



Enquiries to: Helena Lewis
 Senior Property Advisor
 Property Services Team
 Telephone: 3708 50180
 File Ref: C-ECTF-19/6296

Queensland Health

Mr John White
 Projects Director
 Economic Development Queensland
 Department of State Development, Manufacturing, Infrastructure and Planning
 GPO Box 2022
 BRISBANE QLD 4001

Email: John.White@dsmip.qld.gov.au

Dear Mr White

Sale of 392 and 392A Alexandra Street, Parkhurst (Lot 11 on SP290198, Title Reference 51066089 and Lot 88 on LN2112, Title Reference 50918847) (Property)

We refer to recent discussions between the State of Queensland (represented by the Department of Health) (*Buyer*) and the Minister for Economic Development Queensland (*Seller*) in relation to the sale of the Property.

The purpose of this letter is to confirm the terms on which the Buyer agrees to buy, and the Seller agrees to sell, the Property. The terms of this letter take effect and are binding on the parties from the date the Buyer receives a copy of this letter duly executed by the Seller (*Effective Date*).

Conditions of Sale

1 Purchase

Subject to the terms of this letter the Seller agrees to sell, and the Buyer agrees to buy, the Property for a purchase price of \$ [REDACTED] (inclusive of GST) (*Purchase Price*).

2 Conditions Precedent (Buyer)

The sale and purchase of the Property contemplated by this letter is conditional on the Buyer:

- (a) obtaining any financial and transaction approvals required to this letter or the acquisition of the Property;
- (b) satisfying itself as to its due diligence enquiries in respect of the Property; and
- (c) satisfying itself as to its intended planning approval pathway, and the likelihood of receiving the required support for the proposed use of the Property as a 42 bed drug and alcohol rehabilitation facility,

and providing the Seller with notice that the conditions precedent set out above are waived or satisfied by 5pm on the date which is 120 days after the *Effective Date* (*Approvals Date*).

If the Buyer fails to give the Seller notice by 5pm on the Approvals Date that it has satisfied or waived the conditions precedent, then either party may terminate this agreement by notice to the other party. If, at any time, the Buyer considers that it is unable to satisfy the conditions precedent, it may give notice to the Seller terminating this agreement.

3 Conditions Precedent (Seller)

There are no conditions precedent for the sale and purchase of the Property to be satisfied by the Seller, and the Seller confirms that it has obtained all relevant approvals required by it to transact with the Property.

4 Settlement

- (a) Settlement will occur on the day which is 14 business days after the last condition precedent set out in clause 2 is satisfied or waived, as applicable.
- (b) At Settlement the Buyer will pay the Purchase Price to the Seller by way of a bank cheque in favour of the Seller, in exchange for:
 - (i) vacant possession of the Property;
 - (ii) a tax invoice for the sale;
 - (iii) a duly executed Form 1 Transfer which (subject to its registration) will effect the transfer of the Property from the Seller to the Buyer; and
 - (iv) any other paperwork or notice customarily provided at Settlement of a property sale.
- (c) The Seller must, no later than 5 business days before Settlement, give the Buyer the duly executed Transfer and the Buyer undertakes to:
 - (i) use the Transfer for stamping purposes only pending Settlement; and
 - (ii) at its cost, attend to stamping of this letter (when it is required to be stamped under the *Duties Act 2001* (Qld)), and the Transfer.

The Seller must give the Buyer all information reasonably required by the Buyer in connection with the completion and stamping of the Transfer.

5 Condition

- 6 The Property will be sold on as 'as is, where is, condition', as at Settlement. The Seller provides no warranty or guarantee as to the state or condition of the Property between the period from the Effective Date until Settlement. The Property will be free from any encumbrances or security interests. Costs**

Each party must bear its own costs in respect of the sale and purchase of the Property.

7 Adjustments

No adjustment for land tax or general rates will be made at Settlement, except where such amounts are unpaid at Settlement, in which case the Buyer will be entitled to an adjustment in its favour for the entirety of any unpaid amount.

8 Access

The Seller grants the Buyer and its employees, representatives and consultants a licence to access the Property for the purposes of undertaking the Buyer's due diligence enquiries pursuant to clause 2, provided that evidence of public liability insurance covering their access is first given to the Seller.

9 Risk

Subject to clause 5, the Property is at the risk of the Seller until Settlement, and then the risk for the Property shall pass to the Buyer.

10 Binding Agreement

The parties acknowledge and agree that this letter is a binding agreement for:

- (a) the Buyer to buy; and
- (b) the Seller to sell,

the Property for the Purchase Price, subject to the Buyer fulfilling or waiving the conditions precedent set out in clause 2.

Yours sincerely

Barbara Phillips, Deputy Director General
for and on behalf of the State of Queensland
(represented by the Department of Health)
7/6/2019

Witnessed by

Executed by the delegate for Minister for
Economic Development Queensland:

8/7/2019

Signature

TIMOTHY O'NEIL

Print Name

Witness Signature

JANET MENKENS

Print Name

Steering Committee: AOD Residential Rehabilitation Facility (Rockhampton)

Meeting Minutes

Tuesday, 25 June 2019 - 2.00 to 3.00 pm
Room 1.5, Level 1, 15 Butterfield St, Herston
By Teleconference

Attendees

Name	Position	Role
Sandra Eyre	A/Executive Director, Mental Health Alcohol and Other Drugs Branch (MHAODB)	Member (Chair)
Helen Taylor	A/Senior Director, MHAODB	Member
Robert Forsythe	A/Executive Director, Rural and District Wide Services, CQHHS	Member
Ellie Parker	Manager, Community Services Funding Branch (CSFB)	Member
Kerryn Parrott	Project Director, Capital Assets Services Branch (CASB)	Member
Helena Lewis	Senior Property Advisor, CASB	Stakeholder
Chantelle Miller	Manager, MHAODB	Stakeholder
Bruce Collins	Principal Policy Officer, MHAODB	Stakeholder

Apologies

Steve Williamson	Chief Executive Officer, Central Queensland Hospital and Health Service (CQHHS)	Member
James Kelaher	Chief Financial Officer, Assets and Commercial Services, CQHHS	Stakeholder
Bill MacFarlane	Manager, CASB	Stakeholder

Item

Discussion/Outcomes

1. Welcome and apologies

Chair

The Committee:

- **Noted** apologies for the meeting

1.2 Confirmation of minutes and action register

Chair

The Committee:

- **Confirmed** the previous meeting minutes with one amendment (to note a discussion regarding location of the day program; to be reflected on final minutes).
- **Noted** the action register and actions to date (nil outstanding)

2. Capital Update

2.1 Land Acquisition Update

Helena Lewis

The Committee:

- **Noted** CASB are waiting on a response from Economic Development Queensland following the Department issuing a Letter of Exchange.
- **Noted** the terms of sale including:
 - \$ (incl GST);
 - 120-day due diligence period with an additional 14-day settlement period;

Item	Discussion/Outcomes
<p>3. Operational Update</p> <p>3.1 Endorsement of options circulated in out-of-session paper</p> <p>All members</p>	<ul style="list-style-type: none"> – subject to confirmation of a planning pathway. • Noted the due diligence period is a standard 120 days but could be less depending on the outcome of assessment processes. • Noted the site was previously discussed in Parliament. MHAODB to check Hansard and provide further advice
<p>3.1 Endorsement of options circulated in out-of-session paper</p> <p>All members</p>	<p>The Committee:</p> <p>Day Program</p> <ul style="list-style-type: none"> • Discussed feedback on the option to locate the day program off-site from the Parkhurst facility. • Approved establishing the day program within the Rockhampton CBD in premises leased by the NGO provider and not collocated with other HHS services. • Noted the NGO would be responsible for leasing and fit-out of the premises. • Noted that the day program would not be included in design of the Parkhurst site (land area identified would be left vacant). <p>Service Description</p> <ul style="list-style-type: none"> • Discussed feedback on the Service Description including staffing of the withdrawal unit, administration staff for the day program and the need to refine the document including future versions (noting finalisation of some treatment type descriptions). • Noted the current Service Description as suitable for the purposes of Business Case development. • Noted further amendments to the Service Description may be required following consultation with CQ HHS and other relevant stakeholders. <p>Site Layout</p> <ul style="list-style-type: none"> • Approved the draft site layout noting minor changes are required to further separate the family units from the rest of the facility. • Noted the site layout needs to be flexible at this stage while site testing is completed. <p>NGO RFO Timeframe</p> <ul style="list-style-type: none"> • Noted the timeframe for commissioning an NGO organisation to deliver residential services at the Parkhurst site, and day program from a Rockhampton CBD location.
<p>4. Budget and Funding</p> <p>4.1 Capital Budget Update</p> <p>Helena Lewis</p>	<p>The Committee:</p> <ul style="list-style-type: none"> • Noted the land budget of [REDACTED] will be sufficient to purchase the EDQ site including due diligence and transfer costs.
<p>4.1 Operational Budget Update</p> <p>Helen Taylor</p>	<p>The Committee:</p> <ul style="list-style-type: none"> • Noted the overview provided of current operational funding across financial years, estimated expenditure and broad breakdown of HHS and NGO costs. • Noted further discussions will be undertaken between MHAODB and CQ HHS to support finalising allocations within approved budget envelope
<p>5. Stakeholder Communication</p> <p>5.1 MID Communication Process</p> <p>Helen Taylor</p>	<p>The Committee:</p> <ul style="list-style-type: none"> • Noted the draft Letterbox drop leaflet for pre-consultation as part of the MID process. • Noted that CASB will provide advice on the inclusion of the Day Program in the letterbox leaflet and the process and timing of Letters to MPs and Council. • Noted feedback on the draft document was requested from the Steering Committee by Friday 28 June 2019.

Item	Discussion/Outcomes
6. Other Business	The Committee: <ul style="list-style-type: none">• Discussed the need to engage appropriately with Education Queensland at a future time, if school-aged children are included in the final Service Description as part of the provision of services to parents with dependent children within the Family Units.
7. Next Meeting	18 July 2019

RTI RELEASE

Steering Committee: AOD Residential Rehabilitation Facility (Rockhampton)

Draft Meeting Minutes

Thursday 23 May 2019: 1.00 to 2.00pm
Room 1.3, Level 1, 15 Butterfield St, Herston
By Teleconference

Attendees

Name	Position	Role
Sandra Eyre	A/Executive Director, Mental Health Alcohol and Other Drugs Branch (MHAODB)	Member (Chair)
Helen Taylor	A/Senior Director, MHAODB	Member
Steve Williamson	Chief Executive Officer, Central Queensland Hospital and Health Service (CQHHS)	Member
Ngari Bean	Director Community Programs & Allied Health, CQHHS	Member (Proxy)
Ellie Parker	Manager, Community Services Funding Branch (CSFB)	Member (Proxy)
Kerryn Parrott	Project Director, Capital Assets Services Branch (CASB)	Member
Bill McFarlane	Manager, CASB	Stakeholder
James Kelaher	Chief Financial Officer, Assets and Commercial Services, CQHHS	Stakeholder
Helena Lewis	Senior Property Advisor, CASB	Stakeholder
Chantelle Miller	Manager, MHAODB	Stakeholder
Bruce Collins	Principal Policy Officer, MHAODB	Stakeholder
Marlene Berry	Director, CSFB	Stakeholder

Apologies

Assoc Prof John Allan	Executive Director, MHAODB	Member
Jacqui Heywood	A/Senior Director, CSFB	Member
Kate Podevin	Principal Policy Officer, MHAODB	Stakeholder

Item

Discussion/Outcomes

1. Welcome and apologies

Chair

The Committee:

- **Noted** apologies for the meeting

1.2 Meeting minutes

The Committee:

- **Confirmed** the previous meeting minute

2. Identification of Land

2.1 Capital Update

All Members

The Committee:

- **Noted** an update on the Economic Development Queensland (EDQ) site including the receipt of a land valuation from EDQ for \$ [REDACTED] for Lot 88 and Lot 11 totalling 14.5 hectares.

Item

Discussion/Outcomes

- **Approved** acquisition of the EDQ site (14.5 hectares) at the valuation price of \$ [REDACTED] subject to due diligence processes and the following:
 - Building and Asset Services (BAS) lodged an Infrastructure Proposal with DSDMIP on 20 May 2019 in order to seek the Planning Minister's endorsement for DoH to progress its planning approval pathway for the proposed use (AOD Res Rehab Facility) over part of the EDQ land (5ha) via a Ministerial Designation process. This action was instigated by the Property Services Team under instructions from David Sinclair to seek such endorsement.
- **Noted** key elements of the acquisition process include:
 - A letter of exchange to EDQ outlining the department's intention to acquire the site subject due diligence processes;
 - A standard 120 day due diligence timeframe will apply prior to taking ownership of the land;
 - Partial designation of the site – 5 hectares will be sought for construction of the facility; and
 - Rockhampton Regional Council (RRC) planning issues that will need to be considered in the infrastructure designation process.
- **Noted** RRC advice provided to CASB regarding the EDQ site including:
 - Limited public transport to the site for clients;
 - The land is zoned open space to provide a buffer between future residential properties and land zoned for light industrial use; and
 - The noise impact on the site from the planned ring road and rail corridor (Transport and Main Roads) and future extension of Alexandra St (RRC) for future residential developments.
- **Discussed** the potential noise concerns of the site noting that through a set back of the facility and construction of noise buffering, the noise impact could be reduced.
- **Noted** CASB will progress infrastructure designation for the AOD facility land only, and not the broader parcel of land.
- **Noted** MHAODB advice that the day program is proposed to be located off-site and commence service delivery in 2020 prior to construction of the facility
- **Noted** construction is expected to be completed in late 2020 with service delivery expected to commence by June 2021.
- **Noted** the day program will be located in Rockhampton CBD in leased premises.
- **Noted** CQHHS suggestion to consider co-locating existing HHS services with the day program (where possible).
- **Noted** MHAODB will develop options for leasing a facility for the day program and circulate to the Steering Committee out of session.
- **Noted** MHAODB to circulate the draft service description to the Steering Committee out of session for comment.

3. Other Business

- Nil

4. Next Meeting

Chair

20 June 2019

Helena Lewis

From: Tony Collins <irrelevant@ranbury.com.au>
Sent: Sunday, 24 March 2019 2:09 PM
To: Jason Gaudry
Cc: Jason Simes; Helena Lewis
Subject: RICE
Attachments: Boundary Road Parkhurst.pdf; Rockhampton Alcohol and Drug Rehabilitaion Facility - 24 March 2019.pdf

Hi Jason,

Further to our correspondence on Friday attached for your information is a copy of my updated investigations spreadsheet, along with some basic DD of a site at Boundary Road, Parkhurst.

This site has issues with flooding and sewerage connection that anecdotally may be rectified or at least improved within approximately 12 months, however given the uncertainty around this the property at [REDACTED] is still considered a significantly better option.

Over last Thursday and Friday I met with several key agents who collectively have over 120 years' experience in Rockhampton Real Estate, and the unanimous comment from all was that this was a very difficult brief to fill. They had all conducted investigations of their own in anticipation of my visit, and apart from Boundary Road, had nothing that was likely to be acceptable.

I again strongly recommend that every effort be made to secure [REDACTED] with [REDACTED] being my preferred second option.

As I recently indicated to Helena I'll be away from Brisbane for just over two weeks from this Wednesday, however if you require assistance in my absence Ranbury's GM Property, Jason Simes, will be happy to assist.

Jason's phone number is 3211 2300.

Cheers,

Tony

TONY COLLINS
Senior Property Consultant

ranbury 

Transport > Property & Building > Resources & Utilities

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Locality	Address	Contact	Registered Owner	RPD	For Sale/Price	General Description and proximity to services	Zoning	Land site	Preliminary Comments	Public Transport	Floodings	Community Facilities	Valuation	Recommendation
Bensaker	46-09 Musgrave Street	L J Hooker Rockhampton		Lots 5-8 on RP M3468	\$2M + GST	Located within 5 minutes of the CBD and situated in close proximity to shopping and other community facilities	Mixed Special Use Sub-premix	1.01 ha	Location and size meet the brief however the price is significant. Property has been on the market since 2014.	At the door	SW corner of the site is affected by flooding, varying from low to high risk	In immediate vicinity		Not considered suitable due to risk of flooding and high price.
Pakhurst	320 Gregory Street	Ray White Rockhampton		Lots 21, 22 and 23	Lots range from \$995,000 to \$1.48M	Located on the western side of Yaamba Road approximately 2.5km to the east from the Pakhurst town centre. A property in the adjacent street (Leichardt Street) was identified and rejected in previous investigations.	Low Impact Industry	Lots range from 40 ha to 1.38 ha	Although classed as low impact industry the lots are surrounded by a range of potentially unsuitable activities and the route back to the Pakhurst shops passes a significant high impact industrial operation.	Not available	Not investigated	Isolated from shopping and other facilities other amenities		Not considered suitable.
Kawana		McArthur and Associates			\$1.0 million	A generally rectangular, level site on the corner of previously used as a industrial activities but is in walking distance to and a range of other community facilities	Low Impact Industry	90 ha	Appears to meet the brief following initial due diligence, although the price is at the higher end. The land is also listed on the EMR however the agent has been contacted to determine whether the owner is prepared to take the necessary actions to have it removed at his expense.	Within approximately 300 metres of Surbus route	Not considered an issue	Within approximately 2 km		Not considered suitable as further investigations have revealed significant heavy industrial activity in close proximity.
Pakhurst	17-19 McMillan Avenue	CRE Brokers		Lot 10 on RP03508	\$1.55 million	A long rectangular allotment situated adjacent to 29 McMillan Avenue, which has previously been investigated. Bus transport and shops are within walking distance. It has been extensively improved as a thermal and golf and driving range facility and includes two houses and a large shed/club house with a liquor licence.	Low Density Residential	4.6ha	Appears to meet the brief however price is at the top of the acceptable range and the property is being offered as a "passive investment", possibly indicating it would be sold subject to a lease.	Within 1.5 km of Surbus	Not considered a risk	Shopping and other facilities within 1.5 km		Property is available as a real estate only transaction and purchase price has now been reduced to \$1.55M. Cost of providing services would be less than the adjacent 29 McMillan Ave. However the purchase price is still \$500k above that site. Not considered suitable for the same reasons as 29 McMillan Ave.
Roseview	142 Chastance Avenue	Ray White Rockhampton		Lot 1 on RP25430	\$250,000	An irregular shaped parcel of steeply sloping land situated on the fringe of the Olive residential estate.	Rural	2075 sq	Not surveyed and significant slope issues.					Unavailable
Roseview	48 Rachel Close	Ray White Rockhampton		Lot 58 on RP094069	\$836,000	An irregular shaped allotment situated in the Olive residential estate.	Rural Residential	78ha	Not large enough and not surveyed.					Not considered suitable.
Wingard	112 Howell Road	Raine and Home Rockhampton		Various lots	From \$218,000	Generally regular shaped rural residential lots in a small subdivision situated just off the Rockhampton Yeppoon Road.	Rural Residential	From 2ha	Power is available but provisions are not covered. Availability of town water has not been investigated, but is considered unlikely.					Not considered suitable.
Pakhurst	2 Swift Street	Professionals			\$720,000	Two lots totaling 1.1 ha separated by Limestone Creek. Situated in a low impact industrial area but lacking shopping and other amenities. The smaller lot is unsuitable, while the larger lot of .90 ha is partially subject to flooding.	Low Impact Industrial	1.1 ha	An existing resource could be capable of effective use, however the effects of flooding on part of the site would limit development on the balance.	Within approx 1km.	The smaller lot and portion of the larger lot are affected by flooding.	Isolated from shopping and other facilities other amenities		Not considered suitable.
Pakhurst	287 Boundary Road	Professionals		Lot 19 on RP03508	Asking \$1 million	Large rectangular block within 200 metres of existing low density residential development located some 20 minutes north of Rockhampton CBD.	Low Density Residential	3.80ha	The site is subject to some flooding over a small area which is much lower than the balance of the site, however the large majority of the land is flood free. Well located although sewer connection will be required.	Within approx 1km.	A small portion of the site is affected and access during flood peaks may be difficult.	Well located within easy walking distance		Considerable suitable apart from issues during flood events. It is understood that a sewerage pumping station is to be constructed within 100 metres of the SW corner of the property within approximately 12 months and that road upgrades may be planned for the future, but we have not investigated these issues.
Grasmere		Discover Real Estate		L1 RP 612723	\$850,000	Stand alone 4 bedroom home with 30x25 shed. Surrounded by new housing developments.	Rural Residential	4.00ha					\$620,000 - \$700,300	Property recommended as the most suitable for working in the current market. The property has a natural slope - so a driveway from the street would be required - and a large underground water tank from any surrounding development which likely affects onto the rear boundary. Some stormwater may be collected from the house, but we have not investigated these issues.
Dracmere				L2 RP00934	\$400,000	Adjacent to quality residential subdivisions, lot has a large older industrial barn on site.	Residential	9376m2					\$296,000 - \$325,300	Potential suitable but would not be recommended ahead of 164 Lucas Street.
Pakhurst	326 Leichardt Street	Pat O'Driscoll RE		L24 RP003112	\$1,150,000	Located in a cul-de-sac with some residential development in close proximity, but mainly surrounded by heavy industry.		1.16 ha	Situated in a low-impact industrial area but very private, and with some existing buildings that may be susceptible. Public transport within 1km.	Not available	Not investigated	Isolated from shopping and other facilities other amenities		Public transport was previously thought to be 100m away, however further investigations have revealed a second bus route within 1 km. A small corner of the site is subject to flooding which would impact on any facility, although the property has two street access and would be accessible during any flooding event. Industrial surrounds and distance to community facilities are not ideal. Not recommended.

Helena Lewis

From: Tony Collins <irrelevant@ranbury.com.au>
Sent: Friday, 1 March 2019 11:28 AM
To: Helena Lewis
Subject: Rockhampton Alcohol and Drug Rehabilitation Facility
Attachments: Rockhampton Alcohol and Drug Rehabilitation Facility - 1 March 2019.pdf; Power Street.pdf

Hi Helena,

Further to recent discussions my latest investigations have encompassed residential, commercial, industrial and rural properties within 30 minutes' drive of Rockhampton, and involved reviewing well over 400 listings.

As a general comment the rural residential areas within Livingstone Shire which meet the travel requirements are all unsewered, and I believe the cost of providing this service would be prohibitive.

Of the properties reviewed only a handful showed any initial promise at all, and these have been included in the updated spreadsheet attached.

Following slightly more detailed investigations only one is considered potentially suitable, being the property at [REDACTED]. As discussed unfortunately this property is listed on the Environmental Management Register, however following a conversation with the agent the owner is currently considering whether he is prepared to take whatever steps are required to have it removed at his cost.

If so I believe it to be worth further consideration.

A second property at 17-19 McMillan Avenue could also be of some interest, however it appears that this is being sold as a passive investment, i.e. with a lease to the current owners for a mini golf and driving range business. It is also not sewered and is already at the top of the budget limit.

I have not conducted further DD on this property.

Attached for your information is a brief due diligence summary of [REDACTED] incorporating location, zoning and flooding maps. Although in a small pocket of industrial development the surrounding uses don't appear noxious, while significant residential development is only a few hundred metres away.


The land is also slightly less than the required 1 ha, however the shortfall is only 400m².

I will keep you informed of progress with the owner regarding the EMR listing.

Regards,

Tony

TONY COLLINS
Senior Property Consultant

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RTI RELEASE



Rockhampton Alcohol and Drug Rehabilitation Facility

Site Investigations

QUEENSLAND HEALTH
NOVEMBER 2018

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DOCUMENT INFORMATION

Client: Helena Lewis
Title: Principal Property Advisor
Subtitle: Property Services
Date: 22 November 2018

VERSION	DATE	OUR REFERENCE
V3	22/11/2018	Project Number 18053

AUTHOR, REVIEWER AND APPROVER DETAILS

Prepared by:	T Collins	Date: 22 November 2018
Reviewed by:		Date:
Approved by:		Date:

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1. Alcohol and Drug Rehabilitation Facility

1.1 INTRODUCTION

Queensland Health wishes to acquire a site in Rockhampton for the establishment of a 42-bed drug rehabilitation facility, with the capacity for both residential and non-residential treatment.

The preferred location is Parkhurst, with Gracemere being an alternative location if no suitable properties can be identified in or around Parkhurst.

Ranbury has been engaged to identify potential sites which match the Project Brief, a copy of which appears in **Attachment A**.

This report provides brief details of properties investigated to date.

1.2 ACTIVITIES TO DATE

With assistance from Health's Property Service area a review was conducted of current surplus properties on the Government Land Register.

While no suitable properties were identified from this search the Property team did locate three possible sites under the control of the State, Rockhampton Regional Council and the Catholic Church, all of which have been inspected but which may be difficult to acquire for a range of reasons including requiring excision from larger parcels.

These are outlined in the spreadsheet in **Attachment B**, which provides basic details of all sites reviewed to date.

After initial desktop investigations into the market using the major online real estate databases in the two search areas I travelled to Rockhampton on Tuesday 10 July, to conduct more detailed investigations, as virtually no current listings appeared to be suitable.

I initially met with a local contact who had worked extensively in the Parkhurst area for the last 17 years and who was also very familiar with Gracemere, who was able to provide some general information regarding the proposed bypass road linking Gracemere and Parkhurst, as well as comment regarding Council's recent support for increased development in Parkhurst. He also suggested several sites.

I then met with Pat O'Driscoll from Pat O'Driscoll Real Estate (also trading as Knight Frank Commercial), one of the leading agents in Rockhampton for over 30 years, who is currently exploring other potential sites in the two search areas.

Additional online investigations were carried out in July/August as described in Section 1.4.

Further activities since that time are outlined in Section 1.5

1.3 PUBLIC TRANSPORT

To understand the current and future public transport options I also met with representatives from Young's Buses and Sunbus, who operate the only regular bus services in Rockhampton.

Copies of their timetables are included in **Attachment C**, however broadly the two areas are covered as follows:

1.3.1 Parkhurst

Young's offer approximately half-hourly services throughout the day between Rockhampton CBD and Yeppoon via the Bruce Highway, but do not travel as far as Parkhurst, while Sunbus also offer a half-hourly service to Parkhurst and Norman Gardens via several different routes including Norman Road.

1.3.2 Gracemere

Only Young's operate services to Gracemere at approximately hourly intervals throughout the day, although their Mt Morgan service also travels via Gracemere.

1.4 JULY/AUGUST FINDINGS

None of the 15 properties originally identified appeared to precisely match the project brief, however further investigations were carried out into sites at 100 Diploma Street, Norman Gardens and 982 Yaamba Road, Parkhurst.

Both properties have been found to be unsuitable as indicated in Section 2.

The Department has recently identified a property at [REDACTED], Parkhurst which appears to meet most requirements, and a valuation is currently being sought. Further investigations have revealed a lack of sewerage, water and stormwater services, however engineering advice into the cost/potential for providing these services is now in hand.

Depending on the outcome of these investigations one further property at Norman Road which was highlighted in our initial report may still be worth consideration.

Further information on all sites which have been investigated in some detail appears in Section 2 of this report.

1.5 AUGUST/SEPTEMBER ACTIVITIES

Further investigations identified only one new listing, a 7,000m² hatchet shaped block in Yaamba Road, Norman Gardens.

This property is on the market for \$2.75 million and is situated in very close proximity to Emmaus College. It is not considered suitable for these reasons.

The Department has carried out investigations into the property at [REDACTED], however due to constraints in servicing the property and the valuation not supporting the purchase price, it is no longer considered an option.

The 177 ha property owned by the Rockhampton City Council (RCC) at 5 - 71 Olive Street, Parkhurst, which was previously identified as a possible fallback, has now been determined as a very likely option. RCC is prepared to consider sale to the State and initial investigations have been positive.

Ranbury is currently awaiting further instructions.

1.6 OCTOBER/NOVEMBER ACTIVITIES

Discussions with RCC have now focussed on Council's "Music Bowl" site at 607 – 701 Yaamba Road, Parkhurst, which is more fully described in Section 2.

RCC is seeking to dispose of the whole site of 8.614 ha, however the Department only wishes to acquire a 2 ha portion of the property.

This matter is currently being explored further and in the interim valuation quotes have been requested which can be actioned once a way forward becomes clearer.

Further investigations have identified two possible sites at Gracemere as outlined in Section 3.

Valuations have been obtained for both properties and are below the asking prices, however depending on the outcome of the above discussions they may be considered further.

1.7 VALUATIONS

The valuation for [REDACTED] was \$ [REDACTED], which is substantially below the asking price of \$ [REDACTED].

Valuations for [REDACTED] Street were:

[REDACTED] Street - \$ [REDACTED]

[REDACTED] Street - \$ [REDACTED]

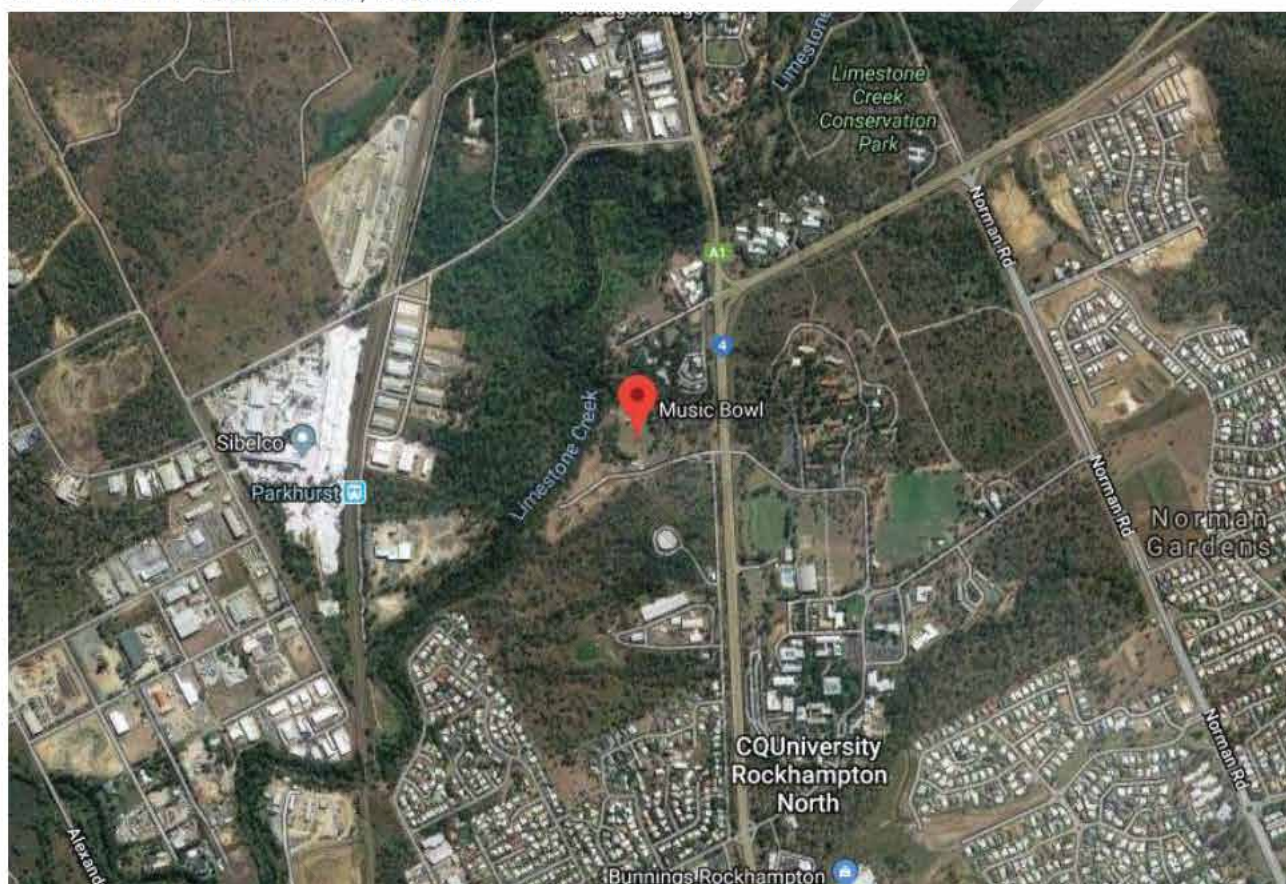
In both instances valuations are well below the respective asking prices.

Valuation quotes have been requested for 607 – 701 Yaamba Road, Parkhurst.

2. Parkhurst Area

2.1 POTENTIALLY SUITABLE SITES

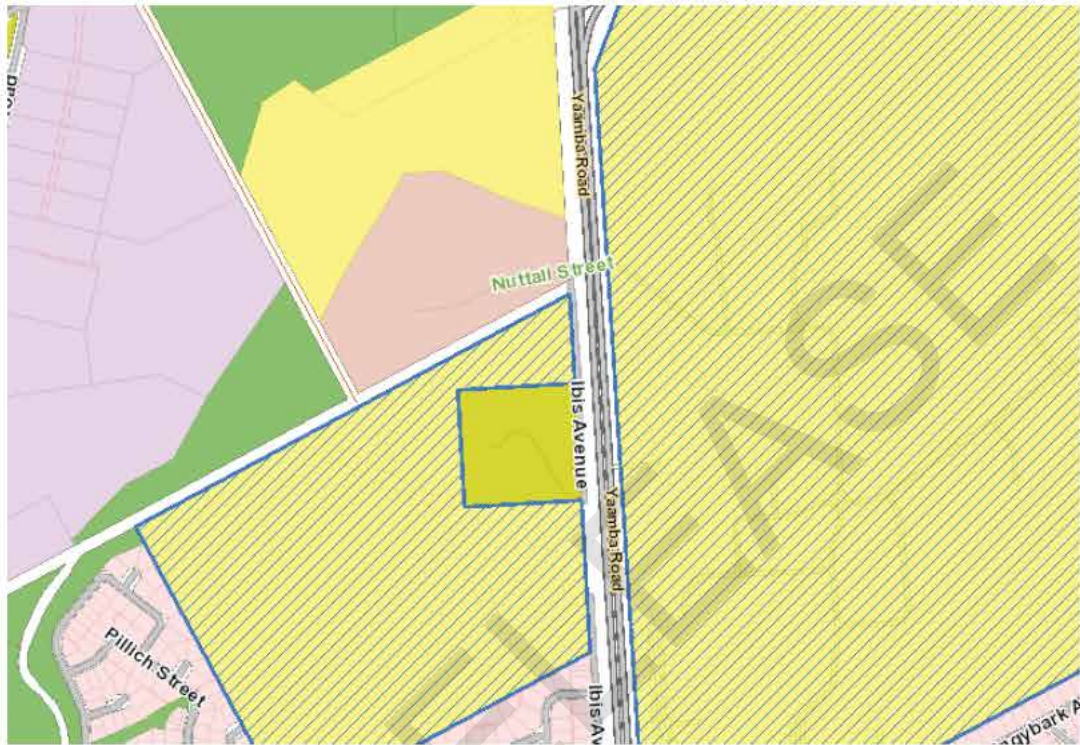
2.1.1 607 – 701 Yaamba Road, Parkhurst



Source: Google Maps

Criteria	Details
Address	607-701 Yaamba Road, Parkhurst (part)
Encumbrances	Not yet fully investigated, but none anticipated. ROL required.
Asking Price	Not currently on the market
Area	A potential 2 ha excision from the 8.614 ha parent parcel
Proximity to public transport	Buses along Yaamba Road
Proximity to other amenities	Neighbourhood shops within approximately 1 km.
Zoning	Emerging Communities
Flooding	Some localised flooding over a small portion of the site, however the area of interest to the State is believed to be flood free.
Surrounding uses	Mix of low density residential and general suburban facilities.
General comments	Site appears worthy of further consideration.

Zoning Overlay



Source: Rockhampton Regional Council

Flooding Overlay



Source: Rockhampton Regional Council

2.2 CURRENT POSITION

982 Yaamba Road has been ruled out due to concerns over rainwater inundation.

100 Diploma Street has been ruled out due to location concerns.

652-654 Norman Road is no longer available.

[REDACTED] has been ruled out due to services and price considerations.

71 Olive Street has been ruled out following discussions with Council.

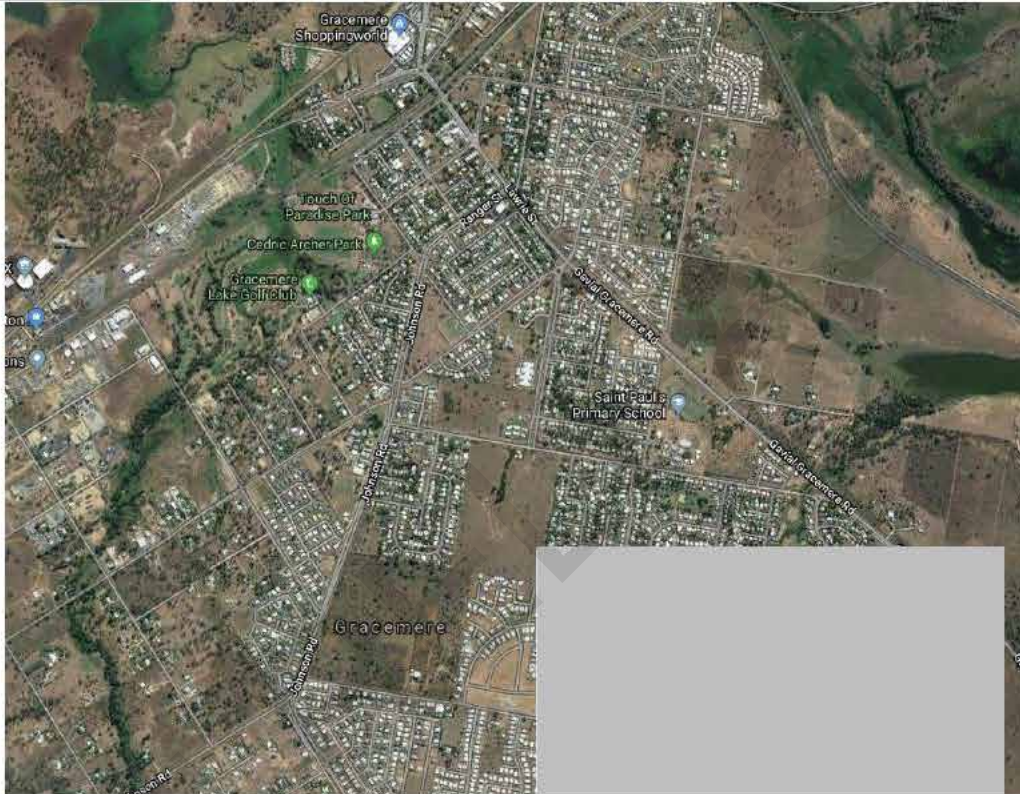
607 – 701 Yaamba Road is currently under consideration however acquisition will depend on whether RCC is prepared to dispose of only part of the site, and valuation.

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3. Gracemere

3.1 POTENTIALLY SUITABLE SITES

3.1.1 [Redacted] Gracemere



Source: Google Maps

Criteria	Details
Address	[Redacted], Gracemere
Encumbrances	Not yet fully investigated, but none anticipated. ROL required.
Asking Price	\$ [Redacted]
Area	[Redacted]
Proximity to public transport	[Redacted]
Proximity to other amenities	[Redacted]
Zoning	Low density residential
Flooding	None indicated
Surrounding uses	Mix of rural and low density residential.
General comments	Site appears worthy of further consideration. Valuation is \$ [Redacted] - \$ [Redacted]

Zoning Overlay



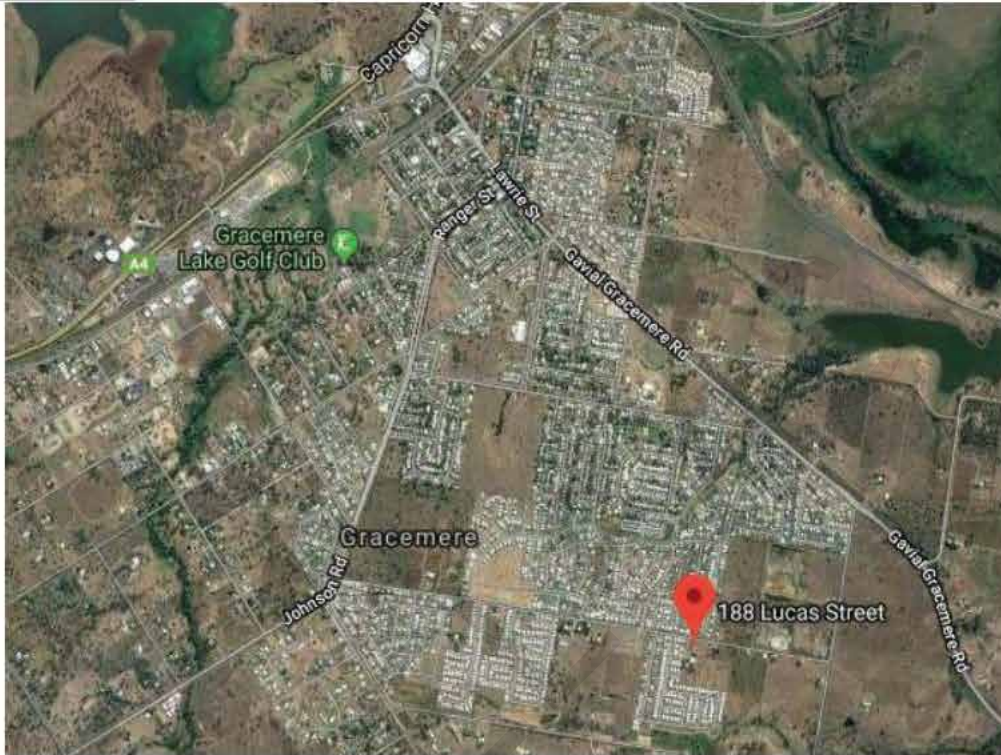
Source: Rockhampton Regional Council

Flooding Overlay



Source: Rockhampton Regional Council

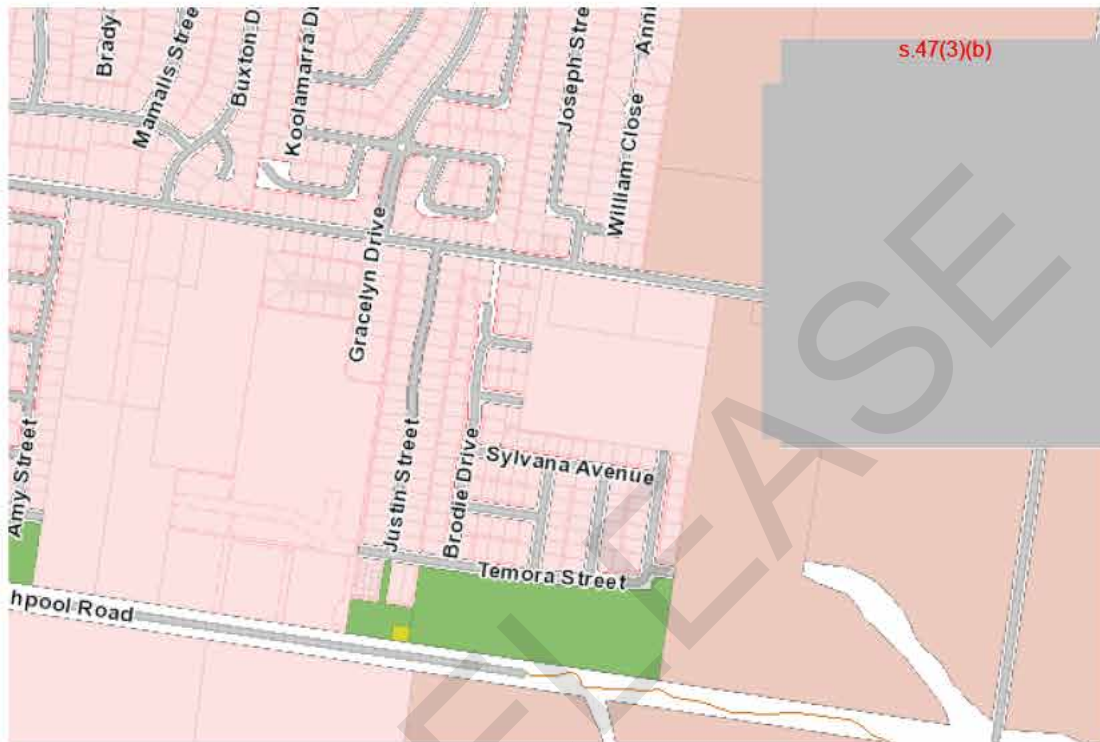
3.1.2 [redacted], Gracemere



Source: Google Maps

Criteria	Details
Address	[redacted] Gracemere
Encumbrances	Not yet fully investigated, but none anticipated. ROL required.
Asking Price	\$ [redacted]
Area	[redacted]
Proximity to public transport	[redacted]
Proximity to other amenities	[redacted]
Zoning	Low density residential
Flooding	None indicated
Surrounding uses	Mix of rural and low density residential.
General comments	Site appears worthy of further consideration. Valuation is \$ [redacted] - \$ [redacted]

Zoning Overlay



Source: Rockhampton Regional Council

Flooding Overlay



Source: Rockhampton Regional Council

3.2 CURRENT POSITION

Street are currently on hold pending the results of further negotiations with RCC regarding 607-701 Yaamba Road, Parkhurst.

RTI RELEASE

4. Attachment A – Project Brief

ROCKHAMPTON ALCOHOL AND DRUG REHABILITATION FACILITY

Project scope

To further the Government election commitment, it is intended to deliver a new 42-bed drug rehabilitation and treatment facility in Rockhampton that will be run by a non-government organisation. The facility will comprise of the following:

- 32 beds for residential rehabilitation;
- 8 beds for withdrawal treatment;
- 2 family units; and
- Capacity for non-residential intensive and structured day programs.

Description of key AOD treatment types to be provided at new facility

Residential rehabilitation (proposed 32 beds and 2 family units)

- medium to longer term intensive treatment (i.e. 28 days to 12 months or longer) where individuals are accommodated (24/7 staffing) and engage in a structured program of treatment and intervention to address their substance dependence and associated problems (i.e. social, legal, medical) and are supported to re-integrate into the community through post-treatment support; and
- family units would provide specialist accommodation and intervention to support parents to access treatment and remain with their children.

Withdrawal management (proposed 8 beds)

- withdrawal management (i.e. 'detox') is support and intervention (sometimes medical) provided to stabilise a person's physiological state and manage withdrawal symptoms as they stop using substances; and
- withdrawal management needs vary by drug type and individual medical and social circumstances can be offered through bed-based services and/or outpatient support in the community (i.e. ambulatory or home-based support).

Non-residential rehabilitation (intensive, structured day programs)

- non-residential rehabilitation is intensive, structured treatment delivered without an accommodation component, where clients attend daily programs delivered over a set time period (e.g. five days a week over six weeks).

Site Criteria

Based on an approximation of building areas for each of the nominated buildings, the total built area is estimated to be 1,900m² for 8 buildings.

In assuming a maximum site coverage of 30%, then the minimum land area DoH would be seeking would be 6,333m², hence anywhere from 6,000m² to 10,000m² would be appropriate.

Preference is to be close to public transport

Proximity to community facilities and key infrastructure e.g. shops, banking facilities, gym etc.

Located in a residential precinct rather than commercial or special uses area.

Locations

Two possible other locations have been identified.

Firstly Parkhurst just north of Rocky that apparently has large blocks that would be a suitable location. Apparently, Gracemere is less favourable as it does not have a suitable public transport service, but DoH would consider Gracemere if there is nothing suitable in Parkhurst.

5. Attachment B – Schedule of Properties Investigated to Date

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Locality	Address	Contact	Registered Owner	RPD	For Sale/Price	General Description and proximity to services	Zoning	Land size	Preliminary Comments	Public Transport	Flooding	Community Facilities	Valuation	Recommendation
Parkhurst		TMR/Rockhampton Regional Council			Not currently on market	A predominantly level allotment comprising a corner site owned by the State (TMR) surrounded by a larger irregular site (Lot 2 on SP200348) owned by Rockhampton Regional Council.	Emerging Communities and Sport and Recreation	3,568m2 and 117 ha	Close to Parkhurst State School.	Sunbus at the door	Not considered a risk	Shopping and other facilities within 1.5 km		Initially not considered due to proximity to school, however the client has indicated that the site is acceptable. Strongly recommended. fully resumed by TMR therefore not suitable.
Parkhurst	906 Yaamba Road			L2 RP864537	Under contract for	A predominantly rectangular inside allotment.		4,342 m2	Close to Parkhurst State School and only recently placed under contract.	Sunbus at the door	Not investigated	Shopping and other facilities within 1.5 km		Now off market
Parkhurst	982 Yaamba Road	Pat O'Driscoll RE		L22 SP171783	\$850,000	A large site set back from the street with a long bitumen driveway providing access. A residence is situated on the rear portion.	Low Density Residential	4.66 ha	Site is larger than required but may be worth considering if distance from amenities is acceptable	Sunbus at the door	rding to Council mapping.	Shopping and other facilities within 2 km		Not considered suitable
Parkhurst	984-986 Yaamba Road	Pat O'Driscoll RE		L21 SP171783	By negotiation	An irregular site currently developed as a motel and convention centre.		3.81 ha	May have some potential to re-use or adapt existing buildings, however it is understood the owner wishes to continue to operate the existing motel on the site.	Sunbus at the door	ential for overland flow acc	Shopping and other facilities within 2 km		Not considered suitable
Parkhurst	326 Leichhardt Street	Pat O'Driscoll RE		L24 RP603512	\$1,150,000	Located in a cul-de-sac with some residential development in close proximity, but mainly surrounded by heavy industry.		1.16 ha	Too far from public transport and other facilities. Also in an industrial area.	Not available	Not investigated	Isolated from shopping and other facilities other amenities		Not suitable
Parkhurst					Not currently on market							Shopping and other facilities within 1.5 km		Not considered suitable
Parkhurst					Not currently on market	An irregular shaped block which is currently a conservation park. Some development has occurred on the site but this appears to be ancillary to conservation purposes.		19.828 ha	Site is larger than required but a suitable portion could be excised subject to discussions with the Department of Environment and Heritage. Conservation Park status could be problematic.	Young's bus at the door	Not considered a risk	Shopping and other facilities some 2km away on Yaamba Road.		Currently not considered worth investigating further due to zoning and proximity to services, however could be a fallback if other investigations prove fruitless.
Parkhurst					Not currently on market	A large regular parcel which has been earmarked for future development for school and aged care purposes. Shopping and other facilities within 1.5 km		39.47 ha	Site is larger than required. A smaller area to the west of a small Limestone Creek tributary could possibly be excised however the Trust has previously rejected many approaches to purchase the land.	Young's bus at the door	Not yet investigated	Shopping and other facilities some 2km away on Yaamba Road.		has plans to utilise most of the site Not considered suitable.
Norman Gardens	100 Diploma Street	Urban Properties		L 504 SP266441	\$824,000	A regular shaped inside allotment with current DA for 11 lots.	Currently shown as environmental management and conservation, but believed to have been recently rezoned for residential purposes	1.26 ha	Surrounded by residential development however if proximity to shopping etc is acceptable could be worth further investigation.	Within 1km walking distance from Sunbus	Not considered a risk	Somewhat isolated from shopping and other amenities.		Not considered suitable
Norman Gardens	770 Norman Road	Pat O'Driscoll RE		L 102 SP252937, L 1 SP266429 and L2,3 SP266442	By negotiation	A roughly rectangular block being developed for residential and mixed use purposes. Part of the site has a DA for a child care centre.	Mixed use		Proximity to a child care centre is highly undesirable.	Sunbus at the door	Not investigated	Shopping and other facilities within 1.5 - 2 km		Not considered suitable
Norman Gardens					Not currently on market	A large regular shaped inside allotment comprising and a large are of lightly vegetated vacant land.	Low Density Residential	9.82 ha	Site is larger than required however has apparently made previous attempts to dispose of part of the property. Otherwise reasonably well located.	Sunbus at the door	Not considered a risk	Shopping and other facilities within 1.5 - 2 km		is not interested in selling.
Norman Gardens	19 Eucalyptus Crescent	Ray White		L4 SP163932	\$395,000	A large irregular shapes homesite surrounded by a conservation area. The land has been approved for a single dwelling only on the basis of the surrounding use and is unlikely to suit higher density development.	Low density residential (following MCU).	3.82 ha	Similar location to Diploma Street but with less potential for higher density development.	Within 1km walking distance from Sunbus	Not considered a risk	Shopping and other facilities within 1.5 - 2 km		Not considered suitable
Parkhurst	Avenue						Low Density Residential	4.841 ha	Site is located in a semi-urban area but reasonably close to most facilities. Initial due diligence reveals the site is not serviced, and additional investigations are currently under way to determine the cost/potential of providing water, sewerage and stormwater.	Within 1.5 km of Sunbus	Not considered a risk	Shopping and other facilities within 1.5 km		Services' investigations found the site to be unsuitable. Also valuation does not support the asking price.
Norman Gardens	396 Yaamba Road, Norman Gardens			L2 SP231053	\$2.75M	A hatchet shaped block situated almost adjacent to Emmaus College		7,000 m2						Not investigated further due to proximity to college and price.
Norman Gardens					Not on market.	Vacant land. Also owns	Low density residential	4.704ha						
Parkhurst		RRC			Not on market.	Vacant land .					Not considered suitable due to zoning/site constraints ie flood hazard area, storm tide inundation, railway corridor etc			
Parkhurst	607-701 "Music Bowl" Yaamba Road	RRC		Part L219/LN2518	To be negotiated with RRC	Used as a Music Bowl.	Emerging Communities	8.614ha			Not considered a risk		Quote requested	Land requirements 1-2ha with frontage to Yaamba Road (Subject to RoL to excise land required) Excellent location.
Parkhurst	Part former CSIRO Site, 7 Monier Road	RRC		L2 RP616767	To be negotiated with RRC	Former CSIRO site. RRC offering all of the site. RRC keen to transfer all of this site to DoH.	Open Space	4.7920ha			Infrastructure costs will be very high ie water, sewer, electricity, road alignment (Nuttall Street is unformed)			Currently under consideration.
Gracemere					Not currently on market	An irregular shaped, cleared block in a predominantly residential area.		3.11 ha	Site appeared unused however further investigation revealed its status for future purposes.	Young's bus at teh door	Not investigated	Shopping and other facilities within walking distance.		Not suitable

Gracemere				Not currently on market	A large roughly rectangular allotment in a predominantly residential area.	Residential	6.68 ha	less than 500 metres.	Young's bus at the door	Not considered a risk	Shopping and other facilities in walking distance.		Not considered suitable
Gracemere				Not currently on market	An irregular shaped block located within a residential precinct, but also very close to shops and other community facilities. Site falls slightly to both streets but is generally level.		7,285 m2	within 300 metres.	Young's bus at the door	Not considered a risk			Not considered suitable due to proximity to school.
Gracemere				L6 Sp234677	Residential lot	Residential	8428m2						
Gracemere	59 Huff Street	LJ Hooker		L41 RP603669	Rural Residential lot with six bay shed + 2 bay shed	Rural Residential	1.0ha						
Gracemere	115 Somerset Road	Pearson Bros Property Management		L2 RP 602365	Zoned light industrial but seems to border other residential lots. Older house on site currently rented.	Zoned light industrial	1.048ha						
Gracemere	138 Middle Road	Professionals/Molloy R/E		L23 SP 290192	frontage, level land with 201m frontage to Macquarie Street		3.23ha						
Gracemere	184 Lucas Street	Discover Real Estate		L1 RP 612723	Stand alone 4 bedroom home with 36x25 shed. Surrounded by new housing developments	Rural Residential	4.06ha					\$620,000 - \$700,000	Recommended for further consideration. Valuations received. Currently on hold.
Gracemere					. Says vacant land but may have older house on site		9757m2						
Gracemere					Large home dwelling previously on market for sale in	Rural Residential	3.22ha						
Gracemere				L2 RP609534	Adjacent to quality residential subdivisions, lot has a large older	Residential	9376m2					\$290,000 - \$325,000	Recommended for further consideration. Valuations received. Currently on hold.
Gracemere					Large lot for telecommunication mast. Seems to have lots of surplus land that owner may consider cutting off 1 hectare?	Residential	20.07ha						
Gracemere	97 Old Capricorn Highway	RRC		L1 SP153926	Vacant land.	Low density residential	4.704ha			Not considered due to zoning/site constraints ie steep land/flooding			

RTI RELEASED

6. Attachment C – Bus Routes/Timetables

RTI RELEASE

Routes 20, 23, 29 map

Fare zone calculator

Origin zone	Destination zone									
	1	2	3	4	5	6	7	8	9	10
1	1	2	2	3	4	5	6	7	7	7
2	2	1	2	2	3	4	5	6	6	6
3	2	2	1	3	4	5	6	7	7	7
4	3	2	3	1	2	3	4	5	5	5
5	4	3	4	2	1	2	3	4	4	4
6	5	4	5	3	2	1	2	3	3	3
7	6	5	6	4	3	2	1	2	2	2
8	7	6	7	5	4	3	2	1	2	2
9	7	6	7	5	4	3	2	1	2	2
10	7	6	7	5	4	3	2	1	2	2
81	7	6	7	5	4	3	2	1	2	2
82	7	6	7	5	4	3	2	1	2	2
83	7	6	7	5	4	3	2	1	2	2
84	7	6	7	5	4	3	2	1	2	2
85	7	6	7	5	4	3	2	1	2	2
91	8	7	8	6	5	4	3	2	3	3
92	8	7	8	6	5	4	3	2	3	3
93	8	7	8	6	5	4	3	2	3	3
94	8	7	8	6	5	4	3	2	3	3
95	8	7	8	6	5	4	3	2	3	3

Street key
 6. Appleton Dr
 7. Queen St
 8. Hill St
 9. James St
 10. Park St

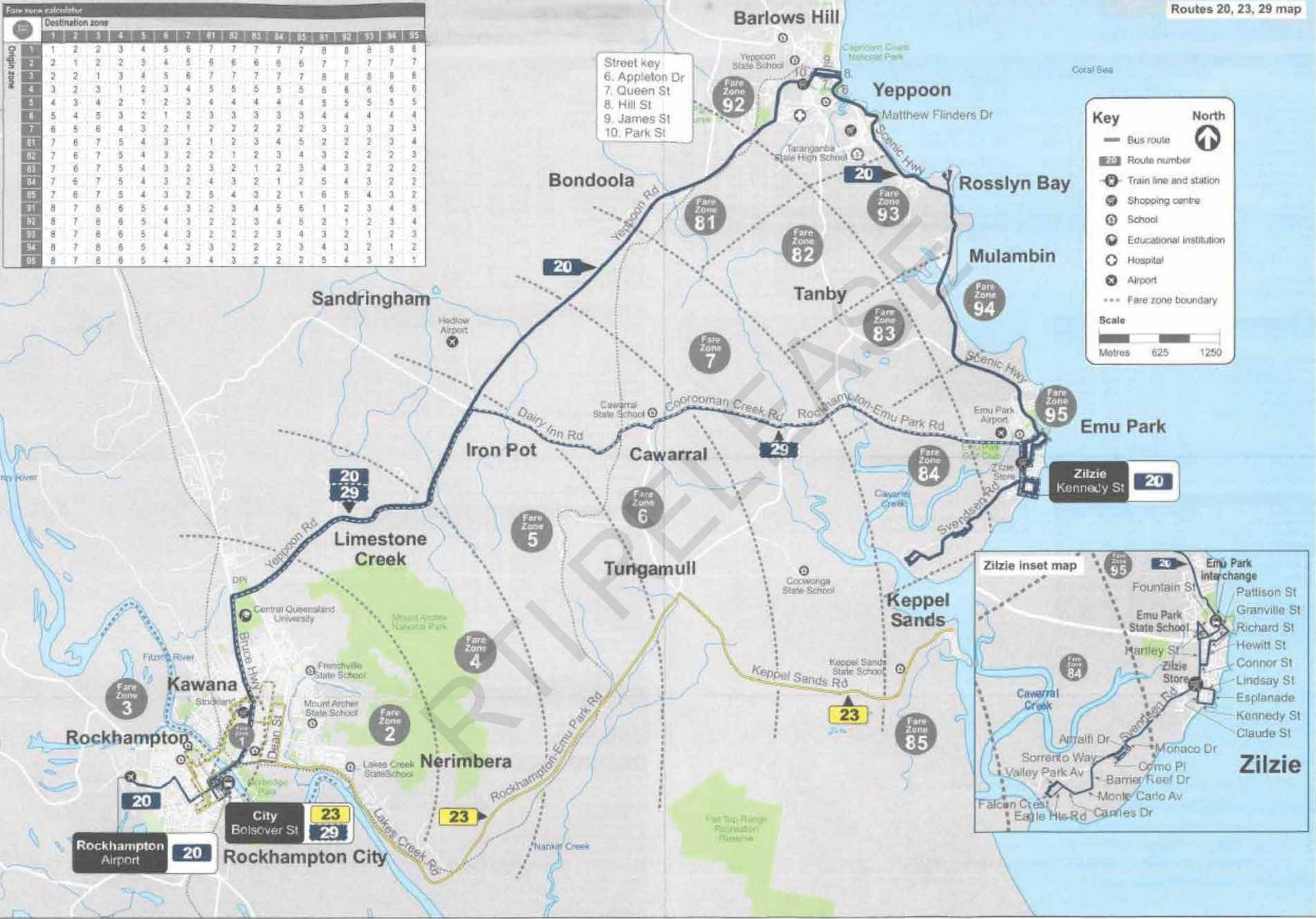
Key

- Bus route
- Route number
- Train line and station
- Shopping centre
- School
- Educational institution
- Hospital
- Airport
- Fare zone boundary

Scale

Metres 625 1250

North



Route 20 Rockhampton to Emu Park/Zilzie via Yeppoon

servicing airport, TAFE, Central Queensland University, Yeppoon, Cooee Bay, Lammermoor, Rosslyn Bay, Mulambin Beach, Kinka Beach, Emu Park and Zilzie

Monday to Friday	am	am	am	am	am	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
Rockhampton Airport	-	-	-	-	-	-	-	-	-	8:30	9:30	-	11:45	-	1:30	-	-	-	-
Rockhampton TAFE	-	-	-	-	-	-	-	-	-	8:35	9:35	-	11:50	-	1:35	-	-	-	-
Rockhampton GG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rockhampton City	5:30	6:30*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stockland Rockhampton	5:38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CQ University	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Yeppoon/Cawarral Rds	5:50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Yeppoon Central SC	6:05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Yeppoon/Keppel Bay Plaza	6:08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Yeppoon/Hill St	6:09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cooee Bay	6:14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lammermoor	6:17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rosslyn Bay	6:24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kinka Beach	6:32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emu Park	6:38	7:15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emu Park State School	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Zilzie	6:42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Monaco Drive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eagle Heights Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Saturday	am	am	am	pm	pm	pm
Rockhampton Airport	-	-	-	9:30	1:00	-
Rockhampton City	7:00	7:40	9:45	1:15	3:40	6:30
Stockland Rockhampton	7:08	7:48	9:53	1:23	3:48	6:38
Yeppoon/Cawarral Rds	7:22	8:02	10:09	1:39	4:04	7:02
Yeppoon Central SC	7:38	8:18	10:26	1:58	4:23	7:10
Yeppoon/Keppel Bay Plaza	7:42	8:22	10:32	2:02	4:27	7:13
Yeppoon/Hill St	7:45	8:25	10:35	2:05	4:30	7:15
Cooee Bay	7:50	8:30	10:40	2:10	4:35	7:20
Lammermoor	7:53	8:33	10:43	2:13	4:38	7:23
Rosslyn Bay	8:00	8:40	10:50	2:20	4:45	7:30
Kinka Beach	8:08	8:48	10:58	2:28	4:53	7:38
Emu Park	8:13	8:53	11:03	2:33	4:58	7:48

Sunday	am	am	am	pm	pm	pm
Rockhampton City	7:00	7:40	9:45	1:15	-	6:30
Stockland Rockhampton	7:08	7:48	9:53	1:23	-	6:38
Yeppoon/Cawarral Rds	7:22	8:02	10:09	1:39	-	7:02
Yeppoon Central SC	7:38	8:18	10:26	1:58	-	7:10
Yeppoon/Keppel Bay Plaza	7:42	8:22	10:32	2:02	-	7:13
Yeppoon/Hill St	7:45	8:25	10:35	2:05	-	7:15
Cooee Bay	7:50	8:30	10:40	2:10	-	7:20
Lammermoor	7:53	8:33	10:43	2:13	-	7:23
Rosslyn Bay	8:00	8:40	10:50	2:20	-	7:30
Kinka Beach	8:08	8:48	10:58	2:28	-	7:38
Emu Park	8:13	8:53	11:03	2:33	-	7:48



Route 20 Zilzie/Emu Park to Rockhampton via Yeppoon

servicing Zilzie, Emu Park, Kinka Beach, Mulambin Beach, Rosslyn Bay, Lammermoor, Cooee Bay, Yeppoon, Central Queensland University, TAFE and airport

Monday to Friday	am	am	am	am	am	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
Eagle Heights Road	-	-	-	-	-	-	-	-	-	8:05	-	-	-	-	-	-	-	-	-
Zilzie	-	-	-	-	-	-	-	-	-	8:20	-	-	-	-	-	-	-	-	-
Emu Park State School	-	-	-	-	-	-	-	-	-	8:10	8:25	-	-	-	-	-	-	-	-
Emu Park	5:22	6:22	-	-	-	-	-	-	-	8:15	8:30	8:57	9:42	10:32	11:27	12:27	1:37	2:24	3:20
Kinka Beach	5:27	6:27	-	-	-	-	-	-	-	8:21	8:36	9:02	9:47	10:39	11:32	12:32	1:42	2:29	3:26
Rosslyn Bay	5:35	6:35	-	-	-	-	-	-	-	8:27	8:42	9:08	9:53	10:47	11:40	12:40	1:50	2:37	3:34
Lammermoor	5:42	6:42	-	-	-	-	-	-	-	8:35	8:51	9:20	10:02	10:54	11:47	12:47	1:57	2:44	3:41
Cooee Bay	5:45	6:45	-	-	-	-	-	-	-	8:38	8:54	9:24	10:06	10:57	11:50	12:50	2:00	2:47	3:44
Yeppoon/Hill St	5:50	6:50	-	-	-	-	-	-	-	8:44	8:59	9:30	10:10	11:02	11:55	12:55	2:05	2:52	3:49
Yeppoon/KB Plaza	5:52	6:52	-	-	-	-	-	-	-	8:47	9:02	9:32	10:13	11:04	11:58	12:58	2:08	2:55	3:52
Yeppoon Central SC	5:53	6:53	-	-	-	-	-	-	-	8:49	9:04	9:34	10:14	11:05	11:59	12:59	2:09	2:56	3:53
Yeppoon/Cawarral Rds	6:13	7:13	-	-	-	-	-	-	-	8:53	-	-	-	-	-	-	-	-	-
CQ University	-	-	-	-	-	-	-	-	-	8:40	-	-	-	-	-	-	-	-	-
Stockland	6:29	7:36	-	-	-	-	-	-	-	8:08	8:47	-	-	-	-	-	-	-	-
Rockhampton GG	-	-	-	-	-	-	-	-	-	8:00	-	-	-	-	-	-	-	-	-
Rockhampton City	6:37	7:42	-	-	-	-	-	-	-	8:17	8:55	-	-	-	-	-	-	-	-
Rockhampton TAFE	-	-	-	-	-	-	-	-	-	8:58	-	-	-	-	-	-	-	-	-
Rockhampton Airport	-	-	-	-	-	-	-	-	-	9:03	-	-	-	-	-	-	-	-	-

Saturday	am	am	am	pm	pm	pm
Emu Park	5:22	6:18	8:57	11:07	2:35	-
Kinka Beach	5:27	6:23	9:02	11:12	2:40	-
Rosslyn Bay	5:35	6:31	9:10	11:20	2:48	-
Lammermoor	5:42	6:38	9:17	11:27	2:55	-
Cooee Bay	5:45	6:41	9:20	11:30	2:58	-
Yeppoon/Hill St	5:50	6:46	9:25	11:35	3:03	-
Yeppoon/Keppel Bay Plaza	5:52	6:49	9:28	11:38	3:06	-
Yeppoon Central SC	5:53	6:50	9:29	11:39	3:07	-
Yeppoon/Cawarral Rds	6:13	9:12	-	12:01	3:29	-
CQ University	-	-	-	-	-	-
Stockland Rockhampton	6:29	9:28	-	12:17	3:45	-
Rockhampton City	6:37	9:36	-	12:25	3:53	-
Rockhampton TAFE	-	-	-	-	-	-
Rockhampton Airport	-	-	-	-	-	-

Sunday	am	am	am	pm	pm	pm
Emu Park	5:22	6:18	8:57	11:40	2:35	5:03
Kinka Beach	5:27	6:23	9:02	11:45	2:40	5:08
Rosslyn Bay	5:35	6:31	9:10	11:53	2:48	5:16
Lammermoor	5:42	6:38	9:17	12:00	2:55	5:23
Cooee Bay	5:45	6:41	9:20	12:03	2:58	5:26
Yeppoon/Hill St	5:50	6:46	9:25	12:08	3:03	5:31
Yeppoon/Keppel Bay Plaza	5:52	6:49	9:28	12:11	3:06	5:34
Yeppoon Central SC	5:53	6:50	9:29	12:12	3:07	5:35
Yeppoon/Cawarral Rds	6:13	9:12	-	12:34	3:29	5:54
CQ University	-	-	-	-	-	-
Stockland Rockhampton	6:29	9:28	-	12:50	3:45	6:08
Rockhampton City	6:37	9:36	-	12:58	3:53	6:16
Rockhampton TAFE	-	-	-	-	-	-
Rockhampton Airport	-	-	-	-	-	-



- Explanations**
- Express limited stopping service. This journey starts from Rockhampton Grammar schools.
 - Service operates on school days only
 - Service operates during school holidays only
 - Travels from/to Rockhampton Airport
 - * Route 20 at 6:30am Monday to Friday travels to Emu Park via Emu Park Rd
- Rockhampton GG Rockhampton Girls Grammar School

Route 29 Rockhampton to Cawarral/Emu Park




servicing Stockland Rockhampton, Limestone Creek and Iron Pot

Monday to Friday	am	pm
Rockhampton City	6:03	3:25
Stockland Rockhampton	6:11	3:33
Department of Primary Industries (DPI)	6:17	3:45
Cawarral SS	6:30	4:01
Zilzie Store	6:55	4:20
Emu Park	7:00	4:30
Cawarral SS	7:18	4:45
Department of Primary Industries (DPI)	7:35	4:58
Stockland Rockhampton	7:46	5:05
Rockhampton City	7:54	5:15

Route 21  **Rockhampton to Gracemere**

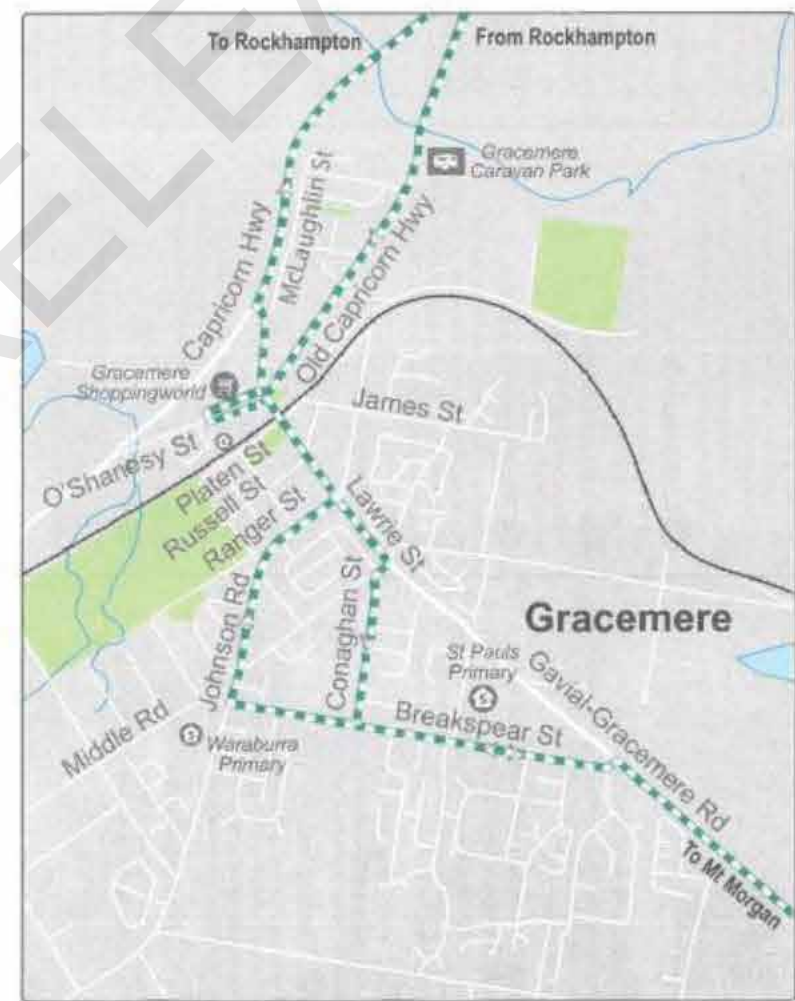
Monday to Friday														Saturday				
Route number	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	
	am	am	am	am	am	am	am	pm	pm	pm	pm	pm	pm	am	am	am	pm	
Stockland Rockhampton	---	---	---	---	8.55	10.00	11.00	12.00	1.00	2.00	2.15	3.00	---	---	---	10.38	12.38	
Rockhampton City	6.45	7.55	8.07	---	9.02	10.07	11.07	12.07	1.07	2.07	2.22	3.07	---	5.22	6.45	9.45	10.45	12.45
Old Capricorn Highway	6.56	8.06	8.18	---	9.13	10.18	11.18	12.18	1.18	2.18	2.33	3.18	---	5.33	6.56	9.56	10.56	12.56
Gracemere Shoppingworld	6.58	8.08	8.20	8.50	9.15	10.20	11.20	12.20	1.20	2.20	2.35	3.20	3.55	5.35	6.58	9.58	10.58	12.58
Conaghan St	7.02	8.14	8.24	8.54	9.19	10.24	11.24	12.24	1.24	2.24	2.39	3.24	3.59	5.39	7.02	10.02	11.02	1.02
Buxton Drive	7.06	8.25	8.28	8.58	9.23	10.28	11.28	12.28	1.28	2.28	2.43	3.28	4.03	5.43	7.06	10.06	11.06	1.06
Johnson Rd	7.09	8.36	8.31	9.01	9.26	10.31	11.31	12.31	1.31	2.31	2.46	3.31	4.06	5.46	7.10	10.10	11.10	1.10
Gracemere Shoppingworld	7.13	8.45	8.35	9.05	9.30	10.35	11.35	12.35	1.35	2.35	2.50	3.35	4.10	5.50	7.13	10.13	11.13	1.13
Rockhampton City	7.26	---	8.48	9.16	9.43	10.48	11.48	12.48	1.48	2.48	---	3.48	4.23	6.03	7.26	10.26	11.26	1.26
Stockland Rockhampton	7.33	---	8.55	9.25	9.50	10.55	11.55	12.55	1.55	2.55	---	3.55	4.30	---	7.33	10.33	11.33	1.33

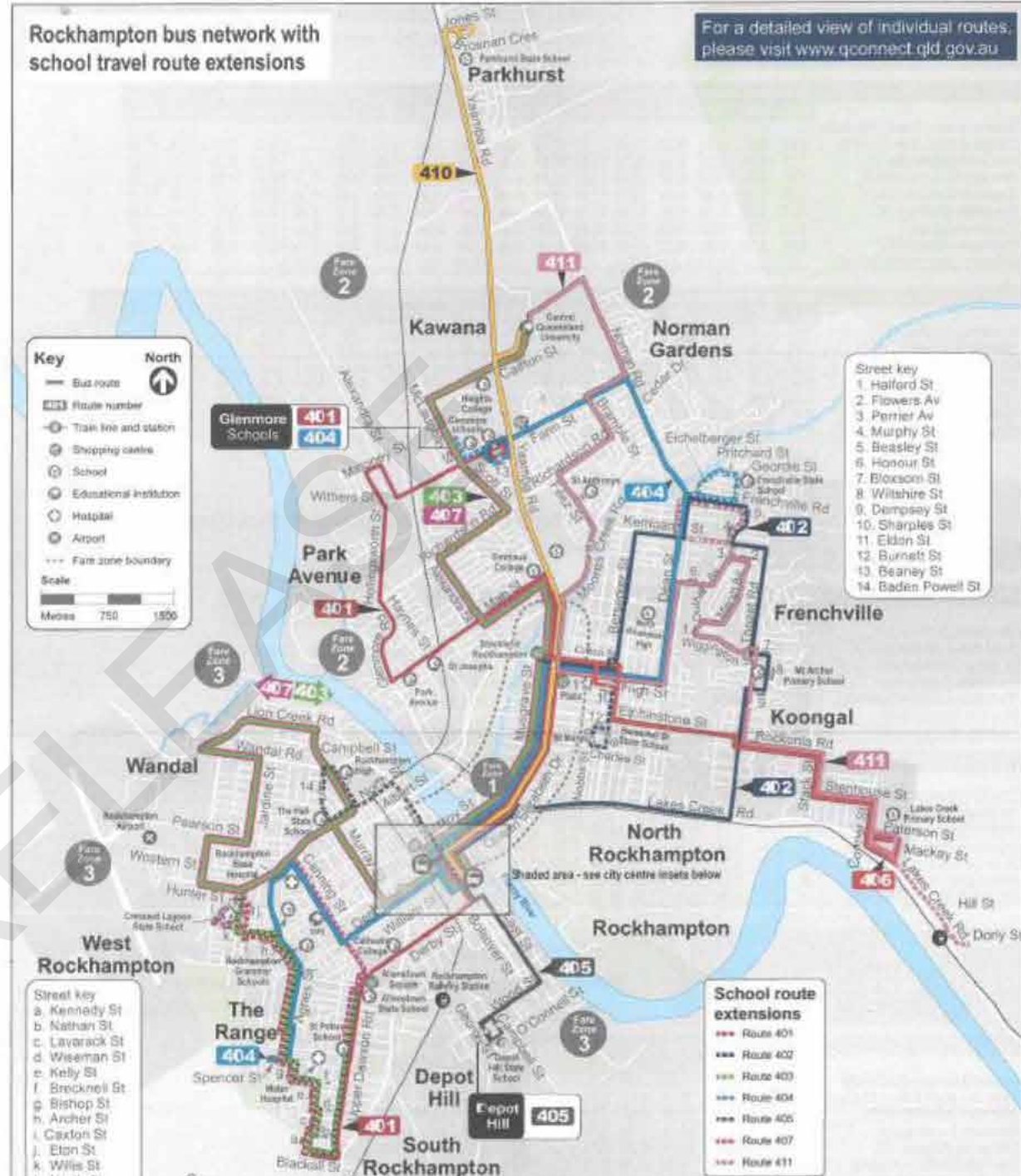
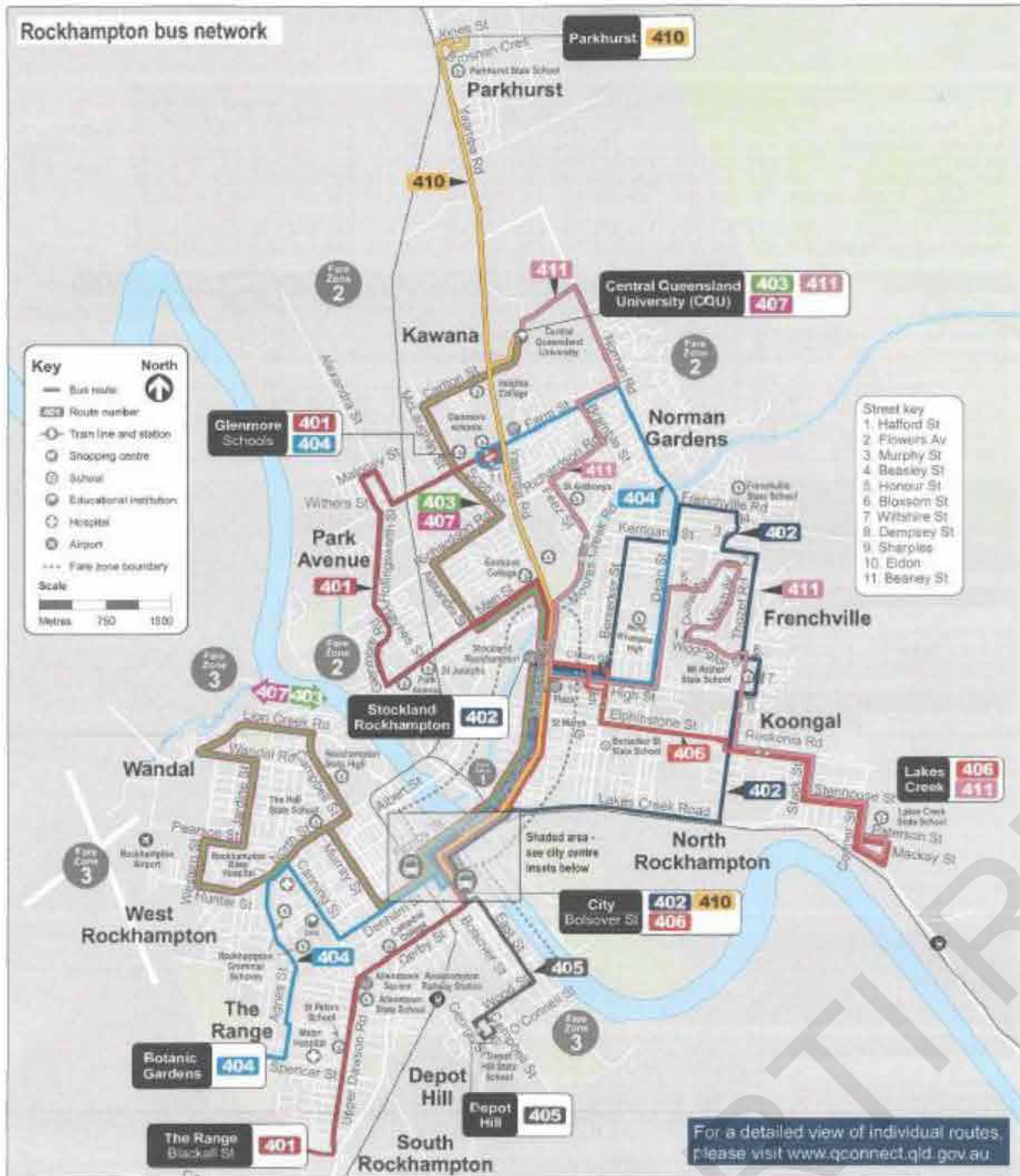


-  Service operates on school days only
-  Service operates during school holidays only
-  Service operates on school days only, via Gracemere schools

Route 22  **Rockhampton to Mount Morgan**

Monday to Friday						Saturday	
Route number	22	22	22	22	22	22	22
	am	am	am	pm	pm	am	pm
Stockland Rockhampton	---	---	10.03	---	4.25	---	1.50
Rockhampton City	6.15	7.09	10.10	2.55	4.32	7.10	1.57
Old Capricorn Highway	6.26	7.20	10.21	3.19	4.43	7.21	2.08
Gracemere Shoppingworld	6.28	7.22	10.23	3.21	4.45	7.23	2.10
Conaghan St	6.32	7.26	10.27	3.25	4.49	7.27	2.14
Bouldercombe	6.46	7.40	10.41	3.39	5.03	7.41	2.28
Mt Morgan	7.01	7.55	10.56	3.54	5.18	7.56	2.43
Mt Morgan	7.05	8.00	11.00	4.10	5.20	8.00	2.45
Bouldercombe	7.20	8.15	11.15	4.25	5.35	8.15	3.00
Johnson Rd	7.34	8.29	11.29	4.39	5.49	8.29	3.14
Gracemere Shoppingworld	7.38	8.33	11.33	4.43	5.53	8.33	3.18
Rockhampton City	7.51	8.46	11.46	4.56	6.06	8.46	3.31
Stockland Rockhampton	---	8.51	11.51	---	---	8.51	---





Route 401
Glenmore to The Range via city centre
 servicing Park Avenue, city centre and The Range

	Monday to Friday												Saturday				
	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	am	am	am		
Glenmore State School (Farm St)													3.00				
Glenmore State High (Farm St)	7.32	8.02	8.32	9.32	10.32	11.32	12.32	1.32	2.32	3.05	3.32	4.32	8.20	9.20	10.20	11.20	
Park Avenue (Maloney St)	7.35	8.05	8.35	9.35	10.35	11.35	12.35	1.35	2.35	3.10	3.35	4.35	8.23	9.23	10.23	11.23	
Park Avenue State School	7.40	8.10	8.40	9.40	10.40	11.40	12.40	1.40	2.40	3.18	3.40	4.40	8.28	9.28	10.28	11.28	
Stockland Rockhampton	7.48	8.18	8.48	9.48	10.48	11.48	12.48	1.48	2.48	3.28	3.48	4.48	5.38	8.36	9.36	10.36	11.36
City centre (Bolsover St)	7.58	8.28	8.58	9.58	10.58	11.58	12.58	1.58	2.58	3.38	3.58	4.58	5.48	8.46	9.46	10.46	11.46
Allenstown Square	8.03	8.33	9.03	10.03	11.03	12.03	1.03	2.03	3.03	3.43	4.03	5.03	5.53	8.51	9.51	10.51	11.51
Allenstown (Blackall St)	8.08	8.38	9.08	10.08	11.08	12.08	1.08	2.08	3.08	3.48	4.08	5.08	5.58	8.56	9.56	10.56	11.56
Crescent Lagoon State School													3.14				

	Monday to Friday												Saturday							
	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	am	am	am					
Allenstown (Blackall St)	7.40	8.10	8.40	9.10	10.10	11.10	12.10	1.10	2.10				3.50	4.10	5.10	9.10	10.10	11.10	12.10	
Allenstown Square	7.45	8.15	8.45	9.15	10.15	11.15	12.15	1.15	2.15				3.55	4.15	5.15	9.15	10.15	11.15	12.15	
City centre (Denham St)	7.50	8.20	8.50	9.20	10.20	11.20	12.20	1.20	2.20				3.30	4.00	4.20	5.20	9.20	10.20	11.20	12.20
Stockland Rockhampton	8.00	8.30	9.00	9.30	10.30	11.30	12.30	1.30	2.30	3.80	3.40	4.10	4.30	5.30	9.30	10.30	11.30	12.30		
Park Avenue State School	8.06	8.36	9.06	9.36	10.36	11.36	12.36	1.36	2.36	3.06	3.46	4.16	4.36	5.36	9.36	10.36	11.36	12.36		
Park Avenue (Maloney St)	8.10	8.40	9.10	9.40	10.40	11.40	12.40	1.40	2.40	3.10	3.50	4.20	4.40	5.40	9.40	10.40	11.40	12.40		
Glenmore State High (Farm St)	8.13	8.43	9.13	9.43	10.43	11.43	12.43	1.43	2.43	3.15	3.53	4.23	4.43	5.43	9.43	10.43	11.43	12.43		

Route 402
City centre to Stockland via Frenchville
 servicing Koongal and Frenchville

	Monday to Friday												Saturday						
	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	am	am	am				
City centre (Denham St)	7.45	8.47	9.47	10.47	11.47	12.47	1.47	2.47	3.47	4.47	5.47	8.47	9.47	10.47	11.47				
Lakes Creek Rd (Bawden St)	7.50	8.52	9.52	10.52	11.52	12.52	1.52	2.52	3.52	4.52	5.52	8.52	9.52	10.52	11.52				
Mt Archer State School	7.55	8.57	9.57	10.57	11.57	12.57	1.57	2.57	3.57	4.57	5.57	8.57	9.57	10.57	11.57				
Frenchville State School	8.00	9.02	10.02	11.02	12.02	1.02	2.02	3.02	4.02	5.02	6.02	9.02	10.02	11.02	12.02				
North Rockhampton State High	8.05	9.06	10.06	11.06	12.06	1.06	2.06	3.07	4.06	5.07	6.07	9.07	10.07	11.07	12.07				
Berserker State School	8.07																		
Stockland Rockhampton	8.14	9.12	10.12	11.12	12.12	1.12	2.12	3.14	4.12	5.12	6.12	9.12	10.12	11.12	12.12				

	Monday to Friday												Saturday				
	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	am	am	am		
Stockland Rockhampton	7.15	8.15	9.15	10.15	11.15	12.15	1.15	2.15	3.15	4.15	5.15	5.30	8.15	9.15	10.15	11.15	12.15
Berserker State School												3.19					
North Rockhampton State High	7.19	8.19	9.19	10.19	11.19	12.19	1.19	2.19	3.24	4.19	5.19	5.34	8.19	9.19	10.19	11.19	12.19
Frenchville State School	7.24	8.24	9.24	10.24	11.24	12.24	1.24	2.24	3.29	4.24	5.24	5.39	8.24	9.24	10.24	11.24	12.24
Mt Archer State School	7.30	8.30	9.30	10.30	11.30	12.30	1.30	2.30	3.35	4.30	5.30	8.30	9.30	10.30	11.30	12.30	
Lakes Creek Rd (Bawden St)	7.35	8.35	9.35	10.35	11.35	12.35	1.35	2.35	3.40	4.35	5.35	8.35	9.35	10.35	11.35	12.35	
City centre (Bolsover St)	7.40	8.40	9.40	10.40	11.40	12.40	1.40	2.40	3.45	4.40	5.40	8.40	9.40	10.40	11.40	12.40	

Route 403
Central Queensland University (CQU) to West Rockhampton via city centre
 servicing CQU, Park Avenue, city centre, Base Hospital and Wandal

	Monday to Friday												Saturday		
	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	am	am	pm
Central Queensland University		8.28	9.58	11.58	1.58					3.28	4.28				
Glenmore State School (McLaughlin St)		8.32	10.02	12.02	2.02					3.32	4.32	8.00	10.10	12.20	
Emmanuel College (Main St)		8.36	10.06	12.06	2.06					3.36	4.36	8.04	10.14	12.24	
Stockland Rockhampton		8.43	10.13	12.13	2.13					3.43	4.43	8.11	10.21	12.31	
City centre (Bolsover St)		8.53	10.23	12.23	2.23					3.53	4.53	8.21	10.31	12.39	
Rockhampton Base Hospital		8.59	10.29	12.29	2.29					3.59	4.59	8.27	10.37		
Allenstown State School	8.00									3.05					
Crescent Lagoon State School	8.09									3.14					
West Rockhampton (Hunter Street)	8.10	9.00	10.30	12.30	2.30	3.15	4.00	5.00	8.29	10.38					
Rockhampton State High	8.16	9.06	10.36	12.36	2.36	3.21	4.06	5.06	8.34	10.44					

	Monday to Friday												Saturday		
	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	pm	am	am	pm
Rockhampton State High	8.15	9.06	10.36	12.36	2.36	3.21	4.06	5.06	8.34	10.44					
City centre (Denham St)	8.25	9.15	10.45	12.45	2.45	3.30	4.15	5.15	8.43	10.53	12.40				
Stockland Rockhampton	8.35	9.25	10.55	12.55	2.55	3.40	4.25	5.25	8.53	11.03	12.50				
Emmanuel College (Main St)	8.40	9.30	11.00	1.00	3.00	3.45	4.30	5.30	8.58	11.08	12.55				
Glenmore State School (McLaughlin St)	8.45	9.35	11.05	1.05	3.05	3.50	4.35	5.35	9.03	11.13	1.00				
Central Queensland University	8.49	9.39	11.09	1.09	3.09	3.54	4.39	5.39							

Route 404
The Range to Glenmore via city centre
 servicing Base Hospital, city centre, The Range and Norman Gardens

	Monday to Friday												Saturday					
	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	am	am	am			
Botanic Gardens (Spencer St)	7.40	8.40	9.10	9.40	10.40	11.40	12.40	1.40	2.40	3.10	3.50	4.40	5.10	5.40	8.40	9.40	10.40	11.40
Rockhampton Base Hospital	7.45	8.45	9.15	9.45	10.45	11.45	12.45	1.45	2.45	3.15	3.55	4.45	5.15	5.45	8.45	9.45	10.45	11.45
City centre (Denham St)	7.54	8.54	9.24	9.54	10.54	11.54	12.54	1.54	2.54	3.24	4.04	4.54	5.24	5.54	8.54	9.54	10.54	11.54
Stockland Rockhampton	8.04	9.04	9.34	10.04	11.04	12.04	1.04	2.04	3.04	3.34	4.14	5.04	5.34	6.04	9.04	10.04	11.04	12.04
North Rockhampton State High	8.08	9.08	9.38	10.08	11.08	12.08	1.08	2.08	3.08	3.38	4.18	5.08	5.38	6.08	9.08	10.08	11.08	12.08
Frenchville State School													3.13					
Norman Rd (Cedar Drive)	8.13	9.13	9.43	10.13	11.13	12.13	1.13	2.13	3.16	3.43	4.23	5.13	5.43	6.13	9.13	10.13	11.13	12.13
Glenmore State High (Farm St)	8.18	9.18	9.48	10.18	11.18	12.18	1.18	2.18	3.21	3.48	4.28	5.18	5.48	6.18	9.18	10.18	11.18	12.18

	Monday to Friday												Saturday							
	am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	am	am	am					
Glenmore State School (Farm St)													3.00							
Glenmore State High (Farm St)	6.50	7.50	8.15	8.50	9.50	10.50	11.50	12.50	1.50	2.20	3.05	3.50	4.50	5.20	5.50	7.44	8.44	9.44	10.44	11.44
Norman Rd (Cedar Drive)	6.54	7.54	8.19	8.54	9.54	10.54	11.54	12.54	1.54	2.24	3.09	3.54	4.54	5.24	5.54	7.48	8.48	9.48	10.48	11.48
Frenchville State School													8.24							
North Rockhampton State High	6.59	7.59	8.29	8.59	9.59	10.59	11.59	12.59	1.59	2.29	3.14	3.59	4.59	5.29	5.59	7.53	8.53	9.53	10.53	11.53
Stockland Rockhampton	7.06	8.06	8.36	9.06	10.06	11.06	12.06	1.06	2.06	2.36	3.21	4.06	5.06	5.36	6.06	8.00	9.00	10.00	11.00	12.00
City centre (Bolsover St)	7.16	8.16	8.46	9.16	10.16	11.16	12.16	1.16	2.16	2.46	3.31	4.16	5.16	5.46	6.16	8.10	9.10	10.10	11.10	12.00
Rockhampton Base Hospital	7.23	8.23	8.53	9.23	10.23	11.23	12.23	1.23	2.23	2.53	3.38	4.23	5.23	5.53	6.23	8.17	9.17	10.17	11.17	
Botanic Gardens (Spencer St)	7.29	8.29	8.59	9.29	10.29	11.29	12.29	1.29	2.29	2.59	3.44	4.29	5.29	5.59	6.29	8.23	9.23	10.23	11.23	

Route 405
Depot Hill to city centre
 servicing Depot Hill

	Monday to Friday				
	am	am	pm	pm	pm
Depot Hill State School	8.20	10.45	2.45	3.25	4.55
City centre (Denham St)	8.25	10.50	2.50	3.30	5.00
Rockhampton State High	8.35				

	Monday to Friday				
	am	am	pm	pm	pm
Rockhampton State High				3.12	4.50
City centre (Bolsover St)	8.15	10.40	2.40	3.20	4.50