



Our Ref: P3.0190/BC/PB.tg
Council ref: MCU07/0192

9 May 2011

Mr John Knaggs
The Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast MC QLD 4560

Dear Mr Knaggs

Re: Education precinct in proposed Parklakes Estate Extension at Camp Flat Road, Bli Bli

We wish to inform Council that Brisbane Catholic Education has recently signed an 'Exclusive Dealing Agreement' with the developers for a proposed Education Precinct within part of the expansion of the Parklakes Estate development currently before Council in its information request stage.

As Council is aware from previous meetings and discussions, Brisbane Catholic Education has spent over five years endeavouring to secure a suitable site for an educational facility and other Church services on the Sunshine Coast.

To facilitate this process Brisbane Catholic Education has consulted and engaged a local property expert, MC Properties, to assist with locating a suitable parcel of land. Throughout these investigations it has become clear that the availability of land within an appropriate location is constrained by the following:

- Adequate area of land of around 12 ha for primary/secondary facilities;
- Land that is level or has minimal slope, and not subject to flooding;
- Availability of land in the Urban Footprint or other appropriate zoning;
- Proximity to urban areas;
- Availability of essential services including water supply, sewerage, power and road infrastructure.

It is considered that the Parklakes Estate extension area in Bli Bli, when approved by Council, will fulfil all of the above requirements for a sustainable school. It is also understood that the developers will be providing community, sporting and recreational facilities, which would be a significant benefit to the nearby school.

ALL CORRESPONDENCE:

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19 Lovedale St
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100 Lilac St
Phone: (07) 3033 7200

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It is also our opinion that the development of the school within the Parklakes Estate is consistent with the overall intent of Council's Corporate Plan. Clearly the school and residential estate will contribute to infrastructure growth to the region as well as support the development of a 'healthy community'. Significantly, as all Catholic schools apply a rigorous application to environmental sustainability, Council can be assured that in the design and development process, appropriate due regard will be made to addressing these issues.

On this basis Brisbane Catholic Education strongly encourages Council to approve the proposed expansion of the Parklakes Residential Estate within the new Planning Scheme being developed. The designation of a site for a school in this approval will ensure the provision of an important component of essential community infrastructure.

We would be pleased to meet and discuss with Council issues in regards to our education needs and proposal, and should you have any queries please contact Mr Terry Farrelly, Manager, Planning Services on (07) 3033 7472 or Mr Bert Crathan on (07) 3033 7561.

Yours sincerely



Ms Pam Betts
Director Administrative Services
Brisbane Catholic Education

Copy: Mr Warren Bunker; Mr Raul Weychardt; Ms Julie Edwards