** To convene a new EOI tender process, requiring QFES to maintain ownership for up to another 18 months.
 - **Option C:** To divest the property at market value by means of an in-priority offer to the second merit listed Proponent.

PROTECTED

- **Option D:** To divest the property at market value. Initially this includes listing the property as surplus on the Government Land Register for a period of 30 days to allow other government agencies, including Brisbane City Council, to express interest in acquiring the property at market value. If no interest is sought, the property can be placed on the open market for sale.

13. Options A and B will notably incur additional costs to QFES, including legal fees, property holding and maintenance costs.
14. Options C and D will allow for the prompt divestment of the property and the reinvestment of the funds into the QFES Forward Capital Program. Notably, the property values in Sandgate have increased in recent years and the sale would therefore represent a high value disposal for QFES.

15. **Contrary to public interest**

16. QFES considers the sale of the surplus property at market value to be a responsible approach to reducing debt and achieving sensible savings which can be reinvested into the QFES Forward Capital Program.
17. Option D is preferred and is considered in the public benefit in consideration of:
 - a. the continued holding costs and ongoing risks and liabilities to the agency of holding the surplus property;
 - b. the contingent costs of re-tendering the property;
 - c. the opportunity to take the property to the open market and for it to be part of a project that will lead to significant innovation and/or flow-on economic, employment, or community benefits; and
 - d. the ability for QFES to divest the property and redirect the funds to redeveloping fire and rescue stations across Queensland which are due for replacement.

RECOMMENDATIONS

18. That the Minister:
 - notes the content of this briefing note; and
 - approves the divestment of the former Sandgate Fire and Rescue Station property at market value.

Adam Stevenson
A/DEPUTY COMMISSIONER
BRANCH / DIVISION
TELEPHONE: (07) xxxx xxxx
DATE: XX / XX / 2021

PROTECTED

Requested by:

MECS Ref: MincorReferenceNumber File Ref:

MINISTER FOR FIRE AND EMERGENCY SERVICES AND
MINISTER FOR ABORIGINAL AND TORRES STRAIT ISLANDER
PARTNERSHIPS

Submission for Approval

Briefing Note for Information

CRITICAL <input type="checkbox"/>	URGENT <input checked="" type="checkbox"/>	GENERAL <input type="checkbox"/>
MINISTER'S DUE DATE		MINISTER'S APPROVAL REQUIRED BY

SUBJECT: DISPOSAL OF FORMER SANDGATE FIRE AND RESCUE STATION AT 124 BRIGHTON ROAD, SANDGATE

RECOMMENDATION:

That the Minister approves the following recommendation:

- a. The transfer of the former Sandgate Fire and Rescue Station to All About Living, being a not for profit community organisation;
- b. The transfer of freehold title occurs at nil value, conditional upon All About Living entering into the terms of an appropriately worded Grant Agreement on terms to be instructed by the Committee; and
- c. Notes the contents of the attached Assessment Report.

<p>NOTED / SUPPORTED</p> <p>Kurt Marsden Acting Chief Operating Officer Public Safety Business Agency</p> <p>/ / 2020</p> <p>COMMENTS</p>

<p>NOTED / APPROVED / NOT APPROVED</p> <p>The Honourable Mark Ryan MP Minister for Police and Corrective Services and Minister for Fire and Emergency Services</p> <p>/ / 2020</p> <p>MINISTER'S COMMENTS:</p>
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MINISTERIAL BRIEFING NOTE / APPROVAL**SUBJECT: DISPOSAL OF FORMER SANDGATE FIRE AND RESCUE STATION AT 124 BRIGHTON ROAD, SANDGATE****PURPOSE:**

1. To provide an overview of the disposal process to date and seek approval from the Minister to progress negotiations in accordance with the recommendations made by the Evaluation Committee.

BACKGROUND:

2. The Queensland Fire and Emergency Services (QFES), Brisbane Region approved for the former Sandgate Fire and Rescue Station (Asset) to be declared surplus following the completion of the replacement Bracken Ridge Fire and Rescue Station.
3. The replacement Bracken Ridge Fire Station reached practical completion in March 2020 and the former station at 124 Brighton Road, Sandgate was subsequently vacated.
4. In line with a September 2017 government election commitment, the Public Safety Business Agency (PSBA), in consultation with QFES, has been working through a disposal strategy that would see the Asset transferred to a community organisation so that the Asset would be retained for the benefit of the Sandgate and surrounding community.
5. The initial election commitment, announced by the Honourable Stirling Hinchcliffe MP, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, stated that the Asset would be transferred to a community organisation by 30 September 2020.
6. On 15 May 2020, the Minister for Police and Minister for Corrective Services, as the duly authorised delegate for the Asset, approved the disposal strategy and the write-off of the Asset (see **Attachment 1**). A letter was also approved and sent to the Queensland Treasurer for approval for the Asset to be disposed of below market value.
7. On 3 July 2020, the Queensland Treasurer approved the disposal of the Asset below market value (see **Attachment 2**).

ISSUES:

8. In late May 2020, Property and Facilities Management (PFM) within PSBA, engaged The Official Solicitor to the Public Trustee (Official Solicitor) to provide legal advice and ensure that the process for divesting the Asset was fair, open and transparent and aligned with the September 2017 government election commitment.
9. On 11 June 2020, in consultation with the Official Solicitor, the Director, Property and Facilities Management approved Terms of Reference to form the Evaluation Committee (Committee) in order to undertake a process to dispose of the Asset.
10. Importantly, the Official Solicitor recommended that in lieu of a closed tender process, a two-stage process be adopted with the first stage being an expression of interest process. In addition to ensuring any decision of the government was open, transparent and defensible, this strategy lowered bid costs by requiring a low detail First Proposal, before seeking a high detail Final Proposal from the shortlisted proponents. This has allowed all possible not for profit/community organisations an opportunity to participate in the process and be evaluated against evaluation criteria (that was known to the proponents) without imposing significant costs on the community.
11. The process adopted by the Committee included the following stages:
 - Stage 1: Establish an Evaluation Committee and respective Terms of Reference (see **Attachment 3**);

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- Stage 2: Develop a Request for Proposals document outlining the process and requirements for any interested parties (see **Attachment 4**);
 - Stage 3: A 7-week public notification for expressions of interest (including a sign on the land, Courier Mail advertisement, publication of website links, and a professional walk-through video of the Asset). To assist interested parties in developing their First Proposals, on-site visits were also offered and undertaken by four parties.
 - Stage 4: The Committee review of First Proposals and shortlisting process. A total of 8 First Proposals were submitted, which included one late entry. Two proponents were shortlisted;
 - Stage 5: Request for Final Proposals from two shortlisted proponents;
 - Stage 6: Review of Final Proposals and preparation of an Assessment Report, outlining recommendations to the Minister (see **Attachment 5**)
 - Stage 7: This future stage will follow any decision made by the Minister and will involve a Grant Agreement being prepared that contains the terms and conditions instructed by the Committee necessary to ensure that the purpose of the process is achieved. After the Grant Agreement has been signed by the State and by the Successful Proponent, subject to conditions being met (such as for instance, the relevant regulatory approvals being obtained to use the land for its intended purpose), the Asset will be conveyed to the Successful Proponent.
12. In late June 2020, QFES instructed PFM that by direction of the Minister's office, the deadline of 30 September 2020 was to be extended to 30 November 2020.
 13. On 19 October 2020, the Committee met and evaluated the two Final Proposals from All About Living and the **s.73 - Irrelevant information**, noting that each proposal had merit.
 14. The recommendation of the Committee is for the State to transfer the freehold title to the Successful Proponent (at nil value), subject to complying with a Grant Agreement, outlining some standard terms and conditions for agreements of this type.
 15. The Grant Agreement will include specific conditions that the Successful Proponent must satisfy prior to the State transferring the property in freehold tenure. This approach will provide the State with appropriate certainty and security that the Successful Proponent has the capacity (including the necessary funding and planning approvals) to deliver their proposal.
 16. Should the Successful Proponent not agree to these conditions, then as part of this briefing note, the Committee is seeking approval to approach the other Selected Proponent and to negotiate a grant agreement.

Short-listed Proponent Proposals

All About Living

All About Living is a not-for-profit charity that supports aged and disabled communities and their families in the Sandgate and surrounding area. Their proposal is that they receive the land in freehold and that they will adapt the present building for their operations immediately by undertaking fit-out works to the building. This will provide All About Living with a stable location from which to conduct their business and the opportunity to redevelop the property later.

In a second stage, All About Living has indicated they intend to demolish the building and build a multifunctional community hub. This would be a significant development and has some planning approval challenges before it would proceed, as well as a significant cost **Contrary to public interest**. The second stage, has not been assessed by the Committee, as it has a number of key dependencies.

s.73 - Irrelevant information

The proposal was initially submitted by **s.73 - Irrelevant information**, however the legal entity underpinning **s.73 - Irrelevant information** is the **s.73 - Irrelevant information**. Representatives of the **s.73 - Irrelevant information** indicated that

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the Asset would be held in trust for the **s.73 - Irrelevant information**. A freehold transfer of the Asset has been requested. The proposal is to use the Asset for outside of school hours care for the **s.73 - Irrelevant information**. When it was not being used for outside of school hours care, **s.73 - Irrelevant information** would use it for other community-based events such as mums and bubs groups or **s.73 - Irrelevant information** work.

It is recognised that the Asset would be an important strategic land acquisition for the **s.73 - Irrelevant information** has indicated that it would undertake significant fit-out works to the building if it was successful.

CONSULTATION:

17. PFM has undertaken regular engagement with QFES throughout the process and provided timely updates on the progress of key milestones.
18. In accordance with the recent approvals by Minister Ryan and Minister Crawford, the Queensland Treasurer and Queensland Audit Office, the land ownership has been transferred from PSBA to QFES.
19. Further, as part of the initial advertising period, both Member Hinchcliffe and local Member for Deagon, Jared Cassidy were consulted.

RECOMMENDATIONS

20. That the Minister approves the following recommendation:
 - a. The transfer of the former Sandgate Fire and Rescue Station to All About Living, being a not for profit community organisation;
 - b. The transfer of freehold title occurs at nil value, conditional upon All About Living entering into the terms of an appropriately worded Grant Agreement on terms to be instructed by the Committee; and
 - c. Notes the contents of the attached Assessment Report.

PAUL HYDE
General Manager
ASSET AND PROCUREMENT SERVICES

Contact Officer:
Linda Jacobsen
Director, APS
Telephone: (07) 3145 2945
Date: 24/11/2020

Attachments:

- PSBA MBN approving disposal strategy and write-off of asset
- Approval of Queensland Treasurer to dispose of asset below market value
- Creation of Evaluation Committee and Disposal Terms of Reference
- Disposal Request for Proposals
- Evaluation Committee Assessment Paper

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MINISTER FOR POLICE and
MINISTER FOR CORRECTIVE SERVICES

- | | |
|---|--|
| <input checked="" type="checkbox"/> Submission for Approval | <input type="checkbox"/> Briefing Note for Information |
| <input type="checkbox"/> Information for Minister's Speech | <input type="checkbox"/> Joint Media Release |
| <input type="checkbox"/> Locality Brief | <input type="checkbox"/> Function Checklist |

CRITICAL <input checked="" type="checkbox"/>	URGENT <input type="checkbox"/>	ROUTINE <input type="checkbox"/>
MINISTER'S DUE DATE	MINISTER'S APPROVAL REQUIRED BY	

SUBJECT: DISPOSAL OF FORMER SANDGATE FIRE STATION, BY WAY OF TRANSFER TO A COMMUNITY ORGANISATION AT NIL COST

RECOMMENDATION:

That the Minister, as the duly authorised delegate:

- Approves the disposal of the surplus and underutilised former Sandgate Fire Station at 124 Brighton Road, Sandgate, to a local community organisation at nil cost; and
- Approves the write-off of the property which has a current market value of \$1,071,731; and
- Approves the letter to the Treasurer to dispose of the asset below market value (**Attachment 1**).

<p>NOTED / SUPPORTED</p> <p>Kurt Marsden Acting Chief Operating Officer Public Safety Business Agency</p> <p>/ /2020</p> <hr/> <p>NOTED / SUPPORTED</p> <p>Greg Leach Chair PSBA Board of Management</p> <p>...../...../2020</p>	<p>NOTED / APPROVED / NOT APPROVED</p> <p>The Honourable Mark Ryan MP Minister for Police, and Minister for Corrective Services</p> <p>/ /2020</p> <p>MINISTER'S COMMENTS:</p>
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MINISTERIAL BRIEFING NOTE

SUBJECT: DISPOSAL OF THE FORMER SANDGATE FIRE STATION, BY WAY OF TRANSFER OF THE PROPERTY TO A LOCAL COMMUNITY ORGANISATION AT NIL COST

PURPOSE:

1. To seek the Minister's approval to dispose of the former Sandgate Fire Station at 124 Brighton Road, Sandgate, to a local community organisation at nil cost.

BACKGROUND:

2. The Queensland Fire and Emergency Services (QFES) deemed the former Sandgate Fire Station, located at 124 Brighton Road, Sandgate would become surplus to requirements, following the construction of the Bracken Ridge replacement station at 223 Bracken Ridge Road, Bracken Ridge (**Attachment 2**).
3. In September 2017, the Honourable Stirling Hinchcliffe, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs announced in September 2017 that the former Sandgate Fire and Rescue Station would be retained as a community asset and not sold for profit.
4. The current net book value for the former station is \$1,071,731 consisting of \$802,644 for the land and \$269,087 for the buildings:

ISSUES:

5. The commitment by the Queensland Government was that the disposal of the former station would be finalised by September 2020.
6. Property and Facilities Management (PFM) within the Public Safety Business Agency has been working with QFES to develop a transparent strategy that will facilitate the disposal of the former station by way of expressions of interest from local community groups.
7. Importantly, this process will firstly involve early discussions with potential community groups and interested parties to explain the expression of interest process and the key criteria that will form part of the assessment.
8. Secondly, an evaluation panel will be established to undertake an assessment of each expression of interest and provide feedback to the successful and unsuccessful parties.
9. The Queensland Government Land Transaction Policy (QGLTP) allows for in-priority disposals to take place, where the disposal would be in the best interest of the community.
10. Further, the QGLTP stipulates that assets that hold a market value in excess of \$250,000 and that are to be disposed of below market value, require the approval of the Treasurer (**Attachment 2**).
11. PSBA, through QFES Legal, intends to instruct a legal representative to prepare a Contract of Sale for the transfer of the property at nil cost to the successful community organisation, and to ensure appropriate conditions/caveats/covenants are put in place to manage the on-going use of the asset for the community
12. The urgency of this matter relates to the government's commitment to dispose of the former station by September 2020.
13. The current net book value for the former station is \$1,071,731 consisting of \$802,644 for the land and \$269,087 for the buildings. The Minister for Police and Minister for Corrective Services holds the delegation for the financial loss and write-off of a PSBA asset which holds a value in excess of \$100,000.

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Classified as OFFICIAL

RECOMMENDATION:

14. That the Minister, as the duly authorised financial delegate:
- Approves the disposal of the surplus and underutilised former Sandgate Fire Station at 124 Brighton Road, Sandgate, to a local community organisation at nil cost; and
 - Approves the write-off of the property which has a current market value of \$1,071,731; and
 - Approves the letter to the Treasurer to dispose of the asset below market value.

PAUL HYDE
GENERAL MANAGER
ASSET AND PROCURMENT SERVICES

Contact Officer:
Linda Jacobsen
Director, Property and Facilities Management
Telephone: (07) 3145 2945
Date: 17/04/2020

Requested by: XXXXX

MECS Ref:
MincorReferenceNumber

File Ref: QFS/15766

**MINISTER FOR FIRE AND EMERGENCY SERVICES AND
MINISTER FOR ABORIGINAL AND TORRES STRAIT ISLANDER
PARTNERSHIPS**

Submission for Approval

Briefing Note for Information

CRITICAL <input type="checkbox"/>	URGENT <input checked="" type="checkbox"/>	GENERAL <input type="checkbox"/>
MINISTER'S DUE DATE	MINISTER'S APPROVAL REQUIRED BY	

SUBJECT: DISPOSAL OF FORMER SANDGATE FIRE AND RESCUE STATION AT 124 BRIGHTON ROAD, SANDGATE

RECOMMENDATION:

That the Minister approves the following recommendation:

- (a) The transfer of the former Sandgate Fire and Rescue Station to All About Living, a not for profit community organisation in Sandgate; and
- (b) The transfer of freehold title to occur at nil value, conditional upon complying with the State's standard terms and conditions.

<p>NOTED / SUPPORTED</p> <p>Greg Leach Commissioner Queensland Fire and Emergency Services</p> <p>/ / 2020</p> <p>COMMISSIONER'S COMMENTS</p>	<p>NOTED / APPROVED / NOT APPROVED</p> <p>The Honourable Craig Crawford MP Minister for Fire and Emergency Services and Minister for Aboriginal and Torres Strait Islander Partnerships</p> <p>/ / 2020</p> <p>MINISTER'S COMMENTS:</p>
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MINISTERIAL BRIEFING NOTE / APPROVAL**SUBJECT: DISPOSAL OF FORMER SANDGATE FIRE AND RESCUE STATION AT 124 BRIGHTON ROAD, SANDGATE****PURPOSE:**

1. To provide an overview of the disposal process to date and seek approval from the Minister to progress negotiations in accordance with the recommendations made by the Evaluation Committee.

BACKGROUND:

2. The Queensland Fire and Emergency Services (QFES), Brisbane Region approved for the former Sandgate Fire and Rescue Station to be declared surplus following the completion of the replacement Bracken Ridge Fire and Rescue Station (see **Attachment 1**).
3. The replacement Bracken Ridge Fire Station reached practical completion in March 2020 and the former station at 124 Brighton Road, Sandgate was subsequently vacated.
4. In line with a September 2017 government election commitment, the Public Safety Business Agency (PSBA), in consultation with QFES, has been working through a disposal strategy that would see the former Sandgate station transferred to a community organisation so that the asset would be retained for the benefit of the Sandgate and surrounding community.
5. The initial election commitment, announced by the Honourable Stirling Hinchcliffe MP, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs, stated that the former station would be transferred to a community organisation by 30 September 2020.
6. On 15 May 2020, the Minister for Police and Minister for Corrective Services, as the duly authorised delegate for the asset, approved the disposal strategy and the write-off of the asset (see **Attachment 2**). A letter was also approved and sent to the Queensland Treasurer for approval for the asset to be disposed of below market value.
7. On 3 July 2020, the Queensland Treasurer approved the disposal of the asset below market value (see **Attachment 3**).

ISSUES:

8. In late May 2020, Property and Facilities Management (PFM) within PSBA, engaged The Public Trustee to provide legal expertise and ensure that the divestment of the property is based on openness and transparency and aligns with the September 2017 government election commitment.
9. Importantly, The Public Trustee recommended that in lieu of a closed tender process, an expression of interest process would be more appropriate to ensure any decision of the government was open, transparent and defensible. This would allow all possible not for profit/community organisations an opportunity to participate in the process and be evaluated against a specific set of criteria.
10. The agreed process included the following 6 Phases:
 - Phase 1: Establish an Evaluation Committee and respective Terms of Reference (see **Attachment 4**);
 - Phase 2: Develop a Request for Proposal document outlining the process and requirements for any interested parties (see **Attachment 5**);
 - Phase 3: A 7 week public notification for expressions of interest (**including sign on land, Courier Mail advertisement, website links**). To assist interested parties in developing their First Round Proposals, on-site visits were also offered and undertaken by four parties.

- Phase 4: Evaluation Committee Review of First Round Proposals and shortlisting process. A total of 8 First Round Proposals were submitted, which included one late entry.;
 - Phase 5: Request for Final Submission Proposals from two shortlisted applicants;
 - Phase 6: Review of Final Proposals and preparation of a Decisions Paper, outlining recommendations for Minister (see **Attachment 6**)
11. In late June 2020, QFES instructed PFM that by direction of the Minister's office, the deadline of 30 September 2020 was to be extended to 30 November 2020.
 12. As noted in the Decision Paper, the Evaluation Committee met on 19 October 2020 and evaluated the two Final Proposals, from All About Living and the **s.73 - Irrelevant information**, noting that each entity had merit.
 13. The recommendation of the Evaluation Committee is for the State to transfer the freehold title to the successful entity (at nil value), subject to complying with a Grant Agreement, outlining the State's standard terms and conditions of use.
 14. The Grant Agreement will include specific conditions that the entity must satisfy prior to the State transferring the property in freehold tenure. This approach will provide the State with appropriate certainty and security that the successful entity has the capacity (including the necessary funding and planning approvals) to deliver their proposal.
 15. Should the successful entity not agree to these conditions, then as part of this briefing note, the Evaluation Committee is seeking approval to approach the other entity and to negotiate an agreement.

CONSULTATION:

16. PFM has undertaken regular engagement with QFES throughout the process and provided timely updates on the progress of key milestones.
17. In accordance with the recent approvals by Minister Ryan and Minister Crawford, the Queensland Treasurer and Queensland Audit Office, the land ownership has been transferred from PSBA to QFES.
18. Further, as part of the initial advertising period, both Member Hinchcliffe and local Member for Deagon, Jared Cassidy were consulted.

RECOMMENDATIONS

19. That the Minister approves the following recommendation:
 - a. The transfer of the former Sandgate Fire and Rescue Station to All About Living, being a not for profit community organisation; and
 - b. The transfer of freehold title to occur at nil value, conditional upon complying with the State's standard terms and conditions.

NAME
DEPUTY COMMISSIONER
BRANCH / DIVISION
TELEPHONE: (07) xxxx xxxx
DATE: XX / XX / 2020

Attachments:

1. QFES Brisbane Region EBN
2. PSBA MBN approving disposal strategy and write-off of asset
3. Approval of Queensland Treasurer to dispose of asset below market value
4. Disposal Terms of Reference

- 5. Disposal Request for Proposals
- 6. Evaluation Committee Decision Paper

INTERNAL USE ONLY

This page is not forwarded to the Minister’s Office. It is to provide assurance to the Commissioner that the brief is supported by the agency, appropriate consultation has occurred and that any relevant funding / policy approvals have been endorsed by a QFES Governance Committee.

<p>NOTED / SUPPORTED</p> <p><i>Name</i> <i>Title (Assistant Commissioner / Executive Director)</i></p> <p> / / 2020</p> <p>COMMENTS:</p>	<p>NOTED / SUPPORTED</p> <p><i>Name</i> Deputy Commissioner</p> <p> / / 2020</p> <p>COMMENTS:</p>
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QFES GOVERNANCE COMMITTEE

Has this matter been considered by a QFES Governance Committee?

- Yes or N/A

If 'Yes' please provide the following:

Committee name
Date of meeting
Decision

Consultation:

- Yes,

Has QFES’ obligations in relation to the *Human Rights Act 2019* been considered?

- The brief must clearly identify whether the proposal is expected to be compatible with QFES’ obligations in relation to the *Human Rights Act 2019* (HRA).
- The brief should identify whether there are impacts on human rights and whether they are reasonable and justifiable in accordance with Section 13, HRA.

Officer / Area
Advice provided

If HR and/or Finance, confirmation of data

**MINISTER FOR POLICE and
MINISTER FOR CORRECTIVE SERVICES**

- Submission for Approval
- Information for Minister's Speech
- Locality Brief
- Briefing Note for Information
- Joint Media Release
- Function Checklist

CRITICAL <input checked="" type="checkbox"/>	URGENT <input type="checkbox"/>	ROUTINE <input type="checkbox"/>
MINISTER'S DUE DATE		MINISTER'S APPROVAL REQUIRED BY

SUBJECT: DISPOSAL OF FORMER SANDGATE FIRE STATION, BY TRANSFER TO A COMMUNITY ORGANISATION AT NIL COST

RECOMMENDATION:

That the Minister, as the duly authorised delegate:

- Approves the disposal of the former Sandgate Fire Station at 124 Brighton Road, Sandgate, which is to be transferred to a local community organisation at nil cost through a closed tender process.
- Approves the write-off of the property which has a current net book value of \$1 071 731 (excluding GST).
- Approves and signs the letter to the Queensland Treasurer to dispose of the asset, below market value (**Attachment 1**).

NOTED / SUPPORTED



Greg Leach
**Commissioner
Queensland Fire and Emergency
Services and
Chair
PSBA Board of Management**

/ /2020

NOTED / APPROVED / NOT APPROVED



The Honourable Mark Ryan MP
**Minister for Police and
Minister for Corrective Services**

15 / 05 /2020

MINISTER'S COMMENTS:

NOTED / SUPPORTED

Contrary to public interest



Kurt Marsden
**Acting Chief Operating Officer
Public Safety Business Agency**

07/05/2020

MINISTER'S COMMENTS:

MINISTERIAL BRIEFING NOTE

DISPOSAL OF THE FORMER SANDGATE FIRE STATION, BY TRANSFER TO A LOCAL COMMUNITY ORGANISATION AT NIL COST

SUBJECT:

1. To seek the Minister's approval to dispose of the former Sandgate Fire Station at 124 Brighton

PURPOSE:

Road, Sandgate, to a local community organisation at nil cost and seek the approval of the Queensland Treasurer to dispose of the asset below market value.

BACKGROUND:

2. Queensland Fire and Emergency Services (QFES) has deemed the former Sandgate Fire Station, located at 124 Brighton Road, Sandgate surplus to operational requirements, following the recent completion of the new Bracken Ridge replacement station at 223 Bracken Ridge Road, Bracken Ridge.
3. In September 2017, the Honourable Stirling Hinchliffe MP, Member for Sandgate and Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs announced that the former Sandgate Fire Station would be retained as a community asset and not sold for profit.
4. The current net book value for the former Sandgate Fire Station is \$1 071 731 (excluding GST) consisting of \$802 644 for the land and \$269 087 for the buildings.

ISSUES:

5. The commitment by the Queensland Government is to progress the disposal of the former station site to a community organisation by 30 September 2020.
6. Property and Facilities Management (PFM) in the Public Safety Business Agency (PSBA) has been working with QFES to develop a strategy that will align with the 2017 government election commitment to dispose of the former station site through a closed tender process.
7. This strategy includes pre-consultation with key stakeholders, including potential community groups and interested parties, to provide an overview of the tender process and the key criteria that will form part of the assessment.
8. An evaluation panel will be established to undertake an assessment of each tender application and provide feedback to the successful and unsuccessful parties.
9. The strategy is being progressed in accordance with the Queensland Government Land Transaction Policy (QGLTP), which allows for in-priority disposals to take place, where the disposal would be in the best interest of the community.
10. In accordance with QGLTP, assets that hold a market value in excess of \$250 000 and that are to be disposed of below market value, require the approval of the Queensland Treasurer (**Attachment 2**).
11. PSBA, through QFES Legal Services, will instruct a legal service provider to prepare a Contract of Sale for the transfer of the property at nil cost to the successful community organisation and to ensure appropriate conditions, caveats and covenants are put in place to manage ongoing use of the community asset.
12. The urgency of this matter relates to the government's commitment to progress the disposal of the former station site by September 2020.
13. The current net book value for the former station is \$1 071 731 (excluding GST) consisting of \$802 644 for the land and \$269 087 for the buildings. The Minister for Police and Minister for Corrective Services holds the delegation for the financial loss and write-off of a PSBA asset which holds a value in excess of \$100 000.

CONSULTATION:

14. PSBA has consulted with QFES State Capital Works and the Assistant Commissioner for the Brisbane Region, who support the strategy for the disposal and support the content of this Briefing Note. This briefing note is also to be supported by the QFES Commissioner.

RECOMMENDATIONS:

15. That the Minister, as the duly authorised delegate:
- Approves the disposal of the former Sandgate Fire Station at 124 Brighton Road, Sandgate, which is to be transferred to a local community organisation at nil cost through a closed tender process.
 - Approves the write-off of the property which has a current net book value of \$1 071 731 (excluding GST).
 - Approves and signs the letter to the Queensland Treasurer to dispose of the asset below market value (**Attachment 1**).

PAUL HYDE
GENERAL MANAGER
ASSET AND PROCURMENT SERVICES
Date: 05/05/2020

Contact Officer:
Linda Jacobsen
Director, Property and Facilities Management
Telephone: (07) 3145 2945
Date: 30/04/2020