

Date : 13/04/2023 9:36:48 AM

From : "Ben Klaassen"

To : "Francis Dela Cruz" Francis.DelaCruz@ministerial.qld.gov.au

Cc : "Rhiannyn Douglas" Rhiannyn.Douglas@ministerial.qld.gov.au

Subject : Archookoora SF

Attachment : Archookoora Camp QoN 993-2022.pdf;image001.png;image002.png;image003.jpg;

Hi Francis

Some information on the education facility at Archookoora State Forest:

- Department of Education (DoE) holds a Land Act term lease over 1.4 Hectares of Archookoora State Forest.
- The 30 yr term lease is for Education purposes only and expires in 2038.
- The education programs and maintenance of the facility has been the responsibility of Kingaroy State High.
- For a number of years it is understood that DoE has engaged a third party as caretaker to undertake grounds and facility maintenance and entered into a Community Use agreement for the property while it has not be operating as an education facility (refer to the attached Question on Notice which addresses this subject and the current arrangements).
- DoE appears to have advised the third party of their intention to surrender the lease noting it is surplus to there requirements.
- DoE is yet to engage with DES about future management of the facility and resuming responsibility for the property.
- DES may be willing to support DoE's surrender and extinguishment of the lease on the proviso all encumbrances and improvements on the lease area are first removed.
- Department of Resources is responsible for administration of Land Act term leases.

Our view is we do not require the infrastructure they have on the site and if they surrender the lease they deal with removal of infrastructure.

Regards

Ben



Ben Klaassen

Deputy Director-General

Queensland Parks and Wildlife Service and Partnerships

Department of Environment and Science

[sch4p4\(6\) Pdf | E ben.klaassen@des.qld.gov.au](mailto:ben.klaassen@des.qld.gov.au)

Level 5, 400 George St, Brisbane QLD 4000

PO Box 15187, CITY EAST QLD 4002

I acknowledge that Aboriginal Peoples and Torres Strait Islander Peoples are the Traditional Owners of this country and they retain their relationship and connection to the land, sea and community.
I pay my respects to all Traditional Owners, and to the Elders past, present and the future for land and sea on which I work, live and walk.



Question on Notice
No. 993
Asked on 12 October 2022

MRS D FRECKLINGTON ASKED MINISTER FOR EDUCATION, MINISTER FOR INDUSTRIAL RELATIONS AND MINISTER FOR RACING (HON G GRACE)

QUESTION

With reference to the lease held by the Education Department over the Archookoora Camp Site in the South Burnett—

Will the Minister advise (a) the tenure and terms of the current Archookoora caretaker, including whether the caretaker pays a fee to live at Archookoora, (b) if a Community Use Agreement been developed between the caretaker and Kingaroy SHS, (c) has the lease been transferred to the Kingaroy SHS and if so, (i) the due diligence undertaken regarding the proposal for the future use of Archookoora to approve the lease transfer and (ii) the terms of this lease including timeframe, benefits to the community, rent and evidence of progress of the proposal

ANSWER

Further to my response to the Member for Nanango on 19 June 2018, I can advise that Kingaroy State High School, in consultation with the Department of Education, has developed a 12-month Community Use Agreement, which is currently being finalised, between the school and Hart Consultancy for the use of the Archookoora site.

While the Community Use Agreement is being formalised, Kingaroy State High School appointed Hart Consultancy as the caretaker for the site. Under the terms of the caretaker arrangement, all improvements, maintenance and utility costs for the Archookoora site will be borne by Hart Consultancy. There is no fee, apart from these costs, currently being paid by Hart Consultancy as caretaker for the site.

The school has not entered into an arrangement for permanent residency at the site.

The lease has not been transferred to Kingaroy State High School. The lease for the Archookoora Outdoor Education Centre was renewed by Kingaroy State High School in 2008, with the expiry of the lease to end in April 2038.

Any future proposal to transfer the Archookoora Outdoor Education Centre lease would need to satisfy the requirement that the intended use is for the purpose for which the original lease was issued, that being for educational purposes only.

Date : 13/04/2023 10:45:27 AM
From : "Francis DelaCruz" Francis.DelaCruz@ministerial.qld.gov.au
To : "Ben Klaassen" Ben.Klaassen@des.qld.gov.au
Cc : "Rhiannyn Douglas" Rhiannyn.Douglas@ministerial.qld.gov.au
Subject : RE: Archookoora SF
Attachment : image001.png;image005.jpg;image002.png;

Thanks, Ben!

From: Ben Klaassen <Ben.Klaassen@des.qld.gov.au>
Sent: Thursday, 13 April 2023 9:37 AM
To: Francis DelaCruz <Francis.DelaCruz@ministerial.qld.gov.au>
Cc: Rhiannyn Douglas <Rhiannyn.Douglas@ministerial.qld.gov.au>
Subject: Archookoora SF

Hi Francis

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Regards
Ben



Ben Klaassen
Deputy Director-General
Queensland Parks and Wildlife Service and Partnerships
Department of Environment and Science
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Date : 15/07/2021 7:01:43 PM

From : "Fiona Wright"

To : "Francis Compton" Francis.Compton@des.qld.gov.au, "Tracy Rose" Tracy.Rose@des.qld.gov.au

Cc : "Fiona Wright" Fiona.Wright@des.qld.gov.au, "Lynn Forrester" Lynn.Forrester@des.qld.gov.au

Subject : DES DTIS Ecotourism Projects 2013-2021_LF FC.docx

Attachment : DES DTIS Ecotourism Projects 2013-2021_LF FC.docx;

Francis and Tracy,

Here's the table Jannah and Lynn worked on.

THESE ARE JUST MY THOUGHTS – so could change tomorrow when we discuss.

I think we should just use two columns (highlighted in yellow) and very short explanation of where proposals are at.

The ones not highlighted in yellow I'm still thinking about – it's confusing as we've included Conondale but not the new Whitsunday election commitment.

Thanks

Fi

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DES Ecotourism Projects 2015-2021, including current status and category of approvals

NB. A number of projects that were initially received in 2013 are included, due to the relevant approvals/decisions not occurring until 2015 or later.

Project Name and National Park	Year received	Status	Category of approvals
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s.73 irrelevant information

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Unsolicited proposals			
s.73 irrelevant information			
<p>Published on DETSI Disclosure Log RTI Act 2009</p>			
<i>Archookoora cabins in Archookoora state forest</i>	2021	Possible project	No approvals to date
s.73 irrelevant information			

Date : 7/06/2021 3:58:53 PM
From : "HARTMANN Lisa"
To : "QPWS Estate" QPWS.Estate@des.qld.gov.au
Subject : FW: Archookoora SF DoE lease transfer/surrender
Attachment : DES_OpsPolicy_Occupation Permits.pdf,image001.png;

FYI

Lisa Hartmann
Team Leader (Statewide Authorities) QPWS&P
Part-time (Mon/Tues/Wed)
 [Chat with me on Teams!](#)

From: HARTMANN Lisa
Sent: Monday, 7 June 2021 3:58 PM
To: MACLEAN Dianne
Cc: PIPER Michael; CHRISTIE Steve
Subject: RE: Archookoora SF DoE lease transfer/surrender

Hi Di,

Occupation Permits (OP) are granted in State forest areas under section 35(1)(a) of the *Forestry Act 1959* to access and occupy State forest. However, following review of the information in the summary report, I'm not sure the Statewide Authorities team can recommend this option as the preferred mechanism to approve the proposal in Archookoora State forest.

Although OPs can be used to authorise infrastructure including community or education centres on forest areas, the commercial element of the proposal may not align with QPWS&P Occupation Permit Operational Policy (**attached**) which states that OPs can only be granted for activities: "*where there is a demonstrated need for the activity to occur on forest area, such as there being some benefit to the State and/or the general public from the activity, where there is no alternative location for the use outside of the forest area*".

Therefore, Statewide Authorities or the relevant QPWS regional office would need to undertake a thorough assessment of the proposal before determining whether an OP could be used to authorise the proposed activities. We'd need to assess the public interest/ public benefits of the installation and whether no reasonable practicable alternative location for the proposal exists (as the facility is already located on this site, why this site was selected).

Additionally, under the policy:

- OPs cannot be granted for activities that can be authorised by another mechanism under other legislation,
- for infrastructure/ activities of a commercial nature, an OP could be granted for a term of up to 10 years, and
- annual fees apply to OPs, and it should also be noted that local government rates will be applied, as OPs are rateable under section 93 the *Local Government Act 2009*.

I hope this information is helpful. Please contact me if you have any questions.

I've included this information in an email rather than directly into the Ecotourism project template/ summary report, as I wasn't sure how much detail to include in the template document.

Lisa Hartmann
Team Leader (Statewide Authorities) QPWS&P
Part-time (Mon/Tues/Wed)
 [Chat with me on Teams!](#)

From: CHRISTIE Steve <Steve.Christie@des.qld.gov.au>
Sent: Thursday, 3 June 2021 7:55 AM
To: HARTMANN Lisa
Cc: PIPER Michael; MACLEAN Dianne
Subject: Archookoora SF DoE lease transfer/surrender

Giddy Lisa

Ecotourism project template summarising the Archookoora SF DoE lease transfer/surrender for your review and input and onforwarding to Di as previously discussed.

Cheers

Steve Christie
Assistant Principal Ranger, Technical Support (Environmental Management)
South West Region | Queensland Parks and Wildlife Service and Partnerships
Department of Environment and Science

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Operational policy

Development and Infrastructure

Occupation Permits

Operational policies provide a framework for consistent application and interpretation of legislation and for the management of non-legislative matters by the Department of Environment and Science. Operational policies are not intended to be applied inflexibly in all circumstances. Individual circumstances may require a modified application of policy.

Policy subject (or issue)

Occupation permits (OPs) issued under the *Forestry Act 1959* (the *Forestry Act*) by the Queensland Parks and Wildlife Service (QPWS).

Background

There are over 400 areas managed under the *Forestry Act* in Queensland as State forests, timber reserves and forest reserves (forest areas). These lands are important public assets, containing critical forest products as well as significant environmental, landscape, recreation, community and cultural values.

The *Forestry Act* establishes a framework for regulating the use of forest areas.

Section 35 of the *Forestry Act* allows for the Chief Executive of the Department of Environment and Science (DES), or a delegate, to grant an OP for occupation of land within a forest area for the construction and operation of structures and infrastructure.

It is an offence under section 73F of the *Forestry Act* to build or keep a structure, or carry out works, on a forest area without holding an authority issued under either the *Forestry Act*, the *Land Act 1994*, the *Geothermal Energy Act 2010*, the *Greenhouse Gas Storage Act 2009*, or the *Mining Acts* (Coal Mining Safety and Health Act 1999, the *Mineral Resources Act 1989*, the *Petroleum Act 1923* or the *Petroleum and Gas (Production and Safety) Act 2004*).

OPs issued under the *Forestry Act* are not to be confused with permits to occupy granted under the *Land Act 1994* (Land Act), which cannot be validly granted over forest areas. Also note that this policy only applies to areas managed under the *Forestry Act*, and does not apply to similar structures or activities authorised on protected areas under the *Nature Conservation Act 1992* (NCA).

Policy statements

OPs are used to authorise activities that constitute some form of physical occupation and exclusion of an area for an extended period of time, generally by structures and infrastructure and associated clearing, that are not authorised by another mechanism under the *Forestry Act*, or under other legislation. Such activities commonly include, but are not limited to:

- water infrastructure, including pipelines, artificial waters (except those related to a grazing authority) and containers;
- communication facilities;
- educational and scientific facilities;

- public infrastructure; and
- recreational facilities.

OPs will only be granted for activities:

- that are not inconsistent with the cardinal principle of management for the underlying forest area, that being preservation of the area for timber production, forest products and watershed protection (or, in the case of forest reserves, demonstrates consistency with the management principles of forest reserves as defined under section 70F of the NCA);
- that avoid, to the greatest extent possible, impacts on forest products and natural, cultural and recreational values of the forest area;
- that limit, to the greatest extent possible, interference with other lawful uses of the land, such as graziers, other OP permittees, holders of native title rights and interests, and the harvesting of timber and other forest products;
- where there is a demonstrated need for the activity to occur on forest area, such as there being some benefit to the State and/or the general public from the activity, where there is no alternative location for the use outside of the forest area; and
- allow for the complete rehabilitation of the OP area (refer to Rehabilitation section below).

OPs will not be issued for structures and associated works that:

1. can be authorised under another mechanism, such as:

- electricity networks or petroleum and gas pipelines that are constructed and operated under a Petroleum Pipeline Licence, which are instead granted easements under the *Electricity Act 1994* and *Petroleum and Gas (Production and Safety) Act 2004* (P&G Act) respectively. However OPs may be used for electricity and petroleum and gas pipelines as a temporary mechanism prior to finalising the easement (refer to OP Term section below), or where the infrastructure is located in a forest reserve (see OPs in forest reserves section below);
- mining activities and infrastructure, which are approved under various permits, licences and leases under the *Mineral Resources Act 1989*, P&G Act, *Geothermal Energy Act 2010* and *Greenhouse Gas Storage Act 2009*, for which the chief executive of DES is required to provide landholder consent rather than issue a permit;
- beekeeping, including any associated works such as site clearing and track maintenance, which is authorised under an apiary permit under the *Forestry Act*;
- stock grazing and the construction of any associated infrastructure, such as sheds, stockyards or artificial waters, which are instead authorised through a term lease or rolling term lease under the *Land Act* or a stock grazing permit under the *Forestry Act*. Refer to the *Operational Policy – Ancillary activities for grazing authorities* for more information (in development – contact the Major Projects and Estate Management Unit); and
- activities and structures of a temporary nature, such as tents, demountable buildings, stands or stages, which are generally associated with an organised event or commercial activity and will be authorised via the associated organised event permit or commercial activity permit or agreement; or

2. are dealt with by revocation, such as:

- new local government or State owned public roads; and
- the inundation footprint of a dam, weir or redirected watercourse (infrastructure causing inundation may be outside of the forest area); or

Released

3. are undertaken by, or on behalf of, QPWS for management of the forest area, such as construction and maintenance of trails, firebreaks and visitor facilities.

OPs will also not be used to authorise short term activities or works that do not constitute physical occupation of an area, such as:

- use of existing roads or tracks within a forest area – normal recreational or thoroughfare use of a road does not require an OP, and any users specifically using the road to conduct commercial operations within the forest area or on nearby land without other dedicated and constructed access would instead require a commercial activity permit or agreement;
- the harvesting of timber and other forest products, including the extraction of quarry material – this is authorised under a sales permit under section 56 of the Forestry Act, and is administered by the Department of Agriculture and Fisheries (DAF); or
- uses that do not require fixed structures or clearing of an area, such as surveying, conducting fauna and flora sampling or geotechnical studies, or creating public safety exclusion zones, such as range danger areas around shooting ranges.

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The Chief Executive will not grant OPs for activities that have significant impacts on key values of the forest area, such as:

- areas of high natural value, including threatened species habitat or vulnerable or endangered regional ecosystems;
- waterways and the greater watershed;
- areas of Indigenous or non-Indigenous cultural heritage;
- recreational interests, including designated campgrounds or areas of scenic amenity; and
- key forestry values.

Applications for OPs are assessed and issued as per the *Procedural Guide - Occupation Permits* (in development - contact the Major Projects and Estate Management Unit for more information). Depending on the circumstances, granting of an OP may be delegated to an appropriate QPWS officer (refer to Delegation section) or to a plantation licensee (refer to State plantation forest section).

Resource industry activities

As outlined above, OPs are not used for structures and works that are carried out under the authority of mining claims or mining leases. However, QPWS may use OPs to manage the presence of resource industry infrastructure that is installed and operated under the authority of other types of resource authorities, including authorities to prospect, petroleum leases, exploration permits for coal and minerals, and mineral development licences. In these cases, the resource authority, rather than the OP, is the authorising mechanism for these activities. The OP is issued solely to manage and condition the conduct of these activities within the boundaries of the State forest. As a result, except where specifically indicated, policy statements and considerations made within this document do not apply to OPs issued for resource industry activities.

For further information on how resource industry activities are managed and conditioned on QPWS managed areas, please refer to the *Operational Policy - Resource Industry Activities on QPWS managed areas* (in development – contact the Major Projects and Estate Management Unit for more information).

Transfer of OPs

OPs may be transferred to other entities with the consent of the Chief Executive. Consent for transfers will not be withheld for an OP transfer unless the prospective new Permittee has a history of poor performance elsewhere. QPWS must also be satisfied that the new Permittee of the OP is an appropriate entity to manage the activity (i.e. an OP for a telecommunications facility must be held by an entity that is capable of managing the site as a telecommunications facility).

Where a site is to be transferred and re-purposed, QPWS may elect to amend or re-issue the permit in order to reflect the new management arrangements.

Termination of an OP

OPs can be terminated by expiry, surrender, or cancellation. In all cases of permit termination, the Permittee must remove all infrastructure and rehabilitate the site to a satisfactory state as determined by QPWS, within three months following expiry. Additional time may be requested for removal of infrastructure and rehabilitation where this is expected to take longer than three months. This will be decided by QPWS on a case-by-case basis and should be requested prior to expiry of the OP. Reasons may include:

- there are substantial structure removal or rehabilitation requirements that are likely to require additional time;
- the Permittee can demonstrate that they are unable to undertake structure removal or rehabilitation requirements due to financial hardship or illness; or
- seasonal or weather conditions make it impossible or impractical to undertake structure removal or rehabilitation within three months.

Any equipment, infrastructure or structures not claimed by the Permittee within three months (or a longer period as agreed to by QPWS) will become the property of the State, and will be removed from the area unless it can be repurposed for management use by QPWS. If permit conditions allow, QPWS will seek reimbursement of costs for the removal of equipment, infrastructure or structures associated with a terminated OP, or for any additional rehabilitation work required on the former permit area. It is the preference of QPWS that, unless remaining infrastructure and structures are of management or ecological value, additional time be given to the Permittee for removal, rather than the State taking ownership of infrastructure and structures that are of no use to QPWS.

Where a terminated OP is the primary authority in a co-location arrangement, removal of infrastructure and rehabilitation may not be required if a co-user wishes to take on primary user status over the site. Arrangements for the transfer of ownership of infrastructure is entirely the responsibility of the primary and co-user.

Expiry

Once a permit reaches its expiry date, the decision must be made by the Permittee to either allow the OP to expire, or apply to renew the OP. QPWS will not allow automatic renewal of OPs, and each renewal application will be subject to assessment to ensure that continuation of the activity is appropriate.

Under no circumstances will QPWS allow an OP to expire without first notifying the Permittee of the upcoming expiry and enquiring whether they wish to apply for renewal.

As a general rule, QPWS will not object to the renewal of the OP unless there are sufficient grounds to do so, such as:

- poor Permittee performance or management of the permit area, and an unwillingness or inability to improve the situation, despite requests from QPWS to do so;
- the Permittee being unable to demonstrate active, ongoing use of the permit area;
- the use being incompatible with QPWS management or uses of the area that predate the OP; or
- the OP expires within 12 months of a proposed transfer of the permit area to a protected area under the NCA, and the use is inconsistent with the new tenure of the area.

Surrender

The permittee may, at any time, apply to surrender their OP, giving QPWS a minimum of three months' notice, in writing, of their intention to surrender. All surrenders must be approved by QPWS. QPWS will not object to

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any surrender of an OP providing that the permittee has completed rehabilitation of the permit area to a satisfactory standard as determined by QPWS.

Where surrender is accepted by QPWS, the permittee is entitled to a pro-rata refund of the remaining rental period for the surrendered OP, except where:

- less than three months' notice has been given prior to surrender, in which case the equivalent of three months rent is retained by QPWS;
- an OP is surrendered within 12 months of the commencement of the permit, in which case QPWS may elect to retain the entire first years rental; or
- the Permittee has not removed all infrastructure and/or rehabilitated the permit area to a satisfactory level, in which case permit fees may be retained to pay for the removal of infrastructure or rehabilitation works by QPWS.

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Where possible, QPWS will encourage Permittees to surrender their permits so as to coincide with their next annual rental payment, so as to avoid the need to refund fees or to seek outstanding fees for the next annual rental period.

Cancellation

QPWS may seek to cancel a permit in response to poor Permittee performance, multiple breaches of permit conditions or failure to pay rental fees, and an unwillingness or inability to demonstrate any improvements despite requests from QPWS to do so. To initiate cancellation, QPWS must demonstrate that it has done everything in its power to allow the Permittee to rectify the situation. On cancellation of a permit, the Permittee must ensure that the permit area has been fully rehabilitated to a satisfactory standard, as determined by QPWS. If rehabilitation is not completed by the Permittee, QPWS may undertake required rehabilitation work and, if permit conditions allow, seek reimbursement of rehabilitation costs from the Permittee.

OPs are also automatically cancelled on transfer of a forest area to a protected area under the NCA. Prior to transfer to protected area, QPWS will notify the Permittee of the upcoming transfer and whether the activity is compatible with the new tenure. Following transfer, activities authorised under OPs may be allowed to continue temporarily through 'previous use authorities' under section 36 of the NCA. If the use is for a service facility the use may be allowed to continue permanently on the area under a section 35A 'existing service facility' authority.

Rehabilitation

Areas subject to OPs must be completely rehabilitated on cessation of the permitted activity. Rehabilitation must be undertaken in line with QPWS' rehabilitation standards, and must achieve, or allows the eventual achievement of, the following objectives:

- restoration of the cardinal management principle of State forests over the permit area, principally the production of timber and forest products and protection of the watershed;
- return of the area to as near to the original landscape condition as possible, including floral assemblages, hydrology, ecological functionality, scenic amenity; and
- maintenance of the restored state of the area in perpetuity, without any additional maintenance of the area being required (beyond normal QPWS land management).

Where an activity occurs on an already degraded area, rehabilitation must restore the area to a stable, natural condition, rather than simply returning it to its condition immediately prior to the commencement of the activity.

Rehabilitation requirements are to be outlined in the Environmental Management Plan (EMP) for the OP, at the commencement of the OP, and must include the following:

- a description of the state of the block prior to the commencement of the activity;

- a description of how the original condition of the block will be altered by the activity;
- specific rehabilitation measures that will be undertaken throughout the life of the OP; and
- details of structures that will be removed by the Permittee on cessation of the OP.

OPs over forest reserves

QPWS will issue OPs for new activities on a forest reserve only if the permitted use is consistent with the management principles of the proposed future tenure of the area. The OP must also be ecologically sustainable, and must not jeopardise the values of the area that warrant protected area dedication.

QPWS will not permit activities that are inconsistent with the future tenure of the area unless the activity is able to be completely removed from the forest reserve, and the OP area can be fully rehabilitated, prior to the scheduled dedication of the protected area.

Easements cannot be granted over protected areas under the NCA. Consequently, it is not appropriate to grant easements on forest reserves which are scheduled to transfer to protected area. Therefore, on these forest reserves, any infrastructure that would otherwise be granted easements (linear electricity infrastructure and petroleum and gas pipelines) will be authorised under OPs rather than easements.

OP term

OPs will generally be granted terms as per the following:

- **Up to 10 years** for private and/or commercial infrastructure and activities, such as water pipelines, dwellings and event venues; and
- **Up to 20 years** for permanent infrastructure that serves a public good, such as public telecommunications facilities.

QPWS will generally seek the longest possible term for OPs in order to allow a greater degree of certainty to Permittees, to allow the Permittee to properly manage the permit area (for example, to conduct ongoing rehabilitation) to minimise QPWS administrative costs. However, shorter terms may be considered where:

- an activity is of a temporary nature and has a defined end date;
- the use is located on a forest reserve and is not considered to be consistent with the management principles of the proposed future tenure of the area, in which case the maximum term of a new or renewed OP will not be granted beyond the date when the area is scheduled to be transferred (if known), or 31 December 2025 if not known (being the expiry date for forest reserve tenure);
- the OP is being issued as a temporary measure while awaiting finalisation of a revocation or alternative authorisation mechanism (e.g. a powerline granted under section 116A of the *Electricity Act 1994*), in which case the OP may be granted for a term of one year, with provision to renew on an annual basis until the alternative authorisation mechanism is finalised;
- the use is inconsistent with future tenure or management aims of the occupied land (for example, conversion of the State forest to a protected area), in which case the OP will be authorised until the commencement of that change;
- a shorter term has been requested by the applicant, and QPWS is satisfied that the shorter term will not result in rehabilitation not being adequately undertaken; or
- QPWS desires a shorter term due to poor past performance by a Permittee.

OP area

QPWS will generally not authorise OPs over areas greater than 10 hectares so as to limit disturbances to the underlying forest area. QPWS may allow OPs greater than 10 hectares where:

- the activity serves a critical public need (for example, a water pipeline); or
- there is no alternative mechanism (such as an easement) to authorise a larger-scale activity; or

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- to allow the amalgamation of multiple OPs over a forest area that are held by a single entity (for example, when OPs are issued for petroleum and gas field development activities - refer to the *Operational Policy - Resource Industry Activities on QPWS managed areas*).

OPs of an area greater than 10 hectares must be approved by the relevant Regional Director or higher. Refer to the 'Delegations' section below for more information.

Fees

Minimum rental fees apply to all OPs, except for communication facilities for community based organisations. Different fees exist for different purposes, and are listed on the DES website. Fees are set by the Chief Executive of DES, and are indexed annually consistent with the Government Price Index.

During the assessment process for new OPs, QPWS will assess the type of activity and determine which fees are appropriate (refer to the *Procedural Guide – Occupation Permits* for more information).

QPWS will not waive annual permit fees for the entire term of an OP. However, QPWS may allow an annual OP rental fee to be waived in a one-off instance, in response to exceptional circumstances such as:

- to alleviate immediate financial hardship;
- where access and/or use of a site is impeded by natural disaster, QPWS management or the actions of another user of the area; or
- where the Permittee has ceased use of the site and is finalising rehabilitation prior to surrender of the OP.

Any waiving of fees must be approved by the appropriate QPWS financial delegate (refer to the 'Delegations' section below). Refer to the *Procedural Guide – Occupation Permits*, for further information about waiving OP fees.

In addition to annual rental fees, OPs are also subject to local government rates under the *Local Government Act 2009*. QPWS will supply local government agencies with details of all OPs that exist within their local government area for rates purposes.

Delegations

Legislative delegations

The power to grant an OP over a forest area is currently delegated to Category 1, 2, 3, and 4 officers of QPWS. Minimum recommended delegations are as follows:

On State forest and timber reserves:

- For all activities issued for a term of up to and including 10 years – **Category 4 (Senior Ranger or equivalent)**.
- Public infrastructure issued for a term of 11-20 years – **Category 3 (Principal Ranger or equivalent)**.
- For all activities, regardless of term, that occupy an area greater than 10 hectares – **Category 2 (Regional Director or equivalent)**.

If QPWS is of the view that an activity is particularly contentious, high profile, or likely to generate additional risk for the department, a higher delegation may be sought, up to **Category 2 (Executive Director)** or **Category 1 – Deputy Director-General**. Delegation of approval beyond Regional Director will be considered on a case by case basis, and QPWS officers must provide detailed reasons justifying the higher level delegation.

On forest reserves, the delegation must be consistent with the delegation required under the scheduled future tenure of the area.

Where a forest reserve is scheduled to transfer to State forest, then **the State forest OP delegations** above apply.

Where the area is scheduled to transfer to protected area:

- **If the use is expected to cease on or prior to the tenure transfer** (including all rehabilitation and removal of structures) - **Category 4 (Senior Ranger or equivalent)**.
- Otherwise, **the OP must be approved by the delegate for the equivalent authority under the NCA**. Where the use must be authorised under section 34, 35, 35A or 36 of the NCA, no delegation exists, and so the OP must be approved by the Chief Executive of DES.

Refer to the current Chief Executive Forestry Act delegations for more information.

Financial delegations

Financial delegations apply where QPWS elects to waive OP fees, which is considered forgone revenue.

Financial delegations are dependent on the size of the annual permit fee that is waived:

- For waived permit fees of less than \$1,000 – **Level 4 delegation (Principal Ranger or equivalent)**.
- For waived permit fees greater than \$1,000, up to \$10,000 – **Level 2 delegation (Executive Director)**.
- For waived permit fees greater than \$10,000, up to \$50,000 – **Level 1 delegation (Deputy Director-General)**.
- Waiving of permit fees greater than \$50,000 are not delegated, and must be **approved by the Chief Executive of DES**.

Refer to the current DES QPWS Financial Delegations for more information.

Co-location and overlapping interests

QPWS will allow the co-location of multiple, compatible users over a single area. A co-location situation comprises a single primary user, generally the original site user, and multiple secondary users. All secondary users must hold an OP, issued by QPWS, and have permission from the primary user to occupy the site. OP fees for secondary co-users will be charged at 50% of the normal annual OP fee.

In most cases, co-location occurs for communication facilities, but it may also be appropriate for other industries (for example, placing a pipeline along an existing, linear infrastructure corridor). In these cases, QPWS must be satisfied that the co-located infrastructure from a different entity is compatible, and that all parties involved in a co-location agree to the arrangement (Refer to *Operational Policy - Communication facilities on QPWS managed areas* for more information on co-location of communication facilities).

The primary user is generally responsible for maintenance of any authorised primary and ancillary infrastructure. Matters, such as sharing of capital and maintenance costs, energy usage and access to equipment within locked structures, are entirely the business of the co-locating entities, providing that they remain within the scope of the OP.

Co-location may also be permitted on QPWS owned structures where it is compatible with QPWS use of the site. Where this occurs, QPWS will negotiate with the co-user regarding payment of a portion of the capital and maintenance costs for the use of the site and any associated infrastructure (such as access tracks).

OPs that overlap with other interests that are not specifically stated to be co-located interests must not be treated as such. For example, an OP issued over part of a grazing authority is not considered to be a co-location, regardless of whether cattle can continue to graze within the OP area.

QPWS' preference is that OPs are not issued where there is an overlapping, incompatible interest, such as where an OP permanently denies access to the grazing authority holder. Where this is unavoidable, the OP

Rele

area will be excised from the other authority, with the rental fees of the other authority adjusted to account for the reduced authority area.

Other Issues

Restriction of public access

OPs do not allow the permittee to restrict access to permit areas for general use, such as for recreational activities, beyond limiting access to physical structures that are the property of the Permittee. In some cases, however, restriction of public access from the OP area or associated access tracks may be required to ensure public safety or to allow works on OP related structures and infrastructure. Where there is cause to do so, QPWS will restrict access to OP areas, either temporarily or permanently, by ensuring that notices prohibiting access under s34AA of the Forestry Act are installed. Notices must be consistent with QPWS design specifications, but are to be installed and maintained at the expense of the Permittee.

Rele

State plantation forests

HQPlantations (HQP) has been delegated a range of powers of the Chief Executive of DES under section 96B of the Forestry Act, including the power to grant and renew OPs.

HQP is therefore responsible for administering OPs that are wholly over plantation licence areas. All OPs granted on State plantation forest must be consistent with plantation forestry. QPWS will direct all enquiries regarding OPs on plantation licence area to HQP.

Occasionally, HQP may refer an OP application to QPWS, on the grounds that the proposed use is inconsistent with plantation forestry. Where a use is deemed by HQP to be inconsistent with plantation forest, QPWS will refuse the application, as it is incompatible with the primary use of the area.

QPWS will administer all OPs that extends across both State forest and plantation licence area. Where this occurs, HQP will be consulted on whether the use is consistent with plantation forestry and what additional conditions are necessary.

Inspections

QPWS will conduct regular inspections of OP permit areas. As a minimum, the following will occur:

- An initial site visit during assessment of a permit application to record the pre-activity state of the area and to determine whether the site is suitable for the activity;
- If the OP is granted, an inspection will occur upon completion of all works associated with the activity;
- Regular inspections of the permit area will occur, as a minimum, every five (5) years throughout the life of the permit, in order to assess whether:
 - the Permittee is complying with the conditions of their permit;
 - the activity conducted under the OP is in line with their EMP; and
 - that the activity is not having an adverse impact on the surrounding forest area;
- An inspection will occur as part of the renewal process for an OP, to assess whether it is appropriate that the OP continue; and
- A final inspection process will be triggered on the termination (expiry, cancellation or surrender) of a permit, which will comprise a pre-termination check of the condition of the permit area (including the progress of rehabilitation of the site), as well as a post-termination inspection to ensure that the activity has ceased and all structures and improvements have been removed.

QPWS may also conduct additional inspections at any time during the life of the permit, where there are concerns regarding the conduct of the activity, as part of management of the area (for example, to identify fire risk around a structure prior to commencing a planned burn) or as an unannounced inspection as part of a

regional auditing and compliance program. QPWS will notify the Permittee of their intention to inspect an OP area, giving at least 1 (one) week notice in writing. It is preferable that the Permittee be in attendance for inspections where possible.

Native Title

Structures and works authorised under an OP are generally considered a future act under the *Native Title Act 1993*. QPWS will identify and assess any native title rights and interests that may be within the permit area (e.g. an existing native title determination and/or land use agreement). The existence or otherwise of native title and the potential impact of any works on native title rights and interests must be considered in accordance with the *State Government Native Title Work Procedures* to ensure valid government dealings with respect to native title. Unless native title is found to not exist, procedural rights may need to be provided to the Native Title parties. QPWS will not issue OPs, nor allow the continuation of existing authorities, unless native title has been completely resolved.

Refer to the *State Government Native Title Works Procedures*, and the *Operational Policy - Validating permits and authorities under the Native Title Act 1993* (Cth) (in development – contact the Assessment and Approvals Unit) for further details on how native title assessment are carried out and how native title must be appropriately considered.

Cultural Heritage

A cultural heritage assessment (of both Indigenous and non-indigenous cultural heritage) must be undertaken by QPWS prior to the issuing of an OP. If areas of cultural heritage significance are identified as part of a cultural heritage assessment, or a cultural heritage item or object is found or encountered, all parties must observe statutory duty of care responsibilities under the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*. Also refer to the QPWS *Operational Policy – Management of Indigenous Cultural Heritage on QPWS estate* and the *Procedural Guide – Managing Indigenous Cultural Heritage* for guidance on this matter.

Definitions

Co-location means the placement of multiple entities on the one area. Generally this occurs as a host or permit area owned or managed by a primary user, which contains infrastructure owned by secondary users.

Forest products has the same definition as under the Forestry Act.

Forest reserves are areas dedicated under the NCA, generally as a holding tenure for areas of former State forest that will be transferred to national park tenure. Forest reserves are managed under the Forestry Act.

Protected areas are any of the following tenures declared under the NCA and managed by QPWS:

- national park (scientific);
- national park;
- national park (Cape York Peninsula Aboriginal Land);
- conservation park; and
- resources reserve.

Reference materials

Procedural Guide: Occupation permits (draft in development – to be completed in 2019)

Operational Policy – Resource industry activities in QPWS managed lands (draft in development – to be completed in 2019)

Operational Policy – Ancillary activities for grazing authorities (draft in development – to be completed in 2019)

Operational Policy - Communication facilities on QPWS managed areas

Operational Policy - Validating permits and authorities under the Native Title Act 1993 (draft in development – to be completed in 2019)

Operational Policy – Management of Indigenous Cultural Heritage on QPWS estate

Procedural Guide – Managing Indigenous Cultural Heritage

Approved By

sch4p4(6) Personal inform

Signature

26/2/19

Date

Deputy Director-General
Queensland Parks and Wildlife Service and
Partnerships

Enquiries:
Major Projects and Estate Management
Ph. 3199 7611
QPWS.estate@des.qld.gov.au

Summary of Department of Education proposed surrender/transfer of Term Lease 0/232297 over Archookoora State Forest – potential commercial tourism proposal

Archookoora State Forest (prepared by SW Region and EDU)						
Name of authority, lease or licence holder	Head of power	Expiry date	Type of arrangement	Revenue generated for QPWS&P in 2019-2020	Queensland Heritage Register?	Australian Heritage Commission Register of National Estate?
Term Lease 0/232297 (title reference 40056318) Purpose granted: Education Registered to the Department of Education (DoE)	Land Act 1994	Commenced 1978 Renewed 16/04/2008 Expiring 15/04/2038	The lease is for Education purposes (namely for the purpose of field studies). Lease is over part of Archookoora State Forest (lot 117 on plan FTY88).	Revenue paid to the Department of Resources DoE pays a yearly rent of \$272.00 Lease renewed in 2008, with rent set at \$75.00 Lease for business purpose with a rental valuation of \$38,500.00 TBC	No	No

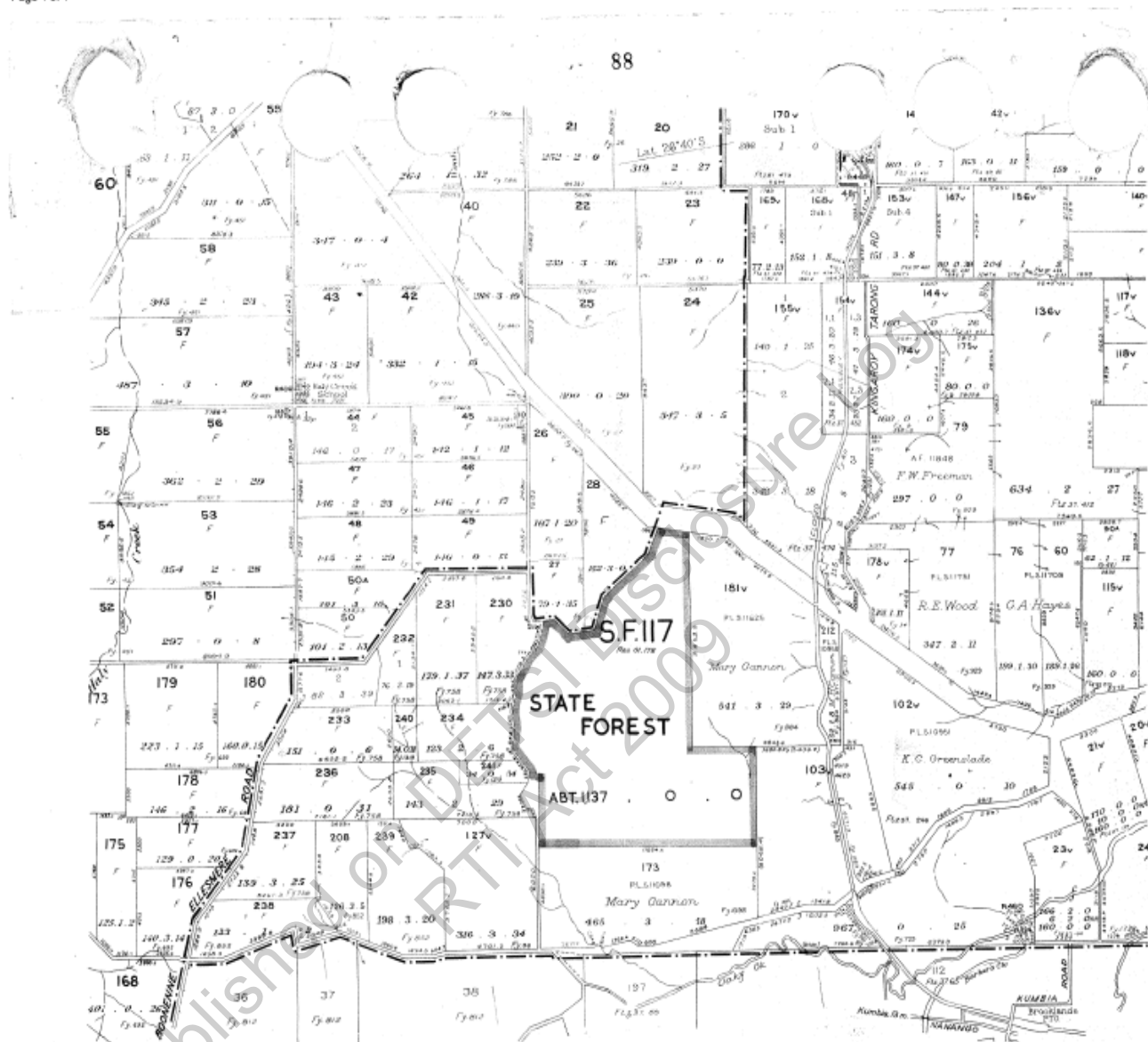
<p>Photos and maps</p>	<div data-bbox="379 129 908 499"> </div> <div data-bbox="917 129 1503 499"> </div> <div data-bbox="379 512 908 1176"> </div> <div data-bbox="917 548 1503 1198"> <ul style="list-style-type: none"> • Archookoora State Forest, described as lot 117 on plan FTY88, is about 460ha. • Term Lease 0/232297, described as lot 251 on plan FY2595 (circled in red), is about 1.4ha and has been granted over part of the State forest. • HQPlantations Plantation Licence Area, described as lot A on PLP0117, is about 456.3ha and has been granted over the State forest. • See detailed maps at back of report • Justin Shields, Ranger, Environmental Management Team, QPWS South West Region (SWR) email March 2018 indicates he sent photos of the site to Mark Whewell (DoE) • ACTION – obtain site photos and summary of infrastructure, potentially map </div>
<p>Location</p>	<p>The lease area is located 23km west of Nanango and 19km south of Kingaroy townships in the South Burnett Regional Council area. The lease area is accessed from Druce Road, Ellesmere Qld 4610.</p>
<p>Background</p>	<ul style="list-style-type: none"> • Lease commenced in 1978, and was previously the site of the Archookoora Forestry Station, with a number of buildings present at the time the lease commenced (see Infrastructure section below). • In February 2018 Mark Whewell Infrastructure Services Branch Department of Education (DoE) wrote to DNRME advising - "The school (Kingaroy State High School) has now advised that the term lease is no longer required and, as such, the department now formally wishes to surrender the lease." • John McDonald Land Officer DNRME 23 March 2018 advised via email; <ul style="list-style-type: none"> ○ attached a copy of the lease image for SL42091 containing the conditions it was subject to...it indicates some structures were present on the land. It also gave permission (upon approval) for the lessee to construct/maintain buildings. ○ The file starts in May 1977, when the department of Works applied to lease the original Archookoora Forestry Barracks for an environmental Study Centre. ○ Public works negotiated to purchase the buildings from the Forestry Department for \$1300.00 for full payment of the two barracks, the garage and the store to the Kingaroy State High School P & C Association. ○ The native title assessment (from when the lease was renewed in 2008) states that the current forestry barracks were constructed by the Forestry Department in 1963.

	<ul style="list-style-type: none"> • In March 2018 Ranger Shiels advised “it has been determined that the infrastructure presents a large financial burden on QPWS should it remain upon surrender.... all improvements made by the lessee during the lease term/s be removed upon surrender.” • The matter then appears to have been in abeyance for 2 years • In March 2021, Philip Rummenie, Infrastructure Advisor DoE emailed both the Department of Resources (prev DNRME) and Ranger Shiels and advised; <ul style="list-style-type: none"> ○ The school have been in negotiations during this time with various groups and an organisation has come forward and submitted a proposal for a community centre including education and conference venue, health retreats and commercial accommodation and camping ○ DoE are seeking advice this proposal could be acceptable use of the current lease arrangements and considered for a transfer of the lease? • Options for the surrender/transfer of Term Lease 0/232297 (the lease) described as lot 251 on plan FY595 is now being considered by the relevant agencies.
Infrastructure	<p>The complex is comprised of: Existing at commencement of lease 1978 and purchased by Kingaroy SHS P & C Association;</p> <ul style="list-style-type: none"> • Two barracks • The garage • The store <p>Current structures on site;</p> <ul style="list-style-type: none"> • Two barracks • Garage/workshop • Two small sheds, one being the Store • Ablutions block • Garden shed
Relevant authorities and leases including expiry dates	<ul style="list-style-type: none"> • Term Lease granted for education purposes (namely for the purpose of field studies) issued to Department of Education (DoE) under the <i>Land Act 1994</i> in 1978 for approx. 1.4ha over part of Archookoora State Forest. • The lease was renewed on the 16 April 2008 • Expiring 15/04/2038
Native title considerations	<ul style="list-style-type: none"> • The Wakka Wakka People have lodged a Native Claim over an area that includes all of Archookoora State Forest. • The application name is Wakka Wakka #3 and was lodged on 29 April 2016 by Florence Bell & Others on behalf of the Wakka Wakka People. • The Native Title Tribunal file number is QC2016/003 and Queensland South Native Services is the representative body.
Issues	<ul style="list-style-type: none"> • It has been determined that the infrastructure presents a large financial burden on QPWS should it remain upon surrender.
Options	<ul style="list-style-type: none"> • Under the Gurra Gurra Framework the Department will investigate options to incorporate priorities and perspectives of First Nations people in decision making and operations. • The site presents an opportunity for the Wakka Wakka People to undertake a range of activities utilising the existing infrastructure. • It is suggested that discussions are initiated with representatives of the Wakka Wakka people regarding this lease prior to making decisions on the future of this lease. An Occupation Permit issued under s35(1)(a) of the <i>Forestry Act 1959</i> may be used to authorise the proposed activities, if activities are assessed as providing a public benefit, the State forest area is an appropriate location for the activities and the activities cannot be authorised under other legislation (Please refer to the <i>DES Operational Policy - Occupation Permits</i>). • Occupation Permits are subject to annual fees and local government rates. •

Archookoora State Forest - maps and plans

Archookoora State Forest

FTY88 V1 Page 1 of 1



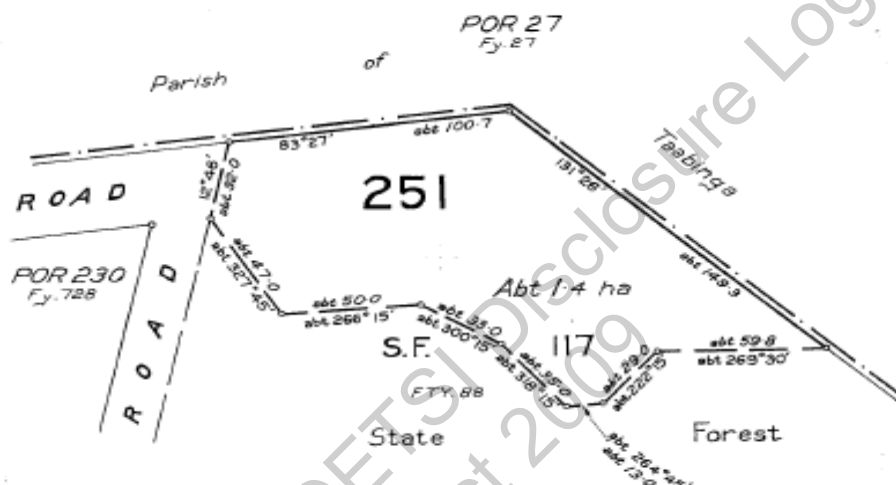
PLAN OF S.F.117		STATE FOREST		DATE OF PREPARATION 10.5.65
FORESTRY DISTRICT <i>Marion</i>		FORESTRY SUB DISTRICT <i>Marion</i>		
PARISH OF KUNIOON		COUNTY OF FITZROY		L.A.D. OF NANANGO
THIS PLAN IS APPROVED BY <i>John</i> FORESTRY DEPARTMENT DATE 10.6.65		THIS IS THE PLAN REFERRED TO IN G.G. 1965-2-1377 SURVEYOR GENERAL DATE		SHIRE OF NANANGO
SCALE 40 CHAINS TO AN INCH		FILE RES.OI.178		COVERS PLAN FTY.
FTY. 88				

FY2595 V0 Page 1 of 1 Not To Scale

I, the CHIEF COMPUTER hereby certify that the Department of Mapping and Surveying has made this plan pursuant to Regulation 29 of the Surveyors Regulations 1978 and that the plan is accurate.

J. D. Cummings - 1 DEC 1978
Licensed Surveyor Date

POR. No.	TENURE
251	SL 42.001 IL



For Additional Plan &
Document Notings
Refer to CISP

ADJUSTMENTS				INITIALS & DATE		Local Auth: <u>NANANGO</u>	
POR.	REF.	PREV. AREA	DRAWN	CHECKED	CHARTED	COMPILED FROM <u>Fy. 758, Fy. 2533 & Sketch with Forestry Letter 78. 17897. on Res. 01/178</u>	
251	Res. 01/178	Estab.	APB	J.R.K.	B.K.D.		
				1.11.78	17.11.78	18.12.78	
MERIDIAN: <u>CAMB. WIDE Fy. 2533</u>						DEPARTMENT OF MAPPING AND SURVEYING	POR. No. <u>251</u>
SCALE <u>1:1500</u>						COMPILED PLAN	PARISH OF <u>KUNIOON</u>
CROWN COPYRIGHT RESERVED							COUNTY OF <u>FITZROY</u>
MAP REF. <u>RM</u>							L.A.D. OF <u>NANANGO</u>
							Fy. 2595

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Garage/workshop



Eastern barracks



Western barracks



Shed



Store



Ablutions block



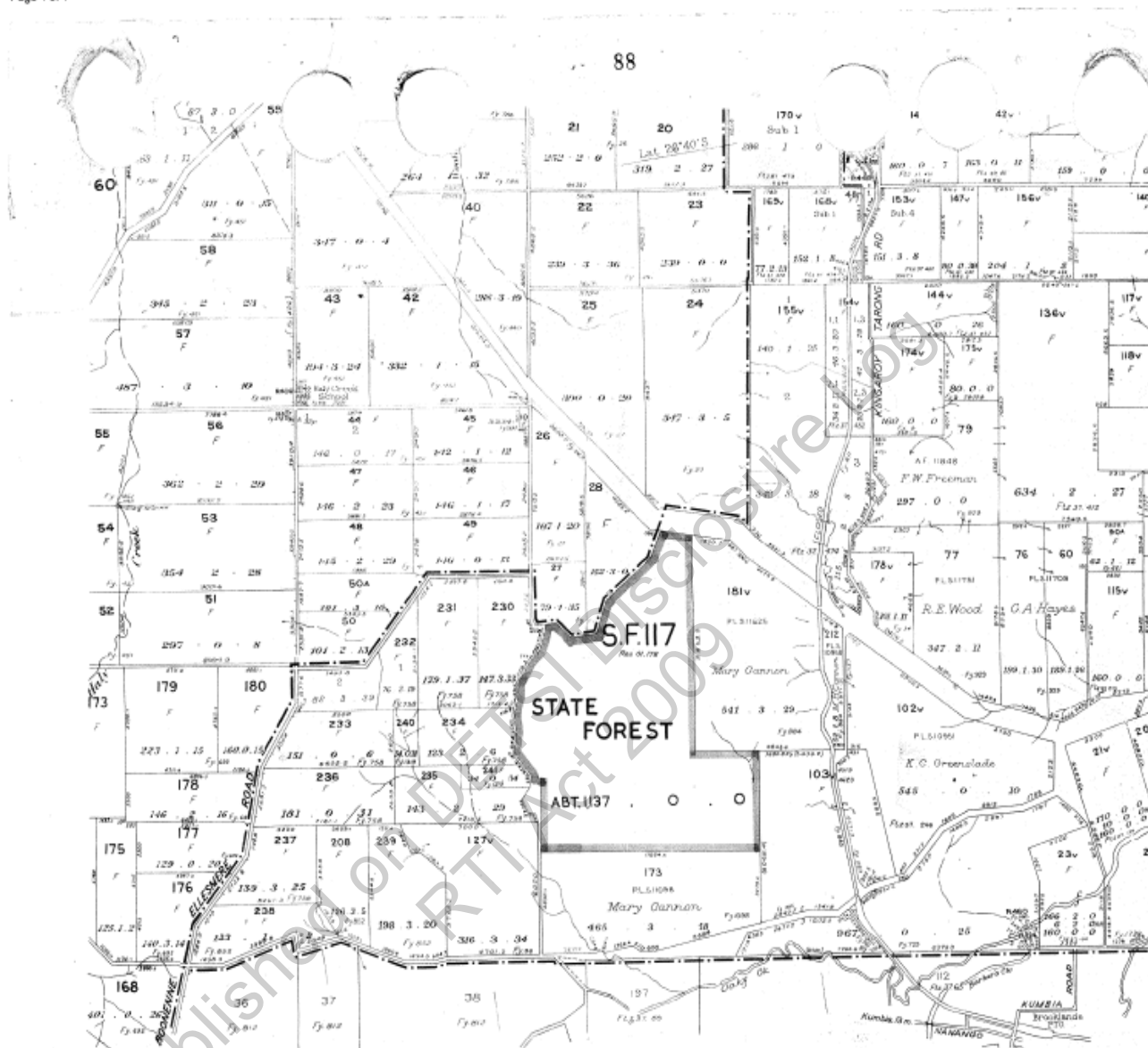
Garden shed adjoining ablutions block (store and shed in background)



Archookoora State Forest - maps and plans

Archookoora State Forest

FTY88 V1 Page 1 of 1



PLAN OF S.F.117		STATE FOREST		DATE OF PREPARATION 10.5.65
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FY2595 V0 Page 1 of 1 Not To Scale

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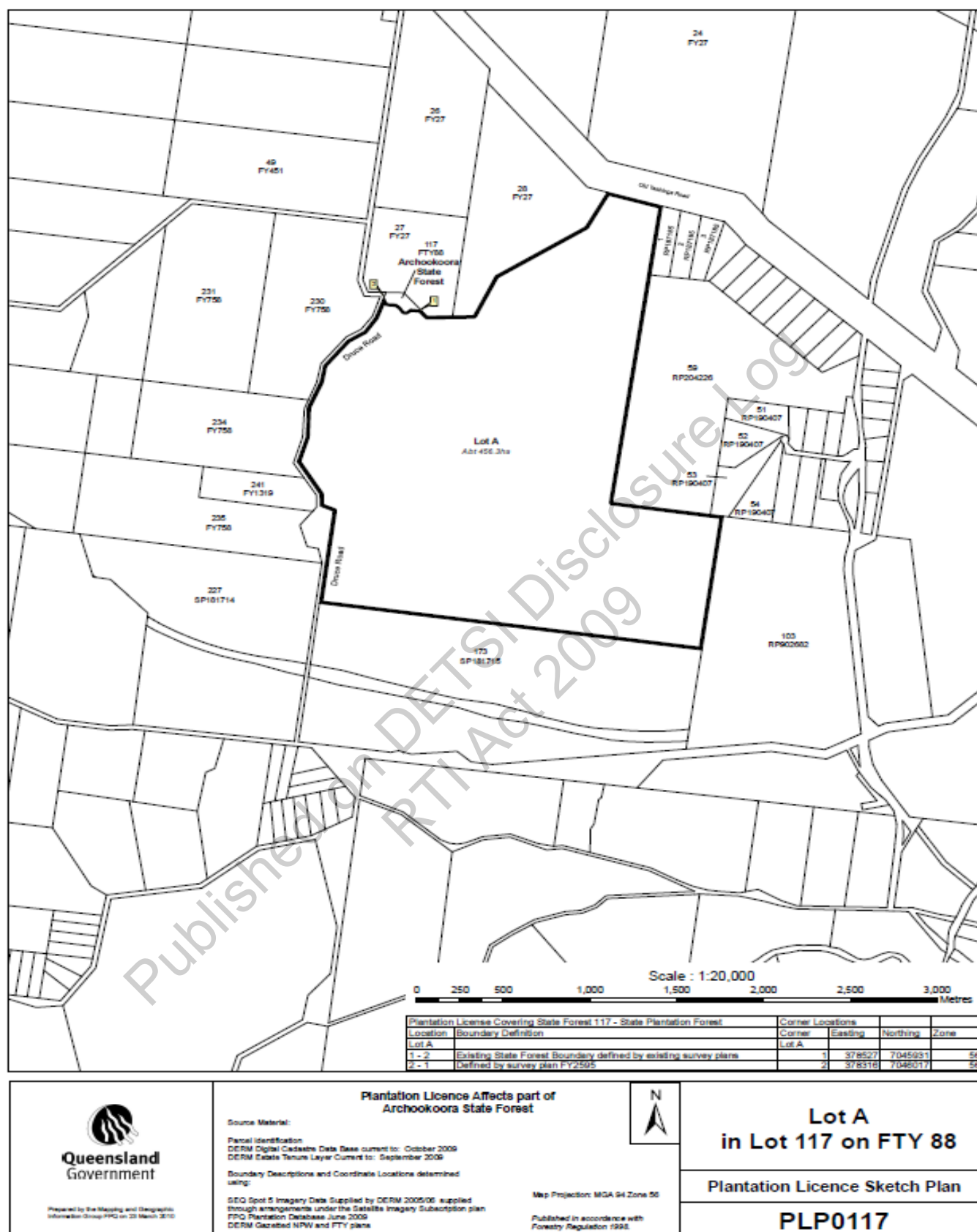
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			1.11.78	17.11.78	18.12.78	MERIDIAN: <u>CAMB. wide Fy. 2533</u>	
						DEPARTMENT OF MAPPING AND SURVEYING	
						COMPILED PLAN	
MAP REF. <u>RM</u>						CROWN COPYRIGHT RESERVED	
						SCALE <u>1:1500</u>	
						POR. No. <u>251</u>	
						PARISH OF <u>KUNIOON</u>	
						COUNTY OF <u>FITZROY</u>	
						L.A.D. OF <u>NANANGO</u>	
						Fy. 2595	

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Garage/workshop



Eastern barracks



Western barracks



Shed



Store



Ablutions block



Garden shed adjoining ablutions block (store and shed in background)



Date : 18/03/2021 9:21:57 AM

From : "LOWE Andrew (400G)"

To : "CHRISTIE Steve" Steve.Christie@des.qld.gov.au

Subject : FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Attachment :

image001.png;image008.jpg;image009.jpg;image002.png;image013.jpg;image016.jpg;image017.jpg;image003.png;image016.jpg;image010.png;image016.jpg;image017.jpg;image016.jpg;Archookoora Campsite Proposal 2021.pdf;251FY2595 Title.pdf;

Steve

Just briefly, from what I can see DoR are yet to determine if the if the proposed purpose of the lease would be suitable (see **highlight** below). Do we have an answer from Anne Maree? If not, we might need to get that answer (which might be no) and then move forward.

If DoR support the transfer of the lease, they will seek formal comments from us I believe. If they don't support the new purpose we will just have to decide what to do with the buildings (noting that the lease doesn't have a specific condition about the removal of improvements – just this general clause below).

I'll give you a call a bit later to discuss.

(11)...the lessee has the right to remove moveable improvements within a period of three (3) months from the forfeiture, surrender or expiry of the lease, provided all money due by the lessee to the State on any account whatsoever has been paid, **or be required to remove those improvements as specified in any further condition of lease.**

From: MCDONALD John <John.Mcdonald@resources.qld.gov.au>

Sent: Tuesday, 16 March 2021 2:43 PM

To: MUNT Anne Maree

Cc: SHIELS Justin; HENRY Stuart

Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi Anne Maree.

You may remember this matter from 2018.

The lease is for Education purposes (namely for the purpose of field studies). The lessee is the Department of Education which is looking to transfer the lease to the proponents of the attached proposal.

The email below was forwarded to me and to DES reps as well (Justin Shiels and Stuart Henry).

The lease is over part of Archookoora State Forest (Lot 117 on FTY788).

The category of the lease is for business purposes with a rental valuation of \$38500.00; however, when the lease was renewed in 2008, a set rent of \$75.00 was assigned. Education now pays a yearly rent of \$272.00 + GST

The attached proposal outlines proposed commercial, as well as community, activities.

If the transfer is allowed, the current condition of the lease (field studies) would need to be amended and a more suitable commercial condition added, and a more suitable rent charged.

I realise that the purpose of "Education" cannot be changed. Would the purpose still be valid for the proposed activities (as outlined in the attached); including (among many others)?

- Conference venue
- Retreat venue
- Commercial kitchen hire
- Health retreats

The last page states:

Cheers

John

From: WYETH Kamilla <Kamilla.Wyeth@des.qld.gov.au>
Sent: Wednesday, 17 March 2021 9:07 AM
To: LOWE Andrew (400G)
Subject: Fwd: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi Andrew

Can you please look into this one and get back to Steve.

Cheers
K

Sent from my iPhone

Begin forwarded message:

From: CHRISTIE Steve <Steve.Christie@des.qld.gov.au>
Date: 17 March 2021 at 8:40:45 am AEST
To: WYETH Kamilla <Kamilla.Wyeth@des.qld.gov.au>
Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Giddy K

Can you please direct me to someone in your team (or an appropriate policy) to discuss the below/attached.

In summary the Department of Education is looking to transfer a term lease for education purposes (lot 251 on plan FY2595) on Archookoora State Forest (lot 117 on plan FTY88) to proponents wanting to undertake commercial activities.

Cheers

Steve Christie

Assistant Principal Ranger, Technical Support (Environmental Management)
South West Region | Queensland Parks and Wildlife Service and Partnerships
Department of Environment and Science

sch4n4(6) Personal information steve.christie@des.qld.gov.au
Level 1, 146 Herries Street, Toowoomba QLD
PO Box 1442, Toowoomba (BC) QLD 4350
W www.des.qld.gov.au

From: HENRY Stuart <Stuart.Henry@des.qld.gov.au>
Sent: Tuesday, 16 March 2021 3:12 PM
To: MCDONALD John; MUNT Anne Maree
Cc: SHIELS Justin; CHRISTIE Steve; ROBERTS Brett
Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi John and Maree,

Justin and I were just discussing our concerns with the compatibility of the proposal with the existing lease conditions, and that the proposal, although light on detail, would potentially trigger management and planning concerns for QPWS and local government.

sch4p4(6) Personal information however feel free to include me in any discussions you may have. I've cc'd my supervisor Steve Christie, and Brett Roberts, Principal Ranger for the area including the QPWS Kingaroy management unit.

Cheers
Stuart

Stuart Henry
Senior Ranger Forest Management
Environmental Management Team
South West Region | Queensland Parks and Wildlife Service & Partnerships
Department of Environment and Science

P 07 4529 8309
1st Floor 146 Herries St Toowoomba
PO Box 1442 Toowoomba 4350

From: MCDONALD John <John.Mcdonald@resources.qld.gov.au>

Sent: Tuesday, 16 March 2021 2:43 PM
To: MUNT Anne Maree
Cc: SHIELS Justin; HENRY Stuart
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- Retreat venue
- Commercial kitchen hire
- Health retreats

The last page states:

Cheers

John

From: RUMMENIE, Philip <Philip.RUMMENIE@qed.qld.gov.au>
Sent: Tuesday, 16 March 2021 1:51 PM
To: MCDONALD John; WHEWELL, Mark; SHIELS Justin
Cc: HENRY Stuart; MCGOWAN, Gayle; JAGO, David
Subject: RE: Archookoora - Surrender of Lease New proposal

Good afternoon everyone,

As you may be aware, some years ago Kingaroy SHS proposed to surrender the lease of the Archookoora campsite. The school have been in negotiations during this time with various groups and an organisation has come forward and submitted the attached proposal. If this would be an acceptable use of the campsite and the current lease arrangements, could you please advise if this proposal could be considered for a transfer of the lease.

Thank you for your time and apologies if this issue is no longer relevant to your portfolio's.

Kind regards

Phil

Philip Rummenie
Infrastructure Advisor
Department of Education and Training

 **sch4p4(6) Pdf** E: philip.rummenie@qed.qld.gov.au
DDSW – Toowoomba Regional Office

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From: MCDONALD John <John.Mcdonald@dnrme.qld.gov.au>
Sent: Friday, 23 March 2018 2:54 PM
To: WHEWELL, Mark <Mark.WHEWELL@qed.qld.gov.au>; SHIELS Justin <Justin.Shields@des.qld.gov.au>
Cc: HENRY Stuart <Stuart.Henry@des.qld.gov.au>; MCGOWAN, Gayle <Gayle.MCGOWAN@qed.qld.gov.au>
Subject: RE: Archookoora - Surrender of Lease

Hi Mark/Justin.

My colleague has had a look at the old file and provided the following information (along with the attachment).

The file starts in May 1977, when the department of Works applied to lease the original Archookoora Forestry Barracks for an environmental Study Centre.

Public works negotiated to purchase the buildings from the Forestry Department.

The negotiated price was \$1300.00 for full payment of the two barracks, the garage and the store to the Kingaroy State High School P & C Association.

Forestry may have further information about when the buildings were constructed prior to 1977.

The native title assessment (from when the lease was renewed in 2008) states that the current forestry barracks were constructed by the Forestry Department in 1963.

Hopefully this information will suit your needs.

Regards,

John

John McDonald
Land Officer
Department of Natural Resources, Mines & Energy (DNRME)
16-32 Enterprise Street
PO Box 1167, Bundaberg QLD 4670
Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308
Email: john.mcdonald@dnrme.qld.gov.au
Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304
Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@qed.qld.gov.au>]
Sent: Friday, 23 March 2018 10:29 AM
To: MCDONALD John ; SHIELS Justin
Cc: HENRY Stuart ; MCGOWAN, Gayle
Subject: RE: Archookoora - Surrender of Lease

Hi John,

Thanks for sending this through and reviewing the old lease file if/when it's located at the Gympie Office.

Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

Please consider the environment before printing this email.

From: MCDONALD John [<mailto:John.Mcdonald@dnrme.qld.gov.au>]
Sent: Friday, 23 March 2018 10:23 AM
To: SHIELS Justin; WHEWELL, Mark
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi Justin/Mark.

I have requested Gympie office to see if they can locate the old lease file for SL42091 issued in 1978. I will get them to forward to me so I can search for details re the buildings.

In the interim, I have attached a copy of the lease image for SL42091, containing the conditions it was subject to. On reading this, it indicates some structures were present on the land. It also gave permission (upon approval) for the lessee to construct/maintain buildings.

I will let you know once I received and searched the file.

Regards,

John

John McDonald
Land Officer
Department of Natural Resources, Mines & Energy (DNRME)
16-32 Enterprise Street
PO Box 1167, Bundaberg QLD 4670
Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308
Email: john.mcdonald@dnrme.qld.gov.au
Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304
Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)

From: SHIELS Justin
Sent: Thursday, 22 March 2018 10:01 AM
To: WHEWELL, Mark <Mark.WHEWELL@ged.qld.gov.au>; MCDONALD John <John.Mcdonald@dnrme.qld.gov.au>
Cc: HENRY Stuart <Stuart.Henry@des.qld.gov.au>
Subject: RE: Archookoora - Surrender of Lease

Hi Mark/John,

Apologies for the delay in responding, in general we were considering a number of options for the infrastructure on the lease. It has been determined that the infrastructure presents a large financial burden on QPWS should it remain upon surrender.

And it is also understood that this was previously the site of the Archookoora Forestry Station, with a number of buildings possibly being present at the time the lease commenced.

QPWS do not object to the Department of Education surrendering this lease, however in effort to reduce the financial burden QPWS requests that all improvements made by the lessee during the lease term/s be removed upon surrender.

The lease documents I have available do not indicate what infrastructure was present at the time this lease commenced in 1978. Is there any record of what infrastructure was present at the time of commencement either DoE or DNRME lease records? If not I encourage an on-site meeting to discuss and mutually determine what is to be removed.

Please let me know if you have any further queries or wish to arrange an on-site meeting to discuss the removal of infrastructure.

Cheers

Justin Shiels

Senior Ranger Environmental Management Team
South West Region
Queensland Parks and Wildlife Service
Department of Environment and Science

P 07 4529 8377
146 Herries St Toowoomba, Qld 4350
PO Box 1442, Toowoomba BC, Qld 4350

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@qed.qld.gov.au>]
Sent: Monday, 12 March 2018 11:32 AM
To: SHIELS Justin
Subject: RE: Archookoora - Surrender of Lease

Hi Justin,

Thanks for forwarding the photos to me. Talk soon!

Cheers,

Mark

Mark Whewell

Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@qed.qld.gov.au
Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002

Please consider the environment before printing this email.

From: SHIELS Justin [<mailto:Justin.Shiels@des.qld.gov.au>]
Sent: Monday, 12 March 2018 11:23 AM
To: WHEWELL, Mark; MCDONALD John
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi Mark,

Thanks for your time earlier and see attached photos of the site for your information.

As discussed, I'll be back in touch once operations have determined their requirements.

Cheers

Justin Shiels

Senior Ranger Environmental Management Team
South West Region
Queensland Parks and Wildlife Service
Department of Environment and Science

P 07 4529 8377
146 Herries St Toowoomba, Qld 4350
PO Box 1442, Toowoomba BC, Qld 4350

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@det.qld.gov.au>]
Sent: Thursday, 22 February 2018 10:57 AM
To: MCDONALD John
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi John and Stuart,

Thanks for your prompt response to my email request.

Stuart - I will be in touch once you have had a chance to consider your requirements (if any) re: the proposed surrender of lease and improvements.

Kind Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@det.qld.gov.au
Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002

Please consider the environment before printing this email.

From: MCDONALD John [<mailto:John.Mcdonald@dnrme.qld.gov.au>]
Sent: Thursday, 22 February 2018 10:48 AM
To: WHEWELL, Mark
Cc: HENRY Stuart
Subject: FW: Archookoora - Surrender of Lease

Good morning Mark.

Desley passed your enquiry onto me (the Bundaberg office deals with Land Act matters within South Burnett Regional Council).

As the lease is over part of a State forest (and improvements/buildings exist on the lease area) I have requested comment from Stuart Henry, Senior Ranger Forest Management, Queensland Parks and Wildlife Service.

You may wish to liaise with Stuart directly to ascertain his department's requirements (if any). Stuart has advised me he will require about 2 weeks to provide a response.

Regards,

John

John McDonald
Land Officer
Department of Natural Resources, Mines & Energy (DNRME)
16-32 Enterprise Street
PO Box 1167, Bundaberg QLD 4670
Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308
Email: john.mcdonald@dnrme.qld.gov.au
Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304
Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@det.qld.gov.au>]
Sent: Wednesday, February 21, 2018 10:23 AM
To: MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>
Subject: Archookoora - Surrender of Lease

Hi Desley,

Please refer to the attached information re: the DNRM term (special) lease to DoE issued over Lot 251 on FY2595. The school has now advised that the term lease is no longer required and, as such, the department now formally wishes to surrender the lease.

Please note the department's delegate has in-principle approved the surrender of lease.

Can you please advise next steps to achieve this surrender?

If you have any questions in relation to this matter please don't hesitate to contact either myself on T 303 46021 or Philip Rummenie, Infrastructure Advisor, Toowoomba Regional Office on [sch4p4\(6\) Person](#)

Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@det.qld.gov.au
Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002

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Search Date: 17/03/2021 08:34

Title Reference: 40056318
Date Created: 16/05/2008

Previous Title: 17583038

DESCRIPTION OF LAND

Tenure Reference: TL 0/232297

Lease Type: TERM

LOT 251 CROWN PLAN FY2595
Local Government: SOUTH BURNETT

Area: 1.400000 Ha. (ABOUT)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
EDUCATION

TERM OF LEASE

Term and day of beginning of lease

Term: 30 years commencing on 16/04/2008

Expiring on 15/04/2038

REGISTERED LESSEE

THE STATE OF QUEENSLAND
(REPRESENTED BY DEPARTMENT OF EDUCATION)

CONDITIONS

Search Date: 17/03/2021 08:34

Title Reference: 40056318
Date Created: 16/05/2008

CONDITIONS

- A78
- (1) The lessee must use the leased land for education purposes only, namely for the purpose of field studies..
 - (2) This lease may be forfeited if not used for the purpose stated above.
 - (3) The annual rent must be paid in accordance with the Land Act 1994.
 - (4) The Parties acknowledge that GST may be payable in respect of a supply made under this lease. Where GST becomes payable in respect of a supply made under this lease, the State (lessor) may recover the GST from the lessee by increasing the consideration payable by the lessee to the State by an amount equal to that which the State is obliged to remit to the Commonwealth as GST on the supply and that amount may be recovered from the lessee as part of the money payable to the State under this lease. The State will upon request by the lessee, issue to the lessee a valid GST tax invoice in respect of any taxable supply made under this lease. (NOTE: For the purposes of this condition "GST" means the goods and services tax which results from the enactment of A New Tax System (Goods and Services Tax) Act 1999 and the related Acts which constitute the Commonwealth taxation reform (as amended from time to time)).
 - (5) The lessee must pay the cost of any required survey or re-survey of the leased land.
 - (6) The lessee must control pest plants and animals, on the leased land, in accordance with the Land Protection (Pest and Stock Route Management) Act 2002 and the Local Laws and requirements of the South Burnett Regional Council.
 - (7) The lessee has the responsibility for a duty of care, to take all reasonable and practicable measures to sustainably manage the leased land by conserving the physical, biological, productive and cultural values, either on the leased land or in areas affected by the management of the leased land.
 - (8) The lessee must ensure that the use and development of the leased land conforms to the Planning Scheme, Local Laws and requirements of the South Burnett Regional Council, binding on the lessee.
 - (9) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
 - (10) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
 - (11) No compensation for improvements or developmental work is payable by the State at the forfeiture, surrender or expiry of the lease, but the lessee has the right to remove moveable improvements within a period of three (3) months from the forfeiture, surrender or expiry of the lease, provided all money due by the lessee to the State on any account whatsoever has been paid, or be required to remove those improvements as specified in any further condition of lease.
 - (12) This lease is subject to the Land Act 1994 and all other relevant State and Commonwealth Acts.

Search Date: 17/03/2021 08:34

Title Reference: 40056318
Date Created: 16/05/2008

CONDITIONS

- A89 (1) The lessee must allow any person authorised under the Forestry Act 1959 access to the leased land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the leased land.
- (2) Except as hereinafter provided the lessee must not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mineral Resources Act 1989) or other material upon the leased land without the permission of the Minister administering the Land Act 1994 except under the authority of and in compliance in every respect with the requirements or a permit, licence, agreement or contract granted or made under the Forestry Act 1959.
- C342 The lessee must comply with any lawful requirements of South Burnett Regional Council.
- C345 The Minister administering the Land Act 1994 may resume the whole or any part of the leased land, provided the said Minister gives the lessee six (6) months notice. Compensation to the lessee will be for lawful improvements only, as provided for under the Land Act 1994.
- H123 The provision of further access to the leased land will not be the responsibility of Forest Plantation Queensland or the State.
- I66 The lessee indemnifies and agrees to keep indemnified the Minister administering the Land Act 1994, and the State of Queensland, South Burnett Regional Council (the "Indemnified parties") against all actions, suits, proceedings, claims, demands, costs, losses, damages and expenses ("Claim") arising out of or in any way connected to or resulting from the granting of this lease to the lessee or which is connected to or resulting from the lessees' use and occupation of the leased land (all of which are referred to as "the indemnified acts or omissions") save to the extent that the Claim arises as a result of any negligent act or omission of the Indemnified parties, however, any negligent act or omission of one of the Indemnified parties does not negate the indemnity to any of the other Indemnified party/ies. The lessee hereby releases and discharges the Indemnified parties from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified parties.

ENCUMBRANCES AND INTERESTS

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
719767646	EXEMPT CONS	02/12/2019 08:28	CUR	BE-ATS -99

SEC 322AA LAND ACT 1994

UNREGISTERED DEALINGS - NIL

INTERNAL CURRENT STATE TENURE SEARCH
DEPARTMENT OF RESOURCES, QUEENSLAND

Search Date: 17/03/2021 08:34

Title Reference: 40056318
Date Created: 16/05/2008

** End of Current State Tenure Search **

Information provided under section 34 Land Title Act (1994) or
section 281 Land Act (1994)

Published on DETSI Disclosure Log
RTI Act 2009

Date : 30/03/2021 1:07:57 PM

From : "CHRISTIE Steve"

To : "MCDONALD John" John.Mcdonald@resources.qld.gov.au, "MUNT Anne Maree"

AnneMaree.Munt@resources.qld.gov.au

Cc : "SHIELS Justin" Justin.Shiels@des.qld.gov.au, "HENRY Stuart" Stuart.Henry@des.qld.gov.au, "ROBERTS Brett"

Brett.Roberts@des.qld.gov.au, "LINDEMAN Richard" Richard.Lindeman@des.qld.gov.au, "LOWE Andrew (400G)"

Andrew.Lowe@des.qld.gov.au

Subject : RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Attachment :

image001.png;image002.png;image004.jpg;image006.jpg;image007.png;image010.jpg;image011.jpg;image012.jpg;image005.png;image009.png;image014.png;image015.png;

Interesting.

I'd hope that due to the inconsistency between the lease's purpose and the proposed use, among other matters, this would not be supported.

Thanks for the heads-up John.

Steve Christie

Assistant Principal Ranger, Technical Support (Environmental Management)
South West Region | Queensland Parks and Wildlife Service and Partnerships
Department of Environment and Science

[E steve.christie@des.qld.gov.au](mailto:steve.christie@des.qld.gov.au)

Level 1, 146 Herries Street, Toowoomba QLD

PO Box 1442, Toowoomba (BC) QLD 4350

W www.des.qld.gov.au

From: MCDONALD John <John.Mcdonald@resources.qld.gov.au>

Sent: Tuesday, 30 March 2021 12:56 PM

To: CHRISTIE Steve; MUNT Anne Maree

Cc: SHIELS Justin; HENRY Stuart; ROBERTS Brett; LINDEMAN Richard; LOWE Andrew (400G)

Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Thanks Steve.

Something we may all need to be aware of is that an Administrative Advice is recorded on the lease title (in accordance with Section 322AA of the Land Act 1994) which means that the consent of the Chief Executive (DoR) is not required for the transfer of the lease i.e. it could be transferred without us being aware.

However, in light of the information provided Department of Education's, I doubt that they would do this.

Cheers

John



John McDonald

Land Officer

Land Administration and Acquisitions | Land and Native Title Operations

Department of Resources

P: (07) 4131 2386

E: john.mcdonald@resources.qld.gov.au

A: 16-32 Enterprise Street/PO Box 1167, Bundaberg QLD 4670

W: www.resources.qld.gov.au

From: CHRISTIE Steve <Steve.Christie@des.qld.gov.au>

Sent: Tuesday, 30 March 2021 12:41 PM

To: MCDONALD John; MUNT Anne Maree

Cc: SHIELS Justin; HENRY Stuart; ROBERTS Brett; LINDEMAN Richard; LOWE Andrew (400G)

Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Giddy John

Proposed surrender/transfer of Term Lease 0/232297 (the lease) described as lot 251 on plan FY595 over Archookoora State Forest, described as lot 117 on plan FTY88 (the State forest), refers

The proposal presented (attached) is for commercial (and community) purposes which is inconsistent with the stated purpose of the lease,

that being education, as granted to the Department of Education. Accordingly, the Department of Science's Queensland Parks and Wildlife Service and Partnerships (QPWS) does not support this proposal.

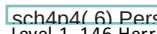
Should the Department of Resources (DoR) support the surrender of the lease and consider the most appropriate purpose for the lease be for commercial and or community activities, QPWS strongly advocates DoR undertake a public tender process, and engage with First Nations peoples with an interest in the area. Further, a lease of this nature would require consideration by QPWS' Ecotourism Development Unit to ensure any such lease meets best practice ecotourism guidelines and the needs of the State forest.

Happy to discuss.

Cheers

Steve Christie

Assistant Principal Ranger, Technical Support (Environmental Management)
South West Region | Queensland Parks and Wildlife Service and Partnerships
Department of Environment and Science

 E steve.christie@des.qld.gov.au
Level 1, 146 Herries Street, Toowoomba QLD
PO Box 1442, Toowoomba (BC) QLD 4350
W www.des.qld.gov.au

From: MCDONALD John <John.Mcdonald@resources.qld.gov.au>
Sent: Tuesday, 30 March 2021 11:14 AM
To: MUNT Anne Maree
Cc: SHIELS Justin; CHRISTIE Steve; ROBERTS Brett
Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi Anne Maree.

Phil Rummenie (Department of Education) followed up on this matter with me today.

I advised him both Departments (DES and Resources) were still considering the proposal and whether or not it was compatible with the existing lease conditions and the fact that the underlying tenure was state forest.

Cheers

John



John McDonald
Land Officer
Land Administration and Acquisitions | Land and Native Title Operations
Department of Resources

P: (07) 4131 2386
E: john.mcdonald@resources.qld.gov.au
A: 16-32 Enterprise Street/PO Box 1167, Bundaberg QLD 4670
W: www.resources.qld.gov.au

From: HENRY Stuart <Stuart.Henry@des.qld.gov.au>
Sent: Tuesday, 16 March 2021 3:12 PM
To: MCDONALD John; MUNT Anne Maree
Cc: SHIELS Justin; CHRISTIE Steve; ROBERTS Brett
Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi John and Maree,

Justin and I were just discussing our concerns with the compatibility of the proposal with the existing lease conditions, and that the proposal, although light on detail, would potentially trigger management and planning concerns for QPWS and local government.

 however feel free to include me in any discussions you may have. I've cc'd my supervisor Steve Christie, and Brett Roberts, Principal Ranger for the area including the QPWS Kingaroy management unit.

Cheers

Stuart

Stuart Henry
Senior Ranger Forest Management



From: MCDONALD John <John.Mcdonald@resources.qld.gov.au>
Sent: Tuesday, 16 March 2021 2:43 PM
To: MUNT Anne Maree
Cc: SHIELS Justin; HENRY Stuart
Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi Anne Maree.

You may remember this matter from 2018.

The lease is for Education purposes (namely for the purpose of field studies). The lessee is the Department of Education which is looking to transfer the lease to the proponents of the attached proposal.

The email below was forwarded to me and to DES reps as well (Justin Shiels and Stuart Henry).

The lease is over part of Archookoora State Forest (Lot 117 on FTY788).

The category of the lease is for business purposes with a rental valuation of \$38500.00; however, when the lease was renewed in 2008, a set rent of \$75.00 was assigned. Education now pays a yearly rent of \$272.00 + GST

The attached proposal outlines proposed commercial, as well as community, activities.

If the transfer is allowed, the current condition of the lease (field studies) would need to be amended and a more suitable commercial condition added, and a more suitable rent charged.

I realise that the purpose of "Education" cannot be changed. Would the purpose still be valid for the proposed activities (as outlined in the attached); including (among many others)?

- Conference venue
- Retreat venue
- Commercial kitchen hire
- Health retreats

The last page states:

Our proposed business model is one that has the private sector paying premium prices to enable local community to access facilities at a minimal cost or no cost.



Cheers

John

From: RUMMENIE, Philip <Philip.RUMMENIE@qed.qld.gov.au>
Sent: Tuesday, 16 March 2021 1:51 PM
To: MCDONALD John; WHEWELL, Mark; SHIELS Justin
Cc: HENRY Stuart; MCGOWAN, Gayle; JAGO, David
Subject: RE: Archookoora - Surrender of Lease New proposal

Good afternoon everyone,

As you may be aware, some years ago Kingaroy SHS proposed to surrender the lease of the Archookoora campsite. The school have been in negotiations during this time with various groups and an organisation has come forward and submitted the attached proposal. If this would be an acceptable use of the campsite and the current lease arrangements, could you please advise if this proposal could be considered for a transfer of the lease.

Thank you for your time and apologies if this issue is no longer relevant to your portfolio's.

Kind regards

Phil



Philip Rummenie
Infrastructure Advisor
Department of Education and Training

sch4p4(6) Pl | E: philip.rummenie@qed.qld.gov.au
DDSW – Toowoomba Regional Office

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Sent: Friday, 23 March 2018 2:54 PM
To: WHEWELL, Mark <Mark.WHEWELL@qed.qld.gov.au>; SHIELS Justin <Justin.Shiels@des.qld.gov.au>
Cc: HENRY Stuart <Stuart.Henry@des.qld.gov.au>; MCGOWAN, Gayle <Gayle.MCGOWAN@qed.qld.gov.au>
Subject: RE: Archookoora - Surrender of Lease

Hi Mark/Justin.

My colleague has had a look at the old file and provided the following information (along with the attachment).

The file starts in May 1977, when the department of Works applied to lease the original Archookoora Forestry Barracks for an environmental Study Centre.

Public works negotiated to purchase the buildings from the Forestry Department.

The negotiated price was \$1300.00 for full payment of the two barracks, the garage and the store to the Kingaroy State High School P & C Association.

Forestry may have further information about when the buildings were constructed prior to 1977.

The native title assessment (from when the lease was renewed in 2008) states that the current forestry barracks were constructed by the Forestry Department in 1963.

Hopefully this information will suit your needs.

Regards,

John

John McDonald

Land Officer

Department of Natural Resources, Mines & Energy (DNRME)

16-32 Enterprise Street

PO Box 1167, Bundaberg QLD 4670

Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308

Email: john.mcdonald@dnrme.qld.gov.au

Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304

Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)



**Queensland
Government**

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@ged.qld.gov.au>]

Sent: Friday, 23 March 2018 10:29 AM

To: MCDONALD John ; SHIELS Justin

Cc: HENRY Stuart ; MCGOWAN, Gayle

Subject: RE: Archookoora - Surrender of Lease

Hi John,

Thanks for sending this through and reviewing the old lease file if/when it's located at the Gympie Office.

Regards,

Mark

Mark Whewell

Principal Facilities Services Officer

Infrastructure Services Branch

Department of Education

P: 07 3034 6021

E: mark.whewell@ged.qld.gov.au

Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000

PO Box 15033 | City East QLD 4002

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**Queensland
Government**

From: MCDONALD John [<mailto:John.Mcdonald@dnrme.qld.gov.au>]

Sent: Friday, 23 March 2018 10:23 AM

To: SHIELS Justin; WHEWELL, Mark

Cc: HENRY Stuart

Subject: RE: Archookoora - Surrender of Lease

Hi Justin/Mark.

I have requested Gympie office to see if they can locate the old lease file for SL42091 issued in 1978. I will get them to forward to me so I can search for details re the buildings.

In the interim, I have attached a copy of the lease image for SL42091, containing the conditions it was subject to. On reading this, it indicates some structures were present on the land. It also gave permission (upon approval) for the lessee to construct/maintain buildings.

I will let you know once I received and searched the file.

Regards,

John

John McDonald

Land Officer

Department of Natural Resources, Mines & Energy (DNRME)

16-32 Enterprise Street

PO Box 1167, Bundaberg QLD 4670

Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308

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Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)



**Queensland
Government**

From: SHIELS Justin

Sent: Thursday, 22 March 2018 10:01 AM

To: WHEWELL, Mark <Mark.WHEWELL@qed.qld.gov.au>; MCDONALD John <John.Mcdonald@dnrme.qld.gov.au>

Cc: HENRY Stuart <Stuart.Henry@des.qld.gov.au>

Subject: RE: Archookoora - Surrender of Lease

Hi Mark/John,

Apologies for the delay in responding, in general we were considering a number of options for the infrastructure on the lease. It has been determined that the infrastructure presents a large financial burden on QPWS should it remain upon surrender.

And it is also understood that this was previously the site of the Archookoora Forestry Station, with a number of buildings possibly being present at the time the lease commenced.

QPWS do not object to the Department of Education surrendering this lease, however in effort to reduce the financial burden QPWS requests that all improvements made by the lessee during the lease term/s be removed upon surrender.

The lease documents I have available do not indicate what infrastructure was present at the time this lease commenced in 1978. Is there any record of what infrastructure was present at the time of commencement either DoE or DNRME lease records? If not I encourage an on-site meeting to discuss and mutually determine what is to be removed.

Please let me know if you have any further queries or wish to arrange an on-site meeting to discuss the removal of infrastructure.

Cheers



Justin Shiels

Senior Ranger Environmental Management Team

South West Region

Queensland Parks and Wildlife Service

Department of Environment and Science

P 07 4529 8377

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@qed.qld.gov.au>]
Sent: Monday, 12 March 2018 11:32 AM
To: SHIELS Justin
Subject: RE: Archookoora - Surrender of Lease

Hi Justin,

Thanks for forwarding the photos to me. Talk soon!

Cheers,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@qed.qld.gov.au
Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002



Please consider the environment before printing this email.

From: SHIELS Justin [<mailto:Justin.Shiels@des.qld.gov.au>]
Sent: Monday, 12 March 2018 11:23 AM
To: WHEWELL, Mark; MCDONALD John
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi Mark,

Thanks for your time earlier and see attached photos of the site for your information.

As discussed, I'll be back in touch once operations have determined their requirements.

Cheers



Justin Shiels
Senior Ranger Environmental Management Team
South West Region
Queensland Parks and Wildlife Service
Department of Environment and Science

P 07 4529 8377
146 Herries St Toowoomba, Qld 4350
PO Box 1442, Toowoomba BC, Qld 4350

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@det.qld.gov.au>]
Sent: Thursday, 22 February 2018 10:57 AM
To: MCDONALD John
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi John and Stuart,

Thanks for your prompt response to my email request.

Stuart - I will be in touch once you have had a chance to consider your requirements (if any) re: the proposed surrender of lease and improvements.

Kind Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@det.qld.gov.au
Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002

Please consider the environment before printing this email.



From: MCDONALD John [<mailto:John.Mcdonald@dnrme.qld.gov.au>]
Sent: Thursday, 22 February 2018 10:48 AM
To: WHEWELL, Mark
Cc: HENRY Stuart
Subject: FW: Archookoora - Surrender of Lease

Good morning Mark.

Desley passed your enquiry onto me (the Bundaberg office deals with Land Act matters within South Burnett Regional Council).

As the lease is over part of a State forest (and improvements/buildings exist on the lease area) I have requested comment from Stuart Henry, Senior Ranger Forest Management, Queensland Parks and Wildlife Service.

You may wish to liaise with Stuart directly to ascertain his department's requirements (if any). Stuart has advised me he will require about 2 weeks to provide a response.

Regards,

John

John McDonald
Land Officer
Department of Natural Resources, Mines & Energy (DNRME)
16-32 Enterprise Street
PO Box 1167, Bundaberg QLD 4670
Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308
Email: john.mcdonald@dnrme.qld.gov.au
Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304
Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)



From: WHEWELL, Mark [<mailto:Mark.WHEWELL@det.qld.gov.au>]
Sent: Wednesday, February 21, 2018 10:23 AM
To: MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>
Subject: Archookoora - Surrender of Lease

Hi Desley,

Please refer to the attached information re: the DNRME term (special) lease to DoE issued over Lot 251 on FY2595. The school has now advised that the term lease is no longer required and, as such, the department now formally wishes to surrender the lease.

Please note the department's delegate has in-principle approved the surrender of lease.

Can you please advise next steps to achieve this surrender?

If you have any questions in relation to this matter please don't hesitate to contact either myself on T 303 46021 or Philip Rummenie, Infrastructure Advisor, Toowoomba Regional Office on [sch4p4\(6\) Perso](#)

Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@det.qld.gov.au
Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000
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Date : 18/03/2021 8:41:11 AM

From : "LOWE Andrew (400G)"

To : "DURRE Trish" Trish.Durre@des.qld.gov.au

Subject : FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Attachment :

image001.png;image008.jpg;image009.jpg;image002.png;image013.jpg;image016.jpg;image017.jpg;image003.png;image016.jpg;image010.png;image016.jpg;image017.jpg;image016.jpg;Archookoora Campsite Proposal 2021.pdf;251FY2595 Title.pdf;

FYI – only at this stage. But happy to discuss... I don't think we have policy guidance for this one.

A

From: WYETH Kamilla <Kamilla.Wyeth@des.qld.gov.au>

Sent: Wednesday, 17 March 2021 9:07 AM

To: LOWE Andrew (400G)

Subject: Fwd: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi Andrew

Can you please look into this one and get back to Steve.

Cheers

K

Sent from my iPhone

Begin forwarded message:

From: CHRISTIE Steve <Steve.Christie@des.qld.gov.au>

Date: 17 March 2021 at 8:40:45 am AEST

To: WYETH Kamilla <Kamilla.Wyeth@des.qld.gov.au>

Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Giddy K

Can you please direct me to someone in your team (or an appropriate policy) to discuss the below/attached.

In summary the Department of Education is looking to transfer a term lease for education purposes (lot 251 on plan FY2595) on Archookoora State Forest (lot 117 on plan FTY88) to proponents wanting to undertake commercial activities.

Cheers

Steve Christie

Assistant Principal Ranger, Technical Support (Environmental Management)

South West Region | Queensland Parks and Wildlife Service and Partnerships

Department of Environment and Science

sch4p4(6) Personal information steve.christie@des.qld.gov.au

Level 1, 146 Herries Street, Toowoomba QLD

PO Box 1442, Toowoomba (BC) QLD 4350

W www.des.qld.gov.au

From: HENRY Stuart <Stuart.Henry@des.qld.gov.au>

Sent: Tuesday, 16 March 2021 3:12 PM

To: MCDONALD John; MUNT Anne Maree

Cc: SHIELS Justin; CHRISTIE Steve; ROBERTS Brett

Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi John and Maree,

Justin and I were just discussing our concerns with the compatibility of the proposal with the existing lease conditions, and that the proposal, although light on detail, would potentially trigger management and planning concerns for QPWS and local government.

sch4p4(6) Personal information however feel free to include me in any discussions you may have. I've cc'd my supervisor Steve Christie, and Brett Roberts, Principal Ranger for the area including the QPWS Kingaroy management unit.

Cheers

Stuart

Stuart Henry
Senior Ranger Forest Management
Environmental Management Team
South West Region | Queensland Parks and Wildlife Service & Partnerships
Department of Environment and Science

P 07 4529 8309
1st Floor 146 Herries St Toowoomba
PO Box 1442 Toowoomba 4350

From: MCDONALD John <John.Mcdonald@resources.qld.gov.au>
Sent: Tuesday, 16 March 2021 2:43 PM
To: MUNT Anne Maree
Cc: SHIELS Justin; HENRY Stuart
Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi Anne Maree.

You may remember this matter from 2018.

The lease is for Education purposes (namely for the purpose of field studies). The lessee is the Department of Education which is looking to transfer the lease to the proponents of the attached proposal.

The email below was forwarded to me and to DES reps as well (Justin Shiels and Stuart Henry).

The lease is over part of Archookoora State Forest (Lot 117 on FTY788).

The category of the lease is for business purposes with a rental valuation of \$38500.00; however, when the lease was renewed in 2008, a set rent of \$75.00 was assigned. Education now pays a yearly rent of \$272.00 + GST

The attached proposal outlines proposed commercial, as well as community, activities.

If the transfer is allowed, the current condition of the lease (field studies) would need to be amended and a more suitable commercial condition added, and a more suitable rent charged.

I realise that the purpose of "Education" cannot be changed. Would the purpose still be valid for the proposed activities (as outlined in the attached); including (among many others)?

- Conference venue
- Retreat venue
- Commercial kitchen hire
- Health retreats

The last page states:

Cheers

John

From: RUMMENIE, Philip <Philip.RUMMENIE@qed.qld.gov.au>
Sent: Tuesday, 16 March 2021 1:51 PM
To: MCDONALD John; WHEWELL, Mark; SHIELS Justin
Cc: HENRY Stuart; MCGOWAN, Gayle; JAGO, David
Subject: RE: Archookoora - Surrender of Lease New proposal

Good afternoon everyone,

As you may be aware, some years ago Kingaroy SHS proposed to surrender the lease of the Archookoora campsite. The school have been in negotiations during this time with various groups and an organisation has come forward and submitted the attached proposal. If this would be an acceptable use of the campsite and the current lease arrangements, could you please advise if this proposal could be considered for a transfer of the lease.

Thank you for your time and apologies if this issue is no longer relevant to your portfolio's.

Kind regards

Phil

Philip Rummenie
Infrastructure Advisor

Department of Education and Training

sch4n4(6) Pdf | E: philip.rummenie@qed.qld.gov.au
DDSW – Toowoomba Regional Office

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From: MCDONALD John <John.Mcdonald@dnrme.qld.gov.au>
Sent: Friday, 23 March 2018 2:54 PM
To: WHEWELL, Mark <Mark.WHEWELL@qed.qld.gov.au>; SHIELS Justin <Justin.Shields@des.qld.gov.au>
Cc: HENRY Stuart <Stuart.Henry@des.qld.gov.au>; MCGOWAN, Gayle <Gayle.MCGOWAN@qed.qld.gov.au>
Subject: RE: Archookoora - Surrender of Lease

Hi Mark/Justin.

My colleague has had a look at the old file and provided the following information (along with the attachment).

The file starts in May 1977, when the department of Works applied to lease the original Archookoora Forestry Barracks for an environmental Study Centre.

Public works negotiated to purchase the buildings from the Forestry Department.

The negotiated price was \$1300.00 for full payment of the two barracks, the garage and the store to the Kingaroy State High School P & C Association.

Forestry may have further information about when the buildings were constructed prior to 1977.

The native title assessment (from when the lease was renewed in 2008) states that the current forestry barracks were constructed by the Forestry Department in 1963.

Hopefully this information will suit your needs.

Regards,

John

John McDonald
Land Officer
Department of Natural Resources, Mines & Energy (DNRME)
16-32 Enterprise Street
PO Box 1167, Bundaberg QLD 4670
Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308
Email: john.mcdonald@dnrme.qld.gov.au
Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304
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Sent: Friday, 23 March 2018 10:29 AM
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Cc: HENRY Stuart ; MCGOWAN, Gayle
Subject: RE: Archookoora - Surrender of Lease

Hi John,

Thanks for sending this through and reviewing the old lease file if/when it's located at the Gympie Office.

Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@qed.qld.gov.au
Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002

Please consider the environment before printing this email.

From: MCDONALD John [<mailto:John.Mcdonald@dnrme.qld.gov.au>]
Sent: Friday, 23 March 2018 10:23 AM
To: SHIELS Justin; WHEWELL, Mark
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi Justin/Mark.

I have requested Gympie office to see if they can locate the old lease file for SL42091 issued in 1978. I will get them to forward to me so I can search for details re the buildings.

In the interim, I have attached a copy of the lease image for SL42091, containing the conditions it was subject to. On reading this, it indicates some structures were present on the land. It also gave permission (upon approval) for the lessee to construct/maintain buildings.

I will let you know once I received and searched the file.

Regards,

John

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Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308
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Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)

From: SHIELS Justin
Sent: Thursday, 22 March 2018 10:01 AM
To: WHEWELL, Mark <Mark.WHEWELL@qed.qld.gov.au>; MCDONALD John <John.Mcdonald@dnrme.qld.gov.au>
Cc: HENRY Stuart <Stuart.Henry@des.qld.gov.au>
Subject: RE: Archookoora - Surrender of Lease

Hi Mark/John,

Apologies for the delay in responding, in general we were considering a number of options for the infrastructure on the lease. It has been determined that the infrastructure presents a large financial burden on QPWS should it remain upon surrender.

And it is also understood that this was previously the site of the Archookoora Forestry Station, with a number of buildings possibly being present at the time the lease commenced.

QPWS do not object to the Department of Education surrendering this lease, however in effort to reduce the financial burden QPWS requests that all improvements made by the lessee during the lease term/s be removed upon surrender.

The lease documents I have available do not indicate what infrastructure was present at the time this lease commenced in 1978. Is there any record of what infrastructure was present at the time of commencement either DoE or DNRME lease records? If not I encourage an on-site meeting to discuss and mutually determine what is to be removed.

Please let me know if you have any further queries or wish to arrange an on-site meeting to discuss the removal of infrastructure.

Cheers

Justin Shiels

Senior Ranger Environmental Management Team
South West Region
Queensland Parks and Wildlife Service
Department of Environment and Science

P 07 4529 8377
146 Herries St Toowoomba, Qld 4350
PO Box 1442, Toowoomba BC, Qld 4350

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@qed.qld.gov.au>]
Sent: Monday, 12 March 2018 11:32 AM
To: SHIELS Justin
Subject: RE: Archookoora - Surrender of Lease

Hi Justin,

Thanks for forwarding the photos to me. Talk soon!

Cheers,

Mark

Mark Whewell

Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@qed.qld.gov.au
Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002

Please consider the environment before printing this email.

From: SHIELS Justin [<mailto:Justin.Shiels@des.qld.gov.au>]
Sent: Monday, 12 March 2018 11:23 AM
To: WHEWELL, Mark; MCDONALD John
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi Mark,

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As discussed, I'll be back in touch once operations have determined their requirements.

Cheers

Justin Shiels
Senior Ranger Environmental Management Team
South West Region
Queensland Parks and Wildlife Service
Department of Environment and Science

P 07 4529 8377
146 Herries St Toowoomba, Qld 4350
PO Box 1442, Toowoomba BC, Qld 4350

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Sent: Thursday, 22 February 2018 10:57 AM
To: MCDONALD John
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi John and Stuart,

Thanks for your prompt response to my email request.

Stuart - I will be in touch once you have had a chance to consider your requirements (if any) re: the proposed surrender of lease and improvements.

Kind Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

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E: mark.whewell@det.qld.gov.au
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PO Box 15033 | City East QLD 4002

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Sent: Thursday, 22 February 2018 10:48 AM
To: WHEWELL, Mark
Cc: HENRY Stuart
Subject: FW: Archookoora - Surrender of Lease

Good morning Mark.

Desley passed your enquiry onto me (the Bundaberg office deals with Land Act matters within South Burnett Regional Council).

As the lease is over part of a State forest (and improvements/buildings exist on the lease area) I have requested comment from Stuart Henry, Senior Ranger Forest Management, Queensland Parks and Wildlife Service.

You may wish to liaise with Stuart directly to ascertain his department's requirements (if any). Stuart has advised me he will require about 2 weeks to provide a response.

Regards,

John

John McDonald
Land Officer
Department of Natural Resources, Mines & Energy (DNRME)
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PO Box 1167, Bundaberg QLD 4670
Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308
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Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304
Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@det.qld.gov.au>]
Sent: Wednesday, February 21, 2018 10:23 AM
To: MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>
Subject: Archookoora - Surrender of Lease

Hi Desley,

Please refer to the attached information re: the DNRM term (special) lease to DoE issued over Lot 251 on FY2595. The school has now advised that the term lease is no longer required and, as such, the department now formally wishes to surrender the lease.

Please note the department's delegate has in-principle approved the surrender of lease.

Can you please advise next steps to achieve this surrender?

If you have any questions in relation to this matter please don't hesitate to contact either myself on T 303 46021 or Philip Rummenie, Infrastructure Advisor, Toowoomba Regional Office on [sch4p4\(6\) Person](#)

Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@det.qld.gov.au
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Date : 6/04/2021 9:37:14 AM

From : "MACLEAN Dianne"

To : "COMPTON Francis" Francis.Compton@des.qld.gov.au

Cc : "WRIGHT Fiona" Fiona.Wright@des.qld.gov.au

Subject : RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Attachment :

image001.png;image002.png;image003.png;image010.png;image011.jpg;image012.png;image013.png;image014.jpg;image022.jpg;image023.png;image024.png;image025.jpg;image026.jpg;image027.jpg;image028.png;image029.png;

Morning Francis – are you happy for me to chat with Brett Roberts and get some background from the region on Archookoora? Thanks Dianne

From: WRIGHT Fiona <Fiona.Wright@des.qld.gov.au>

Sent: Thursday, 1 April 2021 4:53 PM

To: MACLEAN Dianne; COMPTON Francis

Cc: ROSE Tracy

Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Thanks Di,

Yes I agree the Framework may not apply – but it could fit with our strategy of looking for opportunities off park. Assuming that QPWS manage the forest.

Thanks

Fi

From: MACLEAN Dianne <Dianne.MacLean@des.qld.gov.au>

Sent: Thursday, 1 April 2021 4:44 PM

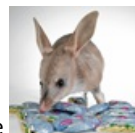
To: WRIGHT Fiona; COMPTON Francis

Cc: ROSE Tracy

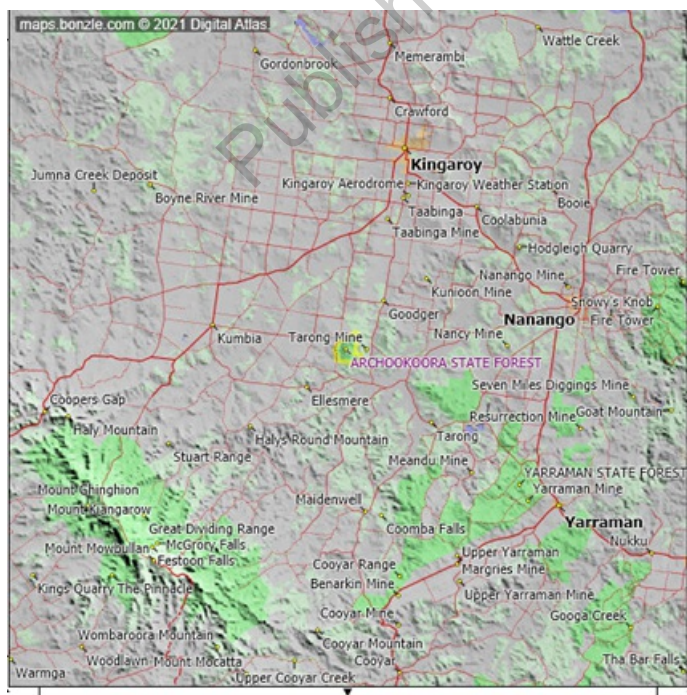
Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Thanks Fi – will discuss with Francis on his return – in reading the email trail below, and understanding this is a ‘brown field’ barracks, office and education centre on State Forest then I’m not sure that the Ecotourism Framework would apply.

Interestingly Steve Christie’s recommendation below (30 March) may have greater merit *“Should the Department of Resources (DoR) support the surrender of the lease and consider the most appropriate purpose for the lease be for commercial and or community activities, QPWS strongly advocates DoR undertake a public tender process, and engage with First Nations peoples with an interest in the area.”*



Food for thought given the current COVID budget restraints, Happy easter Bilby’s, Dianne



From: WRIGHT Fiona <Fiona.Wright@des.qld.gov.au>

Sent: Thursday, 1 April 2021 4:18 PM

To: COMPTON Francis; MACLEAN Dianne
Cc: ROSE Tracy; WRIGHT Fiona
Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Francis and Di,
Another potential opportunity – re-use of existing structures.

Let's have a quick look at this over the next few weeks and see what we think. If supported I wonder if the park is remote enough for us to go with this young couple – though I do have questions about all the business activities they're suggesting.

Thanks
Fi

From: WRIGHT Fiona <Fiona.Wright@des.qld.gov.au>
Sent: Thursday, 1 April 2021 4:16 PM
To: WYETH Kamilla
Cc: CHRISTIE Steve; WRIGHT Fiona
Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Thanks Kamilla,
I would certainly agree that EQ should not be signing the lease over to anyone else – that needs to be a QPWS decision.

I'll get the team to have a look at the site and talk to the region. If it looks like an ecotourism opportunity we would most likely need to go to the open market and the young couple interested could apply through that process.

Do we know if EQ have formally surrendered the lease?

Thanks
Fiona

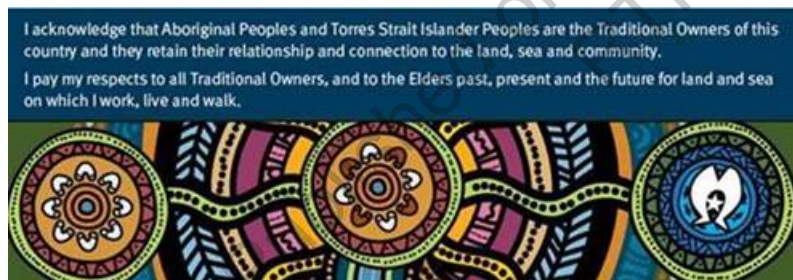


Fiona Wright

Executive Director, Permissions Management and Ecotourism Development
QPWS and Partnerships
Department of Environment and Science

P 07 3338 9319 | [sch4p4\(6\) Per](mailto:sch4p4(6)@des.qld.gov.au)
Level 4 400 George Street Brisbane
PO Box 15187 City East QLD 4002

Ecotourism Development - Winner DES 2020 Excellence Awards – Inspiring Innovation
Permissions Management (Macropod Team) – Winner DES 2020 Safety Awards – Best COVIDsafe Solution



From: WYETH Kamilla <Kamilla.Wyeth@des.qld.gov.au>
Sent: Thursday, 1 April 2021 1:58 PM
To: WRIGHT Fiona
Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi Fiona

My quick glimpse of the email trail is that QPWS own barracks and other buildings on a State forest which have been leased out long-term to Education Queensland. EQ no longer require the lease which means that maintenance costs would fall back to QPWS&P. The region have also received a proposal to turn the site into a commercial campground (see attached).

In part of the email trail below, Steve Christie Assistant Principal Ranger South West makes the comment "a lease of this nature would require consideration by QPWS' Ecotourism Development Unit to ensure any such lease meets best practice ecotourism guidelines and the needs of the State forest".

This may be something that EDU may like to consider getting involved in with the South West Region.

Cheers
k

From: CHRISTIE Steve <Steve.Christie@des.qld.gov.au>
Sent: Tuesday, 30 March 2021 2:49 PM
To: MCDONALD John; MUNT Anne Maree
Cc: SHIELS Justin; HENRY Stuart; PIPER Michael; ROBERTS Brett; LINDEMAN Richard; LOWE Andrew (400G)
Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Giddy Folks

Revised proposal received this afternoon FYR.

Cheers

Steve Christie

Assistant Principal Ranger, Technical Support (Environmental Management)
South West Region | Queensland Parks and Wildlife Service and Partnerships
Department of Environment and Science

[sch4p4\(6\)@des.qld.gov.au](mailto:sch4p4(6)@des.qld.gov.au) E steve.christie@des.qld.gov.au
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PO Box 1442, Toowoomba (BC) QLD 4350
W www.des.qld.gov.au

From: CHRISTIE Steve
Sent: Tuesday, 30 March 2021 1:08 PM
To: MCDONALD John; MUNT Anne Maree
Cc: SHIELS Justin; HENRY Stuart; ROBERTS Brett; LINDEMAN Richard; LOWE Andrew (400G)
Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Interesting.

I'd hope that due to the inconsistency between the lease's purpose and the proposed use, among other matters, this would not be supported.

Thanks for the heads-up John.

Steve Christie

Assistant Principal Ranger, Technical Support (Environmental Management)
South West Region | Queensland Parks and Wildlife Service and Partnerships
Department of Environment and Science

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PO Box 1442, Toowoomba (BC) QLD 4350
W www.des.qld.gov.au

From: MCDONALD John <John.Mcdonald@resources.qld.gov.au>
Sent: Tuesday, 30 March 2021 12:56 PM
To: CHRISTIE Steve; MUNT Anne Maree
Cc: SHIELS Justin; HENRY Stuart; ROBERTS Brett; LINDEMAN Richard; LOWE Andrew (400G)
Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Thanks Steve.

Something we may all need to be aware of is that an Administrative Advice is recorded on the lease title (in accordance with Section 322AA of the Land Act 1994) which means that the consent of the Chief Executive (DoR) is not required for the transfer of the lease i.e. it could be transferred without us being aware.

However, in light of the information provided Department of Education's, I doubt that they would do this.

Cheers

John

John McDonald

Land Officer

Land Administration and Acquisitions | Land and Native Title Operations
Department of Resources



P: (07) 4131 2386
E: john.mcdonald@resources.qld.gov.au
A: 16-32 Enterprise Street/PO Box 1167, Bundaberg QLD 4670
W: www.resources.qld.gov.au

From: CHRISTIE Steve <Steve.Christie@des.qld.gov.au>
Sent: Tuesday, 30 March 2021 12:41 PM
To: MCDONALD John; MUNT Anne Maree
Cc: SHIELS Justin; HENRY Stuart; ROBERTS Brett; LINDEMAN Richard; LOWE Andrew (400G)
Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Giddy John

Proposed surrender/transfer of Term Lease 0/232297 (the lease) described as lot 251 on plan FY595 over Archookoora State Forest, described as lot 117 on plan FTY88 (the State forest), refers

The proposal presented (attached) is for commercial (and community) purposes which is inconsistent with the stated purpose of the lease, that being education, as granted to the Department of Education. Accordingly, the Department of Science's Queensland Parks and Wildlife Service and Partnerships (QPWS) does not support this proposal.

Should the Department of Resources (DoR) support the surrender of the lease and consider the most appropriate purpose for the lease be for commercial and or community activities, QPWS strongly advocates DoR undertake a public tender process, and engage with First Nations peoples with an interest in the area. Further, a lease of this nature would require consideration by QPWS' Ecotourism Development Unit to ensure any such lease meets best practice ecotourism guidelines and the needs of the State forest.

Happy to discuss.

Cheers

Steve Christie

Assistant Principal Ranger, Technical Support (Environmental Management)
South West Region | Queensland Parks and Wildlife Service and Partnerships
Department of Environment and Science

[sch4p4\(6\)@des.qld.gov.au](mailto:sch4p4(6)@des.qld.gov.au) E: steve.christie@des.qld.gov.au
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PO Box 1442, Toowoomba (BC) QLD 4350
W: www.des.qld.gov.au

From: MCDONALD John <John.Mcdonald@resources.qld.gov.au>
Sent: Tuesday, 30 March 2021 11:14 AM
To: MUNT Anne Maree
Cc: SHIELS Justin; CHRISTIE Steve; ROBERTS Brett
Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi Anne Maree.

Phil Rummenie (Department of Education) followed up on this matter with me today.

I advised him both Departments (DES and Resources) were still considering the proposal and whether or not it was compatible with the existing lease conditions and the fact that the underlying tenure was state forest.

Cheers

John



John McDonald
Land Officer
Land Administration and Acquisitions | Land and Native Title Operations
Department of Resources

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A: 16-32 Enterprise Street/PO Box 1167, Bundaberg QLD 4670
W: www.resources.qld.gov.au

From: HENRY Stuart <Stuart.Henry@des.qld.gov.au>
Sent: Tuesday, 16 March 2021 3:12 PM
To: MCDONALD John; MUNT Anne Maree
Cc: SHIELS Justin; CHRISTIE Steve; ROBERTS Brett
Subject: RE: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi John and Maree,

Justin and I were just discussing our concerns with the compatibility of the proposal with the existing lease conditions, and that the proposal, although light on detail, would potentially trigger management and planning concerns for QPWS and local government.

sch4p4(6) Personal information however feel free to include me in any discussions you may have. I've cc'd my supervisor Steve Christie, and Brett Roberts, Principal Ranger for the area including the QPWS Kingaroy management unit.

Cheers
Stuart



Stuart Henry
Senior Ranger Forest Management
Environmental Management Team
South West Region | Queensland Parks and Wildlife Service & Partnerships
Department of Environment and Science

P 07 4529 8309
1st Floor 146 Herries St Toowoomba
PO Box 1442 Toowoomba 4350

From: MCDONALD John <John.Mcdonald@resources.qld.gov.au>
Sent: Tuesday, 16 March 2021 2:43 PM
To: MUNT Anne Maree
Cc: SHIELS Justin; HENRY Stuart
Subject: FW: Archookoora - Surrender of Lease New proposal - Lot 251 on FY2595

Hi Anne Maree.

You may remember this matter from 2018.

The lease is for Education purposes (namely for the purpose of field studies). The lessee is the Department of Education which is looking to transfer the lease to the proponents of the attached proposal.

The email below was forwarded to me and to DES reps as well (Justin Shiels and Stuart Henry).

The lease is over part of Archookoora State Forest (Lot 117 on FTY788).

The category of the lease is for business purposes with a rental valuation of \$38500.00; however, when the lease was renewed in 2008, a set rent of \$75.00 was assigned. Education now pays a yearly rent of \$272.00 + GST

The attached proposal outlines proposed commercial, as well as community, activities.

If the transfer is allowed, the current condition of the lease (field studies) would need to be amended and a more suitable commercial condition added, and a more suitable rent charged.

I realise that the purpose of "Education" cannot be changed. Would the purpose still be valid for the proposed activities (as outlined in the attached); including (among many others)?

- Conference venue
- Retreat venue
- Commercial kitchen hire
- Health retreats

The last page states:

Our proposed business model is one that has the private sector paying premium prices to enable local community to access facilities at a minimal cost or no cost.



Cheers

John

From: RUMMENIE, Philip <Philip.RUMMENIE@qed.qld.gov.au>
Sent: Tuesday, 16 March 2021 1:51 PM
To: MCDONALD John; WHEWELL, Mark; SHIELS Justin
Cc: HENRY Stuart; MCGOWAN, Gayle; JAGO, David
Subject: RE: Archookoora - Surrender of Lease New proposal

Good afternoon everyone,

As you may be aware, some years ago Kingaroy SHS proposed to surrender the lease of the Archookoora campsite. The school have been in negotiations during this time with various groups and an organisation has come forward and submitted the attached proposal. If this would be an acceptable use of the campsite and the current lease arrangements, could you please advise if this proposal could be considered for a transfer of the lease.

Thank you for your time and apologies if this issue is no longer relevant to your portfolio's.

Kind regards

Phil



Philip Rummenie
Infrastructure Advisor
Department of Education and Training

sch4n4(6) Pdf E: philip.rummenie@qed.qld.gov.au
DDSW – Toowoomba Regional Office

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From: MCDONALD John <John.Mcdonald@dnrme.qld.gov.au>
Sent: Friday, 23 March 2018 2:54 PM
To: WHEWELL, Mark <Mark.WHEWELL@qed.qld.gov.au>; SHIELS Justin <Justin.Shiels@des.qld.gov.au>
Cc: HENRY Stuart <Stuart.Henry@des.qld.gov.au>; MCGOWAN, Gayle <Gayle.MCGOWAN@qed.qld.gov.au>
Subject: RE: Archookoora - Surrender of Lease

Hi Mark/Justin.

My colleague has had a look at the old file and provided the following information (along with the attachment).

The file starts in May 1977, when the department of Works applied to lease the original Archookoora Forestry Barracks for an environmental Study Centre.

Public works negotiated to purchase the buildings from the Forestry Department.

The negotiated price was \$1300.00 for full payment of the two barracks, the garage and the store to the Kingaroy State High School P & C Association.

Forestry may have further information about when the buildings were constructed prior to 1977.

The native title assessment (from when the lease was renewed in 2008) states that the current forestry barracks were constructed by the Forestry Department in 1963.

Hopefully this information will suit your needs.

Regards,

John

John McDonald

Land Officer

Department of Natural Resources, Mines & Energy (DNRME)

16-32 Enterprise Street

PO Box 1167, Bundaberg QLD 4670

Telephone: (07) 4131 2386 **Extension:** 22386 **Facsimile:** (07) 4131 2308

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Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304

Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)



From: WHEWELL, Mark [<mailto:Mark.WHEWELL@ged.qld.gov.au>]

Sent: Friday, 23 March 2018 10:29 AM

To: MCDONALD John ; SHIELS Justin

Cc: HENRY Stuart ; MCGOWAN, Gayle

Subject: RE: Archookoora - Surrender of Lease

Hi John,

Thanks for sending this through and reviewing the old lease file if/when it's located at the Gympie Office.

Regards,

Mark

Mark Whewell

Principal Facilities Services Officer

Infrastructure Services Branch

Department of Education

P: 07 3034 6021

E: mark.whewell@ged.qld.gov.au

Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000

PO Box 15033 | City East QLD 4002

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From: MCDONALD John [<mailto:John.Mcdonald@dnrme.qld.gov.au>]
Sent: Friday, 23 March 2018 10:23 AM
To: SHIELS Justin; WHEWELL, Mark
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi Justin/Mark.

I have requested Gympie office to see if they can locate the old lease file for SL42091 issued in 1978. I will get them to forward to me so I can search for details re the buildings.

In the interim, I have attached a copy of the lease image for SL42091, containing the conditions it was subject to. On reading this, it indicates some structures were present on the land. It also gave permission (upon approval) for the lessee to construct/maintain buildings.

I will let you know once I received and searched the file.

Regards,

John

John McDonald
Land Officer
Department of Natural Resources, Mines & Energy (DNRME)
16-32 Enterprise Street
PO Box 1167, Bundaberg QLD 4670
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Email: john.mcdonald@dnrme.qld.gov.au
Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304
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From: SHIELS Justin
Sent: Thursday, 22 March 2018 10:01 AM
To: WHEWELL, Mark <Mark.WHEWELL@qed.qld.gov.au>; MCDONALD John <John.Mcdonald@dnrme.qld.gov.au>
Cc: HENRY Stuart <Stuart.Henry@des.qld.gov.au>
Subject: RE: Archookoora - Surrender of Lease

Hi Mark/John,

Apologies for the delay in responding, in general we were considering a number of options for the infrastructure on the lease. It has been determined that the infrastructure presents a large financial burden on QPWS should it remain upon surrender.

And it is also understood that this was previously the site of the Archookoora Forestry Station, with a number of buildings possibly being present at the time the lease commenced.

QPWS do not object to the Department of Education surrendering this lease, however in effort to reduce the financial burden QPWS requests that all improvements made by the lessee during the lease term/s be removed upon surrender.

The lease documents I have available do not indicate what infrastructure was present at the time this lease commenced in 1978. Is there any record of what infrastructure was present at the time of commencement either DoE or DNRME lease records? If not I encourage an on-site meeting to discuss and mutually determine what is to be removed.

Please let me know if you have any further queries or wish to arrange an on-site meeting to discuss the removal of infrastructure.

Cheers



Justin Shiels
Senior Ranger Environmental Management Team
South West Region
Queensland Parks and Wildlife Service
Department of Environment and Science

P 07 4529 8377

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@qed.qld.gov.au>]
Sent: Monday, 12 March 2018 11:32 AM
To: SHIELS Justin
Subject: RE: Archookoora - Surrender of Lease

Hi Justin,

Thanks for forwarding the photos to me. Talk soon!

Cheers,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
E: mark.whewell@qed.qld.gov.au
Level 17 | AM 60 | 42-60 Albert Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002



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From: SHIELS Justin [<mailto:Justin.Shiels@des.qld.gov.au>]
Sent: Monday, 12 March 2018 11:23 AM
To: WHEWELL, Mark; MCDONALD John
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi Mark,

Thanks for your time earlier and see attached photos of the site for your information.

As discussed, I'll be back in touch once operations have determined their requirements.

Cheers



Justin Shiels
Senior Ranger Environmental Management Team
South West Region
Queensland Parks and Wildlife Service
Department of Environment and Science

P 07 4529 8377
146 Herries St Toowoomba, Qld 4350
PO Box 1442, Toowoomba BC, Qld 4350

From: WHEWELL, Mark [<mailto:Mark.WHEWELL@det.qld.gov.au>]
Sent: Thursday, 22 February 2018 10:57 AM
To: MCDONALD John
Cc: HENRY Stuart
Subject: RE: Archookoora - Surrender of Lease

Hi John and Stuart,

Thanks for your prompt response to my email request.

Stuart - I will be in touch once you have had a chance to consider your requirements (if any) re: the proposed surrender of lease and improvements.

Kind Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

P: 07 3034 6021
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PO Box 15033 | City East QLD 4002

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From: MCDONALD John [<mailto:John.Mcdonald@dnrme.qld.gov.au>]
Sent: Thursday, 22 February 2018 10:48 AM
To: WHEWELL, Mark
Cc: HENRY Stuart
Subject: FW: Archookoora - Surrender of Lease

Good morning Mark.

Desley passed your enquiry onto me (the Bundaberg office deals with Land Act matters within South Burnett Regional Council).

As the lease is over part of a State forest (and improvements/buildings exist on the lease area) I have requested comment from Stuart Henry, Senior Ranger Forest Management, Queensland Parks and Wildlife Service.

You may wish to liaise with Stuart directly to ascertain his department's requirements (if any). Stuart has advised me he will require about 2 weeks to provide a response.

Regards,

John

John McDonald
Land Officer
Department of Natural Resources, Mines & Energy (DNRME)
16-32 Enterprise Street
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Email: john.mcdonald@dnrme.qld.gov.au
Website: www.dnrme.qld.gov.au

Bundaberg Office – Customer Service Contact Number: (07) 4131 2304
Business Hours (Mon. – Fri. 8.30am – 4.30pm, excl public holidays)



From: WHEWELL, Mark [<mailto:Mark.WHEWELL@det.qld.gov.au>]
Sent: Wednesday, February 21, 2018 10:23 AM
To: MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>
Subject: Archookoora - Surrender of Lease

Hi Desley,

Please refer to the attached information re: the DNRM term (special) lease to DoE issued over Lot 251 on FY2595. The school has now advised that the term lease is no longer required and, as such, the department now formally wishes to surrender the lease.

Please note the department's delegate has in-principle approved the surrender of lease.

Can you please advise next steps to achieve this surrender?

If you have any questions in relation to this matter please don't hesitate to contact either myself on T 303 46021 or Philip Rummenie, Infrastructure Advisor, Toowoomba Regional Office on [sch4p4\(6\) Perso](#)

Regards,

Mark

Mark Whewell
Principal Facilities Services Officer

Infrastructure Services Branch
Department of Education

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