

Fig 4. Stage 2 Site P2 (Existing Site Redeveloped in 3 Stages) (Aerial View)



SITE OPTION 1 ON EXISTING SITE AT THE PARK - STAGE 2

Project No: 51428
Project Title: 15 Bed Adol, ECU, Day Centre and School

Scale 1:1000 @ A3

Note: Options diagrams are based on draft accommodation schedule and spatial relationships workshops only and are not intended to be used as sketch designs.



Fig 5. Stage 3 Site P2 (Existing Site Redeveloped in 3 Stages) (Aerial View)



SITE OPTION 1 ON EXISTING SITE AT THE PARK - STAGE 3

Project No: 21428
Project Title: 16 Bed Add, ETO, Day Centre and School

Scale: 1:1000 @ A3
Note: Option diagrams are based on draft accommodation schedule and spatial relationships workshops only and are not intended to be used as sketch designs.



5. Site Options Conclusion

Redland

According to the analysis provided in this report Redland appears to be the most suitable location for the redevelopment of the 15 Bed adolescent extended treatment unit.

This site measures favourably against the 'Essential' and 'Desirable' characteristics nominated in the revised 'Site Selection Criteria'. The local area affords considerable opportunity to access the natural environment, rehabilitation activities and community and primary care services. The area is adequately serviced by public transport, without being too busy or likely to become a thoroughfare.

The development of a 'green field' option will also avoid some of the logistical challenges and time and cost implications of redeveloped existing buildings.

Importantly, it is not compromised by the risks associated with co-location with forensic inpatient services.

The BAC Clinical Director has identified that the greatest challenge associated with this site is its distance from the existing service at Wacol. In addition, nurses operate under different awards at the two sites. Some senior and experienced staff from both Queensland Health and the Department of Education Training and the Arts definitely would not make a transition to Redland. Managing the retention of experienced staff is critical to avoid crossing a threshold of loss of experience at which all existing staff would seek employment elsewhere. Such a loss of specialised staff would render the unit inoperable. Clearly a human resource management plan would be required to mitigate these significant challenges.

One of the potential benefits of this site is its proximity to Redland Mental Health Service. There are plans to both redevelop and add new acute inpatient beds at Redland in the second half of the Queensland Plan for Mental Health 2007-2017. Initial discussions indicated that the additional beds could well be targeted as youth beds (age 18-25). There has also been suggestion that a child and youth service hub be developed with community and the extended service located at Redland. There could also be opportunity to model improved coordination and integration between adolescent and adult services. It has been noted that co-locating the unit with other mental health services is in the strategic interest of the service.

Among the potential advantages of co-location of this kind include meeting the challenge of staff recruitment and retention.

The Redland site is the preferred option.

The Park

Although the existing and planned forensic services at The Park significantly impact on the feasibility of this option, there are understandable incentives to retain the current adolescent centre location. The service has enjoyed the development of an experienced cohort of staff and the formulation of effective local partnerships. Both are critical to the service model. The key strength of redeveloping in the same location is the inherent support this offers in sustaining the existing culture, expertise and partnerships.

Alternate options that consider relocation and redevelopment must acknowledge the challenges of service development at another site.

Of the three sites identified at The Park, the option to redevelop on the site of the existing unit (P2) is the only option that could be pursued from an architectural/ site planning perspective. The Adolescent Centre Site Appraisal identifies how the redevelopment might be staged to minimise its impact on the provision of services. It is important to acknowledge that this staging process would have time and cost implications for the project. It also indicates that the overall site footprint would need to be reduced in order to be developed on this site.

The site measures well against other 'essential' and 'desirable' characteristics. Close proximity to the natural environment, public transport and the presence of a natural buffer are among the attributes of the location. However, its relative isolation from other child and youth or other (non forensic) mental health services may pose a challenge for service development in the longer term.

As stated the close proximity of the site to the growing high security and extended treatment forensic programs compromise this option. Redeveloping the unit in close proximity to mentally ill offenders is likely to pose clinical and practical challenges and may become a matter of public interest.

Appendix 1 – Site options Appraisal

Fig 1. Sites P1 A and P1B- The Park Centre for Mental Health (Aerial View)

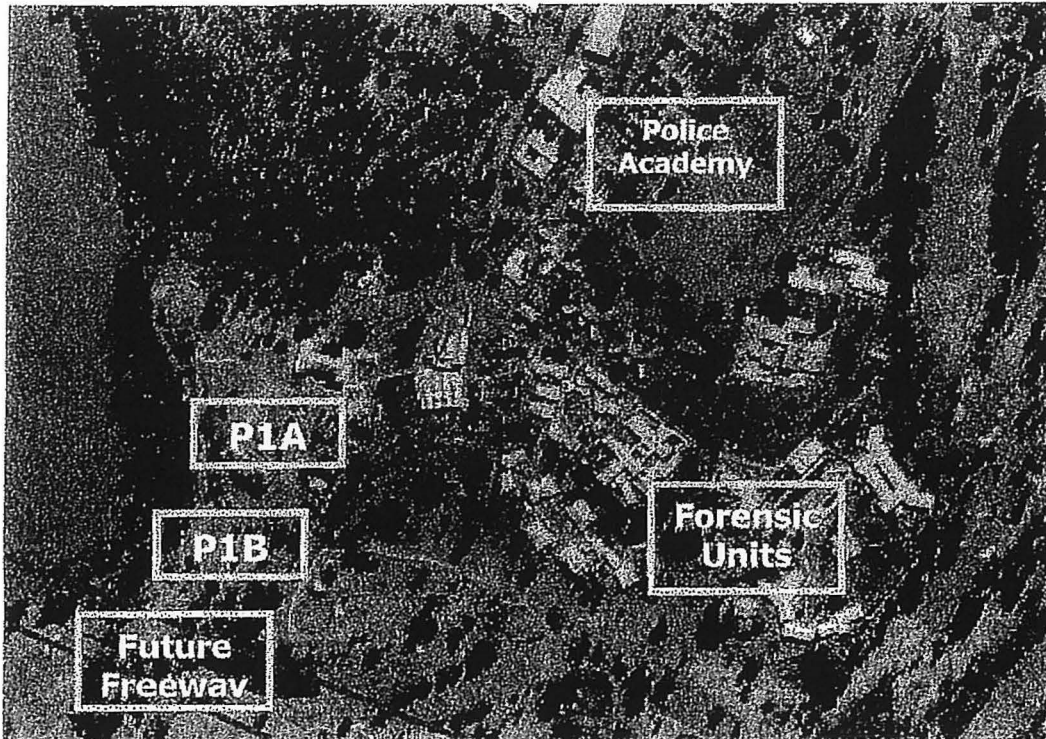


Fig 2. Site P1A (On Upper Side of Anderson House) (Scenic View)



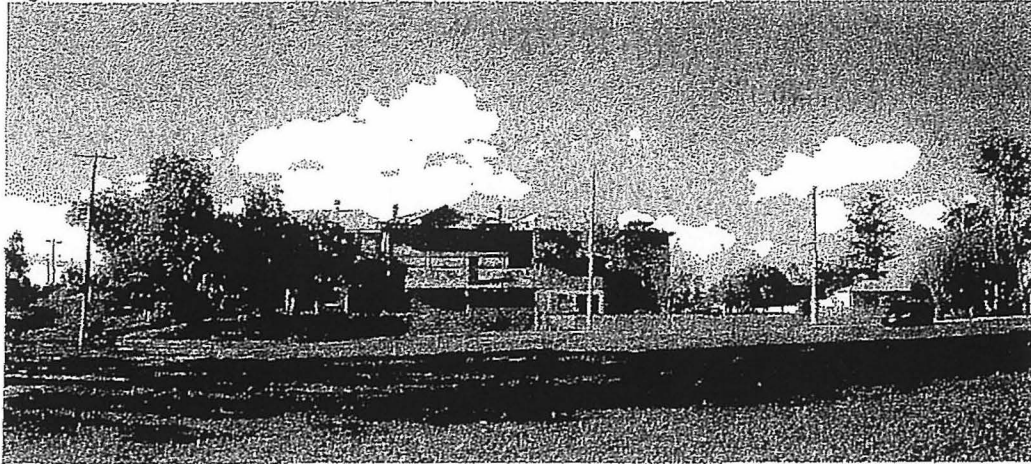
Specific Site Considerations for P1A

- Old asylum buildings create an institutional ambience
- Proposed 110 km/hr freeway nearby with bridge over river.
- Close to forensic units affects "Undesirable Persons" & "Public perception & politics" aspects
- There is only about 5,000m² of reasonably level site available, and this is only 33% of the 15,000m² minimum
- Residents need to walk through forensic areas and across a golf course to reach the train station.

Conclusion

The size, topography and environment of the site make it unsuitable for the proposed Adolescent Unit.

Fig 3. Site P1B (On Lower Side of Anderson House) (Scenic View)



Specific Site Considerations for P1B

- Old asylum buildings create an institutional ambience.
- Proposed 110 km/hr 6 lane freeway adjacent with freeway bridge over river. Refer to Figure 1.
- Undesirable persons - Close to forensic units
- Level site area of only about 0.4 Ha (2 Ha preferred area / 1.5 Ha minimum)
- Residents need to walk through forensic areas and across a golf course to reach the train station.
- The proximity to forensic unit may influence Public Perception, Politics.
- High pressure water main across middle of site is likely to prevent development economically

Conclusion

The size, topography and environment of the site, plus the existing high pressure water main and possible future freeway make it unsuitable for the proposed Adolescent Unit.

Specific Site Considerations for Rogers St, Spring Hill

- Main roads and high rise buildings adjacent. Generally a busy inner-city location not compatible with the model of care.
- Too far from RBH
- Multiple physical hazards in the immediate vicinity.
- Numerous potential opportunities for contact with undesirable persons and activities in the Spring Hill and Fortitude Valley areas.
- No buffer space.
- Multiple escape routes and hiding places.
- Site is only 6684 square metres which is less than 50% of the 15,000 minimum.
- The existing buildings on site are unlikely to be suitable for the proposed new adolescent centre.
- Demolition of the buildings would be difficult to justify, given the quality and character of the buildings, and there may be heritage issues.
- There may also be heritage trees.

Conclusion

The size and environment of this site make it unsuitable for the Adolescent Unit as currently envisaged.

Specific Site Considerations for CAFTU

- * Very steeply sloping site with existing buildings on three levels would not allow the kind of development required by the model of care.
- * Site is adjacent to major hospital with high rise buildings.
- * Site is near to main roads, a railway line, and high buildings, including multi-storey car parks.
- * Limited buffer space, and multiple escape routes and hiding places
- * Site area of under 5,000m² is only about 30% of the minimum required.

Conclusion

The size, topography and environment of this site make it unsuitable for the Adolescent Unit as currently envisaged.

Appendix 2 – Site Tour Notes

THERAPEUTIC FACTORS				
External Views: Importance: 2 Desirable				
Desirable views: sky, trees, distant objects, grass, landscape, sports ovals. Sense of distance, calmness more important than people, but distant views of people engaged in gentle activities is desirable. Water is a bonus				
Undesirable views: anything that is too busy or intrusive; buildings				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Green field sight currently surrounded by bushland Located next to Redland hospital Commercial warehouse precinct adjacent separated from site by a road Future use of other vacant land unknown Some nearby reserve areas	Both sites afford greenery/sense of distance Views of the river possible in one site Sense of calmness might be inhibited by police training exercises including use of firearms and sniffer dogs Derelict ward may also compromise views from some angles	Relatively secluded location Some established trees and greenery Located on busy hospital campus No views of green spaces or water	Relatively quiet leafy site Some established trees at the periphery Limited sense of distance eg views of horizon No immediate water features	Offers some nearby bush land and park areas These are somewhat compromised by industrial area close by

ACCESS TO NATURAL ENVIRONMENT				
Importance: 2 Desirable				
Desirable: Grass, trees, animals, water (as long as it is safe), gardens, getting back to nature				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Nature reserve readily accessible from site Bay is close by for arrange of other supervised activities Parks also in close proximity	Both sites afford some greenery/sense of distance Views of the river possible in one site Access without supervision may be compromised by safety issues eg accessing water alone and use of the campus in conjunction with other users of the grounds	Some established trees and greenery Victoria Park may be accessed under staff supervision	Some established trees at the periphery Capacity to access Victoria Park precinct under staff supervision	Some potential amid existing green space

ACCESS TO OUTDOOR ACTIVITIES				
Importance: 2 Desirable				
Desirable: Grass, trees, animals, water (as long as it is safe), gardens, getting back to nature				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Affords nearby nature reserves, readily accessible from site Bay is close by for other supervised activities Greenfield site may enable development of space for courtyards, games etc depending on exact land size	Some established trees and greenery Access to Victoria Park precinct under staff supervision Few other opportunities	Some established trees and greenery Access to Victoria Park precinct under staff supervision Few other opportunities	Access Victoria Park precinct under staff supervision Existing courtyard may be used for onsite for games etc	Site offers some potential for these spaces

EXTERNAL BUFFER SPACE & BOUNDARIES ESPECIALLY FOR NOISE MANAGEMENT				
Importance: Essential				
At least 50m away from houses is a minimum to reduce bad interactions with neighbours (both ways). There needs to be clearly defined boundaries but boundaries should be as invisible and unoppressive as possible. Good buffer spaces can reduce the need for fences				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Considerable buffer space with existing nature reserves Neighbouring hospital campus and adjacent commercial area may compromise aspects of this buffer Suitability of future use of land for this purpose is also unknown- unlikely to be factored into planning	Hospital campus and golf courses provide buffer Compromised on some areas by steep slope of river bank, derelict ward and neighbouring services eg DSQ and Juvenile Justice Centre	Limited external buffer space apart from hospital	Some capacity to provide external buffer	Limited external buffer space apart from schools

TOPOGRAPHY				
Importance: Nice to Have				
An elevated site with long views and vistas into the distance is preferable, but the site of the facility must be reasonably level.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Site is undeveloped but natural topography is unlikely to afford long views to the distance	Site affords long views to the distance from some areas	Site does not offer long views into the distance.	Site does not offer long views into the distance.	Site not elevated limited views

CLIMATE / ASPECT				
Importance: Nice to Have				
Good cooling breezes are desirable for personal comfort and to reduce the need for air-conditioning. Site must allow buildings to predominantly face north and south to maximise opportunities for natural cooling and light				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Extent of breezes uncertain but proximity to the bay likely to be favourable in this regard	Significant breezes likely at sites overlooking the river Open spaces may contribute to breezes in other sites	Extent of cooling breezes difficult to determine Unlikely given buildings closely neighbouring the site	Unsure as to the extent of cooling breezes Established trees likely to offer shade	Level of cooling breezes difficult to gauge

SURROUNDING BUILT ENVIRONMENT				
Importance: Essential				
Avoid- High rise and high density buildings. Overlooked sites. Main roads, railways, and other noisy busy areas. Intimidating, institutional or non-domestic general environment.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Site relatively free of high rise buildings Road in front of site does not currently have through access and therefore not a major thoroughfare Aspects of the neighbouring hospital site likely to be non-domestic Unsure about future uses of other neighbouring parcels of land	Natural environment is a real asset, but located in institutional (potentially intimidating) precinct - juvenile justice, high security unit, extended treatment, forensic unit, medium secure unit, police academy etc.	Nearby high rise buildings and close proximity of residential areas likely to be challenging aspect of this site. Hospital campus location largely overcomes issues of busy roads, but campus itself might present intimidating non-domestic feel.	Neighbouring school buildings may constitute a challenge Large Salvation Army facility overlooks site, but its windows are not oriented to where the service may be developed While the site is in an inner city location it appears reasonably protected from busy roads and thoroughfares	Some benefits in vacant land. Some semi-industrial use nearby

PRIVACY				
Importance: Essential				
Privacy for the adolescent consumers is important, but the facility should not be too isolated. It is desirable for consumers to have opportunities to see people outside, but adolescents should not be "on display". Contact with the public and families needs to be controlled. It is important that public thoroughfares do not happen through the facility site.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Undeveloped site and neighbouring reserves afford good potential to develop site in a manner that maintains privacy Impact of future use of vacant land unknown	Open spaces offer potential to maintain privacy but other users of the site and surrounds may create some challenges Not likely to be a thoroughfare although may be isolated	Neighbouring buildings on hospital campus and neighbouring residential buildings may create a challenge for maintaining privacy on the site Unlikely to be a public thoroughfare	Neighbouring schools and homeless shelter may create some challenges for maintaining privacy in this area Location is not isolated	Private site

SAFETY – EMERGENCY BACKUP				
Importance: Essential				
Access to help for 'code blacks' is critical. These incidents require back up from psych nurses specifically trained in aggressive behaviour management. A response is needed within 5 minutes; therefore the adolescent facility needs to be located where appropriate help is available.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Proximity to the adult acute unit and hospital campus is favourable in this regard	Service currently receives code black support from ETR and Medium Secure staff. High security service does not provide code black response. Code black response might be compromised at Oxford drive site. As ETR is replaced by community care units and in time medium secure is downsized the maintenance code black response may not be assured.	Code black response may be offered from hospital security. Size of the campus makes fast code black response from adult mental health staff unlikely.	After hours code black access to this site is an outstanding issue.	Major weakness. Not near enough to mental health unit.

PHYSICAL HAZARDS				
Importance: Nice to Have				
Avoid: bridges, high buildings, cliffs, multi-storey car parks, bridges, main roads, train lines				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Some main roads located in vicinity	Train line and abandoned buildings located in vicinity.	Multi-storey car park located on hospital campus. Other physical hazards in the vicinity.	Some high buildings and other physical hazards located in the vicinity.	Some distance from these things.

UNDESIRABLE PERSONS				
Importance: Essential				
Avoid opportunities for contact with 'undesirable persons'.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Site is not located near 'undesirable groups'	Growth in forensic programs particularly Extended Treatment. Forensic programs makes this area problematic.	May be some concern in the event consumer absconded to Fortitude Valley.	May be somewhat of a challenge in Spring Hill and close proximity to homeless shelters.	Site is not located near 'undesirable groups'

ABSCONDING				
Importance: Desirable				
A buffer of space around the facility is important – a buffer of 5 minutes walk (300m) to public transport to deter rapid absconding. Avoid potential hiding places. Multi-purpose games court (tennis, basket ball, volleyball).				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Site likely to offer reasonable buffer for accessing public transport. Neighbouring nature reserve may be a challenge in the event of an absconding attempt.	Site has about a 300m buffer between it and public transport.	Hospital campus may act as a buffer to accessing public transport but may not deter rapid absconding.	Closest bus stop about 450 metres. May not deter absconding due to building density.	

SITE PLANNING FACTORS				
On Site Activities				
Multi-purpose games court (tennis, basket ball, volleyball).				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Potential for on campus sporting options	Site has about a 200m buffer between it and public transport.	Limited on campus sports and activity options	Some opportunity to have some onsite sporting and other activities	
Vehicle Access & Parking				
Importance: Nice to Have				
Need space for car and mini-bus access to front of building and truck / ambulance / police access to rear. Must adhere to QHealth and building code requirements.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Not likely to be problematic on site	Not likely to be a problem on site	Might be a challenge on site	Not likely to be problematic on site	
Access to Facilities				
Importance: Desirable				
Access to Gymnasium				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Land size may permit larger design	Land size may permit larger design. Access to large open grassed area.	Land may not permit entire gymnasium, but exercise room may be	Land may not permit entire gymnasium, but exercise room may be possible.	Land size may permit larger design
Importance: Essential				
Access to Large Open Grassed Area				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Footprint may be larger on this site	Footprint may be larger on this site	Large open grassed area unlikely on site	Large open grassed area unlikely on site	Footprint may be larger on this site
Importance: Nice to Have				
Access to a small swimming pool with spa and swim jets				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Site unlikely to prohibit this feature	Site unlikely to prohibit this feature	Site unlikely to prohibit this feature	Site unlikely to prohibit this feature	Site unlikely to prohibit this feature
Importance: Desirable				
Access to a full size swimming pool				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Site within 5 minutes drive of local aquatic centre	Site within 5 minutes drive of Goodna Pool	Site within 5 minutes drive of centenary pool	Site within 5 minutes drive of centenary pool	
Importance: Desirable				
Access to a Sports Oval or park				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Site within reasonable distance of sporting facilities	Site located close to cricket oval	Site within reasonable distance of Victoria Park precinct	Site within reasonable distance of Victoria Park precinct	Close proximity to sporting facilities
Importance: Desirable				
Access to adventure training and water sports				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Bay is accessible to site	Brisbane river accessible to site	Accessible to 'Riverlife' at Kangaroo point and Rock Climbing at Fortitude Valley.	Accessible to 'Riverlife' at Kangaroo point and Rock Climbing at Fortitude Valley.	Reasonable proximity to activities

Public Transport				
Importance: Essential				
Need access to good public transport. Trains are preferred as being more reliable in timetable and less intimidating. (See attached summary)				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Not likely to be problematic on site	Not likely to be problematic on site	Might be a challenge on site	Not likely to be problematic on site	
Shops				
Importance: Desirable				
Need access to a variety of shops via public transport. There is graded use of shops in rehabilitation starting with smaller, less dense and closer shops and progressing on to large shopping malls. Ideally there should be a corner store within walking distance, and a major shopping centre a train ride away.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Some shopping available at Cleveland	Variety of shops accessible from Ipswich line	Variety of shops available in Brisbane City/Fortitude Valley/New Farm	Variety of shops available in Brisbane City	Some shopping available at Logan
Other Facilities				
Importance: Desirable				
It is desirable to have other types of social activities available in the community such as:- churches, youth groups, sporting groups, dancing classes etc. (these are examples only – it is not important to have a particular type of community activity, group, club available).				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
May be able to access these activities and opportunities in the Cleveland area	May be able to access some activities in the Goodna/ Gailes area	Lack of isolation increases likelihood of accessing community activities in local area	Lack of isolation increases likelihood of accessing community activities in local area	Access to some activities likely
On-site independent accommodation units				
Importance: Essential				
Future proof for on-site independent accommodation units (for family visits and for consumers preparing to leave). Note: This is not in current scope of works but should be considered in future construction.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Site size unlikely to prohibit provision of this space	Site size unlikely to prohibit provision of this space	Size of site may make future proofing a challenge	Size of site may make future proofing a challenge	Site size unlikely to prohibit provision of this space
Hospitals & Doctors				
Importance: Essential				
Hospital emergency department within a 20 minute drive of the facility. A good working relationship with a local hospital is important.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Located at Redland Hospital	Ipswich Hospital closes available emergency facility	Located at RBH	Within 20 minutes of RBH	Within 20 minutes of Logan
Proximity to the Qld Children's hospital is desirable				
Importance: Essential				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Considerable distance from Qld Childrens Hospital close proximity to other mental health services	Some distance from Qld children's hospital, some distance from other child and youth services. Close proximity to forensic mental health services and medium secure staff.	Reasonable proximity to Qld Childrens Hospital close proximity to other C&Y mental Health Services	Reasonable proximity to Qld Childrens Hospital close proximity to other C&Y mental Health Services	Considerable distance from Qld Childrens Hospital close proximity to other mental health services

Importance: Desirable Proximity to an 'after hours' GP clinic is desirable.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Significant number of General Practitioners in Cleveland area with opening hours to 7pm.	Access to General Health Service- The Park	Some options in reasonable proximity	Some options in reasonable proximity	Access to Logan Clinics

Public Transport Importance: Essential Hospital emergency department within a 20 minute drive of the facility. A good working relationship with a local hospital is important.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Located at Redland Hospital	Ipswich Hospital closest available emergency facility	Located at RBH	Within 20 minutes of RBH	Within 20 minutes of Logan

Access for Families & Visitors Importance: Nice to Have Local external accommodation for families such as motels and hotels with good public transport access to the facility.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
'Holiday style' accommodation available in close proximity	Limited accommodation options at Darra	May be some local options with existing partnerships eg Ronald McDonald House.	Variety of temporary accommodation options in Spring Hill.	Some options available

Police Importance: Desirable Police do not need to be close, but a relationship with a small local police station is good, more for consumer education and contact than to handle emergency situations.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Close proximity to local police station	Reasonable proximity to Mt Ommanney police station	Reasonably close to Valley Police Station	Reasonably close to Valley Police Station	Reasonable proximity to police station

Staff Access Importance: Nice to Have Staff recruitment and retention are important factors. Consider metropolitan location.				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
45 minute drive from CBD may be a challenge for some staff. May also be a challenge for existing staff. May be some benefit from co-location with other services.	Advantages associated with retaining existing location and staffing group- some concern in the future about the isolation of the service from other child and youth services.	Centrally located. May be some advantages in being located with other mental health services.	Centrally located. May be some advantages in being located with other G&Y services	Some distance from existing service. Served by Logan and Pacific Motorways

Site Acquisition & Development				
Importance: Essential				
What are the cost and time implications of site acquisition?				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
	Applicable to all sites Sites on The Park Campus of Health Land Orford Drive site may not be Q Health Land	Applicable to all sites- Q Health Land	Applicable to all sites- Q Health Land	Applicable to all sites
Site Development				
Importance: Essential				
Includes:-				
Obtaining development approvals.				
Providing site infrastructure (power, water, roads, sewers, drains, phones).				
Site preparation costs (earthmoving, site drainage).				
Foundation costs (does the site have problem ground?).				
Are there any existing facilities/services which need to be decanted (budget, timelines and other impacts)?				
Is the site large enough, now and in the future?				
Any heritage or indigenous issues?				
What are the time and cost implications of the above?				
Will any of these factors affect the use of the facility now and in the future?				
REDLAND	THE PARK	CAFTU	ROGERS ST	MEAKIN PARK
Applicable to all sites	Applicable to all sites	Applicable to all sites	Applicable to all sites	Applicable to all sites

(13/10/2009) Francis Maher 090917 - FPTM Minu

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QUEENSLAND HEALTH
MENTAL HEALTH CAPITAL WORKS PROJECT
 minutes of meeting



Queensland Government
 Queensland Health

Project(s)	Redland – New 15 Bed Adolescent ETU, Day Centre & School	Project(s) No	51426
Meeting	Formation of Facility Project Team Meeting (FPTM) and User Meeting No 2 Group Meeting (UGM)	Meeting No	2
Held at	Conference Rooms 1 & 2, Redland Hospital	Date	17 September 2009
Author	Jacqueline Simpson, Executive Support Officer	Time	3.00 PM to 5:00pm
Present Name	Role	Company	Telephone/Mobile Email
Brett Bricknell (BB)	Executive Director	ED Redland and Wynnum Hospitals	[REDACTED]
Dean Luton (DL)		Project Services	[REDACTED]
Denisse Best (DB) via video-conference	Executive Director	Child and Youth Mental Health	[REDACTED]
John Quinn (JQ)	Manager	Mental Health Branch	[REDACTED]
Karen Reidy (KR)	Project Services		[REDACTED]
Katrina Mathies (KM)	A/DSO	MH – Redlands, West Moreton	[REDACTED]
Neil Pratt (NP)	Director of Nursing	Logan-Bauesdesert Mental Health Service	[REDACTED]
Paul Clare (PC)	Principal Project Officer	Mental Health Branch	[REDACTED]
Sanjib Baruah (SB)	Clinical Director	Bayside Mental Health, Metro South	[REDACTED]
Terry Carter (TC)	MHCWP Project Manager/Procurement Manager	Project Services	[REDACTED] or [REDACTED]
Trevor Sadler (TC)	Psychiatrist	The Park Centre for Mental Health	[REDACTED]
Attendees Name	Role	Company	Telephone/Mobile Email
Dr Aaron Groves (AG)	Senior Director	Division on the Chief Health Officer	[REDACTED]
Assoc. Prof David Crompton (DC)	Executive Director	Division of Mental Health, Metro South	[REDACTED]
Debbie Samuels (DS)	A/Manager Operational Support Services	Operational Support Services	[REDACTED]
Elizabeth Powell (EP)	Director Strategic Policy Unit	Mental Health Branch	[REDACTED]
Emma Page (EP)	Team Leader	Child & Youth Mental Health	[REDACTED]
Joanne King (JK)	Project manager	Redevelopment The Park CMH	[REDACTED]
Janelle Bowra (JB)	Nurse Unit Manager	Mental Health	[REDACTED]
Kevin Fjeldsoe (KF)	Director	Mental Health Plan Implementation	[REDACTED]
Veronica Casey	Executive Director of Nursing	Metro South HSD	[REDACTED]
Professor Brett Emmerson (BE)	Executive Director	Mental Health Services	[REDACTED]

QUEENSLAND HEALTH
MENTAL HEALTH CAPITAL WORKS PROGRAM
 minutes of meeting



Queensland Government
 Queensland Health

Project(s)	Redland – New 15 Bed Adolescent ETU, Day Centre & School	Project(s) No	51426
Meeting	Formation of Facility Project Team Meeting (FPTM) and User Meeting No 2 Group Meeting (UGM)	Meeting No	2
Held at	Conference Rooms 1 & 2, Redland Hospital	Date	17 September 2009
Author	Jacqueline Simpson, Executive Support Officer	Time	3.00 PM to 5:00pm

Present Name	Role	Company	Telephone/Mobile Email
Brett Bricknell (BB)	Executive Director	ED Redland and Wynnum Hospitals	[REDACTED]
Dean Luton (DL)		Project Services	[REDACTED]
Denisse Best (DB) via video-conference	Executive Director	Child and Youth Mental Health	[REDACTED]
John Quinn (JQ)	Manager	Mental Health Branch	[REDACTED]
Karen Reidy (KR)	Project Services		[REDACTED]
Katrina Mathies (KM)	A/DSO	MH – Redlands, West Moreton	[REDACTED]
Neil Pratt (NP)	Director of Nursing	Logan-Beaudesert Mental Health Service	[REDACTED]
Paul Clare (PC)	Principal Project Officer	Mental Health Branch	[REDACTED]
Sanjib Baruah (SB)	Clinical Director	Bayside Mental Health, Metro South	[REDACTED]
Terry Carter (TC)	MHCWP Project Manager/Procurement Manager	Project Services	[REDACTED] or [REDACTED]
Trevor Sadler (TC)	Psychiatrist	The Park Centre for Mental Health	[REDACTED]

Attendees Name	Role	Company	Telephone/Mobile Email
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Assoc. Prof David Crompton (DC)	Executive Director	Division of Mental Health, Metro South	[REDACTED]
Debbie Samuels (DS)	A/Manager Operational Support Services	Operational Support Services	[REDACTED]
Elizabeth Powell (EP)	Director Strategic Policy Unit	Mental Health Branch	[REDACTED]
Emma Page (EP)	Team Leader	Child & Youth Mental Health	[REDACTED]
Joanne King (JK)	Project manager	Redevelopment The Park CMH	[REDACTED]
Janelle Bowra (JB)	Nurse Unit Manager	Mental Health	[REDACTED]
Kevin Fjeldsoe (KF)	Director	Mental Health Plan Implementation	[REDACTED]
Veronica Casey	Executive Director of Nursing	Metro South HSD	[REDACTED]
Professor Brett Emmerson (BE)	Executive Director	Mental Health Services	[REDACTED]

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By	e 2
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Michael Daubney (MD)	Psychiatrist	Child & Youth Mental Health	
Peter Trevathan (PT)	Building & Engineering Manager	BEM	
Sue Leggate (SL)	Director, Corporate Services	Corporate Services	
Assoc. Prof Brett McDermott (BMcD)	Executive Director	Mater Child & Youth Mental Health Service	
Tamara Madsen (TM)	Carer Liaison Representative	Logan-Beaudesert Mental Health Service	

Agenda & Meeting Topics

Generic topics included add others as required, indicate where not applicable (N/A).



Previous Minutes to be used as Agenda items with new items/topics to be raised under 15.0 New Business.

Minutes of Previous Meeting

Confirmed true and correct

Outstanding Business from Previous Meeting

No outstanding business

1.0	<p><u>Procedural Issues</u></p> <p>1. Welcome</p> <p>2. FPTM format</p> <p>3. TOR</p> <p>4. Agenda items</p> <p>5. Dates & times</p> <p>6. MHPIT</p>	<p>1. All members welcomed by BB</p> <p>3. TOR were endorsed by members</p>	
2.0	<p><u>Model of Service Delivery (MOSD)</u></p> <p>1. MOSD Current Status & Progress Report</p>	<p>1. Presentation on Redland Hospital Model of Service</p> <p> G:\WORKGRP\MH Medical Support.wkg\</p> <p>Presentation of BAC Model of Service</p> <p> G:\WORKGRP\MH Medical Support.wkg\</p>	<p>BB</p> <p>TS</p>

Date 17th September 009
 Minutes Facility Project Team Meeting 2
 Projects 51426

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By	e 3
3.0	<u>Land & Legals</u> 1. Site Acquisition & Property Issues 2. Adjoining Owners & Existing Tenants	To be discussed at a later date		
4.0	<u>Authorities/</u> 1. Site designation (required) 2. Building application 3. Statutory authorities 4. Native Title 5. 6. Mater	To be discussed at a later date		
5.0	<u>Master Programme</u> 1. Progress Report 2. Upcoming milestones 3. Delivery methodology	To be discussed at a later date		
6.0	<u>PDP/Design</u> 1. Site Planning issues 2. Progress Report 3. TCP/ID	To be discussed at a later date		
7.0	<u>Financial</u> 1. Budget/Cost Report 2. Expenditure 3. Variations 4. Art-Built In Budget/Cost 5. FF&E & IT Budget/Cost FF	To be discussed at a later date		
8.0	<u>Decanting</u> 1. Decanting strategy	To be discussed at a later date		

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By	e 4
9.0	<u>Construction</u> 1. Progress Report 2. General 3. Industrial Relations & Safety 4. Contractual 5. Quality 6. Forecast practical completion	To be discussed at a later date		
10.0	<u>Risk Analysis & Value Management</u> 1. Peer Review 2. Project Services	To be discussed at a later date		
11.0	<u>FF&E</u> 1. Progress Report 2. Budget 3. Expenditure	To be discussed at a later date		
12.0	<u>Operational /Commissioning</u> 1. Staffing 2. Commissioning	To be discussed at a later date		
13.0	<u>Communications (Media)</u> 1. Communication Plan 2. Consultation	To be discussed at a later date		
14.0	<u>Recurrent Costs</u> 1. Building Operation & Maintenance Costs 2. Staff/Other recurrent costs	To be discussed at a later date		

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By
15.0	<u>New Business</u>		
	1. Design Plan	1. KR showed a sketch of the proposed new centre that was developed by a user group at the park before the site was purchased. This shows an idea of layout and size of the development. The centre will take up 2 hectares.	TC to email secretariat design plans to send out to members
	2. Security	2. DB offered to contact the QCH planning team to seek agreement that the floor plan from QCH mental health could be tabled at the meeting. The QCH will encompass 2 acute wards and 1 day program area + outdoor facilities. Issues of security and safety have been extensively discussed and it maybe helpful to transfer some of this experience to this project where applicable.	To be discussed at UGM Meeting
	3. Staffing	<p>3. Members discussed issue such as security. Proposed multiple buildings as per the preliminary sketch plan could pose increased security risks. Members discussed the need for patient security and the centre's security against break-ins. It was noted that policy in relation to the management of patient security would need to be clarified and this would need to take into account the model of care approach to be used at the centre. BB suggested these issues would need to be discussed at the UGM Meeting.</p> <p>Members discussed the concern that if a design was adopted with multiple buildings – this would potentially impact on staffing levels and operational budget. Members agreed this would need to be discussed prior to sign off on the plans JQ advised that the new centre would have 15 beds in this phase – with a further 5 beds requested in stage 2 of the mental health plan 2007-2017.</p> <p>TC noted that it is essential that there will be clarity about the bed numbers documented in the PDP.</p>	To be discussed at UGM Meeting
	4. Distance from ED	4. DB noted that there needs easy access, preferable as direct as possible linking the new centre to ED for emergencies.	
	5. UGM	5. TC discussed the importance to start the UGM. BB suggested for TC to discuss members with DC.	TC to discuss with DC

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By

e 6

Meeting Closed: 5:10 pm

Next Meeting – 3:00 pm on 15th October 2009, Conference Rooms 1&2, Redland Hospital

EXHIBIT 84

**QUEENSLAND HEALTH
MENTAL HEALTH CAPITAL WORKS PR**

BMCM-5


Queensland Government
Queensland Health

Minutes of Meeting

Project	Redland – New 15 Bed Adolescent ETU, Day Centre & School	Project(s) No	51426
Meeting	Formation of Facility Project Team Meeting (FPTM) and User Group Meeting (UGM)	Meeting No	3
Held at	Conference Rooms 1 & 2, Redland Hospital	Date	15 th October 2009
Author	Jacqueline Smith	Time	3.00pm to 5.00pm

Present Name	Role	Company	Telephone/Mobile	Email
Assoc. Prof David Crompton (DC)	Executive Director	Division of Mental Health, Metro South		
Brett Bricknell (BB)	Executive Director	Redland and Wynnum Hospitals		
Denisse Best (DB) via video-conference	Executive Director	RBH Child & Youth Mental Health		
Janelle Bowra (JB)	Nurse Unit Manager	Logan Mental Health		
Jc Quinn (JQ)	Manager	Mental Health Branch		
Assoc. Prof Brett McDermott (BMCD) via video-conference	Executive Director	Mater Child & Youth Mental Health Service		
Francis Maher	Project Manager	Pre Commissioning Project		
Kerry Ward	Program Support Officer	Pre Commissioning Project		
Marisa Stewart	Senior Admin Officer	Pre Commissioning Project		
Michelle Giles	A/Manager	Bayside Mental Health		
Neil Pratt (NP)	Director of Nursing	Logan-Beaudesert Mental Health Service		
Paul Clare (PC)	Principal Project Officer	Mental Health Branch		
Sanjib Baruah (SB)	A/Clinical Director	Bayside Mental Health		
Shirley Wigan	Executive Director Mental Health	Darling Downs – West Moreton Health Service District		
Sue Leggate (SL)	Director	Corporate Services Redland & Wynnum Hospitals		
Trevor Sadler (TC)	Psychiatrist	The Park Centre for Mental Health		
Vedran Vladusich	A/Team Leader	Bayside Child & Youth Mental Health		
Apologies Name	Role	Company	Telephone/Mobile	Email
Michael Daubney (MD)	Psychiatrist	Logan Child & Youth Mental Health		
Tamara Madsen (TM)	Carer Liaison Representative	Logan-Beaudesert Mental Health Service		
Terry Carter (TC)	MHCWP Project Manager /Procurement Manager	Project Services		

**QUEENSLAND HEALTH
MENTAL HEALTH CAPITAL WORKS PROGRAM**



Queensland Government
Queensland Health

Minutes of Meeting

Project	Redland – New 15 Bed Adolescent ETU, Day Centre & School		Project(s) No	51426
Meeting	Formation of Facility Project Team Meeting (FPTM) and User Group Meeting (UGM)		Meeting No	3
Held at	Conference Rooms 1 & 2, Redland Hospital		Date	15 th October 2009
Author	Jacqueline Smith		Time	3.00pm to 5.00pm
Present	Role	Company	Telephone/Mobile	Email
Assoc. Prof David Crompton (DC)	Executive Director	Division of Mental Health, Metro South		
Brett Bricknell (BB)	Executive Director	Redland and Wynnum Hospitals		
Denisse Best (DB) via video-conference	Executive Director	RBH Child & Youth Mental Health		
Janelle Bowra (JB)	Nurse Unit Manager	Logan Mental Health		
Jc Quinn (JQ)	Manager	Mental Health Branch		
Assoc. Prof Brett McDermott (BMcD) via video-conference	Executive Director	Mater Child & Youth Mental Health Service		
Francis Maher	Project Manager	Pre Commissioning Project		
Kerry Ward	Program Support Officer	Pre Commissioning Project		
Marisa Stewart	Senior Admin Officer	Pre Commissioning Project		
Michelle Gifes	A/Manager	Bayside Mental Health		
Neil Pratt (NP)	Director of Nursing	Logan-Beaudesert Mental Health Service		
Paul Clare (PC)	Principal Project Officer	Mental Health Branch		
Sanjib Baruah (SB)	A/Clinical Director	Bayside Mental Health		
Shirley Wigan	Executive Director Mental Health	Darling Downs – West Moreton Health Service District		
Sue Leggate (SL)	Director	Corporate Services Redland & Wynnum Hospitals		
Trevor Sadler (TC)	Psychiatrist	The Park Centre for Mental Health		
Vedran Vladusich	A/Team Leader	Bayside Child & Youth Mental Health		
Apologies	Role	Company	Telephone/Mobile	Email
Michael Daubney (MD)	Psychiatrist	Logan Child & Youth Mental Health		
Tamara Madsen (TM)	Carer Liaison Representative	Logan-Beaudesert Mental Health Service		
Terry Carter (TC)	MHCWP Project Manager /Procurement Manager	Project Services	or	

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By
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Agenda & Meeting Topics

Generic topics included, add others as required, Indicate where not applicable (N/A).

Previous Minutes to be used as Agenda. Items with new items/topics to be raised under 14.0 New Business.

Minutes of Previous Meeting

The minutes from the previous meeting were not available for this meeting. DB alluded to an amendment re Item 3.0 – Building and Security. JS confirmed that the User Group would pick up discussion about this issue. (KW)

Outstanding Business from Previous Meeting

No outstanding business

1.0	<u>Procedural Issues</u> 1. Welcome	1. All members welcomed by DC	
2.0	<u>Land & Legals</u> 1. Site Acquisition & Property Issues 2. Adjoining Owners & Existing Tenants	1. BB advised members that he attended the program team meeting which discussed location of the centre. The unit will be located at the back of the block. BB to email diagram out to members. 2. Members discussed issues that may arise with chopping of trees due to koalas. BB advised members that the water flow issues have been resolved.	
3.0	<u>Authorities</u> 1. Site Designation (required) 2. Building Application 3. Statutory Authorities 4. Native Title 5. Mater	To be discussed at a later date	
4.0	<u>Master Programme</u> 1. Progress Report 2. Upcoming Milestones 3. Delivery Methodology	The design process has started	
5.0	<u>PDP/Design</u> 1. Site Planning Issues 2. Progress Report 3. TCP/ID	To be discussed at a later date	

Date 15th October 2009
Minutes Facility Project Team Meeting 3
Projects 51426

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By
6.0	<u>Financial</u> 1. Budget/Cost Report 2. Expenditure 3. Variations 4. Art-Built In Budget/Cost 5. FF&E & IT Budget/Cost	To be discussed at a later date	
7.0	<u>Decanting</u> 1. Decanting Strategy	1. TS reported that he attended the 3 year strategic planning meeting last week with Education Department representatives which involved a site visit. Felt it imperative that an Education representative attend these meetings. FM advised that the Pre-Commissioning Project team will facilitate UGMs and requested nominations from the meeting. The IT division is to be involved (at stages). Ministerial from Education Department received questioning why Barrett Centre moving to Redlands? Has been passed on to correct Section to be addressed.	DC will follow up Education Rep for this meeting People to feedback names for UGMs to FM SW passed on to JQ
8.0	<u>Construction</u> 1. Progress Report 2. General 3. Industrial Relations & Safety 4. Contractual 5. Quality 6. Forecast Practical Completion	To be discussed at a later date	
9.0	<u>Risk Analysis & Value Management</u> 1. Peer Review 2. Project Services	To be discussed at a later date	
10.0	<u>FF&E</u> 1. Progress Report 2. Budget 3. Expenditure	To be discussed at a later date	

Date 15th October 2009
 Minutes Facility Project Team Meeting 3
 Projects 51426

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By
11.0	<u>Operational /Commissioning</u> 1. Staffing 2. Commissioning	1. TS advised members that it is anticipated that they will lose 70% of senior staff that will not make the transition to the new location. Discussed options of variations of work hours or package for staff to make it more desirable to make the transition. SW discussed the importance of training and development around industrial framework. West Moreton employing a senior HR person to address ongoing issues; EOI for this position being circulated now. Suggested IR issues (eg deployment) be developed with corporate level involvement. Suggested that when West Moreton HR/IR meetings commence that Ian Janke (Pre Commissioning Project Team HR/IR Representative) should attend.	FM to organise plan and meet with key stakeholders to address issues
12.0	<u>Communications (Media)</u> 1. Communication Plan 2. Consultation	1. Members discussed the importance of media and communication. The need to tell local councils, local members etc. This helps keep everyone informed. Helps address community concerns.	JQ to talk to Sharyn and organise meeting with West Moreton/Bayside to discuss media and communication SW to talk to West Moreton Media & Communication
13.0	<u>Recurrent Costs</u> 1. Building Operation & Maintenance Costs 2. Staff/Other Recurrent Costs	To be discussed at a later date	
14.0	<u>New Business</u> 1. UGM Meeting 2. Ligature Points 3. Pre Commissioning Project Staff	TS sent nominees to DC for the UGM Meeting. DC forwarded nominations on to FM. Members to email FM with nominations. DB raised the potential issue of ligature points. DC assured any risks would be incorporated with the planning side and discussed in 9.0 MS advised members that they can be contactable on the following email: [REDACTED]	

Date 15th October 2009
 Minutes Facility Project Team Meeting 3
 Projects 51426

EXHIBIT 84

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By
	4. School Fitout	DB enquired who has the responsibility for the school fitout. TS indicated that a number of items for the school have already been bought, eg desks, chairs. DC commented that MH will be contributing towards the fitout.	

Meeting Closed: 5,10pm

The next meeting is scheduled for Thursday, 12 November 2009 at 3pm, Conference Rooms 1 & 2, Redland Hospital.

Metro South

Metro South Mental Health MENTAL HEALTH CAPITAL WORKS PROGRAM

Project: New 15 Bed Adolescent ETU, Day Centre & School Meeting: Formation of Facility Project Team Meeting (FPTM) and User Group Meeting (UGM)	
MINUTE STYLE NOTES	
Chairperson:	Assoc. Prof David Crompton – Executive Director, Division of Mental Health, Metro South
Date & Time:	Thursday, 15 October 2009 at 3pm
Venue:	Redland Hospital – Conference Room 1
Secretary:	Jacqueline Simpson – Executive Support Officer

Attendees:

Brett Bricknell – Executive Director, Redland & Wynnum Hospitals
 Assoc. Prof Brett McDermott – Executive Director, Mater Child & Youth Mental Health Service
 Vedran Vladusich – A/Team Leader, Bayside Child & Youth Mental Health
 John Quinn – Manager, Mental Health Plan Implementation Team, Mental Health Branch
 Neil Pratt – Director of Nursing, Logan-Beaudesert Mental Health Service
 Paul Clare – Principal Project Officer, Mental Health Branch
 Dr Sanjib Baruah – A/Clinical Director, Bayside Mental Health
 Sue Leggate – Director, Corporate Services
 Dr Trevor Sadler – Director/Clinical Leader, Barrett Adolescent Centre, The Park_Centre for Mental Health
 Denise Best – Executive Director, Royal Brisbane Hospital Child and Youth Mental Health Service
 Shirley Wigan – Executive Director, Darling Downs-West Moreton Health Service District
 Janelle Bowra – Nurse Unit Manager, Logan Mental Health
 Michelle Giles – A/Manager, Bayside Mental Health Service
 Francis Maher – Project Manager, Community Consultation Pre-Commissioning Project
 Marisa Stewart – Senior Administration Officer, Community Consultation Pre-Commissioning Project
 Kerry Ward – Project Support Officer, Community Consultation Pre-Commissioning Project

Apologies:

Terry Carter – Project Manager, Capital Works & Asset Management Branch
 Dr Michael Daubney – Psychiatrist, Logan Child & Youth Mental Health Service

Invited Guests:



Metro South

1.0	Procedural Issues
1.1	Welcome
	The Chairperson welcomed attendees including two members via videoconferencing.
1.2	Confirmation of Minutes
	The minutes from the previous meeting were not available for today's meeting. DB mentioned the amendment re item 3.0 - Building and Security. JS confirmed that the User Group would pick up the discussion about this.

2.0	Land & Legals		Action By
	2.1 Site Acquisition & Property Issues	BB reported that the joint teams met (common site issues) immediately prior to this meeting. - Determined that Adolescent Unit to be put to back of block with access road. - Map to be emailed to attendees.	BB
	2.2 Adjoining Owners & Existing Tenants	DC highlighted issues re cultural heritage and environment (koalas). Recent environmental legislation demands tighter measures. - Water flow issues at the front of the block. This has been resolved.	
3.0	Authorities		
	3.1 Site Designation (Required)	NII	
	3.2 Building Application		
	3.3 Statutory Authorities		
	3.4 Native Title		
	3.5 Water		
4.0	Master Programme		
	4.1 Progress Report	The design process has started.	
	4.2 Upcoming Milestones		
	4.3 Delivery Methodology		
5.0	PDP/Design		
	5.1 Site Planning Issues	It's now possible for the architects to go away and start addressing site planning issues.	
	5.2 Progress Report		
	5.3 TCP/ID		
6.0	Financial		
	6.1 Budget/Cost Report	TC has previously provided a report. - Query: Is there a building budget? There is a nominal budget but the figures are not to hand.	
	6.2 Expenditure		
	6.3 Variations		
	6.4 Art Built-In Budget/Cost	- Query raised about Art Built-In. It is budgeted for. The architects will be talking to us about this.	
	6.5 FF&E & IT Budget/Cost		

Metro South

7.0	Decanting		
	7.1 Decanting Strategy	<ul style="list-style-type: none"> - TS reported that he attended the 3-year strategic planning meeting last week with Education Department representatives which involved a site visit. Felt it imperative that an Education representative attend these meetings. - FM advised that the Pre-Commissioning Project team will facilitate UGMs and requested nominations from the meeting. The IT division is to be involved (at stages). - Ministerial from Education Department received questioning why Barrett Centre moving to Redlands? Has been passed on to correct Section to be addressed. 	<p>DC will follow up Education Rep. for this meeting</p> <p>People to feedback names for UGMs to FM</p> <p>SW passed on to JQ</p>
8.0	Construction		
	8.1 Progress Report	Nil	
	8.2 General		
	8.3 Industrial Relations & Safety		
	8.4 Contractual		
	8.5 Quality		
	8.6 Forecast Practical Completion		
9.0	Risk Analysis & Value Management		
	9.1 Peer Review	<ul style="list-style-type: none"> - Agreed to leave to architects to follow through. Same architects across this and Townsville projects. Good ideas being implemented, eg shower recesses, door handles. - Risk Minimalisation & Self Harm. DB commented re ligature points. DC will ensure these sorts of issues will be incorporated into any planning discussions. TS commented that staff are acutely aware of self harm points. 	
	9.2 Project Services		
10.0	FF&E		
	10.1 Progress Report	Nil	
	10.2 Budget		
	10.3 Expenditure		
11.0	Operational/Commissioning		
	11.1 Staffing	<ul style="list-style-type: none"> - TS reported will lose considerable numbers in terms of nursing; very unlikely the teachers will make transition. - Probably will lose 70% of current staff because of new projects coming on line in West Moreton; will have potential to impact on current staffing levels if staff choose to apply for these positions. - Positive measures to be utilised to attract people to transition. DC advised if packages are to be developed for people to make transition for short-term timeframe, eg 12 months, JQ needs to know for budgetary info/reasons. 	

Metro South

		<ul style="list-style-type: none"> - West Moreton employing a senior HR person to address ongoing issues; EOJ for this position being circulated now. Suggested IR issues (eg deployment) be developed with corporate level involvement. - Suggested that when West Moreton HR/IR meetings commence that Ian Janke (Pre-Commissioning Project Team HR/IR Representative) should attend. - It was noted that Townsville/Moreton/Toowoomba & Redlands – CYMS workforce development issues; being created across the State. 	DC to pass on to FM for actioning. DB to be involved with meeting.
	11.2 Commissioning		
12.0	Communications (Media)		
	12.1 Communication Plan	<ul style="list-style-type: none"> - Any thought to use Sharon Broadley(?) from MH Branch for the process with CCUs, ie develop something centrally. Strategic communication approach required. - Strong linkage between strategy and consultation. Need to consider exiting & entering perspectives, options eg forums, write to parties concerned. Helps to address community concerns. - Stakeholders to consider if they have spoken with <u>everyone</u>, ie federal, state & local members etc. - Query: Is there a Communications Officer for Redlands? No, but will be soon. A Media Communications Officer for MH to be established. - DB potentially needs to input into process. - TS pointed out that we need to liaise with Mater Children's Hospital (Level 6). 	JQ will speak to Sharon. SW to speak to Alison Gaston.
	12.2 Consultation		
13.0	Recurrent Costs		
	13.1 Building Operation & Maintenance Costs	To be discussed at a later date.	
	13.2 Staff/Other Recurrent Costs		
14.0	New Business		
	14.1 School Fitout	<ul style="list-style-type: none"> - DB enquired who has the responsibility for the school fitout. TS indicated that a number of items for the school have already been bought, eg desks, chairs. DC commented that MH will be contributing towards the fitout. 	
	14.2 Pre-Commissioning Project Email	MS advised that the team can be contacted on the following email address: [REDACTED]	

15.0	Next Meeting
	The next meeting is scheduled for Thursday, 12 November 2009 at 3pm, Conference Rooms 1 & 2, Redland Hospital.

Meeting closed at:	4.30pm
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BMCM-6

QUEENSLAND HEALTH
MENTAL HEALTH CAPITAL WORKS PROGRAMQueensland Government
Queensland Health

Minutes of Meeting

Project	Redland – New 15 Bed Adolescent ETU, Day Centre & School	Project(s) No	51426
Meeting	Facility Project Team Meeting (FPTM)	Meeting No	8
Held at	MH Videoconference Room, Redland Hospital	Date	29 April 2010
Author	Kerry Ward	Time	3.00pm to 4.00pm

Present Name	Role	Company	Telephone/Mobile	Email
William (Bill) Peplinkhouse (BP)	Executive Manager of Operations	Division of Mental Health, Metro South		
John Quinn (JQ)	Manager	Mental Health Branch		
Paul Clare (PC)	Principal Project Officer	Mental Health Branch		
Terry Carter (TC)	MHCWP Project Manager/ Procurement Manager	Project Services		
Hilary Hebblewhite (HH)	A/Director	Corporate Services Redland & Wynnum Hospitals		
Trevor Sadler (TS)	Psychiatrist	The Park Centre for Mental Health		
Vedran Vladusich (VV)	A/Team Leader	Bayside Child & Youth Mental Health		
Wasim Shaikh (WS)	A/Clinical Director	Bayside Mental Health		
Francis Maher (FM)	Project Manager	Pre Commissioning Project		
Arno Steginga (AS)	A/Director of Nursing	Bayside Mental Health		
Kristy Britton (KB)	A/Change Manager	Pre Commissioning Project		
Shirley Wigan (SW) via video-conference	Executive Director Mental Health	Darling Downs – West Moreton Health Service District		
Judi Krause (JK) via video-conference	A/Executive Director	Royal Children's Hospital CYMHS		
Apologies Name	Role	Company	Telephone/Mobile	Email
Assoc. Prof David Crichton (DC)	Executive Director	Division of Mental Health, Metro South		
Brett Bricknell (BB)	Executive Director	Redland and Wynnum Hospitals		
Sue Leggate (SL)	Director	Corporate Services Redland & Wynnum Hospitals		
Katie Eckersley (KE)	Manager	Bayside Mental Health		
Di Sammon (DS)	A/Director of Nursing	Bayside Mental Health		
Sean Hatherill (SH)	Psychiatrist	Bayside Child & Youth Mental Health		
Michael Daubney (MD)	Psychiatrist	Logan Child & Youth Mental Health		
Janelle Bowra (JB)	Nurse Unit Manager	Logan Mental Health		
Dean Luton (DL)	Senior Architect	Project Services		
Assoc. Prof Brett McDermott (BMCD)	Executive Director	Mater Child & Youth Mental Health Service		
Darren Williams (DW)	A/Director Statewide Projects	Health Planning & Infrastructure Division		

EXHIBIT 84

MSS.004.003.0275

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By
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Michelle Walter (MW)	Manager Statewide Projects	Health Planning & Infrastructure Division	
Vaioita Turituri (VT)	Team Leader	South Qld MH Clinical Network	
Val Brown (VB)	Regional Facilities Manager	Education Dept	

Agenda & Meeting Topics

Generic topics included, add others as required, indicate where not applicable (N/A).

Previous Minutes to be used as Agenda. Items with new items/topics to be raised under 14.0 New Business.

Minutes of Previous Meeting

The minutes from the previous meeting dated 4 March 2010 were confirmed and accepted.

Outstanding Business from Previous Meeting

Refer to action items in the body of the minutes.

1.0	<u>Procedural Issues</u> 1. Welcome	1. All members welcomed by FM	
2.0	<u>Land & Legals</u> 1. Site Acquisition & Property Issues 2. Adjoining Owners & Existing Tenants	Not discussed at this time (2.1 and 2.2)	
3.0	<u>Authorities</u> 1. Site Designation (required) 2. Building Application 3. Statutory Authorities 4. Native Title 5. Mater 6. Koala/DERM	Not discussed at this time (3.1 to 3.5) 6. TC reported TOR being drafted to engage external consultant to work on environmental issues.	
4.0	<u>Master Programme</u> 1. Progress Report 2. Upcoming Milestones 3. Delivery Methodology	1. MOS Update – JK reported MOS meeting between key stakeholders and DC rescheduled to 7 May. Not discussed at this time (4.2 and 4.3)	
5.0	<u>PDP/Design</u> 1. Site Planning Issues 2. Progress Report 3. TCP/ID	Not discussed at this time (5.1 and 5.3) 2. TC distributed Master Programme TS reported on recent trip to adolescent units in UK and Switzerland; has some floor plans and many photos. Query whether committee can have any feedback re these designs/models.	TS to present information to DC at MOS meeting then at next FPTM

EXHIBIT 84

MSS.004.003.0276

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By
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6.0	<u>Financial</u> 1. Budget/Cost Report 2. Expenditure 3. Variations 4. Art-Built In Budget/Cost 5. FF&E & IT Budget/Cost	1. Kitchen facilities/food preparation logistics: No progress until MOS determined. Not discussed at this time (6.2 to 6.5)	
7.0	<u>Decanting</u> 1. Decanting Strategy	Not discussed at this time (7.1)	
8.0	<u>Construction</u> 1. Progress Report 2. General 3. Industrial Relations & Safety 4. Contractual 5. Quality 6. Forecast Practical Completion	Not discussed at this time (8.1 to 8.6)	
9.0	<u>Risk Analysis & Value Management</u> 1. Peer Review 2. Project Services	1. Pending completion of MOS review. Not discussed at this time (9.2)	TC to initiate Peer Review once MOS review completed.
10.0	<u>FF&E</u> 1. Progress Report 2. Budget 3. Expenditure	Not discussed at this time (10.1 to 10.3)	
11.0	<u>Operational /Commissioning</u> 1. Staffing 2. Commissioning	Not discussed at this time (11.1 and 11.2)	
12.0	<u>Communications (Media)</u> 1. Communication Plan 2. Consultation	1. FM reported Susan Scott has forwarded re-worked issues matrix. Pre-Commissioning Team now progressing this to Communication Engagement Plan. Part of plan is to establish ongoing consultation with Public Affairs representatives from West Moreton and Bayside. Not discussed at this time (12.2)	
13.0	<u>Recurrent Costs</u> 1. Building Operation & Maintenance Costs 2. Staff/Other Recurrent Costs	Refer to 6.1 Not discussed at this time (13.2)	

EXHIBIT 84

MSS.004.003.0277

Item	Topic	PN 51426 New 15 Bed Adolescent ETU, Day Centre & School	Action By
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14.0	<u>New Business</u> 1. Education Qld Grant	TC received confirmation from Brian Reeve (Dept Education & Training) that grant money available. Need Memorandum of Understanding asap. TS commented has spoken to Education personnel: school should be designated special school rather than come under local area.	DW to action
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Meeting Closed: 3.35pm

The next meeting is scheduled for Thursday, 27 May 2010 at 3.00pm, Conference Rooms 1 & 2, Redland Hospital.