



688 sqm

21
CG6295

22
CG6295

922 sqm

23
CG6295

6097 sqm

24
CG6295

859 sqm

25
CG6295

969 sqm

496
AM8339

1
SP143293

Philip A Burns

From: Ben S Johnson
Sent: Tuesday, 5 November 2019 1:54 PM
To: Lisa M Hart
Cc: Philip A Burns
Subject: RE: RFQ - Valuation for Mooloolaba Spit
Attachments: FW: RTAC PIP SPM Mooloolaba Spit Independent Property Valuation \$20k (RTAC 761.1)

DG email approval attached. Thanks.

Kind Regards

Ben Johnson

Senior Advisor | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 13 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Lisa M Hart
Sent: Tuesday, 5 November 2019 1:46 PM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: RE: RFQ - Valuation for Mooloolaba Spit

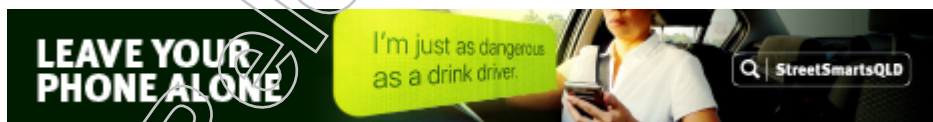
Thanks Ben. Do you have a copy of the DG approval for the RTAC?

Kind Regards,

Lisa Hart

A/Principal Procurement Advisor | Chief Procurement Office
Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 5561 3843
E: lisa.m.hart@tmr.qld.gov.au
W: www.tmr.qld.gov.au
FB: facebook.com/TMRQLD



From: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Sent: Tuesday, 5 November 2019 8:54 AM
To: Lisa M Hart <Lisa.M.Hart@tmr.qld.gov.au>
Subject: RE: RFQ - Valuation for Mooloolaba Spit

Hi Lisa

Yes, I have an approved RTAC and IFE. Please refer attached.

Kind Regards

Ben Johnson

Senior Advisor | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 13 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3523

ben.s.johnson@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Lisa M Hart

Sent: Tuesday, 5 November 2019 8:31 AM

To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>

Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>

Subject: RE: RFQ - Valuation for Mooloolaba Spit

Hi Ben

Sorry for the late reply, I have been out of the office since Thursday afternoon.

Are you inviting EY under the SOA (DSD-3799-16)?

And do you have an RTAC and IFE?

Kind Regards,

Lisa Hart

A/Principal Procurement Advisor | Chief Procurement Office

Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000

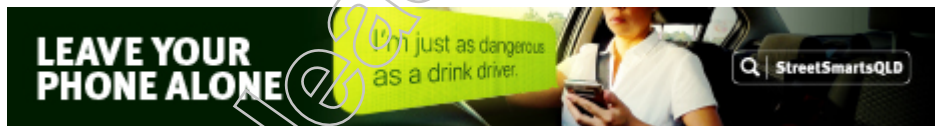
GPO Box 1412 | Brisbane Qld 4001

P: (07) 5561 3843

E: lisa.m.hart@tmr.qld.gov.au

W: www.tmr.qld.gov.au

FB: facebook.com/TMRQLD



From: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>

Sent: Thursday, 31 October 2019 4:15 PM

To: Lisa M Hart <Lisa.M.Hart@tmr.qld.gov.au>

Cc: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Subject: RFQ - Valuation for Mooloolaba Spit

Hi Lisa

We have prepared the attached RFQ inviting Ernst and Young to provide a quote for the provision of property valuation advice in relation to land held by TMR at the Mooloolaba Spit.

Are you able to please provide a TMR number for the RFQ and advise whether we need anything else prior to releasing? (i.e IDE?)

Kind Regards

Ben Johnson

Senior Advisor | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 13 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3523

ben.s.johnson@tmr.qld.gov.au

www.tmr.qld.gov.au

Released under RTI - DTMR

Request for Quote

Under SOA No. DSD-3799-16

(Provision of commercial and technical services for Government property)

Department of Transport and Main Roads

Reference No: TMR10319

RFQ Title: Valuation Advice for Mooloolaba Spit

Date of Issue: 6 November 2019

Section 1 – Information

Sections highlighted in blue are to be completed by the Supplier

Important information about submitting a quote:									
Reference No.	TMR10319								
Customer	Department of Transport and Main Roads (TMR)								
RFQ contact officer	<p>All enquiries must be directed to:</p> <p>Name: Philip Burns</p> <p>Position: Manager Development Projects</p> <p>Phone: 3066 3753</p> <p>Email philip.a.burns@tmr.qld.gov.au</p>								
Closing date and time	2pm, Friday 15 th November 2019								
Lodging a response	<p>E-mail Responses are to be submitted to the contact officer (via CPO_Tenders@tmr.qld.gov.au) by the date and time specified in this RFQ.</p> <p>Quotes are to remain valid for a period of 30 days after the closing date.</p>								
Evaluation criteria	<p>Quotes will be evaluated based on the following criteria:</p> <table border="1"> <tbody> <tr> <td>Evaluation criteria 1</td> <td>Evidence of understanding the time necessary to complete the work and availability to complete the work, noting consideration will be given to the time relevant staff will be allocated to undertake the work</td> </tr> <tr> <td>Evaluation criteria 2:</td> <td>Evidence of understanding TMR's requirements and proposed valuation methodology</td> </tr> <tr> <td>Evaluation criteria 3:</td> <td>Evidence of previous individual and company experience relevant to the work, giving specific consideration to individual staff allocated to the project and the time they will spend undertaking the work</td> </tr> <tr> <td>Evaluation criteria 4:</td> <td>Price</td> </tr> </tbody> </table>	Evaluation criteria 1	Evidence of understanding the time necessary to complete the work and availability to complete the work, noting consideration will be given to the time relevant staff will be allocated to undertake the work	Evaluation criteria 2:	Evidence of understanding TMR's requirements and proposed valuation methodology	Evaluation criteria 3:	Evidence of previous individual and company experience relevant to the work, giving specific consideration to individual staff allocated to the project and the time they will spend undertaking the work	Evaluation criteria 4:	Price
Evaluation criteria 1	Evidence of understanding the time necessary to complete the work and availability to complete the work, noting consideration will be given to the time relevant staff will be allocated to undertake the work								
Evaluation criteria 2:	Evidence of understanding TMR's requirements and proposed valuation methodology								
Evaluation criteria 3:	Evidence of previous individual and company experience relevant to the work, giving specific consideration to individual staff allocated to the project and the time they will spend undertaking the work								
Evaluation criteria 4:	Price								
Confidential information	All information concerning the subject Site is confidential information that must not be discussed or otherwise communicated with any party other than TMR.								
Contract terms and conditions	<p>Any contract arising from this process will be governed by the contract terms and conditions of Standing Offer Arrangement DSD-3799-16</p> <p>A contract / SOA Order will not be formed until the Customer formally accepts the Supplier's offer in writing.</p>								

Section 2 – Supplier Response

Important information about submitting a quote:

Evaluation criteria response	Suppliers are to provide a response to the <u>non-price</u> evaluation criteria.
Conflict of interest	Suppliers must give details of any possible Conflict of Interest that exists or may arise in relation to the making and/or acceptance of their quote. If there is nothing to declare, please insert "None". <insert response>
The Customer collects the following information for contract statistics reporting	
Supplier Entity	Please indicate if you identify as one or more of the following entities: <input type="checkbox"/> Small to Medium Enterprise (SME) (A business employing less than 200 people) <input type="checkbox"/> Aboriginal and Torres Strait Islander (ATSI) Business <input type="checkbox"/> Social Enterprise
Supplier Location	Nominate the Local Zone from where the goods and/or services will be provided: <input type="checkbox"/> Local Zone 1 (maintain a workforce whose usual place of residency is located within 125km radius of where the goods and/or services are being supplied) <input type="checkbox"/> Local Zone 2 (located within the local region (refer to attached map) of where the goods and/or services are being supplied but does not fall within Local Zone 1) <input type="checkbox"/> Local Zone 3 (located within Qld but does not fall within Local Zone 1&2) <input type="checkbox"/> Local Zone 4 (located within Australia but does not fall within Local Zones 1, 2 & 3)

Section 3 - Details

Topic	Details
Customer details	<p>Name: Department of Transport and Main Roads</p> <p>ABN or ACN: 39 407 690 291</p> <p>Street address: 61 Mary Street, Brisbane</p> <p>Postal address: GPO Box 1412, Brisbane Qld 4001</p> <p>Contact person: Philip Burns</p> <p>Position: Manager (Development Projects)</p> <p>Email: philip.a.burns@tmr.qld.gov.au</p> <p>All notices and other communications relating to the Contract are to be sent to the Customer at the details set out in this item, or any updated details that the Customer provides to the Supplier in writing.</p>
Supplier details	<p>Name: <insert></p> <p>ABN or ACN: <insert></p> <p>Street address: <insert></p> <p>Postal address: <insert></p> <p>Contact person: <insert></p> <p>Position: <insert></p> <p>Email: <insert></p> <p>All notices and other communications relating to the Contract are to be sent to the Supplier at the details set out in this item, or any updated details that the Supplier provides to the Customer in writing.</p>
Customer Requirements	<p>Background</p> <p>TMR previously engaged commercial advisors to investigate the feasibility of redeveloping land and an adjoining area of water owned by TMR at the Mooloolaba Spit.</p> <p>The scope of the investigation was to assess the minimum height, size and scale of development that a private investor would need to realise for a development to be commercially viable whilst taking into account the cost for a developer to reinstate government functions on the site (returnable works).</p> <p>To consider the opportunity further, TMR will require an independent valuation to understand how the market value of the Site compares to the estimated value of the returnable works and any other benefit the State may gain from the proposed redevelopment of the site.</p> <p>Scope</p> <p>TMR require a suitably qualified and experienced consultant specialising in property valuation to undertake an independent valuation assessing the current market value of the Site.</p> <p>For valuation purposes, it should be assumed:</p> <ul style="list-style-type: none"> - the State's future requirements for the Site (Appendix A) include retaining an approximate land area of 1,250m² as identified in red in Appendix B, and an additional space allocation on the balance of the Site for up to 20 car spaces; and - the area of developable water adjoining the Site is excluded from the assessment.

Topic	Details
	<p>TMR requires the valuer to consider the required outcomes and what TMR is seeking to achieve through this valuation process. TMR requires the consultant to propose a valuation methodology in order to deliver TMR's requirements, and detail any assumptions the consultant will adopt to undertake the work.</p> <p>Key Deliverables:</p> <ol style="list-style-type: none"> 1. Attend an initial 1 hour meeting with TMR officers to discuss the key deliverables of the Request for Quote. 2. Send a draft Word version (or other editable format document as agreed with TMR) of the report described above to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 20* business days from the Start date (or sooner if achievable). 3. Attend a 1 hour meeting with TMR to discuss the findings of the draft report. 4. Send a final pdf version (or alternate format document as agreed with TMR) of the report described above that incorporates and responds to TMR's feedback on the draft report to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 30* business days from the Start date (or sooner if achievable). 5. Post the successful completion of the report, TMR may wish for the Successful Offeror to undertake further work or attend meetings with Proponents on an ad hoc basis. Should this need arise, TMR will extend the Successful Proponent's appointment for services (as per the Extension Option detailed below) with work to be charged on a pre-agreed hourly rate set out in the Successful Offeror's Offer. <p>The draft and final report must be provided in electronic format to philip.a.burns@tmr.qld.gov.au</p> <p><u>*Should the timeframes for delivery of the draft and final report stated above be considered unachievable, please provide proposed alternative delivery schedule within your offer for consideration.</u></p> <p>This should be detailed in table format and nominate anticipated project milestones.</p>
Contract term	<p>This is the period of the individual Contract, when the Supplier must provide the Goods or Services:</p> <p>Start date: anticipated 20 November 2019 (subject to change without notice)</p> <p>End date: anticipated 28 February 2020</p> <p>Extension Options: 1 x 2 month Option</p> <p>TMR may elect to extend the Contract term for the consultant to undertake ad hoc work as detailed above. Work undertaken during the Option period will be as per the pre-agreed hourly rate.</p>
Customer Inputs	Not applicable.

Topic	Details
Key Personnel (Services only)	<p>If specific individuals are involved in delivery of the Services, then identify them here as "Key Personnel."</p> <p>Name: <insert></p> <p>Position Title: <insert></p> <p>Role / key obligations: <insert></p> <p>Committed level: <insert></p>
Site details	<p>The Site comprises approximately 9,535 sqm of land over multiple lots. The Site is shown in Appendix A – Site Plan. The Site is described further below.</p> <p>Lots 21-25 CG6295</p> <p>A TMR owned and managed area of freehold land at the Mooloolaba Spit where a number of government and related functions such as the Marine Pilots, Water Police, Maritime Safety Queensland and Boat Harbour Controller officers are based (Appendix A – Site Plan). Development of the Site for these functions has occurred over an extended period of time and has resulted in a sporadic and inefficient use of available land and water. The land also adjoins Sunshine Coast Regional Council (SCRC) parkland.</p>
Price	<p>The total Price payable under the Contract must be calculated in accordance with the pricing in the SOA Details.</p> <p>Offers must:</p> <ol style="list-style-type: none"> 1. provide a fixed quote price to complete the work and prepare the report based on the information detailed in this Request for Quote (inclusive and exclusive of GST) 2. provide a fixed quoted price per hour for further work or ad hoc meetings post finalisation of the report, if requested to do further work by TMR, (inclusive and exclusive of GST) <p>< insert the total Price and include a breakdown based on the rates specified in the SOA Details (e.g. Key Personnel x hours x rates)></p>
Payment milestones	<p>The Supplier may invoice the Customer after successful achievement of the milestones, as follows:</p> <ul style="list-style-type: none"> • Delivery of the Final Report
Contract governance requirements	<ul style="list-style-type: none"> • Attend an initial one hour meeting with TMR Officers to discuss the key deliverables of the Request for Quote. • Attend a one hour meeting with TMR to discuss the findings of the draft report.

AGREEMENT BY SUPPLIER:

The Supplier will sign in this section. By signing, the Supplier is offering to enter the Contract on the terms set out in this document

Date

EXECUTED for and on behalf of:

.....)
Name of Supplier	)	Signature of authorised representative
by its authorised representative, in the	)	By executing this Order the signatory warrants that the
presence of:	)	signatory is duly authorised to execute this Order on behalf
.....	)	of the Supplier
Signature of witness	)	.....
.....	)	Name of authorised representative (block letters)
Name of witness (block letters)	)	.....
.....	)	Position of authorised representative
Address	)	.....

ACCEPTANCE BY CUSTOMER AND FORMATION OF SOA ORDER

The Customer may accept the Supplier's offer and form an SOA Order either by signing in this section, or separately confirming to the Supplier in writing that the Customer accepts the Supplier's offer.

Date

EXECUTED for and on behalf of:

.....)
Name of Customer	)	Signature of authorised representative
by its authorised representative, in the	)	By executing this Order the signatory warrants that the
presence of:	)	signatory is duly authorised to execute this Order on behalf
.....	)	of the Customer
Signature of witness	)	.....
.....	)	Name of authorised representative (block letters)
Name of witness (block letters)	)	.....
.....	)	Position of authorised representative
Address	)	.....

Philip A Burns

From: [Redacted] <[Redacted]@au.ey.com>
Sent: Friday, 15 November 2019 12:51 PM
To: CPO_Tenders
Cc: Ben S Johnson; Philip A Burns; Luke M Mackintosh; Scott McKeiver
Subject: RE: Request for Quote: TMR10319 - Property Valuation advice - Mooloolaba Spit
Attachments: TMR10319 - RFQ Property valuation advice - Mooloolaba Spit - EY Response.pdf

CPO Tenders,

Further to the Request for Quote: TMR10319 - Property Valuation advice - Mooloolaba Spit as per your email dated 6 November, we are now pleased to submit our proposal to assist you in this regard.

Thank you for considering our submission and should you have any questions please do not hesitate to give me a call.

Best Regards,

NR

NR

| Director | Real Estate Advisory Services



Ernst & Young

111 Eagle Street, Brisbane, Qld 4000, Australia

Office: +61 7 3011 3333 | Direct: [Redacted] <[Redacted]@au.ey.com>

Fax: +61 7 3011 3129 | Mobile: [Redacted] <[Redacted]@au.ey.com>

Website: <http://www.ey.com>

NR

Phone: [Redacted] <[Redacted]@au.ey.com>

From: CPO_Tenders [mailto:CPO_Tenders@tmr.qld.gov.au]

Sent: Wednesday, November 6, 2019 3:39 PM

To: [Redacted] <[Redacted]@au.ey.com>

Subject: RE: Request for Quote: TMR10319 - Property Valuation advice - Mooloolaba Spit

Wonderful, thank you for the prompt response.

Kind Regards,

Lisa Hart

Senior Procurement Advisor | Chief Procurement Office

Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000

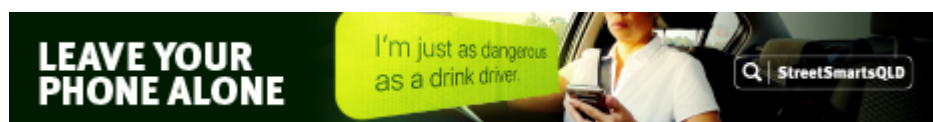
GPO Box 1412 | Brisbane Qld 4001

P: (07) 5561 3843

E: lisa.m.hart@tmr.qld.gov.au

W: www.tmr.qld.gov.au

FB: facebook.com/TMRQLD



From: [redacted] NR [redacted]@au.ey.com>
Sent: Wednesday, 6 November 2019 3:35 PM
To: CPO_Tenders <CPO_Tenders@tmr.qld.gov.au>
Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>; Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Subject: RE: Request for Quote: TMR10319 - Property Valuation advice - Mooloolaba Spit

Procurement,

Thank you for the RFQ relating to the provision of Property Valuation advice for Mooloolaba Spit Site.

I can confirm that we intend to submit a proposal by the due date.

Many thanks,

NR

From: CPO_Tenders [mailto:CPO_Tenders@tmr.qld.gov.au]
Sent: Wednesday, November 6, 2019 3:13 PM
Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>; Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Subject: Request for Quote: TMR10319 - Property Valuation advice - Mooloolaba Spit

Good afternoon

Transport and Main Roads (TMR), invites you to tender for TMR10319 for the provision of Property Valuation advice for the Mooloolaba Spit site.

Further background information and requirements are outlined in the attached Request for Quote (RFQ).

Please note that that pricing and Terms and Conditions are under Standing Offer Arrangement DSD-3799-16.

Key details are as follows:

- Tender Close – **Friday 15 November 2019 at 2pm**
- Delivery of services – 20 November 2019 – 28 February 2020
- Tender Response – via return email – cpo_tenders@tmr.qld.gov.au

If you have any questions regarding this RFQ, please don't hesitate to contact us via email on cpo_tenders@tmr.qld.gov.au

Please confirm receipt of this tender invitation, via return email.

Kind Regards,

Lisa Hart

Senior Procurement Advisor | Chief Procurement Office

Finance and Procurement Branch | Department of Transport and Main Roads

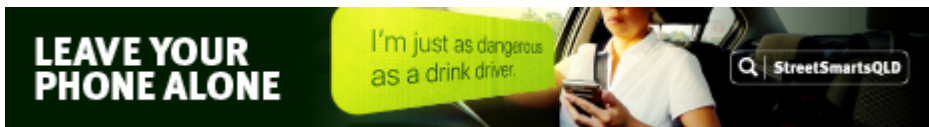
Floor 12 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 5561 3843

E: lisa.m.hart@tmr.qld.gov.au

W: www.tmr.qld.gov.au



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Released under RTI - DTMR

Pages 16 through 27 redacted for the following reasons:

Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial/professional/financial affairs

Released under RTI - DTMR

Philip A Burns

From: Natasha S Hampel on behalf of Bradley L Chandler
Sent: Wednesday, 16 October 2019 12:56 PM
To: Martin J O'Connor
Cc: Philip A Burns; Nancy Z Dean
Subject: FW: RTAC PIP SPM Mooloolaba Spit Independent Property Valuation \$20k (RTAC 761.1)
Attachments: PIP SPM Mooloolaba Spit Independent Property Valuation \$20k.pdf; ATT00001.htm

Hi team,

FYI on the below.

Kind regards

Natasha Hampel
for

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001 (Please use this GPO address only when posting correspondence)

P: (07) 30663752 | F: (07) 30663530

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Diane Z Gunton

Sent: Wednesday, 16 October 2019 7:57 AM

To: Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Mary E Macnamara <Mary.E.MacNamara@tmr.qld.gov.au>;
Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Cc: PPI.HR <PPI.HR@tmr.qld.gov.au>; PPI Finance <PPI.Finance@tmr.qld.gov.au>

Subject: Fwd: RTAC PIP SPM Mooloolaba Spit Independent Property Valuation \$20k (RTAC 761.1)

Hi

Approval below.

Regards

Diane

Diane Gunton

Director (Business Services)

Business Services Unit

Policy, Planning and Investment

Ph: 3066 7451

M: Not Relevant

E: diane.z.gunton@tmr.qld.gov.au

Sent from my iPhone

Begin forwarded message:

From: Crystal Y Brown <Crystal.Y.Brown@tmr.qld.gov.au>
Date: 15 October 2019 at 5:57:46 pm AEST
To: Diane Z Gunton <Diane.Z.Gunton@tmr.qld.gov.au>
Subject: FW: RTAC PIP SPM Mooloolaba Spit Independent Property Valuation \$20k (RTAC 761.1)

Hi Diane

DG approval for the attached RTAC can be found in the below email.

Kind Regards
Crystal Brown
Senior Advisor
Office Of The Director-General | Department of Transport and Main Roads

Floor 35 | 1 William Street | Brisbane Qld 4000 GPO Box 1549 | Brisbane Qld 4001
P: (07) 3066 7312
E: crystal.y.brown@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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From: Neil Scales
Sent: Tuesday, 15 October 2019 4:17 PM
To: Anne E Moffat <Anne.E.Moffat@tmr.qld.gov.au>
Cc: Crystal Y Brown <Crystal.Y.Brown@tmr.qld.gov.au>
Subject: Re: RTAC PIP SPM Mooloolaba Spit Independent Property Valuation \$20k

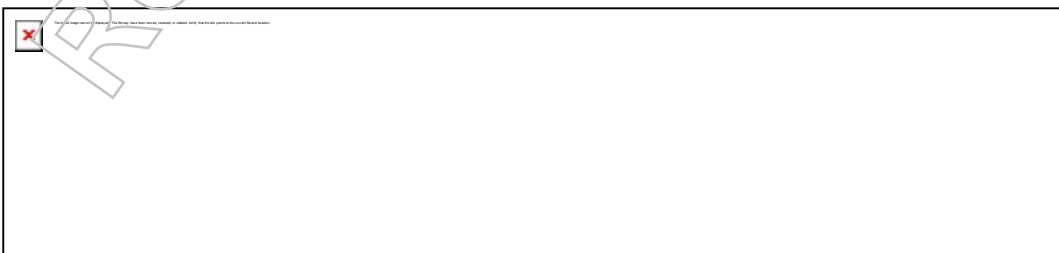
agreed

Kind regards

Neil Scales
Director-General
Department of Transport and Main Roads

Floor 35, [1 William Street | Brisbane Qld 4000](#)

GPO [Box 1549 | Brisbane Qld 4001](#)
P: [\(07\) 30667316](tel:(07)30667316) | F: [\(07\) 30667122](tel:(07)30667122)
E: neil.z.scales@tmr.qld.gov.au
W: www.tmr.qld.gov.au



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On 15 Oct 2019, at 3:58 pm, Anne E Moffat <Anne.E.Moffat@tmr.qld.gov.au> wrote:

DG,

For your consideration.

Kind regards,

Anne Moffat
A/Chief Operations Officer
Office of the Director-General | Department of Transport and Main Roads

Floor 35 | 1 William Street | Brisbane Qld 4000
GPO Box 1549 | Brisbane Qld 4001
P: (07) 3066 7112 | M: Not Relevant
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From: Diane Z Gunton <Diane.Z.Gunton@tmr.qld.gov.au>
Sent: Tuesday, 15 October 2019 3:50 PM
To: Anne E Moffat <Anne.E.Moffat@tmr.qld.gov.au>
Cc: Crystal Y Brown <Crystal.Y.Brown@tmr.qld.gov.au>
Subject: RTAC PIP SPM Mooloolaba Spit Independent Property Valuation \$20k

Good afternoon Anne

Please find attached an RTAC for Director-General approval to engage an independent property valuation in relation to Mooloolaba Spit

TMR released invitation number TMR04419 seeking appropriately qualified and experienced commercial advisors to investigate the feasibility of redeveloping land owned by TMR at the Mooloolaba Spit. The scope of the investigation was to assess the minimum height, size and scale of development that a private investor would need to realise for a development to be commercially viable whilst taking into account the cost for a developer to reinstate government functions on the site (returnable works).

Ernst and Young (EY) were appointed as the preferred supplier and commenced work in August 2019.

TMR is now seeking to obtain an independent valuation to understand how the market value of the site compares to the value of returnable works and any other benefit the State may gain from the proposed development. Obtaining an independent valuation is critical to inform and guide TMR's

future decision making and is a requirement of the Queensland Government's Land Transaction Policy.

EY's investigations identified that redevelopment of the site may be feasible and further investigation into the opportunity is worthwhile progressing. TMR Chief Procurement Office has advised that given the low value of obtaining an independent valuation and linkage to the previous contract delivered by EY, it is considered acceptable to only obtain a quote from EY under the departments Standing Offer Arrangement (SOA).

The independent property valuation is estimated to cost \$20k.

Regards

Diane

Diane Gunton

Director (Business Services)

Office of the Deputy Director-General | Policy, Planning and Investment Division |
Department of Transport and Main Roads

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<PIP SPM Mooloolaba Spit Independent Property Valuation \$20k.pdf>

Philip A Burns

From: Craig D Hough
Sent: Tuesday, 4 July 2017 4:28 PM
To: Philip A Burns
Cc: Stephanie Threlfall; Carina J Telford
Subject: RE: Briefing Note - Mooloolaba

Hi Philip

This looks good, just would add something about the BMP and the very important role it plays in the operation of the Port of Brisbane and highlighting that BMP will be consulted as our tenant once we have consulted with QPS.

I would recommend running this past Colin Wood and ensuring he liaises with the GM of MSQ so that Facilities and MSQ will be across the BN before it gets to the DG.

Thanks

Kind regards,

Craig Hough
Director | Property Management
Strategic Property Management | Department of Transport and Main Roads

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From: Philip A Burns
Sent: Tuesday, 4 July 2017 2:36 PM
To: Craig D Hough <Craig.D.Hough@tmr.qld.gov.au>; Stephanie Threlfall <Stephanie.Z.Threlfall@tmr.qld.gov.au>; Carina J Telford <Carina.J.Telford@tmr.qld.gov.au>
Subject: Briefing Note - Mooloolaba

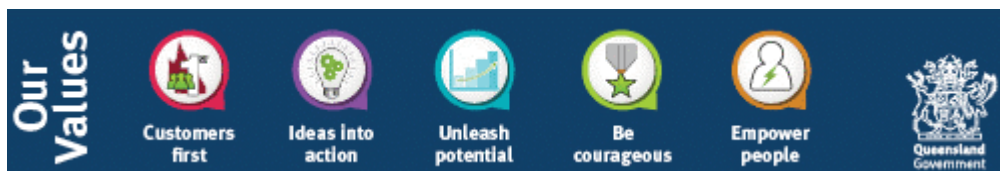
Hi Craig / Steph / Carina,

A bit more reading for you – I have drafted the attached brief and letter in relation to TMR's ideas at Mooloolaba. Given the involvement of Qld Police Service (QPS), I thought a DG letter to QPS's Commissioner of Police (Ian Stewart) may be appropriate to flag that we are looking into options on the site and that these will involve QPS.

Happy to take your feedback, mark-up, comments and so on.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

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Please note we have moved to Level 17, 61 Mary St, Brisbane

Released under RTI - DTMR

Philip A Burns

From: Melissa Crane on behalf of Bradley L Chandler
Sent: Wednesday, 6 September 2017 11:20 AM
To: Patrick J Quirk
Cc: Bradley L Chandler
Subject: DG34166 - Mooloolaba Boat Harbour - Redevelopment opportunity for underutilised land
Attachments: DG34166_Mooloolaba redevelopment.doc; DG34166_Att 2.doc

Good morning Patrick

Brad has asked me to forward you a copy of the attached final briefing note and letter to the Police Commissioner, before it's forwarded for approval on DocTrak.

If you have any issues with the final briefing note or letter, could you please let Brad know.

Thanks

Mel Crane
for
Brad Chandler
[Executive Director](#) | Strategic Property Management
Portfolio Investment & Programming | Department of Transport and Main Roads

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Mooloolaba Boat Harbour Redevelopment opportunity

Communication Action Plan



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Document control options

Departmental approvals

Refer to the appropriate Risk Assessment Tool for relevant reviewer and approver

Date	Name	Position	Action required (Review/endorse/approve)	Due
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Risk level

☐ GACC major ☐ GACC minor ☐ High risk (but not GACC) ☒ Medium risk

Prepared by	Philip Burns
Title	Manager (Development Projects)
District & Region	-
Branch & Division	Portfolio Investment and Programming - Policy, Planning and Investment
Project/program	Mooloolaba Boat Harbour – Redevelopment Opportunity
Project number	
Project location	Mooloolaba Boat Harbour
Status	
DMS ref. no.	495/00080

Contacts

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Background/Context

The Department of Transport and Main Roads (TMR) has an approximate ~~one+~~ hectare parcel of land at the eastern end of the Mooloolaba Spit. The land is improved with a number of buildings (both occupied and vacant) and accommodates Maritime Safety Queensland officers, Boat Harbour Controllers, Queensland Water Police and Brisbane Marine Pilots (who provide pilotage services for the Port of Brisbane). The adjoining water area is also held by TMR and is improved with aged pile moorings, a jetty for the marine pilot vessels and another separate jetty for Water Police activities.

In 2009, the then Department of Natural Resources and Water and the then Maroochy Shire Council jointly commissioned the Mooloolaba Spit Futures Plan. The plan considered the opportunities and constraints on the Spit, together with options for future land use and development. The outcome of the plan identified the eastern precinct as a 'Government and Peninsula Precinct' and considered the uses on site should be consolidated to focus on those which have a direct link or requirement to be next to the water, such as Maritime Safety Queensland, Water Police, Boating and Fisheries, and the Port of Brisbane marine pilot operations.

In 2014, the Department of State Development and TMR commissioned CBRE, a leading provider in real estate and commercial property services, to undertake a critical assessment of TMR's eight state-managed boat harbours and suggest actions to improve the economic viability of the entire harbour portfolio. The assessment recommended that TMR explore a number of development opportunities across the portfolio, with one of these being the redevelopment of the subject site (Figure 1 the Site). However, the assessment commented that the private sector's likely desire to build a premium residential development is not consistent with the intent of the Mooloolaba Spit Futures Plan.

In 2016, TMR facilitated a number of meetings with individual tenants in the harbour and with Sunshine Coast Regional Council (SCRC) to engage them in identifying a vision for the harbour and build on the previous work undertaken by other agencies in the Mooloolaba Spit Futures Plan. The outcome of the meetings was the development of a draft concept plan for the harbour ~~which that~~ identified a range of potential land use opportunities. ~~These opportunities included improved, including utilisation of land through~~ the co-location of government and commercial uses, ~~which would to~~ maximise the area available for development and also increase accessibility to the waterfront for the community.

The Development Projects (DP) team within Strategic Property Management (SPM) has identified an opportunity for releasing the underutilised land and adjoining water area for development by the private sector, and, as part of that opportunity, ~~have require~~ the developer ~~to~~ incorporate areas for the government and related functions (such as MSQ, BHC and marine pilots) within a completed development.

DP propose that TMR retain ownership of the land by long-term leasing it to a Preferred Proponent.

Some groups within the local community have been opposed to the proposed land use outcomes identified in the Mooloolaba Futures Spit Plan, and ~~do~~ not support increasing height limits to provide for better site utilisation and development outcomes. There has also been the creation of the Mooloolaba Spit Protection Association who are proactive in their advocacy for protecting the Mooloolaba Spit. As TMR's proposal for the underutilised land has the potential to be portrayed by the local community as a 'commercial grab with no benefit for the community', it is paramount that appropriate steps be taken to develop a communications plan and strategy to engage with a broader range of stakeholders outside harbour tenants and SCRC.



Figure 1 The sSite

Objectives

The communication objectives for the project are to:

- undertake a staged communication approach to:
 - a. liaise with SCRC to gauge their support for the proposed redevelopment concept, providing an opportunity to talk through the benefits this may bring to the local community and area
 - b. ascertain SCRC's interest and level of commitment to partnering with TMR to undertake broader community consultation and articulate the proposed concept outcome and the potential it has in delivering a range of benefits to the community and government
 - a-c. engage with the directly affected parties stakeholders on the Site (MSQ, BHC, BMP and QPS) to provide them with first-hand information regarding TMR's redevelopment proposal for redevelopment
 - d. brief Fiona Simpson MP, Member for Maroochydore and provide an overview of the proposal to redevelop the site to provide better utilisation and outcomes for government and the community
 - b-a. liaise with SCRC to gauge their support for the proposed redevelopment concept, providing an opportunity to talk through the benefits this may bring to the local community and area

- c. ascertain SCRC's interest and level of commitment to partnering with TMR to undertake broader community consultation and articulate the proposed concept outcome and the potential it has in delivering a range of benefits to the community and government
 - d. brief Fiona Simpson MP, Member for Maroochydore and provide an overview of the proposal to redevelop the site to provide better utilisation and outcomes for government and the community
 - e. subject to the outcome of the above mentioned engagement with stakeholders, provide opportunities for broader community consultation in order for them to provide government with their views for the possible land use outcomes.
- use the consultation process as an opportunity for government to inform the community of:
 - i. the benefit of activating the area and delivering improved accessibility for the community and connectivity to the surround public spaces
 - ii. the opportunities to provide for expansion of marine related infrastructure, such as a new marina development to meet increasing demand for recreational boating facilities
 - iii. the need to deliver a commercial return from the development in order to offset TMR's obligations to provide public marine facilities (such as the boat ramp, dredging and car and trailer unit parking) at no cost to the public
 - iv. the important role the different activities on the Site play in providing a service to the local community
 - v. the alignment of the proposal with government's *Advancing our cities and regions* strategy and how the proposal will deliver economic and community development outcomes which will create opportunities for jobs and drive economic growth.

Approach

A phased communication approach will be implemented over an extended period of time (indicatively a six month window between November 2017 and April 2018). The first

The engagement may be delivered according to the following phases:

- **Preliminary consultation** - Preliminary and informal consultation has been undertaken (as of December 2017) with stakeholders on the site who will be directly affected by any redevelopment proposal. Feedback taken from this early consultation has indicated there is general agreement the site is significantly underutilised and there is great potential to open the area up and improve the functionality, as well as deliver community benefit.
- **Briefing key stakeholders and seeking buy in** - Next immediate steps include a meeting with SCRC representatives will be facilitated to provide them with an overview of the work undertaken by TMR to-date, and provide them with feedback which came from the earlier consultation with directly impacted stakeholders. At that time TMR will raise with SCRC the potential of undertaking a joint community consultation process to engage with the broader community and provide them with an overview of investigations into the potential for redevelopment of the Site. Having determined the level of support from SCRC to progress with community consultation, the DP team will seek endorsement internally within TMR to engage with Fiona Simpson MP, Member for Maroochydore and provide her with an overview of the concept, focusing on the potential to deliver an improved land use outcome and opportunities for economic growth and employment in the local community.
- **Inform** – to inform local and state government and the community that TMR has identified an opportunity to improve the utilisation of the Site, and that the outcome will deliver better community access and connectivity.

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increase access to marina infrastructure, provide opportunities for employment and economic growth, and accommodates a range of government and marine related functions without the need for public funding

- **Active Listening** – enable opportunities for the community to provide feedback in response to TMR's concept, potentially through online survey or pop-up community listening booths

- **Analysis** – analysis of community engagement findings and development of a draft assessment detailing the community feedback in relation to the concept

- **How does TMR let the community know what the outcome of the engagement was and next steps? ? ?**

consultation has been undertaken with stakeholders on the Site who will be directly affected by any redevelopment proposal. Feedback taken from this early consultation has indicated there is agreement the Site is significantly underutilised and there is great potential to open the area up and improve the functionality as well as deliver community benefit.

A meeting with SCRC representatives will then be facilitated to provide them with an overview of the work undertaken by TMR to date, and provide them with feedback which came from the earlier consultation with directly impacted stakeholders. At that time TMR will raise with SCRC the potential of undertaking a joint community consultation process to engage with the broader community and provide them with an overview of investigations into the potential for redevelopment of the Site.

Having determined the level of support from SCRC to progress with community consultation, the DP team will seek endorsement internally within TMR to engage with Fiona Simpson MP, Member for Maroochydore and provide her with an overview of the concept. If approval is given to engage with the MP, this consultation will focus on reiterating the potential to deliver an improved land use outcome and opportunities for economic growth and employment in the local community. Support from the State MP is also important for the overall project, as it is possible that community members or groups who are not supportive of any development on the Spit may approach the MP and seek her support on calling for TMR to discontinue the project or change the focus.

On the basis that both SCRC and Fiona Simpson MP support TMR's proposed concept for the site TMR propose to commence a community consultation process to actively listen to the community and note their feedback to TMR's proposal to activate the area and deliver improved land use outcomes.

TMR anticipates a number of media or forums may be utilised in order to ensure the optimal consultation process and engagement with the target market, so that there is potential to guide the best outcome on the Site for a range of uses.

The engagement may be delivered according to the following phases:

- **Inform** – to inform local and state government and the community that TMR has identified an opportunity to improve the utilisation of the Site, and that the outcome will deliver better community access and connectivity, increase access to marina infrastructure, provide opportunities for employment and economic growth, and accommodates a range of government and marine related functions without the need for public funding
- **Active Listening** – enable opportunities for the community to provide feedback in response to TMR's concept, potentially through online survey or pop-up community listening booths
- **Analysis** – analysis of community engagement findings and development of a draft assessment detailing the community feedback in relation to the concept

- **How does TMR let the community know what the outcome of the engagement was and next steps? ? ?**

TMR may choose to engage a consultant to undertake all aspects of community consultation in relation to the proposed redevelopment of the Site. In consultation with the consultant, TMR may elect to adopt a number of approaches to engage with the community. These approaches may include (but not be limited to) those detailed below. Should this occur, TMR will further develop this plan in collaboration with the consultant.

Tools and tactics

In consultation with the consultant, TMR may elect to adopt a number of approaches to engage with the community. These approaches may include (but not be limited to) those detailed below.

Tactic	Description	Outcome
Communication items tools and tactics		
Media relations activity	A media release may be distributed to relevant media outlets. It is anticipated the Minister's Office will manage this process.	Increase awareness of the concept, provide a high level overview of what TMR is aiming to achieve, and provide information on how the community can become involved.
A3 poster	An A3 poster may be prepared providing an artist impression of how the concept may look, and may be placed in SCRC libraries in the surrounding area, elected representatives' offices and local businesses.	Increase awareness of the concept and communicate ways that people can get involved and provide feedback.
Study banner	A pull up banner may be created for use at community listening booths.	Increase awareness of the study.
On-site signage	A large sign (circa 2m x 1m) may be installed along Parkyn Parade at the entrance to the boat harbour, with another immediately outside the Site boundary where people who are visiting the Spit will see it.	The signage will provide information on-location for people visiting the harbour and will provide them with site context. It will also provide information on how the community can become involved.
Community survey	A community survey may be set up on a suitable platform, possibly looking at utilisation of the Queensland Government Get Involved portal.	Community members will be provided with an opportunity to give feedback on the proposal.
Website	Information about the redevelopment concept may be uploaded to the TMR website. This information will include links to the online survey.	Increase awareness of the concept and communicate ways that people can get involved.
Social media	Information about the concept for redevelopment may be pushed through TMR's social media channels. It is also expected that local elected representatives and opposition members will use their own social media channels to communicate with their followers.	Increase awareness of the concept and communicate ways that people can get involved.
Pop up community listening booths	TMR may consider the potential of facilitating Pop up community listening booths with the availability of devices to complete an online survey. These	Opportunity for the community to engage with someone face-to-face to provide their views, which may enable better feedback to be collected, that

Tactic	Description	Outcome
	booths would provide opportunities for paper based surveys and to take verbal feedback. Subject to TMR determining that Pop up booths would provide improved consultation outcomes, consideration will be given to the appropriate timing, number, location and duration for these to be set-up.	otherwise would not be gained through online media. These booths also provide a presence 'on-the-ground'.
Targeted stakeholder meetings	Meetings with directly impacted stakeholders to brief on plans, progress and seek feedback.	Direct, two-way communication with core stakeholder group. Opportunity to proactively and reactively address issues, as well as incorporate feedback into plans.

Stakeholders

A stakeholder identification process has been carried out to identify people and groups who may have an interest in the redevelopment concept or should be encouraged to take an interest. Stakeholders have been grouped as shown below to enable specific engagement approaches to be tailored for each audience. Stakeholder groups include:

- **Decision makers/influencers** – those with decision making power or the ability to influence decisions.
- **Business, community and special interest organisations and groups** – formal and informal groups that represent specific interests.
- **Public** – those who frequent the Mooloolaba Spit, for uses that may include accessing the public parks, frequenting the food outlets along Parkyn Parade, or visiting the protected waters of the Mooloolaba Beach.

The table below provides a non-exhaustive list of stakeholders that should be engaged during the study and outlines potential issues and areas of interest for each.

Table Project stakeholders

Organisation	Key issues / opportunities	Engagement level
Decision makers/influencers		
<ul style="list-style-type: none"> • Minister for Transport and Main Roads – Mark Bailey MP • TMR Director-General – Neil Scales • TMR Deputy Director-General (Policy, Planning and Investment) - Sally Noonan • TMR Deputy Director-General (Customer Services, Safety and Regulation) – Mike Stapleton • TMR Maritime Safety Queensland • TMR Property Management (Boat Harbour Controllers) • Qld Police Service (Commissioner Stewart) • Brisbane Marine Pilots 	<ul style="list-style-type: none"> • Opportunity to reiterate the benefit of progressing the project and alignment with government objectives. • Some have direct involvement through their ongoing operational activities/presence on Site. • The outcomes from the consultation process will impact on how TMR progresses an opportunity for redevelopment of the Site, and this information will 	Involve

	need to be fed back to the locally impact stakeholders.	
State Member for Maroochydore • Fiona Simpson MP	<ul style="list-style-type: none"> • MP will want to be aware of government's intentions for the Site. • Will be approached by local stakeholders/constituents who want to consult and raise issues if they disagree with the proposal. 	Involve
Federal Member for Fisher • Mr Andrew Wallace MP	<ul style="list-style-type: none"> • Is a local stakeholder whose constituents may want to consult and raise issues if they disagree with the proposal. 	Consult
Sunshine Coast Regional Council, Elected representatives • Mayor Mark Jamieson • Cr John Connolly	<ul style="list-style-type: none"> • Are local stakeholders whose constituents may want to consult and raise issues if they disagree with the proposal. 	Consult
Sunshine Coast Regional Council	<ul style="list-style-type: none"> • Assessment manager for any development, in accordance with the Planning Scheme 2014. • Potential partnership with TMR in stakeholder and community engagement. 	Involve
Business, community and special interest organisations and groups		
Economic development bodies • Mooloolaba Chamber of Commerce	<ul style="list-style-type: none"> • Will be interested in economic development for the local area. 	Consult
Special Interest • Marina Industry Association • Boating Industry Association	<ul style="list-style-type: none"> • These associations represent the marine industry and will be interested in how their members can get involved in the potential development of marina infrastructure in the harbour. • Will be interested in any opportunities which provide for growth of the marine industry. • This consultation will be an opportunity for TMR to understand the demand for marina infrastructure and what boat owners are looking for in new marina developments. 	Consult
Owners of businesses within the study area	<ul style="list-style-type: none"> • Local business owners will be interested in knowing what impact the development will have on their customer base. • Some business owners may be interest in finding out how they can become involved in the 	Consult

	development, if their business aligns with the intended land use outcomes (i.e 'food and drink outlet' or 'shop').	
Community facilities, services and groups <ul style="list-style-type: none"> • Australian Volunteer Coast Guard • Surf Life Saving Qld • Mooloolaba Spit Protection Association Inc. (MSPA) • Mooloolaba Paddlers • Mooloolaba Marina • Mooloolaba Rotary • Mooloolaba Surf Life Saving Club • Sunshine Coast Yacht Club 	<ul style="list-style-type: none"> • Local groups will be concerned about how any redevelopment will impact directly on their special area of interest, such as: <ul style="list-style-type: none"> • Additional pressures on car parking and traffic congestion and impact on emergency response times • MSPA may object to any development, particularly if it challenges existing height limits under the planning scheme • Perceived commercialisation at the expense of community organisations 	Consult
Public		
Any member of the public who visits the harbour for any purpose Harbour visitors from the general public	<ul style="list-style-type: none"> • Members of the public will be interested to know what the proposed Redevelopment of the harbour will involve. • They will be interested to know what Community facilities and amenity will be provided as part of a proposal. • Surrounding residents will want to ensure there is no increase in height limits. Height limits and high-rise residential development • There has previously been concern over high-rise residential development, so the community will want to know there is none of this development contemplated • There is always ongoing community concern regarding traffic and parking issues along Parkyn Parade • There will be an expectation of increased community parking at no cost • Construction impacts, including access disruptions. 	Consult

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Key Messages

General

- The Queensland Government has released the *Advancing our cities and regions (AOCR)* strategy which is an innovative approach to repurposing underutilised property to deliver better community outcomes, create jobs and drive economic benefit.
- The focus is to ensure the best outcomes are achieved for Queenslanders, at no cost to government.
- TMR seeks to achieve integration of commercial and government uses in a single location, through releasing valuable state assets for development – wholly funded by the private sector.
- TMR aims to provide an open and transparent process to release the redevelopment opportunity.
- There is a focus on achieving improved community access and amenity, balanced with commercial development to deliver economic benefit to government and the surrounding community.
- Redevelopment provides opportunities for employment during construction, and long-term through local businesses that may occupy the Site.
- TMR will seek to work with SCRC to consider potential impacts on traffic and parking as a result of redevelopment, and look at innovative ways redevelopment may manage associated issues (with parking) on-site or encourage other forms of transport to access the harbour precinct.

Mooloolaba Boat Harbour – redevelopment Opportunity Key Messages

- Redevelopment of the Site will deliver improved waterfront access for the community, increase connectivity to surrounding land uses, activate currently underutilised space, and provide opportunities for employment and growth. This directly aligns with the AOCR.
- TMR has identified a concept for the development of an integrated government and commercial precinct, utilising the strategically located land in an iconic setting in the harbour to attract investment from the private sector. This will deliver a range of facilities, at no cost to the public.
- New marina infrastructure in the harbour will provide for increased berthing capacity, in what is one of the most sought after marina locations along the Queensland coast.
- TMR will retain the underlying tenure over the land and water, and issue a long-term lease and sub-lease similar to other existing arrangements in the harbour. This will ensure the valuable public asset is retained in government ownership for the long-term.
- Redevelopment will deliver investment in the harbour, activate and open up an area which is largely closed off to the public, and provide for the ongoing delivery of government and related functions from the Site.
- This opportunity will not allow for a development outcome that delivers a high rise residential tower that excludes open access for the community.

General

- The Queensland Government has released the *Advancing our cities and regions (AOCR)* strategy which is an innovative approach to repurposing underutilised property to deliver better community outcomes, create jobs and drive economic benefit.
- The focus is to ensure the best outcomes are achieved for Queenslanders, at no cost to government.
- TMR seeks to achieve integration of commercial and government uses in a single location, through releasing valuable state assets for development - wholly funded by the private sector.
- There is a focus on achieving improved community access and amenity, balanced with commercial development to deliver economic benefit to government and the surrounding community

- Redevelopment provides opportunities for employment during construction, and long-term through local businesses that may occupy the Site.
- TMR will seek to work with SCRC to consider potential impacts on traffic and parking as a result of redevelopment, and look at innovative ways redevelopment may manage associated issues (with parking) on-site or encourage other forms of transport to access the harbour precinct.

Communication Action Plan

No.	Activity	Description	Channel/Tool	Proposed Timing	Responsibility	Cost
Internal						
1	Tenant engagement (directly impacted tenants)	Meet with individual parties who occupy the Site, and provide them with information regarding TMR's intent for investigating redevelopment opportunities of the land and water. Parties include: <ul style="list-style-type: none"> Maritime Safety Qld (TMR) Boat Harbour Controllers (TMR) Queensland Police Service (Water Police) Brisbane Marine Pilots (pilotage service for Port of Bris.) 	Meetings	Nov 2017 – Jan 2018 (and ongoing)	TMR	Nil
2	District briefing	Meet with Regional/District Director to provide ongoing updates regarding consultation progress and releasing of a redevelopment opportunity	Meetings Emails	Ongoing / as required	TMR	Nil
3	TMR Executive briefing	Ensure DDG, DG and Minister for Transport and Main Roads are kept informed of the consultation process and the redevelopment proposal	Briefing notes	Ongoing / as required	TMR	Nil
External						
1	SCRC engagement	Meet to discuss outcomes of TMR's tenant engagement process, and progress discussions regarding level of SCRC support for partnering with TMR to undertake broader consultation.	Meetings	Jan – Mar 2018	TMR	Nil
2	Local MP Briefing	Meet with Fiona Simpson MP, Member for Maroochydore and provide an overview of TMR and SCRC's intent for redeveloping the Site	Meetings	Mar 2018	TMR	Nil
3	Draft media release	Drafted by TMR project team, and forwarded through internal approval process for release by Minister's office		Apr 2018	TMR	Nil
4	Publish information on TMR Website, Blog, FAQ's	TMR will look at opportunities to publish information regarding the project on the TMR website, Blog and any other social media accessible and available, and publish FAQ's to keep the community well informed and ensure information is easily accessible.	TMR social media forums	Apr 2018	TMR	Nil

6	Prepare public release package*	Consultant to undertake preparation and drafting of material to be publicly released to provide the community with information regarding TMR's proposal.	<ul style="list-style-type: none"> On-site signage A3 posters Community surveys 	Apr 2018	Consultant	TBD
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* Any activity related to the development or release of information to the public for this project is subject to ongoing consultation and guidance taken from TMR's Communications Team and will be reliant on engaging additional resources/consultant to manage this process for TMR.

Philip A Burns

From: Troy Z Turner
Sent: Monday, 8 January 2018 9:58 AM
To: Philip A Burns
Cc: Rupert W Macrossan
Subject: RE: Mooloolaba Boat Harbour - Communications Action Plan
Attachments: Mooloolaba Communications Plan v0.1.docx

Hi Phil,

Thanks for sending this through.

I have gone through and made some suggested changes. Happy to discuss these with you.

Not Relevant

If you need to progress in the meantime, I can put you in touch with the Comms Services team who should be able to assist you with the process.

Cheers,

Troy

From: Philip A Burns
Sent: Friday, 22 December 2017 7:23 AM
To: Troy Z Turner <Troy.Z.Turner@tmr.qld.gov.au>
Cc: Rupert W Macrossan <Rupert.W.Macrossan@tmr.qld.gov.au>
Subject: Mooloolaba Boat Harbour - Communications Action Plan

Hi Troy,

It has taken me a while, however I have finally drafted a Communications Plan for the proposed consultation and redevelopment of part of the Mooloolaba Boat Harbour that we have briefly discussed. Noting your current workload and priorities, I'd appreciate your advice on where I go from here with the Plan in terms of redrafting, improved focus on particular areas and so on and so on.

This is v0.1 – something to be moulded and sculpted, sliced and diced to pieces if necessary and I have thick skin so appreciate any guidance or advice you can provide regarding the draft.

If you have time early in the new year I would appreciate meeting to discuss.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663753

M

Not Relevant

E: philip.a.burns@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Released under RTI - DTMR

Philip A Burns

From: Philip A Burns
Sent: Tuesday, 6 February 2018 3:00 PM
To: Troy Z Turner
Subject: Communications Plan - Mooloolaba Boat Harbour
Attachments: Mooloolaba Communications Plan v0.3.docx

Hi Troy,

Thanks for your time this morning to provide a quick overview of the process for progressing a Communications Plan for approval.

As a first step and as we discussed, can you please progress the plan to Corporate Comms and seek their advice/feedback, so that if anything happens during the forthcoming meeting between the MP and Minister we are on the front foot.

Let me know if you have any questions.

Regards

Philip Burns
Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Philip A Burns

From: Troy Z Turner
Sent: Tuesday, 13 March 2018 12:59 PM
To: Philip A Burns
Subject: FW: Review of draft comm plan
Attachments: Mooloolaba Communications Plan v0.3_CS.docx

Hi Phil,

See attached for some feedback.

Have a read and let me know what you think.

Cheers,
T

From: TMR Communication Services
Sent: Monday, 12 March 2018 4:03 PM
To: Troy Z Turner <Troy.Z.Turner@tmr.qld.gov.au>
Subject: RE: Review of draft comm plan

Hi Troy, thanks for the opportunity to look over this, looks good – only a few minor changes. I recommend adding in 'Issues identification and mitigation' section.

Happy to look over the revised version before they progress on for approval.

Have a great day!

Chris O'Brien
Senior Advisor (Communication) | Communication Services
Governance Branch | Corporate Division | Department of Transport and Main Roads

Floor 8 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
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Department of Transport and Main Roads
Noting Brief
DBN number

To: Director-General

SUBJECT: Mooloolaba Boat Harbour Partnering with Council to progress redevelopment	DATE:
Director-General's comments:	

Summary

- The Department of Transport and Main Roads (TMR) has engaged with Sunshine Coast Regional Council (SCRC) at the officer level, proposing to progress an opportunity for redevelopment of underutilised TMR land along the Mooloolaba Spit (the Site) (**Attachment 1**).
- Progressing this opportunity has the potential to deliver revitalisation of a focal point of the harbour and access to the Spit, delivering co-location opportunities for government services and opportunities for marina development in currently underutilised areas of the harbour.

Recommendations

- That you **note** TMR will continue to engage with SCRC representatives to progress an opportunity for redevelopment of the underutilised land and water at the Mooloolaba boat harbour.
- That you **note** TMR officers will co-ordinate a meeting with Fiona Simpson MP, Member for Maroochydore through Minister Bailey's office to provide an update on the proposal to pursue a redevelopment opportunity.
- That you **sign** the attached letter to SCRC Mayor and Chief Executive Officer recommending TMR and SCRC work in partnership to progress this opportunity (**Attachment 2**).

Action Officer:
Brad Chandler
Executive Director (Strategic
Property Management)

Tel: 3066 3752
Date: May 2018

Endorsed by:
Tony Philp
A/General Manager (Portfolio
Investment and Programming)

Tel: 3066 3766
Date: May 2018

Endorsed by:
Julie Mitchell
Deputy Director-General (Policy,
Planning and Investment)

Tel: 3066 7464
Date: May 2018

Financial Implications

- There are no financial implications of the recommendations.

Background

- In September 2017 briefing note DG34166 (**Attachment 3**) outlined TMR's proposal to investigate an opportunity to attract private investment for redevelopment of TMR land at the harbour (which adjoins SCRC parkland), incorporating a range of land and water based uses.
- In April 2018 the SCRC Mayor, Mark Jamieson, wrote to the Premier and Deputy Premier recommending (among other issues) the State and SCRC develop a *Strategic Land Partnership* which identifies contiguous local and state land parcels that could be more productively utilised to generate economic development and employment outcomes (**Attachment 4**). TMR sees the redevelopment of the Site as meeting the objective of the proposed partnership.

Issues and Suggested Approach

- Sporadic development of the Site over a period of time has resulted in an inefficient use of available land and water.
- The Mooloolaba Spit Futures Plan of 2009 (jointly led by the then Department of Natural Resources and Mines and SCRC) identified the development of this area as providing active frontages, enhancing open space, and incorporating cafes and restaurants. It will also create a new gateway to the peninsular parklands.
- Early engagement at SCRC officer level has confirmed support for progressing a redevelopment of the Site, ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys).
- Any activation of the land along the Mooloolaba Spit is likely to be closely watched by the community, and prior to progressing any opportunity TMR propose to engage with Fiona Simpson MP, Member for Maroochydore to brief her on TMR and SCRC's intended outcome for the Site.
- Releasing the Site for redevelopment, with government and the Marine Pilot's functions to be incorporated as part of any proposal from the private sector aligns with government's *Advancing Our Cities and Regions* (AOCR) strategy. This strategy looks at achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas.
- The Minister for Transport and Main Roads has previously visited the harbour and met with the Member for Maroochydore and harbour tenants regarding a range of issues. During a previous meeting the Minister expressed interest in TMR officers exploring opportunities to redevelop the Site.

Financial Implications

- TMR will fund the costs associated with undertaking due diligence investigations, as well as to engage specialist advisors to provide advice throughout a procurement process, from within the existing Strategic Property Bulk Program budget.

- The successful proponent, identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating the core government functions within the redevelopment, or in alternate accommodation within the boat harbour.
- A funding source to meet the costs associated with undertaking community consultation associated with the redevelopment proposal has not been identified at this time.

Consultation with Stakeholders

- TMR has undertaken preliminary consultation with Queensland Police Service (Water Police), and the Brisbane Marine Pilots who both occupy the Site. Initial engagement has been positive, with the State's objectives and drivers for the redevelopment well received. TMR will continue to engage with these stakeholders throughout the project.
- TMR's Strategic Property Management Section has engaged with Maritime Safety Queensland officers and the Boat Harbour Controllers who occupy the site, to outline the project objectives. This engagement and discussion has been positive.
- TMR has met with SCRC officers who have indicated strong support for progressing redevelopment of the site, on the proviso the redevelopment focuses on an outcome not currently provided for on the Sunshine Coast (such as a 'boutique' hotel).
- The Minister for Transport and Main Roads and TMR officers have previously met with the Member for Maroochydore regarding harbour related issues. It is anticipated the Member for Maroochydore will support redevelopment of the Site to deliver improved outcomes, investment and increased accessibility for visitors to the Spit.

Employment

- Redevelopment of the Site will provide employment opportunities during project works, as well as employment in any new businesses which establish on site.

Election Commitments

- This matter does not relate to an election commitment.



Our ref: DGXXXXX

Your ref:

Michael Whittaker
Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre QLD 4560

Contact officer	Brad Chandler Executive Director (Strategic Property Management)
Telephone	3066 3752
Approved by	Tony Philp A/General Manager (Portfolio Investment and Programming)
Date of approval	
Endorsed by	Julie Mitchell Deputy Director-General (Policy, Planning and Investment)
Date of endorsement	

Dear Mr Whittaker

The Department of Transport and Main Roads manages the Mooloolaba Boat Harbour and a parcel of adjoining land along the Mooloolaba Spit where a number of functions such as the Marine Pilots, Water Police, and Maritime Safety Queensland/Boat Harbour Controller officers are based. The Spit and harbour hold a significant place in the region as a centre for recreational, community and commercial activities with the effect of these activities having far reaching impacts.

I am aware of the joint work undertaken by the Sunshine Coast Regional Council and Department of Natural Resources and Mines which resulted in the Mooloolaba Spit Future Plan (2009). I am also aware of your recent letter to the Premier and Deputy Premier regarding the 2018/19 State Budget opportunities, particularly in relation to a *Strategic Land Partnership* where you have specifically mentioned the above Plan.

In 2016 officers from the department undertook stakeholder engagement with Council and harbour tenants to develop a concept plan, which among other things, aimed to identify a long-term vision for the harbour. This concept plan also acknowledged the importance of current uses and identified opportunities where the harbour is underutilised.

Considering the previous work and opportunities which have been identified through those processes, I see there is real potential in our officers working in partnership to progress an opportunity for redevelopment on the TMR land, given Council's role as a Local Planning Authority and TMR as the land owner.

I seek your support for council officers to work alongside TMR to investigate the opportunities this underutilised site may present. As a first step, I support a meeting with Ms Fiona Simpson MP, Member for Maroochydore in order to provide her with an overview and intended outcome.

Should you have any questions in relation to this proposal or seek further information please contact Mr Bradley Chandler, Executive Director (Strategic Property Management), Policy, Planning and Investment Division, TMR, by email at Bradley.I.chandler@tmr.qld.gov.au or telephone on 3066 3752.

Yours sincerely

Neil Scales
Director-General
Department of Transport and Main Roads

Released under RTI - DTMR

3 April 2018

The Honourable Anastacia Palaszczuk MP
Premier and Minister for Trade
PO Box 15185
CITY EAST QLD 4002

Email: thepremier@premiers.qld.gov.au

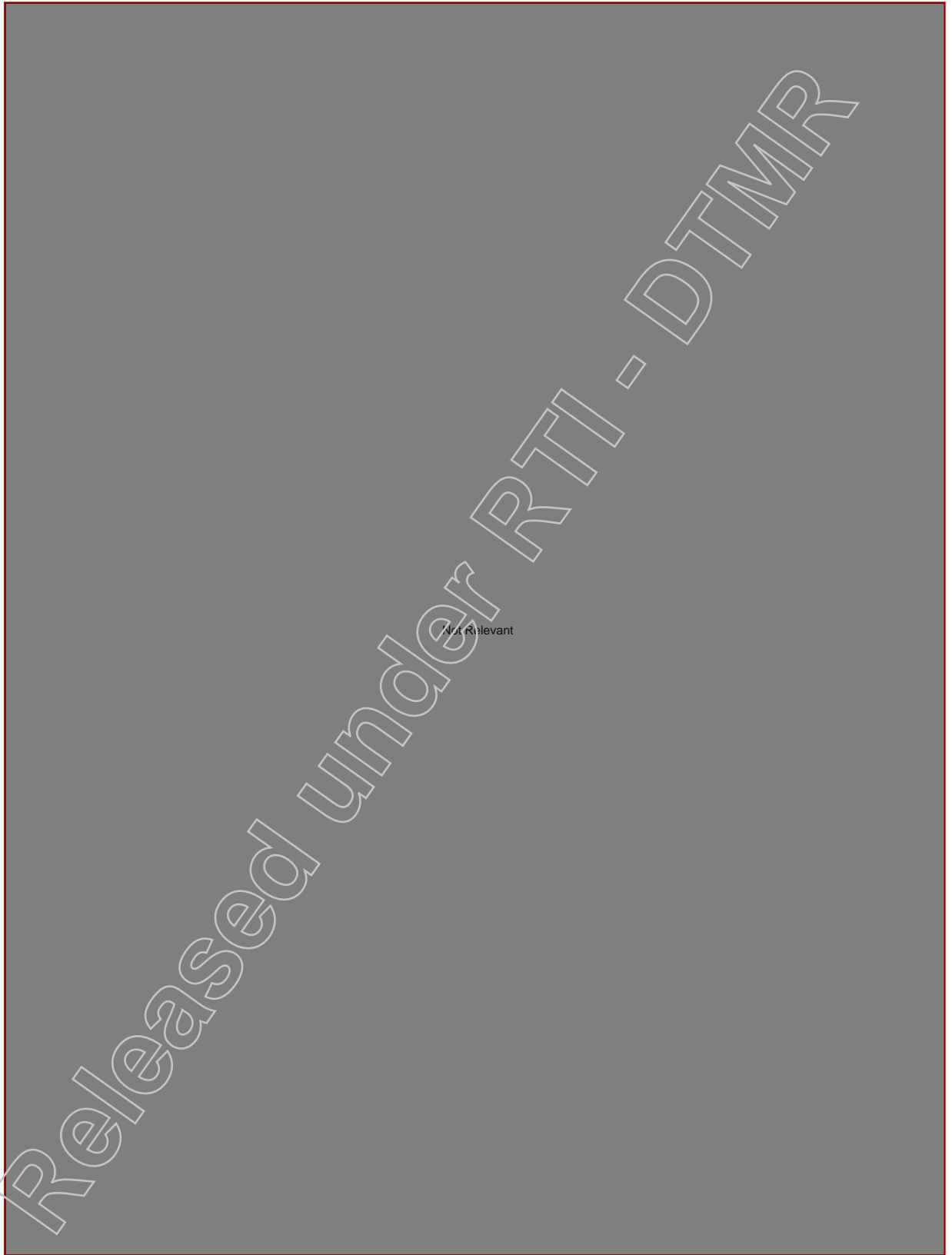
The Honourable Jackie Trad MP
Deputy Premier and Treasurer
GPO Box 611
BRISBANE QLD 4001

Email: deputy.premier@ministerial.qld.gov.au

Dear Premier and Deputy Premier

Re: 2018-19 State Budget opportunities on the Sunshine Coast

Not Relevant









Not Relevant

Theme 5 - Live

Sunshine Coast Strategic Land Partnerships

There are several locations on the Sunshine Coast where Council and the State Government own contiguous parcels of land that could be more productively utilised to generate economic development and employment outcomes and improve the community's access to facilities and services. Council believes there is benefit in a joint consideration of how both levels of government can best utilise some of its strategic land holdings to deliver long term benefits for our community.

As an example, Council partnered with the State in 2009 to develop a *Mooloolaba Spit Futures Plan*. This exercise considered the nature of the current urban form on the Spit as well as future opportunities and constraints, to provide a whole of precinct approach to development of this area. This work provides a model for further exploration of how significantly better outcomes could be leveraged from the State's and Council's assets in this area for the betterment of the Sunshine Coast and our community.

As such, Council seeks the State Government's commitment to establish a joint project team in 2018-19 to work on this opportunity. The team's primary purpose would be to identify contiguous land holdings of strategic regional value and scope potential future uses that align with the *ShapingSEQ* aspirations and the shared priorities of both tiers of government.

I would be pleased to discuss the collaboration opportunities outlined above with you in more detail at any time. Please do not hesitate to contact me directly on [redacted] or [redacted]

[redacted] alternatively, your staff may wish to contact my Chief of Staff, Craig Matheson on [redacted] or by email: craig.matheson2@sunshinecoast.qld.gov.au, to arrange a convenient meeting date.

Yours sincerely

NR

MAYOR MARK JAMIESON

cc: The Honourable Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning
Email: statedevelopment@ministerial.qld.gov.au

The Honourable Mark Bailey MP
Minister for Transport and Main Roads
Email: transportandmainroads@ministerial.qld.gov.au

Philip A Burns

From: Melissa Crane
Sent: Friday, 18 May 2018 10:24 AM
To: Philip A Burns
Cc: Martin J O'Connor; Reena Peters
Subject: RE: DG35236 - suggested change to paragraph

Thanks, Phil.

Sounds good. I will replace with your updated wording.

Kind regards

Melissa Crane

Senior Advisor | Strategic Property Management / Executive Directorate
Portfolio, Investment & Programming | Department of Transport and Main Roads
Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 **(Please use this GPO address only when posting correspondence)**
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E: melissa.z.crane@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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From: Philip A Burns
Sent: Friday, 18 May 2018 9:29 AM
To: Melissa Crane <melissa.z.crane@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Reena Peters <Reena.Z.Peters@tmr.qld.gov.au>
Subject: RE: DG35236 - suggested change to paragraph

Hi Mel,

My only thought with the proposed change is that it appears that in order to release the site for redevelopment, the private will need to incorporate the government and Marine Pilot's functions. We actually won't know what the private sector proposes, until after we have released the site and they have an understanding of what the opportunity is.

Can I propose an alternate:

- The government's *Advancing Our Cities and Regions (AOCR)* strategy looks at achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas. Providing an opportunity for the private sector to redevelop the Site, and incorporate the government and Marine Pilot's functions as part of that redevelopment aligns with the AOCR strategy.

For consideration.

Regards
Philip

From: Melissa Crane
Sent: Friday, 18 May 2018 8:20 AM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Reena Peters <Reena.Z.Peters@tmr.qld.gov.au>
Subject: DG35236 - suggested change to paragraph

Morning Phil

ED's office is proposing the following change to this paragraph.

Phil's

- Releasing the Site for redevelopment, with government and the Marine Pilot's functions to be incorporated as part of any proposal from the private sector aligns with government's *Advancing Our Cities and Regions* (AOCR) strategy. This strategy looks at achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas.

Replace with

- To release the Site for redevelopment, any proposal from the private sector, aligning with the government's *Advancing Our Cities and Regions* (AOCR) strategy, will need to incorporate the governments' and marine pilots' functions. This strategy looks at achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas.

Please confirm you are OK with this and we haven't changed the meaning in any way.

Thanks, Phil

Kind regards

Melissa Crane

Senior Advisor | Strategic Property Management / Executive Directorate

Portfolio, Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001 (Please use this GPO address only when posting correspondence)

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E: melissa.z.crane@tmr.qld.gov.au

W: www.tmr.qld.gov.au

[Want to know more about Strategic Property Management.....visit our SharePoint site](#)

Philip A Burns

From: Philip A Burns
Sent: Friday, 17 August 2018 12:27 PM
To: Leah Rogash
Cc: Bradley L Chandler; Martin J O'Connor
Subject: DLO2458 (Mooloolaba Spit Strategic Plan)

Hi Leah,

Following on from the discussion earlier with Brad, I've amended the dot points for DLO2458 to the following:

- In May 2018 the Director-General TMR noted DG35236 (**Attachment 1**) which detailed TMR's intention to partner with SCRC to progress redevelopment of part of the harbour, and also noted TMR officers would coordinate a meeting with the Member for Maroochydore to provide and update on the proposal.
- TMR officers are currently seeking endorsement from the Minister's Office to coordinate the meeting with the Member for Maroochydore.

Please let me know if you have any questions.

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Philip A Burns

From: Philip A Burns
Sent: Tuesday, 21 August 2018 8:54 AM
To: Dean A Wallington
Cc: Colin W Wood
Subject: Mooloolaba Boat Harbour - redevelopment proposal

Hi Dean,

I haven't provided an update in a while regarding the concept for redevelopment of the Mooloolaba boat harbour land at the end of the Spit, so I thought a good time to let you know what is happening. The DG has approved the concept of investigating opportunities for redevelopment of the underutilised land at the end of the harbour, incorporating a range of functions in a new redevelopment. As a first step, we have engaged with Council to provide a high level overview of the potential for the site and what TMR is considering, with Council confirming their interest is something happening and them being involved in the process.

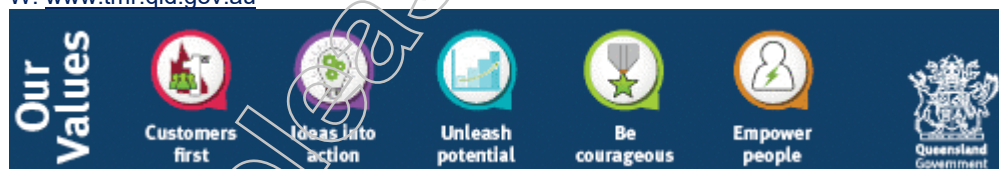
Whilst my brief to the DG also flagged an intention of engaging with Fiona Simpson MP, Member for Maroochydore and provide her with advice regarding the future potential and plans, to-date I haven't received support from the Minister's office for this meeting to go ahead. I'll keep trying. With not having been able to provide a briefing to the MP I haven't progressed any other preliminary due diligence or investigations at this stage.

I have advised MSQ (Jonathan Beatty) of the current status, and he is in Mooloolaba today and will give the MSQ staff an update, as well as letting the Brisbane Marine Pilots know what is going on. I have also advised the Boat Harbour Controllers and QPS (through PSBA) of the current status.

Let me know if you have any questions.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

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GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663753
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E: philip.a.burns@tmr.qld.gov.au
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Philip A Burns

From: Jonathan J Beatty
Sent: Wednesday, 22 August 2018 11:10 AM
To: Managing Director
Cc: [redacted] NR @brisbanepilots.com.au [redacted] NR @brisbanepilots.com.au; Daniel G Frost; Philip A Burns
Subject: FW: Mooloolaba redevelopment proposal - status update

Good Morning,

You may recall a meeting with Philip Burns and Glenn regarding future development opportunities at the Mooloolaba Spit, including the TMR site which incorporates with Pilot Station.

Outlined below is an update from Philip who is coordinating TMR's input.

If you have any questions please let me know and I will pass to Philip.

Kind Regards

Jonathan Beatty

A/Regional Harbour Master – Brisbane Region | Maritime Operations

Maritime Safety Queensland | Customer Services, Safety and Regulation Division | Department of Transport and Main Roads

Floor 1 | Pinkenba Marine Operations Base | MacArthur Avenue East | Pinkenba Qld 4008

P: (07) 3632 7500 | F: (07) 36327571

E: jonathan.j.beatty@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Philip A Burns
Sent: Monday, 20 August 2018 3:53 PM
To: Jonathan J Beatty <Jonathan.J.Beatty@msq.qld.gov.au>
Subject: Mooloolaba redevelopment proposal - status update

Good afternoon,

In December 2017 I met with [redacted] NR and [redacted] NR of Brisbane Marine Pilots (along with Glenn Hale from TMR) to provide an overview of work TMR was undertaking in regard to the future of the current site the Marine Pilots (and other government functions) occupy at Mooloolaba.

TMR acknowledges the important role the Marine Pilots play in regard to ensuring ships continue to safely navigate to/from the Port of Brisbane, and so as current tenants I wanted to provide an update on the current status of investigations.

Departmental officers have engaged with officers from the Sunshine Coast Regional Council regarding the future potential for the site, and this engagement was constructive in regard to a shared vision for the site.

Given the sensitive nature of any type of redevelopment on the land, future opportunities and investigations must be managed appropriately, and this will take time.

I am happy to provide updates to the Brisbane Marine Pilots as the situation changes and develops, however at this time the concept has not progressed beyond what was originally discussed at our meeting in December.

Regards

Philip Burns
Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

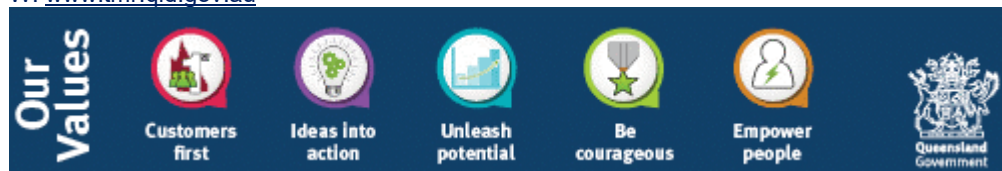
GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Philip A Burns

From: Jonathan J Beatty
Sent: Wednesday, 22 August 2018 11:08 AM
To: MSQ.SunshineCoast
Cc: MSQ.Pinkenba.Managers; Philip A Burns
Subject: FW: Mooloolaba redevelopment proposal - status update

Good Morning,

You may recall at meeting held in December 2017 with Glenn and Philip Burns regarding proposal for the Mooloolaba Spit area.

Outlined below is an update from Philip who is coordinating TMR's input.

If you have any questions please let me know and I will pass to Philip.

Kind Regards

Jonathan Beatty

A/Regional Harbour Master – Brisbane Region | Maritime Operations

Maritime Safety Queensland | Customer Services, Safety and Regulation Division | Department of Transport and Main Roads

Floor 1 | Pinkenba Marine Operations Base | MacArthur Avenue East | Pinkenba Qld 4008

P: (07) 3632 7500 | F: (07) 36327571

E: jonathan.j.beatty@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Philip A Burns
Sent: Monday, 20 August 2018 3:43 PM
To: Jonathan J Beatty <Jonathan.J.Beatty@msg.qld.gov.au>
Subject: Mooloolaba redevelopment proposal - status update

Dear Mooloolaba staff,

In December 2017 I provided you with an update on the proposal to investigate opportunities for the future redevelopment of the land at the boat harbour.

The Director-General (TMR) is aware of the proposal and endorsed TMR engaging with Sunshine Coast Regional Council to discuss opportunities. This preliminary consultation has been undertaken and Council officers are supportive of TMR continuing to look at new opportunities in the harbour.

TMR officers are also seeking support from within the department to meet with Fiona Simpson MP, Member for Maroochydore and provide her with advice regarding the concept for the land. Hopefully a briefing with the Member for Maroochydore will be undertaken in the near future.

Given the nature of what is being proposed and the anticipated sensitivities regarding the future for this site it will take time to progress.
However Strategic Property Management still sees there is potential for the site, and will keep staff informed as the project progresses.

Regards
Philip Burns
Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

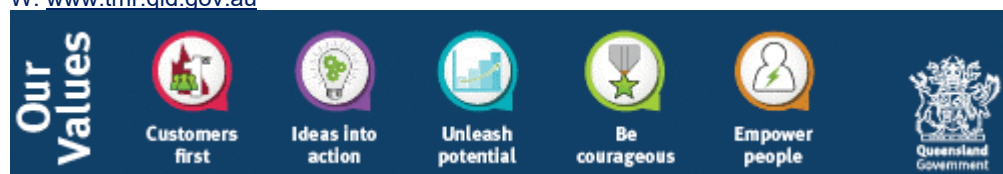
GPO Box 1412 | Brisbane Qld 4001

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M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Released under RTI - DTMR

Philip A Burns

From: Bradley L Chandler
Sent: Tuesday, 11 September 2018 12:55 PM
To: Philip A Burns
Cc: Martin J O'Connor
Subject: RE: FOR ED ADVICE: Member for Maroochydore - Fiona Simpson MP's office follow-up regarding possible meeting

Hi Phil

Short answer is that I don't know which way to go with this. Might be best in the first instance to speak to the DLO's office for direction.

Thanks
Brad

Kind regards,

Brad Chandler
Executive Director | Strategic Property Management
Portfolio and Investment Branch | PPI Division | Department of Transport and Main Roads

Floor 3 | Carseldine – GOP Building D | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3752 | M: Not Relevant
bradley.l.chandler@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Philip A Burns
Sent: Tuesday, 11 September 2018 12:26 PM
To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Subject: FOR ED ADVICE: Member for Maroochydore - Fiona Simpson MP's office follow-up regarding possible meeting

Hi Brad,

Briefing Note DG35236 was endorsed by the DG in May 2018, and outlined TMR's proposal to partner with Council to progress redevelopment of the land at Mooloolaba (DBN attached).

As per the brief we proposed to engage with the local MP (through the Minister's office), and have sought support from the Minister's office to engage

To-date we have not been able to get traction with the Minister's office, and now the MP's office is following up wondering what is happening re a meeting (voice message on my phone from today attached).

This all stems from previous engagement with the MP by the Minister, discussion regarding establishing a working group, and the harbour tenants going direct to the local MP for support re securing future tenure.

I am happy to respond to the recent enquiry from Fiona Simpson's office, indicating that enquiries regarding establishing a meeting should be directed to the Minister's office.

Alternatively, given our recent meeting with Council representatives on site is there a different way you would like me to respond?

Regards
Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

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P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Microsoft Outlook **On Behalf Of** +61754067100

Sent: Tuesday, 11 September 2018 9:51 AM

To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Subject: Voice Mail (31 seconds)

You received a voice mail from

Caller-Id:

Our ref: DG35801

Mr Michael Whittaker
Chief Executive Officer
Sunshine Coast Council
Locked Bag 72
SUNSHINE COAST MAIL CENTRE QLD 4560

Contact officer	Brad Chandler Executive Director (Strategic Property Management)
Telephone	3066 3752
Approved by	Ben Stewart A/General Manager (Portfolio Investment and Programming)
Date of approval	
Endorsed by	Julie Mitchell Deputy Director-General (Policy, Planning and Investment)
Date of endorsement	
Endorsed by	Neil Scales Director-General
Date of endorsement	

Dear Mr Whittaker

Thank you for your letter of 10 September 2018 about Land at Mooloolaba Boat Harbour.

I am encouraged by your support for local and state government agencies to work together on this important project which has the potential to revitalise an important part of the harbour.

I agree the first step in this process would be to have a formal meeting where our organisations can discuss the opportunities and challenges associated with any proposed outcomes in the harbour, as well as discuss engaging with ~~Ms Fiona Simpson MP~~ *other stakeholders (such as Members of P)* for Maroochydore. I have asked my departmental officers to contact NR NR Coordinator Regional Planning and Advocacy, to arrange a formal meeting to commence this process.

This is an exciting project and I look forward to ongoing discussions to deliver a successful outcome.

Yours sincerely

Neil Scales
Director-General
Department of Transport and Main Roads

*Is there a reason
we mention Ms Simpson?
(not raised in the meeting)*

Philip A Burns

From: Martin J O'Connor
Sent: Friday, 22 March 2019 2:48 PM
To: Philip A Burns
Cc: Ben S Johnson; Robert W Coote
Subject: Re: Mooloolaba - Marine Operations base (stakeholder update)

Thanks Phil - looks good to me

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | [61 Mary Street Brisbane Qld 4000](#)

GPO [Box 1412](#) | [Brisbane Qld 4001](#)

P: (07) 30663544 M Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

On 22 Mar 2019, at 6:08 am, Philip A Burns <Philip.A.Burns@tmr.qld.gov.au> wrote:

Hi Marty,

In August last year I forwarded an email to stakeholders (Brisbane Marine Pilots, Qld Water Police, Boat Harbour Controllers and MSQ staff) providing an update on where investigations were at the time, in relation to progressing the idea of redevelopment of the former Marine Pilots base at Mooloolaba.

At the time we were still seeking to engage with Fiona Simpson MP to discuss the concept. Evidently given the Minister's Office interest in proactively engaging locally and ensuring we get the best outcomes from underutilised land, work with communities, proactively look to identify opportunities and all of those sorts of things, we had sweet f.all luck with actually talking with the MP.

Anyway – rant over, I am proposing to forward another email update along the following lines, providing an update to stakeholders. What do you think?

Good morning/afternoon,

It has been a number of months since I last provided you with an update regarding investigations and opportunities for the potential redevelopment of TMR's land at the end of the Mooloolaba spit. As such, and to keep you informed, I thought it would be a good time to give you an update and let you know where things are currently at.

TMR is very aware of the sensitive nature of any proposal to redevelop the land, and because of these sensitivities is progressing in a considered manner to ensure all aspects of a potential redevelopment are investigated. All development in the harbour is assessed against the Sunshine Coast Planning Scheme 2014, and as you may be aware the subject land is contained within a Community facilities zone under the plan. TMR is currently undertaking some feasibility work associated with what land use outcomes (in addition to government functions) may be achievable

under the current planning scheme on the site, and will use the outcome of these investigations to guide future discussions about an integrated development outcome.

I anticipate having a better understanding of potential options towards the middle of this year, at which point I hope to be able to provide you with another update.

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au

<image001.png>

Released under RTI - DTMR

Philip A Burns

From: Philip A Burns
Sent: Friday, 22 March 2019 3:33 PM
To: Ryan J Doodson; Samuel D Lait
Cc: Stephanie Threlfall
Subject: Update on investigations into the TMR site at Mooloolaba Spit

Hi Ryan and Sam,

It has been a number of months since I last provided an update regarding investigations and opportunities for the potential redevelopment of TMR's land at the end of the Mooloolaba spit. As such, and to keep you informed, I thought it would be a good time to give you an update and let you know where things are currently at.

TMR is very aware of the sensitive nature of any proposal to redevelop the land, and because of these sensitivities is progressing in a considered manner to ensure all aspects of a potential redevelopment are investigated. All development in the harbour is assessed against the Sunshine Coast Planning Scheme 2014, and as you may be aware the subject land is contained within a Community facilities zone under the plan. TMR is currently undertaking some feasibility work associated with what land use outcomes (in addition to government functions) may be achievable under the current planning scheme on the site, and will use the outcome of these investigations to guide future discussions about an integrated development outcome.

I anticipate having a better understanding of potential options towards the middle of this year, at which point I hope to be able to provide you with another update.

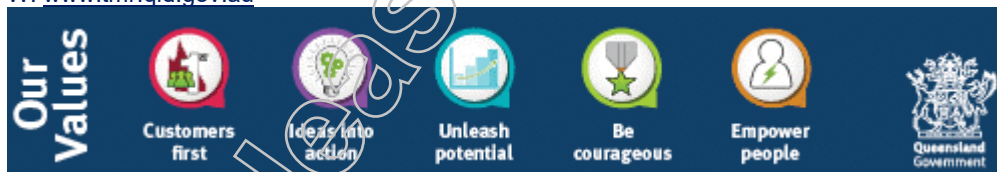
I have forwarded an update to MSQ's Glenn Hale, and asked him to on-forward to relevant MSQ staff at the harbour and the Brisbane Marine Pilots to ensure everyone on site is kept up-to-date.

Let me know if you have any questions.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663753

M:
E: philip.a.burns@tmr.qld.gov.au
W: www.tmr.qld.gov.au



Philip A Burns

From: Bradley L Chandler
Sent: Thursday, 14 November 2019 4:18 PM
To: Martin J O'Connor
Cc: Philip A Burns; Ben S Johnson; Nancy Z Dean; Melissa Crane
Subject: Re: SCD Media Enquiry - Spit redevelopment - URGENT

Thanks. Approved.

Kind regards

Brad Chandler

Executive Director | Strategic Property Management

Portfolio and Investment Branch | PPI Division | Department of Transport and Main Roads

Floor 3 | Carseldine – GOP Building D | Carseldine Qld 4034

GPO [Box 1412](#) | [Brisbane Qld 4001](#)

(07) 3066 3752 | M: Not Relevant

bradley.l.chandler@tmr.qld.gov.au

www.tmr.qld.gov.au

On 14 Nov 2019, at 3:59 pm, Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au> wrote:

Hi Brad

Please see below response and background info. I endorse this and for your approval and progressing

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M: Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

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From: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Sent: Thursday, 14 November 2019 3:49 PM

To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>

Cc: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>; Melissa Crane
<melissa.z.crane@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>

Subject: FW: SCD Media Enquiry - Spit redevelopment - URGENT

Hi Marty,

In response to a request from the Sunshine Coast Daily for information regarding 'Commercial Advice for the Mooloolaba Spit Development Opportunity' (see email correspondence below),

following consultation with Chief Procurement Office and Media Unit we've drafted the following response.

We have also provided background information to support the proposed response (noting this is not for external release).

Separate to this, through the CPO we are seeking advice as to how we investigate how the Media were made aware of our investigations.

Response:

This topic is commercial-in-confidence and as a result the Department of Transport and Main Roads is unable to provide any comment.

Background – NOT FOR EXTERNAL RELEASE

The Department of Transport and Main Roads (TMR) marine operations base is located on freehold land along the Mooloolaba Spit.

The site has been developed over time which has led to an inefficient use of land and ageing improvements (one building remains uninhabitable due to workplace, health and safety issues).

TMR has commenced preliminary investigations into future options for potential redevelopment of the site.

Existing building height limits under the Sunshine Coast Planning Scheme restrict development to 8.5m (2 storeys).

TMR investigations are considering the opportunity to attract private sector development for commercial and government uses.

This opportunity would be on the basis government infrastructure is delivered at no cost to the state as part of the redevelopment.

A preliminary report has identified a redevelopment for commercial and government uses would need to exceed existing height limits to be commercially viable.

TMR is currently seeking further advice to understand how the value of government infrastructure (to be delivered at the developers cost) compares to the value of the balance developable site area.

The additional advice will help determine if redevelopment would deliver value for money for Queensland. The outcome of this will guide the State's decision making process.

TMR believes redevelopment of the Mooloolaba Spit for any purpose will be a highly sensitive issue and attract significant local interest – and as a result is proceeding with caution and careful consideration.

Any decision to progress would only be undertaken following extensive community consultation, and with the support of Sunshine Coast Regional Council.

This is due to GM for approval by 5pm today (noting

NR

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au

<image006.png>

From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au>

Sent: Thursday, 14 November 2019 3:05 PM

To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Cc: Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>; DocTrak.PPI.PIP.SPM.DPRCM

<DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>

Subject: RE: SCD Media Enquiry - Spit redevelopment - URGENT

Hi Phil and Trace

Is this **5pm GM approval**, possible?

Ta

Kind regards

Melissa Crane

Senior Advisor | Strategic Property Management Executive Directorate
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3757
melissa.z.crane@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Abbie Z Ramos <Abbie.Z.Ramos@tmr.qld.gov.au>

Sent: Thursday, 14 November 2019 2:43 PM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Cc: Sharyn J Hutchings <Sharyn.J.Hutchings@tmr.qld.gov.au>; DocTrak.PPI.Media

<DocTrak.PPI.Media@tmr.qld.gov.au>; Doctrak.PPI.PIP.SPM

<Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>; DocTrak.PPI.PIP.SPM.DPRCM

<DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>; Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>;

Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Randall L Fletcher

<randall.l.fletcher@tmr.qld.gov.au>

Subject: RE: SCD Media Enquiry - Spit redevelopment - URGENT

Hi Mel,

Thank you for confirming – appreciate it!

The deadline for this is COB today, but I know that is rather hard to achieve. Could we please have GM approval by 5pm?

Please let me know if that is not achievable.

Kind regards,

Abbie Ramos

A/Senior Advisor (Media) | Media Unit
Governance Branch | Corporate Division | Department of Transport and Main Roads

Floor 11 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1549 | Brisbane Qld 4001
(07) 3066 7884
abbie.z.amos@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au> **On Behalf Of** Bradley L Chandler
Sent: Thursday, 14 November 2019 2:39 PM
To: Abbie Z Ramos <Abbie.Z.Ramos@tmr.qld.gov.au>
Cc: Sharyn J Hutchings <Sharyn.J.Hutchings@tmr.qld.gov.au>; DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>; Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>; DocTrak.PPI.PIP.SPM.DPRCM <DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>; Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Randall L Fletcher <randall.l.fletcher@tmr.qld.gov.au>
Subject: RE: SCD Media Enquiry - Spit redevelopment - URGENT

Hi Abbie

Yes, this is for SPM - Phil Burns in DPRCM.

Phil – are you able to prepare an urgent update for ED (SPM) approval?

Abbie – what is our deadline for GM approved response back to you?

Thanks

Mel Crane
for
Brad Chandler
Executive Director | Strategic Property Management
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 **(Please use this GPO address only when posting correspondence)**
P: (07) 30663752 | F: (07) 30663530
M: Not Relevant
E: bradley.l.chandler@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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From: Abbie Z Ramos <Abbie.Z.Ramos@tmr.qld.gov.au>
Sent: Thursday, 14 November 2019 2:35 PM
To: Randall L Fletcher <randall.l.fletcher@tmr.qld.gov.au>; Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Cc: Josh M Hannan <joshua.m.hannan@tmr.qld.gov.au>; Sharyn J Hutchings <Sharyn.J.Hutchings@tmr.qld.gov.au>; DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>
Subject: RE: SCD Media Enquiry - Spit redevelopment - URGENT

Thank you so much for the quick reply, Randall.

Brad – can you please let us know if this is for us to reply?

Thanks

Kind regards,

Abbie Ramos
A/Senior Advisor (Media) | Media Unit
Governance Branch | Corporate Division | Department of Transport and Main Roads

Floor 1 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1549 | Brisbane Qld 4001
(07) 3066 7884
abbie.z.amos@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Randall L Fletcher <randall.l.fletcher@tmr.qld.gov.au>
Sent: Thursday, 14 November 2019 2:34 PM
To: Abbie Z Ramos <Abbie.Z.Ramos@tmr.qld.gov.au>
Cc: Josh M Hannan <joshua.m.hannan@tmr.qld.gov.au>; Sharyn J Hutchings <Sharyn.J.Hutchings@tmr.qld.gov.au>; DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>; Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Subject: Re: SCD Media Enquiry - Spit redevelopment - URGENT

I suspect that if anyone in PPI knows about it, it will be Strategic Property.
Brad?

Kind regards,

Randall Fletcher
Executive Director (Transport System Management) | Transport Strategy and Planning
Policy, Planning and Investment | Department of Transport and Main Roads

Floor 15 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
P: (07) 30667166 | M: Not Relevant
E: randall.l.fletcher@tmr.qld.gov.au
W: www.tmr.qld.gov.au

from [Outlook](#) for iOS

On Thu, Nov 14, 2019 at 2:28 PM +1000, "Abbie Z Ramos" <Abbie.Z.Ramos@tmr.qld.gov.au> wrote:

Hi Randall,

We received the below media enquiry about a "Mooloolaba Spit Development Opportunity"

Please see the full request below.

Can you please advise if this is something that would sit with your team? And if not, any pointers on who it would be? FYI, media has also sent this to PDO North Coast, to see if it sits with them.

If it is for your team, could we please have a draft, GM approved response?

Deadline is COB – apologies.

Kind regards,

Abbie Ramos
A/Senior Advisor (Media) | Media Unit
Governance Branch | Corporate Division | Department of Transport and Main Roads

Floor 1 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1549 | Brisbane Qld 4001
(07) 3066 7884
abbie.z.amos@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Mailbox DocTrak Media - TMR <mail.doctrak.media.tmr@tmr.qld.gov.au>
Sent: Thursday, 14 November 2019 2:16 PM
To: Abbie Z Ramos <Abbie.Z.Ramos@tmr.qld.gov.au>
Cc: DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>; Mailbox DocTrak Media - TMR <mail.doctrak.media.tmr@tmr.qld.gov.au>
Subject: FW: SCD Media Enquiry - Spit redevelopment - URGENT

Hi Abbie

Sorry, another urgent request – would this be one for PPI to answer or North Coast?

We're checking in with North Coast at the same time.
Cheers
Bel

From: Toby Walker <Toby.Walker@ministerial.qld.gov.au>
Sent: Thursday, 14 November 2019 2:12 PM
To: Mailbox DocTrak Media - TMR <mail.doctrak.media.tmr@tmr.qld.gov.au>
Cc: MinisterBaileyMedia@ministerial.qld.gov.au; TMR DLO <TMR_DLO@tmr.qld.gov.au>; Stacey M Fenech <stacey.m.fenech@tmr.qld.gov.au>
Subject: SCD Media Enquiry - Spit redevelopment

Hey team,

Can we please get an urgent update on the below.

SCD looking for a response from the Minister by COB.

We don't know the background on this one so will need a briefing ASAP.

Regards,

Toby Walker

1 William Street, Brisbane QLD 4000
PO Box 15185 City East QLD 4002
E: toby.walker@ministerial.qld.gov.au

From: Not Relevant <[@scnews.com.au](mailto:scnews.com.au)>
Sent: Thursday, 14 November 2019 2:06 PM
To: Toby Walker <Toby.Walker@ministerial.qld.gov.au>
Subject: re Spit redevelopment

Toby,

As discussed. Chasing answers today to the following questions in relation to Transport and Main Roads "Request for Quote" TMR04419 – DMS NO 495/00070.

Any assistance would be appreciated. The Request for Quote seeks "Commercial Advice for the Mooloolaba Spit Development Opportunity.

1. Is the Minister aware of his department's plans to seek private sector development of freehold land and water rights it holds for marine services at the end of Mooloolaba Spit?
2. Is he aware that the expectation would be that any such development would exceed the height limits of the Sunshine Coast Planning Scheme 2014?
3. Why is the department not working within the parameters of the Mooloolaba Spit Master Plan 2009 into which it had input and was the subject of broad public submission and debate?
4. Is the Minister concerned that his department has asked that whoever provides the commercial advice does so on the basis that any feasibility study "should consider if incorporating the government functions into the development could be on the basis no rent is payable to the developer for the areas occupied". Regardless of the merits of the proposal should that not be a primary requirement?

NR

Journalist

2 Newspaper Place Maroochydore QLD 4558

T NR M Not Relevant

E NR @scnews.com.au

W NewsCorpAustralia.com

<image001.jpg>

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online

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Please consider the environment before printing this email.

Philip A Burns

From: Ben S Johnson
Sent: Friday, 15 November 2019 3:01 PM
To: Martin J O'Connor; Philip A Burns
Cc: Nancy Z Dean
Subject: RE: Advice to Minister - Mooloolaba
Attachments: Mooloolaba Spit Advice to Minister - bj markups.docx

Hi Marty

I have made some minor amendments in track changes. Refer attached. Thanks

Kind Regards

Ben Johnson

Senior Advisor | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 13 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Martin J O'Connor
Sent: Friday, 15 November 2019 3:00 PM
To: Philip A Burns
Cc: Ben S Johnson ; Nancy Z Dean
Subject: Re: Advice to Minister - Mooloolaba

Thanks Phil

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | [61 Mary Street Brisbane Qld 4000](#)
GPO [Box 1412 | Brisbane Qld 4001](#)
P: (07) 30663544 M: Not Relevant
E: martin.j.o'connor@tmr.qld.gov.au
W: www.tmr.qld.gov.au

On 15 Nov 2019, at 2:53 pm, Philip A Burns <Philip.A.Burns@tmr.qld.gov.au> wrote:

Hi Marty,

I think the revised version is good/ ok to be progressed.

Regards
Philip

Sent from my iPhone

On 15 Nov 2019, at 2:39 pm, Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au> wrote:

Thanks guys – please see my additions in yellow – is this accurate. I need to get this to Brad asap. So can you please let me know

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M: Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

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From: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Sent: Friday, 15 November 2019 12:56 PM

To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>

Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>

Subject: Advice to Minister - Mooloolaba

Hi Marty,

Further to the request for advice regarding the Mooloolaba investigations I have put together the attached advice providing some background on the current status of investigations.

Was there anything else you wanted us to reference?

If so, Ben – can you please update with any further information requirements. I'm hoping this is on the correct template.

G:\SPM\SP\Projects\Boat Harbours\04 Mooloolaba\300 Comms\Briefing Note\Redevelopment Media Article

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Pages 90 through 91 redacted for the following reasons:

Exempt Sch.3(6)(c)(i) Infringe the privileges of Parliament

Released under RTI - DTMR

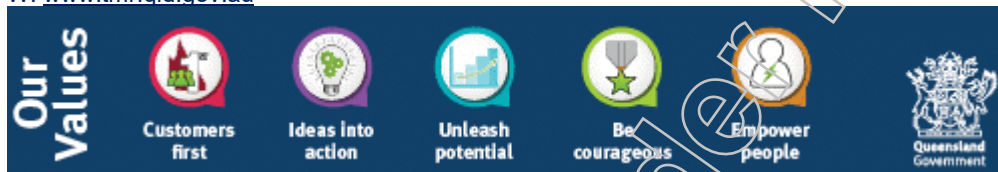
Philip A Burns

From: Philip A Burns
Sent: Wednesday, 20 November 2019 3:29 PM
To: Joanne M Cameron
Cc: Martin J O'Connor; Ben S Johnson; Nancy Z Dean; Bradley L Chandler
Subject: FW: SUPER URGENT DUE 4PM TODAY: PPQ 35086 - NEW - MOOLOOLABA RIVER SPIT MASTERPLAN
Attachments: PPQ35086_Att 1.pdf; PPQ35086_20 Nov.docx
Importance: High

As discussed.
I have included the change as discussed with Brad.

Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663753
M: Not Relevant
E: philip.a.burns@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Sent: Wednesday, 20 November 2019 1:52 PM
To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Cc: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>; Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>
Subject: FW: SUPER URGENT DUE 4PM TODAY: PPQ 35086 - NEW - MOOLOOLABA RIVER SPIT MASTERPLAN
Importance: High

Hi Brad

This looks good to me – for your approval and progressing

Regards,

Martin O'Connor
Director
Development Projects & Rail Corridor Management
Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663544 M: Not Relevant
E: martin.j.o'connor@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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From: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Sent: Wednesday, 20 November 2019 12:19 PM
To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: FW: SUPER URGENT DUE 4PM TODAY: PPQ 35086 - NEW - MOOLOOLABA RIVER SPIT MASTERPLAN
Importance: High

Hi Marty,

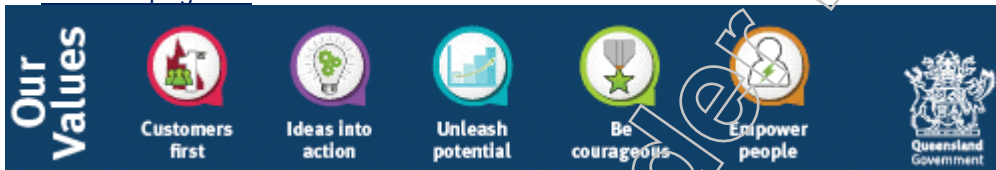
Please see attached a response to a PPQ for the Mooloolaba Spit for your review and progressing.

G:\SPM\SP\Projects\Boat Harbours\04 Mooloolaba\300 Comms\Briefing Note\PPQ35086 Mooloolaba Spit

This is **due** back to Brad by **2pm today**.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663753
M: Not Relevant
E: philip.a.burns@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au> **On Behalf Of** Bradley L Chandler
Sent: Wednesday, 20 November 2019 10:11 AM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Cc: Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>; DocTrak.PPI.PIP.SPM.DPRCM <DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>
Subject: FW: SUPER URGENT DUE 4PM TODAY: PPQ 35086 - NEW - MOOLOOLABA RIVER SPIT MASTERPLAN
Importance: High

Hi Phil

Another urgent one to add to your ever-growing list

New PPQ for Mooloolaba River Spit Masterplan is due back to **Ed Office by 2pm today**, if possible.

Thanks, Phil

Kind regards

Mel C
for
Brad Chandler
Executive Director | Strategic Property Management
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 **(Please use this GPO address only when posting correspondence)**

P: (07) 30663752 | F: (07) 30663530
M: Not Relevant
E: bradley.l.chandler@tmr.qld.gov.au
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[Want to know more about Strategic Property Management.....visit our SharePoint site](#)

From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Sent: Wednesday, 20 November 2019 10:07 AM
To: Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>
Subject: SUPER URGENT DUE 4PM TODAY: PPQ 35086 - NEW - MOOLOOLABA RIVER SPIT MASTERPLAN
Importance: High

Good morning

The Minister's Office has requested that we urgently draft a PPQ on the Mooloolaba Spit Masterplan.

Please use the attached template to draft your response and return to me by **4pm today**.

My apologies for the tight timeframe.

Rhiannon Stewart
Senior Correspondence Advisor
Policy, Planning and Investment Division
Floor 17 | 61 Mary Street | Brisbane 4000
GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 7420
E: rhiannon.l.stewart@tmr.qld.gov.au
W: www.tmr.qld.gov.au

Philip A Burns

From: Philip A Burns
Sent: Thursday, 28 November 2019 4:57 PM
To: Bradley L Chandler; Martin J O'Connor
Cc: Melissa Crane; Nancy Z Dean
Subject: QON1820 - update
Attachments: QON1820_Response update.docx

Hi Brad and Marty,

When QON1820 (Mooloolaba) got to PPI Corro they raised a question about how one of the responses read, and asked me to have another look at it/update it.

I've suggested a change, which they are happy with and are going to incorporate into the version progressed to GM/DDG for approval.

See attached FYI.

Let me know if you have any issues with the proposed amendment.

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

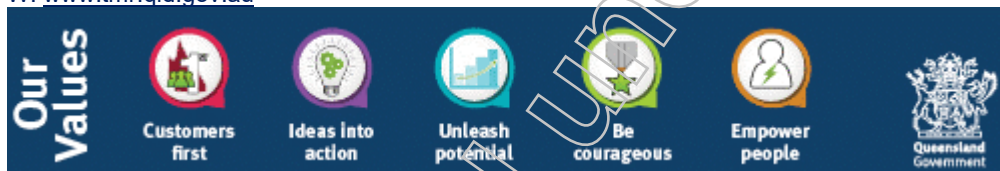
GPO Box 1412 | Brisbane Qld 4001

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M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Philip A Burns

From: Bradley L Chandler
Sent: Friday, 6 December 2019 10:17 PM
To: Philip A Burns
Subject: Fwd: Mooloolaba Spit

FYI.

Kind regards

Brad Chandler

Executive Director | Strategic Property Management

Portfolio and Investment Branch | PPI Division | Department of Transport and Main Roads

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(07) 3066 3752 | M: Not Relevant

bradley.l.chandler@tmr.qld.gov.au

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Begin forwarded message:

From: Julie Mitchell <Julie.Mitchell@tmr.qld.gov.au>
Date: 6 December 2019 at 2:40:39 pm AEST
To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>, Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>, Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>
Subject: Fwd: Mooloolaba Spit

Julie Mitchell

Deputy Director-General

Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | [61 Mary Street](#) | [Brisbane Qld 4000](#)

GPO [Box 213](#) | [Brisbane Qld 4001](#)

(07) 3066 2245 | M: Not Relevant

Julie.Mitchell@tmr.qld.gov.au

www.tmr.qld.gov.au

iPhone

Begin forwarded message:

From: Mike J Stapleton <mike.j.stapleton@tmr.qld.gov.au>
Date: 6 December 2019 at 12:36:15 pm AEST
To: Julie Mitchell <Julie.Mitchell@tmr.qld.gov.au>
Cc: Anne E Moffat <Anne.E.Moffat@tmr.qld.gov.au>
Subject: RE: Mooloolaba Spit

Thanks Julie and my thanks to strategic Property they have done a great job to get this moving again. Sounds like we might be slowing down yet again, given this has

been 20 years in limbo I hope I am wrong. Appreciate the advice and would like to stay connected on this one.

Mike Stapleton

A/Director-General

Department of Transport and Main Roads

Floor 35 | 1 William Street | Brisbane Qld 4000

GPO Box 1549 | Brisbane Qld 4001

P: (07) 3066 7117 | M: Not Relevant

E: mike.j.stapleton@tmr.qld.gov.au | W: www.tmr.qld.gov.au

This email and any attachments may contain Cabinet-related information. The unlawful disclosure or retention of Cabinet-related information may constitute an offence under the *Criminal Code*, corrupt behaviour under the *Crime and Corruption Act 2001* and may constitute official misconduct under the *Public Sector Ethics Act 1994*. Encouraging or directing another person to do these things may also be an offence.

From: Julie Mitchell <Julie.Mitchell@tmr.qld.gov.au>

Sent: Friday, 6 December 2019 10:53 AM

To: Mike J Stapleton <mike.j.stapleton@tmr.qld.gov.au>

Cc: Anne E Moffat <Anne.E.Moffat@tmr.qld.gov.au>

Subject: Mooloolaba Spit

Mike

The Strategic Property Management Team met with the Ministers Office at their request on 3 December to discuss the redevelopment at Mooloolaba. A point summary of the meeting is below.

Attendees were:

- David Greene (Minister's Policy Advisor)
- Francis (Minister's Media Advisor)
- Brad Chandler (SPM - PIP)
- Philip Burns (SPM – PIP)

Summary of discussion

- SPM provided an overview of the Mooloolaba harbour and adjoining TMR freehold land, including reference to specific tenants on the TMR freehold land (MSQ, Harbour Controllers, Water Police and Marine Pilots)
- Referenced the aged buildings and poor configuration on site leading to an underutilisation of available area. As a result, TMR has identified the Qld Govt's *Advancing our Cities and Regions (AOCR)* strategy as an opportunity to improve utilisation of the TMR land parcel. This was one of the drivers behind commencing preliminary investigations into future options. Another driver is the suitability of TMR staff being accommodated (for approx. 5 years) in demountable accommodation on site, and still accessing toilet facilities in the former operations base building
- SPM referenced that the Minister had previously indicated support for investigating redevelopment options for the TMR land
- TMR progressed investigations to inform the potential feasibility of a private developer funding construction of purpose-built government accommodation on the site, on the basis the balance of the TMR held land is made available for commercial development
- SPM confirmed the Request for Quote (RfQ) (for the preliminary investigations) was forwarded to a select list of consultants (not an open tender), and the quote contained Confidentiality provisions
- Confirmed the RfQ was released in May 2019 and the report was completed in Sept 2019

- An outcome of the investigation was that TMR needed to understand the 'value' to government of a proposal which delivers a purpose-built facility, in exchange for making the balance land available for commercial development
- There was some discussion regarding the provisions of the Planning Scheme and height limits, and SPM confirmed any development on the land would be assessed against the Planning Scheme
- Minister's Office advised that they would have liked to have been informed of TMR's proposal to go out to market (for RfQ's) prior to approaching consultants
- There was discussion regarding next steps, with Minister's Office talking about the potential for community consultation to seek local input into the future for the site
- Minister's office confirmed they would brief the Minister regarding the discussions, and then provide advice to TMR regarding next steps
- Minister's Office confirmed TMR would not take any further action until advice was provided from them.

From: David Greene <David.Greene@ministerial.qld.gov.au>

Sent: Monday, 2 December 2019 9:07 AM

To: TMR DLO <TMR_DLO@tmr.qld.gov.au>

Subject: Request for Briefing

Could we please have the relevant people to brief us on the Mooloolaba Spit issues (I think Brad Chandler and Phil Burns at least)

They should come prepared to provide a full history of the Department's actions, where it currently sits, what advice has been received, what the proposed next steps are etc

Regards,

<image001.png>

David Greene

Senior Advisor

Office of the Hon. Mark Bailey MP

Minister for Transport and Main Roads

P 07 3719 7319 | M Not Relevant

E david.greene@ministerial.qld.gov.au

1 William Street Brisbane QLD 4000

GPO Box 2644 Brisbane QLD 4001

Philip A Burns

From: Bradley L Chandler
Sent: Friday, 6 December 2019 12:03 PM
To: Philip A Burns
Cc: Martin J O'Connor; Craig D Hough
Subject: RE: WE77462 - Mooloolaba Request for Quote

Thanks Phil. Well handled, and I appreciate the advice.

Kind regards,

Brad Chandler

Executive Director | Strategic Property Management
Portfolio and Investment Branch | PPI Division | Department of Transport and Main Roads

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bradley.l.chandler@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Sent: Friday, 6 December 2019 11:58 AM
To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Craig D Hough <Craig.D.Hough@tmr.qld.gov.au>
Subject: WE77462 - Mooloolaba Request for Quote

Hi Brad,

I just received a call from NR who originally sent in the request for a copy of TMR Request for Quote for Mooloolaba (WE77462).

NR is a member of the local Mooloolaba and Spit Association (MSA), and was pleasant and open about the group's interest in getting a copy of the document - resulting from the group wanting to know about any plans for future high rise development on the Spit.

He referenced seeing an incomplete copy of the RfQ, but not a full copy of the document, and also referred to the local media articles which had been published recently.

I reiterated the advice in TMR's response email, that the information contained in the document was Commercial-in-Confidence and that the department would not be providing a copy. NR seemed happy with the response. Conversation points then raised included:

- me confirming that TMR was in a very preliminary investigation stage, and had not sought commercial advice regarding a potential for high-rise development on the land at the end of the Spit
- NR indicated MSA are proposing to plant a number of trees in the council parkland, and were concerned that any plantings would be removed by a redevelopment
- I confirmed the investigation area did not extend beyond the TMR land and water boundary – it did not extend into Council parkland
- NR confirmed that the group understands there is a need to accommodate the government functions at the end of the Spit, and didn't have a concern about potential redevelopment for that purpose
- There was broader concern from the group regarding high-rise along the Spit
- I confirmed Minister Baileys references in media articles to consultation, if any future options are identified for the site

There was some discussion regarding the local planning scheme and more generally about the limits of the boat harbour boundary.

NR then advised he attended a public meeting last Friday (29 Nov) where the Council Mayor, CEO and Councillor Connolly attended.

NR indicated there was hostility from attendees (approx 35) about any future plans regarding high rise development. At the meeting Council confirmed it did not support high rise on the TMR land, but also confirmed its interest in attracting 5 star hotel development more broadly and that there would be a 5 storey hotel development going ahead on the Yacht Club site. NR quoted Council as saying 'it will happen'.

I confirmed that TMR had not consented to a hotel development on the Yacht Club site.

From my perspective NR appreciated the discussion and responses to his questions, and there were no action items/concerns.

The above is FYI and background – particularly given the recent interest in this harbour.
Let me know if you'd like any further detail.

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

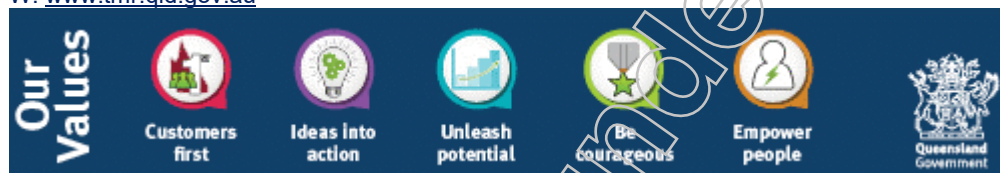
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W: www.tmr.qld.gov.au



Philip A Burns

From: Ben S Johnson
Sent: Wednesday, 18 December 2019 11:06 AM
To: Martin J O'Connor
Cc: Nancy Z Dean; Philip A Burns
Subject: FW: URGENT DUE 11AM THIS MORNING: QN 35114 - QON1820 - MOOLOOLABA SPIT DEVELOPMENT
Attachments: QON1820_Response_28 Nov_Pending_Approval- bj markups.docx
Importance: High

Hi Marty, I have made some amendments in markup and attached for your review and approval. Thanks.

Kind Regards

Ben Johnson

Senior Advisor | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

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GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au> **On Behalf Of** Martin J O'Connor
Sent: Wednesday, 18 December 2019 9:40 AM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Subject: FW: URGENT DUE 11AM THIS MORNING: QN 35114 - QON1820 - MOOLOOLABA SPIT DEVELOPMENT
Importance: High

Hi Phil and Ben

Could you please prepare response/edits as per Corro's email below.
For Martin's approval at your earliest convenience.

Kind regards
Nancy

Nancy Dean

Project Support Officer

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street, Brisbane
GPO Box 1412 Brisbane
P: (07) 3066 3724
E: nancy.dean@tmr.qld.gov.au
www.tmr.qld.gov.au

From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Sent: Wednesday, 18 December 2019 9:37 AM
To: DocTrak.PPI.PIP.SPM.DPRCM <DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>

Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Subject: URGENT DUE 11AM THIS MORNING: QN 35114 - QON1820 - MOOLOOLABA SPIT DEVELOPMENT

Importance: High

Good morning

Please find attached QON1820 about the Mooloolaba Spit Development. The Minister's Office has made amendments to the response and it has been rejected back to us to confirm the accuracy of the amendments.

Can I please ask that your team has a quick look over the attached and advise if it is all factual? Given the tight timeframe that they're wanting this returned, I am happy that it is returned to me with Director level endorsement, rather than ED.

Thank you in advance.

Rhiannon Stewart

Senior Correspondence Advisor

Policy, Planning and Investment Division

Floor 17 | 61 Mary Street | Brisbane 4000

GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 7420

E: rhiannon.l.stewart@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Philip A Burns

From: Ben S Johnson
Sent: Wednesday, 18 December 2019 11:07 AM
To: Martin J O'Connor
Cc: Nancy Z Dean; Philip A Burns
Subject: FW: URGENT DUE 11AM THIS MORNING: QN 35126 - QON1886 - MOOLOOLABA SPIT FUTURES PLAN (2019)
Attachments: QON1886_Mooloolaba Spit Development_MO updated 161219 -bj markups.docx
Importance: High

Hi Marty, I have made some amendments in markup and attached for your review and approval. Thanks.

Kind Regards

Ben Johnson

Senior Advisor | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

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GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
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From: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au> **On Behalf Of** Martin J O'Connor
Sent: Wednesday, 18 December 2019 9:48 AM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Subject: FW: URGENT DUE 11AM THIS MORNING: QN 35126 - QON1886 - MOOLOOLABA SPIT FUTURES PLAN (2019)
Importance: High

Hi Phil and Ben
Another one. Please prepare as per Corro's direction below.
For Martin's approval asap.

Kind regards
Nancy

Nancy Dean

Project Support Officer

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street, Brisbane
GPO Box 1412 Brisbane
P: (07) 3066 3724
E: nancy.dean@tmr.qld.gov.au
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From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Sent: Wednesday, 18 December 2019 9:45 AM
To: DocTrak.PPI.PIP.SPM.DPRCM <DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>

Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Subject: URGENT DUE 11AM THIS MORNING: QN 35126 - QON1886 - MOOLOOLABA SPIT FUTURES PLAN (2019)

Importance: High

Good morning

Similarly to my previous email, QON1886 has been rejected for fact checking due to the Minister's Office having made amendments to the response.

Can I please ask that your team has a quick look over the attached and advise if it is all factual? Given the tight timeframe that they're wanting this returned, I am happy that it is returned to me with Director level endorsement, rather than ED.

Thank you in advance.

Rhiannon Stewart

Senior Correspondence Advisor

Policy, Planning and Investment Division

Floor 17 | 61 Mary Street | Brisbane 4000

GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 7420

E: rhiannon.l.stewart@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Philip A Burns

From: Nancy Z Dean
Sent: Wednesday, 8 January 2020 8:53 AM
To: Melissa Crane
Cc: Jo A Jensen; Philip A Burns
Subject: RE: *** due Thursday 16 January 2020 PPQ 35343 - MOOLOOLABA RIVER SPIT MASTERPLAN The linked Briefing Note has been created for your necessary action.

Good morning Mel

PPQ 35343 - MOOLOOLABA RIVER SPIT MASTERPLAN

Nil changes to the above PPQ.

Endorsed by Jo Jensen, A/Director DPRCM.

Please note:

Philip Burns and Bradley Chandler attended a meeting with the Minister's Advisor (David Greene) on 06 December 2019 to discuss the TMR investigations.

An outcome from that meeting was that David Green would brief the Minister, and then provide advice to TMR regarding next steps. TMR investigations are on hold pending receiving direction from the Minister's Office (hence no change to the PPQ).

Should you have any questions, please let me know.

Kind regards

Nancy

Nancy Dean

Project Support Officer

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street, Brisbane

GPO Box 1412 Brisbane

P: (07) 3066 3724

E: nancy.dean@tmr.qld.gov.au

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From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au>

Sent: Tuesday, 7 January 2020 12:46 PM

To: DocTrak.PPI.PIP.SPM.DPRCM <DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>

Cc: Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>

Subject: FW: *** due Thursday 16 January 2020 PPQ 35343 - MOOLOOLABA RIVER SPIT MASTERPLAN The linked Briefing Note has been created for your necessary action.

Hi Jo/Nancy

One for the lovely Mr Burns 😊.

If any updates are required (or NIL changes), could you please complete in **track changes** and return to the ED office by **cob Tuesday 15 January 2020**.

Thanks

Kind regards

Melissa Crane

Senior Advisor | Strategic Property Management Executive Directorate

Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

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melissa.z.crane@tmr.qld.gov.au

www.tmr.qld.gov.au

From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Sent: Tuesday, 7 January 2020 12:32 PM

To: Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>

Subject: *** due Thursday 16 January 2020 PPQ 35343 - MOOLOOLABA RIVER SPIT MASTERPLAN The linked Briefing Note has been created for your necessary action.

Good Afternoon

Please review the attached PPQ briefing note and return the updated brief, ensuring you use tracked changes to PPI Correspondence **Thursday 16 January 2020**

Please advise if there are NIL changes.

Helen Cootes

A/Senior Correspondence Advisor

Policy Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 1868

E : helen.s.cootes@tmr.qld.gov.au

Philip A Burns

From: Warren G Batts
Sent: Monday, 3 February 2020 2:21 PM
To: Philip A Burns
Subject: RE: Mooloolaba Boat Harbour - Briefing note and media article

Hi Philip

My review of your BN and associated docs has not identified any particular comments/suggestions.

Regards

Warren Batts

Principal Planner (Project Facilitation) | Transport Strategy and Planning
Policy, Planning and Investment Division | Department of Transport and Main Roads

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GPO Box 213 | Brisbane Qld 4001
P: (07) 30661411 | F: (07) 30661406
E: warren.g.batts@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Sent: Monday, 3 February 2020 12:19 PM
To: David A Lee-Steere <David.A.Lee-Steere@tmr.qld.gov.au>; Jonathan J Beatty <Jonathan.J.Beatty@msq.qld.gov.au>; Warren G Batts <Warren.G.Batts@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>; Jennifer M Grace <Jennifer.M.Grace@tmr.qld.gov.au>; Randall L Fletcher <randall.l.fletcher@tmr.qld.gov.au>; Stephanie Threlfall <Stephanie.Z.Threlfall@tmr.qld.gov.au>; Craig D Hough <Craig.D.Hough@tmr.qld.gov.au>; Angus Mitchell <Angus.G.Mitchell@msq.qld.gov.au>; Nick T Shaw <Nick.T.Shaw@tmr.qld.gov.au>
Subject: Mooloolaba Boat Harbour - Briefing note and media article

Good afternoon,

Following on from events on Friday with Fiona Simpson MP, Member for Maroochydore arriving on site at the Mooloolaba Marine Ops Base and doing an interview, I have attached the media article which was published on Saturday.

Note – in the Minister's response he has advised 'I've asked my department to run a consultation process later this year so the local community can share their ideas on how the land can be best improved'.

The Minister's office has also asked for a briefing with milestones, around progressing development of the site.

There are a number of issues and given MSQ, FAS and TSP involvement in the project going forward I have included a number of people in the email to get you all across it.

I'd appreciate your review and advising if there is anything you think should be added/information that needs amending and so on.

I will be out of the office from this afternoon (providing assistance to the bushfire efforts in the ACT/NSW) and not returning until next week.

If you have any feedback please forward to either Martin O'Connor or Ben Johnson from the team (both cc'ed into this email) by **(COB Tue 04 Feb)** in order for the Brief to be progressed within the required timeframes.

Thank you in advance, particularly given the complex issues and short turn-around.

Regards

Department of Transport and Main Roads
Decision Brief
MBN23201

To: Minister for Transport and Main Roads

SUBJECT: Mooloolaba Spit Development plans	Non-Urgent
--	-------------------

Summary

- The Department of Transport and Main Roads hold freehold land at the end of the Mooloolaba Spit (**the site**). This adjoins the Mooloolaba Boat Harbour and accommodates TMR's Boat Harbour Controllers (BHC), Maritime Safety Queensland (MSQ), Queensland Police Service - Water Police (QPS) and Marine Pilotage functions (MP) (**Attachment 1**).
- The site features the disused and dilapidated Marine Operations Base and other improvements which are poorly configured. TMR has identified an opportunity for redevelopment of the site which could incorporate the existing government and related functions on the site as well as complimentary commercial development outcomes.

Recommendations

- That you approve TMR progressing investigations into potential redevelopment of the site, ensuring the functions of the BHC, MSQ, QPS and MP service can continue in this location.
- That you note TMR will engage with the community, council, local businesses and stakeholders regarding any new proposal.
- That you note the outcome of the consultation process is anticipated to identify options for future land use outcomes on the site. This will inform TMR's subsequent steps to progressing any redevelopment.
- That you note TMR will provide a further briefing following the outcome of consultation and once options for the site have been identified.

Financial Implications

- TMR will incur costs associated with investigating potential land use outcomes and undertaking community consultation to inform the future plans for the site. TMR will seek to bring forward future year funding forecasts to undertake consultation.
- TMR's preliminary investigations into future options for the site have been on the basis of seeking to attract private investment to deliver a purpose-built facility – at no cost for government. The balance of the site would be made available for private development.

Action Officer:	Endorsed by:	Endorsed by: DDG	Endorsed by: DG
Brad Chandler Executive Director (Strategic Property Management)	Tony Philp General Manager (Portfolio Investment and Programming)	Julie Mitchell Deputy Director-General (Policy, Planning and Investment)	Neil Scales Director-General
Tel: 3066 3752	Tel: 3066 3766	Tel: 3066 2245	Tel: 3066 7316
Date: [Approval date] 2020	Date: [Approval date] 2020	Date: [Approval date] 2020	Date: [Approval date] 2020

- A funding source has not been identified if government elects to reinstate existing onsite functions in a purpose built facility rather than pursue an integrated commercial development outcome.

Background

- Since the original development of the Marine Pilot's base on the site in the late 1960s, there has been sporadic and uncoordinated development to accommodate a range of uses. This development has led to an inefficient use of the available land.
- In 2009 the Department of Natural Resources and Mines (DNRM) and the Sunshine Coast Regional Council (SCRC) completed the Mooloolaba Spit Futures Study (**study**). The study recommended the consolidation of uses on site to include functions dependant on water access, as well as activating oceanside frontages to incorporate public amenities, cafes and restaurants.
- In early 2019 TMR engaged a consultant to provide independent advice regarding the commercial viability of a redevelopment of the site. The investigation was on the basis of a developer delivering a stand-alone government building (at no cost to the state), in exchange for being provided access to the balance of the TMR site for commercial development. These investigations did not contemplate 'high-rise' development as reported in recent media articles.

Key Issues

- The improvements on the site are aging and poorly configured (one building remains uninhabitable due to workplace health and safety issues). Investigations have identified refurbishment of this building is financially unviable.
- MSQ is responsible for pilotage service to the Port of Brisbane, which currently exceeds 6000 shipping movements per year. The MP service is a key component of the transport network and this site is a critical element to enabling the Port of Brisbane to operate. Any future plans will not compromise the MP function.
- QWP relocated to the site in circa 2010, in what is believed to be an election commitment dating back to 2006. The site provides an ideal base for their on-water activities and preliminary investigations have been on the basis their function would continue from this location.
- In 2016 the Queensland government announced the *Advancing our Cities and Regions (AOCR)* strategy which focussed on repurposing surplus and underutilised state property to deliver better community outcomes, create jobs and drive economic growth. This strategy contributed to TMR commencing its investigations into the future plans for the site.
- As a result of the underutilisation of the site and government strategy TMR commenced preliminary discussions with onsite stakeholders, as well as SCRC representatives and government agencies. The discussions and stakeholder feedback acknowledged the underutilisation of the site and potential for redevelopment.
- In mid 2019 TMR engaged a consultant to provide '*Commercial Advice for the Mooloolaba Spit*' and consider whether the existing functions on site could be delivered at no cost, in exchange for making the balance of the site available for commercial development. These investigations were on the basis of assessing the minimum height, size and scale required to make a development commercially viable. Preliminary investigations were positive, however would require further detailed investigations to better inform TMR's decision making.

Commented [CMG1]: This is not advice that has been provided by F&AS. Works have stopped as property services wanted to sell the site. The statement as is, is incorrect.

Commented [CMG2]: As we have not seen what has been proposed we are unable to confirm if this is the case.

- In late 2019 TMR was made aware the details of the Commercial Advice *Request for Quote* were provided to local media outlets, resulting in this project receiving significant local interest.
- As a result of this interest and media coverage, you (the Minister for Transport and Main Roads) have indicated there will be community consultation regarding any future plans to redevelop the site.
- An indicative timeframe for progressing community consultation and identifying options for the site has been developed (**Attachment 2**).
- As part of a current functional review MSQ has identified the need to maintain its current onsite presence and ensure MP functions can continue. Any proposal for redevelopment will ensure the pilotage services will continue without interruption, noting there would be site disruptions and logistical issues as part of any redevelopment.
- The study identified the potential for the Department of Agriculture and Fisheries Shark Contractors (currently on Reserve land, surrounded by council parkland across from the boat harbour) to be accommodated on site. TMR's redevelopment investigations have not included this function being located on the site on the basis of the functions being incompatible with other uses.

Financial Implications

- TMR's preliminary investigations into the potential redevelopment of the site have been on the basis of attracting private sector investment to deliver a purpose-built facility for existing onsite functions (at no cost to government), in exchange for making the balance of the site available for commercial development.
- If a development outcome focusses on redeveloping the site to accommodate onsite functions only, with no opportunity for privately funded commercial development, an alternate funding source will need to be identified.
- TMR will investigate any financial impacts once more detail is known about the future options, identified through the consultation process.
- TMR will work to identify an appropriate funding source to meet the costs associated with undertaking community consultation, concept development and project due diligence.

Consideration of the *Human Rights Act 2019* (HR Act)

- The HR Act was considered when making the recommendations outlined in this brief, and there are no impacts to human rights.

Consultation with Stakeholders

- There is ongoing consultation within TMR to ensure relevant staff are informed of current investigations into the potential redevelopment of the site.
- TMR is currently undertaking a procurement exercise for Pilotage Services for the Port of Brisbane beyond 2021. A redevelopment would accommodate marine pilotage services on the site and MSQ continues to engage with the current MP contractors regarding their services.
- TMR is engaging with QPS regarding the longer term plans for the site, and recognises the importance of retaining their operational functions in this location. QPS has confirmed it's interests in remaining onsite.

Commented [CMG3]: We are engaging with QPS to arrange the signing of an MOU, however this has not yet been finalised. We are not engaging for long term plans for the site, only occupation as is to continue for a period of time.

- Preliminary engagement with SCRC at both a Ministerial/Councillor and officer level has acknowledged the important role the harbour plays in the local community and broader Queensland economy. SCRC has indicated support for the redevelopment of the site and continues to support the outcomes of the study and land-use outcomes provided for under the Sunshine Coast Planning Scheme 2014.
- Fiona Simpson MP, Member for Maroochydore has been vocal in calling for the state government to provide details of its future plans for the site, has lodged a number of recent Questions on Notice regarding the issue in Parliament and held media interviews onsite – without prior notice or approval from TMR.
- The Mooloolaba and Spit Association (Association) has contacted TMR to raise its concerns regarding recent media articles published about redevelopment plans for the site. TMR anticipates the Association will be a key stakeholder and advocate regarding any future plans for the site, particularly around issues such as building height, traffic congestion, parking and public amenity.

Employment

- Redevelopment of the site will create employment opportunities during construction and will continue to sustain employment for people working for TMR, QPS and MP functions from new facilities. Attracting commercial development to the site has the potential to increase employment through new opportunities in local business.

Media

- TMR's preliminary investigations into the potential redevelopment of the site have been the subject of recent media articles, following the unidentified release of confidential information contained in a Request for Quote for *Commercial Advice*.
- In a recent news article you have made a statement regarding government's commitment to *'run a consultation process later this year so the local community can share their ideas on how the land can be best improved'* (**Attachment 3**). TMR anticipates continued messaging about engaging with the community will be effective.

Election Commitments

- This matter does not relate to an election commitment.

Government Priorities

- Redevelopment of this site relates to government's priority of job creation (through ensuring the ongoing sustainability of pilotage services for the Port of Brisbane) and ensuring safe communities through the QPS – Water Police functions and the daily role of TMR offices in managing the harbour and regulating marine activities.

Summary of Actions

- That you approve ... [please enter the details under subtitle 'Recommendations'].

Minister's comments:

Released under RTI / DTMR

Approved / Not Approved

Minister's signature.....

Date/...../.....

Philip A Burns

From: David A Lee-Steere
Sent: Monday, 3 February 2020 2:22 PM
To: Anna C Jack; Philip A Burns
Cc: Nick T Shaw; Jonathan J Beatty; Jennifer M Grace
Subject: FW: Mooloolaba Boat Harbour - Briefing note and media article
Attachments: MBN23201_Feb 04.docx; MBN23201_Att 1.pdf; MBN23201_Att 2.docx; MBN23201_Att 3.pdf

Thanks Philip.

I'm not in the DF&AS position for the time being as I am working on a Service Delivery Model Review – Anna Jack is in the chair and I have copied her in so she can engage within the team and respond.

A couple of points at a glance though:

- F&AS is working with PSBA (on behalf of QPS), to complete a MOU to record QPS's occupation at the site – discussions are ongoing.
- Regarding first "key Issue" - *The improvements on the site are aging and poorly configured (one building remains uninhabitable due to workplace health and safety issues). Investigations have identified refurbishment of this building is financially unviable. While remediation works to address WHS issues in the building in question have recently been completed, the present issue is not an uninhabitable building due to WHS reasons; rather the building requires large sums of capital investment – a course of action that is problematic with the cloud of uncertainty over the site's future. Would suggest something like the following is appropriate:*

The improvements on the site are aging and poorly configured which has led to TMR's unplanned maintenance program addressing facility related workplace health and safety issues. One building, previously utilised as office accommodation and requiring capital investment, remains largely vacant while the site's future is determined.

Cheers.

David Lee-Steere

Project Director - Service Delivery Model Review

Finance & Procurement Branch | Corporate Division | Department of Transport and Main Roads

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GPO Box 1549 | Brisbane Qld 4001

(07) 3066 6054 | M: Not Relevant

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www.tmr.qld.gov.au

From: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Sent: Monday, 3 February 2020 12:19 PM

To: David A Lee-Steere <David.A.Lee-Steere@tmr.qld.gov.au>; Jonathan J Beatty <Jonathan.J.Beatty@msq.qld.gov.au>; Warren G Batts <Warren.G.Batts@tmr.qld.gov.au>

Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>; Jennifer M Grace <Jennifer.M.Grace@tmr.qld.gov.au>; Randall L Fletcher <randall.l.fletcher@tmr.qld.gov.au>; Stephanie Threlfall <Stephanie.Z.Threlfall@tmr.qld.gov.au>; Craig D Hough <Craig.D.Hough@tmr.qld.gov.au>; Angus

Mooloolaba Marine Operations Base

Development

No.	Activity	Timeframe	Milestones (start – finish)
Community Consultation			
1	Consultant procurement and engagement	6 weeks*	Mar - Apr 2020
2	Development of an Engagement Plan	6 weeks*	Apr - May 2020
3	Community consultation	6 – 8 weeks*	Jun - Jul 2020
4	Completion of Consultation Report	4 weeks*	Aug 2020
Options Analysis			
1	Consider report and identify site options	4 weeks	Sep 2020
2	Ministerial briefing / approval of option	8 weeks	Oct - Nov 2020

**Indicates the timeframes TMR is working towards in relation to community consultation for Manly Boat Harbour*

All timeframes are indicative and subject to change.

Philip A Burns

From: Philip A Burns
Sent: Monday, 3 February 2020 12:19 PM
To: David A Lee-Steere; Jonathan J Beatty; Warren G Batts
Cc: Martin J O'Connor; Ben S Johnson; Jennifer M Grace; Randall L Fletcher; Stephanie Threlfall; Craig D Hough; Angus Mitchell; Nick T Shaw
Subject: Mooloolaba Boat Harbour - Briefing note and media article
Attachments: MBN23201_Feb 04.docx; MBN23201_Att 1.pdf; MBN23201_Att 2.docx; MBN23201_Att 3.pdf

Good afternoon,

Following on from events on Friday with Fiona Simpson MP, Member for Maroochydore arriving on site at the Mooloolaba Marine Ops Base and doing an interview, I have attached the media article which was published on Saturday.

Note – in the Minister's response he has advised *'I've asked my department to run a consultation process later this year so the local community can share their ideas on how the land can be best improved'*.

The Minister's office has also asked for a briefing with milestones, around progressing development of the site.

There are a number of issues and given MSQ, FAS and TSP involvement in the project going forward I have included a number of people in the email to get you all across it.

I'd appreciate your review and advising if there is anything you think should be added/information that needs amending and so on.

I will be out of the office from this afternoon (providing assistance to the bushfire efforts in the ACT/NSW) and not returning until next week.

If you have any feedback please forward to either Martin O'Connor or Ben Johnson from the team (both cc'ed into this email) by **(COB Tue 04 Feb)** in order for the Brief to be progressed within the required timeframes.

Thank you in advance, particularly given the complex issues and short turn-around.

Regards

Philip Burns
Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

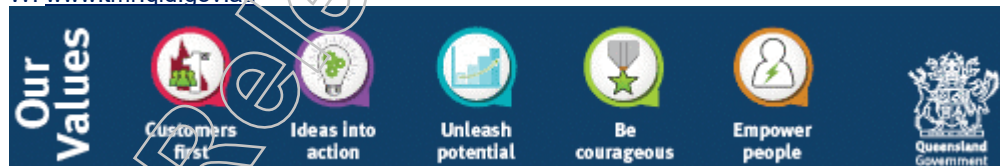
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W: www.tmr.qld.gov.au



Philip A Burns

From: Christine M Gilmore on behalf of Anna C Jack
Sent: Wednesday, 5 February 2020 4:49 PM
To: Philip A Burns; Ben S Johnson; Martin J O'Connor
Cc: Nick T Shaw; Jonathan J Beatty; Jennifer M Grace
Subject: RE: Mooloolaba Boat Harbour - Briefing note and media article
Attachments: MBN23201_Feb 04.docx

Good afternoon

As requested, please find our comments in the brief attached.

Kind regards

Christine Gilmore

Support Officer | Facilities and Accommodation Solutions

Finance and Procurement Branch | Corporate Division | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

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christine.m.gilmore@tmr.qld.gov.au

www.tmr.qld.gov.au

From: David A Lee-Steere <David.A.Lee-Steere@tmr.qld.gov.au>

Sent: Monday, 3 February 2020 2:22 PM

To: Anna C Jack <anna.c.jack@tmr.qld.gov.au>; Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Cc: Nick T Shaw <Nick.T.Shaw@tmr.qld.gov.au>; Jonathan J Beatty <Jonathan.J.Beatty@msq.qld.gov.au>; Jennifer M Grace <Jennifer.M.Grace@tmr.qld.gov.au>

Subject: FW: Mooloolaba Boat Harbour - Briefing note and media article

Thanks Philip.

I'm not in the DF&AS position for the time being as I am working on a Service Delivery Model Review – Anna Jack is in the chair and I have copied her in so she can engage within the team and respond.

A couple of points at a glance though:

- F&AS is working with PSBA (on behalf of QPS), to complete a MOU to record QPS's occupation at the site – discussions are ongoing.
- Regarding first "key issue" - *The improvements on the site are aging and poorly configured (one building remains uninhabitable due to workplace health and safety issues). Investigations have identified refurbishment of this building is financially unviable.* While remediation works to address WHS issues in the building in question have recently been completed, the present issue is not an uninhabitable building due to WHS reasons; rather the building requires large sums of capital investment – a course of action that is problematic with the cloud of uncertainty over the site's future. Would suggest something like the following is appropriate:

The improvements on the site are aging and poorly configured which has led to TMR's unplanned maintenance program addressing facility related workplace health and safety issues. One building, previously utilised as office accommodation and requiring capital investment, remains largely vacant while the site's future is determined.

Philip A Burns

From: Philip A Burns
Sent: Wednesday, 12 February 2020 2:28 PM
To: Martin J O'Connor
Cc: Ben S Johnson; Sarah J Roberts
Subject: Mooloolaba MBN23201 updated
Attachments: MBN23201_Att 3 markups.docx; MBN23201_Feb 11 markup.docx

Hi Marty,

Following the feedback on the original draft of the Mooloolaba development brief, Ben and I have set about making some markups and condensing the brief to focus on the main points. This has included adding another attachment to still draw attention to Key issues, but these can be omitted from the body of the brief.

The current version looks a bit like a Clown's pants – colourful, given all the changes.

G:\SPM\SP\Projects\Boat Harbours\04 Mooloolaba\01 Mooloolaba Redevelopment\300 Communications\Briefing Notes\MBN23201 Redevelopment Approval

For your review and discussion.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

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W: www.tmr.qld.gov.au



Attachment 3

Key Issues

- QPS relocated to the site in circa 2010, in what is believed to be an election commitment dating back to 2006. The site provides an ideal base for their on-water activities and TMR's preliminary investigations have been on the basis their function would continue from this location.
- In 2016, the Queensland government announced the *Advancing our Cities and Regions (AOCR)* strategy which focussed on repurposing surplus and underutilised state property to deliver better community outcomes, create jobs and drive economic growth. This strategy contributed to TMR commencing its investigations into the future plans for the site.
- As a result of the underutilisation of the site and government strategy, TMR commenced preliminary discussions with onsite stakeholders, as well as SCRC representatives and government agencies. The discussions and stakeholder feedback acknowledged the underutilisation of the site and potential for redevelopment.
- Investigations into the potential redevelopment of the site have been based on attracting private sector investment to deliver a purpose-built facility for existing onsite functions (at no cost to the government/state), in exchange for making the balance of the site available for commercial development.
- TMR's consultants who provided commercial advice on the site were instructed to assess the minimum height, size and scale of a redevelopment to make it commercially viable. Preliminary investigations were positive, however would require further detailed investigations to better inform TMR's decision making.
- Investigations have not contemplated 'high-rise' development as reported in recent media articles.
- TMR has been made aware the details of the Commercial Advice *Request for Quote* was provided to local media outlets, resulting in this project receiving significant local interest.
- MSQ is responsible for pilotage services to the Port of Brisbane, which currently exceeds 6000 shipping movements per year and is a key component of the transport network. This site is a critical element to enabling the Port of Brisbane to operate and MSQ has identified the need to maintain its current onsite presence and ensure MP functions can continue.
- TMR is currently undertaking a procurement exercise for pilotage services for the Port of Brisbane beyond 2021, and any proposal for redevelopment at the Mooloolaba Spit will ensure pilotage can continue without interruption, noting there would be site disruptions and logistical issues as part of any redevelopment.
- TMR's Facilities and Accommodation Solutions (F&AS) is currently in negotiations with the Public Safety Business Agency (who act on behalf of QPS) to complete a Memorandum of Understanding to record QPS's occupation on the site.
- The Mooloolaba Spit Futures Study identified the potential for the Department of Agriculture and Fisheries Shark Contractors (currently on Reserve land, surrounded by council parkland across from the boat harbour) to be accommodated on site. TMR's redevelopment investigations have not included this function being located on the site based on the functions being incompatible with other uses.

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Department of Transport and Main Roads
Decision Brief
MBN23201

To: Minister for Transport and Main Roads

SUBJECT: Mooloolaba Spit Development plans	Non-Urgent
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Summary

- The Department of Transport and Main Roads (TMR) holds freehold land at the end of the Mooloolaba Spit (**the site**). This adjoins the Mooloolaba Boat Harbour and accommodates TMR's Boat Harbour Controllers (BHC), Maritime Safety Queensland (MSQ), Queensland Police Service - Water Police (QPS) and Marine Pilotage functions (MP) (**Attachment 1**).
- The site features the disused and dilapidated Marine Operations Base and other on-site improvements, which are poorly configured. TMR has identified an opportunity for redevelopment of the site which could incorporate the existing government and related functions on the site, as well as complimentary commercial development outcomes.

Recommendations

- That you approve:
 - TMR progressing investigations into potential redevelopment of the site, ensuring the functions of the BHC, MSQ, QPS and MP service can continue in this location.
 - That you note TMR undertaking community consultation which will involve engaging with the community, council, local businesses and stakeholders regarding any new proposal for the site.
- That you note:
 - the outcome of the consultation process is anticipated to identify options for future land use outcomes on the site. This will inform TMR's subsequent steps to progressing any redevelopment and inform a subsequent briefing.
 - That you note TMR will provide a further briefing, following the outcome of consultation and once options when options for the site have been identified.

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Action Officer: Brad Chandler Executive Director (Strategic Property Management) Tel: 3066 3752 Date: [Approval date] 2020	Endorsed by: Tony Philp General Manager (Portfolio Investment and Programming) Tel: 3066 3766 Date: [Approval date] 2020	Endorsed by: DDG Julie Mitchell Deputy Director-General (Policy, Planning and Investment) Tel: 3066 2245 Date: [Approval date] 2020	Endorsed by: DG Neil Scales Director-General Tel: 3066 7316 Date: [Approval date] 2020
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- TMR will need to reassess the option of attracting a developer to deliver a stand-alone government building (at no cost to the state), in exchange for being provided ~~access-development rights~~ to the balance of the TMR site if the current RTI request is approved and commercial advice in relation to the opportunity is released.

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- ~~That you note TMR will need to reassess the option of a developer delivering a stand-alone government building (at no cost to the state), in exchange for being provided access to the balance of the TMR site if the current RTI request is approved and commercial advice in relation to the opportunity is released prior to a formal tender process.~~

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~~That you note, the department is in receipt of a Right to Information (RTI) from the Office of the Leader of the Opposition Due to a current Right To Information (RTI) requesting for commercial advice on the opportunity to develop the site. If this commercial advice is released, prior to the tender process, TMR will need to reassess the option where the developer delivers a stand-alone government building (at no cost to the state), in exchange to commercially develop for access to the balance of the TMR site.~~

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Financial Implications

- TMR will incur costs associated with ~~further investigations into investigating~~ potential land use outcomes and undertaking community consultation to inform the future plans for the site. TMR will ~~endeavour to seek to~~ bring forward future year funding forecasts to undertake consultation.
- ~~TMR's preliminary investigations into future options for the site have been on the basis of seeking to attract private investment to deliver a purpose-built facility, at no cost to the government. The balance of the site would be made available for private development.~~
- ~~A funding source has not been identified if the government elects to reinstate existing on-site functions in a purpose-built facility, rather than pursue an integrated commercial development outcome.~~

Background

- Since the original development of the ~~Marine Pilot's MP~~ base on the site in the late 1960s, there has been sporadic and uncoordinated development, ~~leading to accommodate a range of uses. This development has led to~~ an inefficient use of the available land.
- In 2009, the Department of Natural Resources and Mines (DNRM) and the Sunshine Coast Regional Council (SCRC) completed the Mooloolaba Spit Futures Study (study). The study recommended the consolidation of uses on site to include functions dependant on water access, as well as activating oceanside frontages to incorporate public amenities, cafes and restaurants.
- In early 2019, TMR engaged a consultant to provide independent advice regarding the commercial viability of a redevelopment of the site, ~~including a developer delivering a stand-alone government building at no cost to the state. The investigation was on the basis of a developer delivering a stand-alone government building (at no cost to the state), in exchange to develop for being provided access to the balance of the TMR site for commercial development. These investigations did not contemplate disclose 'high-rise' development as reported in recent media articles.~~

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Key Issues

- The improvements on the site are aging and poorly configured, ~~which has led to TMR's unplanned maintenance program addressing facility related workplace health and safety issues.~~ One building, previously utilised as office accommodation and requiring large sums of capital investment, remains largely vacant while the site's future is determined.
- ~~MSQ is responsible for pilotage services to the Port of Brisbane, which currently exceeds 6000 shipping movements per year. The MP? (I think this should be Marine Pilot) service MP service is a key component of the transport network and this site is a critical element to enabling the Port of Brisbane to operate. Any future plans will not compromise the MP function.~~
- ~~QPS relocated to the site in circa 2010, in what is believed to be an election commitment dating back to 2006. The site provides an ideal base for their on-water activities and preliminary investigations have been on the basis their function would continue from this location.~~
- ~~In 2016, the Queensland government announced the Advancing our Cities and Regions (AOCR) strategy which focussed on repurposing surplus and underutilised state property to deliver better community outcomes, create jobs and drive economic growth. This strategy contributed to TMR commencing its investigations into the future plans for the site.~~
- ~~As a result of the underutilisation of the site and government strategy, TMR commenced preliminary discussions with onsite stakeholders, as well as SCRC representatives and government agencies. The discussions and stakeholder feedback acknowledged the underutilisation of the site and potential for redevelopment.~~
- ~~In mid-2019, TMR engaged a consultant to provide 'Commercial Advice for the Mooloolaba Spit' and consider whether the existing functions on site could be delivered at no cost to the state, in exchange for making the balance of the site available for commercial development. These investigations were on the basis of assessing the minimum height, size and scale required to make a development commercially viable. Preliminary investigations were positive, however would require further detailed investigations to better inform TMR's decision making.~~
- ~~In late 2019, TMR was made aware the details of the Commercial Advice Request for Quote were provided to local media outlets, resulting in this project receiving significant local interest.~~
- ~~As a result of this local interest and media coverage in redevelopment of the site, you (the Minister for Transport and Main Roads) have indicated there will be community consultation regarding any future plans to redevelop the site, will be completed.~~
- ~~An indicative timeframe for progressing community consultation and identifying options for the site has been developed (Attachment 2). A number of other key issues have been identified and are detailed further in Attachment 3.~~
- ~~TMR is currently responding to a Right to Information request from the Office of the Leader of the Opposition, seeking to obtain a copy of the commercial advice on the opportunity to develop the site. Officers from the Strategic Property Management area Unit, within of TMR, consider the advice to be commercial in confidence and have recommended it is not be released. The ultimate decision in relation to the RTI request will sit with the Right to Information, Information Privacy, and Complaints Management area of TMR.~~

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- An indicative timeframe for progressing community consultation and identifying options for the site has been developed (**Attachment 2**).
- As part of a current functional review, MSQ has identified the need to maintain its current onsite presence and ensure MP functions can continue. Any proposal for redevelopment will ensure the pilotage services will continue without interruption, noting there would be site disruptions and logistical issues as part of any redevelopment.
- The study identified the potential for the Department of Agriculture and Fisheries Shark Contractors (currently on Reserve land, surrounded by council parkland across from the boat harbour) to be accommodated on site. TMR's redevelopment investigations have not included this function being located on the site on the based on of the functions being incompatible with other uses. TMR is currently responding to a Right to Information request, seeking to obtain a copy of the commercial advice. Officers from the Strategic Property Management Unit, within TMR, consider the advice to be commercial-in-confidence and have recommended it not be released. The ultimate decision in relation to the RTI request will sit with the Right to Information, Information Privacy, and Complaints Management area of TMR.

Financial Implications

- TMR's preliminary investigations into the potential redevelopment of the site have been on the basis of attracting private sector investment to deliver a purpose-built facility for existing onsite functions (at no cost to the state government), in exchange for making the balance of the site available for commercial development.
- If, based on the outcome of community consultation, a development outcome focusses on redevelopment options focus on ing the site to accommodate onsite functions only, with no opportunity for privately funded commercial development, an alternate funding source will need to be identified.
- TMR will investigate any financial impacts once more detail is known about the future options, identified through the consultation process.
- TMR will work to identify an appropriate funding source to meet the costs associated with undertaking community consultation, concept development and project due diligence.

Consideration of the *Human Rights Act 2019* (HR Act)

- The HR Act was considered when making the recommendations outlined in this brief, and there are no impacts to human rights.

Consultation with Stakeholders

- There is ongoing consultation within TMR to ensure relevant staff are informed of current investigations into the potential redevelopment of the site.
- TMR is engaging currently undertaking a procurement exercise for pPilotage eServices for the Port of Brisbane beyond 2021. A redevelopment would accommodate marine pilotage MP services on the site and MSQ continues to engage with the current MP contractors (through MSQ) and QPS (through the Public Safety Business Agency) regarding site investigations and the longer-term opportunities for redevelopment. TMR is reiterating the importance of the current functions remaining on-site on a long-term basis, regarding their services.

- TMR is engaging with QPS regarding the longer-term plans for the site, and recognises the importance of retaining their operational functions in this location. QPS has confirmed its interests in remaining onsite. TMR's Facilities and Accommodation Solutions (F&AS) is currently in negotiations with the Public Business Safety Agency (who act on behalf of QPS) to complete a Memorandum of Understanding to record QPS's occupation on the site.
- Preliminary engagement with SCRC, at both a Ministerial/Councillor and officer level, has acknowledged the important role the harbour plays in the local community and broader Queensland economy. SCRC has indicated support for the redevelopment of the site and continues to support for the outcomes of the study and land-use outcomes provided for under the Sunshine Coast Planning Scheme 2014.
- Ms Fiona Simpson MP, Member for Maroochydore, has been vocal in calling for the State Government to provide details of its future plans for the site, has lodged a number of recent Questions on Notice regarding the issue in Parliament and held media interviews onsite – without prior notice or approval from TMR.
- The Mooloolaba and Spit Association (Association) has contacted TMR to raise its concerns regarding recent media articles published about redevelopment plans for the site. TMR anticipates the Association will be a key stakeholder and advocate regarding any future plans for the site, particularly around issues such as building height, traffic congestion, parking and public amenity.

Employment

- Redevelopment of the site will create employment opportunities during construction and will continue to sustain employment for people working for TMR, QPS and MP functions from new facilities. Attracting commercial development to the site has the potential to increase employment through new opportunities in local business.

Media

- TMR's preliminary investigations into the potential redevelopment of the site have been the subject of recent media articles, following the unidentified release of confidential information contained in a Request for Quote for *Commercial Advice*.
- In a recent news article, you have made a statement regarding government's commitment to 'run a consultation process later this year so the local community can share their ideas on how the land can be best improved' (**Attachment 43**). TMR anticipates continued messaging about engaging with the community will be effective.

Election Commitments

- This matter does not relate to an election commitment.

Government Priorities

- Redevelopment of this site relates to government's priority of job creation (through ensuring the ongoing sustainability of pilotage services for the Port of Brisbane) and ensuring safe communities through the QPS – Water Police functions and the daily role of TMR offices in managing the harbour and regulating marine activities.

Summary of Actions

- That you approve:
 - TMR progressing investigations into potential redevelopment of the site, ensuring the functions of the BHC, MSQ, QPS and MP service can continue in this location.

– TMR undertaking community consultation which will involve engaging with the community, council, local businesses and stakeholders, regarding any new proposal for the site

• That you note:

– the outcome of the consultation process is anticipated to identify options for future land use outcomes on the site. This will inform TMR's subsequent steps to progressing any redevelopment and inform a subsequent briefing when options for the site have been identified.

– TMR will need to reassess the option of attracting a developer to deliver a stand-alone government building (at no cost to the state), in exchange for being provided development rights access to the balance of the TMR site if the current RTI request is approved and commercial advice in relation to the opportunity is released prior to a formal tender process.

• That you approve, TMR progressing investigations into potential redevelopment of the site, ensuring the functions of the BHC, MSQ, QPS and MP service can continue in this location.

• That you note, TMR will engage with the community, council, local businesses and stakeholders regarding any new proposal.

• That you note, the outcome of the consultation process is anticipated to identify options for future land use outcomes on the site. This will inform TMR's subsequent steps to progressing any redevelopment.

– That you note, TMR will provide a further briefing following the outcome of consultation and when once options for the site have been identified.

– That you note, the department is in receipt of a Right to Information (RTI) from the Office of the Leader of the Opposition requesting commercial advice on the opportunity to develop the site. If this commercial advice is released, prior to the tender process, TMR will need to reassess the option where the developer delivers a stand-alone government building (at no cost to the state), in exchange to commercially develop the balance of the TMR site.

• That you note TMR will need to reassess the option of a developer delivering a stand-alone government building (at no cost to the state), in exchange for being provided access to the balance of the TMR site if the current RTI request is approved and commercial advice in relation to the opportunity is released prior to a formal tender process. See my paragraph above.

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Minister's comments:

Released under RTI / DTMR

Approved / Not Approved

Minister's signature.....

Date/...../.....

Philip A Burns

From: Philip A Burns
Sent: Wednesday, 19 February 2020 12:35 PM
To: Martin J O'Connor
Cc: Ben S Johnson
Subject: RE: Mooloolaba and Spit Association - request for update in preparation for board meeting

Hi Marty,

I provided NR with an update based on the agreed messaging below.

NR was happy with the update and appreciated my offer to keep the Association informed if and when possible.

Not Relevant

No contentious issues raised.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

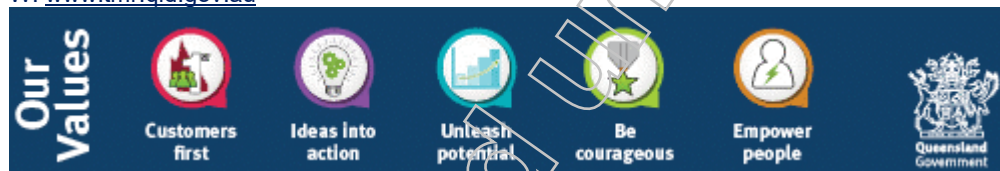
GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Sent: Wednesday, 19 February 2020 11:56 AM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: RE: Mooloolaba and Spit Association - request for update in preparation for board meeting

Hi Phil

Can you go with:

- TMR has commenced preliminary investigations into options to consolidate marine services on the site
- At this time the department is considering how it may progress including any stakeholder engagement
- TMR will provide further updates as and when appropriate

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M: Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

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From: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Sent: Tuesday, 18 February 2020 1:41 PM

To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>

Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>

Subject: Mooloolaba and Spit Association - request for update in preparation for board meeting

Hi Marty,

I've received a missed call from NR of the Mooloolaba and Spit Association (M&SA), requesting an update on TMR's plans for redeveloping the freehold land at Mooloolaba.

NR has requested an update (WE77462), so he can in turn provide an update at the M&SA's AGM on Saturday.

I originally spoke with NR in December 2019 following his request for a copy of TMR's RfQ in relation to redevelopment of the freehold land at the harbour (see attached response).

I propose giving NR a call and advising:

- The Minister has confirmed TMR has commenced preliminary investigations into options to consolidate marine services on the site, and will work closely with the council, local businesses and stakeholders
- The Minister has committed to the department undertaking a consultation process later this year so the local community can share their ideas on how the land can be best improved
- At this time the department is considering how it may progress and what the timing of a consultation process may be
- The consultation process will be an opportunity for all (including M&SA) to provide input into what they would like to see on the land in the future
- TMR will provide further updates as and when appropriate

Are you happy with the proposed update (do you want to run it past Brad first?).

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

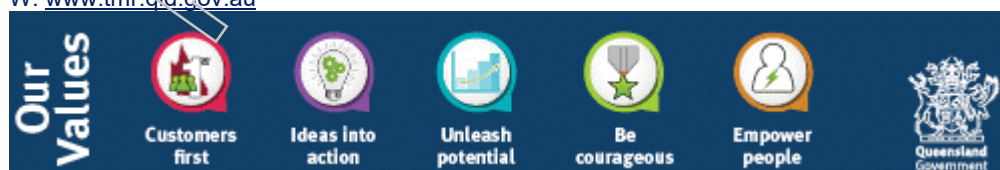
GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Philip A Burns

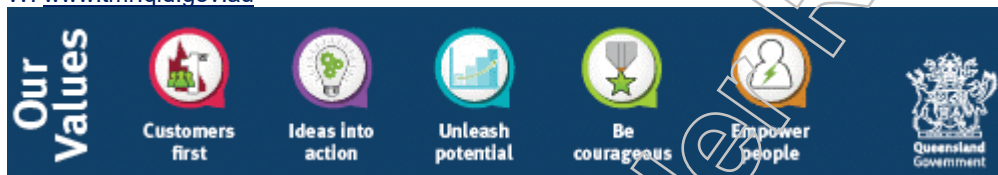
From: Philip A Burns
Sent: Friday, 17 April 2020 9:51 AM
To: Bradley L Chandler
Cc: Anthony P Philp; Martin J O'Connor; Craig D Hough; Stephanie Threlfall
Subject: RE: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Brad,

Confirming no action or further engagement from me with anyone (MP or Council) on future plans at Mooloolaba until we receive advice on the MBNs.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663753
M: Not Relevant
E: philip.a.burns@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Sent: Friday, 17 April 2020 9:47 AM
To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>; Craig D Hough <Craig.D.Hough@tmr.qld.gov.au>; Stephanie Threlfall <Stephanie.Z.Threlfall@tmr.qld.gov.au>
Cc: Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>
Subject: FW: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi guys

I just received a call from David Greene from the Min's Office.

Apparently, the local member has made noises again this morning regarding another secret Gov't plan to sell off the land at the Spit.

He was just calling to check whether we have had any further contact or discussion with either Council or the local MP recently.

I advised David that I very much doubt it, as we are awaiting direction to consult under MBN23201, but I just wanted to check with you in case.

Can you please get back to me ASAP to confirm you haven't had any recent contact with Council or the MP.

Thanks
Brad

Kind regards

Brad Chandler

Executive Director | Strategic Property Management

Portfolio and Investment Branch | PPI Division | Department of Transport and Main Roads

Floor 3 | Carseldine – GOP Building D | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3752 | M: Not Relevant

bradley.l.chandler@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au> **On Behalf Of** Bradley L Chandler

Sent: Thursday, 16 April 2020 12:09 PM

To: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Cc: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Rhiannon L Stewart <Rhiannon.L.Stewart@tmr.qld.gov.au>; Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>; Sarah J Roberts <Sarah.J.Roberts@tmr.qld.gov.au>

Subject: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Rhiannon

Brad has asked that I follow-up the status of the attached two DocTraks with the DLOs.

MBN23201 (1st attachment) is the critical one, as we are awaiting direction re: proceeding with further investigations and community consultation.

MBN23325 (2nd attachment) is linked to MBN23201, however, not as critical.

Are you able to make enquiries through your appropriate channels, regarding the progression of both these DocTraks?

Current status is:

MBN23201 - 20/02 received in MO. To SPA (DG)

MBN23325 - 23/03 - - Received in MO. To SPA DG

Kind regards

Mel C

for

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001

P: (07) 3066 3752 | F: (07) 3066 3530

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>

Sent: Thursday, 16 April 2020 10:17 AM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Subject: FOR ED ADVICE: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Brad

Can we get corro or DLO to follow this one up (MBN23201) as we are awaiting direction re: proceeding with further investigations and community consultation.

Phil had a recent teleconference with MSQ and Facilities to discuss progress of issues at NR and Mooloolaba. The decision in relation to progressing investigations (or not) at Mooloolaba has ongoing implications from an accommodation perspective for staff currently operating from Mooloolaba. Hence both MSQ and Facilities are keen to know what is happening.

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

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Philip A Burns

From: Philip A Burns
Sent: Tuesday, 21 April 2020 6:21 AM
To: Nancy Z Dean
Cc: Martin J O'Connor; Ben S Johnson
Subject: RE: Mooloolaba redevelopment - MBN23201 and MBN23325
Attachments: MBN23201_Decision Brief updated.docx; MBN23201_Att 1.pdf; MBN23201_Att 2.docx; MBN23201_Att 3.docx; MBN23201_Att 4.docx; MBN23201_Att 5.pdf

Hi Nancy,

The brief could be updated to get the Min to 'Note' the impacts COVID-19 may have on any community consultation for the project.

There have also been further updates in relation to the outcome of a recent RTI request and a media article published yesterday which is relevant.

Updating has a flow-on effect to other Attachments (inc. including a copy of the MBN23363, updating community consultation timelines and including a copy of yesterday's media article).

I've made the changes (tracked) and included all documents (attached).

If they want to reject the DocTrak back I can upload all the updated documents.

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>
Sent: Monday, 20 April 2020 3:20 PM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Subject: FW: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Phil

See below request regarding if MBN23201 (Mooloolaba Spit Development plans) requires updating in line with the attached MBN23363.

If you could advise as soon as possible.

Thanks

Nancy

From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au>
Sent: Monday, 20 April 2020 2:58 PM
To: DocTrak.PPI.PIP.SPM.DPRCM <DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>
Cc: Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>
Subject: FW: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Marty/Nance

For some advice, please, whether MBN23201 requires updating, in line with MBN23363.

I've attached a copy of MBN23363 COVID-19 Community Consultation, FYI.

Kind regards

Mel C

Melissa Crane

Senior Advisor | Strategic Property Management Executive Directorate

Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3757
melissa.z.crane@tmr.qld.gov.au
www.tmr.qld.gov.au

From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Sent: Monday, 20 April 2020 2:03 PM
To: Melissa Crane <melissa.z.crane@tmr.qld.gov.au>
Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Subject: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Mel,

As below, DLO would like the team to please refer to MBN23363 about community consultation during COVID-19 and **advise if MBN23201 requires updating.**

Thank you.

Kind regards,

Brooke Tolhurst

A/Correspondence Coordinator | Business Services

Policy, Planning & Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
(07) 3066 1405
brooke.l.tolhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: TMR DLO <TMR_DLO@tmr.qld.gov.au>
Sent: Monday, 20 April 2020 1:22 PM
To: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Subject: RE: ** Seeking status update ** Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Brooke

Please refer to MBN23363 about community consultation during COVID-19 and advise if MBN23201 requires updating?

Kind regards

Cyndy Nguyen

A/Department Liaison Officer | Minister for Transport and Main Roads
Corporate Division | Governance Branch | Department of Transport and Main Roads

1 William Street | Brisbane Qld 4000
GPO Box 2644 | Brisbane Qld 4001
(07) 3066 0760
TMR_DLO@tmr.qld.gov.au
www.tmr.qld.gov.au

From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Sent: Monday, 20 April 2020 10:15 AM
To: TMR DLO <TMR_DLO@tmr.qld.gov.au>
Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Subject: FW: ** Seeking status update ** Mooloolaba redevelopment - MBN23201 and MBN23325
Importance: High

Hi team,

Just wondering if you had an update on the below request?
Our SPM team are chasing.

Any advice is appreciated.

Thank you! 😊

Kind regards,

Brooke Tolhurst

A/Correspondence Coordinator | Business Services
Policy, Planning & Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
(07) 3066 1405
brooke.l.tolhurst@tmr.qld.gov.au
www.tmr.qld.gov.au

From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Sent: Thursday, 16 April 2020 12:38 PM
To: TMR DLO <TMR_DLO@tmr.qld.gov.au>
Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Subject: ** Seeking status update ** Mooloolaba redevelopment - MBN23201 and MBN23325
Importance: High

Good afternoon

Please note advice/request in email below and advise of current status for these two profiles.

Thanks and regards

Robyn Jacobson

Correspondence Co-ordinator | Business Services

Policy Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 3787

E: robyn.m.jacobson@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Melissa Crane **On Behalf Of** Bradley L Chandler

Sent: Thursday, 16 April 2020 12:09 PM

To: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Cc: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Martin J O'Connor

<Martin.J.O'Connor@tmr.qld.gov.au>; Rhiannon L Stewart <Rhiannon.L.Stewart@tmr.qld.gov.au>; Nancy Z Dean

<Nancy.Z.Dean@tmr.qld.gov.au>; Sarah J Roberts <Sarah.J.Roberts@tmr.qld.gov.au>

Subject: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Rhiannon

Brad has asked that I follow-up the status of the attached two DocTraks with the DLOs.

MBN23201 (1st attachment) is the critical one, as we are awaiting direction re: proceeding with further investigations and community consultation.

MBN23325 (2nd attachment) is linked to MBN23201, however, not as critical.

Are you able to make enquiries through your appropriate channels, regarding the progression of both these DocTraks?

Current status is:

MBN23201 - 20/02 received in MO. To SPA (DG)

MBN23325 - 23/03 - Received in MO. To SPA DG

Kind regards

Mel C

for

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001 (Please use this GPO address only when posting correspondence)

P: (07) 30663752 | F: (07) 30663530

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>

Sent: Thursday, 16 April 2020 10:17 AM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Subject: FOR ED ADVICE: Mooloolaba redevelopment - MBN23201 and MBN23325

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Can we get corro or DLO to follow this one up (MBN23201) as we are awaiting direction re: proceeding with further investigations and community consultation.

Phil had a recent teleconference with MSQ and Facilities to discuss progress of issues at NR and Mooloolaba. The decision in relation to progressing investigations (or not) at Mooloolaba has ongoing implications from an accommodation perspective for staff currently operating from Mooloolaba. Hence both MSQ and Facilities are keen to know what is happening.

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

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Philip A Burns

From: Nancy Z Dean
Sent: Tuesday, 21 April 2020 9:16 AM
To: Melissa Crane
Cc: Martin J O'Connor; Philip A Burns
Subject: FW: Mooloolaba redevelopment - MBN23201 and MBN23325
Attachments: MBN23201_Decision Brief updated.docx; MBN23201_Att 1.pdf; MBN23201_Att 2.docx; MBN23201_Att 3.docx; MBN23201_Att 4.docx; MBN23201_Att 5.pdf

Importance: High

Hi Mel

Mooloolaba redevelopment - MBN23201 and MBN23325

As requested, please see attached updated brief.
Endorsed by Martin O'Connor.
Did you want to reject for us to attach or will Brooke take care of it?
Thanks
Nancy

From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au>
Sent: Monday, 20 April 2020 2:58 PM
To: DocTrak.PPI.PIP.SPM.DPRCM <DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>
Cc: Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>
Subject: FW: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Marty/Nance

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I've attached a copy of MBN23363 COVID-19 Community Consultation, FYI.

Kind regards

Mel C

Melissa Crane

Senior Advisor | Strategic Property Management Executive Directorate

Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3757
melissa.z.crane@tmr.qld.gov.au
www.tmr.qld.gov.au

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Sent: Monday, 20 April 2020 2:03 PM
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Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
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Thank you.

Kind regards,

Brooke Tolhurst

A/Correspondence Coordinator | Business Services
Policy, Planning & Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

(07) 3066 1405

brooke.l.tolhurst@tmr.qld.gov.au

www.tmr.qld.gov.au

From: TMR DLO <TMR_DLO@tmr.qld.gov.au>

Sent: Monday, 20 April 2020 1:22 PM

To: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

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Kind regards

Cyndy Nguyen

A/Department Liaison Officer | Minister for Transport and Main Roads
Corporate Division | Governance Branch | Department of Transport and Main Roads

1 William Street | Brisbane Qld 4000

GPO Box 2644 | Brisbane Qld 4001

(07) 3066 0760

TMR_DLO@tmr.qld.gov.au

www.tmr.qld.gov.au

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Sent: Monday, 20 April 2020 10:15 AM

To: TMR DLO <TMR_DLO@tmr.qld.gov.au>

Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Subject: FW: ** Seeking status update ** Mooloolaba redevelopment - MBN23201 and MBN23325

Importance: High

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Our SPM team are chasing.

Any advice is appreciated.

Thank you! 😊

Kind regards,

Brooke Tolhurst

A/Correspondence Coordinator | Business Services
Policy, Planning & Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

(07) 3066 1405

brooke.l.tolhurst@tmr.qld.gov.au

www.tmr.qld.gov.au

From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Sent: Thursday, 16 April 2020 12:38 PM

To: TMR DLO <TMR_DLO@tmr.qld.gov.au>

Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Subject: ** Seeking status update ** Mooloolaba redevelopment - MBN23201 and MBN23325

Importance: High

Good afternoon

Please note advice/request in email below and advise of current status for these two profiles.

Thanks and regards

Robyn Jacobson

Correspondence Co-ordinator | Business Services
Policy Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 3787

E: robyn.m.jacobson@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Melissa Crane **On Behalf Of** Bradley L Chandler

Sent: Thursday, 16 April 2020 12:09 PM

To: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Cc: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Rhiannon L Stewart <Rhiannon.L.Stewart@tmr.qld.gov.au>; Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>; Sarah J. Roberts <Sarah.J.Roberts@tmr.qld.gov.au>

Subject: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Rhiannon

Brad has asked that I follow-up the status of the attached two DocTraks with the DLOs.

MBN23201 (1st attachment) is the critical one, as we are awaiting direction re: proceeding with further investigations and community consultation.

MBN23325 (2nd attachment) is linked to MBN23201, however, not as critical.

Are you able to make enquiries through your appropriate channels, regarding the progression of both these DocTraks?

Current status is:

MBN23201 - 20/0

received in MO. To SPA (DG)

MBN23325 - 23/03

Received in MO. To SPA DG

Kind regards

Mel C

for

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001 (Please use this GPO address only when posting correspondence)

P: (07) 30663752 | F: (07) 30663530

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>

Sent: Thursday, 16 April 2020 10:17 AM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Subject: FOR ED ADVICE: Mooloolaba redevelopment - MBN23201 and MBN23325

Hi Brad

Can we get corro or DLO to follow this one up (MBN23201) as we are awaiting direction re: proceeding with further investigations and community consultation.

Phil had a recent teleconference with MSQ and Facilities to discuss progress of issues at NR and Mooloolaba. The decision in relation to progressing investigations (or not) at Mooloolaba has ongoing implications from an accommodation perspective for staff currently operating from Mooloolaba. Hence both MSQ and Facilities are keen to know what is happening.

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M: Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

[Want to know more about Strategic Property Management.....visit our SharePoint site](#)

Philip A Burns

From: PPI.Correspondence
Sent: Friday, 1 May 2020 4:04 PM
To: Doctrak.PPI.PIP.SPM
Cc: DocTrak.PPI.PIP.SPM.DPRCM; Philip A Burns; PPI.Correspondence
Subject: ** Advice please about way forward... ** MBN23201 (Rejected by DDG PPI)
Mooloolaba Spit Development plans

Importance: High

Good afternoon

MBN23201 was rejected today by Julie Mitchell (DDG PPI) with the comment: *I need to understand why we aren't just putting this on hold until pandemic is over? And proceed next feb.*

We have sought an extension with MPS but they would like more info about for how long. In light of DDG PPI comments, please advise preference for way forward that is, request an extension (if so, please stipulate new date) or NFA profile for now and request a new one in due course? Also, would this be the same for MBN23325 (currently with GM PIP for review/approval)?

Thanks and regards

Robyn Jacobson
Correspondence Co-ordinator | Business Services
Policy Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
P: (07) 3066 3787
E: robyn.m.jacobson@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Ministerial.Parliament
Sent: Friday, 1 May 2020 3:45 PM
To: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Subject: RE: **** Extension request **** MBN23201 Mooloolaba Spit Development plans

Afternoon Helen,

What date did division have in mind for the extension?

Kind regards,

Peter Abernethy
A/Support Officer | Ministerial and Parliamentary Support | Cabinet, Legislation and Executive Services
Governance Branch | Corporate Division | Department of Transport and Main Roads

Floor 5, 61 Mary Street, Brisbane Qld 4000 | GPO Box 1549, Brisbane Qld 4001
(07) 3066 9417 | peter.v.abernethy@tmr.qld.gov.au | CLES Connection Hub | www.tmr.qld.gov.au

From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Sent: Friday, 1 May 2020 3:25 PM
To: Ministerial.Parliament <Ministerial.Parliament@tmr.qld.gov.au>
Subject: **** Extension request **** MBN23201 Mooloolaba Spit Development plans

Hello ☺

Can we please request an extension on MBN23201 Mooloolaba Spit Development plans as DDG PPI has rejected for changes.

Helen Cootes

A/Senior Correspondence Advisor

Policy Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 1868

E : helen.s.cootes@tmr.qld.gov.au

Released under RTI - DTMR

Philip A Burns

From: Philip A Burns
Sent: Monday, 4 May 2020 3:55 PM
To: Bradley L Chandler
Cc: Nancy Z Dean; Melissa Crane; Martin J O'Connor
Subject: RE: ACTION RESPONSE FOR DDG: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit Development plans
Attachments: MBN23001_Min_signed_060320.pdf; MBN23201_Att 5.pdf

Hi Brad,

In late 2019, TMR became aware confidential information regarding a redevelopment feasibility of the Mooloolaba Marine Operations Base was provided to media outlets and the MP for Maroochydore Fiona Simpson MP. As a result, TMR provided the Minister's office with a briefing (MBN23001) regarding the project and you and I met with David Greene to provide a summary. In March 2020 the Minister noted MBN23001, requesting details regarding TMR's investigations into the release of confidential information.

Media articles published by local news outlets have quoted the Minister for Transport and Main Roads confirming government's commitment to 'run a consultation process later this year so the local community can share their ideas on how the land can be best improved', and that the department is 'investigating options to consolidate marine service on the site' (attached).

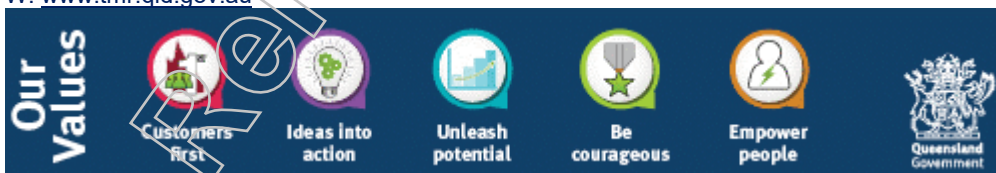
As a result of the Minister's comments and to ensure the Minister and his office are aware of TMR's intentions MBN23201 has been prepared seeking approval to progress investigations into redevelopment and community consultation.

As a result of the Minister raising questions about the leak of confidential information (detailed in MBN23001) another Advice Brief (MBN23325) was prepared and progressed.

If TMR elects to place any investigations on hold until the outcome of COVID-19 and recommence at a later date another brief may be required to advise the Minister TMR will not be undertake actions to deliver on his commitment of community consultation later in 2020.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663753
M: Not Relevant
E: philip.a.burns@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au> **On Behalf Of** Bradley L Chandler
Sent: Friday, 1 May 2020 4:04 PM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Cc: DocTrak.PPI.PIP.SPM.DPRCM <DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>; Doctrak.PPI.PIP.SPM
<Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>

Subject: FW: ACTION RESPONSE FOR DDG: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit
Development plans

Importance: High

Hi Phil

I can see MBN23201 has been rejected to you on DocTrak.

GM, Tony is also seeking some advice around DDG, Julie's rejection comment.

Can you please provide advice back to Brad, at your earliest convenience?

Thanks, Phil

Kind regards

Mel C

for

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001 (Please use this GPO address only when posting correspondence)

P: (07) 30663752 | F: (07) 30663530

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Tracy A Scott <tracy.a.scott@tmr.qld.gov.au> On Behalf Of Anthony P Philp

Sent: Friday, 1 May 2020 3:32 PM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Cc: Angela E Green <Angela.E.Green@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>

Subject: ACTION RESPONSE FOR DDG: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit
Development plans

Importance: High

Hi Brad

Appreciate if you could provide advice for DDG Julie's questions below please.

"I need to understand why we arnt just putting this on hold until pandemic is over? And proceed next feb"

Thanks!

Tracy Scott
for

Tony Philp

General Manager

Portfolio Investment and Programming Branch

Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 16 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3766 | M: Not Relevant



From: Julie Mitchell <Julie.Mitchell@tmr.qld.gov.au>
Sent: Friday, 1 May 2020 3:18 PM
To: Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>; Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>
Cc: Mary E Macnamara <Mary.E.MacNamara@tmr.qld.gov.au>
Subject: RE: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit Development plans

I need to understand why we arnt just putting this on hold until pandemic is over? And proceed next feb

Julie Mitchell
Deputy Director-General
Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
(07) 3066 2245 | M: Not Relevant
Julie.Mitchell@tmr.qld.gov.au
www.tmr.qld.gov.au

This email and any attachments may contain Cabinet-related information. The unlawful disclosure or retention of Cabinet-related information may constitute an offence under the *Criminal Code*, corrupt behaviour under the *Crime and Corruption Act 2001* and may constitute official misconduct under the *Public Sector Ethics Act 1994*. Encouraging or directing another person to do these things may also be an offence.

From: Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>
Sent: Friday, 1 May 2020 10:22 AM
To: Julie Mitchell <Julie.Mitchell@tmr.qld.gov.au>
Cc: Mary E Macnamara <Mary.E.MacNamara@tmr.qld.gov.au>
Subject: FW: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit Development plans

For approval please. Tony has approved. Note that this one has been RTId before.

MBN23201 Mooloolaba Spit Development

Philip A Burns

From: Melissa Crane on behalf of Bradley L Chandler
Sent: Tuesday, 5 May 2020 2:40 PM
To: Philip A Burns
Cc: DocTrak.PPI.PIP.SPM.DPRCM
Subject: FW: ACTION RESPONSE FOR DDG: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit Development plans

fyi

Kind regards

Mel C

for

Brad Chandler

[Executive Director](#) | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001 **(Please use this GPO address only when posting correspondence)**

P: (07) 30663752 | F: (07) 30663530

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>

Sent: Tuesday, 5 May 2020 1:51 PM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Cc: Angela E Green <Angela.E.Green@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>

Subject: RE: ACTION RESPONSE FOR DDG: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit Development plans

Thanks

I'm ok with the attached and Angela will progress the corro up again.

Please be ready to highlight options/approach to consultation (in-line with the options contained within attachment 2 of the brief) if requested by Julie.

Thanks

Tony Philp

[General Manager \(Portfolio, Investment and Programming\)](#)

Policy, Planning & Investment | Department of Transport and Main Roads

Floor 16 | 61 Mary Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

(07) 3066 3766 | M: Not Relevant

anthony.p.philp@tmr.qld.gov.au

www.tmr.qld.gov.au



From: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Sent: Tuesday, 5 May 2020 12:43 PM

To: Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>

Cc: Angela E Green <Angela.E.Green@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>

Subject: RE: ACTION RESPONSE FOR DDG: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit Development plans

Hi Tony

Short answer – it's what the Minister wanted and publicly stated in early Feb 2020 pre-pandemic.

Detailed answer - In late 2019, TMR became aware confidential information regarding a redevelopment feasibility of the Mooloolaba Marine Operations Base was provided to media outlets and the MP for Maroochydore Fiona Simpson MP. As a result, TMR provided the Minister's office with a briefing (MBN23001) regarding the project and Phil and I met with David Greene to provide a summary. In March 2020 the Minister noted MBN23001, requesting details regarding TMR's investigations into the release of confidential information.

Media articles published by local news outlets in early Feb 2020 have quoted the Minister for Transport and Main Roads confirming government's commitment to 'run a consultation process later this year so the local community can share their ideas on how the land can be best improved', and that the department is 'investigating options to consolidate marine service on the site' (attached).

As a result of the Minister's comments and to ensure the Minister and his office are aware of TMR's intentions, MBN23201 has been prepared seeking approval to progress investigations into redevelopment and community consultation.

As a result of the Minister raising questions about the leak of confidential information (detailed in MBN23001) another Advice Brief (MBN23325) was prepared and progressed.

Thanks
Brad

Kind regards

Brad Chandler

Executive Director | Strategic Property Management

Portfolio and Investment Branch | PPI Division | Department of Transport and Main Roads

Floor 3 | Carseldine – GPO Building D | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3752 | M: Not Relevant

bradley.l.chandler@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Tracy A Scott <tracy.a.scott@tmr.qld.gov.au> **On Behalf Of** Anthony P Philp

Sent: Friday, 1 May 2020 3:32 PM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Cc: Angela E Green <Angela.E.Green@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>

Subject: ACTION RESPONSE FOR DDG: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit

Development plans
Importance: High

Frwded to Phil Burns (cc DocTrak DPRCM) for advice. Mel C 1.5.2020

Hi Brad

Appreciate if you could provide advice for DDG Julie's questions below please.

"I need to understand why we arnt just putting this on hold until pandemic is over? And proceed next feb"

Thanks!

Tracy Scott
for

Tony Philp
General Manager
Portfolio Investment and Programming Branch
Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 16 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3766 | M: Not Relevant
anthony.p.philp@tmr.qld.gov.au
www.tmr.qld.gov.au



From: Julie Mitchell <Julie.Mitchell@tmr.qld.gov.au>
Sent: Friday, 1 May 2020 3:18 PM
To: Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>; Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>
Cc: Mary E Macnamara <Mary.E.MacNamara@tmr.qld.gov.au>
Subject: RE: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit Development plans

I need to understand why we arnt just putting this on hold until pandemic is over? And proceed next feb

Julie Mitchell
Deputy Director-General
Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
(07) 3066 2245 | M: Not Relevant
Julie.Mitchell@tmr.qld.gov.au
www.tmr.qld.gov.au

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From: Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>
Sent: Friday, 1 May 2020 10:22 AM
To: Julie Mitchell <Julie.Mitchell@tmr.qld.gov.au>

Cc: Mary E Macnamara <Mary.E.MacNamara@tmr.qld.gov.au>

Subject: FW: FOR ROUTINE DDG ENDORSEMENT - MBN23201 Mooloolaba Spit Development plans

For approval please. Tony has approved. Note that this one has been RTId before.

MBN23201 Mooloolaba Spit Development

Released under RTI - DTMR

Philip A Burns

From: Martin J O'Connor
Sent: Tuesday, 12 May 2020 5:42 PM
To: Ben S Johnson
Cc: Nancy Z Dean; Philip A Burns
Subject: RE: Action required - MBN23201 DocTrak: This Ministerial and Parliamentary Support response document is ready for you to review.

Thanks Ben

I just made a couple of amendments to make it clear that it would be community led consultation. Also changed the att 2 table to reflect that after the consultation we would brief Mins on outcome of consultation rather than develop options

Its been progressed to ED

In terms of the QoN for Mooloolaba – can you please amend when it comes back to us to make consistent with the wording in the MBN where appropriate.

Thanks
Marty

Regards,

Martin O'Connor
Director
Development Projects & Rail Corridor Management
Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663544 M: Not Relevant
E: martin.j.o'connor@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Sent: Tuesday, 12 May 2020 4:56 PM
To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Cc: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>; Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Subject: RE: Action required – MBN23201 DocTrak: This Ministerial and Parliamentary Support response document is ready for you to review.

Hi Marty

For your review and endorsement, please find my amendments to MBN23201 attached in track changes.

As per Nancy's email – if no further changes from me and approved by you, can yourself or Nancy please attach to doctrak for progression.

Kind Regards

Ben Johnson
A/Manager | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

From: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>
Sent: Tuesday, 12 May 2020 2:27 PM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Subject: Action required - MBN23201 DocTrak: This Ministerial and Parliamentary Support response document is ready for you to review.
Importance: High

Hi again Ben
Unfortunately they aren't able to reallocated to you Ben.
You will need to prepare off line – have it approved by Martin and then I will /or Martin will need to attach it to the doktrak and progress.
It is a unrestricted doctrak so you should be able to view all the comments and the documents.
If you have any problems, let me know.
Kind regards
Nancy

From: Nancy Z Dean
Sent: Tuesday, 12 May 2020 1:50 PM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Cc: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Subject: FW: MBN23201 DocTrak: This Ministerial and Parliamentary Support response document is ready for you to review.

Hi Ben
Yes, this one rejected back to Philip Burns. I called Helen Cootes and she is reallocating to DPRCM so when it comes to us I will allocate to you Ben.
Please review all comments on Doctrak.
Thanks
N

12/5 MVarman - Please see MO rejection comments ""Department to recast this brief please. Not appropriate to seek holis bolis permission to progress investigations into potential redevelopment of the site at this stage. The brief should be limited only to going out to community consultation to ascertain the views, desires, red lines etc of the community and to then come back to the Minister with a Consultation Summary Report and proposed next steps. The approach to community consultation should very much be in line with the Minister's expectations, i.e. 'community led approach'. Happy to discuss." Please amend using DOCTRAK VERSION in TRACK CHANGES.

From: qtmr.agent@tmr.qld.gov.au <qtmr.agent@tmr.qld.gov.au> **On Behalf Of** DocTrak@tmr.qld.gov.au
Sent: Tuesday, 12 May 2020 1:47 PM
To: Kirstin Z Knight <Kirstin.Z.Knight@tmr.qld.gov.au>; Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>; Shaun P Daffy <Shaun.P.Daffy@tmr.qld.gov.au>
Subject: MBN23201 DocTrak: This Ministerial and Parliamentary Support response document is ready for you to review.

The draft response document for the correspondence, document reference: MBN23201 is ready for you to review.

[This is a System Generated Message]

Philip A Burns

From: Bradley L Chandler
Sent: Wednesday, 13 May 2020 10:27 AM
To: Martin J O'Connor
Cc: Ben S Johnson; Philip A Burns; Nancy Z Dean
Subject: Re: FOR URGENT ED REVIEW: QON 381 MOOLOOLABA SPIT DEVELOPMENT - due 9am 13/5

Thanks. Approved.

Kind regards,

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | [532 Beams Road](#) | [Carseldine Qld 4034](#)

GPO [Box 1412](#) | [Brisbane Qld 4001](#)

P: [\(07\) 30663752](#) | F: [\(07\) 30668228](#)

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Sent from my iPad

On 13 May 2020, at 9:13 am, Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au> wrote:

Hi Brad

Please see attached updated QoN to reflect community led consultation as requested by the minister's office and consistent with the current MBN

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | [Brisbane Qld 4001](#)

P: (07) 30663544 M: Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>

Sent: Wednesday, 13 May 2020 8:00 AM

To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>

Cc: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>; Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>

Subject: RE: FOR URGENT DDG ENDORSEMENT: QON 381 MOOLOOLABA SPIT DEVELOPMENT - due 9am 13/5

Hi Marty

Please find an updated copy of QON381 attached in track changes for your review and approval. Please note, I have also needed to amend the background so that is consistent with the updated MBN.

Kind Regards

Ben Johnson

A/Manager | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 13 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3523

ben.s.johnson@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>

Sent: Tuesday, 12 May 2020 5:47 PM

To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>

Cc: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>

Subject: FW: FOR URGENT DDG ENDORSEMENT: QON 381 MOOLOOLABA SPIT DEVELOPMENT - due 9am 13/5

Ben

Can you please urgently update (as per my email re: the Mooloolaba MBN) first thing in the morning and send to me by 8:30am

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au> **On Behalf Of** Bradley L Chandler

Sent: Tuesday, 12 May 2020 5:45 PM

To: DocTrak.PPI.PIP.SPM.DPRCM <DocTrak.PPI.PIP.SPM.DPRCM@tmr.qld.gov.au>

Cc: Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>; Ben S Johnson

<Ben.S.Johnson@tmr.qld.gov.au>

Subject: FW: FOR URGENT DDG ENDORSEMENT: QON 381 MOOLOOLABA SPIT DEVELOPMENT - due 9am 13/5

Hi Marty/Ben

Please find attached, QoN for updating.

Due back to the ED's office **first thing Wednesday morning** to meet Corro 9am deadline.

Thanks

Kind regards

Mel C

for

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001 **(Please use this GPO address only when posting correspondence)**

P: (07) 30663752 | F: (07) 30663530

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Sent: Tuesday, 12 May 2020 5:42 PM

To: Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>

Cc: Sarah J Roberts <Sarah.J.Roberts@tmr.qld.gov.au>; PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>; Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Angela E Green <Angela.E.Green@tmr.qld.gov.au>

Subject: RE: FOR URGENT DDG ENDORSEMENT: QON 381 MOOLOOLABA SPIT DEVELOPMENT - due 9am 13/5

Good afternoon

As requested, this QON will need to be tweaked to reflect community led consultation.

Please return the updated QON **by 9am**.

Kind regards,

Rhiannon Cook (nee Monnet)

Senior Correspondence Officer

Policy, Planning and Investment Division

Floor 17 | 61 Mary Street | Brisbane 4000

GPO Box 213 | Brisbane Qld 4001 P: TBA

E: rhiannon.l.cook@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Hours of Work: Monday & Wednesday 8:30am–4pm

Tuesday & Thursday 8:30am–6pm

From: Melissa Crane <melissa.z.crane@tmr.qld.gov.au> **On Behalf Of** Bradley L Chandler

Sent: Tuesday, 12 May 2020 4:38 PM

To: Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>

Cc: Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>; Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Angela E Green <Angela.E.Green@tmr.qld.gov.au>; Sarah J Roberts <Sarah.J.Roberts@tmr.qld.gov.au>; PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Subject: FW: FOR URGENT DDG ENDORSEMENT: QON 381 MOOLOOLABA SPIT DEVELOPMENT due to Min Parl Tuesday 12/5

Hi Leah

Yes – QoN will need to be tweaked to reflect community led consultation.

Can you please arrange for QoN to be rejected back to SPM for updating?

Thanks, Leah

Kind regards

Mel C

for

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001 **(Please use this GPO address only when posting correspondence)**

P: (07) 30663752 | F: (07) 30663530

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>

Sent: Tuesday, 12 May 2020 4:15 PM

To: Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>; Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>

Subject: FW: FOR URGENT DDG ENDORSEMENT: QON 381 MOOLOOLABA SPIT DEVELOPMENT due to Min Parl Tuesday 12/5

Hi

Julie would like to know if we should amend this one based on rejection from MO around this earlier today for MBN23201.

Seeking advice please.

Rejected by MO, with comments: "Department to recast this brief please. Not appropriate to seek holis bolis permission to progress investigations into potential redevelopment of the site at this stage. The brief should be limited only to going out to community consultation to ascertain the views, desires, red lines etc of the community and to then come back to the Minister with a Consultation Summary Report and proposed next steps. The approach to community consultation should very much be in line with the Minister's expectations, i.e. 'community led approach'. Happy to discuss."

Ta

Leah

From: Julie Mitchell <Julie.Mitchell@tmr.qld.gov.au>

Sent: Tuesday, 12 May 2020 4:11 PM

To: Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>

Subject: RE: FOR URGENT DDG ENDORSEMENT: QON 381 MOOLOOLABA SPIT DEVELOPMENT due to Min Parl Tuesday 12/5

Do they need to change given the recent rejection

Julie Mitchell
Deputy Director-General
Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
(07) 3066 2245 | M: Not Relevant
Julie.Mitchell@tmr.qld.gov.au
www.tmr.qld.gov.au

This email and any attachments may contain Cabinet-related information. The unlawful disclosure or retention of Cabinet-related information may constitute an offence under the *Criminal Code*, corrupt behaviour under the *Crime and Corruption Act 2001* and may constitute official misconduct under the *Public Sector Ethics Act 1994*. Encouraging or directing another person to do these things may also be an offence.

From: Leah Rogash <Leah.M.ROGASH@tmr.qld.gov.au>
Sent: Tuesday, 12 May 2020 11:55 AM
To: Julie Mitchell <Julie.Mitchell@tmr.qld.gov.au>
Subject: FW: FOR URGENT DDG ENDORSEMENT: QON 381 MOOLOOLABA SPIT DEVELOPMENT due to Min Parl Tuesday 12/5
Importance: High

For approval please.

QON 381 MOOLOOLABA SPIT Development

<QON381_Draft Response (002) 130520.docx>

Philip A Burns

From: Martin J O'Connor
Sent: Wednesday, 27 May 2020 9:35 AM
To: Ben S Johnson; Nancy Z Dean
Cc: Philip A Burns
Subject: RE: Due to DIR (DPRCM) 26 May - MC114542 DocTrak: You have an action request assigned to you. Document Subject : - Mooloolaba Spit document request

Hi Ben

This is good to progress now – can you please upload onto doctrak

Regards,

Martin O'Connor
Director
Development Projects & Rail Corridor Management
Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 30663544 M: Not Relevant
E: martin.j.o'connor@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Sent: Thursday, 21 May 2020 2:44 PM
To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>
Cc: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Subject: RE: Due to DIR (DPRCM) 26 May - MC114542 DocTrak: You have an action request assigned to you.
Document Subject : - Mooloolaba Spit document request

Hi Marty

For your review and approval, please find the attached Ministerial response letter to the Sunshine Coast Environment Council regarding their request for the report prepared by EY in relation to Mooloolaba.

The wording of our response is largely consistent with the recent QON381. I have also borrowed from a similar response in December regarding a request for the Mooloolaba RFQ. If you would like to see these they are accessible via the below links.

My only reservation regarding the draft response attached is the timing of the QON and whether the wording in that could change and would flow on to the message in our letter. Let me know what you think. I believe you have until the 26th of May to approve the response letter.

G:\SPM\SP\Projects\Boat Harbours\04 Mooloolaba\300 Comms\Briefing Note\QON381 Mooloolaba Spit

G:\SPM\SP\Projects\Boat Harbours\04 Mooloolaba\300 Comms\Briefing Note\WE77462 Request copy of RfQ

Kind Regards

Ben Johnson
A/Manager | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

From: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>
Sent: Monday, 18 May 2020 1:34 PM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: FW: Due to DIR (DPRCM) 26 May - MC114542 DocTrak: You have an action request assigned to you.
Document Subject : - Mooloolaba Spit document request

Hi Ben

It will have to be a formal letter from the Minister. If you don't have an address for the person – still a letter and they will attach the letter to an email.

They are busy – but the letter template should be on the profile by about 2:30pm today.

Cheers

Nancy

From: Nancy Z Dean
Sent: Thursday, 14 May 2020 8:54 AM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: RE: Due to DIR (DPRCM) 26 May - MC114542 DocTrak: You have an action request assigned to you.
Document Subject : - Mooloolaba Spit document request

Hi Ben

Advice from Corro on this - If you have a look at it and tell me how you want to respond (phone call/letter/email/however you think you may want to handle it - then I contact Corro and they will attach the appropriate template.

Cheers

Nancy

From: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Sent: Thursday, 14 May 2020 8:48 AM
To: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>
Subject: RE: Due to DIR (DPRCM) 26 May - MC114542 DocTrak: You have an action request assigned to you.
Document Subject : - Mooloolaba Spit document request

Thanks Nancy – there doesn't seem to be a response template provided. Are you able to look into this for me?

Kind Regards

Ben Johnson

A/Manager | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

From: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>
Sent: Thursday, 14 May 2020 7:24 AM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: Due to DIR (DPRCM) 26 May - MC114542 DocTrak: You have an action request assigned to you. Document Subject : - Mooloolaba Spit document request

Hi Ben

I see this one allocated to you yesterday.

Could you please have back to Marty for approval by 26 May.

Cheers

Nancy

From: qtmr.agent@tmr.qld.gov.au <qtmr.agent@tmr.qld.gov.au> **On Behalf Of** DocTrak@tmr.qld.gov.au

Sent: Wednesday, 13 May 2020 3:44 PM

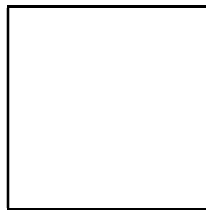
To: Kirstin Z Knight <Kirstin.Z.Knight@tmr.qld.gov.au>; Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>;

Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>; Shaun P Daffy <Shaun.P.Daffy@tmr.qld.gov.au>

Subject: MC114542 DocTrak: You have an action request assigned to you. Document Subject : - Mooloolaba Spit document request

Sarah J Roberts has assigned an action to you regarding the record reference: MC114542.

Please action this request as the Tracking Officer requires the draft response by the due date of 3/06/2020.



To open this action request click here -

The department is committed to protecting the privacy of personal information held in this database.

Any personal information collected from details provided in the attached correspondence must only be used for the preparation of a response to this request.

The information must not be used for any other purpose or released to any other parties.

The attached document(s) contain confidential and personal information and remains the property of the state or the minister.

The unlawful use, access, disclosure or retention of information contained in the attached document(s) may constitute an offence under the Criminal Code, official misconduct under the Crime and Corruption Act 2001 and may also offend the Public Sector Ethics Act 1994 and may also breach the departmental privacy guidelines.

The attached document(s) may also contain exempt information under the Right to Information Act 2009.

While in your possession, please ensure that the information contained in the attached document(s) is protected by such security safeguards to prevent loss, unauthorised use, access, modification or disclosure.

[This is a system generated email].

Pages 159 through 160 redacted for the following reasons:

Exempt Sch.3(3)(1)(c)(i) Briefing for a matter submitted to Executive Council

Released under RTI - DTMR

Philip A Burns

From: Martin J O'Connor
Sent: Monday, 1 June 2020 1:15 PM
To: Philip A Burns
Cc: Nancy Z Dean; Ben S Johnson
Subject: RE: PPQ37185 Mooloolaba River Spit Masterplan

Thanks Phil - Approved

Regards,

Martin O'Connor
Director
Development Projects & Rail Corridor Management
Strategic Property Management | Department of Transport and Main Roads

Floor 13| 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M: Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Sent: Friday, 29 May 2020 1:48 PM
To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Cc: Nancy Z Dean <Nancy.Z.Dean@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: PPQ37185 Mooloolaba River Spit Masterplan

Hi Marty,

Following on from the request for an updated PPQ for Mooloolaba I have drafted the attached.
The focus of this has changed over time and since the original version, so I have steam-lined it and focussed on the main issues (consultation, investigations and RTI).

G:\SPM\SP\Projects\Boat Harbours\04 Mooloolaba\300 Comms\Briefing Note\PPQ37185 Mooloolaba Spit Masterplan

For your review and progressing.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

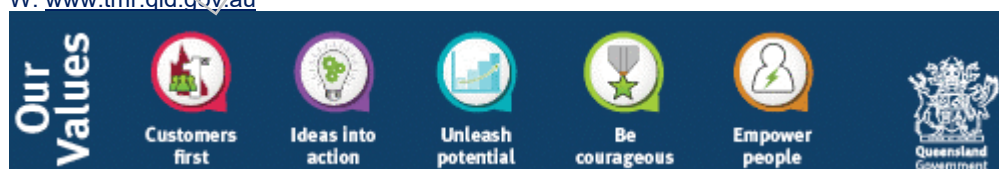
GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Released under RTI - DTMR



Minister for Transport and Main Roads

1 William Street Brisbane 4000
GPO Box 2644 Brisbane
Queensland 4000 Australia
Telephone +61 7 3719 7300
Email transportandmainroads@ministerial.qld.gov.au
Website www.tmr.qld.gov.au

Our ref: MC114542

1 June 2020

Not Relevant

Liaison and Advocacy
Sunshine Coast Environment Council
liaison@scec.org.au

Dear NR

Thank you for your emails of 13 and 28 May 2020 to the Honourable Mark Bailey MP, Minister for Transport and Main Roads, requesting a copy of commercial advice provided to the Department of Transport and Main Roads (TMR) by Ernst and Young. The Minister has asked that I respond on his behalf.

The marine operations base at the Mooloolaba Spit is an important facility for the provision of critical government services to the Sunshine Coast community, including water policing, boating and fisheries patrol and maritime safety activities.

The base is currently in need of renewal and given the importance of this location and onsite functions, TMR has commenced planning to ensure the facilities at the site are fit-for-purpose and provide for the best utilisation of available land and water.

As part of this, TMR will be undertaking community-led consultation (in accordance with the novel coronavirus (COVID-19) guidelines provided by Queensland's Chief Health Officer), which will involve engaging with the community, council, local businesses and stakeholders to ascertain their views on the future of the site. The Minister has asked TMR to engage with your organisation as part of the community consultation process.

In relation to the commercial advice obtained by TMR, I am advised that the Ernst and Young report contains commercially sensitive information and is, therefore, unable to be released to you at this time.

Yours sincerely

Not Relevant

DAVID GREENE
SENIOR ADVISOR

Face-to-face Community Engagement

Region	District	Project	Project Cost	Comms Lead	Proposed activities	Timings	Has the community been informed of these activities? Yes/No	Mitigation with alternative online approach
PIP	N/A	Mooloolaba Spit Redevelopment Opportunity	N/A	Kaylie Beasley	Proposed redevelopment of TMR's Marine Operations Base. Minister has committed to undertaking community consultation as part of any redevelopment process	No action has been undertaken to progress community consultation - awaiting Min's direction.	The Minister has been quoted in local media, however no TMR messaging re actual community consult. Progressing has been released	

Released under RTI - DTMR

Danielle A Wills

From: Angela E Green on behalf of Anthony P Philp
Sent: Tuesday, 24 March 2020 9:20 AM
To: Bradley L Chandler; Karen S Peut
Cc: Angela E Green; Tracy A Scott
Subject: FW: FOLLOW UP RE: URGENT DG AND MEDIA REQUEST: List of PPI community consultation projects
Attachments: PPI Community Consultation projects table .docx; RE: ACTION GM APPROVAL BY 3PM today: URGENT DG AND MEDIA REQUEST: List of PPI community consultation projects

Karen and Brad,

The TMR Media Unit have requested additional information (project costs and detail on community information) in relation to the community consultation projects list we compiled last Friday.

Could you please update your relevant project and provide your response **by 11am today (for GM approval)**.

Region	District	Project	Project Cost	Comms Lead	Proposed activities	Timings	Has the community been informed of these activities? Yes/No	Mitigation with alternative online approach
PIP	N/A	Mooloolaba Spit Redevelopment Opportunity		Kaylie Beasley	Proposed redevelopment of TMR's Marine Operations Base. Minister has committed to undertaking community	No action has been undertaken to progress community consultation - awaiting		

					consultation as part of any redevelopment process.	Min's direction.	
--	--	--	--	--	--	---------------------	--

Not Relevant

Thanks
Angela Green
On behalf of

Tony Philp
General Manager (Portfolio, Investment and Programming)
Policy, Planning & Investment | Department of Transport and Main Roads

Floor 16 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
(07) 3066 3766 | M: NR
anthony.p.philp@tmr.qld.gov.au
www.tmr.qld.gov.au



From: Kaylie J Beasley
Sent: Tuesday, 24 March 2020 8:51 AM
To: Tracy A Scott ; Julie M Salsbury ; Rhiannon L Stewart ; Josh M Hannan ; Anthony P Philp ; Angela E Green ; Desiree M McMahon
Cc: DocTrak.PPI.Media ; Belinda F Gatz
Subject: FOLLOW UP RE: URGENT DG AND MEDIA REQUEST: List of PPI community consultation projects

Good morning all,

The TMR Media Unit has requested for additional information (project costs and detail on community information) in relation to the community consultation projects list we compiled last Friday.

Can I please ask for your assistance in reviewing the updated table below (also attached in Word document) and include the requested information for the columns 'project costs' and 'has the community been informed of these activities' . If the requested information is not applicable, please list N/A or feel free to advise me of N/A and I can populate the table.

If we can please have this action completed by the deadline of this morning (no later than midday) that would be great. If this is not achievable due to other competing priorities, please let me know and I will advise the Media Unit. Any other concerns please let me know.

Kind regards,
Kaylie.

From: Belinda F Gatz <Belinda.F.Gatz@tmr.qld.gov.au>

Sent: Tuesday, 24 March 2020 8:29 AM

To: Kaylie J Beasley <Kaylie.J.Beasley@tmr.qld.gov.au>; Media <media@tmr.qld.gov.au>

Cc: DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Rhiannon L Stewart <Rhiannon.L.Stewart@tmr.qld.gov.au>;

Julie M Salsbury <Julie.M.Salsbury@tmr.qld.gov.au>

Subject: RE: ACTION GM APPROVAL BY 3PM today: URGENT DG AND MEDIA REQUEST: List of PPI community consultation projects

Morning Kaylie

Apologies, we've had another request to update the list of community consultation projects to include project costs and advice if the community has been informed of the activities – would it be possible please to update those columns below? If not applicable, we can just put N/A.

Thanks again

Bel

Region	District	Project	Project Cost	Comms Lead	Proposed activities	Timings	Has the comm these activitie
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Released under RTI - DTMR

HR

Released under RTI - DTMR

NR

NR

PIP

N/A

Mooloolaba Spit
Redevelopment
Opportunity

Kaylie Beasley

Proposed redevelopment
of TMR's Marine
Operations Base.
Minister has committed
to undertaking
community consultation
as part of any
redevelopment process.

No action has
been undertaken
to progress
community
consultation -
awaiting Min's
direction.

NR

Released under RTI - DTMR

Not Relevant

Not Relevant

From: Kaylie J Beasley <Kaylie.J.Beasley@tmr.qld.gov.au>

Sent: Friday, 20 March 2020 4:17 PM

To: Belinda F Gatz <Belinda.F.Gatz@tmr.qld.gov.au>; Media <media@tmr.qld.gov.au>

Cc: DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Rhiannon L Stewart <Rhiannon.L.Stewart@tmr.qld.gov.au>; Julie M Salsbury <Julie.M.Salsbury@tmr.qld.gov.au>

Subject: FW: ACTION GM APPROVAL BY 3PM today: URGENT DG AND MEDIA REQUEST: List of PPI community consultation projects

Hi Bel,

As requested, please see attached PPI projects (with community consultation) list prepared for DG noting. GM approvals have been obtained from all our areas.

Please get in touch if you'd like to discuss.

Ta, Kaylie.

From: Kaylie J Beasley <Kaylie.J.Beasley@tmr.qld.gov.au>

Sent: Friday, 20 March 2020 12:19 PM

To: Josh M Hannan <joshua.m.hannan@tmr.qld.gov.au>; Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>; Randall L Fletcher <randall.l.fletcher@tmr.qld.gov.au>; Lucinda M Hoffman <Lucinda.M.Hoffman@tmr.qld.gov.au>; Julie M Salsbury <Julie.M.Salsbury@tmr.qld.gov.au>; Christina M Heffner <Christina.M.Heffner@tmr.qld.gov.au>; Benjamin J Stewart <Benjamin.J.Stewart@tmr.qld.gov.au>; Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Penny J Ford <Penny.J.Ford@tmr.qld.gov.au>; Karen S Peut <karen.s.peut@tmr.qld.gov.au>; Paul D Harris <Paul.D.Harris@tmr.qld.gov.au>; Courtney M Morris <Courtney.M.Morris@tmr.qld.gov.au>; Rhiannon L Stewart <Rhiannon.L.Stewart@tmr.qld.gov.au>; Angela E Green <Angela.E.Green@tmr.qld.gov.au>; Toni Brix <Toni.Z.Brix@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Nicole Z Hillman <Nicole.Z.Hillman@tmr.qld.gov.au>; Desiree M McMahon <Desiree.M.McMahon@tmr.qld.gov.au>

Cc: Belinda F Gatz <Belinda.F.Gatz@tmr.qld.gov.au>; DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>

Subject: FW: URGENT DG AND MEDIA REQUEST: List of PPI community consultation projects

Importance: High

Good morning all,

Just in follow-on my previous email, please see updated message from the Media Unit below with further clarification into the request.

The deadline for PPI is no later than 3PM please to allow for other approvals.

Kind regards,
Kaylie.

From: Belinda F Gatz <Belinda.F.Gatz@tmr.qld.gov.au>

Sent: Friday, 20 March 2020 12:07 PM

To: Kaylie J Beasley <Kaylie.J.Beasley@tmr.qld.gov.au>

Cc: DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>; Media <media@tmr.qld.gov.au>

Subject: RE: URGENT DG AND MEDIA REQUEST: List of PPI community consultation projects

Importance: High

Hi Kaylie

Further to this one, we've also been requested by ODG to advise/provide evidence the below Fed Govt criteria has been considered when changing or postponing community consultation and how (where applicable), consultation can continue.

Community consultation should be carefully considered and comply with Federal Government Guidelines (last updated 18 March 2020). That is:

Is it essential (IE critical to keep the project moving)?

If indoors: will it have less than 100 people (including staff)?

- *NOTE: An indoor gathering refers to a gathering within a single enclosed area (i.e. an area, room or premises that is or are substantially enclosed by a roof and walls, regardless of whether the roof or walls or any part of them are permanent, temporary, open or closed).*
- *Can social distancing (1.5 metres between people) be upheld?*
- *Can hand hygiene products and suitable waste receptacles be available, with frequent cleaning and waste disposal?*

If outdoors: will it have less than 500 attendees (including staff)?

- *Can social distancing (1.5 metres between people) be upheld?*
- *Can hand hygiene products and suitable waste receptacles be available, with frequent cleaning and waste disposal?*

If unsure, liaise with corporate comms for advice who will seek advice from QH.

Options such as online consultation are already actively used across TMR, but may be more actively encouraged so as to compensate for events that can no longer proceed under the Federal Government Guidelines.

Example:

Project	Issue	Action Taken	DocTrak #	DDG / DG / MO Notification
---------	-------	--------------	-----------	----------------------------

NR

Sorry for the timeframe, but ODG are after this today.

Thanks again

Bel

From: Kaylie J Beasley <Kaylie.J.Beasley@tmr.qld.gov.au>

Sent: Friday, 20 March 2020 11:08 AM

To: Rhiannon L Stewart <Rhiannon.L.Stewart@tmr.qld.gov.au>; Angela E Green <Angela.E.Green@tmr.qld.gov.au>; Toni Brix <Toni.Z.Brix@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Nicole Z Hillman <Nicole.Z.Hillman@tmr.qld.gov.au>; Desiree M McMahon <Desiree.M.McMahon@tmr.qld.gov.au>; Michelle M Connolly <Michelle.M.Connolly@tmr.qld.gov.au>

Cc: Josh M Hannan <joshua.m.hannan@tmr.qld.gov.au>; Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>; DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>; Lucinda M Hoffman <Lucinda.M.Hoffman@tmr.qld.gov.au>; Julie M Salsbury <Julie.M.Salsbury@tmr.qld.gov.au>; Randall L Fletcher <randall.l.fletcher@tmr.qld.gov.au>; Christina M Heffner <Christina.M.Heffner@tmr.qld.gov.au>; Benjamin J Stewart <Benjamin.J.Stewart@tmr.qld.gov.au>; Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Penny J Ford <Penny.J.Ford@tmr.qld.gov.au>; Karen S Peut <karen.s.peut@tmr.qld.gov.au>; Paul D Harris <Paul.D.Harris@tmr.qld.gov.au>

Subject: URGENT DG AND MEDIA REQUEST: List of PPI community consultation projects

Importance: High

Good morning all,

As a key point of contact for your branches, please see the below request from TMR Media regarding any upcoming community consultation initiatives across the Division which may be impacted, or has been impacted, by the current COVID-19 environment.

PPI has been requested to compile a list of any PPI projects/initiatives which has had, or could have, planned community consultation postponed or cancelled. This request is to be compiled and briefed at both the DG and Ministerial level.

If you could all please distribute amongst your branches, arrange to fill in the below table for relevant projects, and arrange for GM/ED approval as soon as possible that would be greatly appreciated. Please respond N/A if no response is required. I have also inserted a project below which I am aware was officially postponed yesterday and inserted as an example.

Any concerns please give me a call.

Kind regards,
Kaylie.

Project	Issue	Action Taken	DocTrak #	DDG / DG / MO Notification
NR				

Kaylie Beasley

Senior Advisor (Communications) | Business Services

Office of the Deputy Director-General | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 4085

Kaylie.J.Beasley@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Belinda F Gatz <Belinda.F.Gatz@tmr.qld.gov.au>

Sent: Friday, 20 March 2020 10:39 AM

To: Kaylie J Beasley <Kaylie.J.Beasley@tmr.qld.gov.au>

Cc: DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>; Media <media@tmr.qld.gov.au>

Subject: URGENT REQUEST: List of PPI community consultation

Morning Kaylie

Could you please compile a list of projects that involve community consultation which may have been postponed or cancelled due to the current climate?

If you could please also advise if the DG has been briefed, that would also be appreciated (much like Manly boat harbour yesterday).

Give me a bell if you'd like to chat!

Cheers

Bel

Belinda Gatz

Senior Advisor (Media) | Media Unit |

Governance Branch | Corporate Division | Department of Transport and Main Roads

Floor 8 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1549 | Brisbane City Qld 4000

P: (07) 3066 7255

E: belinda.f.gatz@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Danielle A Wills

From: Amanda S Hindley on behalf of Bradley L Chandler
Sent: Friday, 25 September 2020 12:39 PM
To: Angela E Green
Subject: FW: SUPER URGENT UPDATE REQUIRED within the hour: MBN23363 Rejection*

Importance: High

Hi Angela,

As discussed, please find below to assist with your request from RTI re: RTI-1219

Kind Regards,

Amanda Hindley
for
Brad Chandler
Executive Director | Strategic Property Management
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use this GPO address only when posting correspondence)
P: (07) 30663752 | F: (07) 30663530
M: [redacted] NR
E: bradley.l.chandler@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Bradley L Chandler
Sent: Wednesday, 1 July 2020 1:28 PM
To: Philip A Burns <philip.a.burns@tmr.qld.gov.au>
Subject: FW: SUPER URGENT UPDATE REQUIRED within the hour: MBN23363 Rejection*
Importance: High

Hi Phil

For advice thanks.

Kind regards

Brad Chandler
Executive Director | Strategic Property Management
Portfolio and Investment Branch | PPI Division | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3752 | M: [redacted] NR
bradley.l.chandler@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>
Sent: Wednesday, 1 July 2020 1:18 PM
To: Doctrak.PPI.PIP.SIAM <Doctrak.PPI.PIP.SIAM@tmr.qld.gov.au>; Doctrak.PPI.PIP.SPM <Doctrak.PPI.PIP.SPM@tmr.qld.gov.au>; Karen S Peut <karen.s.peut@tmr.qld.gov.au>; Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Cc: Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>; Angela E Green <Angela.E.Green@tmr.qld.gov.au>
Subject: SUPER URGENT UPDATE REQUIRED within the hour: MBN23363 Rejection*
Importance: High

Hi

Late March, SPM and SIAM provided the following input for this one. Yesterday, MO rejected back requesting the department update it – need it turned around before 3pm today.

Really appreciate your advice ASAP (in next hour) if your previously provided input (below) requires updating – KP, I’ve inserted new 17 July date for the inaugural BHTAC meeting below.

Face-to-face Community Engagement

Region	District	Project	Project Cost	Comms Lead	Proposed activities	Timings	Has the community been informed of these activities? Yes/No	Mitigation with alternative online appro
TMR - Policy, Planning and Investment								
PIP	N/A	Mooloolaba Spit Redevelopment Opportunity	N/A	Kaylie Beasley	Proposed redevelopment of TMR’s Marine Operations Base. Minister has committed to undertaking community consultation as part of any redevelopment process	No action has been undertaken to progress community consultation - awaiting Min’s direction.	The Minister has been quoted in local media, however no TMR messaging re actual community consult. Progressing has been released	
NR								

Thanks!

Tracy Scott
Principal Advisor | Office of the General Manager
Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 16 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3835
tracy.a.scott@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Connie Z Mavrommati <Connie.Z.Mavrommati@tmr.qld.gov.au>
Sent: Wednesday, 1 July 2020 12:20 PM
To: Sheryl K Rolston <sheryl.k.rolston@tmr.qld.gov.au>; Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Rhiannon L Stewart <Rhiannon.L.Stewart@tmr.qld.gov.au>
Cc: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>
Subject: FW: MBN23363 Rejection*
Importance: High

Hi all, so very sorry for the late notice and tight turn around but can you please review and update the attached documents and return to me by 3pm today for progression? See full request below.

Cheers, Connie

From: Ilma Z Keranovic <Ilma.Z.Keranovic@tmr.qld.gov.au>
Sent: Wednesday, 1 July 2020 11:57 AM
To: PPI.Correspondence <PPI.Correspondence@tmr.qld.gov.au>; DocTrak.PPI.Media <DocTrak.PPI.Media@tmr.qld.gov.au>
Subject: FW: MBN23363 Rejection*
Importance: High

Good Morning PPI,

This profile (MBN23363) has been **rejected** by the Ministers office for updating. Can you please urgently review the attached document and provide updates. Please use mark ups in Microsoft word/**highlight all changes in yellow.**

Please provide response by **COB today.**

Thank You

Kind Regards,

Ilma Keranovic
Executive Coordinator | Communication and Media Governance Branch | Corporate Division | Department of Transport and Main Roads | Floor 8 | 61 Mary Street | Brisbane Qld 4000 GPO Box 1549 | Brisbane Qld 4001 | 07 3066 7524
ilma.z.keranovic@tmr.qld.gov.au
www.tmr.qld.gov.au

Customers first Ideas into action Be courageous Unleash potential Empower people

Released under RTI - DTMR

Philip A Burns

From: Philip A Burns
Sent: Tuesday, 11 September 2018 12:26 PM
To: Bradley L Chandler
Cc: Martin J O'Connor
Subject: Member for Maroochydore - Fiona Simpson MP's office follow-up regarding possible meeting
Attachments: +61754067100 (31 seconds) Voice Mail.mp3; DG35236_DG_Endorsed_Brief.pdf

Hi Brad,

Briefing Note DG35236 was endorsed by the DG in May 2018, and outlined TMR's proposal to partner with Council to progress redevelopment of the land at Mooloolaba (DBN attached).

As per the brief we proposed to engage with the local MP (through the Minister's office), and have sought support from the Minister's office to engage

To-date we have not been able to get traction with the Minister's office, and now the MP's office is following up wondering what is happening re a meeting (voice message on my phone from today attached).

This all stems from previous engagement with the MP by the Minister, discussion regarding establishing a working group, and the harbour tenants going direct to the local MP for support re securing future tenure.

I am happy to respond to the recent enquiry from Fiona Simpson's office, indicating that enquiries regarding establishing a meeting should be directed to the Minister's office.

Alternatively, given our recent meeting with Council representatives on site is there a different way you would like me to respond?

Regards

Philip Burns
Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: NR

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Microsoft Outlook On Behalf Of +61754067100
Sent: Tuesday, 11 September 2018 9:51 AM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Subject: Voice Mail (31 seconds)

You received a voice mail from

Caller-Id:

Philip A Burns

From: Melissa Crane on behalf of Bradley L Chandler
Sent: Monday, 22 October 2018 1:20 PM
To: Philip A Burns
Subject: FW: proposed work at Mooloolaba

Categories: DMS

FYI

Mel C
for
Brad Chandler
Executive Director | Strategic Property Management
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
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E: bradley.l.chandler@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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From: @treasury.qld.gov.au>
Sent: Monday, 22 October 2018 12:28 PM
To: @ditid.qld.gov.au>; @treasury.qld.gov.au>
Cc: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; ditid.qld.gov.au>
Subject: RE: proposed work at Mooloolaba

Unlocking any strategically significant State owned land is always a priority, particularly if it realises proceeds of sale and also drives jobs, construction and renewal of an iconic part of the Sunshine Coast.

Bringing forward any major development opportunity will be supported.

My understanding was that your Minister was looking for a response to demands for a GTH on the Sunshine Coast for a GTH and this was seen as an alternate project which demonstrated State commitment to the region. Renewal of the Spit could be an option to respond to this.

I think that early engagement with DNRM, QPS and MSQ would also assist to ensure that there are no major impediments (other than incredibly complex tenure arrangements and potentially needing to relocate existing State tenants and complex stakeholder issues). In other words – a perfect job for SPU.

Regards

Director
Commercial Division
Queensland Treasury
Level 22, 1 William Street

Phone: 3035 1425 (dial full number)

Mobile Not Relevant

Email: @treasury.qld.gov.au

Web: www.treasury.qld.gov.au



**Queensland
Government**

From @ditid.qld.gov.au]

Sent: Monday, 22 October 2018 10:10 AM

To @treasury.qld.gov.au>

Cc: bradley.l.chandler@tmr.qld.gov.au;

@treasury.qld.gov.au>; WEAVER Stephen

<Stephen.Weaver@ditid.qld.gov.au>

Subject: proposed work at Mooloolaba

Importance: High

Thanks for the meeting to discuss potential opportunities at Mooloolaba Spit.

We have had a discussions with DG-DTMR and there was broad support for further investigations.

We have been asked by Sunshine Coast Council to meet with them on a way forward.

However, before we take this step, we would appreciate some feedback for Treasury on its support for these investigations.

This is to ensure that we do not waste time and resources if Treasury does not see these investigations as important.

Your comments are both needed and appreciated.

thanks



Special Advisor

Special Projects Unit

Department of Innovation, Tourism Industry Development

P: 07 3565 9409 | **M:** Not Relevant

@ditid.qld.gov.au |

Level 26 | 111 George Street | Brisbane QLD 4000

PO Box 15009 | City East QLD 4002

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Released under RTI - DTMR

Philip A Burns

From: sunshinecoast.qld.gov.au>
Sent: Monday, 26 March 2018 3:31 PM
To: Philip A Burns
Cc:
Subject: RE: Mooloolaba boat harbour - TMR engaging with Council

Hello Philip,
As discussed by phone this afternoon and I will be the contacts for further discussions. I note that you are looking for an appointment time at Carseldine office (no City parking charges!!) in the week starting 9/4/18.

NR

NR

Regards

| Consultant
Office of Mayor and CEO
Sunshine Coast Council

Phone: Not Relevant
Mobile:

From: Philip A Burns [mailto:Philip.A.Burns@tmr.qld.gov.au]
Sent: Friday, 23 March 2018 4:19 PM
To: @sunshinecoast.qld.gov.au>; @sunshinecoast.qld.gov.au>
Subject: Mooloolaba boat harbour - TMR engaging with Council

Good afternoon

We met last year to discuss the Mooloolaba boat harbour, and the future potential for part of the site, particularly in reference to the TMR land at the point of the harbour which is home to the former Marine Operations Base (off Parkyn Parade).

Since our first discussion, there has been a process underway for TMR to engage with stakeholders who currently occupy the site (both internal to TMR and tenants), and now I'd like to coordinate a meeting to engage with Sunshine Coast Regional Council again.

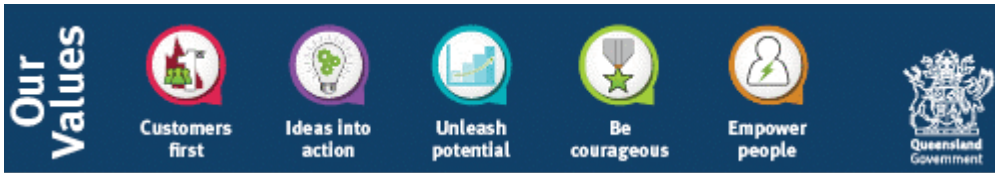
The meeting is to discuss moving forward with the proposal to redevelop the site, and how Council may be involved in that process.

I'd appreciate you giving consideration to who would be the best points of contact to meet, and perhaps identifying some suitable times so I can in turn liaise with stakeholders within TMR who may also attend.

I tried calling to discuss, however you were away from your desks.
Perhaps once you have had a chance to consider, we can discuss further.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
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Philip A Burns

From: Philip A Burns
Sent: Friday, 2 November 2018 3:41 PM
To: Bradley L Chandler
Cc: Martin J O'Connor; Stephanie Threlfall
Subject: Meeting with Sunshine Coast Regional Council - Mooloolaba redevelopment

Hi Brad,

Marty, Steph and I met earlier in the week with representatives from the Sunshine Coast Regional Council (SCRC), to discuss the potential for redevelopment of the land at the end of the Spit.

People in attendance at the meeting (from SCRC – officer level) included Strategic Planning, Transport Planning, Planning Assessment, Place Making and Industry Investment.

Below is a general summary of the meeting discussion and outcomes:

- Both the State and SCRC want to see investment in the harbour, opportunities for local employment and so on
- SCRC see the current planning scheme as reflecting the outcomes of the earlier Mooloolaba Spit Futures Plan 2009, and the height limits (of 2 storeys) was a deliberate strategy. They consider any proposal to increase height limits would require extensive community consultation
- SCRC agreed they were looking for 5 star boutique resort (and similar types of economic development) along the coast
- SCRC support improving access to the waterfront. They also see the TMR land at the end of the Spit as a strategic location and indicated there may be a trade-off and having hotel type development closer to the Mooloolaba town centre end of the harbour and leaving the freehold site for more community access
- Traffic and parking were identified as major challenges. Traffic options have been considered, including a new road alignment at the start of Parkyn Parade. There are no easy answer.
- There was some discussion regarding the potential for relocating seafood processing off site, however SCRC also referenced a new focus in the area on agri-tourism and using the seafood businesses and their operations as attractors for increased tourism activities
- There was discussion regarding the increase in Cruise Ship visitation and taking advantage of their economic activity in the region (also questioned where the best location for the tenders to bring passengers into might be - the TMR site or Wharf ? ?)
- SCRC indicated they had previously done some preliminary work on density for hotel development, which indicated that heights needed to be increased to make things work financially
- We indicated some work associated with Feasibility Studies would be a good future step to understand commercial viability of development on TMR site
- There was discussion regarding taking a strategic approach to the harbour and looking at opportunities across the whole precinct in a co-ordinated manner, not just looking at sites/lease areas in isolation (we indicated challenges with different areas being subject to different lease terms, and the focus was on the freehold land given we have access to it now)
- The Spit Futures Plan was undertaken 10 years ago, and so SCRC indicated it is potentially timely for a revision and this could incorporate a review of height limits (this is in contrast to advice Marty and I received from Advisor to the CEO and Mayor at a previous meeting)
- The local Spit Protection Group is very active when there is any mention of development in the local area – likely to challenge any proposed change that would bring increased development opportunities
- Political timing was also briefly discussed, giving consideration to potential outcomes of community consultation and timing of local and state elections – there was discussion regarding progressing preliminary work in the background
- There was mention of the upcoming meeting with Tourism Industry Development, and I asked to be advised of the outcome and to keep the lines of communication open. It will be interesting to see if anything different comes out of TID's meeting.

In summary, I would say the next steps as a result of these discussions were firstly for TMR to consider some feasibility work to determine the viability of development on our site. Subject to the outcome of that (and the likely need to increase height limits to accommodate), consider an update to the Spit Futures Plan that would enable the proposed type of development. In order to update the Spit Future Plan - Community Consultation.

Marty / Steph - can you think of any other general themes or key points I have missed out?

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

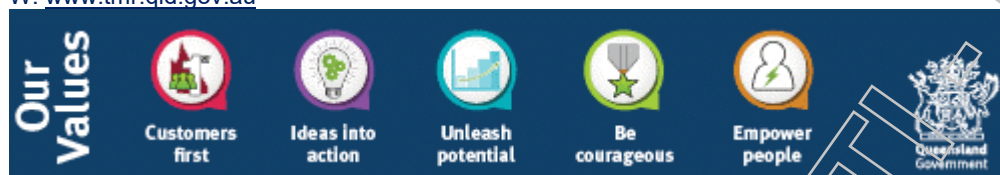
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P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Philip A Burns

From: [redacted] NR [redacted]@au.ey.com>
Sent: Thursday, 19 September 2019 5:46 PM
To: Ben S Johnson
Cc: [redacted] NR Philip A Burns
Subject: Project Marine
Attachments: Parkyn Pde - DTMR - Site Concept Plan 060919.pdf; Parkyn Pde - DTMR - Site Concept Plan 110919.pdf

Hi Ben

Please find attached final Redevelopment Plan for Project Marine. Please note that I have attached the 2 plans as discuss 1 plan details the building areas on Lot 1 and the other has this redacted.

I will send you the draft EY report and the Town Planning Report and Cost Consultant costings separately.

Regards

[redacted] NR



[redacted] NR

Associate Director | Real Estate Advisory Services

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Website: <http://www.ey.com>

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Pages 191 through 192 redacted for the following reasons:

Refuse Sch.4 Part 4 s.4 Consultation/deliberation processes of government

Released under RTI - DTMR



Wet Development Area
(outlined in blue) is indicative
only and is subject to formal
survey. Estimated to be
26,000 sqm.

Pilot Station Rd

Harbour Parade

Gulai St

Pacific Blvd



MAROOCHY SHIRE COUNCIL

COUNCIL CHAMBERS, CNR. BURY & CURRIE STS., NAMBOUR — TELEPHONE (071) 41 8211

ADDRESS ALL COMMUNICATIONS TO:
THE SHIRE CLERK,
P.O. BOX 76, NAMBOUR, QLD. 4560

BUILDING PERMIT NO. 15290

ISSUED FOR:

NEW DWELLING — PILOTS BOARDING HOUSE

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

FULL SITE ADDRESS OF WORK: Accurate Site Location—

Street No.:
Street: PARKYN PARADE
Suburb or Town: MOOLOOLABA
Post Code: 4557
Assessment No.: 00224 00000 0/000

REAL PROPERTY DESCRIPTION:

LOT 22 RP. CG 6295 POR. 501

Approval is hereby given to the commencement of building work in accordance with the Standard Building Bylaws 1975 - 1984, the accompanying plans and specifications and the following Schedule of Conditions:

The approval of any building work shall become void if:-

- (a) The building work is not commenced within twelve months after the day on which the approval is given; or
- (b) The building work is not substantially completed within the following periods from the date on which the approval was given.
 - (i) Class I and Class X buildings - 18 months.
 - (ii) Buildings of all other classes - 3 years.

SCHEDULE OF CONDITIONS

1. DISPLAY BUILDING PERMIT NUMBER AT ENTRANCE TO THE SITE.
2. GIVE 48 HOURS NOTICE IN WRITING OF INSPECTIONS AT THE FOLLOWING STAGES:
 - a. TRENCHES WITH STEEL IN PLACE.
 - b. SLAB BEFORE POURING CONCRETE.
 - c. FRAME BEFORE CLADDING AND ROOF COVERING IS COMMENCED.
 - d. ON COMPLETION PRIOR TO OCCUPATION.
3. PIPE ROOF WATER TO STREET AND/OR DISPOSE OF AS DIRECTED BY THE BUILDING INSPECTOR.

(Continued Next Page)



MAROOCHY SHIRE COUNCIL

COUNCIL CHAMBERS, CNR. BURY & CURRIE STS., NAMBOUR - TELEPHONE (071) 41 8211

ADDRESS ALL COMMUNICATIONS TO:
THE SHIRE CLERK,
P.O. BOX 76, NAMBOUR, QLD. 4560

BUILDING PERMIT NO. 15290 (Continued)

4. ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE RELEVANT S.A.A. CODES, THE 1975 BUILDING ACT AND THE REQUIREMENTS OF THE MAROOCHY SHIRE COUNCIL AND APPENDIX 4 AND T.R.A.D.A.C. MANUALS.
5. IF THE FILLING UNDER THE FLOOR SLAB EXCEEDS 300MM, THE LOCAL AUTHORITY MAY REQUIRE EVIDENCE OF SATISFACTORY COMPACTION OR THE SLAB SHOULD BE DESIGNED BY A STRUCTURAL ENGINEER.
6. BOUNDARY PEGS TO BE IDENTIFIED BY A REGISTERED SURVEYOR BEFORE FOOTINGS ARE POURED.
7. WORK WHICH WOULD CREATE NOISE THAT MAY DISTURB THE QUIETUDE OF A NEIGHBOURHOOD OR DWELLING SHALL NOT BE CARRIED OUT BETWEEN THE HOURS OF 8 P.M. AND 7 A.M. MONDAY TO SATURDAY OR AT ANY TIME ON SUNDAY.
8. CONSTRUCTION OF THE BUILDING SHALL NOT BE COMMENCED UNTIL A TEMPORARY VEHICULAR CROSSING TO THE SATISFACTION OF COUNCIL'S ENGINEER, HAS BEEN CONSTRUCTED FROM THE KERB ALIGNMENT TO THE PROPERTY ALIGNMENT FOR ACCESS TO THE SITE DURING CONSTRUCTION.
9. ALL DAMAGED KERB AND CHANNEL OR ROAD PAVEMENT ADJACENT TO THE SITE IS TO BE REINSTATED.
10. NO BUILDING MATERIAL TO ENCROACH ONTO ROAD RESERVE AND ROAD RESERVE TO BE KEPT CLEAR AT ALL TIMES.
11. NO PART OF THIS BUILDING IS TO BE OCCUPIED UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED BY THE MAROOCHY SHIRE COUNCIL.

NOTE: WASTE MATERIAL FROM BUILDING PROJECTS MAY ONLY BE DUMPED AT COOLUM, WOOMBYE OR BUDERIM REFUSE DISPOSAL SITES.

COUNCIL ENCOURAGES THE PROVISION OF RAINWATER STORAGE TANKS. THE OVERFLOW SHOULD CONNECT TO THE STREET WHERE THE GRADIENT IS SUITABLE.

ISSUED THIS TWELFTH DAY OF OCTOBER, 1989.

Not Relevant

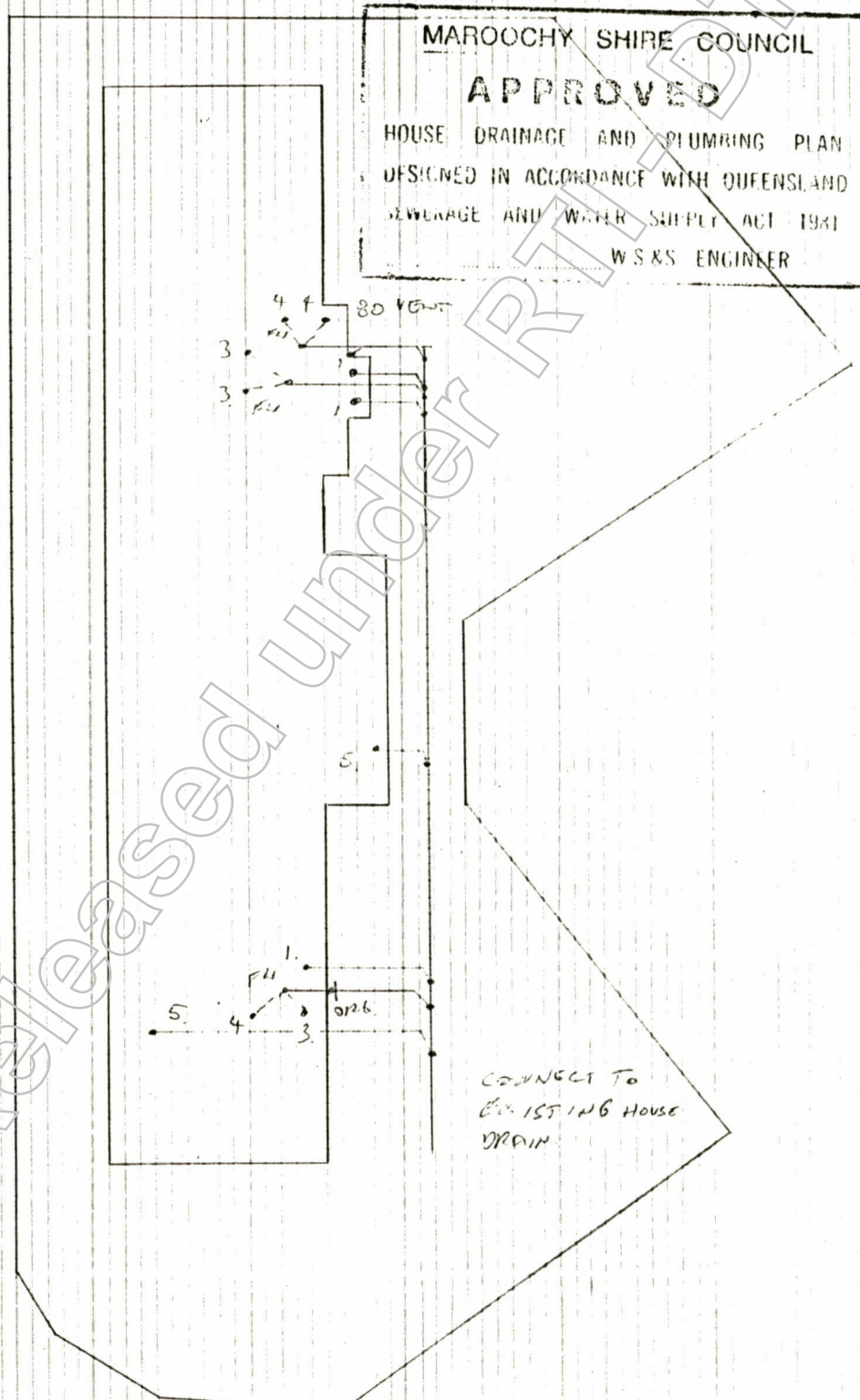
BUILDING SURVEYOR.

BRISBANE MARINE PILOTS		Council Work shown in Black	D.P. No.					
LOCATION PARKY 11 PRD		Owners Responsibility Red	Design NS					
Prop. Description ALLOT 22 C66295		Date 21.9.88						
Fixtures to be Connected			Plan \$					
I.W.C.	2.Bth.	3.Shw.	4.Ban.	5.Sink	6.Tbs.	7.Urinal	Insp.	\$
By Council							Conn.	\$
By Owner							Owners Cont.	\$

DATE CONNECTED Council _____ Plumber _____ Total \$ _____
 Private _____ Drainer _____

● — S.V.P. or S.P. ● — I.O. — DT. ● — B.I.D.T. { — P.R. & C.

ASS. 00224 00000 0/001



Pages 197 through 206 redacted for the following reasons:

Copyright - Plans/Drawings

Released under RTI - DTMR

Philip A Burns

From: CPO_Tenders
Sent: Thursday, 6 June 2019 8:42 AM
To: NR
Cc: NR Philip A Burns; Ben S Johnson
Subject: RE: Request for Quote: TMR04419 - Commercial Advice for the Mooloolaba Spit - Clarification on liability cap

Good morning NR

Thank you for your query regarding Request for Quote TMR04419 – Commercial Advice for the Mooloolaba Spit.

As stated in the 'Request for Quote TMR04419, Section 1 – Requirements', the Liability Cap for this engagement is \$30 million.

Kind regards
Chief Procurement Office | CPO Tenders
Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane City Qld 4000
GPO Box 1412 | Brisbane Qld 4001
E: CPO_Tenders@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: NR @savills.com.au>
Sent: Wednesday, 5 June 2019 1:43 PM
To: CPO_Tenders <CPO_Tenders@tmr.qld.gov.au>
Cc: NR @savills.com.au>, Philip A Burns <philip.a.burns@tmr.qld.gov.au>
Subject: FW: Request for Quote: TMR04419 - Commercial Advice for the Mooloolaba Spit - Clarification on liability cap

Good afternoon,

We have the following Query regarding **Request for Quote: TMR04419 - Commercial Advice for the Mooloolaba Spit:**

The terms and conditions specifically state that the **liability cap** is 3 x the fee, however, a number of carve outs are included which essentially renders the cap void. We seek clarification in this regard as to which cap actually applies, the RFQ document states \$30 million.

Thank you

NR

National Bid Coordinator
National Marketing & Communications
Savills Australia

Direct Ph: Not Relevant
Mobile No:



From: [redacted] NR [redacted]@savills.com.au]

Sent: Wednesday, 22 May 2019 2:41 PM

To: [redacted] NR

Cc: [redacted] NR

Subject: FW: Request for Quote: TMR04419 - Commercial Advice for the Mooloolaba Spit

[redacted] NR

This opportunity is more your type of experience. And it is being run from DTMR in Brisbane, so your involvement from the PM business and client access will be necessary.

Once you have an opportunity to fully review, give me a call and we can discuss if Savills want to submit. I am happy to dovetail in with you from a valuation perspective where needed.

Regards

Regards

[redacted] NR

**Director
Valuation & Advisory
Savills Australia**

Direct Ph: [redacted] Not Relevant
Mobile No

Savills Valuations Pty Ltd is Liability Limited by a scheme approved under Professional Standards Legislation

Regulated by RICS



From: CPO_Tenders [mailto:CPO_Tenders@tmr.qld.gov.au]

Sent: Wednesday, 22 May 2019 10:39 AM

Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>

Subject: Request for Quote: TMR04419 - Commercial Advice for the Mooloolaba Spit

Good morning,

Transport and Main Roads (TMR), invites you to tender for TMR04419 Commercial Advice for the Mooloolaba Spit Development Opportunity.

Further background information and requirements are outlined in the attached Request for Quote (RFQ).

Key details are as follows:

- Tender Close – **11.59pm Wednesday 5th June 2019**
- Delivery of services – June-July 2019 (from date of appointment for a period of 35 days)
- Tender Response – via return email – cpo_tenders@tmr.qld.gov.au

If you have any questions regarding this RFQ, please don't hesitate to contact us via email on cpo_tenders@tmr.qld.gov.au

Kind Regards,

CPO Tenders | Chief Procurement Office
Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000
 GPO Box 1412 | Brisbane Qld 4001
 P: (07) 3066 1747
 E: CPO_Tenders@tmr.qld.gov.au
 W: www.tmr.qld.gov.au



Find us at Finance & Procurement Central on insideTMR

Customers first | **Ideas into action** | **Unleash potential** | **Be courageous** | **Empower people**

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DMS No. insert DMS number

Acknowledgment of Obligations Confidentiality and Conflict of Interest Deed

For external contractors/consultants

Deed Poll dated the insert date day of insert month, 20YY

I **INSERT NAME** in the position of insert position title ("Contractor") acknowledge and agree to the following:

1. DEFINITIONS

1.1 In this Deed unless the context otherwise requires, the following definitions will apply:

1.2 "**Confidential Information**" means information of, or supplied by, the department, that:

- (a) is by its nature confidential;
- (b) is designated as confidential, including information created in the course of providing the Service; or
- (c) the Contractor knows or ought to know is confidential;

and includes information:

- (d) comprised in or relating to any Intellectual Property Rights of the department;
- (e) concerning the internal management and structure, personnel, processes and policies, commercial operations, financial arrangements or affairs of the department;
- (f) that is of actual or potential commercial value to the department; and
- (g) relating to the clients or suppliers of the department;

but does not include information that:

- (h) was already in the possession of the Contractor and not subject to an obligation of confidentiality, is lawfully received from a third party or independently developed by the Contractor; or is public knowledge other than through a breach of an obligation of confidentiality;

1.3 "**Conflict of Interest**" means having an interest (whether personal, financial or otherwise) which conflicts or may reasonably be perceived as conflicting with the ability of the Contractor to perform the Services.

1.4 "**Intellectual Property Rights**" includes all copyright, trade mark, design, patents or other proprietary rights, or any rights to registration of such rights existing in Australia, or elsewhere or

as protected by legislation from time to time, whether created before, on or after the Service commencement date, but excludes Moral Rights;

- 1.5 **“Moral Rights”** means the right of integrity of authorship, the right of attribution of authorship and the right not to have authorship falsely attributed, more particularly as conferred by the *Copyright Act 1968* (Cth), and rights of a similar nature anywhere in the world whether existing before, on or after the Service commencement date.

2. CONFIDENTIALITY

- 2.1 In the course of performing procurement services (“the Services”) for the Department of Transport and Main Roads (“the department”) the contractor acknowledges that it will be exposed to Confidential Information.
- 2.2 The Contractor agrees:
- (a) not to disclose the Confidential Information to any person without the consent of the department;
 - (b) that the Confidential Information will only be used for the purposes of providing the Services;
 - (c) not to access, use, modify, disclose or retain any Confidential Information of the department, except for the purpose for which the Confidential Information was acquired; and
 - (d) to undertake all reasonable measures to ensure that any Confidential Information is protected against loss, unauthorised access, use, modification or disclosure and against other misuse.
- 2.3 The Contractor acknowledges that improper use or disclosure of the Confidential Information could jeopardise or invalidate the procurement process and may severely damage the department's ability to perform its governmental/statutory functions and/or expose the department to liability, loss and damage.
- 2.4 The Contractor acknowledges its obligations in relation to the disclosure of confidential information under the *Information Privacy Act 2009* and the Code of Conduct for the Queensland Public Service.
- 2.5 The Contractor acknowledges that under the *Crime and Corruption Act 2001*, disclosure of confidential information may be official misconduct and constitute an offence under that Act.

3. CONFLICT OF INTEREST

- 3.1 The Contractor warrants that, to the best of its knowledge, as at the insert date document is signed neither the Contractor nor any of its officers, employees, agents and/or sub-contractors have, or are likely to have, a Conflict of Interest in the performance of the Services other than listed below*.
- 3.2 If a Conflict of Interest or risk of Conflict of Interest arises while performing the Services, the Contractor must immediately give notice of the Conflict of Interest, or the risk of it, to the department.

- 3.3 The Contractor acknowledges that the following are some examples of situations where a Conflict of Interest can occur;
- (a) where it receives any form of benefit, including a pecuniary interest, sponsored travel, a gift, hospitality from a party that is tendering for the department's work ("Offeror");
 - (b) having a second job that relates to my work at the department;
 - (c) where it has a relationship with or am a family member of an Offeror;
 - (d) owning shares, bonds, debentures in or being a director or partner of an Offeror; or
 - (e) promoting or getting referrals for my business through my contacts with the department and/or the Offeror.
- 3.4 The Contractor must:
- (a) take all reasonable measures to ensure that its officers, employees, agents and sub-contractors do not engage in any activity or obtain any interest which is in conflict with the Contractor's ability to perform the Services for the department in good faith and objectively; and
 - (b) immediately give notice to the department of any Conflict of Interest relating to the activities or interests of any of its officers, employees, agents and/or sub-contractors.
- 3.5 Upon receipt of a notice in accordance with clause 3.2 or 3.4, or upon the department otherwise identifying a Conflict of Interest, the department may:
- (a) direct the Contractor as to how to manage the Conflict of Interest and the Contractor must comply with any reasonable direction so given by the department; or
 - (b) require the Contractor to vary the Services in order to manage the Conflict of Interest.
- 3.6 The Contractor acknowledges its obligations in relation to conflicts of interests under the legislation which governs the Contractor's employment with the department and the Code of Conduct for the Queensland Public Service.
- 3.7 The Contractor declares that as far as it is aware, IT DOES ☐ or DOES NOT ☐ have any conflict of interest to disclose. To the extent that the contractor has a conflict of interest to disclose. It provides the details below*.

** provide details below. Failure to complete this part of the Form means that I have no conflicts of interest.*

Note: Additional pages may be attached if necessary. Ensure each page is signed and witnessed.

DETAILS OF CONFLICT OF INTEREST (clauses 3.2 and 3.7)

insert details of conflict of interest

EXECUTED AS A DEED POLL

Execution by the Contractor (individual or partnership (^) (*)

Signed for and on behalf of

.....
insert full name of Contractor

.....
insert Contractor's ABN

this day of 20

by

.....
insert full name of Contractor's attorney (if applicable)

in the presence of

.....
insert full name of witness

.....
Signature of Contractor

.....
Signature of attorney (if applicable)

.....
Signature of witness

Where an attorney executes this Deed Poll on behalf of a Contractor, the form of execution must indicate the source of this authority and such authority must be in the form of a power of attorney and a certified copy thereof provided to the department.

Execution by the Contractor (company)

Signed for and on behalf of:

.....
insert full name of Contractor

.....
insert Contractor's ACN

.....
insert Contractor's ABN

in accordance with s.127 of the Corporations Act 2001 (Cth)

this day of 20.....

by

insert full name of Contractor's Director

) Signature of Director

.....
insert full name of Contractor's Director/Secretary

)
) Signature of Director/Secretary

)

)

Released under RTI - DTMR

Pages 215 through 216 redacted for the following reasons:

Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial/professional/financial affairs

Released under RTI - DTMR

DMS No. 495/00070

Request for Quote

TMR04419 Commercial Advice for the Mooloolaba Spit Development Opportunity

The Department of Transport and Main Roads (TMR) invites offers for the provision of commercial advisory services in relation to TMR owned land at the Mooloolaba Spit (the Site) (Appendix A – Site Plan, and Appendix B – Wet Area Plan), which has been identified for potential redevelopment. Further information is provided in Section 1 – Requirements.

This Request for Quote (RFQ) process will be governed by the Conditions of Offer contained in Section 2 – Conditions of Submission. Any contract arising from this RFQ process will be governed by the Conditions of Contract and Special Conditions contained in Section 3.

The response form contained in Section 4 – Supplier Response has been included to allow suppliers to respond to the RFQ. It is a requirement of the RFQ that the response form be completed and submitted to the Department of Transport and Main Roads by the date and time specified in Section 1 - Requirements.

Section 1 - Requirements

Description of Goods and/or Services required:	Development feasibility and commercial advisory services
Definitions	<p>Developer: The Proponent selected by TMR (from a proposed competitive tender process) to deliver a development outcome on the Site at their cost.</p> <p>Site: The Site comprises approximately 9,535 sqm of land over multiple lots, and 26,000 sqm (estimated) of water. The Site is shown in Appendix A – Site Plan, and Appendix B – Wet Area Plan and described further below.</p> <p><u>Lots 21-25 CG6295</u> A TMR owned and managed area of freehold land at the Mooloolaba Spit where a number of government and related functions such as the Marine Pilots, Water Police, Maritime Safety Queensland and Boat Harbour Controller officers are based (Appendix A – Site Plan). Development of the Site for these functions has occurred over an extended period of time and has resulted in a sporadic and inefficient use of available land and water. The land also adjoins Sunshine Coast Regional Council (SCRC) parkland.</p> <p><u>Part of Lot 1 SP143293</u> A TMR owned and managed area of water which adjoins the main access channel from the harbour and surrounding canals and provides recreational and commercial boat owners access to the open water of Point Cartwright and beyond. The developable area of Lot 1 SP143293 as shown in the Appendix B- Wet Area Plan is currently improved with a pile mooring area</p>

	accommodating 35 boats, and two fixed mooring facilities (Jetties) utilised by the Water Police, and Marine Pilots.
Background:	<ul style="list-style-type: none"> • TMR manages the Mooloolaba Boat Harbour and a parcel of adjoining land and water along the Mooloolaba Spit (the Site). • The Site is currently used for a number of government and related functions such as the Marine Pilots, Water Police, Maritime Safety Queensland and Boat Harbour Controller officers. • Development of the Site for these functions has occurred over an extended period of time and has resulted in a sporadic and inefficient use of available land and water. • Access to the Site is via Parkyn Parade as well as informal access from adjoining parkland owned by Sunshine Coast Regional Council (SCRC). • In 2009 the state and local governments worked collaboratively to develop and release the Mooloolaba Spit Futures Plan (Plan) for the Mooloolaba Spit. The process to develop the document included undertaking extensive consultation and resulted in a plan to guide future development of the area. • The outcome of the Plan, relevant to the Site, identified the future land use outcome as the 'Government and Peninsular Precinct' and proposed the uses would be consolidated while active frontages would be developed to enhance the existing open spaces – creating a new gateway to the parklands. The current Sunshine Coast Planning Scheme (2014) aligns with the intended land use outcomes identified in the Plan and allows for development in the harbour to a maximum of 8.5m. • TMR has identified an opportunity for redevelopment of the Site, and is now investigating this further with the intent of attracting private investment for redevelopment of the Site, incorporating a range of land and water based uses. • Releasing the Site for redevelopment, with government functions to be incorporated as part of any proposal from the private sector aligns with government's <i>Advancing Our Cities and Regions</i> (AOCR) strategy. Progressing this opportunity aligns with the strategy's intent of achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas. • Early engagement at the SCRC officer level has confirmed support for progressing a redevelopment of the Site, ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys has been discussed). • The Mooloolaba Spit is potentially one of the most popular tourist destinations on the Sunshine Coast and any activation of the land and water along the Mooloolaba Spit is likely to be closely monitored by the surrounding community. TMR anticipates in order to attract private sector investment to activate the Site and implement the desired land use outcome, development will exceed the current height limits under the Sunshine Coast Planning Scheme 2014. • An increased height limit and intensification of use has the potential to raise community concern and angst. Without first understanding what height level would be required to make a development on the Site viable, there is little benefit in progressing a proposal to the market to seek interest in developing the Site.
Specifications and/or scope of works:	TMR require a suitably qualified and experienced consultant specialising in property development feasibility and commercial advisory services to consider government's future requirements, assess the Site characteristics and minimum height, size and scale of development that a private investor would need to realise for a development to be commercially viable.

	<p>The purpose of the investigation is to enable TMR to consider whether the nature of the development is of a scale considered to be achievable given the current Planning Scheme restrictions and anticipated level of community interest.</p> <p>Assumptions: the investigations and report provided to TMR should be prepared on the following basis:</p> <ul style="list-style-type: none"> - Development is assessed against the local Planning Scheme 2014 and any other relevant planning related documents - The successful Developer, identified through a competitive tender process, will be required to: <ul style="list-style-type: none"> - Incur all costs associated with the demolition of existing improvements within the developable land and water areas, including the pile mooring and fixed mooring facilities. - Incur all costs associated with redevelopment, including reinstatement of the following core functions within the redevelopment: <p><i>(Please note, reinstatement requirements are indicative only and subject to final confirmation upon appointment of the successful consultant)</i></p> <p><u>Marine Pilots</u></p> <ul style="list-style-type: none"> - 6 bedroom dwelling with shared living facilities to accommodate up to 9 marine pilots (refer to appendix C for building plan of existing facility). - mooring facility for 3 x 13m vessels <p><u>Maritime Safety Queensland and Boat Harbour Controllers</u></p> <ul style="list-style-type: none"> - 200 sqm office - Mooring for 1 x 4m vessel <p><u>Water Police</u></p> <ul style="list-style-type: none"> - 250 sqm office - mooring facility for 1 x 12m vessel <p><u>Shared Storage Facility</u></p> <ul style="list-style-type: none"> - 600 sqm of storage space to accommodate the storage of vessels and equipment required by the Marine Pilots, Maritime Safety Queensland, Boat Harbour Controllers, and Water Police. <ul style="list-style-type: none"> - The successful Developer, identified through a competitive tender process, will be required to incur all costs associated with constructing all improvements for both the government functions and private development. - Tenure over the private development area will be provided through a long-term lease arrangement for both the land and water. - The State will remain the underlying owner of the land and water. - The feasibility study should consider if incorporating the government functions into the development could be on the basis no rent is payable to the Developer for the areas occupied (land or water). - Please note - Given the sensitive nature of the project TMR will not be facilitating site inspections.
<p>Key deliverables and/or milestones:</p>	<p>1. Attend an initial 1 hour meeting with TMR officers to discuss the key deliverables of the request for quote.</p>

	<p>2. Send a draft Word version of the report described above to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 25 Business Days of being appointed to undertake this work.</p> <p>3. Attend a 2 hour meeting with TMR to discuss the findings of the draft report.</p> <p>4. Send a final pdf version of the report described above that incorporates and responds to TMR's feedback on the draft report to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 35 Business Days of being appointed to undertake this work.</p> <p>Post the successful completion of the report, TMR may wish for the Successful Offeror to undertake further work or attend meetings with Proponents on an ad hoc basis. Should this need arise, TMR will extend the Successful Proponent's appointment for services with work to be charged on a pre-agreed hourly rate set out in the Successful Offeror's Offer.</p> <p>TMR will pay the Successful Offer's quoted fee only once TMR considers that the Successful Offer has completed all of the work required as per this Request for Quote.</p>	
Delivery address of Goods and/or Services:	The draft and final report must be provided in electronic format to philip.a.burns@tmr.qld.gov.au	
Delivery period:	<p>1. The Successful Offer must send the draft report to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 25 Business Days of being appointed to undertake the work.</p> <p>2. The Successful Offer must send the final report to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 35 Business Days of being appointed to undertake the work.</p>	
Insurance requirements:	<p>(a) Workers' Compensation Insurance in accordance with the <i>Workers' Compensation and Rehabilitation Act 2003</i> (Qld);</p> <p>(b) Public Liability insurance for a minimum of \$10 million in respect of each claim</p> <p>(c) Professional Indemnity insurance to the limit of \$5 million in respect of each claim.</p>	
Liability Cap	The liability cap for this engagement is \$30 million.	
Criminal History Screening	<p>Is Criminal History Screening required for the successful contractor/consultant?</p> <p><i>(When engaging a Contractor/Consultant where the tasks to be undertaken involve accessing confidential or sensitive information or systems, a Criminal History Check will be required)</i></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, the successful contractor/consultant will be required to undergo Criminal History screening on award of the contract</p>	
Evaluation criteria:	Offers received will be evaluated against the below criteria.	
	Evaluation criteria 1:	Demonstrated understanding of TMR's requirements for this project
	Evaluation criteria 2:	Demonstrated experience in undertaking similar work
	Evaluation criteria 3:	Demonstrated capacity to undertake the work – a table or scheduled format detailing the time necessary to complete the work and who will be undertaking the work

	Evaluation criteria 4:	Price
Mandatory requirements:	<p>Offers must:</p> <ol style="list-style-type: none"> 1. provide a fixed quote price to complete the report based on the information detailed in this Request for Quote (inclusive and exclusive of GST) 2. provide a fixed quoted price per hour for further work or ad hoc meetings post preparation of the report, if requested to do further work by TMR, (inclusive and exclusive GST) 3. be able to complete the work within the period specified in this request for quote. 4. include a completed copy of the Confidentiality and Conflict of Interest Deed, provided as Attachment 1, for each and every person the Offeror proposes to have undertake the work. 	
Requirements of submission:	<ol style="list-style-type: none"> (a) Completion of section 4 – Supplier Response (b) CV's (c) Completed Confidentiality and Conflict of Interest Deeds 	
Lodgement of submission:	Offers must be submitted via email to CPO_Tenders@tmr.qld.gov.au	
Closing Date:	Wednesday 5 June 2019 at 11:59pm	
Offer Validity Period:	30 Business Days	
Non-Conforming Offers:	Failure to comply with all the requirements of the Request for Quote may result in an Offer being considered non-conforming.	
Contact officer:	Philip Burns	
	07 3066 3753	
	philip.a.burns@tmr.qld.gov.au	
Confidential Information:	All information concerning this RFQ is confidential information that must not be discussed or otherwise communicated with any party other than TMR.	
Complaints Management:	<p>The Customer's Complaint Manager is the Chief Procurement Officer GPO Box 1412 Brisbane Qld 4001 Ph: (07) 3066 1747 E: Chief Procurement Officer</p>	

Section 2 - Conditions of Offer

This RFQ process is governed by the terms of TMR Conditions of Offer 1.0 dated January 2019 as detailed at <http://www.tmr.qld.gov.au/TMRShortFormConditionsofOffer>

Section 3 – Conditions of Contract and Special Conditions

The documents that will govern any contract arising from this RFQ process are as set out below:

- (a) TMR Short Form Conditions of Contract for the provision of Goods and Services version 1.0 dated January 2019 as detailed at www.tmr.qld.gov.au/TMRShortFormConditionsofContract

(b) Special Conditions as specified below:

18 SPECIAL CONDITIONS

18.1 Criminal History Screening

- 18.1.1 In addition to any other rights and remedies under the Contract, where a criminal history screening has been undertaken for the Contractor, its employee, key personnel or subcontractor and the result is Positive, the Customer may at its sole discretion, do any of the following:
- (a) give Notice to the Contractor to remove any employee, key personnel or subcontractor with a Positive result. Upon receipt of such Notice under this clause 18.1.1(a), the Contractor must, at no cost to the Customer, promptly remove and replace such employee, key personnel or subcontractor mentioned in the Notice with a person approved by the Customer. The Contractor will ensure the approved person promptly provides all information, consent and documents to the Customer for a criminal history screening to be undertaken for that approved person. The process set out in this clause will apply if such approved person returns a Positive result.
 - (b) give Notice to the Contractor to immediately terminate the Contract and the provisions of clause 15.6 of the Contract apply.
- 18.1.2 The Contractor must and must ensure its employee, key personnel or subcontractor performing the Services under the Contract promptly give Notice to the Customer of any change to the circumstances relating to Contractor, its employee, key personnel or subcontractor's criminal history during the Contract Term.
- 18.1.3 Upon receipt of a Notice in accordance with clause 18.1.2, or upon the Customer becoming aware of any change or of the Contractor's failure to give Notice of any change, the Customer may:
- (a) direct the Contractor as to how to manage that change in circumstance and the Contractor must comply with any reasonable direction so given by the Customer;
 - (b) give Notice to the Contractor to immediately terminate the Contract and the provisions of clause 15.6 of the Contract apply.
- 18.1.4 If clause 18.1.3(a) or 18.1.3(b) applies, the Contractor must give Notice to the Customer when the change in circumstance has been resolved.
- 18.1.5 Where the scope of the work being undertaken by a Contractor/Consultant introduces or extends to activities which would require a criminal history screening during the course of the contract, the criminal history screening process should be undertaken. This would activate clauses 18.1.1, 18.1.2, 18.1.3 and 18.1.4.

Section 4 – Supplier Response

Company details:	
Company name	Insert text
ACN/ABN	Insert number
Address	Insert text
Postal Address (if different from above)	Insert text
Contact Officer Name	Insert text
Phone Number	Insert number
Email Address	Insert email address
Fax Number	Insert number
QPP Policy Objectives	<p>Supplier to nominate if they are an:</p> <p><input type="checkbox"/> Local supplier¹</p> <p><input type="checkbox"/> Indigenous Business²</p> <p><input type="checkbox"/> Social Enterprise³</p> <p><input type="checkbox"/> Small to Medium Enterprise (SME)⁴</p> <p>If so, are you a member of an industry group? (For example, BBF, Supply Nation)</p> <p><<Please specify>></p>
Offer details	<p>Note to Supplier:</p> <p>Please address the following as outlined in Section 1:</p> <ul style="list-style-type: none"> the requirements of submission each of the Evaluation Criteria <p>If required, please attach an appendix to this Request for Quote.</p>
<p>Where is the workforce delivering this contract based?</p> <p><i>Note: This may include your own workforce, sub-contractors, manufacturers, or other local businesses in the supply chain. The address may be different to your head office address</i></p>	Insert address
Fee / Pricing Information:	Insert text
Price (excl GST)	Insert text
Hourly rate (excl GST)	Insert text
GST Amount	Insert text

¹ Local Supplier – a supplier of goods or services that maintains a workforce within a 125km radius of where the goods or services are to be supplied.

² Indigenous Business – refers to a commercial entity that is at least 50 per cent owned by an Aboriginal person or a Torres Strait Islander person.

³ Social Enterprise – an enterprise led by an economic, social, cultural, or environmental purpose consistent with a public or community benefit. Social enterprises reinvest the majority of any profit or surplus into the fulfilment of their purpose.

⁴ Small to Medium Enterprise – a firm employing less than 200 people

Estimate of hours (if relevant)	Insert text	
Total Price: (incl of GST)	Insert text	
Insurance Details: Worker's Compensation (if specified in Section 1)	Policy No:	Insert text
	Insurer:	Insert text
	Name Insured:	Insert text
	Expiry Date:	Insert text
Public Liability (if specified in Section 1)	Insured Amount:	Insert text
	Policy No:	Insert text
	Insurer:	Insert text
	Name Insured:	Insert text
	Expiry Date:	Insert text
Other insurances (if specified in Section 1)	Insert text	
I confirm that I accept the Liability Cap for this engagement :	<p style="text-align: center;">Yes No</p> <p style="color: blue;"><<if "No", please specify an alternative proposal>></p>	
Warranty details including warranty period and conditions: (if required)	Insert text	
Deviation from the above Specifications: (if applicable)	Insert text	
Departures from the Conditions of Contract (including Special: Conditions if required)	Clause Number	Proposed departures, variations and additions
	insert clause number	insert details of proposed departures / variations / additions
Conflict of Interest and Collusion: (disclose if applicable)	<p>Conflict of Interest: Suppliers must provide details of any possible conflict of interest that exists or may arise in relation to the making and/or acceptance of their Offer. If there is nothing to declare, please insert "None".</p> <p>Insert text</p> <p>Collusion: In submitting its Offer, the Supplier warrants to the Eligible Customer that it fully complies with clause 23.5 of the Conditions of Offer, except as expressly disclosed in this Response Form. The Supplier must disclose the full nature and extent of any agreements with competitors to the Eligible Customer. If there is nothing to disclose, please insert "Nil".</p> <p>Insert text</p>	
Principles of Ethical Business	The Queensland Government is committed to doing business with ethically, environmentally and socially responsible suppliers. Transport and Main Roads supports these values specifically by:	

	<ul style="list-style-type: none"> • Considering opportunities to increase prospects for apprentices; and to reduce long-term and youth unemployment • Considering the origin of supply to support ethical and environmentally sustainable manufacturers and suppliers • Creating a zero tolerance environment in relation to domestic and family violence in the workplace and broader community <p>TMR expects suppliers to align with these values and seek to similarly support strong, ethical conduct.</p> <p>Is your organisation able to confirm alignment with these principles of ethical business</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No*</p> <p>*If No, please advise what is preventing you from aligning to the principles of ethical business below:</p> <p>Insert text</p>	
Authorisation, Certification and Execution by Supplier	<p>As the authorised officer named below, I certify that in submitting the Supplier's Response on behalf of the Supplier.</p> <p>(a) I have the appropriate authority to authorise the Supplier's Response</p> <p>(b) I have read, understood and complied with the Requirements of the Request for Quote.</p> <p>(c) The enclosed Supplier's Response is a true and accurate account of our offer.</p>	
	<table border="1"> <tr> <td>Name:</td><td>Name</td></tr> </table>	Name:
Name:	Name	
<table border="1"> <tr> <td>Signature:</td><td></td></tr> </table>	Signature:	
Signature:		
<table border="1"> <tr> <td>Date:</td><td>Date</td></tr> </table>	Date:	Date
Date:	Date	

Released under RTI - DTMR

Philip A Burns

From: CPO_Tenders
Sent: Monday, 10 June 2019 10:13 AM
To: Ben S Johnson
Cc: Philip A Burns
Subject: TMR04419_Offers Received
Attachments: EY Submission for TMR04419 - Commercial Advice for the Mooloolaba Spit;
TMR04419 Commercial Advice for the Mooloolaba Spit Development Opportunity;
Record of Quotes and Evaluation.docx; Acknowledgement of Obligations
Confidentiality and Conflict of Interest Deed - Qld Govt Employee.docx;
Acknowledgement of Obligations Confidentiality and Conflict of Interest Deed -
Contractor or Consultant.docx

Good morning Ben,

Please find attached 2 offers received in response to RFQ TMR04419 for the provision of Commercial Advice for the Mooloolaba Spit development opportunity.

I have also attached the Record of Quotes and Evaluation template for completion and the 'Acknowledgement of Obligations, Confidentiality and Conflict of Interest Deed' should you have more than one evaluation panel member.

Kind Regards,

Lisa Hart

Senior Procurement Advisor | Chief Procurement Office

Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 5561 3843

E: lisa.m.hart@tmr.qld.gov.au

W: www.tmr.qld.gov.au

FB: facebook.com/TMRQLD



Philip A Burns

From: Ben S Johnson
Sent: Friday, 27 September 2019 1:18 PM
To: Jennifer M Grace; Shaun P Daffy
Cc: Bradley L Chandler; Philip A Burns; Martin J O'Connor
Subject: Mooloolaba Feasibility Investigation
Attachments: 30082019 - DRAFT - Project Marine .pdf; Parkyn Pde - DTMR - Site Concept Plan 060919.pdf

Hi Jenny

Thanks for meeting with us to discuss to the Mooloolaba feasibility investigation. As requested, please find the attached EY draft report and site concept plan. We look forward to discussing next steps with you further.

In the interim, I will be finalising the draft report with EY early next week as well as commencing the process of obtaining an independent valuation of the site. As discussed, an independent valuation is needed to understand how the market value of the site compares to the value of returnable works and any other benefit the State may gain from the development. If the outcome of the valuation is favourable and aligns with the principles of the Queensland Government Land Transaction Policy, TMR will develop a plan to undertake a process of stakeholder consultation which will involve, in the following order:

- consultation with site occupants to confirm their reinstatement requirements (as this may impact the feasibility of the site)
- consultation with Sunshine Coast Regional Council
- consultation with the local community

If you have any queries regarding EY's draft report please let me know.

Kind Regards

Ben Johnson
A/Manager | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 13 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Jennifer M Grace
Sent: Friday, 27 September 2019 10:22 AM
To: Shaun P Daffy <Shaun.P.Daffy@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Cc: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Subject: Thanks

Hi Ben, Shaun

Thanks for the discussion this morning regarding Mooloolaba.

Once we have seen a copy of the report, I'd like to schedule an internal TMR meeting, with next steps.

I'll bring with me the Regional Harbour Master, Glenn Hale.

Jenny

Jennifer Grace

Executive Project Director

Customer Service Safety Regulation | Department of Transport and Main Roads

61 Mary St | [Brisbane Qld 4000](#)

GPO Box 1549 | [Brisbane Qld 4001](#)

M: Not Relevant

E: jennifer.grace@tmr.qld.gov.au

W: www.tmr.qld.gov.au

This email and any attachments may contain Cabinet related or commercial in confidence information. The unlawful disclosure or retention of Cabinet-related information may constitute an offence under the *Criminal Code*, corrupt behaviour under the *Crime and Corruption Act 2001* and may constitute official misconduct under the *Public Sector Ethics Act 1994*. Encouraging or directing another person to do these things may also be an offence.

Released under RTI - DPMR

Philip A Burns

From: Martin J O'Connor
Sent: Tuesday, 21 May 2019 4:43 PM
To: Ben S Johnson; Philip A Burns
Subject: RE: TMR04419 - Commercial Advice for the Mooloolaba Spit Development Opportunity

Looks good to me thanks!

Regards,

Martin O'Connor
Director
Development Projects & Rail Corridor Management
Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M: Not Relevant
E: martin.j.o'connor@tmr.qld.gov.au
W: www.tmr.qld.gov.au

[Want to know more about Strategic Property Management..... visit our SharePoint site](#)

From: Ben S Johnson
Sent: Tuesday, 21 May 2019 4:11 PM
To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>; Philip A Burns <philip.a.burns@tmr.qld.gov.au>
Subject: TMR04419 - Commercial Advice for the Mooloolaba Spit Development Opportunity

Hi Marty

For your review, please find our draft Mooloolaba Spit commercial advice RFQ attached. We are intending to seek quotes from the consultants below.

Savills NR
NR savills.com.au

Bernard J Duncan Valuers NR
NR @bjdvaluers.com.au

Ernst & Young NR
NR @au.ey.com
NR au.ey.com

Kind Regards

Ben Johnson
Senior Advisor | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

Released under RTI - DTMR

Pages 231 through 349 redacted for the following reasons:

Refuse Sch.4 Part 4 s.4 Consultation/deliberation processes of government

Released under RTI - DTMR

Acknowledgment of Obligations Confidentiality and Conflict of Interest Deed

For external contractors/consultants

Deed Poll dated the 10th day of June, 2019

NR

in the position of Partner ("Contractor") acknowledge and agree to the following:

1. DEFINITIONS

- 1.1 In this Deed unless the context otherwise requires, the following definitions will apply:
- 1.2 **"Confidential Information"** means information of, or supplied by, the department, that:
- (a) is by its nature confidential;
 - (b) is designated as confidential, including information created in the course of providing the Service; or
 - (c) the Contractor knows or ought to know is confidential;
- and includes information:
- (d) comprised in or relating to any Intellectual Property Rights of the department;
 - (e) concerning the internal management and structure, personnel, processes and policies, commercial operations, financial arrangements or affairs of the department;
 - (f) that is of actual or potential commercial value to the department; and
 - (g) relating to the clients or suppliers of the department;
- but does not include information that:
- (h) was already in the possession of the Contractor and not subject to an obligation of confidentiality, is lawfully received from a third party or independently developed by the Contractor; or is public knowledge other than through a breach of an obligation of confidentiality;
- 1.3 **"Conflict of Interest"** means having an interest (whether personal, financial or otherwise) which conflicts or may reasonably be perceived as conflicting with the ability of the Contractor to perform the Services.
- 1.4 **"Intellectual Property Rights"** includes all copyright, trade mark, design, patents or other proprietary rights, or any rights to registration of such rights existing in Australia, or elsewhere or

as protected by legislation from time to time, whether created before, on or after the Service commencement date, but excludes Moral Rights;

- 1.5 “**Moral Rights**” means the right of integrity of authorship, the right of attribution of authorship and the right not to have authorship falsely attributed, more particularly as conferred by the *Copyright Act 1968* (Cth), and rights of a similar nature anywhere in the world whether existing before, on or after the Service commencement date.

2. CONFIDENTIALITY

- 2.1 In the course of performing procurement services (“the Services”) for the Department of Transport and Main Roads (“the department”) the contractor acknowledges that it will be exposed to Confidential Information.
- 2.2 The Contractor agrees:
- (a) not to disclose the Confidential Information to any person without the consent of the department;
 - (b) that the Confidential Information will only be used for the purposes of providing the Services;
 - (c) not to access, use, modify, disclose or retain any Confidential Information of the department, except for the purpose for which the Confidential Information was acquired; and
 - (d) to undertake all reasonable measures to ensure that any Confidential Information is protected against loss, unauthorised access, use, modification or disclosure and against other misuse.
- 2.3 The Contractor acknowledges that improper use or disclosure of the Confidential Information could jeopardise or invalidate the procurement process and may severely damage the department's ability to perform its governmental/statutory functions and/or expose the department to liability, loss and damage.
- 2.4 The Contractor acknowledges its obligations in relation to the disclosure of confidential information under the *Information Privacy Act 2009* and the Code of Conduct for the Queensland Public Service.
- 2.5 The Contractor acknowledges that under the *Crime and Corruption Act 2001*, disclosure of confidential information may be official misconduct and constitute an offence under that Act.

3. CONFLICT OF INTEREST

- 3.1 The Contractor warrants that, to the best of its knowledge, as at the 10th June 2019 neither the Contractor nor any of its officers, employees, agents and/or sub-contractors have, or are likely to have, a Conflict of Interest in the performance of the Services other than listed below*.
- 3.2 If a Conflict of Interest or risk of Conflict of Interest arises while performing the Services, the Contractor must immediately give notice of the Conflict of Interest, or the risk of it, to the department.
- 3.3 The Contractor acknowledges that the following are some examples of situations where a Conflict of Interest can occur;

- (a) where it receives any form of benefit, including a pecuniary interest, sponsored travel, a gift, hospitality from a party that is tendering for the department's work ("Offeror");
- (b) having a second job that relates to my work at the department;
- (c) where it has a relationship with or am a family member of an Offeror;
- (d) owning shares, bonds, debentures in or being a director or partner of an Offeror; or
- (e) promoting or getting referrals for my business through my contacts with the department and/or the Offeror.

3.4 The Contractor must:

- (a) take all reasonable measures to ensure that its officers, employees, agents and sub-contractors do not engage in any activity or obtain any interest which is in conflict with the Contractor's ability to perform the Services for the department in good faith and objectively; and
- (b) immediately give notice to the department of any Conflict of Interest relating to the activities or interests of any of its officers, employees, agents and/or sub-contractors.

3.5 Upon receipt of a notice in accordance with clause 3.2 or 3.4, or upon the department otherwise identifying a Conflict of Interest, the department may:

- (a) direct the Contractor as to how to manage the Conflict of Interest and the Contractor must comply with any reasonable direction so given by the department; or
- (b) require the Contractor to vary the Services in order to manage the Conflict of Interest.

3.6 The Contractor acknowledges its obligations in relation to conflicts of interests under the legislation which governs the Contractor's employment with the department and the Code of Conduct for the Queensland Public Service.

3.7 The Contractor declares that as far as it is aware, IT DOES ☐ or DOES NOT ☒ have any conflict of interest to disclose. To the extent that the contractor has a conflict of interest to disclose. It provides the details below*.

** provide details below. Failure to complete this part of the Form means that I have no conflicts of interest.*

Note: Additional pages may be attached if necessary. Ensure each page is signed and witnessed.

DETAILS OF CONFLICT OF INTEREST (clauses 3.2 and 3.7)

N/A

EXECUTED AS A DEED POLL

Execution by the Contractor (individual or partnership (^) (*)

Signed for and on behalf of

.....
insert full name of Contractor

.....
insert Contractor's ABN

this 10 day of June 2019

by

.....
insert full name of Contractor's attorney (if applicable)

in the presence of

.....
insert full name of witness

.....
Signature of Contractor

.....
Signature of attorney (if applicable)

.....
Signature of witness

Where an attorney executes this Deed Poll on behalf of a Contractor, the form of execution must indicate the source of this authority and such authority must be in the form of a power of attorney and a certified copy thereof provided to the department.

Execution by the Contractor (company)

Signed for and on behalf of:

.....
Ernst & Young

.....
insert Contractor's ACN

75 288 172 749

.....
insert Contractor's ABN

in accordance with s.127 of the Corporations Act 2001 (Cth)

this da of 20.....

by NR PARTNER

.....
insert full name of Contractor's Director

.....
insert full name of Contractor's Director/Secretary

Not Relevant

.....
Signature of Director

Acknowledgment of Obligations Confidentiality and Conflict of Interest Deed

For external contractors/consultants

Deed Poll dated the 10th day of June, 2019

I NR in the position of Partner ("Contractor") acknowledge and agree to the following:

1. DEFINITIONS

1.1 In this Deed unless the context otherwise requires, the following definitions will apply:

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- (b) is designated as confidential, including information created in the course of providing the Service; or
- (c) the Contractor knows or ought to know is confidential;

and includes information:

- (d) comprised in or relating to any Intellectual Property Rights of the department;
- (e) concerning the internal management and structure, personnel, processes and policies, commercial operations, financial arrangements or affairs of the department;
- (f) that is of actual or potential commercial value to the department; and
- (g) relating to the clients or suppliers of the department;

but does not include information that:

- (h) was already in the possession of the Contractor and not subject to an obligation of confidentiality, is lawfully received from a third party or independently developed by the Contractor; or is public knowledge other than through a breach of an obligation of confidentiality;

1.3 "**Conflict of Interest**" means having an interest (whether personal, financial or otherwise) which conflicts or may reasonably be perceived as conflicting with the ability of the Contractor to perform the Services.

1.4 "**Intellectual Property Rights**" includes all copyright, trade mark, design, patents or other proprietary rights, or any rights to registration of such rights existing in Australia, or elsewhere or

as protected by legislation from time to time, whether created before, on or after the Service commencement date, but excludes Moral Rights;

- 1.5 “**Moral Rights**” means the right of integrity of authorship, the right of attribution of authorship and the right not to have authorship falsely attributed, more particularly as conferred by the *Copyright Act 1968* (Cth), and rights of a similar nature anywhere in the world whether existing before, on or after the Service commencement date.

2. CONFIDENTIALITY

- 2.1 In the course of performing procurement services (“the Services”) for the Department of Transport and Main Roads (“the department”) the contractor acknowledges that it will be exposed to Confidential Information.
- 2.2 The Contractor agrees:
- (a) not to disclose the Confidential Information to any person without the consent of the department;
 - (b) that the Confidential Information will only be used for the purposes of providing the Services;
 - (c) not to access, use, modify, disclose or retain any Confidential Information of the department, except for the purpose for which the Confidential Information was acquired; and
 - (d) to undertake all reasonable measures to ensure that any Confidential Information is protected against loss, unauthorised access, use, modification or disclosure and against other misuse.
- 2.3 The Contractor acknowledges that improper use or disclosure of the Confidential Information could jeopardise or invalidate the procurement process and may severely damage the department's ability to perform its governmental/statutory functions and/or expose the department to liability, loss and damage.
- 2.4 The Contractor acknowledges its obligations in relation to the disclosure of confidential information under the *Information Privacy Act 2009* and the Code of Conduct for the Queensland Public Service.
- 2.5 The Contractor acknowledges that under the *Crime and Corruption Act 2001*, disclosure of confidential information may be official misconduct and constitute an offence under that Act.

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- 3.2 If a Conflict of Interest or risk of Conflict of Interest arises while performing the Services, the Contractor must immediately give notice of the Conflict of Interest, or the risk of it, to the department.
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** provide details below. Failure to complete this part of the Form means that I have no conflicts of interest.*

Note: Additional pages may be attached if necessary. Ensure each page is signed and witnessed.

DETAILS OF CONFLICT OF INTEREST (clauses 3.2 and 3.7)

N/A

EXECUTED AS A DEED POLL

Execution by the Contractor (individual or partnership (^)) (*)

Signed for and on behalf of

NR

.....
insert full name of Contractor

.....
insert Contractor's ABN

this 10 day of June 2019

by

.....
insert full name of Contractor's attorney (if applicable)

in the presence of

NR

.....
insert full name of witness

Not Relevant

.....
Signature of Contractor

.....
Signature of attorney (if applicable)

Not Relevant

.....
Signature of witness

Where an attorney executes this Deed Poll on behalf of a Contractor, the form of execution must indicate the source of this authority and such authority must be in the form of a power of attorney and a certified copy thereof provided to the department.

Execution by the Contractor (company)

Signed for and on behalf of:

.....
Ernst & Young

.....
insert Contractor's ACN

.....
insert Contractor's ABN

Acknowledgment of Obligations Confidentiality and Conflict of Interest Deed

For external contractors/consultants

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- (e) concerning the internal management and structure, personnel, processes and policies, commercial operations, financial arrangements or affairs of the department;
- (f) that is of actual or potential commercial value to the department; and
- (g) relating to the clients or suppliers of the department;

but does not include information that:

- (h) was already in the possession of the Contractor and not subject to an obligation of confidentiality, is lawfully received from a third party or independently developed by the Contractor; or is public knowledge other than through a breach of an obligation of confidentiality;

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- (b) require the Contractor to vary the Services in order to manage the Conflict of Interest.

3.6 The Contractor acknowledges its obligations in relation to conflicts of interests under the legislation which governs the Contractor's employment with the department and the Code of Conduct for the Queensland Public Service.

3.7 The Contractor declares that as far as it is aware, IT DOES ☐ or DOES NOT ☒ have any conflict of interest to disclose. To the extent that the contractor has a conflict of interest to disclose. It provides the details below*.

** provide details below. Failure to complete this part of the Form means that I have no conflicts of interest.*

Note: Additional pages may be attached if necessary. Ensure each page is signed and witnessed.

N/A

Execution by the Contractor (individual or partnership (^) (*)

NR

Not Relevant

Signature of attorney (if applicable)

NR

Not Relevant

Execution by the Contractor (company)

this day of 20.....

Acknowledgment of Obligations Confidentiality and Conflict of Interest Deed

For external contractors/consultants

Deed Poll dated the 10th day of June, 2019

I NR in the position of Associate Director ("Contractor") acknowledge and agree to the following:

1. DEFINITIONS

1.1 In this Deed unless the context otherwise requires, the following definitions will apply:

1.2 **"Confidential Information"** means information of, or supplied by, the department, that:

- (a) is by its nature confidential;
- (b) is designated as confidential, including information created in the course of providing the Service; or
- (c) the Contractor knows or ought to know is confidential;

and includes information:

- (d) comprised in or relating to any Intellectual Property Rights of the department;
- (e) concerning the internal management and structure, personnel, processes and policies, commercial operations, financial arrangements or affairs of the department;
- (f) that is of actual or potential commercial value to the department; and
- (g) relating to the clients or suppliers of the department;

but does not include information that:

- (h) was already in the possession of the Contractor and not subject to an obligation of confidentiality, is lawfully received from a third party or independently developed by the Contractor; or is public knowledge other than through a breach of an obligation of confidentiality;

1.3 **"Conflict of Interest"** means having an interest (whether personal, financial or otherwise) which conflicts or may reasonably be perceived as conflicting with the ability of the Contractor to perform the Services.

1.4 **"Intellectual Property Rights"** includes all copyright, trade mark, design, patents or other proprietary rights, or any rights to registration of such rights existing in Australia, or elsewhere or

as protected by legislation from time to time, whether created before, on or after the Service commencement date, but excludes Moral Rights;

- 1.5 “**Moral Rights**” means the right of integrity of authorship, the right of attribution of authorship and the right not to have authorship falsely attributed, more particularly as conferred by the *Copyright Act 1968* (Cth), and rights of a similar nature anywhere in the world whether existing before, on or after the Service commencement date.

2. CONFIDENTIALITY

- 2.1 In the course of performing procurement services (“the Services”) for the Department of Transport and Main Roads (“the department”) the contractor acknowledges that it will be exposed to Confidential Information.
- 2.2 The Contractor agrees:
- (a) not to disclose the Confidential Information to any person without the consent of the department;
 - (b) that the Confidential Information will only be used for the purposes of providing the Services;
 - (c) not to access, use, modify, disclose or retain any Confidential Information of the department, except for the purpose for which the Confidential Information was acquired; and
 - (d) to undertake all reasonable measures to ensure that any Confidential Information is protected against loss, unauthorised access, use, modification or disclosure and against other misuse.
- 2.3 The Contractor acknowledges that improper use or disclosure of the Confidential Information could jeopardise or invalidate the procurement process and may severely damage the department's ability to perform its governmental/statutory functions and/or expose the department to liability, loss and damage.
- 2.4 The Contractor acknowledges its obligations in relation to the disclosure of confidential information under the *Information Privacy Act 2009* and the Code of Conduct for the Queensland Public Service.
- 2.5 The Contractor acknowledges that under the *Crime and Corruption Act 2001*, disclosure of confidential information may be official misconduct and constitute an offence under that Act.

3. CONFLICT OF INTEREST

- 3.1 The Contractor warrants that, to the best of its knowledge, as at the 10th June 2019 neither the Contractor nor any of its officers, employees, agents and/or sub-contractors have, or are likely to have, a Conflict of Interest in the performance of the Services other than listed below*.
- 3.2 If a Conflict of Interest or risk of Conflict of Interest arises while performing the Services, the Contractor must immediately give notice of the Conflict of Interest, or the risk of it, to the department.
- 3.3 The Contractor acknowledges that the following are some examples of situations where a Conflict of Interest can occur;

- (a) where it receives any form of benefit, including a pecuniary interest, sponsored travel, a gift, hospitality from a party that is tendering for the department's work ("Offeror");
- (b) having a second job that relates to my work at the department;
- (c) where it has a relationship with or am a family member of an Offeror;
- (d) owning shares, bonds, debentures in or being a director or partner of an Offeror; or
- (e) promoting or getting referrals for my business through my contacts with the department and/or the Offeror.

3.4 The Contractor must:

- (a) take all reasonable measures to ensure that its officers, employees, agents and sub-contractors do not engage in any activity or obtain any interest which is in conflict with the Contractor's ability to perform the Services for the department in good faith and objectively; and
- (b) immediately give notice to the department of any Conflict of Interest relating to the activities or interests of any of its officers, employees, agents and/or sub-contractors.

3.5 Upon receipt of a notice in accordance with clause 3.2 or 3.4, or upon the department otherwise identifying a Conflict of Interest, the department may:

- (a) direct the Contractor as to how to manage the Conflict of Interest and the Contractor must comply with any reasonable direction so given by the department; or
- (b) require the Contractor to vary the Services in order to manage the Conflict of Interest.

3.6 The Contractor acknowledges its obligations in relation to conflicts of interests under the legislation which governs the Contractor's employment with the department and the Code of Conduct for the Queensland Public Service.

3.7 The Contractor declares that as far as it is aware, IT DOES ☐ or DOES NOT ☒ have any conflict of interest to disclose. To the extent that the contractor has a conflict of interest to disclose. It provides the details below*.

** provide details below. Failure to complete this part of the Form means that I have no conflicts of interest.*

Note: Additional pages may be attached if necessary. Ensure each page is signed and witnessed.

DETAILS OF CONFLICT OF INTEREST (clauses 3.2 and 3.7)

N/A

EXECUTED AS A DEED POLL

Execution by the Contractor (individual or partnership (^)) (*)

Signed for and on behalf of

NR

insert full name of Contractor

insert Contractor's ABN

this 10 day of June 2019

by

insert full name of Contractor's attorney (if applicable)

in the presence of

NR

insert full name of witness

Not Relevant

Signature of Contractor

Signature of attorney (if applicable)

Not Relevant

Signature of witness

Where an attorney executes this Deed Poll on behalf of a Contractor, the form of execution must indicate the source of this authority and such authority must be in the form of a power of attorney and a certified copy thereof provided to the department.

Execution by the Contractor (company)

Signed for and on behalf of:

Ernst & Young

insert Contractor's ACN

insert Contractor's ABN

in accordance with s.127 of the Corporations Act 2001 (Cth)

this day of 20.....

Acknowledgment of Obligations Confidentiality and Conflict of Interest Deed

For external contractors/consultants

Deed Poll dated the 10th day of June, 2019

I NR in the position of Consultant ("Contractor") acknowledge and agree to the following:

1. DEFINITIONS

- 1.1 In this Deed unless the context otherwise requires, the following definitions will apply:
- 1.2 **"Confidential Information"** means information of, or supplied by, the department, that:
- (a) is by its nature confidential;
 - (b) is designated as confidential, including information created in the course of providing the Service; or
 - (c) the Contractor knows or ought to know is confidential;
- and includes information:
- (d) comprised in or relating to any Intellectual Property Rights of the department;
 - (e) concerning the internal management and structure, personnel, processes and policies, commercial operations, financial arrangements or affairs of the department;
 - (f) that is of actual or potential commercial value to the department; and
 - (g) relating to the clients or suppliers of the department;
- but does not include information that:
- (h) was already in the possession of the Contractor and not subject to an obligation of confidentiality, is lawfully received from a third party or independently developed by the Contractor; or is public knowledge other than through a breach of an obligation of confidentiality;
- 1.3 **"Conflict of interest"** means having an interest (whether personal, financial or otherwise) which conflicts or may reasonably be perceived as conflicting with the ability of the Contractor to perform the Services.
- 1.4 **"Intellectual Property Rights"** includes all copyright, trade mark, design, patents or other proprietary rights, or any rights to registration of such rights existing in Australia, or elsewhere or

as protected by legislation from time to time, whether created before, on or after the Service commencement date, but excludes Moral Rights;

- 1.5 **"Moral Rights"** means the right of integrity of authorship, the right of attribution of authorship and the right not to have authorship falsely attributed, more particularly as conferred by the *Copyright Act 1968* (Cth), and rights of a similar nature anywhere in the world whether existing before, on or after the Service commencement date.

2. CONFIDENTIALITY

- 2.1 In the course of performing procurement services ("the Services") for the Department of Transport and Main Roads ("the department") the contractor acknowledges that it will be exposed to Confidential Information.
- 2.2 The Contractor agrees:
- (a) not to disclose the Confidential Information to any person without the consent of the department;
 - (b) that the Confidential Information will only be used for the purposes of providing the Services;
 - (c) not to access, use, modify, disclose or retain any Confidential Information of the department, except for the purpose for which the Confidential Information was acquired; and
 - (d) to undertake all reasonable measures to ensure that any Confidential Information is protected against loss, unauthorised access, use, modification or disclosure and against other misuse.
- 2.3 The Contractor acknowledges that improper use or disclosure of the Confidential Information could jeopardise or invalidate the procurement process and may severely damage the department's ability to perform its governmental/statutory functions and/or expose the department to liability, loss and damage.
- 2.4 The Contractor acknowledges its obligations in relation to the disclosure of confidential information under the *Information Privacy Act 2009* and the Code of Conduct for the Queensland Public Service.
- 2.5 The Contractor acknowledges that under the *Crime and Corruption Act 2001*, disclosure of confidential information may be official misconduct and constitute an offence under that Act.

3. CONFLICT OF INTEREST

- 3.1 The Contractor warrants that, to the best of its knowledge, as at the 10th June 2019 neither the Contractor nor any of its officers, employees, agents and/or sub-contractors have, or are likely to have, a Conflict of Interest in the performance of the Services other than listed below*.
- 3.2 If a Conflict of Interest or risk of Conflict of Interest arises while performing the Services, the Contractor must immediately give notice of the Conflict of Interest, or the risk of it, to the department.
- 3.3 The Contractor acknowledges that the following are some examples of situations where a Conflict of Interest can occur;

- (a) where it receives any form of benefit, including a pecuniary interest, sponsored travel, a gift, hospitality from a party that is tendering for the department's work ("Offeror");
- (b) having a second job that relates to my work at the department;
- (c) where it has a relationship with or am a family member of an Offeror;
- (d) owning shares, bonds, debentures in or being a director or partner of an Offeror; or
- (e) promoting or getting referrals for my business through my contacts with the department and/or the Offeror.

3.4 The Contractor must:

- (a) take all reasonable measures to ensure that its officers, employees, agents and sub-contractors do not engage in any activity or obtain any interest which is in conflict with the Contractor's ability to perform the Services for the department in good faith and objectively; and
- (b) immediately give notice to the department of any Conflict of Interest relating to the activities or interests of any of its officers, employees, agents and/or sub-contractors.

3.5 Upon receipt of a notice in accordance with clause 3.2 or 3.4, or upon the department otherwise identifying a Conflict of Interest, the department may:

- (a) direct the Contractor as to how to manage the Conflict of Interest and the Contractor must comply with any reasonable direction so given by the department; or
- (b) require the Contractor to vary the Services in order to manage the Conflict of Interest.

3.6 The Contractor acknowledges its obligations in relation to conflicts of interests under the legislation which governs the Contractor's employment with the department and the Code of Conduct for the Queensland Public Service.

3.7 The Contractor declares that as far as it is aware, IT DOES ☐ or DOES NOT ☒ have any conflict of interest to disclose. To the extent that the contractor has a conflict of interest to disclose. It provides the details below*.

** provide details below. Failure to complete this part of the Form means that I have no conflicts of interest.*

Note: Additional pages may be attached if necessary. Ensure each page is signed and witnessed.

DETAILS OF CONFLICT OF INTEREST (clauses 3.2 and 3.7)

N/A

EXECUTED AS A DEED POLL

Execution by the Contractor (individual or partnership (^)) (*)

Signed for and on behalf of

NR

insert full name of Contractor

insert Contractor's ABN

this 10 day of June 2019

by

insert full name of Contractor's attorney (if applicable)

in the presence of

NR

insert full name of witness

Not Relevant

Signature of Contractor

Signature of attorney (if applicable)

Not Relevant

Signature of witness

Where an attorney executes this Deed Poll on behalf of a Contractor, the form of execution must indicate the source of this authority and such authority must be in the form of a power of attorney and a certified copy thereof provided to the department.

Execution by the Contractor (company)

Signed for and on behalf of:

Ernst & Young

insert Contractor's ACN

insert Contractor's ABN

in accordance with s.127 of the Corporations Act 2001 (Cth)

this day of 20.....

by

insert full name of Contractor's Director

insert full name of Contractor's Director/Secretary

Signature of Director

Signature of Director/Secretary

DMS No. insert DMS number

Acknowledgment of Obligations Confidentiality and Conflict of Interest Deed

For external contractors/consultants

Deed Poll dated the 4th day of June, 2019.

I NR in the position of **Managing Director** ("Contractor") acknowledge and agree to the following:

1. DEFINITIONS

- 1.1 In this Deed unless the context otherwise requires, the following definitions will apply:
- 1.2 **"Confidential Information"** means information of, or supplied by, the department, that:
- (a) is by its nature confidential;
 - (b) is designated as confidential, including information created in the course of providing the Service; or
 - (c) the Contractor knows or ought to know is confidential;
- and includes information:
- (d) comprised in or relating to any Intellectual Property Rights of the department;
 - (e) concerning the internal management and structure, personnel, processes and policies, commercial operations, financial arrangements or affairs of the department;
 - (f) that is of actual or potential commercial value to the department; and
 - (g) relating to the clients or suppliers of the department;
- but does not include information that:
- (h) was already in the possession of the Contractor and not subject to an obligation of confidentiality, is lawfully received from a third party or independently developed by the Contractor; or is public knowledge other than through a breach of an obligation of confidentiality;
- 1.3 **"Conflict of Interest"** means having an interest (whether personal, financial or otherwise) which conflicts or may reasonably be perceived as conflicting with the ability of the Contractor to perform the Services.
- 1.4 **"Intellectual Property Rights"** includes all copyright, trade mark, design, patents or other proprietary rights, or any rights to registration of such rights existing in Australia, or elsewhere or

as protected by legislation from time to time, whether created before, on or after the Service commencement date, but excludes Moral Rights;

- 1.5 **“Moral Rights”** means the right of integrity of authorship, the right of attribution of authorship and the right not to have authorship falsely attributed, more particularly as conferred by the *Copyright Act 1968* (Cth), and rights of a similar nature anywhere in the world whether existing before, on or after the Service commencement date.

2. CONFIDENTIALITY

- 2.1 In the course of performing procurement services (“the Services”) for the Department of Transport and Main Roads (“the department”) the contractor acknowledges that it will be exposed to Confidential Information.
- 2.2 The Contractor agrees:
- (a) not to disclose the Confidential Information to any person without the consent of the department;
 - (b) that the Confidential Information will only be used for the purposes of providing the Services;
 - (c) not to access, use, modify, disclose or retain any Confidential Information of the department, except for the purpose for which the Confidential Information was acquired; and
 - (d) to undertake all reasonable measures to ensure that any Confidential Information is protected against loss, unauthorised access, use, modification or disclosure and against other misuse.
- 2.3 The Contractor acknowledges that improper use or disclosure of the Confidential Information could jeopardise or invalidate the procurement process and may severely damage the department's ability to perform its governmental/statutory functions and/or expose the department to liability, loss and damage.
- 2.4 The Contractor acknowledges its obligations in relation to the disclosure of confidential information under the *Information Privacy Act 2009* and the Code of Conduct for the Queensland Public Service.
- 2.5 The Contractor acknowledges that under the *Crime and Corruption Act 2001*, disclosure of confidential information may be official misconduct and constitute an offence under that Act.

3. CONFLICT OF INTEREST

- 3.1 The Contractor warrants that, to the best of its knowledge, as at the 4th June 2019 neither the Contractor nor any of its officers, employees, agents and/or sub-contractors have, or are likely to have, a Conflict of Interest in the performance of the Services other than listed below*.
- 3.2 If a Conflict of Interest or risk of Conflict of Interest arises while performing the Services, the Contractor must immediately give notice of the Conflict of Interest, or the risk of it, to the department.
- 3.3 The Contractor acknowledges that the following are some examples of situations where a Conflict of Interest can occur;

- (a) where it receives any form of benefit, including a pecuniary interest, sponsored travel, a gift, hospitality from a party that is tendering for the department's work ("Offeror");
- (b) having a second job that relates to my work at the department;
- (c) where it has a relationship with or am a family member of an Offeror;
- (d) owning shares, bonds, debentures in or being a director or partner of an Offeror; or
- (e) promoting or getting referrals for my business through my contacts with the department and/or the Offeror.

3.4 The Contractor must:

- (a) take all reasonable measures to ensure that its officers, employees, agents and sub-contractors do not engage in any activity or obtain any interest which is in conflict with the Contractor's ability to perform the Services for the department in good faith and objectively; and
- (b) immediately give notice to the department of any Conflict of Interest relating to the activities or interests of any of its officers, employees, agents and/or sub-contractors.

3.5 Upon receipt of a notice in accordance with clause 3.2 or 3.4, or upon the department otherwise identifying a Conflict of Interest, the department may:

- (a) direct the Contractor as to how to manage the Conflict of Interest and the Contractor must comply with any reasonable direction so given by the department; or
- (b) require the Contractor to vary the Services in order to manage the Conflict of Interest.

3.6 The Contractor acknowledges its obligations in relation to conflicts of interests under the legislation which governs the Contractor's employment with the department and the Code of Conduct for the Queensland Public Service.

3.7 The Contractor declares that as far as it is aware, IT DOES ☐ or DOES NOT ☒ have any conflict of interest to disclose. To the extent that the contractor has a conflict of interest to disclose. It provides the details below*.

** provide details below. Failure to complete this part of the Form means that I have no conflicts of interest.*

Note: Additional pages may be attached if necessary. Ensure each page is signed and witnessed.

DETAILS OF CONFLICT OF INTEREST (clauses 3.2 and 3.7)

N/A

EXECUTED AS A DEED POLL

Execution by the Contractor (individual or partnership (^) (*)

Signed for and on behalf of

.....
insert full name of Contractor

.....
insert Contractor's ABN

this day of 20

by

.....
insert full name of Contractor's attorney (if applicable)

in the presence of

.....
insert full name of witness

.....
Signature of Contractor

.....
Signature of attorney (if applicable)

.....
Signature of witness

Where an attorney executes this Deed Poll on behalf of a Contractor, the form of execution must indicate the source of this authority and such authority must be in the form of a power of attorney and a certified copy thereof provided to the department.

Execution by the Contractor (company)

Signed for and on behalf of:

Project Urban Pty Ltd

.....
insert full name of Contractor

ACN 608 895 923

.....
insert Contractor's ACN

ABN 97 608 895 923

.....
insert Contractor's ABN

in accordance with s.127 of the Corporations Act 2001 (Cth)

this 4TH day of JUNE 2019

By

NR

insert full name of Contractor's Director

NR

insert full name of Contractor's Director/Secretary

Not Relevant

Signature of Director

Not Relevant

Signature

Released under RTI - DTMR

DMS No. insert DMS number

Acknowledgment of Obligations Confidentiality and Conflict of Interest Deed

For external contractors/consultants

Deed Poll dated the 10th day of June, 2019

I NR in the position of Managing Director of Redd Zebra Pty Ltd ("Contractor") acknowledge and agree to the following:

1. DEFINITIONS

1.1 In this Deed unless the context otherwise requires, the following definitions will apply:

1.2 **"Confidential Information"** means information of, or supplied by, the department, that:

- (a) is by its nature confidential;
- (b) is designated as confidential, including information created in the course of providing the Service; or
- (c) the Contractor knows or ought to know is confidential;

and includes information:

- (d) comprised in or relating to any Intellectual Property Rights of the department;
- (e) concerning the internal management and structure, personnel, processes and policies, commercial operations, financial arrangements or affairs of the department;
- (f) that is of actual or potential commercial value to the department; and
- (g) relating to the clients or suppliers of the department;

but does not include information that:

- (h) was already in the possession of the Contractor and not subject to an obligation of confidentiality, is lawfully received from a third party or independently developed by the Contractor, or is public knowledge other than through a breach of an obligation of confidentiality;

1.3 **"Conflict of Interest"** means having an interest (whether personal, financial or otherwise) which conflicts or may reasonably be perceived as conflicting with the ability of the Contractor to perform the Services.

1.4 **"Intellectual Property Rights"** includes all copyright, trade mark, design, patents or other proprietary rights, or any rights to registration of such rights existing in Australia, or elsewhere or



as protected by legislation from time to time, whether created before, on or after the Service commencement date, but excludes Moral Rights;

- 1.5 **"Moral Rights"** means the right of integrity of authorship, the right of attribution of authorship and the right not to have authorship falsely attributed, more particularly as conferred by the *Copyright Act 1968* (Cth), and rights of a similar nature anywhere in the world whether existing before, on or after the Service commencement date.

2. CONFIDENTIALITY

- 2.1 In the course of performing procurement services ("the Services") for the Department of Transport and Main Roads ("the department") the contractor acknowledges that it will be exposed to Confidential Information.
- 2.2 The Contractor agrees:
- (a) not to disclose the Confidential Information to any person without the consent of the department;
 - (b) that the Confidential Information will only be used for the purposes of providing the Services;
 - (c) not to access, use, modify, disclose or retain any Confidential Information of the department, except for the purpose for which the Confidential Information was acquired; and
 - (d) to undertake all reasonable measures to ensure that any Confidential Information is protected against loss, unauthorised access, use, modification or disclosure and against other misuse.
- 2.3 The Contractor acknowledges that improper use or disclosure of the Confidential Information could jeopardise or invalidate the procurement process and may severely damage the department's ability to perform its governmental/statutory functions and/or expose the department to liability, loss and damage.
- 2.4 The Contractor acknowledges its obligations in relation to the disclosure of confidential information under the *Information Privacy Act 2009* and the Code of Conduct for the Queensland Public Service.
- 2.5 The Contractor acknowledges that under the *Crime and Corruption Act 2001*, disclosure of confidential information may be official misconduct and constitute an offence under that Act.

3. CONFLICT OF INTEREST

- 3.1 The Contractor warrants that, to the best of its knowledge, as at the 10th June 2019 neither the Contractor nor any of its officers, employees, agents and/or sub-contractors have, or are likely to have, a Conflict of Interest in the performance of the Services other than listed below*.
- 3.2 If a Conflict of Interest or risk of Conflict of Interest arises while performing the Services, the Contractor must immediately give notice of the Conflict of Interest, or the risk of it, to the department.
- 3.3 The Contractor acknowledges that the following are some examples of situations where a Conflict of Interest can occur;

- (a) where it receives any form of benefit, including a pecuniary interest, sponsored travel, a gift, hospitality from a party that is tendering for the department's work ("Offeror");
- (b) having a second job that relates to my work at the department;
- (c) where it has a relationship with or am a family member of an Offeror;
- (d) owning shares, bonds, debentures in or being a director or partner of an Offeror; or
- (e) promoting or getting referrals for my business through my contacts with the department and/or the Offeror.

3.4 The Contractor must:

- (a) take all reasonable measures to ensure that its officers, employees, agents and sub-contractors do not engage in any activity or obtain any interest which is in conflict with the Contractor's ability to perform the Services for the department in good faith and objectively; and
- (b) immediately give notice to the department of any Conflict of Interest relating to the activities or interests of any of its officers, employees, agents and/or sub-contractors.

3.5 Upon receipt of a notice in accordance with clause 3.2 or 3.4, or upon the department otherwise identifying a Conflict of Interest, the department may:

- (a) direct the Contractor as to how to manage the Conflict of Interest and the Contractor must comply with any reasonable direction so given by the department; or
- (b) require the Contractor to vary the Services in order to manage the Conflict of Interest.

3.6 The Contractor acknowledges its obligations in relation to conflicts of interests under the legislation which governs the Contractor's employment with the department and the Code of Conduct for the Queensland Public Service.

3.7 The Contractor declares that as far as it is aware, IT DOES ☐ or DOES NOT ☒ have any conflict of interest to disclose. To the extent that the contractor has a conflict of interest to disclose. It provides the details below*.

** provide details below. Failure to complete this part of the Form means that I have no conflicts of interest.*

Note: Additional pages may be attached if necessary. Ensure each page is signed and witnessed.

DETAILS OF CONFLICT OF INTEREST (clauses 3.2 and 3.7)

insert details of conflict of interest

EXECUTED AS A DEED POLL

Execution by the Contractor (individual or partnership (^)) (*)

Signed for and on behalf of)	
.....)	
insert full name of Contractor	)	Signature of Contractor
.....)	
insert Contractor's ABN)	
this day of 20)	
by)	
.....)	
insert full name of Contractor's attorney (if applicable))	
in the presence of)	
.....)	
insert full name of witness	)	Signature of attorney (if applicable)
)	
	)	Signature of witness

Where an attorney executes this Deed Poll on behalf of a Contractor, the form of execution must indicate the source of this authority and such authority must be in the form of a power of attorney and a certified copy thereof provided to the department.

Execution by the Contractor (company)

Signed for and on behalf of:)	
Redd Zebra Pty Ltd.....)	
insert full name of Contractor)	
...627 538 756.....)	
insert Contractor's ACN)	
...70 627 538 756)	
insert Contractor's ABN)	
<i>in accordance with s.127 of the Corporations Act 2001 (Cth)</i>)	
this ...10th..... day of .....June..... 20...19....)	
by)	
.....)	

insert full name of Contractor's Director

.....
insert full name of Contractor's Director/Secretary

Not Relevant

.....
cretary

)

Released under RTI - DTMR

Philip A Burns

From: [redacted] NR au.ey.com>
Sent: Monday, 10 June 2019 9:57 AM
To: CPO_Tenders
Cc: Philip A Burns; Ben S Johnson; [redacted] NR
Subject: EY Submission for TMR04419 - Commercial Advice for the Mooloolaba Spit
Attachments: TMR04419 - EY Supplier Response.pdf; EY - Att 1- Acknowledgement of Obligations Confidentiality and COI Deed.pdf; EY Proposal for TMR04419 Commercial Advice for the Mooloolaba Spit .pdf

Good morning,

Please see three separate documents forming our proposal for RFQ TMR04419 comprising of the following:

1. Competed Section 4 – Supplier Response
2. Our Proposal and relevant credentials
3. Signed Confidentiality and Conflict of Interest Deeds

If you have any questions relating to our submission, please do not hesitate to reach out.

Regards,

[redacted] NR

 [redacted] NR | Consultant | Real Estate Advisory Services
Ernst and Young
111 Eagle Street, Brisbane, QLD 4000, Australia
Direct [redacted] NR Office: +61 7 3011 3333 [redacted] NR @au.ey.com
Website: <http://www.ey.com>

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DMS No. 495/00070

Request for Quote

TMR04419 Commercial Advice for the Mooloolaba Spit Development Opportunity

The Department of Transport and Main Roads (TMR) invites offers for the provision of commercial advisory services in relation to TMR owned land at the Mooloolaba Spit (the Site) (Appendix A – Site Plan, and Appendix B – Wet Area Plan), which has been identified for potential redevelopment. Further information is provided in Section 1 – Requirements.

This Request for Quote (RFQ) process will be governed by the Conditions of Offer contained in Section 2 – Conditions of Submission. Any contract arising from this RFQ process will be governed by the Conditions of Contract and Special Conditions contained in Section 3.

The response form contained in Section 4 – Supplier Response has been included to allow suppliers to respond to the RFQ. It is a requirement of the RFQ that the response form be completed and submitted to the Department of Transport and Main Roads by the date and time specified in Section 1 - Requirements.

Section 1 - Requirements

Description of Goods and/or Services required:	Development feasibility and commercial advisory services
Definitions	<p>Developer: The Proponent selected by TMR (from a proposed competitive tender process) to deliver a development outcome on the Site at their cost.</p> <p>Site: The Site comprises approximately 9,535 sqm of land over multiple lots, and 26,000 sqm (estimated) of water. The Site is shown in Appendix A – Site Plan, and Appendix B – Wet Area Plan and described further below.</p> <p><u>Lots 21-25 CG6295</u> A TMR owned and managed area of freehold land at the Mooloolaba Spit where a number of government and related functions such as the Marine Pilots, Water Police, Maritime Safety Queensland and Boat Harbour Controller officers are based (Appendix A – Site Plan). Development of the Site for these functions has occurred over an extended period of time and has resulted in a sporadic and inefficient use of available land and water. The land also adjoins Sunshine Coast Regional Council (SCRC) parkland.</p> <p><u>Part of Lot 1 SP143293</u> A TMR owned and managed area of water which adjoins the main access channel from the harbour and surrounding canals and provides recreational and commercial boat owners access to the open water of Point Cartwright and beyond. The developable area of Lot 1 SP143293 as shown in the Appendix B- Wet Area Plan is currently improved with a pile mooring area</p>

	accommodating 35 boats, and two fixed mooring facilities (Jetties) utilised by the Water Police, and Marine Pilots.
Background:	<ul style="list-style-type: none"> • TMR manages the Mooloolaba Boat Harbour and a parcel of adjoining land and water along the Mooloolaba Spit (the Site). • The Site is currently used for a number of government and related functions such as the Marine Pilots, Water Police, Maritime Safety Queensland and Boat Harbour Controller officers. • Development of the Site for these functions has occurred over an extended period of time and has resulted in a sporadic and inefficient use of available land and water. • Access to the Site is via Parkyn Parade as well as informal access from adjoining parkland owned by Sunshine Coast Regional Council (SCRC). • In 2009 the state and local governments worked collaboratively to develop and release the Mooloolaba Spit Futures Plan (Plan) for the Mooloolaba Spit. The process to develop the document included undertaking extensive consultation and resulted in a plan to guide future development of the area. • The outcome of the Plan, relevant to the Site, identified the future land use outcome as the 'Government and Peninsular Precinct' and proposed the uses would be consolidated while active frontages would be developed to enhance the existing open spaces – creating a new gateway to the parklands. The current Sunshine Coast Planning Scheme (2014) aligns with the intended land use outcomes identified in the Plan and allows for development in the harbour to a maximum of 8.5m. • TMR has identified an opportunity for redevelopment of the Site, and is now investigating this further with the intent of attracting private investment for redevelopment of the Site, incorporating a range of land and water based uses. • Releasing the Site for redevelopment, with government functions to be incorporated as part of any proposal from the private sector aligns with government's <i>Advancing Our Cities and Regions</i> (AOCR) strategy. Progressing this opportunity aligns with the strategy's intent of achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas. • Early engagement at the SCRC officer level has confirmed support for progressing a redevelopment of the Site, ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys has been discussed). • The Mooloolaba Spit is potentially one of the most popular tourist destinations on the Sunshine Coast and any activation of the land and water along the Mooloolaba Spit is likely to be closely monitored by the surrounding community. TMR anticipates in order to attract private sector investment to activate the Site and implement the desired land use outcome, development will exceed the current height limits under the Sunshine Coast Planning Scheme 2014. • An increased height limit and intensification of use has the potential to raise community concern and angst. Without first understanding what height level would be required to make a development on the Site viable, there is little benefit in progressing a proposal to the market to seek interest in developing the Site.
Specifications and/or scope of works:	TMR require a suitably qualified and experienced consultant specialising in property development feasibility and commercial advisory services to consider government's future requirements, assess the Site characteristics and minimum height, size and scale of development that a private investor would need to realise for a development to be commercially viable.

	<p>The purpose of the investigation is to enable TMR to consider whether the nature of the development is of a scale considered to be achievable given the current Planning Scheme restrictions and anticipated level of community interest.</p> <p>Assumptions: the investigations and report provided to TMR should be prepared on the following basis:</p> <ul style="list-style-type: none"> - Development is assessed against the local Planning Scheme 2014 and any other relevant planning related documents - The successful Developer, identified through a competitive tender process, will be required to: <ul style="list-style-type: none"> - Incur all costs associated with the demolition of existing improvements within the developable land and water areas, including the pile mooring and fixed mooring facilities. - Incur all costs associated with redevelopment, including reinstatement of the following core functions within the redevelopment: <p><i>(Please note, reinstatement requirements are indicative only and subject to final confirmation upon appointment of the successful consultant)</i></p> <p><u>Marine Pilots</u></p> <ul style="list-style-type: none"> - 6 bedroom dwelling with shared living facilities to accommodate up to 9 marine pilots (refer to appendix C for building plan of existing facility). - mooring facility for 3 x 13m vessels <p><u>Maritime Safety Queensland and Boat Harbour Controllers</u></p> <ul style="list-style-type: none"> - 200 sqm office - Mooring for 1 x 4m vessel <p><u>Water Police</u></p> <ul style="list-style-type: none"> - 250 sqm office - mooring facility for 1 x 12m vessel <p><u>Shared Storage Facility</u></p> <ul style="list-style-type: none"> - 600 sqm of storage space to accommodate the storage of vessels and equipment required by the Marine Pilots, Maritime Safety Queensland, Boat Harbour Controllers, and Water Police. <ul style="list-style-type: none"> - The successful Developer, identified through a competitive tender process, will be required to incur all costs associated with constructing all improvements for both the government functions and private development. - Tenure over the private development area will be provided through a long-term lease arrangement for both the land and water. - The State will remain the underlying owner of the land and water. - The feasibility study should consider if incorporating the government functions into the development could be on the basis no rent is payable to the Developer for the areas occupied (land or water). - Please note - Given the sensitive nature of the project TMR will not be facilitating site inspections.
<p>Key deliverables and/or milestones:</p>	<p>1. Attend an initial 1 hour meeting with TMR officers to discuss the key deliverables of the request for quote.</p>

	<p>2. Send a draft Word version of the report described above to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 25 Business Days of being appointed to undertake this work.</p> <p>3. Attend a 2 hour meeting with TMR to discuss the findings of the draft report.</p> <p>4. Send a final pdf version of the report described above that incorporates and responds to TMR's feedback on the draft report to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 35 Business Days of being appointed to undertake this work.</p> <p>Post the successful completion of the report, TMR may wish for the Successful Offeror to undertake further work or attend meetings with Proponents on an ad hoc basis. Should this need arise, TMR will extend the Successful Proponent's appointment for services with work to be charged on a pre-agreed hourly rate set out in the Successful Offeror's Offer.</p> <p>TMR will pay the Successful Offer's quoted fee only once TMR considers that the Successful Offer has completed all of the work required as per this Request for Quote.</p>	
Delivery address of Goods and/or Services:	The draft and final report must be provided in electronic format to philip.a.burns@tmr.qld.gov.au	
Delivery period:	<p>1. The Successful Offer must send the draft report to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 25 Business Days of being appointed to undertake the work.</p> <p>2. The Successful Offer must send the final report to Philip Burns via email to philip.a.burns@tmr.qld.gov.au within 35 Business Days of being appointed to undertake the work.</p>	
Insurance requirements:	<p>(a) Workers' Compensation Insurance in accordance with the <i>Workers' Compensation and Rehabilitation Act 2003</i> (Qld);</p> <p>(b) Public Liability insurance for a minimum of \$10 million in respect of each claim</p> <p>(c) Professional Indemnity insurance to the limit of \$5 million in respect of each claim.</p>	
Liability Cap	The liability cap for this engagement is \$30 million.	
Criminal History Screening	<p>Is Criminal History Screening required for the successful contractor/consultant?</p> <p><i>(When engaging a Contractor/Consultant where the tasks to be undertaken involve accessing confidential or sensitive information or systems, a Criminal History Check will be required)</i></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, the successful contractor/consultant will be required to undergo Criminal History screening on award of the contract</p>	
Evaluation criteria:	Offers received will be evaluated against the below criteria.	
	Evaluation criteria 1:	Demonstrated understanding of TMR's requirements for this project
	Evaluation criteria 2:	Demonstrated experience in undertaking similar work
	Evaluation criteria 3:	Demonstrated capacity to undertake the work – a table or scheduled format detailing the time necessary to complete the work and who will be undertaking the work

	Evaluation criteria 4:	Price
Mandatory requirements:	<p>Offers must:</p> <ol style="list-style-type: none"> 1. provide a fixed quote price to complete the report based on the information detailed in this Request for Quote (inclusive and exclusive of GST) 2. provide a fixed quoted price per hour for further work or ad hoc meetings post preparation of the report, if requested to do further work by TMR, (inclusive and exclusive GST) 3. be able to complete the work within the period specified in this request for quote. 4. include a completed copy of the Confidentiality and Conflict of Interest Deed, provided as Attachment 1, for each and every person the Offeror proposes to have undertake the work. 	
Requirements of submission:	<ol style="list-style-type: none"> (a) Completion of section 4 – Supplier Response (b) CV's (c) Completed Confidentiality and Conflict of Interest Deeds 	
Lodgement of submission:	Offers must be submitted via email to CPO_Tenders@tmr.qld.gov.au	
Closing Date:	Wednesday 5 June 2019 at 11:59pm	
Offer Validity Period:	30 Business Days	
Non-Conforming Offers:	Failure to comply with all the requirements of the Request for Quote may result in an Offer being considered non-conforming.	
Contact officer:	Philip Burns	
	07 3066 3753	
	philip.a.burns@tmr.qld.gov.au	
Confidential Information:	All information concerning this RFQ is confidential information that must not be discussed or otherwise communicated with any party other than TMR.	
Complaints Management:	<p>The Customer's Complaint Manager is the Chief Procurement Officer GPO Box 1412 Brisbane Qld 4001 Ph: (07) 3066 1747 E: Chief Procurement Officer</p>	

Section 2 - Conditions of Offer

This RFQ process is governed by the terms of TMR Conditions of Offer 1.0 dated January 2019 as detailed at <http://www.tmr.qld.gov.au/TMRShortFormConditionsofOffer>

Section 3 – Conditions of Contract and Special Conditions

The documents that will govern any contract arising from this RFQ process are as set out below:

- (a) TMR Short Form Conditions of Contract for the provision of Goods and Services version 1.0 dated January 2019 as detailed at www.tmr.qld.gov.au/TMRShortFormConditionsofContract

(b) Special Conditions as specified below:

18 SPECIAL CONDITIONS

18.1 Criminal History Screening

- 18.1.1 In addition to any other rights and remedies under the Contract, where a criminal history screening has been undertaken for the Contractor, its employee, key personnel or subcontractor and the result is Positive, the Customer may at its sole discretion, do any of the following:
- (a) give Notice to the Contractor to remove any employee, key personnel or subcontractor with a Positive result. Upon receipt of such Notice under this clause 18.1.1(a), the Contractor must, at no cost to the Customer, promptly remove and replace such employee, key personnel or subcontractor mentioned in the Notice with a person approved by the Customer. The Contractor will ensure the approved person promptly provides all information, consent and documents to the Customer for a criminal history screening to be undertaken for that approved person. The process set out in this clause will apply if such approved person returns a Positive result.
 - (b) give Notice to the Contractor to immediately terminate the Contract and the provisions of clause 15.6 of the Contract apply.
- 18.1.2 The Contractor must and must ensure its employee, key personnel or subcontractor performing the Services under the Contract promptly give Notice to the Customer of any change to the circumstances relating to Contractor, its employee, key personnel or subcontractor's criminal history during the Contract Term.
- 18.1.3 Upon receipt of a Notice in accordance with clause 18.1.2, or upon the Customer becoming aware of any change or of the Contractor's failure to give Notice of any change, the Customer may:
- (a) direct the Contractor as to how to manage that change in circumstance and the Contractor must comply with any reasonable direction so given by the Customer;
 - (b) give Notice to the Contractor to immediately terminate the Contract and the provisions of clause 15.6 of the Contract apply.
- 18.1.4 If clause 18.1.3(a) or 18.1.3(b) applies, the Contractor must give Notice to the Customer when the change in circumstance has been resolved.
- 18.1.5 Where the scope of the work being undertaken by a Contractor/Consultant introduces or extends to activities which would require a criminal history screening during the course of the contract, the criminal history screening process should be undertaken. This would activate clauses 18.1.1, 18.1.2, 18.1.3 and 18.1.4.

Pages 388 through 392 redacted for the following reasons:

Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial/professional/financial affairs

Released under RTI - DTMR

Philip A Burns

From: [redacted] NR [redacted]@au.ey.com>
Sent: Friday, 4 October 2019 10:32 AM
To: Ben S Johnson
Cc: Philip A Burns; Martin J O'Connor; [redacted] NR
Subject: Project Marine Final Report
Attachments: Project Marine 04.10.2019.pdf

Hi Ben,

Please find attached our final report for Project Marine. Should there be any issues with opening the document – do not hesitate to reach out.

Regards,

[redacted] NR



[redacted] NR

Consultant | Real Estate Advisory Services

Ernst and Young
111 Eagle Street, Brisbane, QLD 4000, Australia
Direct: [redacted] NR [redacted] Office: +61 7 3011 3333 [redacted] NR [redacted] au.ey.com
Website: <http://www.ey.com>

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DMS No. insert DMS number

Invitation Documentation Endorsement

Section 1 – Invitation Information

Invitation name:	Commercial Advice for the Mooloolaba Spit Development Opportunity	
Invitation number:	TMR04419	
Procurement option selected:	<input checked="" type="checkbox"/> Lite <input type="checkbox"/> Standard <input type="checkbox"/> Combination <input type="checkbox"/> ICT only - Combination using a QITC Contract	
Justification of Standard Procurement Option:	<input type="checkbox"/> As per Procurement Plan N/A	
Justification of Lite procurement option:	<input checked="" type="checkbox"/> Consistent or routine requirements <input checked="" type="checkbox"/> Known or established specifications <input checked="" type="checkbox"/> Known & predictable spend and demand <input checked="" type="checkbox"/> Known and reliable supply market <input type="checkbox"/> Tested in the last six months <input checked="" type="checkbox"/> Simple supply chain <input checked="" type="checkbox"/> Assurance of supply <input type="checkbox"/> Minimal requirement for specialist advice <input type="checkbox"/> TMR Short Form Conditions of Contract are sufficient	ICT specific <input type="checkbox"/> Does not exceed level 1 QGCIO investment review requirements <input type="checkbox"/> A QITC contract is not required
Brief Summary of Procurement Option: (Lite and Combination only)	The Lite procurement option has been selected based on the knowledge and experience held by the proposed consultants to provide the specialised advice required. TMR has drafted very clear requirements (Request for Quote) to articulate the investigations required to be undertaken and the advice to be provided.	
Contact risk classification selected: (this determines your Contract Management requirements)	<input type="checkbox"/> Routine <input checked="" type="checkbox"/> Leveraged <input type="checkbox"/> Focused <input type="checkbox"/> Strategic	
Contract Risk Classification justification: Refer Business Principle – Procurement Characteristics)	Contract management would provide some benefit to the contract outcomes.	
Sole Invitation justification: (only to be completed for Sole Invitations)	N/A	

Indicative Financial Endorsement received or equivalent:	\$44,000 (Inc. GST) 13/05/2019 Martin O'Connor, Director, Development Projects and Rail Corridor Projects (Financial Band 5)
Proposed date to be issued to Supplier/s:	20/05/2019
Will local suppliers be given the opportunity to tender?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Supplier/s selected to invite:	1) Ernst and Young 2) Savills 3) Bernard J Duncan Valuers
Invitation type: (attached)	Request for Quote
Invitation method:	Email
Criminal History Screening:	<p>Is Criminal History Screening required for the successful contractor/consultant? <i>(When engaging a Contractor/Consultant where the tasks to be undertaken involve accessing confidential or sensitive information or systems, a Criminal History Check will be required)</i></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, The successful contractor/consultant will be required to undergo Criminal History screening on award of the contract.</p>

Evaluation

Non-conforming Offers: This is usually decided by the Panel Chair, options could be to reject the offer or, seek further clarification. If unsure, contact Chief Procurement Office	Failure to comply with all the requirements of the Request for Quote may result in an Offer being considered non-conforming and being set aside until a review of the conforming Offers. If a conforming Offer is received and is considered to deliver a value-for-money outcome to the State then that Offer will be accepted and no further consideration will be given to the non-conforming Offer.	
Evaluation Approach – non price: (Lite and Combination procurements only or where no Evaluation Plan has been approved)	Submissions will be evaluated based on non-price criteria including: E.C. 1 Demonstrated understanding of TMR's requirements for this project E.C. 2 Demonstrated experience in undertaking similar work E.C. 3 Demonstrated capacity to undertake the work (a table or scheduled format detailing the time necessary to complete the work and who will be undertaking the work) Offers will be assessed using a 0-10 scale with the maximum rating being a 10 for each criteria.	
Evaluation Approach price: (Lite and Combination procurements only or where no Evaluation Plan has been approved)	E.C. 4 The financial "Quote" for each Offer will be evaluated by using the formula for standardising pricing as follows: <u>Lowest Price</u> x Maximum Rating x Weighting Offered Price	
Local Benefits Application: Required for all Standard procurement processes.	Will a Local Benefits Test be applied?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	What are the QPP Policy Objectives for this procurement	<input checked="" type="checkbox"/> Local supplier <input type="checkbox"/> Indigenous supplier <input type="checkbox"/> Social Enterprise

<p>Strongly recommended for the Lite and Combination procurement option going to open tender where a Local Benefits Test will be applied.</p>		<input type="checkbox"/> Small to Medium Enterprise <input type="checkbox"/> Apprenticeships/Trainees <input type="checkbox"/> Reducing unemployment <input type="checkbox"/> Innovation <input type="checkbox"/> Environmental <input type="checkbox"/> Other <<Please specify>>
	<p>How will the Local Benefits Test be scored?</p> <p><i>Consider – what Local Benefit will be used</i></p> <p><i>Assess using scoring scale 0 to 10, and indicate if zones will be applicable.</i></p> <p><i>For more information please refer to TMR Local Benefits Test Guidance for Goods and Services</i></p>	
	<p>What weighting will the Local Benefits Test be given?</p>	<p>All firms are based in South East Queensland so equal scoring will be applied.</p>
	<p>Evaluation Criteria</p>	<p>Percentage</p>
<p>Evaluation Criteria and weightings:</p> <p>(Lite and Combination procurements only or where no Evaluation Plan has been approved)</p>	EC1	<p>Part Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial/professional/financial a</p>
	EC2	
	EC3	
	EC4	
	<p>Application of Local Benefits Test in Evaluation Criteria:</p> <p><u>Method 1</u> – Local Benefits Test criteria included as part of the evaluation criteria.</p> <p><u>Method 2</u> – Local Benefits Test is applied separately as a two-step evaluation.</p>	

<p>Identified Contract Manager</p> <p>(Lite and Combination procurements only as required)</p>	Philip Burns, Manager (Development Projects – Strategic Property Management)
<p>Additional comments:</p>	Nil
<p>Requesting Officer:</p>	Ben Johnson
<p>Position Title:</p>	Senior Advisor
<p>Contact number:</p>	3066 3523

Section 2 – Content Owner Certification

As a Content Owner with the relevant technical knowledge, I certify that:

- the procurement option and supply market selected is appropriate to generate competitive tension in the process
- the Invitation documentation accurately defines departmental requirements effectively
- the specification is correct, includes all relevant industry standards and/or requirements and will be understood by the supply market
- the Invitation will provide value for money for the department.

I am aware of my responsibilities under the probity and accountability provisions of the Queensland Procurement Policy and I acknowledge that I am accountable for this decision.

Invitation name:	Commercial Advice for the Mooloolaba Spit Development Opportunity	
Invitation number:	TMR04419	
Name:	Philip Burns	
Position Title:	Manager (Development Projects)	
Branch:	Portfolio Investment and Programming	
Additional Comments:		
Signature:		Date:

Section 3 – Procurement Delegate Endorsement

As a Procurement Delegate with the appropriate level of delegation, I am satisfied that:

- the procurement option selected is appropriate and sufficient justification has been provided
- the Invitation documentation meets the requirements of the departmental procurement standards
- the evaluation criteria and Conditions of Contract are appropriate for this procurement
- the Invitation method selected is appropriate
- the supplier market selected to invite is appropriate
- the Invitation will provide value for money for the department and has considered the objectives of the Queensland Procurement Policy

I am aware of my responsibilities under the probity and accountability provisions of the Queensland Procurement Policy and I acknowledge that I am accountable for this decision.

Invitation name:	Commercial Advice for the Mooloolaba Spit Development Opportunity	
Invitation number:	TMR04419	
Name:	Lisa Hart	
Position Title:	Senior Procurement Advisor	
Branch:	Finance and Procurement	
Procurement Delegation:	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5	
Additional Comments:		
Signature:	Not Relevant	Date: 21/5/19

Philip A Burns

From: Ben S Johnson
Sent: Tuesday, 21 May 2019 2:59 PM
To: Philip A Burns
Subject: FW: TMR04419 RE: Procurement of Commercial Advice / Valuation
Attachments: 21052019143834-0001.pdf

Hi Philip

Please find the attached IDE for Mooloolaba signed by procurement. Are you able to sign the IDE electronically?

Kind Regards

Ben Johnson
Senior Advisor | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Lisa M Hart
Sent: Tuesday, 21 May 2019 2:41 PM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: RE: TMR04419 RE: Procurement of Commercial Advice / Valuation

Hi Ben

No problem, please find attached signed IDE.

Thanks,
Lisa

Kind regards,

Lisa Hart
Senior Procurement Advisor | Chief Procurement Office
Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 5561 3843
E: lisa.m.hart@tmr.qld.gov.au
W: www.tmr.qld.gov.au
FB: facebook.com/TMRQLD



From: Ben S Johnson
Sent: Tuesday, 21 May 2019 2:01 PM
To: Lisa M Hart <Lisa.M.Hart@tmr.qld.gov.au>
Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>
Subject: RE: TMR04419 RE: Procurement of Commercial Advice / Valuation

Hi Lisa

Thanks for reviewing the IDE and RFQ.

Please find my amended IDE for Mooloolaba attached. As we discussed, I have removed value for money from EC.3 and replaced with Demonstrated capacity to undertake the work (a table or scheduled format detailing the time necessary to complete the work and who will be undertaking the work).

If you are happy with this change, can you please sign and return for Philip to finalise.

Thanks

Kind Regards

Ben Johnson
Senior Advisor | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Lisa M Hart
Sent: Friday, 17 May 2019 11:45 AM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>; Shaun L Baker <Shaun.L.Baker@tmr.qld.gov.au>
Subject: RE: TMR04419 RE: Procurement of Commercial Advice / Valuation

Hi Ben

Please find attached RFQ and IDE with mark up. I noticed the RFQ template was a superseded version so have amended accordingly.

Are you able to please send through a copy of the RTAC and IFE for this one also?

Thanks,
Lisa

Kind regards,

Lisa Hart
Senior Procurement Advisor | Chief Procurement Office
Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 5561 3843

E: lisa.m.hart@tmr.qld.gov.au

W: www.tmr.qld.gov.au

FB: facebook.com/TMRQLD



From: Ben S Johnson

Sent: Thursday, 16 May 2019 3:11 PM

To: Lisa M Hart <Lisa.M.Hart@tmr.qld.gov.au>

Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>; Shaun L Baker <Shaun.L.Baker@tmr.qld.gov.au>

Subject: TMR04419 RE: Procurement of Commercial Advice / Valuation

Hi Lisa

Please find our amended RFQ for TMR04419 (Mooloolaba Investigations) and draft IDE attached for your review. Thanks.

Kind Regards

Ben Johnson

Senior Advisor | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |

Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3523

ben.s.johnson@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Lisa M Hart

Sent: Monday, 13 May 2019 1:49 PM

To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>

Cc: Shaun L Baker <Shaun.L.Baker@tmr.qld.gov.au>

Subject: RE: Procurement of Commercial Advice / Valuation

Thanks Ben, I understand you would like to give the local supplier an opportunity to tender and therefore the Lite procurement process would be appropriate.

Please find attached review of the RFQ for your consideration and action. I have also attached the IDE template that will need to be completed prior to the release of the RFQ.

If you have any questions, please don't hesitate to give me a call.

Thanks,

Lisa

Kind Regards,

Lisa Hart

Senior Procurement Advisor | Chief Procurement Office

Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 5561 3843
E: lisa.m.hart@tmr.qld.gov.au
W: www.tmr.qld.gov.au
FB: facebook.com/TMRQLD



From: Ben S Johnson
Sent: Monday, 13 May 2019 11:59 AM
To: Lisa M Hart <Lisa.M.Hart@tmr.qld.gov.au>
Cc: Shaun L Baker <Shaun.L.Baker@tmr.qld.gov.au>; Philip A Burns <philip.a.burns@tmr.qld.gov.au>; Robert W Coote <Robert.W.Coote@tmr.qld.gov.au>
Subject: RE: Procurement of Commercial Advice / Valuation

Hi Lisa / Shaun

We would like to seek quotes from the following property valuers/commercial advisors for the Mooloolaba feasibility investigation:

- 1) EY – [redacted] NR
- 2) Savills – [redacted] NR
- 3) [redacted] NR

In regards to [redacted] NR is a property valuer based on the Sunshine Coast who has been used by TMR for property resumption and disposal work for over 10 years. We would like to provide [redacted] NR an opportunity to provide a quote for this procurement based on his prior work for the department and extensive knowledge and experience in the local area.

Can you please advise the most suitable process going forward for seeking quote from these consultants.

Kind Regards

Ben Johnson
Senior Advisor | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Lisa M Hart
Sent: Monday, 13 May 2019 10:21 AM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Cc: Shaun L Baker <Shaun.L.Baker@tmr.qld.gov.au>
Subject: FW: Procurement of Commercial Advice / Valuation

Hi Ben

I was just having a look at the SOA and the supplier you mentioned to Shaun is not on the panel. Can you please provide the information Shaun has asked for with regards to the reasoning for undertaking a Lite procurement process instead of using the SOA.

Kind Regards,

Lisa Hart

Senior Procurement Advisor | Chief Procurement Office
Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 5561 3843
E: lisa.m.hart@tmr.qld.gov.au
W: www.tmr.qld.gov.au
FB: facebook.com/TMRQLD



From: Shaun L Baker
Sent: Monday, 13 May 2019 8:52 AM
To: Robert W Coote <Robert.W.Coote@tmr.qld.gov.au>
Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>; Lisa M Hart <Lisa.M.Hart@tmr.qld.gov.au>
Subject: RE: Procurement of Commercial Advice / Valuation

Hi Robert,

We (Lisa Hart and I) are looking into this one now, this includes the possibility of using SOA DSD-3799-16 rather than a Lite process. If you have considered and dismissed the use of the SOA as a possibility please let me know.

Also, the IFE states budget will be utilised in 2018/19, however the closing date of the tender is November. This appears to be an error, can you please review these dates and advise when the tender should close and also the delivery of the project. If it is going beyond June 2019 a new IFE will need to be signed.

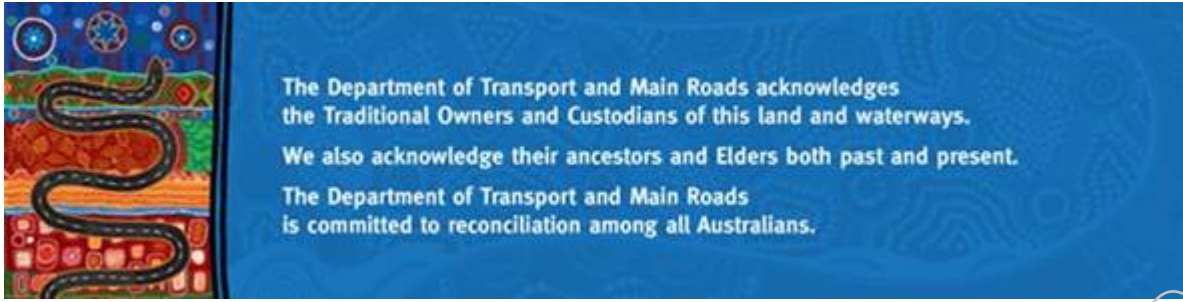
As mentioned above, we are looking into this now and many thanks in advance for your advice and response to my questions.

Regards

Shaun Baker

a/Principal Procurement Advisor
Procurement Services | Chief Procurement Office
Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12, 61 Mary Street, Brisbane Qld 4000 | GPO Box 1412, Brisbane Qld 4001
P: (07) 5459 1715 | M: Not Relevant E: shaun.l.baker@tmr.qld.gov.au | W: www.tmr.qld.gov.au



From: Robert W Coote
Sent: Friday, 10 May 2019 2:01 PM
To: Shaun L Baker <Shaun.L.Baker@tmr.qld.gov.au>
Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: Procurement of Commercial Advice / Valuation

Hi Shaun

Quick question

We are wanting to get some commercial advice/valuation advice. We consider this an express procurement option. We have an RTAC, IFE and Request for Quote. We intend to use vendor panel to send the RFQ to 3 valuers that have been used regularly and we know work in the area.

Is there anything I'm missing? Do I need a TMR procurement number in the RFQ? See attached

Kind Regards

Robert Coote

Principal Advisor | Development Projects and Rail Corridor Management

Portfolio Investment and Programming | Policy Planning and Investment | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3581 | M: Not Relevant

robert.w.coote@tmr.qld.gov.au

www.tmr.qld.gov.au

[Want to know more about Strategic Property Management.....visit our SharePoint site](#)

Philip A Burns

From: Ben S Johnson
Sent: Monday, 19 August 2019 9:10 AM
To: Renee A Jones
Cc: Philip A Burns
Subject: PO Request - Ernst and Young - TMR04419
Attachments: Revised Indicative Financial Endorsement -20190628.pdf; FW: RTAC: Mooloolaba Boat Harbour (Estimated value \$44k) (RTAC 250.1) - DG approved; Letter Of Acceptance - TMR04419.pdf; Revised TMR Mooloolaba Proposal.pdf

Hi Renee

Can you please create a purchase order for Ernst and Young for their engagement on TMR04419 – Commercial Advice for the Mooloolaba Spit Development Opportunity.

For your information, please find the attached IFE, RTAC, Letter of Acceptance, and Quote. You may notice that the RTAC was for \$44,000. Following receipt of quotes in excess of this amount, we received advice from CPO that we only needed to update the IFE.

Let me know if you need any further information.

Kind Regards

Ben Johnson
Senior Advisor | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

DMS No. insert DMS number

Revised Indicative Financial Endorsement

Section 1 – Justification for Price Variation

Date:	28/06/2019
Contract/Invitation Number:	TMR04419
Requesting Officer Name:	Ben Johnson
Position Title:	A/Manager
Division and Branch:	Portfolio, Planning and Investment, Strategic Property Management
Phone number	(07) 3066 3523
Variation amount: (incl GST)	\$26,000 (inclusive of GST)
Total contract value inclusive of original contract price and variations amount: (incl GST)	\$70,000
Cost Object: (Cost Centre, WBS element, Project code)	2720
Funding source:	Operational Expenditure <input checked="" type="checkbox"/> Capital Expenditure <input type="checkbox"/> Combination <input type="checkbox"/>

Section 2 - Procurement/Purchase Requirement

The Department of Transport and Main Roads (TMR) manages the Mooloolaba Boat Harbour and a parcel of adjoining land along the Mooloolaba Spit (the Site) where a number of government and related functions such as the Marine Pilots, Water Police, Maritime Safety Queensland and Boat Harbour Controller officers are based. Development of the Site for these functions has occurred over an extended period of time and has resulted in a sporadic and inefficient use of available land and water. The land also adjoins Sunshine Coast Regional Council (SCRC) parkland.

In 2009 the state and local governments worked collaboratively to develop and release the Mooloolaba Spit Futures Plan (Plan) for the Mooloolaba Spit. The process to develop the document included undertaking extensive consultation and resulted in a plan to guide future development of the area.

The outcome of the Plan, relevant to the Site, identified the future land use outcome as the 'Government and Peninsular Precinct' and proposed the government uses would be consolidated while active frontages would be developed to enhance the existing open spaces – creating a new gateway to the parklands. The current Sunshine Coast Planning Scheme (2014) aligns with the intended land use outcomes identified in the Plan and allows for development in the harbour to a maximum of 8.5m.

In September 2017, briefing note DG34166 outlined TMR's proposal to investigate an opportunity to attract private investment for redevelopment of the Site, incorporating a range of land and water based uses.

Releasing the Site for redevelopment, with government and the Marine Pilot's functions to be incorporated as part of any proposal from the private sector aligns with government's *Advancing Our Cities and Regions* (AOCR) strategy. Progressing this opportunity aligns with the strategy's intent of achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas.

Early engagement at SCRC officer level has confirmed support for progressing a redevelopment of the Site, ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys has been discussed).

TMR's Strategic Property Management Section has engaged with the existing tenants who occupy the Site (Marine Pilots, Water Police, Maritime Safety Queensland and Harbour Controllers) to outline the project objectives. Initial engagement has been positive, with the State's objectives and drivers for the redevelopment well received.

The Minister for Transport and Main Roads has previously visited the harbour and met with Fiona Simpson MP, Member for Maroochydore and harbour tenants regarding a range of issues. During a previous meeting the Minister expressed interest in TMR officers exploring opportunities to redevelop the Site.

The Mooloolaba Spit is potentially one of the most popular tourist destinations on the Sunshine Coast and any activation of the land and water along the Mooloolaba Spit is likely to be closely monitored. TMR anticipates in order to attract private sector investment to activate the Site and implement the desired land use outcome, there would need to be an increase in the acceptable height of development.

An increased height limit and intensification of use has the potential to raise community concern and angst. Without first understanding what height level would be required to make a development on the Site viable, there is little benefit in progressing a proposal to the market to seek interest in developing the Site.

TMR will require a suitably qualified consultant to consider government's future requirements, assess the Site characteristics and assess the minimum height and overall scale of development that a private investor would need to be able to realise for a development to be commercially viable.

The successful proponent, identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating the core government and related functions within the redevelopment.

The outcome of the assessment will inform TMR of the minimum height, size and scale of development for the Site. This will in turn enable TMR to consider whether the nature of the development is of a scale considered to be achievable given the anticipated level of community interest, or if alternative options are considered for the Site.

Section 3 – Background and Variation Justification

A previous IFE dated 13/5/19 for \$44,000 (inclusive of GST) was approved by Martin O'Connor, Director (Development Projects and Rail Corridor Management).

Since this time, TMR have sought three quotes from suitably qualified commercial advisors and received two responses. The provision of commercial advisory services provided by one supplier, excluding any third-party advice, was in excess of the original IFE for \$44,000 (inclusive of GST). Both quotes included additional costs to obtain third-party town planning, and quantity surveying advice to inform their investigations.

This IFE for \$70,000 (inclusive of GST) includes an allowance to cover the provision of commercial advisory services provided by one supplier (if successful) and the costs of reasonable third-party advice which TMR believe the successful proponent will require to undertake its investigations. The revised IFE will also cover any ad-hoc costs to undertake further work or attend meetings with Proponents (if required).

Section 4 - Financial Delegate Endorsement (Price Variation)

(Note: The Financial Delegate must have budgetary control, as per the Financial Delegations Manual)

As a Financial Delegate with the appropriate level of delegation, I am satisfied that this request:			
<ul style="list-style-type: none">• meets departmental requirements• justifies why this price variation is needed and• budget is available for the price variation.			
Financial Delegate Name:	Martin O'Connor		
Position Title:	Director (Development Projects and Rail Corridor Management)		
Branch:	Strategic Property Management		
Financial Band:	ELT <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input checked="" type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/>		
Budget period for expenditure:	Financial Expenditure is valid for the 2018/2019 and 2019/2020 Financial Year.		
Signature:	<div>Not Relevant</div>	Date	28/06/19.

29 July 2019

Department of
Transport and Main Roads

NR

Ernst & Young
GPO Box 7878
Brisbane, QLD, 4001

Dear NR

**Re: Invitation TMR04419 for the provision of Commercial Advice for the
Mooloolaba Spit Development Opportunity**

Thank you for your offer in response to the above Invitation dated 22 May 2019. Your offer has been accepted.

The following documents constitute the entire Contract between the parties:

- (a) The Request for Quote.
- (b) Your revised Offeror's Response dated 19 June 2019.
- (c) The TMR Short Form Conditions of Contract for the provision of Goods and Services version 1.0 dated January 2019.
- (d) The agreed amendments/departures to the TMR Short Form Conditions of Contract as set out in Schedule 1 (enclosed).
- (e) This letter.

The Department of Transport and Main Roads would like to extend the opportunity of a feedback session. Please contact Philip Burns, Manager (Development Projects) philip.a.burns@tmr.qld.gov.au by 02/08/2019 if you would like a feedback session arranged. TMR is agreeable with combining the feedback session with the 1 hour project initiation meeting.

Division – Policy, Planning & Investment
Branch – Portfolio Investment and Programming
Street Address – Floor 17, 61 Mary Street, Brisbane

Postal Address – GPO Box 1412, Qld, 4001

Telephone +61 7 3066 3753
Website www.tmr.qld.gov.au
Email philip.a.burns@tmr.qld.gov.au
ABN 39 407 690 291

We would like to thank you for the time and effort spent in submitting your offer.

Yours sincerely

Martin O'Connor

Not Relevant

Director (Development Projects & Rail Corridor Management)
Strategic Property Management

Enc. (1)

Released under RTI - DTMR

Philip A Burns

From: Lisa M Hart
Sent: Friday, 31 May 2019 8:41 AM
To: Ben S Johnson
Cc: Philip A Burns
Subject: RE: draft for CPO advice - Mooloolaba EY query

No problem Ben, I will include the extension in the email to all suppliers and cc you in.

Kind Regards,

Lisa Hart

Senior Procurement Advisor | Chief Procurement Office
Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 5561 3843
E: lisa.m.hart@tmr.qld.gov.au
W: www.tmr.qld.gov.au
FB: facebook.com/TMRQLD



From: Ben S Johnson
Sent: Friday, 31 May 2019 8:40 AM
To: Lisa M Hart <Lisa.M.Hart@tmr.qld.gov.au>
Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>
Subject: RE: draft for CPO advice - Mooloolaba EY query

Thanks Lisa.

We are happy for you to release the clarification to all suppliers.

Given the nature and timing of the clarification provided, we were thinking of extending the due date for quotes from midnight Wednesday the 5th of June until 10am Monday 10th June. Did you have any thoughts or concerns with us providing this to all suppliers? If not, can you please include this extension in your email with the clarification.

Kind Regards

Ben Johnson

Senior Advisor | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Lisa M Hart
Sent: Thursday, 30 May 2019 3:56 PM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: RE: draft for CPO advice - Mooloolaba EY query

Thanks Ben.

I propose the attached clarification be issued to all suppliers.

Kind Regards,

Lisa Hart
Senior Procurement Advisor | Chief Procurement Office
Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 5561 3843
E: lisa.m.hart@tmr.qld.gov.au
W: www.tmr.qld.gov.au
FB: facebook.com/TMRQLD



Part Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial/professional/financial affairs

Pages 412 through 683 redacted for the following reasons:

Refuse Sch.4 Part 4 s.4 Consultation/deliberation processes of government
Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial/professional/financial affairs

Released under RTI - DTMR

Philip A Burns

From: [redacted] NR [redacted]@au.ey.com>
Sent: Thursday, 19 September 2019 6:01 PM
To: Ben S Johnson
Cc: [redacted] NR Philip A Burns; Martin J O'Connor
Subject: Project Marine
Attachments: Project Marine - 158 Unit Option - Estimate - Rev 1.pdf; 30082019 - DRAFT - Project Marine .pdf; 19267_Final_Town Planning Investigation Report_180919.pdf

Hi Ben

We have the pleasure in attaching our draft report for Project Marine.
I have also attached to this email a copy of the cost estimates for the four level design and the final town planning report.
We look forward to hearing back from you once you have had the opportunity to review.

Regards

[redacted] NR

[redacted] NR

| Associate Director | Real Estate Advisory Services



Ernst & Young
111 Eagle Street, Brisbane, Qld 4000, Australia

Office: +61 7 3011 3333 | Direct: [redacted] NR [redacted]@au.ey.com

Fax: +61 3011 3129 | Mobile: [redacted] NR [redacted] EY/Comm: You may have received this email outside of working hours – I might be travelling or working flexibly.

Website: <http://www.ey.com>

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Pages 685 through 712 redacted for the following reasons:

Refuse Sch.4 Part 4 s.4 Consultation/deliberation processes of government

Released under RTI - DTMR

Philip A Burns

From: Ben S Johnson
Sent: Thursday, 30 May 2019 9:31 AM
To: Lisa M Hart
Cc: CPO_Tenders; Philip A Burns
Subject: FW: Request for Quote: TMR04419 - Commercial Advice for the Mooloolaba Spit - Enquiry

Hi Lisa

Please see email below from EY. Are you able to provide a reply from the CPO email confirming receipt.

Philip and I are considering their enquiry and should have a response ready this afternoon. Thanks.

Kind Regards

Ben Johnson

Senior Advisor | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3523

ben.s.johnson@tmr.qld.gov.au

www.tmr.qld.gov.au

From: [redacted] NR [redacted]@au.ey.com>

Sent: Thursday, 30 May 2019 9:02 AM

To: CPO_Tenders <CPO_Tenders@tmr.qld.gov.au>

Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>; [redacted] NR [redacted]

[redacted]@au.ey.com>

[redacted]@au.ey.com>

Subject: RE: Request for Quote: TMR04419 - Commercial Advice for the Mooloolaba Spit - Enquiry

Good morning,

Following our email delivered on Monday, could you please confirm receipt of this.

If would be greatly appreciated if you could come back to us with a response at your earliest convenience.

Regards,

[redacted] NR [redacted]

[redacted] NR [redacted]

| Consultant | Real Estate Advisory Services

Ernst and Young

Direct [redacted] NR [redacted]@au.ey.com

Part Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial/professional/financial affairs

Pages 714 through 757 redacted for the following reasons:

Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial affairs

Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial/professional/financial affairs

Released under RTI - DTMR

Philip A Burns

From: [redacted] NR @savills.com.au>
Sent: Monday, 10 June 2019 5:56 AM
To: CPO_Tenders
Subject: TMR04419 Commercial Advice for the Mooloolaba Spit Development Opportunity
Attachments: Savills_TMR04419_ Commercial Advice Mooloolaba Spit v3.pdf

Hello,

Please find attached our tender submission in response to "TMR04419 Commercial Advice for the Mooloolaba Spit Development Opportunity".

Should you require any clarification please do not hesitate to contact me.

Regards,

[redacted] NR

**Associate Director
Project Management
Savills Australia**

Level 2, 66 Eagle St, Brisbane, QLD 4000

Mobile No:

[redacted] Not Relevant

Direct Ph:

Direct Fax:

Email:

[redacted] Not Relevant @savills.com.au

Website:

savills.com.au

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Pages 759 through 772 redacted for the following reasons:

Refuse Sch.4 Part 4 s.7(1)(c) Business/commercial affairs

Released under RTI - DTMR

Philip A Burns

From: Lisa M Hart
Sent: Friday, 26 July 2019 3:05 PM
To: Philip A Burns
Subject: RE: Mooloolaba boat harbour - Feasibility Report quotes
Attachments: 26072019150014-0001.pdf

Hi Phil

Please find attached signed RQ&E.

Kind regards,

Lisa Hart

Senior Procurement Advisor | Chief Procurement Office

Finance and Procurement Branch | Department of Transport and Main Roads

Floor 12 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 5561 3843

E: lisa.m.hart@tmr.qld.gov.au

W: www.tmr.qld.gov.au

FB: facebook.com/TMRQLD



From: Philip A Burns
Sent: Friday, 26 July 2019 2:51 PM
To: Lisa M Hart <Lisa.M.Hart@tmr.qld.gov.au>
Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: RE: Mooloolaba boat harbour - Feasibility Report quotes

Hi Lisa,

In addition to the Record of Quotes and Evaluation, I have also attached a copy of the Departures and Amendments.

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

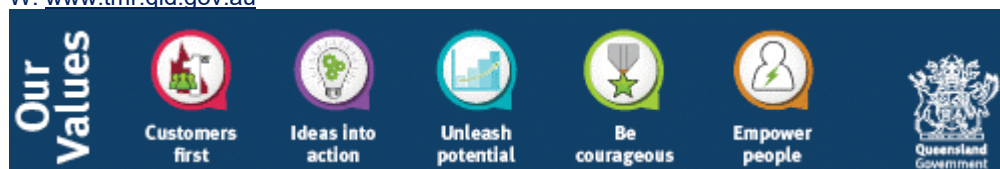
GPO Box 1412 Brisbane Qld 4001

P: (07) 30663753

M: NR

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Philip A Burns
Sent: Friday, 26 July 2019 2:43 PM
To: Lisa M Hart <Lisa.M.Hart@tmr.qld.gov.au>
Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: Mooloolaba boat harbour - Feasibility Report quotes

Hi Lisa,

Please see attached a Record of Quotes and Evaluation for the engagement of a consultant to undertake a Feasibility Assessment for TMR at Mooloolaba boat harbour.

This has been signed by Martin O'Connor and I, so now over to you for final review and if happy – signing.

Please let me know if you have any questions.

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

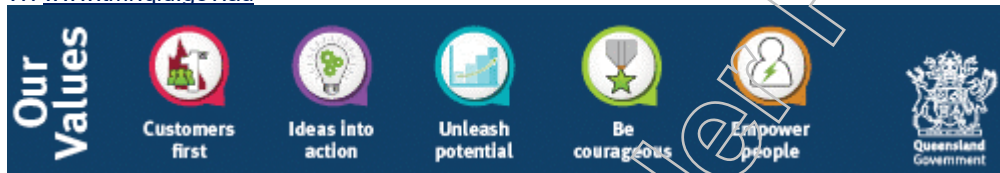
GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663753

M: Not Relevant

E: philip.a.burns@tmr.qld.gov.au

W: www.tmr.qld.gov.au



Philip A Burns

From: Ben S Johnson
Sent: Wednesday, 22 May 2019 8:59 AM
To: Lisa M Hart
Cc: Shaun L Baker; Philip A Burns
Subject: TMR04419 - Commercial Advice for the Mooloolaba Spit Development Opportunity
Attachments: Att 1- Acknowledgement of Obligations Confidentiality and Conflict of Interest Deed - Contractor or Consultant.docx; TMR04419 - Request for Quote.docx; Appendix A - Site Plan.pdf; Appendix B - Wet Area Plan.pdf; Appendix C - Marine Pilots Building Plan.pdf

Hi Lisa

Please find the following attachments for TMR04419 - Commercial Advice for the Mooloolaba Spit Development Opportunity.

- Request for Quote
- Appendices 1-3
- Attachment 1 – Acknowledgement of Obligations and COI Deed.

Are you able to please organise for this RFQ to be released to the three consultants listed below.

Savills - [NR]
[NR] @savills.com.au

Bernard J Duncan Valuers [NR]
[NR] bjdvaluers.com.au

Ernst & Young - [NR]
[NR] @au.ey.com
[NR] @au.ey.com

Kind Regards

Ben Johnson
Senior Advisor | Development Projects
Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

Philip A Burns

From: Ben S Johnson
Sent: Monday, 9 July 2018 11:54 AM
To: Martin J O'Connor
Cc: Philip A Burns
Subject: FW: Proposed meeting with Fiona Simpson MP (Mooloolaba Boat Harbour)

Hi Marty, FYI. I've spoken to Fiona Simpson's office, they had not heard back from the Minister's office regarding their previous request for a meeting. They will be following it up with them.

Thanks

Ben Johnson

A/Manager | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1549 | Brisbane Qld 4001
(07) 3066 3523
ben.s.johnson@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Ben S Johnson
Sent: Monday, 9 July 2018 11:06 AM
To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Subject: FW: Proposed meeting with Fiona Simpson MP (Mooloolaba Boat Harbour)

Hi Marty, Kirstin took a call this morning from Fiona Simpson's office wanting to set up a meeting.

Noting your email on Wednesday to the DLO (below), am I able to return their call regarding the meeting? or do we need to follow up your email beforehand?

Thanks

Ben Johnson

A/Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

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E: ben.s.johnson@tmr.qld.gov.au
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From: Martin J O'Connor
Sent: Thursday, 5 July 2018 1:35 PM
To: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: FW: Proposed meeting with Fiona Simpson MP (Mooloolaba Boat Harbour)

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

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From: Martin J O'Connor

Sent: Wednesday, 20 June 2018 4:31 PM

To: TMR DLO <TMR_DLO@tmr.qld.gov.au>

Cc: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Philip A Burns <philip.a.burns@tmr.qld.gov.au>

Subject: FW: Proposed meeting with Fiona Simpson MP (Mooloolaba Boat Harbour)

Hi

Please note below and attached. Can you please seek advice from the Minister's office about this proposed briefing and confirm:

1. Can my team arrange a meeting with Fiona Simpson's office and does Minister / ministerial advisor wish to attend; or
2. Does the minister's office want to arrange meeting?

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

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From: Philip A Burns

Sent: Wednesday, 20 June 2018 11:23 AM

To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>

Subject: FW: Proposed meeting with Fiona Simpson MP (Mooloolaba Boat Harbour)

For discussion re engaging with Fiona Simpson MP to discuss redevelopment.

Her Office has been contacted by the Min's Office, who have been contacted by a developer who has been consulting with the Yacht Club, regarding what is happening with the establishment of a working group.

I'd like to book in a meeting for when I come back from leave.

Regards

Philip

From: Philip A Burns
Sent: Monday, 4 June 2018 1:08 PM
To: Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>
Cc: Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>
Subject: Proposed meeting with Fiona Simpson MP (Mooloolaba Boat Harbour)

Hi Martin,

Briefing Note DG35236 details TMR's engagement with the Sunshine Coast Regional Council (SCRC), regarding a proposal to progress investigations into redevelopment of underutilised TMR land at Mooloolaba. The Brief (attached) has been approved by the Director-General, and a letter forwarded to SCRC Chief Executive Officer seeking support to work in partnership to progress the proposal.

In the Brief we detailed our proposed engagement with Fiona Simpson MP, Member for Maroochydore, to provide an overview of the next steps in relation to progressing the opportunity.

In addition to DG35236, Property Management is progressing MBN21059 to the Minister's office, which also highlights TMR's proposed engagement with the Member for Maroochydore (see attached draft).

Can you please liaise as appropriate with the DLO regarding us coordinating a meeting with the Member for Maroochydore.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

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Philip A Burns

From: Bradley L Chandler
Sent: Wednesday, 10 October 2018 3:39 PM
To: Greg Fahey
Cc: craig.mercer@treasury.qld.gov.au; Philip A Burns
Subject: FW: Mooloolaba Spit

Hi Greg

Thanks for the follow-up and interest in the Mooloolaba harbour.

As you would appreciate, the Department of Transport and Main Roads' (TMR) state-managed boat harbour at Mooloolaba has long been an important asset in TMR's portfolio, particularly given the role it plays in providing a base for a range of services (such as the Marine Pilots who ensure cargo ships continue to access the Port of Brisbane). The future and opportunities in the harbour continues to be a priority for TMR.

Having said that, any future opportunities must be considered carefully given the unique location, availability of land/water and the nature of potential development, constraints with existing occupancy, accessibility and connectivity to the surrounding area and local interest.

From TMR's perspective, the first step in progressing any development at Mooloolaba Harbour is engagement with local council, given their previous co-contributions in planning for the future of the harbour (and surrounds) and ongoing role as assessment manager under the Sunshine Coast Regional Council (SCRC) Planning Scheme. We have commenced this process and there has been Director-General (TMR) and Chief Executive Officer (SCRC) correspondence confirming support for formal discussions to continue.

In respect to your comment below regarding increased private sector interest and the potential to utilise SPU's expert knowledge on major water and commercial projects, Phil and I will be happy to meet up and discuss.

Thanks
Brad

Kind regards,

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

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M Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From @ditid.qld.gov.au]
Sent: Monday, 8 October 2018 9:54 AM
To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Cc @treasury.qld.gov.au
Subject: Mooloolaba Spit

Brad

There has been increased interest from a range of private sector players in doing something with the state land on the Mooloolaba Spit.

is working with SPU on a range of projects ran a casino in Asia and has worked on major water and commercial projects.

I was interested in knowing your views on progressing this initiative.

It was a priority at one stage.

Your thoughts are both appreciated and needed



Special Advisor

Special Projects Unit

Department of Innovation, Tourism Industry Development

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Philip A Burns

From: Bradley L Chandler
Sent: Thursday, 2 November 2017 4:20 PM
To: Philip A Burns
Subject: FW: Mooloolaba Boat Harbour - MSQ discussion with Brisbane Marine Pilots (and other stakeholder engagement)

Hi Phil.

Please note Patrick's e-mail below.

I am happy for you to liaise directly with Glenn H re: next steps.

Thanks
Brad

Kind regards,

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

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E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Patrick J Quirk

Sent: Thursday, 2 November 2017 4:08 PM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Glenn N Hale <Glenn.N.Hale@msq.qld.gov.au>; Jonathan J Beatty <Jonathan.J.Beatty@msq.qld.gov.au>

Subject: RE: Mooloolaba Boat Harbour - MSQ discussion with Brisbane Marine Pilots (and other stakeholder engagement)

Please work with Glenn H on both the MSQ staff matters and BMP.

Glenn H is all across the issue.

However I will initially discuss with BMP board as there will be considerable contractual/ commercial issues to be worked through if this proposal gets legs and we will not be paying all the legal fees to work through the matters.

I will not be able to get onto the BMP secretary until next week and will advise you when I have briefed the board.

Regards

Patrick Quirk

General Manager - Maritime Safety Queensland

Department of Transport and Main Roads



From: Bradley L Chandler

Sent: Thursday, 2 November 2017 4:00 PM

To: Patrick J Quirk <patrick.j.quirk@msq.qld.gov.au>

Subject: FW: Mooloolaba Boat Harbour - MSQ discussion with Brisbane Marine Pilots (and other stakeholder engagement)

Hi Patrick

Please note the e-mail below from Phil.

What is your preference in relation to consultation with BMP and MSQ staff?

Thanks

Brad

Kind regards,

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

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M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From: Philip A Burns

Sent: Thursday, 2 November 2017 8:39 AM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Cc: Craig D Hough <Craig.D.Hough@tmr.qld.gov.au>; Martin J O'Connor <Martin.J.O'Connor@tmr.qld.gov.au>;

Stephanie Threlfall <Stephanie.Z.Threlfall@tmr.qld.gov.au>

Subject: Mooloolaba Boat Harbour - MSQ discussion with Brisbane Marine Pilots (and other stakeholder engagement)

Hi Brad,

Now that we have started discussions with Qld Police Service regarding Mooloolaba, it would be timely to have a chat with Patrick about approaching the same issue with the Brisbane Marine Pilots, as well as letting our MSQ and BHC staff know what is happening.

Would you like to discuss with Patrick in the first instance and let him know that we have met with QWP and see how he would like to manage the BMP engagement, and then we can formulate a strategy to discuss with MSQ and the BHC as well.

Given the BHC and MSQ sit in the same building, we will need to think about how we approach that discussion to make sure they all have the same information.

I think Glenn Hale (Harbour Master) manages the Mooloolaba MSQ staff, so perhaps we meet with Glenn in the first instance and brief him, with a subsequent meeting with the Mooloolaba MSQ and BHC staff jointly.

Craig – any thoughts on a recommended approach, particularly given the BHC comes under your team.

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

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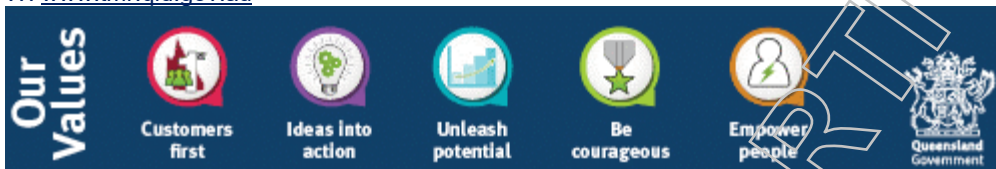
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W: www.tmr.qld.gov.au



Please note we have moved to Level 17, 61 Mary St, Brisbane

Philip A Burns

From: Philip A Burns
Sent: Monday, 20 August 2018 10:18 AM
To: Ryan J Doodson; Samuel D Lait
Cc: Stephanie Threlfall
Subject: Mooloolaba redevelopment proposal - status update

Hi Ryan / Sam,

Back in December 2017 I provided an overview to you (and MSQ staff) at Mooloolaba, of a proposal to redevelop the TMR land at the boat harbour.

I briefed the Director-General following that meeting, and indicated TMR wanted to engage with Sunshine Coast Regional Council and Fiona Simpson MP, Member for Maroochydore on the idea to keep her informed. The meeting has been held with Council representatives, and their feedback was positive and supportive of continuing to work together to progress the concept/an opportunity.

In regard to engaging with the Member for Maroochydore, I have on a number of occasions sought support from our Minister's office to meet with the Member for Maroochydore and provide an overview of the concept, however to-date haven't received any response/support for the meeting to progress. I was recently asked to provide a 'Ministerial Advice' regarding the harbour, so perhaps we may receive the support we are after to progress the engagement in the near future.

I wanted to give you an update so you know what is going on. I have forward an update to Glenn Hale, although note he is on leave until 30 August, and asked Glenn to let the local MSQ staff at Mooloolaba know what is happening also to keep them informed.

Please let me know if you have any questions

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

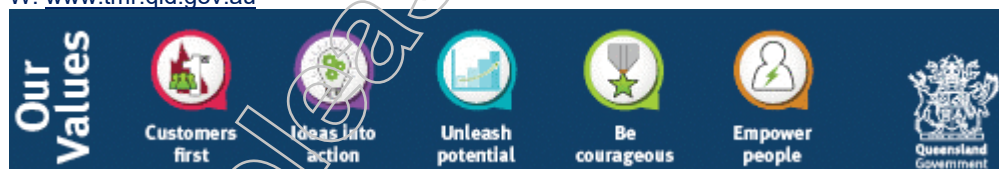
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Philip A Burns

From: Glenn N Hale
Sent: Friday, 22 March 2019 3:36 PM
To: Philip A Burns
Cc: Jonathan J Beatty
Subject: RE: Update on investigations into the TMR site at Mooloolaba Spit

Thanks Philip – will pass on the update.

Regards

Glenn Hale
Regional Harbour Master (Brisbane) | Maritime Safety Queensland
Department of Transport and Main Roads

Floor 1 | Pinkenba Marine Operations Base | MacArthur Avenue East | Pinkenba Qld 4008
P: (07) 36327549 | F: (07) 36327571

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E: glenn.n.hale@msq.qld.gov.au
W: www.msq.qld.gov.au

From: Philip A Burns
Sent: Friday, 22 March 2019 3:33 PM
To: Glenn N Hale <Glenn.N.Hale@msq.qld.gov.au>
Cc: Jonathan J Beatty <Jonathan.J.Beatty@msq.qld.gov.au>
Subject: Update on investigations into the TMR site at Mooloolaba Spit

Hi Glenn,

It has been a number of months since I last provided MSQ (Jonathan and local staff) with an update regarding investigations and opportunities for the potential redevelopment of TMR's land at the end of the Mooloolaba spit. As such, and to keep you informed, I thought it would be a good time to give you an update and let you know where things are currently at.

TMR is very aware of the sensitive nature of any proposal to redevelop the land, and because of these sensitivities is progressing in a considered manner to ensure all aspects of a potential redevelopment are investigated. All development in the harbour is assessed against the Sunshine Coast Planning Scheme 2014, and as you may be aware the subject land is contained within a Community facilities zone under the plan. TMR is currently undertaking some feasibility work associated with what land use outcomes (in addition to government functions) may be achievable under the current planning scheme on the site, and will use the outcome of these investigations to guide future discussions about an integrated development outcome.

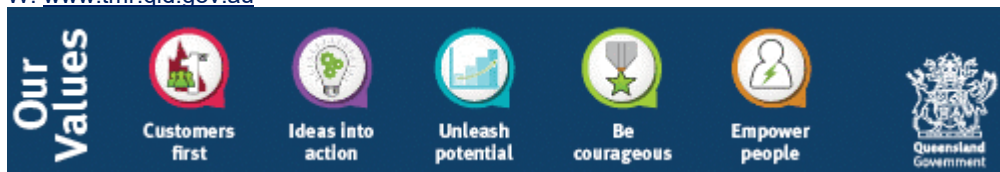
I anticipate having a better understanding of potential options towards the middle of this year, at which point I hope to be able to provide you with another update.

Are you happy to forward this update on to your local MSQ staff, as well as provide the Brisbane Marine Pilots with the update to keep them informed?

Please let me know if you have any questions.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

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Released under RTI - DTMR

Philip A Burns

From: Philip A Burns
Sent: Tuesday, 17 September 2019 12:49 PM
To: Angus Mitchell; Jennifer M Grace; Glenn N Hale
Cc: Martin J O'Connor; Ben S Johnson; Jude A Wallace
Subject: Mooloolaba Marine Operations Base - Feasibility Study briefing

Hi Angus, Jenny and Glenn,

TMR has engaged Ernst & Young (EY) to undertake a Feasibility Study for the Mooloolaba Marine Operations Base.

The work is focussed on considering Government's future requirements on the Site and assessing the Site characteristics and minimum height, size and scale of development that a private investor would need to realise for a development to be commercially viable. This is on the basis of a private developer funding the government's capital infrastructure for a new facility and on the basis of TMR leasing the land to a developer on a long-term basis.

EY are providing an overview of the draft report to me tomorrow morning.

Not Relevant

Not Relevant

Ben is happy to provide you an overview of the report and also provide any feedback to EY for them to consider prior to finalising the report.

Do you have availability over the coming week for Ben to provide a briefing of the report?

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 13 | 61 Mary Street Brisbane Qld 4000

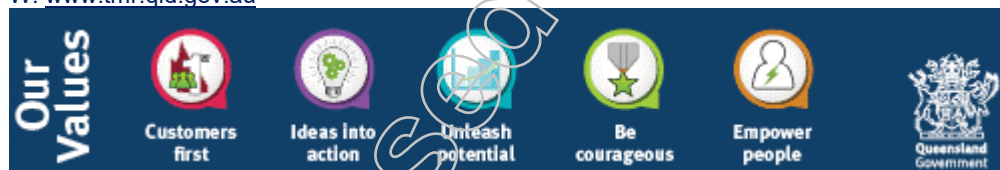
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W: www.tmr.qld.gov.au



Philip A Burns

From: Philip A Burns
Sent: Monday, 20 August 2018 5:19 PM
To: @psba.qld.gov.au
Subject: RE: Mooloolaba Harbour - potential redevelopment

Hi

Further to my previous email in March this year, I thought it a good time to give you an update to keep you informed and see whether you have had any advice on QPS current and future requirements for the Mooloolaba site.

A couple of months ago I briefed our Director-General on the future opportunities for the site and investigations/consultation TMR would like to undertake to progress due diligence for the site. This included a proposal to engage with Sunshine Coast Regional Council in the first instance, followed by providing the Member for Maroochydore, Fiona Simpson MP with an overview of the proposal.

Engagement with Council has been good, with early feedback indicating support for TMR's proposal to progress.

At this stage I'm seeking approval within the department to engage with the Member for Maroochydore, and hope to receive positive feedback from her in order to be able to progress with an increased level of confidence this is supported at both the local and state levels.

Please let me know if you have any questions.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

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From: @psba.qld.gov.au]
Sent: Sunday, 25 March 2018 10:30 PM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Subject: RE: Mooloolaba Harbour - potential redevelopment

Hi Philip,

Thank you for the update below. I will phone Water Police tomorrow to discuss their current requirement's.

Kind regards,



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

P M: Not Relevant | www.psba.qld.gov.au
E: 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: Philip A Burns [<mailto:Philip.A.Burns@tmr.qld.gov.au>]

Sent: Friday, 23 March 2018 3:14 PM

To: psba.qld.gov.au>

Subject: Mooloolaba Harbour - potential redevelopment

Hi

We met in November last year to discuss TMR's plan for the potential redevelopment of the land at the end of the Mooloolaba Spit/Mooloolaba harbour.

I recall an outcome of that meeting was for QPS/PSBA to provide advice regarding QPS's future requirements (such as staffing numbers and space requirements) on the site, to inform part of TMR's due diligence.

Are you aware if any progress has been made in regard to collecting this information?

With regard to the current status of the proposed redevelopment, I have held discussions with other stakeholders who occupy the site, and started the discussion regarding next steps for community engagement and who would be involved.

I am looking at setting up a meeting with Council representatives to provide an update and discuss their involvement/support in a redevelopment process, and subject to a favourable outcome from those discussions propose engaging with Fiona Simpson MP to discuss.

I'll let you know once TMR has engaged with Council/MP, and what the outcome of that engagement has been and next steps.

Please let me know if you have any questions.

Regards

Philip Burns

Manager

Development Projects

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

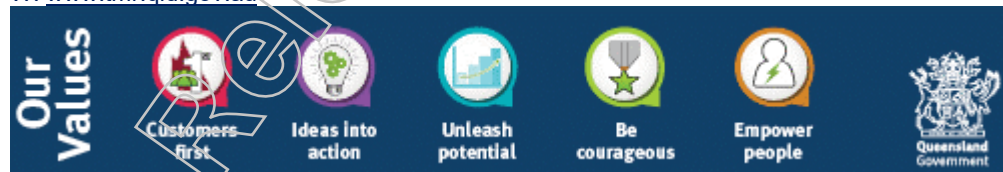
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Philip A Burns

From: Philip A Burns
Sent: Friday, 22 March 2019 3:43 PM
To: NR
Subject: Update on investigations into the TMR site at Mooloolaba Spit

Hi NR

It has been a couple of months since we last spoke and so I thought it would be a good opportunity to provide an update regarding investigations and opportunities for the potential redevelopment of TMR's land at the end of the Mooloolaba spit.

As we have previously discussed, both the state and local council are very aware of the sensitive nature of any proposal to redevelop the Spit/land, and because of these sensitivities TMR is progressing in a considered manner to ensure all aspects of a potential redevelopment are investigated.

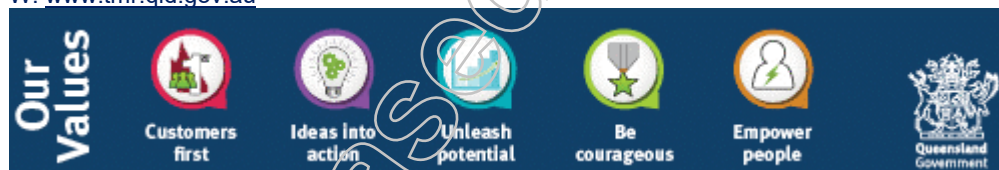
As all development in the harbour is assessed against the Sunshine Coast Planning Scheme 2014, and as the subject land is contained within a Community facilities zone under the plan we are currently undertaking some feasibility work associated with what land use outcomes (in addition to government functions) may be achievable on the site. This information will be used to guide future discussions about an integrated development outcome.

I anticipate having a better understanding of potential options towards the middle of this year, at which point I hope to be able to provide you with another update.

Let me know if you have any questions.

Regards
Philip Burns
Manager
Development Projects
Strategic Property Management | Department of Transport and Main Roads

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W: www.tmr.qld.gov.au



Philip A Burns

From: Dean A Wallington
Sent: Thursday, 22 March 2018 2:16 PM
To: Philip A Burns
Subject: FW: Mooloolaba Boat Harbour

Phillip

We have recent fielded a query from QPS wondering what is going on at Mooloolaba and that they know nothing of the development proposal etc. We find this a bit weird in that they had previously claimed to have met with you and Brad late last year. Is there something we are missing? Are QPS being informed from your end?

Regards

Dean Wallington
Manager Program Development | Facilities & Accommodation Solutions
Finance and Procurement Branch | Department of Transport and Main Roads

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W: www.tmr.qld.gov.au

From: Colin W Wood
Sent: Tuesday, 6 February 2018 12:04 PM
To: Dean A Wallington
Subject: FW: Mooloolaba Boat Harbour

FYI

Regards,

Colin Wood
Senior Advisor (CBD Strategy and Planning) | Facilities & Accommodation Solutions
Finance and Procurement Branch | Department of Transport and Main Roads

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GPO Box 1412 | Brisbane Qld 4001
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E: colin.w.wood@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Philip A Burns
Sent: Tuesday, 6 February 2018 11:59 AM
To: Colin W Wood <Colin.W.Wood@tmr.qld.gov.au>
Subject: RE: Mooloolaba Boat Harbour - Qld Water Police

Hi Colin,

We recently progressed a Brief to the Minister, providing an overview of our proposal for redevelopment and requesting approval to engage with Council and the local MP (Fiona Simpson).
The brief has been signed off by the DG, and waiting for Minister's office review.

On another issue (yet the same) the Minister has a meeting next Wednesday 14th Feb with the MP, to talk about the harbour more generally and a specific tenant's interest in their lease area (this issue doesn't impact the freehold lot). There is potential that our proposal will get some more airtime over the next month or two if the MP sees an opportunity and wants something progressed a priority.

I'll keep you updated.

Regards
Philip

From: Colin W Wood
Sent: Tuesday, 6 February 2018 11:49 AM
To: Philip A Burns <Philip.A.Burns@tmr.qld.gov.au>
Subject: RE: Mooloolaba Boat Harbour - Qld Water Police

Released under RTI - DTMR

Philip A Burns

From: Melissa Crane
Sent: Tuesday, 22 January 2019 2:07 PM
To: Martin J O'Connor
Cc: Philip A Burns; Ben S Johnson; Reena Peters
Subject: FW: RTAC: Mooloolaba Boat Harbour (Estimated value \$44k) (RTAC 250.1) - DG approved
Attachments: RTAC Mooloolaba Boat Harbour Redevelopment.pdf; Attachments Mooloolaba Boat Harbour Redevelopment.pdf

FYI

Thanks

Kind regards

Melissa Crane

Senior Advisor | Strategic Property Management Executive Directorate

Portfolio Investment and Programming Branch | Policy, Planning and Investment Division | Department of Transport and Main Roads

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melissa.z.crane@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Diane Z Gunton

Sent: Tuesday, 22 January 2019 1:59 PM

To: Tracy A Scott <tracy.a.scott@tmr.qld.gov.au>; Anthony P Philp <anthony.p.philp@tmr.qld.gov.au>; Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>; Melissa Crane <melissa.z.crane@tmr.qld.gov.au>

Cc: PPI.HR <PPI.HR@tmr.qld.gov.au>; PPI Finance <PPI.Finance@tmr.qld.gov.au>

Subject: FW: RTAC: Mooloolaba Boat Harbour (Estimated value \$44k) (RTAC 250.1) - DG approved

Hi

Please find below DG approval in the email trail.

Regards

Diane

Diane Gunton

Director | Business Services

Office of the Deputy Director-General | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1549 | Brisbane Qld 4001

(07) 3066 7451 | M: Not Relevant

diane.z.gunton@tmr.qld.gov.au

www.tmr.qld.gov.au

From: Crystal Y Brown

Sent: Tuesday, 22 January 2019 1:53 PM

To: Diane Z Gunton <Diane.Z.Gunton@tmr.qld.gov.au>

Subject: FW: RTAC: Mooloolaba Boat Harbour (Estimated value \$44k) (RTAC 250.1) - DG approved

Hi Diane

DG approval of the attached RTAC can be found in the below email.

Kind Regards

Crystal Brown

Senior Advisor

Office Of The Director-General | Department of Transport and Main Roads

Floor 35 | 1 William Street | Brisbane Qld 4000 GPO Box 1549 | Brisbane Qld 4001

P: (07) 3066 7312

E: crystal.y.brown@tmr.qld.gov.au

W: www.tmr.qld.gov.au

This email and any attachments may contain Cabinet-related information. The unlawful disclosure or retention of Cabinet-related information may constitute an offence under the Criminal Code, corrupt behaviour under the Crime and Corruption Act 2001 and may constitute official misconduct under the Public Sector Ethics Act 1994. Encouraging or directing another person to do these things may also be an offence.

From: Neil Scales

Sent: Monday, 21 January 2019 5:51 PM

To: Anne E Moffat <Anne.E.Moffat@tmr.qld.gov.au>

Cc: Crystal Y Brown <Crystal.Y.Brown@tmr.qld.gov.au>

Subject: Re: RTAC: Mooloolaba Boat Harbour (Estimated value \$44k) (RTAC 250.1)

Agreed

Kind regards

Neil Scales

Director-General

Department of Transport and Main Roads

Floor 35, [1 William Street](#) | [Brisbane Qld 4000](#)

GPO [Box 1549](#) | [Brisbane Qld 4001](#)

P: [\(07\) 30667316](tel:(07)30667316) | F: [\(07\) 30667122](tel:(07)30667122)

E: neil.z.scales@tmr.qld.gov.au

W: www.tmr.qld.gov.au



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and Corruption Act 2001 and may constitute official misconduct under the *Public Sector Ethics Act 1994*. Encouraging or directing another person to do these things may also be an offence.

On 21 Jan 2019, at 5:48 pm, Anne E Moffat <Anne.E.Moffat@tmr.qld.gov.au> wrote:

For your consideration.

Anne Moffat

A/Chief Operations Officer

Office of the Director-General | Department of Transport and Main Roads

Floor 35 | 1 William Street | Brisbane Qld 4000

GPO Box 1549 | Brisbane Qld 4001

P: (07) 3066 7112 | M: Not Relevant

E: anne.e.moffat@tmr.qld.gov.au | W: www.tmr.qld.gov.au

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From: Diane Z Gunton

Sent: Monday, 21 January 2019 4:57 PM

To: Anne E Moffat <Anne.E.Moffat@tmr.qld.gov.au>

Subject: RTAC: Mooloolaba Boat Harbour (Estimated value \$44k)

Good afternoon Anne

Please find attached an RTAC for DG approval to engage commercial advisory services to consider government's future requirements, assess the site characteristics and assess the minimum height and overall scale of development that a private investor would need to be able to realise for a development to be commercially viable on land at Mooloolaba Boat Harbour.

This will enable TMR to consider the nature of the development given the anticipated level of community interest or if alternative options are considered for the site.

Regards

Diane

Diane Gunton

Director | Business Services

Office of the Deputy Director-General | Policy, Planning and Investment Division | Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1549 | Brisbane Qld 4001

(07) 3066 7451 | M: Not Relevant

diane.z.gunton@tmr.qld.gov.au

www.tmr.qld.gov.au

<RTAC Mooloolaba Boat Harbour Redevelopment.pdf>

<Attachments Mooloolaba Boat Harbour Redevelopment.pdf>

Released under RTI - DTMR

DMS No. 495/00080

Indicative Financial Endorsement

Date:	15/01/2019
Requesting Officer Name:	Philip Burns
Position Title:	Manager (Development Projects)
Division and Branch:	Portfolio, Planning and Investment, Strategic Property Management
Phone number	3066 3753
Purchase value: (incl GST)	\$44,000 (inc GST)
Cost Object: (Cost Centre, WBS element, Project code)	Cost Centre: 2720
Funding source:	Operational Expenditure <input checked="" type="checkbox"/> Capital Expenditure <input type="checkbox"/> Combination <input type="checkbox"/>

Section 1 - Procurement/Purchase Requirement

The Department of Transport and Main Roads (TMR) manages the Mooloolaba Boat Harbour and a parcel of adjoining land along the Mooloolaba Spit (the Site) where a number of government and related functions such as the Marine Pilots, Water Police, Maritime Safety Queensland and Boat Harbour Controller officers are based. Development of the Site for these functions has occurred over an extended period of time and has resulted in a sporadic and inefficient use of available land and water. The land also adjoins Sunshine Coast Regional Council (SCRC) parkland.

In 2009 the state and local governments worked collaboratively to develop and release the Mooloolaba Spit Futures Plan (Plan) for the Mooloolaba Spit. The process to develop the document included undertaking extensive consultation and resulted in a plan to guide future development of the area.

The outcome of the Plan, relevant to the Site, identified the future land use outcome as the 'Government and Peninsular Precinct' and proposed the government uses would be consolidated while active frontages would be developed to enhance the existing open spaces – creating a new gateway to the parklands. The current Sunshine Coast Planning Scheme (2014) aligns with the intended land use outcomes identified in the Plan and allows for development in the harbour to a maximum of 8.5m.

In September 2017, briefing note DG34166 outlined TMR's proposal to investigate an opportunity to attract private investment for redevelopment of the Site, incorporating a range of land and water based uses.

Releasing the Site for redevelopment, with government and the Marine Pilot's functions to be incorporated as part of any proposal from the private sector aligns with government's *Advancing Our Cities and Regions* (AOCR) strategy. Progressing this opportunity aligns with the strategy's intent of achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas.

Early engagement at SCRC officer level has confirmed support for progressing a redevelopment of the Site, ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys has been discussed).

TMR's Strategic Property Management Section has engaged with the existing tenants who occupy the Site (Marine Pilots, Water Police, Maritime Safety Queensland and Harbour Controllers) to outline the project objectives. Initial engagement has been positive, with the State's objectives and drivers for the redevelopment well received.

The Minister for Transport and Main Roads has previously visited the harbour and met with Fiona Simpson MP, Member for Maroochydore and harbour tenants regarding a range of issues. During a previous meeting the Minister expressed interest in TMR officers exploring opportunities to redevelop the Site.

The Mooloolaba Spit is potentially one of the most popular tourist destinations on the Sunshine Coast and any activation of the land and water along the Mooloolaba Spit is likely to be closely monitored. TMR anticipates in order to attract private sector investment to activate the Site and implement the desired land use outcome, there would need to be an increase in the acceptable height of development.

An increased height limit and intensification of use has the potential to raise community concern and angst. Without first understanding what height level would be required to make a development on the Site viable, there is little benefit in progressing a proposal to the market to seek interest in developing the Site.

TMR will require a suitably qualified consultant to consider government's future requirements, assess the Site characteristics and assess the minimum height and overall scale of development that a private investor would need to be able to realise for a development to be commercially viable.

The successful proponent, identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating the core government and related functions within the redevelopment.

The outcome of the assessment will inform TMR of the minimum height, size and scale of development for the Site. This will in turn enable TMR to consider whether the nature of the development is of a scale considered to be achievable given the anticipated level of community interest, or if alternative options are considered for the Site.

The estimated cost of obtaining commercial advice is \$44,000 (including GST).

Section 2 - Financial Delegate Endorsement

(Note: The Financial Delegate must have budgetary control, as per the Financial Delegations Manual)

As a Financial Delegate with the appropriate level of delegation, I am satisfied that this request:		
<ul style="list-style-type: none">• meets departmental requirements• justifies why this procurement activity is required and• budget is available for this purchase.		
Financial Delegate Name:	Martin O'Connor	
Position Title:	Director (Development Projects and Rail Corridor Management)	
Branch:	Strategic Property Management	
Financial Band:	ELT <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input checked="" type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/>	
Budget period for expenditure:	Financial Expenditure is valid for the 2018/2019 Financial Year	
Signature:	<div>Not Relevant</div>	Date 15/01/19

Philip A Burns

From: Melissa Crane on behalf of Bradley L Chandler
Sent: Wednesday, 16 January 2019 2:24 PM
To: Anthony P Philp
Cc: Bradley L Chandler; Martin J O'Connor; Philip A Burns; Ben S Johnson; Reena Peters; Tracy A Scott
Subject: FOR A/GM (PIP) endorsement - RTAC - RE: Mooloolaba Boat Harbour Redevelopment Opportunity
Attachments: Mooloolaba Boat Harbour Redevelopment Opportunity V4.xls; IFE.PDF

Hi Tony

Please find attached, RTAC and supporting documentation, endorsed by ED (SPM), Brad Chandler for Mooloolaba Boat Harbour Redevelopment Opportunity.

For your review/endorsement and on-forwarding to our DDG office for endorsement.

Thanks, Tony

Mel C
for
Brad Chandler
Executive Director | Strategic Property Management
Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001 (Please use this GPO address only when posting correspondence)
P: (07) 30663752 | F: (07) 30663530
M: Not Relevant
E: bradley.l.chandler@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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From: Bradley L Chandler
Sent: Wednesday, 16 January 2019 9:11 AM
To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>
Subject: RTAC - RE: Mooloolaba Boat Harbour Redevelopment Opportunity

Thanks. Endorsed.

Kind regards,

Brad Chandler
Executive Director | Strategic Property Management
Portfolio and Investment Branch | PPI Division | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | Carseldine Qld 4034
GPO Box 1412 | Brisbane Qld 4001
(07) 3066 3752 | M: Not Relevant
bradley.l.chandler@tmr.qld.gov.au
www.tmr.qld.gov.au

From: Melissa Crane **On Behalf Of** Bradley L Chandler
Sent: Wednesday, 16 January 2019 8:58 AM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Subject: FOR ED REVIEW: RTAC - RE: Mooloolaba Boat Harbour Redevelopment Opportunity

Hi Brad

For your review and endorsement, thanks.

Mel C

for

Brad Chandler

Executive Director | Strategic Property Management

Portfolio Investment & Programming | Department of Transport and Main Roads

Floor 3 | Carseldine - GOP Building D | 532 Beams Road | Carseldine Qld 4034

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663752 | F: (07) 30663530

M: Not Relevant

E: bradley.l.chandler@tmr.qld.gov.au

W: www.tmr.qld.gov.au

(Please use this GPO address only when posting correspondence)

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From: Martin J O'Connor

Sent: Tuesday, 15 January 2019 3:43 PM

To: Bradley L Chandler <bradley.l.chandler@tmr.qld.gov.au>

Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>; Ben S Johnson <Ben.S.Johnson@tmr.qld.gov.au>; Reena Peters <Reena.Z.Peters@tmr.qld.gov.au>

Subject: FW: RTAC and IFE - RE: Mooloolaba Boat Harbour Redevelopment Opportunity

Hi Brad

RTAC for your approval

Regards,

Martin O'Connor

Director

Development Projects & Rail Corridor Management

Strategic Property Management | Department of Transport and Main Roads

Floor 17 | 61 Mary Street Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 30663544 M: Not Relevant

E: martin.j.o'connor@tmr.qld.gov.au

W: www.tmr.qld.gov.au

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From: Ben S Johnson

Sent: Tuesday, 15 January 2019 1:05 PM

To: Reena Peters <Reena.Z.Peters@tmr.qld.gov.au>

Cc: Philip A Burns <philip.a.burns@tmr.qld.gov.au>

Subject: RTAC and IFE - RE: Mooloolaba Boat Harbour Redevelopment Opportunity

Hi Reena

For your review and Martins approval, please find the attached IFE and RTAC seeking approval to seek quotes from suitably qualified and experienced commercial advisory consultants to undertake a development feasibility study

and investigation into the minimum height, scale, and size of a potential development at the Mooloolaba Boat Harbour.

Kind Regards

Ben Johnson

Senior Advisor | Development Projects

Strategic Property Management Branch | Policy, Planning and Investment Division |
Department of Transport and Main Roads

Floor 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

(07) 3066 3523

ben.s.johnson@tmr.qld.gov.au

www.tmr.qld.gov.au

Released under RTI - DTMR

Request to Approve - Contractor

Division requesting Contractor	Description of Contractor Service	Criminal History Screening Required Yes or No	Estimated Value (\$ (incl GST)	Estimated start date of Contractor	Estimated end date of Contractor	Original Date of Commencement (if varying contract) CORPORATE DIVISION ONLY	Request Type	Justification - why is it essential to proceed	Comments
Policy, Planning and Investment Division	Commercial Advisory Services (Development Feasibility Study and Minimum Height, Scale, and Size Investigation)	No	44,000	1/03/2019	1/04/2019	N/A	1. New contract	<p>The Department of Transport and Main Roads (TMR) manages the Mooloolaba Boat Harbour and a parcel of adjoining land along the Mooloolaba Spit (the Site) where a number of government and related functions such as the Marine Pilots, Water Police, Maritime Safety Queensland and Boat Harbour Controller officers are based. Development of the Site for these functions has occurred over an extended period of time and has resulted in a sporadic and inefficient use of available land and water. The land also adjoins Sunshine Coast Regional Council (SCRC) parkland.</p> <p>In 2009 the state and local governments worked collaboratively to develop and release the Mooloolaba Spit Futures Plan (Plan) for the Mooloolaba Spit. The process to develop the document included undertaking extensive consultation and resulted in a plan to guide future development of the area. The outcome of the Plan, relevant to the Site, identified the future land use outcome as the 'Government and Peninsular Precinct' and proposed the government uses would be consolidated while active frontages would be developed to enhance the existing open spaces – creating a new gateway to the parklands. The current Sunshine Coast Planning Scheme (2014) aligns with the intended land use outcomes identified in the Plan and allows for development in the harbour to a maximum of 8.5m.</p> <p>In September 2017, briefing note DG34166 outlined TMR's proposal to investigate an opportunity to attract private investment for redevelopment of the Site, incorporating a range of land and water based uses.</p> <p>Releasing the Site for redevelopment, with government and the Marine Pilot's functions to be incorporated as part of any proposal from the private sector aligns with government's Advancing Our Cities and Regions (AOCR) strategy. Progressing this opportunity aligns with the strategy's intent of achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas.</p> <p>Early engagement at SCRC officer level has confirmed support for progressing a redevelopment of the Site, ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys has been discussed). TMR's Strategic Property Management Section has engaged with the existing tenants who occupy the Site (Marine Pilots, Water Police, Maritime Safety Queensland and Harbour Controllers) to outline the project objectives. Initial engagement has been positive, with the State's objectives and drivers for the redevelopment well received. The Minister for Transport and Main Roads has previously visited the harbour, and met with Fiona Simpson MP, Member for Maroochydore and harbour tenants regarding a range of issues. During a previous meeting the Minister expressed interest in TMR officers exploring opportunities to redevelop the Site.</p> <p>The Mooloolaba Spit is potentially one of the most popular tourist destinations on the Sunshine Coast and any activation of the land and water along the Mooloolaba Spit is likely to be closely monitored. TMR anticipates, in order to attract private sector investment to activate the Site and implement the desired land use outcome, there would need to be an increase in the acceptable height of development. An increased height limit and intensification of use has the potential to raise community concern and angst. Without first understanding what height level would be required to make a development on the Site viable, there is little benefit in progressing a proposal to the market to seek interest in developing the Site.</p> <p>TMR will require a suitably qualified consultant to consider government's future requirements, assess the Site characteristics and assess the minimum height and overall scale of development that a private investor would need to be able to realise for a development to be commercially viable. The successful proponent, identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating the core government and related functions within the redevelopment. The outcome of the assessment will inform TMR of the minimum height, size and scale of development for the Site. This will in turn enable TMR to consider whether the nature of the development is of a scale considered to be achievable given the anticipated level of community interest, or if alternative options are considered for the Site.</p>	SPM will seek quotes from suitably qualified external service providers through an appropriate procurement process, potentially using an existing Standing Offer Arrangement. A minimum of two quotes will be obtained to ensure value-for-money.

Endorsement:

General Manager

Endorsement:

Deputy Director-General

Approval:

Director-General

Signature

Not Relevant

Date

Date

Date

Request to Approve - Contractor									
Division requesting Contractor	Description of Contractor Service	Criminal History Screening Required Yes or No	Estimated Value (\$ (Incl GST)	Estimated start date of Contractor	Estimated end date of Contractor	Original Date of Commencement (if varying contract) CORPORATE DIVISION ONLY	Request Type	Justification - why is it essential to proceed	Comments
Policy, Planning and Investment Division	Commercial Advisory Services (Development Feasibility Study and Minimum Height, Scale, and Size Investigation)	No	44,000	1/03/2019	1/04/2019	N/A	1. New contract	<p>The Department of Transport and Main Roads (TMR) manages the Mooloolaba Boat Harbour and a parcel of adjoining land along the Mooloolaba Spit (the Site) where a number of government and related functions such as the Marine Pilots, Water Police, Maritime Safety Queensland and Boat Harbour Controller officers are based. Development of the Site for these functions has occurred over an extended period of time and has resulted in a sporadic and inefficient use of available land and water. The land also adjoins Sunshine Coast Regional Council (SCRC) parkland.</p> <p>In 2009 the state and local governments worked collaboratively to develop and release the Mooloolaba Spit Futures Plan (Plan) for the Mooloolaba Spit. The process to develop the document included undertaking extensive consultation and resulted in a plan to guide future development of the area. The outcome of the Plan, relevant to the Site, identified the future land use outcome as the 'Government and Peninsular Precinct' and proposed the government uses would be consolidated while active frontages would be developed to enhance the existing open spaces – creating a new gateway to the parklands. The current Sunshine Coast Planning Scheme (2014) aligns with the intended land use outcomes identified in the Plan and allows for development in the harbour to a maximum of 8.5m.</p> <p>In September 2017, briefing note DG34166 outlined TMR's proposal to investigate an opportunity to attract private investment for redevelopment of the Site, incorporating a range of land and water based uses. Releasing the Site for redevelopment, with government and the Marine Pilot's functions to be incorporated as part of any proposal from the private sector aligns with government's Advancing Our Cities and Regions (AOCR) strategy. Progressing this opportunity aligns with the strategy's intent of achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas.</p> <p>Early engagement at SCRC officer level has confirmed support for progressing a redevelopment of the Site, ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys has been discussed). TMR's Strategic Property Management Section has engaged with the existing tenants who occupy the Site (Marine Pilots, Water Police, Maritime Safety Queensland and Harbour Controllers) to outline the project objectives. Initial engagement has been positive, with the State's objectives and drivers for the redevelopment well received. The Minister for Transport and Main Roads has previously visited the harbour and met with Fiona Simpson MP, Member for Maroochydore and harbour tenants regarding a range of issues. During a previous meeting the Minister expressed interest in TMR officers exploring opportunities to redevelop the Site.</p> <p>The Mooloolaba Spit is potentially one of the most popular tourist destinations on the Sunshine Coast and any activation of the land and water along the Mooloolaba Spit is likely to be closely monitored. TMR anticipates in order to attract private sector investment to activate the Site and implement the desired land use outcome, there would need to be an increase in the acceptable height of development. An increased height limit and intensification of use has the potential to raise community concern and angst. Without first understanding what height level would be required to make a development on the Site viable, there is little benefit in progressing a proposal to the market to seek interest in developing the Site.</p> <p>TMR will require a suitably qualified consultant to consider government's future requirements, assess the Site characteristics and assess the minimum height and overall scale of development that a private investor would need to be able to realise for a development to be commercially viable. The successful proponent, identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating the core government and related functions within the redevelopment. The outcome of the assessment will inform TMR of the minimum height, size and scale of development for the Site. This will in turn enable TMR to consider whether the nature of the development is of a scale considered to be achievable given the anticipated level of community interest, or if alternative options are considered for the Site.</p>	SPM will seek quotes from suitably qualified external service providers through an appropriate procurement process, potentially using an existing Standing Offer Arrangement. A minimum of two quotes will be obtained to ensure value-for-money.

Endorsement:

General Manager

Signature

Date

Endorsement:

Deputy Director-General

Signature

Date

Approval:

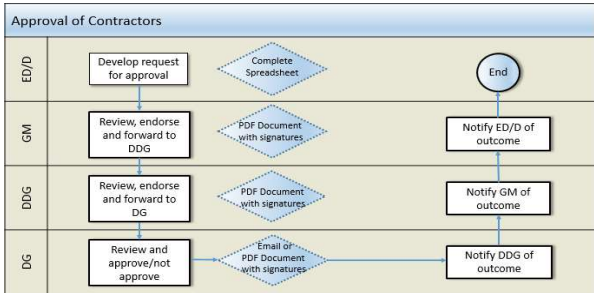
Director-General

Signature

Date

- Exemptions**
1. The transport and roads program of works (QTRIP) and the Transport Network Reconstruction Program (including works relating to the areas activated for NDRRA).
 2. Capital Works and the administering of maintenance and building services related to TMR properties and facilities across the state
 3. Emergency works
 4. Maritime Safety Queensland minor maintenance/service works

Below please find the workflow for the Request to Approve Contractors.
Please note that once approval has been given, a procurement process must be followed to engage.



Definition of a Contractor

Before deciding to engage an external service provider, Human Resource Services policies and procedures should be consulted to determine if the requirement should be met through the engagement of a government employee rather than external service provider.

Services are provided to the Queensland Government by external service providers that are categorised as either contractors or consultants. There are reporting requirements when service providers categorised as consultants are engaged. Please use the following table to determine whether the service will be provided by a contractor or a consultant.

If **all** criteria in the table below are **not** present, then the service provider is considered to be a Contractor for the purposes of Queensland Government reporting.

1	Provides expert knowledge to analyse information, draw conclusions and make recommendations in the form of a written report or an intellectual product for future action, which the agency must then decide upon or take a certain course of action.
2	The nature of the output is not necessarily predictable, but tends to be open-ended and is more complex (e.g. strategic recommendations which the department must consider).
3	Develops a new concept or process and where the agency requires critical judgement to consider the recommended course of action.
4	Engaged for a fixed period of time at an agreed rate of payment.
5	Work is not directly supervised by the department.

**Governing from the Sunshine Coast
Mooloolaba Harbour - 4 Feb 2019**

Background Information

- The Department of Transport and Main Roads (TMR) holds tenure over the Mooloolaba Boat Harbour land and water (**Attachment 1**) and has provided long-term leases to tenants across a large area of the harbour.
- TMR also holds tenure over the former Marine Operations base site which currently accommodates MSQ and the Boat Harbour Controllers, Queensland Water Police, Brisbane Marine Pilots, several storage sheds and the former Operations base building (**Attachment 2**).

Issues

- TMR is in ongoing discussions with a number of tenants regarding their preliminary plans for redevelopment of their individual lease areas.
- TMR is considering future opportunities for redevelopment of an integrated land and water-based facility on the former Marine Operations base site.
- Development proposals are assessed against the Sunshine Coast Planning Scheme 2014.
- TMR is in discussion with Council officers, who are supportive of redevelopment in the harbour which continues to promote the strong recreational, commercial seafood and tourism related attributes of the unique location.
- The Minister's office, Director-General and TMR officers have previously met with the Member for Maroochydore and harbour tenants to discuss their long-term plans for development in the harbour.

Confidential

- TMR is commissioning a consultant to provide advice on the feasibility of a development on the former Marine Operations Base site.

Government Priorities

- Redevelopment of TMR land in the harbour aligns with the *Advancing our Cities and Regions* strategy to redevelop underutilised land and deliver better community outcomes, create jobs and drive economic growth.

Contact:	Brad Chandler
Department:	Department of Transport and Main Roads
Telephone:	(w) 3066 3752 (m)
Date:	February 2019


Not Relevant

MOOLOOLABA STATE-MANAGED BOAT HARBOUR BOUNDARY



PARKYN PARADE

Legend

 State-managed boat harbour boundary

For illustrative purposes only
Aerial photo taken in 2015
Prepared on 10.10.2016
Scale 1:3800 at A3



Event:**Visit to Mooloolaba Harbour and boat ramp**

Background Information

- The Department of Transport and Main Roads (TMR) holds tenure over the Mooloolaba Boat Harbour land and water, and has provided long-term leases to tenants across a large area of the harbour (**Attachment 1**).
- TMR also holds tenure over the former Marine Operations base site which currently accommodates Maritime Safety Queensland (MSQ) and the boat harbour controllers, Queensland Water Police, Brisbane Marine Pilots, several storage sheds as well as the former operations base building (**Attachment 2**).
- The site at Mooloolaba is shared by MSQ and the Queensland Police Service (Sunshine Coast Water Police).
- Brisbane Marine Pilots Pty Ltd also have a long-term lease for the pilot station and pilot boat wharf to support safe shipping in and out of Brisbane.
- With respect to permanent staffing arrangements at Mooloolaba, there are seven MSQ staff permanently located at Mooloolaba office. There are also two TMR employees responsible for the administration of the boat harbour.
- MSQ places a strategic importance to its presence at Mooloolaba and two of its management team, an Area Manager and Manager (Corporate Support), maintain a weekly presence at the office.
- Assets include small-scale pollution equipment, vessel, trucks and utes.
- One of the first vessels removed under the War on Wrecks initiative was the *Evening Star*, a seven-metre yacht which was located within the Mooloolaba boat harbour's general precinct.
- Another two vessels have been removed as a result of owners voluntarily removing the vessels. MSQ is currently working with another owner to assist them in removing their vessel, and is trying to locate the owner of the final derelict vessel located within the area.
- There are only a small number of vessels within the area that have been declared derelict vessels in part due to the location of the TMR's boat harbour and MSQ's visible presence.

Issues

- TMR is in ongoing discussions with several tenants regarding their preliminary plans for redevelopment of their individual lease areas.
- TMR is considering future opportunities for redevelopment of an integrated land and water-based facility on the former Marine Operations base site.
- Development proposals are assessed against the Sunshine Coast Planning Scheme 2014.
- TMR is in discussion with officers from the Sunshine Coast Regional Council who are supportive of redevelopment in the harbour as this continues to promote the strong recreational, commercial seafood and tourism-related attributes of the unique location.
- Your office, Mr Neil Scales, Director-General TMR and other officers from TMR have previously met with Ms Fiona Simpson MP, Member for Maroochydore and harbour tenants to discuss their long-term plans for development in the harbour.

- TMR recently completed maintenance dredging of a sand shoal in the harbour entrance over a three-week period in January 2019, costing approximately \$100,000. The shoaling event is continuing, and it is planned to recommence dredging in the entrance in mid-February 2019. Larger-scale maintenance dredging works are also planned for the internal channels of the harbour in late-2019.
- In December 2018, TMR completed upgrade works costing approximately \$400,000 to the upstream public boat ramp. The scope of works included lengthening of all the four ramp lanes and rebuilding some of the ramp lanes. Some minor works to the ramp shoulder are also planned around the low tides on 20 and 21 February 2019.

Confidential

- TMR is commissioning a consultant to provide advice on the feasibility of a development on the former Marine Operations Base site.

Government Priorities

- Redevelopment of TMR land in the harbour aligns with the *Advancing our Cities and Regions* strategy to redevelop underutilised land and deliver better community outcomes, create jobs and drive economic growth.

Contact:	Jonathan Beatty Acting Regional Harbour Master (Brisbane Region)	
Department:	Transport and Main Roads (MSQ)	
Telephone:	(w) 3632 7500 (m)	Not Relevant
Date:	1 February 2019	

Contact:	Peter Wood	
Department:	Transport and Main Roads (PDO)	
Telephone:	(w) 3066 3620 (m)	Not Relevant
Date:	1 February 2019	

Contact:	Brad Chandler	
Department:	Transport and Main Roads (PPI)	
Telephone:	(w) 3066 3752 (m)	Not Relevant
Date:	1 February 2019	

Julie Moran

From: Karleigh Auguston
Sent: Monday, 22 January 2018 5:31 PM
To: Transport and Main Roads
Subject: RE: Request for briefing

Can we have a briefing note on the issue below please?

Please send to myself and Tim Shipstone.

Thanks,

Karleigh

Karleigh Auguston

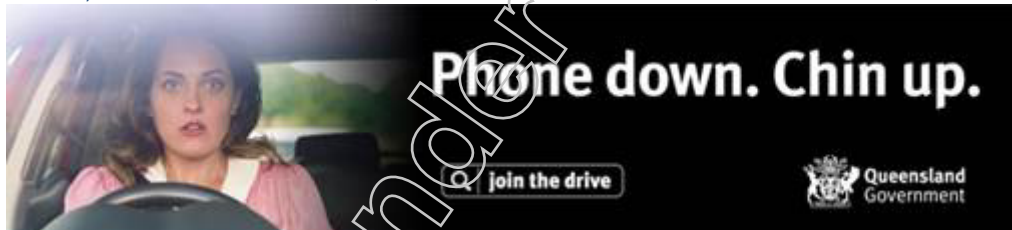
Caucus Liaison Officer

Office of the Hon. Mark Bailey MP

Minister for Transport and Main Roads



P (07) 371 97328 | E karleigh.auguston@ministerial.qld.gov.au
Floor 34, 1 William Street Brisbane QLD 4000



From: Transport and Main Roads
Sent: Monday, 22 January 2018 2:56 PM
To: Karleigh Auguston <Karleigh.Auguston@ministerial.qld.gov.au>
Subject: FW: Request for briefing

Hi Karleigh.

FYA please.

Regards
Julie

From: Maroochydore Electorate Office [<mailto:Maroochydore@parliament.qld.gov.au>]
Sent: Monday, 22 January 2018 2:54 PM
To: Main Roads <mainroads@ministerial.qld.gov.au>
Subject: Request for briefing

Hon Mark Bailey
Minister for Transport & Main Roads
GPO Box 2644
BRISBANE QLD 4001

Dear Minister

I request your assistance in arranging for me to receive a briefing on the Mooloolaba Spit Master Plan.

I am particularly seeking an update regarding any changes in state-owned leases on this land and whether there has been any ongoing consultation with key stakeholders.

I respectfully request your assistance in facilitating this request as soon as possible.

Yours sincerely

Fiona Simpson

Fiona Simpson MP
Member for Maroochydore
Shadow Minister for Employment and Small Business
Shadow Minister for Training and Skills Development
Tel: 5406 7100



Click [here](#) to have your say in Fiona's Community Survey or sign up for my e-newsletter [here](#)

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Advice for Minister for Transport and Main Roads

Subject: Mooloolaba Spit Development Opportunity

Document ID: [number to be inserted]

- The Department of Transport and Main Roads' (TMR) marine operations base at the Mooloolaba Spit has been developed over time for a range of uses. This has led to an inefficient use of land, and aging improvements (one building remains uninhabitable due to workplace, health and safety issues).
- TMR has commenced preliminary investigations into future options for potential redevelopment of the site. Investigations do not extend beyond the Marine Operations base and adjoining underutilised water area.
- Prior to commencing these investigations TMR engaged with Sunshine Coast Regional Council (SCRC) at officer level which confirmed SCRC support for progressing a redevelopment of the site and ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys has been discussed).
- TMR released a Request for Quote to three suppliers to undertake the investigations for the site and provide advice to TMR. The Request for Quote contained confidentiality requirements. TMR is investigating how information about the tender has been provided to the media.
- TMR's focus on progressing these investigations is to identify whether the functions of the Boat Harbour controllers, Maritime Safety Queensland (MSQ), Queensland Police Service (Water Police), and Brisbane Marine Pilots can be upgraded, consolidated and incorporated into a redevelopment on the site.
- The preliminary investigations are focussed on understanding if these functions can be delivered through private investment, at no cost to the State, with the balance area being made available for commercial development and increased public access.
- A preliminary feasibility report has identified redevelopment for an integrated commercial and government use would need to exceed existing height limits, to be commercially viable. Indicatively this would require minimum building heights of 4 - 5 storeys.

Action Officer/Approved by:	Endorsed by GM	Endorsed by DDG	Endorsed by DG
Brad Chandler	Tony Philp	Julie Mitchell	Neil Scales
Executive Director (Strategic Property Management)	General Manager (Portfolio Investment and Programming)	Deputy Director-General (Policy, Planning and Investment)	Director-General
Tel: 3066 3752	Tel: 3066 3766	Tel: 3066 2245	Tel: 3066 7316
Date:	Date:	Date:	Date:

[DLO number to be inserted]

- TMR recognises the sensitivities with any proposal for an alternate land (and water) use along the Mooloolaba Spit. As a result, prior to progressing any decision regarding future redevelopment on the site TMR would engage with the Sunshine Coast Regional Council, State agencies and undertake extensive community consultation to guide decision making.
- If progressed, any proposal for redevelopment would be assessed against the SCRC Planning Scheme.

Mooloolaba Marine Operations Base

Development

No.	Activity	Timeframe	Milestones (start – finish)
Community Consultation			
1	Consultant procurement and engagement	6 weeks*	Mar – Apr 2020 Jun – Jul 2020
2	Development of an Engagement Plan	6 weeks*	Apr – May 2020 Jul – Aug 2020
3	Community consultation	6 – 8 weeks*	Jun – Jul 2020 Sep – Oct 2020
4	Completion of Consultation Report	4 weeks*	Aug 2020 Nov 2020
Options Analysis			
1	Consider report and identify site options	4 6 weeks	Sep 2020 Dec 2020 – Jan 2021
2	Ministerial briefing / approval of option	8 weeks	Oct – Nov 2020 Feb – Mar 2021

*Indicates the timeframes TMR is working towards in relation to community consultation for Manly Boat Harbour

All timeframes are indicative and subject to change, particularly given current impacts of COVID-19 on any community consultation process.

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Department of Transport and Main Roads
Decision Brief
MBN23201

To: Minister for Transport and Main Roads

SUBJECT: Mooloolaba Spit Development Plans	Non-Urgent
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Summary

- The Department of Transport and Main Roads (TMR) holds freehold land at the end of the Mooloolaba Spit (the site). This adjoins the Mooloolaba boat harbour and accommodates TMR's boat harbour controllers (BHC), Maritime Safety Queensland (MSQ), Queensland Police Service - Water Police (QPS) and marine pilotage (MP) functions (**Attachment 1**).
- The site features the disused and dilapidated marine operations base and other improvements, which are poorly configured. TMR has identified an opportunity for redevelopment, which could incorporate the existing government and related functions on the site, as well as complimentary commercial development outcomes.

Recommendations

- That you approve:
 - TMR progressing investigations into potential redevelopment of the site, ensuring the functions of the BHC, MSQ, QPS and MP service can continue in this location
 - TMR undertaking community consultation, which will involve engaging with the community, council, local businesses and stakeholders, regarding any new proposal for the site.
- That you note:
 - any consultation process which is undertaken will be progressed in accordance with the strategies identified in MBN23363 (**Attachment 2**), given the current impacts of the COVID-19 pandemic.
 - the outcome of the consultation process is anticipated to identify options for future land use outcomes on the site. This will inform TMRs' subsequent steps to progressing any redevelopment and inform a subsequent briefing, when options for the site have been identified
 - TMR will need to reassess the option of attracting a developer to deliver a stand-alone government building (at no cost to the state), in exchange for being provided development rights to the balance of the TMR site should the current Right to Information (RTI) request be approved and commercial advice relating to the opportunity is released.

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Action Officer:	Endorsed by:	Endorsed by: DDG	Endorsed by: DG
Brad Chandler Executive Director (Strategic Property Management)	Tony Philp General Manager (Portfolio Investment and Programming)	Julie Mitchell Deputy Director-General (Policy, Planning and Investment)	Neil Scales Director-General
Tel: 3066 3752 Date: 13 February 2020	Tel: 3066 3766 Date: 17 February 2020	Tel: 3066 2245 Date: 18 February 2020	Tel: 3066 7316 Date:

Financial Implications

- TMR will incur costs associated with further investigations into potential land use outcomes and undertaking community consultation to inform the future plans for the site. TMR will endeavour to bring forward future year funding forecasts to undertake consultation.

Background

- Since the original development of the MP base on the site in the late 1960s, there has been sporadic and uncoordinated development, leading to an inefficient use of the available land.
- In 2009, the Department of Natural Resources and Mines and the Sunshine Coast Regional Council (SCRC) completed the Mooloolaba Spit Futures Study (study). The study recommended the consolidation of uses on site to include functions dependant on water access, as well as activating oceanside frontages to incorporate public amenities, cafes and restaurants.
- In early 2019, TMR engaged a consultant to provide independent advice regarding the commercial viability of a redevelopment of the site, including a developer delivering a stand-alone government building at no cost to the state.

Key Issues

- The improvements on the site are aging and poorly configured. One building, previously utilised as office accommodation and requiring large sums of capital investment, remains largely vacant while the site's future is determined.
- In mid-2019, TMR engaged a consultant to provide commercial advice for the Mooloolaba Spit and consider whether the existing functions onsite could be delivered at no cost to the state, in exchange for making the balance of the site available for commercial development. Preliminary investigations were positive, however, would require further detailed investigations to better inform TMR's decision-making.
- As a result of local interest and media coverage in redevelopment of the site, you indicated community consultation will be completed, regarding any future plans to redevelop the site.
- If approval is given, an indicative timeframe for progressing community consultation and identifying options for the site has been developed (Attachment 23). Several other key issues have been identified and are detailed further in **Attachment 43**.
- TMR has recently is currently responding to an RTI request, seeking to obtain a copy of the independent advice regarding the commercial advice redeveloping the site. Officers from within TMR's Strategic Property Management unit consider the advice to be commercial in confidence and have recommended it not be released. The ultimate decision in relation to the RTI request will sit with RTI, Information Privacy, and Complaints Management area of TMR. The response did not include a copy of the report.

Financial Implications

- TMR's preliminary investigations into the potential redevelopment of the site have been based on attracting private sector investment to deliver a purpose-built facility for existing onsite functions (at no cost to the state), in exchange for making the balance of the site available for commercial development.

- Based on the outcome of community consultation, if redevelopment options focus on accommodating onsite functions only, with no opportunity for privately funded commercial development, an alternate funding source will need to be identified.
- TMR will investigate any financial impacts, once more detail is known about the future options, identified through the consultation process.

Consideration of the *Human Rights Act 2019* (HR Act)

- The HR Act was considered when making the recommendations outlined in this brief, and there are no impacts to human rights.

Consultation with Stakeholders

- There is ongoing consultation within TMR to ensure relevant staff are informed of current investigations into the potential redevelopment of the site.
- TMR is engaging with the current MP contractors (through MSQ) and QPS (through the Public Safety Business Agency) regarding site investigations and the longer-term opportunities for redevelopment. TMR is reiterating the importance of the current functions remaining on-site on a long-term basis.
- Preliminary engagement with SCRC has indicated support for the redevelopment of the site and continued support for the outcomes of the study and land-uses provided for under the Sunshine Coast Planning Scheme 2014.
- Ms Fiona Simpson MP, Member for Maroochydore-vocal in calling for the Queensland Government to provide details of its future plans for the site –has lodged a number of recent Questions on Notice regarding the issue in Parliament and held media interviews onsite – without prior notice or approval from TMR.
- The Mooloolaba and Spit Association (the association) has contacted TMR to raise its concerns regarding recent media articles published about redevelopment plans for the site. TMR anticipates the association will be a key stakeholder and advocate regarding any future plans for the site, particularly around issues such as building height, traffic congestion, parking and public amenity.

Employment

- Redevelopment of the site will create employment opportunities during construction and will continue to sustain employment for people working for TMR, QPS and MP functions from new facilities. Attracting commercial development to the site has the potential to increase employment through new opportunities in local business.

Media

- TMR's preliminary investigations into the potential redevelopment of the site have been the subject of recent media articles, following the unidentified release of confidential information contained in a request for quote, for commercial advice.
- In [a recent news articles](#), you made [a statements](#) regarding government's commitment to "run a consultation process later this year so the local community can share their ideas on how the land can be best improved", [and 'any proposal for the site would be developed through a community led process'](#) ([Attachment 54](#)). TMR anticipates continued messaging about engaging with the community will be effective.

Election Commitments

- This matter does not relate to an election commitment.

Government Priorities

- Redevelopment of this site relates to government's priority of job creation (through ensuring the ongoing sustainability of pilotage services for the Port of Brisbane) and ensuring safe communities through the QPS–Water Police functions and the daily role of TMR offices in managing the harbour and regulating marine activities.

Summary of Actions

- That you approve:
 - TMR progressing investigations into potential redevelopment of the site, ensuring the functions of the BHC, MSQ, QPS and MP service can continue in this location
 - TMR undertaking community consultation, which will involve engaging with the community, council, local businesses and stakeholders, regarding any new proposal for the site.
- That you note:
 - [any consultation process which is undertaken will be progressed in accordance with the strategies identified in MBN23363 \(Attachment 2\), given the current impacts of the COVID-19 pandemic.](#)
 - the outcome of the consultation process is anticipated to identify options for future land use outcomes on the site. This will inform TMRs' subsequent steps to progressing any redevelopment and inform a subsequent briefing, when options for the site have been identified
 - TMR will need to reassess the option of attracting a developer to deliver a stand-alone government building (at no cost to the state), in exchange for being provided development rights to the balance of the TMR site should the current Right to Information (RTI) request be approved and commercial advice relating to the opportunity is released.

Minister's comments:

Released under RTI / DTMR

Approved / Not Approved

Minister's signature.....

Date/...../.....

Pages 820 through 822 redacted for the following reasons:

Exempt Sch.3(6)(c)(i) Infringe the privileges of Parliament

Released under RTI - DTMR

QUESTION NUMBER: 1820

TABLE DATE: 6 January 2020

BACKGROUND

The Department of Transport and Main roads (TMR) engaged a consultant to provide '*Commercial Advice for the Mooloolaba Spit*' and consider whether government's requirements for the site, including a new building and marine infrastructure to accommodate the Boat Harbour Controllers, Maritime Safety Queensland, Water Police and Marine Pilots, could be delivered on the site at no cost to the State, in exchange for government making the balance of the site available for commercial development.

Preliminary advice has confirmed the above proposal could be achieved, however further advice is required to inform TMR whether the outcome would deliver a value-for-money outcome to Queensland.

TMR has been made aware the details of the original Request for Quote (including confidential information) has been provided to local media outlets.

Contact officer Bradley Chandler Executive Director (strategic Property Management)	Endorsed by: Tony Philp General Manager (Portfolio Investment and Programming)	Endorsed by: Julie Mitchell Deputy Director-General (Policy, Planning and Investment)	Endorsed by: Neil Scales Director-General
Ph: 3006 3752 Date:	Ph: 3066 3766 Date:	Ph: Date:	Ph: 3066 7316 Date:

Pages 824 through 825 redacted for the following reasons:

Exempt Sch.3(6)(c)(i) Infringe the privileges of Parliament

Released under RTI - DTMR

QUESTION NUMBER: 1820

TABLE DATE: 6 January 2020

BACKGROUND

TMR engaged a consultant to provide 'Commercial Advice for the Mooloolaba Spit' and consider whether the Queensland Government's requirements for the site, including a new building and marine infrastructure to accommodate the Boat Harbour Controllers, Maritime Safety Queensland, Water Police, and Marine Pilots could be delivered on the site at no cost to the state, in exchange for government making the balance of the site available for commercial development.

Preliminary advice has confirmed the above proposal could be achieved, however, further advice is required to inform TMR whether the outcome would deliver a value-for-money outcome to Queensland.

TMR has been made aware that the details of the original Request for Quote (including confidential information) has been provided to local media outlets.

Contact officer
Bradley Chandler
Executive Director
(Strategic Property Management)
Ph: 3006 3752
Date: 28 November 2019

Endorsed by:
Tony Philp
General Manager
(Portfolio Investment and Programming)
Ph: 3066 3766
Date: 2 December 2019

Endorsed by:
Julie Mitchell
Deputy Director-General
(Policy, Planning and Investment)
Ph: 3066 2245
Date: 3 December 2019

Question on Notice

No. 1820

Asked on Tuesday 26 November 2019

MS F SIMPSON ASKED MINISTER FOR TRANSPORT AND MAIN ROADS (HON M BAILEY)—

QUESTION:

With reference to the Department of Transport and Main Roads request for quote (Ref TMR04419) for commercial advice for the Mooloolaba Spit Development Opportunity on the Government and Peninsula Precinct of the Mooloolaba Spit—

Will the Minister advise (a) when was the request for quote issued and has any commercial advice been provided, (b) what plans are in place to redevelop the site and when will this information be made available to the public, and (c) will the Minister rule out any plans for a high-rise development or a development over the current height limit at this site?

ANSWER:

I thank the Member for Maroochydore for the question.

This government recognises the important function the boat harbour and marine operations base at the Mooloolaba Spit plays in providing for a range of marine-based commercial and recreational activities for the local community. Most importantly, the harbour is a major contributor to local employment and the Sunshine Coast economy.

The marine operations base has been developed over a long period of time, and while there are important functions undertaken on the site the infrastructure is poorly configured and is aging. The department is undertaking investigations with an eye to the future, and in response to the Member's questions, I can advise:

- (a) The Request for Quote was issued in late May 2019. The department has been provided preliminary advice for consideration.
- (b) The department does not have current plans in place regarding redevelopment of the site. Should the department progress further, there will be community and stakeholder consultation as part of the process for developing a plan for the future of the site.
- (c) The potential for high-rise development is not being considered. Any aspects of a redevelopment on the site (including building height) will be assessed against the *Sunshine Coast Regional Council Planning Scheme 2014*.

There is a Section Break here (PLEASE DO NOT DELETE)

QUESTION NUMBER: 1820

TABLE DATE: 6 January 2020

BACKGROUND

The Department of Transport and Main Roads (TMR) engaged a consultant to provide '*Commercial Advice for the Mooloolaba Spit*' and consider whether government's requirements for the site, including a new building and marine infrastructure to accommodate the Boat Harbour Controllers, Maritime Safety Queensland, Water Police and Marine Pilots, could be delivered on the site at no cost to the state, in exchange for government making the balance of the site available for commercial development.

Preliminary advice has confirmed the above proposal could be achieved, however, further advice is required to inform TMR whether the outcome would deliver a value-for-money outcome to Queensland.

TMR has been made aware, the details of the original Request for Quote (including confidential information) has been provided to local media outlets.

Contact officer Bradley Chandler Executive Director (strategic Property Management)	Endorsed by: Tony Philp General Manager (Portfolio Investment and Programming)	Endorsed by: Julie Mitchell Deputy Director-General (Policy, Planning and Investment)	Endorsed by: Neil Scales Director-General
Ph: 3006 3752 Date:	Ph: 3066 3766 Date:	Ph: Date:	Ph: 3066 7316 Date:

Pages 829 through 830 redacted for the following reasons:

Exempt Sch.3(6)(c)(i) Infringe the privileges of Parliament

Released under RTI - DTMR

QUESTION NUMBER: 1886

TABLE DATE: 6 January 2020

BACKGROUND

An outcome of the *Mooloolaba Spit Futures Plan 2009* (the Plan), which was undertaken by the Department of Environment and Resources Management and the Sunshine Coast Council in 2009, involved extensive consultation and identified the potential to consolidate government uses (including boating and fisheries and shark contractors from their own land on the Spit) onto the marine operations base site.

The Plan identified the removal of boating and fisheries buildings (from their site) and for the area to be integrated into the surrounding open space.

The Department of Transport and Main Roads (TMR) engaged a consultant to provide 'Commercial Advice for the Mooloolaba Spit' and consider whether the Queensland Government's requirements for the site, including a new building and marine infrastructure to accommodate the Boat Harbour Controllers, Maritime Safety Queensland, Water Police and Marine Pilots, could be delivered on the site at no cost to the state, in exchange for the Queensland Government making the balance of the site available for commercial development.

The investigations did not include incorporating the boating and fisheries and shark contractor functions into the development, due to potential challenges with their use and an integrated tourism focussed commercial development.

Contact officer
Bradley Chandler
Executive Director
(Strategic Property Management)
Ph: 3066 3752
Date: 3 December 2019

Endorsed by:
Tony Philp
General Manager
(Portfolio Investment and Programming)
Ph: 3066 3766
Date: 3 December 2019

Endorsed by:
Julie Mitchell
Deputy Director-General
(Policy, Planning and Investment)
Ph: 3066 2245
Date: 6 December 2019

Question on Notice

No. 1886

Asked on Wednesday 27 November 2019

MS F SIMPSON ASKED MINISTER FOR TRANSPORT AND MAIN ROADS (HON M BAILEY)—

QUESTION:

With reference to the recommendations of the Mooloolaba Spit Futures Plan (2009) in relation to the Government and Peninsula Precinct of the Mooloolaba Spit—

Will the Minister advise (a) what plans are in place to consolidate marine services at this key location at the end of the Spit and better utilise this space and provide greater public access to the parkland and waterfront and (b) what plans are in place to relocate the Boating and Fisheries Patrol buildings to this site and to integrate these areas into the surrounding open space for public use?

ANSWER:

I thank the Member for Maroochydore for the question.

This government recognises the important function the marine operations base at the end of the Mooloolaba Spit plays in accommodating government and related functions. As a result it is important to plan for the future and ensure the facilities are fit-for-purpose and provide for the best utilisation of available land and water.

The buildings on the site were developed over time and as a result are poorly configured and aged. The department is investigating options to ensure the site can continue to meet these needs in appropriate accommodation.

In response to the Member for Maroochydore's questions:

- (a) The Department of Transport and Main Roads is undertaking preliminary investigations regarding the option of consolidating the current marine services on the site, however the department has not developed a plan at this time. Future options, if progressed would aim at improving utilisation and accessibility to the available land and water under the department's control. Access to the parkland is managed by Council, as trustee for that land.
- (b) The department is currently undertaking preliminary investigations into the future options for the marine operations base. These preliminary investigations do not extend beyond the base and adjoining water.

I am aware the Mooloolaba Spit Futures Plan of 2009 identified the potential for relocation of the Boating and Fisheries Patrol, and for that site to be incorporated into public space.

There is a Section Break here (PLEASE DO NOT DELETE)

QUESTION NUMBER: 1886

TABLE DATE: 6 January 2020

BACKGROUND

An outcome of the Mooloolaba Spit Futures Plan (**Plan**) which was undertaken by the Department of Environment and Resources Management and the Sunshine Coast Regional Council in 2009 and involved extensive consultation identified the potential to consolidate government uses (including Boating and Fisheries and Shark Contractors from their own land on the Spit) onto the marine operations base site.

The Plan identified the removal of Boating and Fisheries buildings (from their site) and for the area to be integrated into the surrounding open space.

The Department of Transport and Main Roads (TMR) engaged a consultant to provide '*Commercial Advice for the Mooloolaba Spit*' and consider whether government's requirements for the site, including a new building and marine infrastructure to accommodate the Boat Harbour Controllers, Maritime Safety Queensland, Water Police and Marine Pilots, could be delivered on the site at no cost to the State, in exchange for government making the balance of the site available for commercial development.

The investigations did not include incorporating the Boating and Fisheries and Shark Contractor functions into the development due to potential challenges with their use and an integrated tourism focussed commercial development.

Contact officer
Bradley Chandler
Executive Director (Strategic
Property Management)

Ph: 3066 3752
Date:

Endorsed by:
Tony Philp
General Manager (Portfolio
Investment and
Programming)

Ph: 3066 3766
Date:

Endorsed by:
Julie Mitchell
(Policy, Planning and
Investment)

Ph: 3066 2245
Date:

Endorsed by:
Neil Scales
Director-General

Ph: 3066 7316
Date:

Contact officer	Martin O'Connor
Telephone	3066 3752
Approved by	Les Dunn General Manager (Portfolio Investment and Programming)
Date of approval	
Endorsed by	Sally Noonan Deputy Director-General (Policy, Planning and Investment)
Date of endorsement	

Our ref: DG

Your ref:

Commissioner Ian Stewart
Queensland Police Service
GPO Box 1440
BRISBANE QLD 4001

Dear Commissioner Stewart

You may be aware that the Queensland Police Service (QPS) have a Queensland Water Police base on the Department of Transport and Main Roads' (TMR) land at Parkyn Parade, Mooloolaba.

As part of the Government's Advancing Our Cities and Regions strategy (AOCR) announced in October 2016, government is looking at opportunities to improve utilisation of government land to deliver better community outcomes, create jobs and drive economic growth.

As part of this strategy, TMR has been working with Queensland Treasury and the Department of State Development regarding opportunities in its harbours portfolio. Given the current configuration and underutilisation of the land at Mooloolaba, TMR is commencing investigations into potential co-location of government functions with a commercial development on the site – creating an integrated development that could meet the needs of government and the community.

Given the potential impact of any redevelopment on the QPS functions on the site, I would like to propose TMR representatives meet with your relevant officers to initiate discussions regarding TMR's investigations.

In order to coordinate a meeting to progress these discussion, please contact Martin O'Connor, A/Executive Director, Strategic Property Management on 3066 3752 or martin.j.o'connor@tmr.qld.gov.au.

Yours sincerely

Neil Scales
Director-General
Department of Transport and Main Roads

Department of Transport and Main Roads
Noting Brief
[number to be inserted]

To: Director-General

SUBJECT: Mooloolaba Boat Harbour – Redevelopment opportunity for underutilised land	DATE:
Director-General's Comments:	

Summary

- The Department of Transport and Main Roads' (TMR) Facilities Branch manages underutilised freehold land (the Site) adjoining the Mooloolaba Boat Harbour. The Site accommodates TMR's Boat Harbour Controller, Maritime Safety Queensland (MSQ), Queensland Water Police (QWP) and Brisbane Marine Pilots (BMP) (**Attachment 1**).
- The Site features a disused and dilapidated Marine Operations Base and other improvements which are poorly configured. TMR has identified an opportunity to attract private investment for redevelopment of the Site, which could support a range of marine and complimentary harbour related development outcomes.

Recommendations

- That you note:
 - the work being undertaken by TMR in engaging with local council, harbour stakeholders and government agencies to investigate opportunities for redevelopment of underutilised land in the harbour.

Action Officer:

Martin O'Connor
A/Executive Director,
Strategic Property
Management

Tel: 3066 3752
Date: July 2017

Endorsed by:

Les Dunn
General Manager, Portfolio
Investment and
Programming

Tel: 3066 3736
Date: July 2017

Endorsed by:

Sally Noonan
Deputy Director-General,
Policy, Planning and
Investment

Tel: 3066 7464
Date: July 2017

- Community consultation would be a first step in any proposal to redevelop the Site.

That you **sign**:

- The attached letter to Ian Stewart, Commissioner of the Queensland Police Service, advising of TMR's current review of the land at Mooloolaba and potential implications for the QWP on-site (**Attachment 2**).

Financial Implications

- TMR will fund costs associated with undertaking investigations into the potential for redevelopment of the Site.
- TMR's proposal would be that any existing functions undertaken on the Site that require direct access to the water would be accommodated as part of a redevelopment and funded by a Successful Proponent, as returnable works at no cost to the State.
- TMR would generate ongoing revenue from a Proponent through long-term lease payments for the area that their development occupies.

Background

- Since the original development of the Marine Pilot's base on the Site in the late 1960's, there has been sporadic and uncoordinated development to accommodate a range of uses. This development has led to an inefficient use of the available land.
- In October 2016, the Queensland Government announced the Advancing Our Cities and Regions (AOCR) strategy. More recently, DSD has been working with the Department of Tourism, Major Events, Small Business and the Commonwealth Games (DTESB) and QT and has identified significant private sector interest in 'non-gambling' and tourism related development projects in Queensland.

Issues and suggested approach

- Sporadic development, including the placement of demountable buildings for QWP (circa 2010) and TMR's boat harbour controller and MSQ (circa 2015) has resulted in the inefficient use of available land and water.
- In 2015, TMR staff vacated the former Marine Operations Base amid asbestos concerns, and relocated to a demountable building on the Site. Subsequent investigation identified that refurbishing the building is financially unviable.

- Previous work undertaken by the Department of Natural Resources and Mines and Council circa 2009 (the Mooloolaba Spit Futures Study) identified an opportunity to consolidate government uses that required waterfront access on the Site.
- Preliminary investigations by TMR's Strategic Property Management Branch has identified the potential to redevelop all 9,535m² of the Site, in conjunction with adjacent harbour wet area. This would start with the demolition of all existing improvements.
- Not Relevant
- Subsequent meetings between TMR and Council officers highlighted Council's interest in TMR progressing a redevelopment of the Site, potentially attracting a high-end hotel development.
- At a recent meeting between TMR, DSD, QT and DTESB, DSD highlighted that there are a number of international companies interested in investing in non-gambling tourism related developments. The Site has the potential to accommodate an integrated tourism and government precinct, with the government and BMP functions incorporated as part of the overall development.
- DSD has previous experience with successfully negotiating Integrated Resort Development outcomes such as Queens Wharf Brisbane. This experience would be invaluable for progressing both community consultation and delivering a successful outcome on the Site.
- Redevelopment of the Site would deliver on government's AOCR, including improved utilisation of government land, increased employment opportunities and economic growth in the area.
- QWP relocated to the site circa 2011, in what is believed to be an election commitment dating back to 2006. Initiating discussions with them regarding a potential redevelopment is anticipated to be sensitive, and as a result it is recommended a letter is forwarded to the Commissioner of Police to raise awareness regarding TMR's investigations.

Financial Implications

- Subject to which agency may lead a proposal to redevelop the Site (TMR or DSD), TMR will fund the costs associated with undertaking a competitive tender process for the redevelopment.
- The successful proponent identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating core government functions within the redevelopment, or in alternate accommodation within the boat harbour.
- TMR will work to identify an appropriate funding source to meet the costs associated with undertaking community consultation.

Consultation with Stakeholders

- The Minister has indicated support for redevelopment of the Site, to deliver improved utilisation of government land.
- The Sunshine Coast Council Mayor, Councillors and officers support development along the Spit, which compliments the area and reaffirms the harbour as a leading tourist drawcard for the area. Council is supportive of working with Government to progress this opportunity.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- TMR's Facilities Branch and MSQ support redevelopment of the Site, on the proviso that current TMR staff numbers and the BMP's functions are accommodated in a redevelopment or in alternate suitable accommodation in the harbour.

Employment

- Attracting private sector investment in the harbour will create employment opportunities during construction of the new infrastructure, as well as ongoing employment in local businesses once the development is completed and operational. This aligns with the government's intent of the AOOR.

Election Commitments

- N/A.

Department of Transport and Main Roads
Noting Brief
DG34166

To: Director-General

SUBJECT: Mooloolaba Boat Harbour – Redevelopment opportunity for underutilised land	DATE:
Director-General's Comments:	

Summary

- The Department of Transport and Main Roads' (TMR) Facilities Branch manages underutilised freehold land (the Site) adjoining the Mooloolaba Boat Harbour. The Site accommodates TMR's Boat Harbour Controller, Maritime Safety Queensland (MSQ), Queensland Water Police (QWP) and Brisbane Marine Pilots (BMP) (**Attachment 1**).
- The Site features a disused and dilapidated Marine Operations Base and other improvements which are poorly configured. TMR has identified an opportunity to attract private investment for redevelopment of the Site, which could support a range of marine and complimentary harbour related development outcomes.
- The Site is home to the BMP, who provide pilotage for vessels entering and leaving the Port of Brisbane.

Recommendations

- That you **note:**
 - the work being undertaken by TMR in engaging with local council, harbour stakeholders and government agencies to investigate opportunities for redevelopment of underutilised land in the harbour.

Action Officer:
Bradley Chandler
Executive Director, Strategic
Property Management

Tel: 3066 3752
Date: Sept 2017

Endorsed by:
Les Dunn
General Manager, Portfolio
Investment and
Programming

Tel: 3066 3736
Date: Sept 2017

Endorsed by:
Sally Noonan
Deputy Director-General,
Policy, Planning and
Investment

Tel: 3066 7464
Date: Sept 2017

- MSQ is the responsible pilotage authority for the Port of Brisbane, and the relationship with BMP, who delivers this service, is essential. This service is a key component of the transport system, and any redevelopment proposal will not compromise this.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- community consultation would be a first step in any proposal to redevelop the Site.

That you **sign**:

- the attached letter to Mr Ian Stewart, Commissioner of the Queensland Police Service, advising of TMR's current review of the land at Mooloolaba and potential implications for the QWP on-site (**Attachment 2**).

Financial Implications

- TMR will fund costs associated with undertaking investigations into the potential for redevelopment of the Site.
- TMR's proposal would be that any existing functions undertaken on the Site, which require direct access to the water, would be accommodated as part of a redevelopment and funded by a successful proponent, as Returnable Works, at no cost to the state.
- TMR would generate ongoing revenue from a proponent through long-term lease payments for the area their development occupies.

Background

- Since the original development of the Marine Pilot's base on the Site in the late 1960s, there has been sporadic and unco-ordinated development to accommodate a range of uses. This development has led to an inefficient use of the available land.
- In October 2016, the Queensland Government announced the Advancing Our Cities and Regions (AOCR) strategy. More recently, DSD has been working with DTESB and QT and has identified significant private sector interest in 'non-gambling' and tourism related development projects in Queensland.

- The current BMP pilotage service provides for 6,000 ship movements per annum for the Port of Brisbane, generating substantial economic value for the state.

Issues and suggested approach

- Sporadic development, including the placement of demountable buildings for QWP (circa 2010) and TMR's boat harbour controller and MSQ (circa 2015), has resulted in the inefficient use of available land and water.
- In 2015, TMR staff vacated the former Marine Operations Base amid asbestos concerns, and relocated to a demountable building on the Site. Subsequent investigation identified that refurbishing the building is financially unviable.
- Previous work undertaken by the Department of Natural Resources and Mines and Council circa 2009 (the Mooloolaba Spit Futures Study), identified an opportunity to consolidate government uses that required waterfront access on the Site.
- Preliminary investigations by TMR's Strategic Property Management Section has identified the potential to redevelop all 9,535m² of the Site, in conjunction with adjacent harbour wet area.
- This redevelopment would need to be undertaken in a staged approach to ensure no interruption to the BMP function and safe use of the Site. Ultimately, demolition of all improvements, through a staged approach, would provide for improved utilisation of the available area.



- Subsequent meetings between TMR and council officers, highlighted council's interest in TMR progressing a redevelopment of the Site, potentially attracting a high-end hotel development.
- At a recent meeting between TMR, DSD, QT and DTESB, DSD highlighted a number of international companies interested in investing in non-gambling tourism related developments. The Site has the potential to accommodate an integrated tourism and government precinct, with the government and BMP functions incorporated as part of the overall development.
- TMR will look for opportunities to leverage off DSD's experience with successfully negotiating Integrated Resort Development outcomes such as Queens Wharf Brisbane. DSD's experience would be invaluable for progressing both community consultation and delivering a successful outcome on the Site.
- TMR will ensure it leads any redevelopment proposal for the Site, to ensure the important functions provided by BMP are not compromised or diminished, which may occur, if other agencies take the lead.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- Redevelopment of the Site would deliver on government's AOCR, including improved utilisation of government land, increased employment opportunities and economic growth in the area.
- QWP relocated to the site circa 2010, in what is believed to be an election commitment dating back to 2006. Initiating discussions with them regarding a potential redevelopment is anticipated to be sensitive, and as a result it is recommended a letter is forwarded to the Commissioner of Police to raise awareness regarding TMR's investigations (**Attachment 2**).
- The BMP function of transferring marine pilots to and from cargo ships entering or exiting the Port of Brisbane is integral. TMR will ensure the ongoing function of this service by BMP is not compromised through the redevelopment of the Site, and ensure ongoing communication with BMP, as appropriate, to keep them informed of any proposals.

Financial Implications

- TMR will fund the costs associated with undertaking a competitive tender process for the redevelopment.
- The successful proponent, identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating core government functions within the redevelopment, or in alternate accommodation within the boat harbour.
- TMR will work to identify an appropriate funding source to meet the costs associated with undertaking community consultation.

Consultation with Stakeholders

- The former Minister has indicated support for redevelopment of the Site, to deliver improved utilisation of government land.
- The SCC Mayor, Councillors and officers support development along the Spit, which compliments the area and reaffirms the harbour as a leading tourist drawcard for the area. Council is supportive of working with government to progress this opportunity.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- TMR's Facilities Branch and MSQ support redevelopment of the Site, on the proviso that current TMR staff numbers and the BMP's functions are accommodated in a redevelopment or in alternate suitable accommodation in the harbour, and on the basis TMR manages the redevelopment process.
- TMR will liaise with QPS regarding investigations into the redevelopment of the Site, and how this may impact their operations at Mooloolaba.
- Given the sensitivities associated with potential redevelopment of the Site, the long history with BMP, the critical role they play in the transport system, and contract negotiations, consultation with the BMP will be managed by MSQ.

Employment

- Attracting private sector investment in the harbour will create employment opportunities during construction of the new infrastructure, as well as ongoing employment in local businesses once the development is completed and operational. This aligns with the government's intent of the ACCR.

Election Commitments

- N/A.

Contact officer	Brad Chandler
Telephone	3066 3752
Approved by	Les Dunn General Manager (Portfolio Investment and Programming)
Date of approval	
Endorsed by	Sally Noonan Deputy Director-General (Policy, Planning and Investment)
Date of endorsement	

Our ref: DG34166

Your ref:

Commissioner Ian Stewart
Queensland Police Service
GPO Box 1440
BRISBANE QLD 4001

Dear Commissioner Stewart

You may be aware that the Queensland Police Service (QPS) has a Queensland Water Police base on the Department of Transport and Main Roads' (TMR) land at Parkyn Parade, Mooloolaba.

As part of the government's Advancing Our Cities and Regions (AOCR) strategy announced in October 2016, the government is looking at opportunities to improve utilisation of government land to deliver better community outcomes, create jobs and drive economic growth.

This strategy includes TMR working with Queensland Treasury and the Department of State Development regarding opportunities in its harbours portfolio. Given the current configuration and underutilisation of the land at Mooloolaba, TMR is commencing investigations into potential co-location of government functions with a commercial development on the site. This would create an integrated development that could meet the needs of government and the community.

Given the potential impact of any redevelopment on the QPS functions on the site, I would like to propose TMR representatives meet with your relevant officers to initiate discussions regarding TMR's investigations.

In order to coordinate a meeting to progress these discussions, please contact Mr Bradley Chandler, Executive Director (Strategic Property Management) on telephone 3066 3752 or by email at bradley.l.chandler@tmr.qld.gov.au.

Yours sincerely

Neil Scales
Director-General
Department of Transport and Main Roads

Department of Transport and Main Roads
Noting Brief
[number to be inserted]

To: Director-General

SUBJECT: Mooloolaba Boat Harbour – Redevelopment opportunity for underutilised land	DATE:
Director-General's Comments:	

Summary

- The Department of Transport and Main Roads' (TMR) Facilities Branch manages underutilised freehold land (the Site) adjoining the Mooloolaba Boat Harbour. The Site accommodates TMR's Boat Harbour Controller, Maritime Safety Queensland (MSQ), Queensland Water Police (QWP) and Brisbane Marine Pilots (BMP) (**Attachment 1**).
- The Site features a disused and dilapidated Marine Operations Base and other improvements which are poorly configured. TMR has identified an opportunity to attract private investment for redevelopment of the Site, which could support a range of marine and complimentary harbour related development outcomes.
- The Site is home to the BMP, who provide pilotage for vessels entering and leaving the Port of Brisbane.

Recommendations

- That you **note:**
 - the work being undertaken by TMR in engaging with local council, harbour stakeholders and government agencies to investigate opportunities for redevelopment of underutilised land in the harbour.

Action Officer:
Bradley Chandler
Executive Director, Strategic
Property Management

Tel: 3066 3752
Date: Aug 2017

Endorsed by:
Les Dunn
General Manager, Portfolio
Investment and
Programming

Tel: 3066 3736
Date: 2017

Endorsed by:
Sally Noonan
Deputy Director-General,
Policy, Planning and
Investment

Tel: 3066 7464
Date: 2017

- MSQ is the responsible pilotage authority for the Port of Brisbane, and the relationship with BMP, who delivers this service, is essential. This service is a key component of the transport system, and any redevelopment proposal will not compromise this.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- community consultation would be a first step in any proposal to redevelop the Site.

That you **sign**:

- The attached letter to Mr Ian Stewart, Commissioner of the Queensland Police Service, advising of TMR's current review of the land at Mooloolaba and potential implications for the QWP on-site (**Attachment 2**).

Financial Implications

- TMR will fund costs associated with undertaking investigations into the potential for redevelopment of the Site.
- TMR's proposal would be that any existing functions undertaken on the Site that require direct access to the water would be accommodated as part of a redevelopment and funded by a successful proponent, as Returnable Works at no cost to the state.
- TMR would generate ongoing revenue from a proponent through long-term lease payments for the area their development occupies.

Background

- Since the original development of the Marine Pilot's base on the Site in the late 1960s, there has been sporadic and unco-ordinated development to accommodate a range of uses. This development has led to an inefficient use of the available land.

- In October 2016, the Queensland Government announced the Advancing Our Cities and Regions (AOCR) strategy. More recently, DSD has been working with [DTESB the Department of Tourism, Major Events, Small Business and the Commonwealth Games \(DTESB\)](#) and QT and has identified significant private sector interest in 'non-gambling' and tourism related development projects in Queensland.
- The current BMP pilotage service provides for 6,000 ship movements per annum for the Port of Brisbane, generating substantial economic value for the state.

Issues and suggested approach

- Sporadic development, including the placement of demountable buildings for QWP (circa 2010) and TMR's boat harbour controller and MSQ (circa 2015), has resulted in the inefficient use of available land and water.
- In 2015, TMR staff vacated the former Marine Operations Base amid asbestos concerns, and relocated to a demountable building on the Site. Subsequent investigation identified that refurbishing the building is financially unviable.
- Previous work undertaken by the Department of Natural Resources and Mines and Council circa 2009 (the Mooloolaba Spit Futures Study), identified an opportunity to consolidate government uses that required waterfront access on the Site.
- Preliminary investigations by TMR's Strategic Property Management Branch has identified the potential to redevelop all 9,535m² of the Site, in conjunction with adjacent harbour wet area.
- This redevelopment would need to be undertaken in a staged approach to ensure no interruption to the BMP function and safe use of the Site. Ultimately, demolition of all improvements, through a staged approach, would provide for improved utilisation of the available area.

- Not Relevant

- Subsequent meetings between TMR and council officers highlighted council's interest in TMR progressing a redevelopment of the Site, potentially attracting a high-end hotel development.
- At a recent meeting between TMR, DSD, QT and DTESB, DSD highlighted a number of international companies interested in investing in non-gambling tourism related developments. The Site has the potential to accommodate an integrated tourism and government precinct, with the government and BMP functions incorporated as part of the overall development.

- TMR will look for opportunities to leverage off DSD's experience with successfully negotiating Integrated Resort Development outcomes such as Queens Wharf Brisbane. DSD's experience would be invaluable for progressing both community consultation and delivering a successful outcome on the Site.
- TMR will ensure it leads any redevelopment proposal for the Site, to ensure the important functions provided by BMP are not compromised or diminished, which may occur, if other agencies take the lead.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- Redevelopment of the Site would deliver on government's AOCR, including improved utilisation of government land, increased employment opportunities and economic growth in the area.
- QWP relocated to the site circa 2010, in what is believed to be an election commitment dating back to 2006. Initiating discussions with them regarding a potential redevelopment is anticipated to be sensitive, and as a result it is recommended a letter is forwarded to the Commissioner of Police to raise awareness regarding TMR's investigations.
- The BMP function of transferring marine pilots to and from cargo ships entering or exiting the Port of Brisbane is integral. TMR will ensure the ongoing function of this service by BMP is not compromised through the redevelopment of the Site, and ensure ongoing communication with BMP, as appropriate, to keep them informed of any proposals.

Financial Implications

- TMR will fund the costs associated with undertaking a competitive tender process for the redevelopment.
- The successful proponent identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating core government functions within the redevelopment, or in alternate accommodation within the boat harbour.
- TMR will work to identify an appropriate funding source to meet the costs associated with undertaking community consultation.

Consultation with Stakeholders

- The former Minister has indicated support for redevelopment of the Site, to deliver improved utilisation of government land.
- The SCC Mayor, Councillors and officers support development along the Spit, which compliments the area and reaffirms the harbour as a leading tourist drawcard for the area. Council is supportive of working with government to progress this opportunity.

- TMR's Facilities Branch and MSQ support redevelopment of the Site, on the proviso that current TMR staff numbers and the BMP's functions are accommodated in a redevelopment or in alternate suitable accommodation in the harbour, [and on the basis TMR manages the redevelopment process](#).
- TMR will liaise with QPS regarding investigations into the redevelopment of the Site, and how this may impact their operations at Mooloolaba.
- Given the sensitivities associated with potential redevelopment of the Site, the long history with BMP, the critical role they play in the transport system, and contract negotiations, consultation with the BMP will be managed by MSQ.

Employment

- Attracting private sector investment in the harbour will create employment opportunities during construction of the new infrastructure, as well as ongoing employment in local businesses once the development is completed and operational. This aligns with the government's intent of the AOCR.

Election Commitments

- N/A.

Department of Transport and Main Roads
Noting Brief
[number to be inserted]

To: Director-General

SUBJECT: Mooloolaba Boat Harbour – Redevelopment opportunity for underutilised land	DATE:
Director-General's Comments:	

Summary

- The Department of Transport and Main Roads' (TMR) Facilities Branch manages underutilised freehold land (the Site) adjoining the Mooloolaba Boat Harbour. The Site accommodates TMR's Boat Harbour Controller, Maritime Safety Queensland (MSQ), Queensland Water Police (QWP) and Brisbane Marine Pilots (BMP) (**Attachment 1**).
- The Site features a disused and dilapidated Marine Operations Base and other improvements which are poorly configured. TMR has identified an opportunity to attract private investment for redevelopment of the Site, which could support a range of marine and complimentary harbour related development outcomes.
- [The Site is home to the BMPs, who provide pilotage for vessels entering and leaving the Port of Brisbane.](#)

Recommendations

- That you **note:**
 - the work being undertaken by TMR in engaging with local council, harbour stakeholders and government agencies to investigate opportunities for redevelopment of underutilised land in the harbour.

Action Officer:

Bradley Chandler
Executive Director, Strategic
Property Management

Tel: 3066 3752
Date: July 2017

Endorsed by:

Les Dunn
General Manager, Portfolio
Investment and
Programming

Tel: 3066 3736
Date: July 2017

Endorsed by:

Sally Noonan
Deputy Director-General,
Policy, Planning and
Investment

Tel: 3066 7464
Date: July 2017

- MSQ is the responsible pilotage authority for the Port of Brisbane, and the relationship with BMP who delivers this service is essential. This service is a key components of the transport system, and any redevelopment proposal will not compromise this.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- Community consultation would be a first step in any proposal to redevelop the Site.

That you **sign**:

- The attached letter to Mr Ian Stewart, Commissioner of the Queensland Police Service, advising of TMR's current review of the land at Mooloolaba and potential implications for the QWP on-site (**Attachment 2**).

Financial Implications

- TMR will fund costs associated with undertaking investigations into the potential for redevelopment of the Site.
- TMR's proposal would be that any existing functions undertaken on the Site that require direct access to the water would be accommodated as part of a redevelopment and funded by a successful proponent, as Returnable works at no cost to the state.
- TMR would generate ongoing revenue from a proponent through long-term lease payments for the area ~~that~~ their development occupies.

Background

- Since the original development of the Marine Pilot's base on the Site in the late 1960's, there has been sporadic and uncoordinated development to accommodate a range of uses. This development has led to an inefficient use of the available land.
- In October 2016, the Queensland Government announced the Advancing Our Cities and Regions (AOCR) strategy. More recently, DSD has been working with the Department of Tourism, Major Events, Small Business and the Commonwealth Games (DTESB) and QT and has identified significant private sector interest in 'non-gambling' and tourism related development projects in Queensland.
- The current BMP pilotage service provides for 6,000 ship movements per annum for the Port of Brisbane, generating substantial economic value for the State.

Issues and suggested approach

- Sporadic development, including the placement of demountable buildings for QWP (circa 2010) and TMR's boat harbour controller and MSQ (circa 2015), has resulted in the inefficient use of available land and water.
- In 2015, TMR staff vacated the former Marine Operations Base amid asbestos concerns, and relocated to a demountable building on the Site. Subsequent investigation identified that refurbishing the building is financially unviable.
- Previous work undertaken by the Department of Natural Resources and Mines and Council circa 2009 (the Mooloolaba Spit Futures Study), identified an opportunity to consolidate government uses that required waterfront access on the Site.
- Preliminary investigations by TMR's Strategic Property Management Branch has identified the potential to redevelop all 9,535m² of the Site, in conjunction with adjacent harbour wet area.
- This redevelopment would need to be undertaken in a staged approach to ensure no interruption to the BMP function and safe use of the Site. Ultimately, demolition of all improvements through a staged approach, would provide for improved utilisation of the available area, start with the demolition of all existing improvements.

Not Relevant

- Subsequent meetings between TMR and cCouncil officers highlighted cCouncil's interest in TMR progressing a redevelopment of the Site, potentially attracting a high-end hotel development.
- At a recent meeting between TMR, DSD, QT and DTESB, DSD highlighted that there are a number of international companies interested in investing in non-gambling tourism related developments. The Site has the potential to accommodate an integrated tourism and government precinct, with the government and BMP functions incorporated as part of the overall development.
- TMR will look for opportunities to leverage off DSD's has previous experience with successfully negotiating Integrated Resort Development outcomes such as Queens Wharf Brisbane DSD's This experience would be invaluable for progressing both community consultation and delivering a successful outcome on the Site.
- TMR will ensure it leads any redevelopment proposal for the Site, to ensure the important functions provided by BMPs are not compromised or diminished which may occur if other agencies take the lead.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- Redevelopment of the Site would deliver on government's AOCR, including improved utilisation of government land, increased employment opportunities and economic growth in the area.
- QWP relocated to the site circa 2010, in what is believed to be an election commitment dating back to 2006. Initiating discussions with them regarding a potential redevelopment is anticipated to be sensitive, and as a result it is recommended a letter is forwarded to the Commissioner of Police to raise awareness regarding TMR's investigations.
- The BMP function of transferring marine pilots to and from cargo ships entering or exiting the Port of Brisbane is integral. TMR will ensure the ongoing function of this service by BMP is not compromised through the redevelopment of the Site, and ensure ongoing communication with BMP as appropriate to keep them informed of any proposals.

Financial Implications

- ~~Subject to which agency may lead a proposal to redevelop the Site (TMR or DSD),~~ TMR will fund the costs associated with undertaking a competitive tender process for the redevelopment.
- The successful proponent identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating core government functions within the redevelopment, or in alternate accommodation within the boat harbour.
- TMR will work to identify an appropriate funding source to meet the costs associated with undertaking community consultation.

Consultation with Stakeholders

- The former Minister has indicated support for redevelopment of the Site, to deliver improved utilisation of government land.
- The SCC Mayor, Councillors and officers support development along the Spit, which compliments the area and reaffirms the harbour as a leading tourist drawcard for the area. Council is supportive of working with government to progress this opportunity.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- TMR's Facilities Branch and MSQ support redevelopment of the Site, on the proviso that current TMR staff numbers and the BMP's functions are accommodated in a redevelopment or in alternate suitable accommodation in the harbour.
- TMR will liaise with QPS regarding investigations into the redevelopment of the Site, and how this may impact their operations at Mooloolaba.

- ~~Following consultation with QPS, TMR will also liaise with BMP (as a tenant of TMR) to advise them of TMR's investigations, possible redevelopment of the Site, and how BMP's operations from the Site will be managed.~~
- Given the sensitivities associated with potential redevelopment of the Site, the long history with BMP, the critical role they play in the transport system, and contract negotiations, consultation with the BMP will be managed by MSQ.

Employment

- Attracting private sector investment in the harbour will create employment opportunities during construction of the new infrastructure, as well as ongoing employment in local businesses once the development is completed and operational. This aligns with the government's intent of the AOCR.

Election Commitments

- N/A.

Subject line: CCN RQ201911261600138495 - TMR Website Enquiry Response

Body

Our Reference: CCN RQ201911261600138495 / WE77462

Dear Not Relevant

Thank you for contacting the Department of Transport and Main Roads (TMR) seeking a copy of *Request for Quote TMR04419 Commercial Advice for the Mooloolaba Development Opportunity*.

The marine operations base at Mooloolaba has long been an important strategic asset for the Queensland Government and continues to provide for marine-related functions such as accommodating the Boat Harbour Controllers, Maritime Safety Queensland (MSQ), Water Police and Marine Pilot staff.

Given the importance of this location and on-site functions, in order to ensure ongoing effective management and planning for the site's future, the department sought independent advice through a Request for Quote.

The Request for Quote contained confidential information and as a result, it is not appropriate for TMR to release the document.

I would like to thank you for your interest in the future of the Mooloolaba Spit, and encourage you to be actively involved in any community and stakeholder engagement process which TMR will undertake to inform future planning for the site.

If you require further information, please call Mr Philip Burns, Manager (Development Projects) on telephone 3066 3753. Mr Burns will be pleased to assist.

Yours sincerely

Email Format

Department of Transport and Main Roads
Noting Brief
DG34166

To: Director-General

SUBJECT: Mooloolaba Boat Harbour – Redevelopment opportunity for underutilised land	DATE: 14 September 2017 <i>16th September 17</i>
Director-General's Comments: <i>1. Noted.</i> <i>2. Good initiative! , please keep me apprised of progress.</i> <i>JK</i> <i>Stales.</i>	

Summary

- The Department of Transport and Main Roads' (TMR) Facilities Branch manages underutilised freehold land (the site) adjoining the Mooloolaba Boat Harbour. The site accommodates TMR's Boat Harbour Controller, Maritime Safety Queensland (MSQ), Queensland Water Police (QWP) and Brisbane Marine Pilots (BMP) (**Attachment 1**).
- The site features a disused and dilapidated Marine Operations Base and other improvements which are poorly configured. TMR has identified an opportunity to attract private investment for redevelopment of the site, which could support a range of marine and complimentary harbour-related development outcomes.
- The site is home to BMP, which provides pilotage for vessels entering and leaving the Port of Brisbane.

Recommendations

- That you sign the letter to Mr Ian Stewart, Commissioner of Police, Queensland Police Service, advising of TMR's current review of the land at Mooloolaba and potential implications for QWP on site (**Attachment 2**).

Action Officer:
Bradley Chandler
Executive Director
Strategic Property
Management
Tel: 3066 3752
Date: 7 September 2017

Endorsed by:
Les Dunn
General Manager
Portfolio Investment and
Programming
Tel: 3066 3736
Date: 8 September 2017

Endorsed by:
Sally Noonan
Deputy Director-General,
Policy, Planning and
Investment
Tel: 3066 7464
Date: 11 September 2017

- That you note:
 - the work being undertaken by TMR in engaging with local council, harbour stakeholders and government agencies to investigate opportunities for redevelopment of underutilised land in the harbour
 - MSQ is the responsible pilotage authority for the Port of Brisbane and the relationship with BMP, which delivers this service, is essential. This service is a key component of the transport system, and any redevelopment proposal will not compromise this

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- community consultation would be a first step in any proposal to redevelop the site.

Financial Implications

- TMR will fund costs associated with undertaking investigations into the potential for redevelopment of the site.
- TMR's proposal would be that any existing functions undertaken on the site, which require direct access to the water, would be accommodated as part of a redevelopment and funded by a successful proponent, as returnable works, at no cost to the state.
- TMR would generate ongoing revenue from a proponent through long-term lease payments for the area their development occupies.

Background

- Since the original development of the Marine Pilot's base on the site in the late 1960s, there has been sporadic and uncoordinated development to accommodate a range of uses. This development has led to an inefficient use of the available land.
- In October 2016, the Queensland Government announced the Advancing Our Cities and Regions (AOCR) strategy. More recently, DSD has been working with DTESB and QT and has identified significant private sector interest in 'non-gambling' and tourism-related development projects in Queensland.

- The current BMP pilotage service provides for 6000 ship movements per annum for the Port of Brisbane, generating substantial economic value for the state.

Issues and suggested approach

- Sporadic development, including the placement of demountable buildings for QWP (circa 2010) and TMR's boat harbour controller and MSQ (circa 2015), has resulted in the inefficient use of available land and water.
- In 2015, TMR staff vacated the former Marine Operations Base amid asbestos concerns, and relocated to a demountable building on the site. Subsequent investigation identified that refurbishing the building is financially unviable.
- Previous work, undertaken by the Department of Natural Resources and Mines and council circa 2009 (the Mooloolaba Spit Futures Study), identified an opportunity to consolidate government uses that required waterfront access on the Site.
- Preliminary investigations by TMR's Strategic Property Management Section has identified the potential to redevelop all 9535m² of the site, in conjunction with adjacent harbour wet area.
- This redevelopment would need to be undertaken in a staged approach to ensure no interruption to the BMP function and safe use of the site. Ultimately, demolition of all improvements, through a staged approach, would provide for improved utilisation of the available area.

•

Not Relevant

- Subsequent meetings between TMR and council officers, highlighted council's interest in TMR progressing a redevelopment of the site, potentially attracting a high-end hotel development.
- At a recent meeting between TMR, DSD, QT and DTESB, DSD highlighted a number of international companies interested in investing in non-gambling tourism-related developments. The site has the potential to accommodate an integrated tourism and government precinct, with the government and BMP functions incorporated as part of the overall development.
- TMR will look for opportunities to leverage off DSD's experience with successfully negotiating Integrated Resort Development outcomes such as Queen's Wharf Brisbane. DSD's experience would be invaluable for progressing both community consultation and delivering a successful outcome on the site.
- TMR will ensure it leads any redevelopment proposal for the site, to ensure the important functions provided by BMP are not compromised or diminished, which may occur, if other agencies take the lead.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- Redevelopment of the site would deliver on government's AOCR, including improved utilisation of government land, increased employment opportunities and economic growth in the area.
- QWP relocated to the site circa 2010, in what is believed to be an election commitment dating back to 2006. Initiating discussions with them regarding a potential redevelopment is anticipated to be sensitive, and as a result it is recommended to forward a letter to Mr Stewart to raise awareness regarding TMR's investigations (**Attachment 2**).
- The BMP function of transferring marine pilots to and from cargo ships entering or exiting the Port of Brisbane is integral. TMR will ensure the ongoing function of this service by BMP is not compromised through the redevelopment of the site, and ensure ongoing communication with BMP, as appropriate, to keep it informed of any proposals.

Financial Implications

- TMR will fund the costs associated with undertaking a competitive tender process for the redevelopment.
- The successful proponent, identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating core government functions within the redevelopment, or in alternate accommodation within the boat harbour.
- TMR will work to identify an appropriate funding source to meet the costs associated with undertaking community consultation.

Consultation with Stakeholders

- The Minister for Main Roads, Road Safety and Ports and Minister for Energy, Biofuels and Water Supply, has indicated support for redevelopment of the site, to deliver improved utilisation of government land.
- The Mayor, Councillors and officers of SCC support development along the spit, which compliments the area and reaffirms the harbour as a leading tourist drawcard for the area. SCC is supportive of working with government to progress this opportunity.

Part Exempt Sch.3(2)(1)(b) Reveal Cabinet consideration

- TMR's Facilities Branch and MSQ support redevelopment of the site, on the proviso that current TMR staff numbers and the BMP's functions are accommodated in a redevelopment or in alternate suitable accommodation in the harbour, and on the basis TMR manages the redevelopment process.

- TMR will liaise with QPS regarding investigations into the redevelopment of the site and how this may impact their operations at Mooloolaba.
- Given the sensitivities associated with potential redevelopment of the site, the long history with BMP, the critical role it plays in the transport system and contract negotiations, consultation with BMP will be managed by MSQ.

Employment

- Attracting private sector investment in the harbour will create employment opportunities during construction of the new infrastructure, as well as ongoing employment in local businesses once the development is completed and operational. This aligns with the government's intent of the AOCR.

Election Commitments

- N/A



Queensland
Government

Office of the
Director-General

Department of
Transport and Main Roads

Our ref: DG34166

18 SEP 2017

Commissioner Ian Stewart
Commissioner of Police
Queensland Police Service
GPO Box 1440
BRISBANE QLD 4001

Dear ~~Commissioner~~ *Ian*

As part of the Queensland Government's *Advancing our cities and regions strategy*, announced in October 2016, the government is looking at opportunities to improve utilisation of government land to deliver better community outcomes, create jobs and drive economic growth.

This strategy includes TMR working with Queensland Treasury and the Department of State Development regarding opportunities in its harbours portfolio. Given the current configuration and underutilisation of the land at Mooloolaba, TMR is commencing investigations into potential co-location of government functions with a commercial development on the site. This would create an integrated development that could meet the needs of government and the community.

Given the potential impact of any redevelopment on the Queensland Police Service Water Police base on the site, I would like to propose representatives from TMR meet with your officers to initiate discussions regarding TMR's investigations.

In order to coordinate a meeting to progress these discussions, please contact Mr Bradley Chandler, Executive Director (Strategic Property Management), Policy, Planning and Investment Division, TMR, by email at bradley.i.chandler@tmr.qld.gov.au or telephone on 3066 3752.

Yours sincerely

Neil

Neil Scales
Director-General
Department of Transport and Main Roads

P.S. I hope all is going well!

7

1 William Street Brisbane
GPO Box 1549 Brisbane
Queensland 4001 Australia

Telephone +61 7 3066 7316
Facsimile +61 7 3066 7122
Website www.tmr.qld.gov.au
ABN 39 407 690 291

Pages 862 through 910 redacted for the following reasons:

Not Relevant

Released under RTI - DTMR

Department of Transport and Main Roads
Decision Brief
DG35236

To: Director-General

SUBJECT: Mooloolaba Boat Harbour – Partnering with Council to progress redevelopment	DATE: 25 May 2018
Director-General's comments: <i>1. Noted.</i> <i>2. Great initiative! , please keep me in the loop.</i> Approved / Not Approved Director-General <i>Scalus.</i> Date <i>28 May 2018</i>	

Summary

- The Department of Transport and Main Roads (TMR) has engaged with Sunshine Coast Regional Council (SCRC) at officer level, proposing to progress an opportunity for redevelopment of underutilised TMR land along the Mooloolaba Spit (the site) (**Attachment 1**).
- Progressing this opportunity has the potential to deliver revitalisation of a focal point of Mooloolaba Boat Harbour (the harbour) and access to the site, delivering co-location opportunities for government services and opportunities for marina development in currently underutilised areas of the harbour.

Recommendations

- That you.
 - note TMR will continue to engage with representatives from SCRC to progress an opportunity for redevelopment of the underutilised land and water at the harbour.
 - note TMR officers will co-ordinate a meeting with Ms Fiona Simpson MP, Member for Maroochydore, through the Honourable Mark Bailey MP, Minister for Transport and Main Roads, to provide an update on the proposal to pursue a redevelopment opportunity

Action Officer:
Brad Chandler
Executive Director
(Strategic Property Management)

Tel: 3066 3752
Date: 18 May 2018

Endorsed by:
Tony Philp
A/General Manager
(Portfolio Investment and
Programming)
Tel: 3066 3766
Date: 22 May 2018

Endorsed by:
Julie Mitchell
Deputy Director-General
(Policy, Planning and Investment)

Tel: 3066 2245
Date: 23 May 2018

- sign the attached letter to Mr Michael Whittaker, Chief Executive Officer, SCRC, recommending TMR and SCRC work in partnership to progress this opportunity (**Attachment 2**).

Financial Implications

- There are no financial implications of the recommendations.

Background

- In September 2017, a briefing note DG34166 (**Attachment 3**) outlined TMR's proposal to investigate an opportunity to attract private investment for redevelopment of TMR land at the harbour (which adjoins SCRC parkland), incorporating a range of land and water based uses.
- In April 2018, Councillor Mark Jamieson, Mayor, SCRC, wrote to the Honourable Anastacia Palaszczuk MP, Premier and Minister for Trade and the Honourable Jackie Trad MP, Deputy Premier, Treasurer and Minister for Aboriginal and Torres Strait Islander Partnerships recommending, among other issues, Queensland Government and SCRC develop a Strategic Land Partnership. This partnership will identify contiguous local and state land parcels that could be more productively utilised to generate economic development and employment outcomes (**Attachment 4**). TMR sees the redevelopment of the site as meeting the objective of the proposed partnership.

Key Issues

- Sporadic development of the site, over a period of time, has resulted in an inefficient use of available land and water.
- The *Mooloolaba Spit Futures Plan* of 2009, jointly led by the then Department of Environment and Resource Management, and SCRC, identified the development of this area as providing active frontages, enhancing open space and incorporating cafes and restaurants. It will also create a new gateway to the peninsular parklands.
- Early engagement at SCRC officer level has confirmed support for progressing a redevelopment of the site, ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys).
- Any activation of the land along the site is likely to be closely watched by the community and, prior to progressing any opportunity, TMR proposes to engage with Ms Simpson to brief her on TMR and SCRC's intended outcome for the site.
- The government's *Advancing Our Cities and Regions (AOCR) Strategy* looks at achieving improved utilisation of government land, increased employment opportunities and economic growth in local areas. Providing an opportunity for the private sector to redevelop the site and incorporate the government and Marine Pilot's functions as part of that redevelopment aligns with the AOCR Strategy.
- Minister Bailey has previously visited the harbour and met with Ms Simpson and harbour tenants regarding a range of issues. During a previous meeting, Minister Bailey expressed interest in officers from TMR exploring opportunities to redevelop the site.

Financial Implications

- TMR will fund the costs associated with undertaking due diligence investigations, as well as to engage specialist advisors to provide advice throughout a procurement process, from within the existing Strategic Property Bulk Program budget.
- The successful proponent, identified through a competitive tender process, will incur all costs associated with redevelopment, including accommodating the core government functions within the redevelopment, or in alternate accommodation within the boat harbour.
- Funding requirements to undertake community consultation will be met internally within Strategic Property Management.

Consultation with Stakeholders

- TMR has undertaken preliminary consultation with Queensland Police Service (Water Police) and the Brisbane Marine Pilots, who both occupy the site. Initial engagement has been positive, with the state's objectives and drivers for the redevelopment well received. TMR will continue to engage with these stakeholders throughout the project.
- TMR's Strategic Property Management Section has engaged with officers from Maritime Safety Queensland and the boat harbour controllers, who occupy the site, to outline the project objectives. This engagement and discussion has been positive.
- Officers from TMR have met with SCRC officers, who have indicated strong support for progressing redevelopment of the site, on the proviso the redevelopment focuses on an outcome not currently provided for on the Sunshine Coast (such as a 'boutique' hotel).
- Minister Bailey and officers from TMR have previously met with Ms Simpson regarding harbour related issues. It is anticipated Ms Simpson will support redevelopment of the site to deliver improved outcomes, investment and increased accessibility for visitors to the site.

Employment

- Redevelopment of the site will provide employment opportunities during project works, as well as employment in any new businesses which establish on site.

Election Commitments

- This matter does not relate to an election commitment.

Our ref: DG35236

28 MAY 2018

Office of the
Director-General

Department of
Transport and Main Roads

Mr Michael Whittaker
Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
SUNSHINE COAST MAIL CENTRE QLD 4560

Dear Mr Whittaker

The Department of Transport and Main Roads (TMR) manages the Mooloolaba Boat Harbour and a parcel of adjoining land along the Mooloolaba Spit where a number of functions such as the Marine Pilots, Water Police and Maritime Safety Queensland/Boat Harbour Controller officers are based. The Spit and harbour hold a significant place in the region as a centre for recreational, community and commercial activities, with these activities having far reaching impacts.

I am aware of the joint work undertaken by the Sunshine Coast Regional Council (SCRC) and the then Department of Environment and Resource Management, which resulted in the *Mooloolaba Spit Future Plan* of 2009. I am also aware of your recent letter to the Honourable Anastacia Palaszczuk MP, Premier and Minister for Trade, and the Honourable Jackie Trad MP, Deputy Premier, Treasurer and Minister for Aboriginal and Torres Strait Islander Partnerships regarding the 2018–19 State Budget opportunities, particularly in relation to a *Strategic Land Partnership* where you have specifically mentioned the plan.

In 2016, officers from TMR undertook stakeholder engagement with SCRC and harbour tenants to develop a concept plan which, among other factors, aimed to identify a long-term vision for the harbour. This concept plan also acknowledged the importance of current uses and identified opportunities where the harbour is underutilised.

Considering the previous work and opportunities which have been identified through those processes, I see there is real potential in our officers working in partnership. This partnership could progress an opportunity for redevelopment on the TMR land, given SCRC's role as a local planning authority and TMR as the land owner.

I seek your support for SCRC officers to work alongside officers from TMR to investigate the opportunities this underutilised site may present. As a first step, I support a meeting with Ms Fiona Simpson MP, Member for Maroochydore, in order to provide her with an overview and intended outcome.

If you have any questions in relation to this proposal or seek further information, I encourage you to contact Mr Bradley Chandler, Executive Director (Strategic Property Management), Policy, Planning and Investment Division, TMR, by email at bradley.l.chandler@tmr.qld.gov.au or telephone on 3066 3752.

I look forward to your support.

Yours sincerely

Neil Scales
Director-General
Department of Transport and Main Roads

Released under RTI - DTMR

Officer:
Email @sunshinecoast.qld.gov.au
Our reference:
Your reference: DG35236

10 September 2018

Mr Neil Scales
Director General
Department of Transport and Main Roads
GPO Box 1549
Brisbane QLD 4001


Dear Mr Scales

Re: Mooloolaba Boat Harbour

Thank you for your letter of 28 May 2018 regarding the potential for our organisations to work in partnership to reimagine the Department's **land at the Mooloolaba Boat Harbour**.

I agree there is a great opportunity to produce enhanced outcomes for both levels of government and for the citizens of the Sunshine Coast, and I am encouraged by your willingness to partner on this initiative.

I understand that an initial site visit was conducted by representatives of Sunshine Coast Council and the Department of Transport and Main Roads on 29 August 2018. This was a very successful visit and I appreciate the time taken by Departmental Officers to share your organisation's vision for the area. Council would welcome opportunities to explore the potential for increased public access to the waterfront including high value economic development opportunities that could co-exist near the maritime facilities that operate in that location.

I would like to suggest that our organisations commence formal discussions on the matter. I propose we convene a meeting of the two organisations, and any other stakeholders you consider necessary, to discuss the scope of potential work and next steps required.

I also propose that this inception meeting discuss the nature and timing of any briefings with local members as suggested in your letter.

The relevant contact at Sunshine Coast Council is Planning and Advocacy, who can be contacted on NR or email
@sunshinecoast.qld.gov.au. Coordinator Regional

I look forward to seeing this important piece of work progress.

Yours sincerely

Not Relevant

Michael Whittaker
CHIEF EXECUTIVE OFFICER

Caloundra 1 Omrah Avenue Caloundra Qld 4551
Maroochydore 10 First Avenue Maroochydore Qld 4558
Nambour Cnr Currie and Bury Streets Nambour Qld 4560

Our ref: DG35801

05 OCT 2018

Mr Michael Whittaker
Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
SUNSHINE COAST MAIL CENTRE QLD 4560

Dear Mr Whittaker

Thank you for your letter of 10 September 2018 about land owned by the Department of Transport and Main Roads (TMR) at Mooloolaba Boat Harbour.

I am encouraged by your support for local and state government agencies to work together on this important project, which has the potential to revitalise an important part of the harbour.

I agree the first step in this process would be to have a formal meeting where our organisations can discuss the opportunities and challenges associated with any proposed outcomes in the harbour. Officers from TMR will contact _____ to arrange a meeting.

This is an exciting project and I look forward to ongoing discussions to deliver a successful outcome.

Yours sincerely

NR

Matthew Longland
Acting Director-General
Department of Transport and Main Roads

Advice for Minister for Transport and Main Roads

Subject: Mooloolaba spit strategic plan

Document ID: DLO2369

- The Department of Transport and Main Roads (TMR) manages the Mooloolaba Boat Harbour and a parcel of adjoining land along the Mooloolaba Spit (the Spit), where a number of functions such as the Marine Pilots, Water Police and Maritime Safety Queensland/Boat Harbour Controller officers are based. The Spit and harbour hold a significant place in the region as a centre for recreational, community and commercial activities, with the effect of these activities having far reaching impacts.
- Joint work undertaken by the Sunshine Coast Regional Council (SCRC) and the Department of Natural Resources and Mines, resulted in the *Mooloolaba Spit Future Plan (2009)*, which focused on providing a framework for the ongoing enhancement of the Spit for residents and visitors.
- In 2016, officers from TMR undertook stakeholder engagement with SCRC and harbour tenants to develop a concept plan, which among other things, aimed to identify a long-term vision for the harbour. This concept plan also acknowledged the importance of current uses and identified opportunities where the harbour is underutilised.
- Following on from the previous work undertaken, TMR has engaged with SCRC, at officer level, proposing to progress an opportunity for redevelopment of underutilised TMR land along the Spit (**Attachment 1**).
- Progressing this opportunity has the potential to deliver revitalisation of a focal point of the harbour and access to the Spit, delivering co-location opportunities for government services and opportunities for marina development in currently underutilised areas of the harbour.
- In May 2018, decision brief DG35236, outlined TMR's proposal to continue to engage with SCRC representatives to progress an opportunity for redevelopment of the underutilised land and water at the Mooloolaba Boat Harbour, and co-ordinate a meeting with Ms Fiona Simpson MP, Member for Maroochydore, through the Honourable Mark Bailey MP, Minister for Transport and Main Roads' office to provide an update on the proposal to pursue a redevelopment opportunity (**Attachment 2**).

Action Officer/Approved by:	Endorsed by GM	Endorsed by DDG	Endorsed by DG
Brad Chandler	Tony Philp	Joshua Hannan	Neil Scales
Executive Director (Strategic Property Management)	A/General Manager (Portfolio Investment and Programming)	A/Deputy Director-General (Policy, Planning and Investment)	Director-General
Tel: 3066 3752	Tel: 3066 3766	Tel: 3066 2245	Tel: 3066 7316
Date: 6 July 2018	Date: 6 July 2018	Date: 9 July 2018	Date: 10 July 2018

- On 28 May 2018, TMR wrote to the SCRC Chief Executive Officer, recommending TMR and SCRC work in partnership to progress this opportunity (**Attachment 3**).
- TMR proposes to meet with the Member for Maroochydore soon, to provide an update regarding any changes in state-owned leases on the land and any ongoing consultation with key stakeholders, as per MBN20726 (**Attachment 4**).
- TMR will continue to liaise with the Member for Maroochydore and focus on opportunities for investment and activation of the underutilised areas, in consultation with relevant stakeholders and boat harbour tenants, regarding their long-term plans.
- Any opportunities identified from consultation that TMR intends to progress, will be subject to Ministerial approval.

Minister Comments

Noted / Not Noted

Minister's signature.....

Date/...../.....

Advice for Minister for Transport and Main Roads

Subject: Update on Mooloolaba spit strategic plan

Document ID: DLO2458

- The *Mooloolaba Spit Futures Plan* of 2009, jointly led by the then Department of Environment and Resources Management and Sunshine Coast Region Council, (SCRC) identified a range of land use outcomes along the Mooloolaba Spit.
- In mid-2016, the Department of Transport and Main Roads (TMR) officers undertook their own engagement with harbour tenants and SCRC to work with these stakeholders and develop the earlier work further and identify a shared vision for the future of the harbour.
- Outcomes from that engagement process included identifying commercial, recreational and marine industry land use outcomes which would contribute to an ongoing sustainable harbour and improve community amenity.
- The Honourable Mark Bailey MP, Minister for Transport and Main Roads and other officers from TMR have since met on a number of occasions with Ms Fiona Simpson MP, Member for Maroochydore and harbour tenants to discuss various issues in the harbour. These issues include individual tenant's interest in redeveloping their existing lease areas.
- At one of these meetings, the Member for Maroochydore recommended the establishment of a working group to guide appropriate development in the harbour. TMR confirmed agreement to work with other state agencies to ensure the best community outcomes are achieved.
- In May 2018 the Director-General TMR noted DG35236 (**Attachment 1**) which detailed TMR's intention to partner with SCRC to progress redevelopment of part of the harbour, and also noted TMR officers would coordinate a meeting with Ms Simpson to provide and update on the proposal.
- TMR officers are currently seeking endorsement from the Minister's Office to coordinate the meeting with Ms Simpson.
- TMR will consider other redevelopment proposals in the harbour as tenants identify these opportunities and express an interest in investing in new infrastructure.

Action Officer/Approved by:	Endorsed by GM	Endorsed by DDG	Endorsed by DG
Brad Chandler	Tony Philp	Julie Mitchell	Neil Scales
Executive Director (Strategic Property Management)	A/General Manager (Portfolio Investment and Programming)	Deputy Director-General (Policy, Planning and Investment)	Director-General
Tel: 3066 3752	Tel: 3066 3766	Tel: 3066 2245	Tel: 3066 7316
Date: 14 August 2018	Date 16 August 2018:	Date: 18 August 2018	Date: 21 August 2018

DLO2458

Minister Comments

Noted / Not Noted

Minister's signature.....

Date/...../.....

Advice for the Office of the Minister for State Development, Manufacturing, Infrastructure and Planning

Subject: Mooloolaba Spit Development

Document ID:	DLO3666
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Background for the Office of the Minister for Transport and Main Roads

- In 2009, following extensive consultation the Department of Environment and Resource Management (DERM) and Sunshine Coast Regional Council (SCRC) released the Mooloolaba Spit Futures Plan to guide future development of the Mooloolaba Spit.
- The Plan included the Department of Transport and Main Roads' (TMR) marine operations base within the 'Government and Peninsular Precinct' and noted government services in the precinct must be limited to uses dependant on water access. It also identified the opportunity to enhance the existing open spaces by incorporating public toilets, cafes and restaurants – creating a new gateway to the peninsular parklands.
- The marine operations base has been developed over time for a range of uses. This has led to an inefficient use of land, and aging improvements (one building remains uninhabitable due to workplace, health and safety issues).
- TMR has previously engaged with SCRC, at officer level, regarding redevelopment of the site, as well as had preliminary discussions regarding the opportunity with the Department of State Development, Manufacturing Infrastructure and Planning , Department of Innovation, Tourism Industry Development, and Queensland Treasury . These stakeholders all support progressing opportunities which provide employment and deliver on their respective priorities.
- TMR has commenced preliminary investigations into future options for potential redevelopment of the site, to incorporate the current on-site functions while opening the balance of the land and underutilised water to potential commercial development. Investigations do not extend beyond the marine operations base and adjoining water area.
- TMR recognises the sensitivities with any proposal for an alternate land (and water) use along the Mooloolaba Spit. As a result, prior to progressing any decision regarding future redevelopment on the site, TMR would undertake further consultation with SCRC and state agencies.
- Any redevelopment of the site would be assessed against the SCRC Planning Scheme 2014.

Suggested advice to the Office of the Minister for State Development, Manufacturing, Infrastructure and Planning

- TMR is undertaking preliminary investigations for the potential redevelopment of the marine operations base at the end of the Mooloolaba Spit (**Attachment 1**).

- Investigations are on the basis the existing functions on the site (Boat Harbour Controllers, Maritime Safety Queensland, Queensland Police Service [Water Police] and Marine Pilots) would be retained and accommodated in a purpose-built facility, delivered at no cost to the state. At the same time, the balance land would be a for additional uses that are appropriate and compliment the area.
- The future for the site will be subject to extensive community and stakeholder consultation (including government agencies) and will acknowledge the outcome of the 2009 Mooloolaba Spit Futures Plan. Any proposal would be assessed against the *Sunshine Coast Regional Council Planning Scheme 2014*.

Julie Moran

From: Karleigh Auguston
Sent: Monday, 22 January 2018 5:31 PM
To: Transport and Main Roads
Subject: RE: Request for briefing

Can we have a briefing note on the issue below please?

Please send to myself and Tim Shipstone.

Thanks,

Karleigh

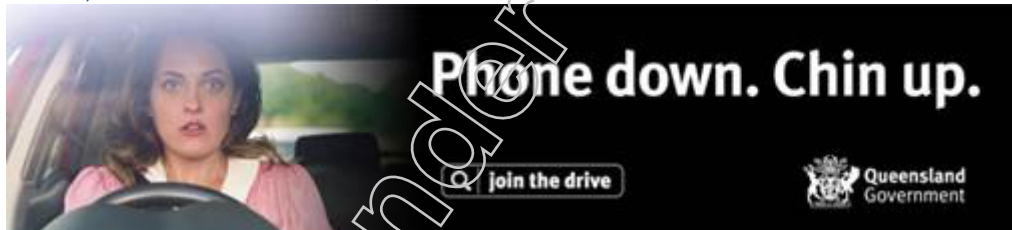
Karleigh Auguston
Caucus Liaison Officer

Office of the Hon. Mark Bailey MP

Minister for Transport and Main Roads



P (07) 371 97328 | E karleigh.auguston@ministerial.qld.gov.au
Floor 34, 1 William Street Brisbane QLD 4000



From: Transport and Main Roads
Sent: Monday, 22 January 2018 2:56 PM
To: Karleigh Auguston <Karleigh.Auguston@ministerial.qld.gov.au>
Subject: FW: Request for briefing

Hi Karleigh.

FYA please.

Regards
Julie

From: Maroochydore Electorate Office [<mailto:Maroochydore@parliament.qld.gov.au>]
Sent: Monday, 22 January 2018 2:54 PM
To: Main Roads <mainroads@ministerial.qld.gov.au>
Subject: Request for briefing

Hon Mark Bailey
Minister for Transport & Main Roads
GPO Box 2644
BRISBANE QLD 4001

Dear Minister

I request your assistance in arranging for me to receive a briefing on the Mooloolaba Spit Master Plan.

I am particularly seeking an update regarding any changes in state-owned leases on this land and whether there has been any ongoing consultation with key stakeholders.

I respectfully request your assistance in facilitating this request as soon as possible.

Yours sincerely

Fiona Simpson

Fiona Simpson MP
Member for Maroochydore
Shadow Minister for Employment and Small Business
Shadow Minister for Training and Skills Development
Tel: 5406 7100



Click [here](#) to have your say in Fiona's Community Survey or sign up for my e-newsletter [here](#)

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Department of Transport and Main Roads
Noting Brief
MBN20726

To: Minister for Transport and Main Roads

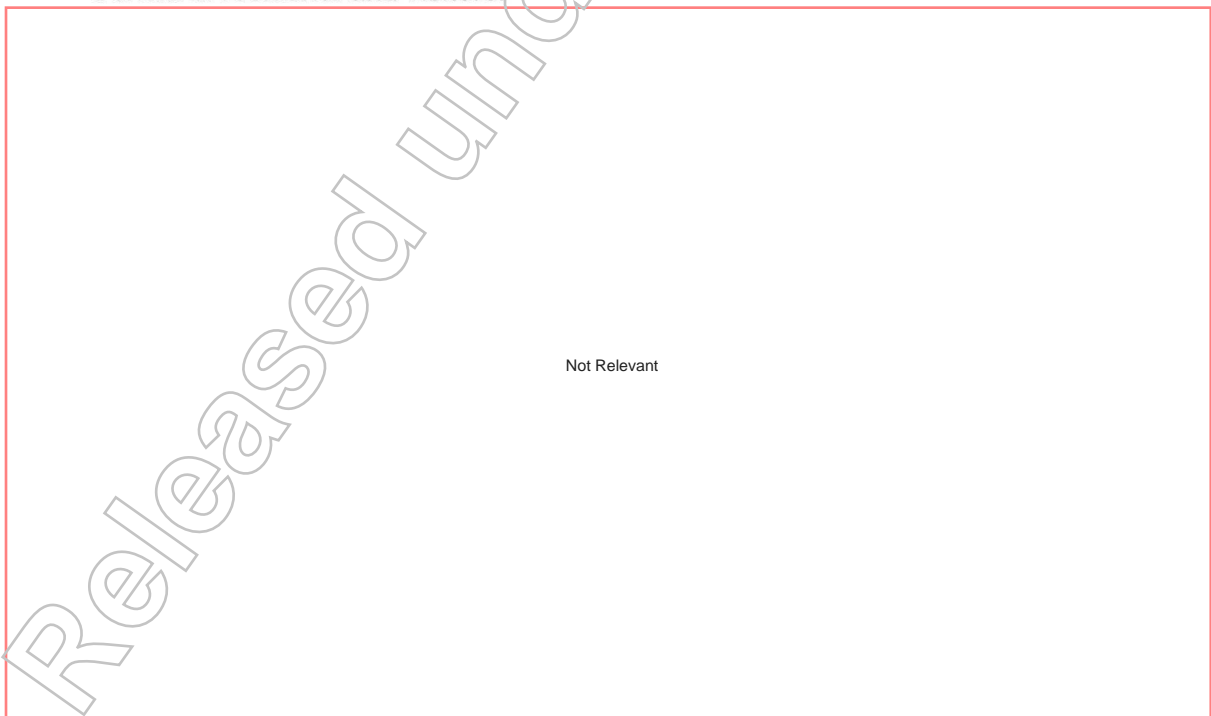
SUBJECT: Mooloolaba Boat Harbour Mooloolaba Spit Master Plan – state-owned leases	Urgent Response has been requested by Minister's Office ASAP
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Summary

- Not Relevant
- Ms Fiona Simpson MP, Member for Maroochydore, has requested a briefing from TMR on the Mooloolaba Spit Master Plan, an update regarding any changes in state-owned leases on the land and any ongoing consultation with key stakeholders.

Background

- In 2009, the then Department of Natural Resources and Mines (NRM) and Maroochy Shire Council developed the Mooloolaba Spit Future Master Plan, which focussed on providing a framework for the ongoing enhancement of the Spit for the benefit of residents and visitors.



Endorsed by:

Brad Chandler
Executive Director
(Strategic Property
Management)
Tel: 3066 3752
Date: 30 January 2018

Endorsed by:

Anthony Philp
A/General Manager
(Portfolio Investment and
Programming)
Tel: 3066 3766
Date: 30 January 2018

Endorsed by:

Sally Noonan
Deputy Director-General
(Policy, Planning and
Investment)
Tel: 3066 7464
Date: 1 February 2018

Endorsed by:

Neil Scales
Director-General
N Scales
Tel: 3066 7316
Date: 2/2/18

Not Relevant

- TMR officers have held positive discussions with stakeholders, who currently occupy parts of the freehold land (**Attachment 3**) (including Queensland Police Service, Brisbane Marine Pilots, Maritime Safety Queensland and Boat Harbour Controller Officers), regarding the underutilisation of the site and potential redevelopment into a multi-use (commercial and community focussed) facility.
- As a result of these positive discussions, TMR officers propose to meet with SCRC to discuss their involvement in potential community consultation regarding the redevelopment.
- Subject to a favourable meeting with SCRC, TMR officers propose to meet with Ms Simpson MP, to provide her with a briefing regarding future plans for the harbour.

Not Relevant

Consultation with Stakeholders

Not Relevant

- TMR officers have met with stakeholders, who currently occupy the freehold land at the end of the harbour. Positive feedback was received regarding the potential redevelopment of the land to provide improved utilisation and a range of land use outcomes.
- TMR has met with SCRC representatives, who strongly support the continued use of the harbour for commercial and recreational uses, particularly uses by the seafood industry, given the significant financial contribution this makes to the local economy. TMR propose to undertake further consultation with SCRC representatives regarding the potential redevelopment of the freehold land at the harbour.

- Subject to the outcome of discussions with SCRC on their support for the redevelopment of parts of the harbour, TMR officers propose to brief Ms Simpson, as her office may receive community enquiries regarding development in the harbour.
- TMR is aware of local sensitivities regarding any proposal to redevelop areas of the Spit and as a result, it is anticipated that prior to progressing with any proposal for redevelopment, there will be a level of community consultation. TMR officers have developed a Communication Plan (draft) (**Attachment 4**) detailing options for undertaking community consultation.

Employment

- Redevelopment of areas within the harbour and freehold land have the potential to create employment opportunities throughout construction.

Election Commitments

- This matter does not relate to an election commitment.

Minister's comments

Noted / Not Noted

Minister's signature.....

Date/...../.....

Pages 929 through 966 redacted for the following reasons:

Not Relevant

Released under RTI - DTMR

Mooloolaba Boat Harbour Redevelopment opportunity

Communication Action Plan

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Document control options

Departmental approvals

Refer to the appropriate Risk Assessment Tool for relevant reviewer and approver

Date	Name	Position	Action required (Review/endorse/approve)	Due
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Risk level

☐ GACC major ☐ GACC minor ☐ High risk (but not GACC) ☒ Medium risk

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Branch & Division	Portfolio Investment and Programming - Policy, Planning and Investment
Project/program	Mooloolaba Boat Harbour – Redevelopment Opportunity
Project number	
Project location	Mooloolaba Boat Harbour
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Released under RTI - DTMR

Background/Context

The Department of Transport and Main Roads (TMR) has an approximate one hectare parcel of land at the eastern end of the Mooloolaba Spit. The land is improved with a number of buildings (both occupied and vacant) and accommodates Maritime Safety Queensland officers, Boat Harbour Controllers, Queensland Water Police and Brisbane Marine Pilots (who provide pilotage services for the Port of Brisbane). The adjoining water area is also held by TMR and is improved with aged pile moorings, a jetty for the marine pilot vessels and another separate jetty for Water Police activities.

In 2009, the then Department of Natural Resources and Water and the then Maroochy Shire Council jointly commissioned the Mooloolaba Spit Futures Plan. The plan considered the opportunities and constraints on the Spit, together with options for future land use and development. The outcome of the plan identified the eastern precinct as a 'Government and Peninsula Precinct' and considered the uses on site should be consolidated to focus on those which have a direct link or requirement to be next to the water, such as Maritime Safety Queensland, Water Police, Boating and Fisheries, and the Port of Brisbane marine pilot operations.

In 2014, the Department of State Development and TMR commissioned CBRE, a leading provider in real estate and commercial property services, to undertake a critical assessment of TMR's eight state-managed boat harbours and suggest actions to improve the economic viability of the entire harbour portfolio. The assessment recommended that TMR explore a number of development opportunities across the portfolio, with one of these being the redevelopment of the subject site (Figure 1 the Site). However, the assessment commented that the private sector's likely desire to build a premium residential development is not consistent with the intent of the Mooloolaba Spit Futures Plan.

In 2016, TMR facilitated a number of meetings with individual tenants in the harbour and with Sunshine Coast Regional Council (SCRC) to engage them in identifying a vision for the harbour and build on the previous work undertaken by other agencies in the Mooloolaba Spit Futures Plan. The outcome of the meetings was the development of a draft concept plan for the harbour that identified a range of potential land use opportunities, including the co-location of government and commercial uses to maximise the area available for development and also increase accessibility to the waterfront for the community.

The Development Projects (DP) team within Strategic Property Management (SPM) has identified an opportunity for releasing the underutilised land and adjoining water area for development by the private sector and, as part of that opportunity, require the developer to incorporate areas for the government and related functions (such as MSQ, BHC and marine pilots) within a completed development.

DP propose that TMR retain ownership of the land by long-term leasing it to a Preferred Proponent.

Some groups within the local community have been opposed to the proposed land use outcomes identified in the Mooloolaba Futures Spit Plan, and do not support increasing height limits to provide for better site utilisation and development outcomes. There has also been the creation of the Mooloolaba Spit Protection Association who are proactive in their advocacy for protecting the Mooloolaba Spit. As TMR's proposal for the underutilised land has the potential to be portrayed by the local community as a 'commercial grab with no benefit for the community', it is paramount that appropriate steps be taken to develop a communications plan and strategy to engage with a broader range of stakeholders outside harbour tenants and SCRC.



Figure 1 The site

Objectives

The communication objectives for the project are to:

- undertake a staged communication approach to to:
 - a. liaise with SCRC to gauge their support for the proposed redevelopment concept, providing an opportunity to talk through the benefits this may bring to the local community and area
 - b. ascertain SCRC's interest and level of commitment to partnering with TMR to undertake broader community consultation and articulate the proposed concept outcome and the potential it has in delivering a range of benefits to the community and government
 - c. engage with the directly affected stakeholders on the Site (MSQ, BHC, BMP and QPS) to provide them with first-hand information regarding TMR's redevelopment proposal
 - d. brief Fiona Simpson MP, Member for Maroochydore and provide an overview of the proposal to redevelop the site to provide better utilisation and outcomes for government and the community
 - e. subject to the outcome of the above mentioned engagement with stakeholders, provide opportunities for broader community consultation in order for them to provide government with their views for the possible land use outcomes.

- use the consultation process as an opportunity for government to inform the community of:
 - i. the benefit of activating the area and delivering improved accessibility for the community and connectivity to the surround public spaces
 - ii. the opportunities to provide for expansion of marine related infrastructure, such as a new marina development to meet increasing demand for recreational boating facilities
 - iii. the need to deliver a commercial return from the development in order to offset TMR's obligations to provide public marine facilities (such as the boat ramp, dredging and car and trailer unit parking) at no cost to the public
 - iv. the important role the different activities on the site play in providing a service to the local community
 - v. the alignment of the proposal with government's *Advancing our cities and regions* strategy and how the proposal will deliver economic and community development outcomes which will create opportunities for jobs and drive economic growth.

Approach

A phased communication approach will be implemented over a six month window between November 2017 and April 2018.

The engagement may be delivered according to the following phases:

- **Preliminary consultation** - Preliminary and informal consultation has been undertaken (as of December 2017) with stakeholders on the site who will be directly affected by any redevelopment proposal. Feedback taken from this early consultation has indicated there is general agreement the site is significantly underutilised and there is great potential to open the area up and improve the functionality, as well as deliver community benefit.
- **Briefing key stakeholders and seeking buy in** - Next immediate steps include a meeting with SCRC representatives will be facilitated to provide them with an overview of the work undertaken by TMR to-date, and provide them with feedback which came from the earlier consultation with directly impacted stakeholders. At that time TMR will raise with SCRC the potential of undertaking a joint community consultation process to engage with the broader community and provide them with an overview of investigations into the potential for redevelopment of the Site. Having determined the level of support from SCRC to progress with community consultation, the DP team will seek endorsement internally within TMR to engage with Fiona Simpson MP, Member for Maroochydore and provide her with an overview of the concept, focusing on the potential to deliver an improved land use outcome and opportunities for economic growth and employment in the local community.
- **Inform** – to inform local and state government and the community that TMR has identified an opportunity to improve the utilisation of the Site, and that the outcome will deliver better community access and connectivity, increase access to marina infrastructure, provide opportunities for employment and economic growth, and accommodates a range of government and marine relates functions without the need for public funding
- **Active Listening** – enable opportunities for the community to provide feedback in response to TMR's concept, potentially through online survey or pop-up community listening booths
- **Analysis** – analysis of community engagement findings and development of a draft assessment detailing the communities feedback in relation to the concept
- **Closing the Loop** – provide feedback to all those who participated in the consultation process (whether via email or letter), update the TMR website with details of the outcome, and potentially provide a community drop in information session to provide details of the outcome.

TMR may choose to engage a consultant to undertake all aspects of community consultation in relation to the proposed redevelopment of the Site. Should this occur, TMR will further develop this plan in collaboration with the consultant.

Tools and tactics

In consultation with the consultant, TMR may elect to adopt a number of approaches to engage with the community. These approaches may include (but not be limited to) those detailed below.

Tactic	Description	Outcome
Communication tools and tactics		
Media relations activity	A media release may be distributed to relevant media outlets. It is anticipated the Minister's Office will manage this process.	Increase awareness of the concept, provide a high level overview of what TMR is aiming to achieve, and provide information on how the community can become involved.
A3 poster	An A3 poster may be prepared providing an artist impression of how the concept may look, and may be placed in SCRC libraries in the surrounding area, elected representatives' offices and local businesses.	Increase awareness of the concept and communicate ways that people can get involved and provide feedback.
Study banner	A pull up banner may be created for use at community listening booths.	Increase awareness of the study.
On-site signage	A large sign (circa 2m x 1m) may be installed along Parkyn Parade at the entrance to the boat harbour, with another immediately outside the Site boundary where people who are visiting the Spit will see it.	The signage will provide information on-location for people visiting the harbour, and will provide them with site context. It will also provide information on how the community can become involved.
Community survey	A community survey may be set up on a suitable platform, possibly looking at utilisation of the Queensland Government Get Involved portal.	Community members will be provided with an opportunity to give feedback on the proposal.
Website	Information about the redevelopment concept may be uploaded to the TMR website. This information will include links to the online survey.	Increase awareness of the concept and communicate ways that people can get involved.
Social media	Information about the concept for redevelopment may be pushed through TMR's social media channels. It is also expected that local elected representatives and opposition members will use their own social	Increase awareness of the concept and communicate ways that people can get involved.

Tactic	Description	Outcome
	media channels to communicate with their followers.	
Pop up community listening booths	<p>TMR may consider the potential of facilitating Pop up community listening booths with the availability of devices to complete an online survey. These booths would provide opportunities for paper based surveys and to take verbal feedback.</p> <p>Subject to TMR determining that Pop up booths would provide improved consultation outcomes, consideration will be given to the appropriate timing, number, location and duration for these to be set-up.</p>	<p>Opportunity for the community to engage with someone face-to-face to provide their views, which may enable better feedback to be collected, that otherwise would not be gained through online media.</p> <p>These booths also provide a presence 'on-the-ground'.</p>
Targeted stakeholder meetings	Meetings with directly impacted stakeholders to brief on plans, progress and seek feedback.	Direct, two-way communication with core stakeholder group. Opportunity to proactively and reactively address issues, as well as incorporate feedback into plans.

Stakeholders

A stakeholder identification process has been carried out to identify people and groups who may have an interest in the redevelopment concept or should be encouraged to take an interest. Stakeholders have been grouped as shown below to enable specific engagement approaches to be tailored for each audience. Stakeholder groups include:

- **Decision makers/influencers** – those with decision making power or the ability to influence decisions.
- **Business, community and special interest organisations and groups** – formal and informal groups that represent specific interests.
- **Public** – those who frequent the Mooloolaba Spit, for uses that may include accessing the public parks, frequenting the food outlets along Parkyn Parade, or visiting the protected waters of the Mooloolaba Beach.

The table below provides a non-exhaustive list of stakeholders that should be engaged during the study and outlines potential issues and areas of interest for each.

Table Project stakeholders

Organisation	Key issues / opportunities	Engagement level
Decision makers/influencers		
<ul style="list-style-type: none"> • Minister for Transport and Main Roads – Mark Bailey MP • TMR Director-General – Neil Scales • TMR Deputy Director-General (Policy, Planning and Investment) - Sally Noonan • TMR Deputy Director-General (Customer Services, Safety and Regulation) – Mike Stapleton 	<ul style="list-style-type: none"> • Opportunity to reiterate the benefit of progressing the project and alignment with government objectives. • Some have direct involvement through their ongoing operational activities/presence on Site. 	Involve

<ul style="list-style-type: none"> • TMR Maritime Safety Queensland • TMR Property Management (Boat Harbour Controllers) • Qld Police Service (Commissioner Stewart) • Brisbane Marine Pilots 	<ul style="list-style-type: none"> • The outcomes from the consultation process will impact on how TMR progresses an opportunity for redevelopment of the Site, and this information will need to be fed back to the locally impact stakeholders. 	
State Member for Maroochydore <ul style="list-style-type: none"> • Fiona Simpson MP 	<ul style="list-style-type: none"> • MP will want to be aware of government's intentions for the Site. • Will be approached by local stakeholders/constituents who want to consult and raise issues if they disagree with the proposal. 	Involve
Federal Member for Fisher <ul style="list-style-type: none"> • Mr Andrew Wallace MP 	<ul style="list-style-type: none"> • Is a local stakeholder whose constituents may want to consult and raise issues if they disagree with the proposal. 	Consult
Sunshine Coast Regional Council, Elected representatives <ul style="list-style-type: none"> • Mayor Mark Jamieson • Cr John Connolly 	<ul style="list-style-type: none"> • Are local stakeholders whose constituents may want to consult and raise issues if they disagree with the proposal. 	Consult
Sunshine Coast Regional Council	<ul style="list-style-type: none"> • Assessment manager for any development, in accordance with the Planning Scheme 2014. <p>Potential partnership with TMR in stakeholder and community engagement .</p>	Involve
Business, community and special interest organisations and groups		
Economic development bodies Mooloolaba Chamber of Commerce	<ul style="list-style-type: none"> • Will be interested in economic development for the local area. 	Consult
Special Interest <ul style="list-style-type: none"> • Marina Industry Association • Boating Industry Association 	<ul style="list-style-type: none"> • These associations represent the marine industry and will be interested in how their members can get involved in the potential development of marina infrastructure in the harbour. • Will be interested in any opportunities which provide for growth of the marine industry. • This consultation will be an opportunity for TMR to understand the demand for marina infrastructure and what boat owners are looking for in new marina developments. 	Consult
Owners of businesses within the study area	<ul style="list-style-type: none"> • Local business owners will be interested in knowing what impact the development will have on their customer base. 	Consult

	<ul style="list-style-type: none"> Some business owners may be interest in finding out how they can become involved in the development, if their business aligns with the intended land use outcomes (i.e 'food and drink outlet' or 'shop'). 	
Community facilities, services and groups <ul style="list-style-type: none"> Australian Volunteer Coast Guard Surf Life Saving Qld Mooloolaba Spit Protection Association Inc. (MSPA) Mooloolaba Paddlers Mooloolaba Marina Mooloolaba Rotary Mooloolaba Surf Life Saving Club Sunshine Coast Yacht Club 	<ul style="list-style-type: none"> Local groups will be concerned about how any redevelopment will impact directly on their special area of interest, such as: <ul style="list-style-type: none"> car parking and traffic height limits Perceived commercialisation. 	Consult
Public		
Harbour visitors from the general public	<ul style="list-style-type: none"> Redevelopment plans. Community facilities and amenity will be provided as part of a proposal. Height limits and high-rise residential development Traffic and parking issues along Parkyn Parade Construction impacts, including access disruptions. 	Consult

Key Messages

Mooloolaba Boat Harbour – redevelopment Opportunity Key Messages

- Redevelopment of the Site will deliver improved waterfront access for the community, increase connectivity to surrounding land uses, activate currently underutilised space, and provide opportunities for employment and growth. This directly aligns with the AOCR.
- TMR has identified a concept for the development of an integrated government and commercial precinct, utilising the strategically located land in an iconic setting in the harbour to attract investment from the private sector. This will deliver a range of facilities, at no cost to the public.
- New marina infrastructure in the harbour will provide for increased berthing capacity, in what is one of the most sought after marina locations along the Queensland coast.
- TMR will retain the underlying tenure over the land and water, and issue a long-term lease and sub-lease 9similar to other existing arrangements in the harbour. This will ensure the valuable public asset is retained in government ownership for the long-term.
- Redevelopment will deliver investment in the harbour, activate and open up an area which is largely closed off to the public, and provide for the ongoing delivery of government and related functions from the Site.
- This opportunity will not allow for a development outcome that delivers a high rise residential tower that excludes open access for the community.

General

- The Queensland Government has released the *Advancing our cities and regions (AOCR)* strategy which is an innovative approach to repurposing underutilised property to deliver better community outcomes, create jobs and drive economic benefit.
- The focus is to ensure the best outcomes are achieved for Queenslanders, at no cost to government.
- TMR seeks to achieve integration of commercial and government uses in a single location, through releasing valuable state assets for development - wholly funded by the private sector.
- There is a focus on achieving improved community access and amenity, balanced with commercial development to deliver economic benefit to government and the surrounding community
- Redevelopment provides opportunities for employment during construction, and long-term through local businesses that may occupy the Site.
- TMR will seek to work with SCRC to consider potential impacts on traffic and parking as a result of redevelopment, and look at innovative ways redevelopment may manage associated issues (with parking) on-site or encourage other forms of transport to access the harbour precinct.

Communication Action Plan

No.	Activity	Description	Channel/Tool	Proposed Timing	Responsibility	Cost
Internal						
1	Tenant engagement (directly impacted tenants)	Meet with individual parties who occupy the Site, and provide them with information regarding TMR's intent for investigating redevelopment opportunities of the land and water. Parties include: <ul style="list-style-type: none"> Maritime Safety Qld (TMR) Boat Harbour Controllers (TMR) Queensland Police Service (Water Police) Brisbane Marine Pilots (pilotage service for Port of Bris.) 	Meetings	Nov 2017 – Jan 2018 (and ongoing)	TMR	Nil
2	District briefing	Meet with Regional/District Director to provide ongoing updates regarding consultation progress and releasing of a redevelopment opportunity	Meetings Emails	Ongoing / as required	TMR	Nil
3	TMR Executive briefing	Ensure DDG, DG and Minister for Transport and Main Roads are kept informed of the consultation process and the redevelopment proposal	Briefing notes	Ongoing / as required	TMR	Nil
External						
1	SCRC engagement	Meet to discuss outcomes of TMR's tenant engagement process, and progress discussions regarding level of SCRC support for partnering with TMR to undertake broader consultation.	Meetings	Jan – Mar 2018	TMR	Nil
2	Local MP Briefing	Meet with Fiona Simpson MP, Member for Maroochydore and provide an overview of TMR and SCRC's intent for redeveloping the Site	Meetings	Mar 2018	TMR	Nil
3	Draft media release	Drafted by TMR project team, and forwarded through internal approval process for release by Minister's office		Apr 2018	TMR	Nil
4	Publish information on TMR Website, Blog, FAQ's	TMR will look at opportunities to publish information regarding the project on the TMR website, Blog and any other social media accessible and available, and publish FAQ's to keep the community well informed and ensure information is easily accessible.	TMR social media forums	Apr 2018	TMR	Nil

6	Prepare public release package*	Consultant to undertake preparation and drafting of material to be publicly released to provide the community with information regarding TMR's proposal.	<ul style="list-style-type: none"> • On-site signage • A3 posters • Community surveys 	Apr 2018	Consultant	TBD
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* Any activity related to the development or release of information to the public for this project is subject to ongoing consultation and guidance taken from TMR's Communications Team and will be reliant on engaging additional resources/consultant to manage this process for TMR.

Released under RTI - DTMR

Advice for Minister for Transport and Main Roads

Subject: Mooloolaba Spit Development Opportunity

Document ID: MBN23001

- The Department of Transport and Main Roads' (TMR) marine operations base at the Mooloolaba Spit has been developed over time for a range of uses. This has led to an inefficient use of land, and aging improvements (one building remains uninhabitable due to workplace, health and safety issues).
- TMR has commenced preliminary investigations into future options for potential redevelopment of the site. Investigations do not extend beyond the Marine Operations base and adjoining underutilised water area.
- Prior to commencing these investigations, TMR engaged with Sunshine Coast Regional Council (SCRC), at officer level, which confirmed SCRC support for progressing a redevelopment of the site and ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys has been discussed).
- TMR released a Request for Quote to three suppliers to undertake the investigations for the site and provide advice to TMR. The Request for Quote contained confidentiality requirements. TMR is investigating how information about the tender has been provided to the media.
- TMR's focus on progressing these investigations is to identify whether the functions of the boat harbour controllers, Maritime Safety Queensland, Queensland Police Service (Water Police), and Brisbane marine pilots can be upgraded, consolidated and incorporated into a redevelopment on the site.
- The preliminary investigations are focussed on understanding if these functions can be delivered through private investment, at no cost to the state, with the balance area being made available for commercial development and increased public access.
- A preliminary feasibility report has identified redevelopment for an integrated commercial and government use facility would need to exceed existing height limits to be commercially viable. Indicatively, this would require minimum building heights of four to five storeys.
- TMR recognises the sensitivities with any proposal for an alternate land (and water) use along the Mooloolaba Spit. As a result, prior to progressing any decision regarding future redevelopment on the site, TMR would engage with the SCRC, State agencies and undertake extensive community consultation to guide decision making.

Action Officer/Approved by:	Endorsed by GM	Endorsed by DDG	Endorsed by DG
Brad Chandler	Tony Philp	Julie Mitchell	Mike Stapleton
Executive Director (Strategic Property Management)	General Manager (Portfolio Investment and Programming)	Deputy Director-General (Policy, Planning and Investment)	A/Director-General
Tel: 3066 3752	Tel: 3066 3766	Tel: 3066 2245	Tel: 3066 7222
Date: 18 November 2019	Date: 20 November 2019	Date: 20 November 2019	Date: 25/11/19

MBN23001

- If progressed, any proposal for redevelopment would be assessed against the SCRC Planning Scheme.

Minister's comments:

Is there any more info re para
4 underlined?

Noted / Not Noted

Not Relevant

Date 6/3/20

Department of Transport and Main Roads
Decision Brief
MBN23201

To: Minister for Transport and Main Roads

SUBJECT: Mooloolaba Spit development plans	Non-Urgent
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Summary

- The Department of Transport and Main Roads (TMR) holds freehold land at the end of the Mooloolaba Spit (the site). This adjoins the Mooloolaba boat harbour and accommodates TMR's boat harbour controllers (BHC), Maritime Safety Queensland (MSQ), Queensland Police Service - Water Police (QPS) and marine pilotage (MP) functions (**Attachment 1**).
- The site features the disused and dilapidated marine operations base and other improvements, which are poorly configured. TMR has identified an opportunity for redevelopment, which could incorporate the existing government and related functions on the site, as well as complementary commercial development outcomes.

Recommendations

- That you approve TMR undertake community-led consultation, which will involve engaging with the community, council, local businesses and stakeholders to ascertain their views on the future of the site.
- That you note:
 - any consultation process which is undertaken will be progressed in accordance with the strategies identified in MBN23363 (currently with your office for consideration), given the current impacts of the novel coronavirus (COVID-19) pandemic
 - the outcome of the consultation process is anticipated to identify the community's views and expectations regarding options for future land use outcomes on the site. This will inform a subsequent ministerial briefing about the outcome of the consultation and TMR's subsequent steps to progressing any redevelopment.

Financial Implications

- TMR will incur costs associated with undertaking community consultation to inform the future plans for the site. TMR will endeavour to bring forward future year funding forecasts to undertake consultation.

Background

- Since the original development of the MP base on the site in the late 1960s, there has been sporadic and uncoordinated development, leading to an inefficient use of the available land.

Action Officer:

Brad Chandler
Executive Director
(Strategic Property
Management)
Tel: 3066 3752
Date: 12 May 2020

Endorsed by:

Tony Philp
General Manager
(Portfolio Investment and
Programming)
Tel: 3066 3766
Date: 15 May 2020

Endorsed by: DDG

Julie Mitchell
Deputy Director-General
(Policy, Planning and
Investment)
Tel: 3066 2245
Date: 18 May 2020

Endorsed by: DG

Neil Scales
Director-General
Tel: 3066 7316
Date: 20 May 2020

- In 2009, the Department of Natural Resources and Mines and the Sunshine Coast Regional Council (SCRC) completed the Mooloolaba Spit Futures Study (the study). The study recommended the consolidation of uses on site to include functions dependant on water access, as well as activating oceanside frontages to incorporate public amenities, cafes and restaurants.
- In early 2019, TMR engaged a consultant to provide independent advice regarding the commercial viability of a redevelopment of the site, including a developer delivering a stand-alone government building at no cost to the State.

Key Issues

- The improvements on the site are aging and poorly configured. One building, previously utilised as office accommodation and requiring large sums of capital investment, remains largely vacant while the site's future is determined.
- In mid-2019, TMR engaged a consultant to provide commercial advice for the Mooloolaba Spit and consider whether the existing functions onsite could be delivered at no cost to the State, in exchange for making the balance of the site available for commercial development. Preliminary investigations were positive, however would require further detailed investigations to better inform TMR's decision-making.
- As a result of local interest and media coverage in redevelopment of the site, you indicated community consultation will be completed, regarding any future plans to redevelop the site.
- If approval is given, an indicative timeframe for progressing community consultation and identifying options for the site has been developed (**Attachment 2**). Several other key issues have been identified and are detailed further in **Attachment 3**.
- TMR has recently responded to an RTI request, seeking to obtain a copy of the independent advice regarding redeveloping the site. The response declined the request and did not provide any information in relation to the advice received.

Financial Implications

- TMR's preliminary investigations into the potential redevelopment of the site have been based on attracting private sector investment to deliver a purpose-built facility for existing onsite functions (at no cost to the State), in exchange for making the balance of the site available for commercial development.
- Based on the outcome of community consultation, if redevelopment options focus on accommodating onsite functions only, with no opportunity for privately-funded commercial development, an alternate funding source will need to be identified.
- TMR will investigate any financial impacts, once more detail is known about the future options, identified through the consultation process.

Consideration of the *Human Rights Act 2019* (HR Act)

- The HR Act was considered when making the recommendations outlined in this brief, and there are no impacts to human rights.

Consultation with Stakeholders

- There is ongoing consultation within TMR to ensure relevant staff are informed of current investigations into the potential redevelopment of the site.
- TMR is engaging with the current MP contractors (through MSQ) and QPS (through the Public Safety Business Agency) regarding site investigations and the longer-term opportunities for redevelopment. TMR is reiterating the importance of the current functions remaining onsite on a long-term basis.

- Preliminary engagement with SCRC has indicated support for the redevelopment of the site and continued support for the outcomes of the study and land-uses provided for under the Sunshine Coast Planning Scheme 2014.
- Ms Fiona Simpson MP, Member for Maroochydore—vocal in calling for the Queensland Government to provide details of its future plans for the site—has lodged a number of recent Questions on Notice in Parliament regarding the issue and held media interviews onsite, without prior notice or approval from TMR.
- The Mooloolaba and Spit Association (the association) has contacted TMR to raise its concerns regarding recent media articles published about redevelopment plans for the site. TMR anticipates the association will be a key stakeholder and advocate regarding any future plans for the site, particularly around issues such as building height, traffic congestion, parking and public amenity.

Employment

- Redevelopment of the site will create employment opportunities during construction and will continue to sustain employment for people working for TMR, QPS and MP functions from new facilities. Attracting commercial development to the site has the potential to increase employment through new opportunities in local business.

Media

- TMR's preliminary investigations into the potential redevelopment of the site have been the subject of recent media articles, following the unidentified release of confidential information contained in a request for quote, for commercial advice.
- In recent news articles, you made statements regarding the government's commitment to "run a consultation process later this year so the local community can share their ideas on how the land can be best improved", and that "any proposal for the site would be developed through a community led process" (**Attachment 4**). TMR anticipates continued messaging about engaging with the community will be effective.

Election Commitments

- This matter does not relate to an election commitment.

Government Priorities

- Redevelopment of this site relates to the State Government's priority of job creation (through ensuring the ongoing sustainability of pilotage services for the Port of Brisbane) and ensuring safe communities through the QPS Water Police functions, and the daily role of TMR offices in managing the harbour and regulating marine activities.

Summary of Actions

- That you approve TMR undertake community-led consultation, which will involve engaging with the community, council, local businesses and stakeholders to ascertain their views on the future of the site.

- That you note:
 - any consultation process which is undertaken will be progressed in accordance with the strategies identified in MBN23363 (currently with your office for consideration), given the current impacts of the COVID-19 pandemic
 - the outcome of the consultation process is anticipated to identify the community's views and expectations regarding options for future land use outcomes on the site. This will inform a subsequent ministerial briefing about the outcome of the consultation and TMR's subsequent steps to progressing any redevelopment.

Minister's comments:

Approved / Not Approved

Minister's signature.....

Date/...../.....

Mooloolaba Marine Operations Base

Development

No.	Activity	Timeframe	Milestones (start – finish)
Community Consultation			
1	Consultant procurement and engagement	6 weeks*	Jun – Jul 2020
2	Development of an Engagement Plan	6 weeks*	Jul – Aug 2020
3	Community consultation	6 – 8 weeks*	Sep – Oct 2020
4	Completion of Consultation Report	4 weeks*	Nov 2020
5	Consider report and brief Minister's office on outcome of Consultation	6 weeks	Dec 2020 - Jan 2021

*Indicates the timeframes TMR is working towards in relation to community consultation for Manly Boat Harbour

All timeframes are indicative and subject to change, particularly given current impacts of COVID-19 on any community consultation process.

Attachment 3

Key Issues

- Queensland Police Service (QPS) relocated to the site in circa 2010, in what is believed to be an election commitment dating back to 2006. The site provides an ideal base for their on-water activities and TMR's preliminary investigations have been on the basis their function would continue from this location.
- In 2016, the Queensland Government announced the *Advancing our Cities and Regions (AOCR)* strategy which focussed on repurposing surplus and underutilised state property to deliver better community outcomes, create jobs and drive economic growth. This strategy contributed to TMR commencing its investigations into the future plans for the site.
- As a result of the underutilisation of the site and government strategy, TMR commenced preliminary discussions with onsite stakeholders, as well as sunshine Coast Regional Council (SCRC) representatives and government agencies. The discussions and stakeholder feedback acknowledged the underutilisation of the site and potential for redevelopment.
- Investigations into the potential redevelopment of the site have been based on attracting private sector investment to deliver a purpose-built facility for existing onsite functions (at no cost to the state), in exchange for making the balance of the site available for commercial development.
- TMR's consultants who provided commercial advice on the site were instructed to assess the minimum height, size and scale of a redevelopment to make it commercially viable. Preliminary investigations were positive, however would require further detailed investigations to better inform TMR's decision making.
- Investigations have not contemplated 'high-rise' development as reported in recent media articles.
- TMR has been made aware the details of the Commercial Advice *Request for Quote* was provided to local media outlets, resulting in this project receiving significant local interest.
- Maritime Safety Queensland (MSQ) is responsible for pilotage services to the Port of Brisbane, which currently exceeds 6000 shipping movements per year and is a key component of the transport network. This site is a critical element to enabling the Port of Brisbane to operate and MSQ has identified the need to maintain its current onsite presence and ensure MP functions can continue.
- TMR is currently undertaking a procurement exercise for pilotage services for the Port of Brisbane beyond 2021 and any proposal for redevelopment at the Mooloolaba Spit will ensure pilotage can continue without interruption, noting there would be site disruptions and logistical issues as part of any redevelopment.
- TMR's Facilities and Accommodation Solutions is currently in negotiations with the Public Safety Business Agency (who act on behalf of QPS) to complete a Memorandum of Understanding to record QPS's occupation on the site.

- The Mooloolaba Spit Futures Study identified the potential for the Department of Agriculture and Fisheries Shark Contractors (currently on Reserve land, surrounded by council parkland across from the boat harbour) to be accommodated on site. TMR's redevelopment investigations have not included this function being located on the site based on the functions being incompatible with other uses.

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Pages 989 through 990 redacted for the following reasons:

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Department of Transport and Main Roads
Noting Brief
MBN23325

To: Minister for Transport and Main Roads

SUBJECT: How information was provided to the media about Mooloolaba Spit development opportunity	Non-Urgent
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Summary

- The Department of Transport and Main Roads (TMR) holds freehold land at the end of the Mooloolaba Spit (the site). This adjoins the Mooloolaba Boat Harbour and accommodates TMR's Boat Harbour Controllers, Maritime Safety Queensland, Queensland Police Service Water Police and marine pilotage functions (**Attachment 1**).
- In November 2019, TMR became aware the details of its Request for Quote (RfQ) for commercial advice for the Mooloolaba Spit Development Opportunity on the site were released to local Sunshine Coast media.

Background

- In early 2019, TMR engaged a consultant to provide independent advice regarding the development feasibility of the site, including a developer delivering a stand-alone government building at no cost to the state.

Issues and Suggested Approach

- In May 2019, TMR approached three consultants to obtain feasibility advice regarding a potential redevelopment of the site. A consultant was subsequently appointed, and the work was completed in October 2019.
- In November 2019, TMR became aware of the unauthorised release of confidential RfQ information to local media, through a request for a response to questions raised by a local journalist.

- LPP

- The review also sought to understand consultants' contractual obligations to maintain RfQ information confidentiality.
- After reviewing the procurement process and ensuring all internal employees involved in the procurement activity were aware and upheld their confidentiality obligations, TMR officers spoke directly to the three consultant representatives to remind them of their obligations on maintaining confidential information.

Endorsed by:

Brad Chandler
Executive Director
(Strategic Property
Management)
Tel: 3066 3752
Date: 28 April 2020

Endorsed by:

Tony Philp
General Manager
(Portfolio Investment and
Programming)
Tel: 3066 3766
Date: 6 May 2020

Endorsed by:

Julie Mitchell
Deputy Director-General
(Policy, Planning and
Investment)
Tel: 3066 2245
Date: 7 May 2020

Endorsed by:

Neil Scales
Director-General

Tel: 3066 7316
Date:

- A letter was then issued to each consultant to reiterate their obligations to maintain confidentiality, requesting consultants undertake their own internal review of processes and security measures, and provide TMR with advice, including 'confirmation in relation to this specific breach of confidentiality that the disclosure did not originate from the Supplier'. **Attachment 2** provides an example of the letter forwarded to the consultants for their consideration and response.
- Each consultant responded to TMR's request and confirmed the breach of confidentiality and release of information had not come from their respective offices.
- The source of the document leak has not been identified.
- In consultation with the CPO, SPM has identified steps which can be taken to provide an increased level of security of information for this type of consultancy in the future.
- As part of TMR's contract disclosure reporting obligations, the description/name of the investigations, value and successful consultant details are publicly available.

Financial Implications

- There are no financial implications.

Consideration of the *Human Rights Act 2019* (HR Act)

- The HR Act was considered when undertaking actions outlined in this brief, and there are no impacts to human rights.

Consultation with Stakeholders

- CPO has provided advice regarding the obligations placed on consultants through the RfQ documentation, and has supported SPM with its investigations into the potential source of the leak to the media.

- LPP

Employment

- There are no employment impacts associated with this matter.

Media

- TMR's investigations into the potential redevelopment of the site has been the subject of recent media articles (since November 2019) and a Questions on Notice in Parliament (QoN381).
- TMR recently responded to a Right to Information request, seeking to obtain a copy of the feasibility advice regarding the redevelopment of the site. The response did not include a copy of the report.

Election Commitments

- This matter does not relate to an election commitment.

Government Priorities

- This matter does not relate to a government priority.

Minister's comments

Noted / Not Noted

Minister's signature.....

Date/...../.....

Our ref 145/08414
Your ref
Enquiries Philip Burns

Department of
Transport and Main Roads

06 December 2019

Ernst & Young
111 Eagle Street
Brisbane Qld 4000

By email: NR [@au.ey.com](mailto:NR@au.ey.com)
NR [@au.ey.com](mailto:NR@au.ey.com)

Dear NR

TMR04419 Commercial Advice for the Mooloolaba Spit Development Opportunity – Invitation for Request for Quote (RfQ) by the Department of Transport and Main Roads (TMR)

We refer to TMR's email dated 22 May 2019 from CPO_Tenders inviting Ernst & Young (the Supplier) along with others, to submit a quote to provide commercial advice for the Mooloolaba Spit Development Opportunity (Services). Attached to that email was the RfQ.

The email and attachments were sent directly to you as you were identified as the relevant contact person within the Supplier who would be most likely to respond to the RfQ. The RfQ, the email and attachments were designated as confidential information in Section 1 of the RfQ.

TMR draws the Supplier's attention to clause 12.1 of the Conditions of Offer (Conditions) in the RfQ which states that the Supplier must ensure that it and its officers, employees, agents and/or sub-contractors who are in possession of confidential information, keep that information confidential except where disclosure of the confidential information is required by law or under the terms of the Conditions. Further as part of any response to the RfQ, the Supplier and any of its officers, employees, agents and/or subcontractors who received the RfQ were required to sign an Acknowledgement of Obligations Confidentiality and Conflict of Interest Deed which was attached to the email.

On Friday 15 November 2019 it came to TMR's attention that all or part of the contents of the RfQ had been disclosed to Sunshine Coast Daily Newspaper without TMR's consent. TMR wishes to express that it is extremely disappointed that this disclosure has occurred. TMR takes the breach of confidentiality obligations very seriously.

For the avoidance of doubt, TMR confirms that this letter has been sent to **all** parties to whom the RfQ was issued and this letter is in no way intended to accuse the Supplier of any breach of the Conditions.

TMR relies upon the entities with which it engages to demonstrate a high standard of compliance, integrity and ethical standards. Following this incident, TMR will now undertake a review its processes in relation to the release of request for quotes to ensure that future projects are not compromised.

In the meantime, TMR requests that the Supplier undertake a review of its internal processes and security measures and provide TMR with advice as to the processes and systems implemented to manage confidential information which comes into the Supplier's possession. Further, TMR requests that the Supplier confirm in relation to this specific breach of confidentiality that the disclosure did not originate from the Supplier.

For any queries regarding this issue please contact Philip Burns, Manager (Development Projects), on 07 3066 3753 or philip.a.burns@tmr.qld.gov.au.

Yours sincerely

Not Relevant

Philip Burns
Manager (Development Projects)

From: [Mailbox DocTrak Media - TMR](#)
To: toby.walker@ministerial.qld.gov.au; [Mailbox DocTrak Media - TMR](#)
Cc: MinisterBaileyMedia@ministerial.qld.gov.au; [TMR DLO](#); [Stacey M Fenech](#); [Natalie Gauld](#)
Subject: RE: SCD Media Enquiry - Spit redevelopment
Date: Thursday, 14 November 2019 5:21:41 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)

Hi Toby

Please find below a response and advice on the Mooloolaba spit redevelopment.

Cheers

Bel

Questions:

Chasing answers today to the following questions in relation to Transport and Main Roads "Request for Quote" TMR04419 – DMS NO 495/00070.

Any assistance would be appreciated. The Request for Quote seeks "Commercial Advice for the Mooloolaba Spit Development Opportunity.

1. Is the Minister aware of his department's plans to seek private sector development of freehold land and water rights it holds for marine services at the end of Mooloolaba Spit?
2. Is he aware that the expectation would be that any such development would exceed the height limits of the Sunshine Coast Planning Scheme 2014?
3. Why is the department not working within the parameters of the Mooloolaba Spit Master Plan 2009 into which it had input and was the subject of broad public submission and debate?
4. Is the Minister concerned that his department has asked that whoever provides the commercial advice does so on the basis that any feasibility study "should consider if incorporating the government functions into the development could be on the basis no rent is payable to the developer for the areas occupied". Regardless of the merits of the proposal should that not be a primary requirement?

Response (Please attribute to a transport and Main Roads spokesperson):

This topic is commercial-in-confidence.

We are unable to provide any comment.

Background – NOT FOR EXTERNAL RELEASE

TMR marine operations base is located on freehold land along the Mooloolaba Spit. The site has been developed over time, which has led to an inefficient use of land and ageing improvements.

One building remains uninhabitable due to workplace, health and safety issues.

TMR has started preliminary investigations into future options for potential redevelopment of the site.

Existing building height limits under the Sunshine Coast Planning Scheme restrict development to 8.5m (two storeys).

TMR investigations are considering the opportunity to attract private sector development for commercial and government uses.

This opportunity would be on the basis government infrastructure is delivered at no cost to the state as part of the redevelopment.

A preliminary report has identified a redevelopment for commercial and government uses would need to exceed existing height limits to be commercially viable.

TMR is currently seeking further advice to understand how the value of government infrastructure, (to be delivered at the developers cost), compares to the value of the balance of developable site area.

The additional advice will help determine if redevelopment would deliver value for money for Queensland. The outcome will guide the State's decision-making process. TMR believes redevelopment of the Mooloolaba Spit for any purpose will be a highly sensitive issue and attract significant local interest – and as a result is proceeding with caution and careful consideration.

Any decision to progress would only be undertaken following extensive community consultation, and with the support of Sunshine Coast Regional Council.

ENDS

From: Toby Walker

Sent: Thursday, 14 November 2019 2:12 PM

To: Mailbox DocTrak Media - TMR

Cc: MinisterBaileyMedia@ministerial.qld.gov.au; TMR DLO ; Stacey M Fenech

Subject: SCD Media Enquiry - Spit redevelopment

Hey team,

Can we please get an urgent update on the below.

SCD looking for a response from the Minister by COB.

We don't know the background on this one so will need a briefing ASAP.

Regards,

Toby Walker

M [redacted] NR

1 William Street, Brisbane QLD 4000

PO Box 15185 City East QLD 4002

E: toby.walker@ministerial.qld.gov.au

From: [redacted] NR <[\[redacted\]@scnews.com.au](mailto:[redacted]@scnews.com.au)>

Sent: Thursday, 14 November 2019 2:06 PM

To: Toby Walker <Toby.Walker@ministerial.qld.gov.au>

Subject: re Spit redevelopment

Toby,

As discussed. Chasing answers today to the following questions in relation to Transport and Main Roads "Request for Quote" TMR04419 – DMS NO 495/00070.

Any assistance would be appreciated. The Request for Quote seeks "Commercial Advice for the Mooloolaba Spit Development Opportunity.

1. Is the Minister aware of his department's plans to seek private sector development of freehold land and water rights it holds for marine services at the end of Mooloolaba Spit?
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[redacted] NR

Journalist

2 Newspaper Place Maroochydore QLD 4558

[redacted] NR

E: [redacted] NR <[\[redacted\]@scnews.com.au](mailto:[redacted]@scnews.com.au)>

W NewsCorpAustralia.com

