

RCUSE EXHIBIT 225

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-5 OCT 2011 pt 2.

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Minister's Office RecFind No:	
Department RecFind No:	BR047561
Division/District:	HPID
File Ref No:	HPID01054 PI001791

Briefing Note

The Honourable Geoff Wilson MP
Minister for Health

RECEIVED	RECORDS TEAM	RECEIVED	DATE	EX
	12 JAN 2012		10-11	CA
OLD HEALTH				

Requested by: Office of Minister for Health Date requested: 22 October 2010 Action required by: Not applicable

Action required

- For approval
 For meeting
 With correspondence
 For Information

Other attachments for Ministerial consideration

- Speaking points
 Draft media release
 Ministerial Statement
 Question on Notice
 Cabinet related document

SUBJECT: 23-31 Weippin Street, Cleveland Land Use

Proposal

That the Minister:

Note the site 23-31 Weippin Street, Cleveland, shown as Lot 30 in (Attachment 1) has been partially assigned to the relocation of the 15 Bed Adolescent Extended Treatment Unit (ETU) and School project with the remainder of the land proposed for future Redland Hospital expansion.

Note the key findings of the Redland Hospital Parking Study dated 25 October 2010 (Attachment 2), identified that current demand exceeds supply by 222 parking spaces and that by 2025 an additional 1,495 parking spaces may be required.

Note that an additional \$436,000 (GST exclusive) funded through the Emergent Works Program (EWP) will provide 165 new car parks (Attachment 3).

Note the Planning Branch, Health Planning and Infrastructure Division (HPID) in partnership with the Metro South Health Service District has commenced a Preliminary Infrastructure Plan (PIP) for the Redland Hospital site. The PIP, scheduled to be completed at the end of October 2011, will inform future requirements for use by Queensland Health of the Weippin Street site.

Note the Community Infrastructure Designation (CID) process for Redland Hospital has commenced, with an Initial Assessment Report for stakeholder consultation (State and Local Government) having been completed. The CID process will require recommencement as a consequence of any additional health facilities intended for the site as an outcome of the PIP.

Urgency

1. Routine

Background

Adolescent ETU

2. The existing Adolescent ETU and School currently located at The Park – Centre for Mental Health (The Park) has been identified as inadequate and unsafe. A review by the Australian Council on Health Care Standards recommended an urgent replacement of this facility.

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3. In October 2008, a site options assessment was undertaken of five potential suitable sites for the replacement of the Barrett Adolescent Centre currently located at The Park. The site option paper identified the Redland site as the preferred option for the redevelopment of the 15 Bed Adolescent ETU and School.
4. On 15 January 2009, the former Deputy Premier and Minister for Health approved the purchase of the property adjoining the Redland Hospital, described as Lot 30 on SP106226, 23-31 Weippin Street, Cleveland (BR040033 - Attachment 4).
5. Queensland Health acquired Lot 30 on 11 March 2009. The site has been partially assigned to the relocation of the 15 Bed Adolescent ETU and School, with the remainder of the land proposed for future Redland Hospital expansion.
6. It is highly unlikely that any other appropriate sites would be identified now for the Adolescent ETU, which were not already identified and considered previously. Changing the location for the Adolescent ETU at this stage of the project would incur further extensive delays to the project and incur substantial abortive costs for site acquisition, consultation and design fees expended to date.
7. In March 2009, a site designation fee proposal for the new Redland site was received by Queensland Health. However, the designation process was deferred awaiting the outcomes of a review on child and youth mental health model of service delivery for the adolescent service. The model of service delivery was finalised on 22 July 2010, with site planning recommencing and user group meetings progressing since then.
8. The Redland 15 Bed Adolescent ETU and School project is currently in the Project Definition and Schematic Design phase. The project cost estimate within the Schematic Design report, submitted by Project Services, Department of Public Works on 17 May 2011 (Attachment 5), is \$18,891,443 (GST exclusive) which is \$2,763,011 (GST exclusive) over the \$16,128,432 (GST exclusive) budget allocated under the *Queensland Mental Health Capital Works Program*. As the cost estimate is over budget, the Schematic Design scope is being reviewed and amended to reduce costs to within the allocated budget.
9. Construction of the Adolescent ETU is expected to commence in October 2012 and reach practical completion by October 2013, as shown in the project master program (Attachment 6). This program allows for Schematic Design review, completion of the Preliminary Infrastructure Plan and Community Infrastructure Designation processes.

Redland Hospital car parking

10. In January 2010, Arup Pty Ltd was appointed to complete a parking study (refer to Attachment 2). The key findings of the Redland Hospital Parking Study dated 25 October 2010 are:
 - current demand exceeds supply by 222 parking spaces. There will be a shortfall of 333 car spaces on the Redland Campus by 2012, and an additional 1,495 parking spaces will be required by 2025 (based on growth forecasts of 5 per cent per annum) dependent on the future growth of services at the campus;
 - a multi-level car park is expected to be required before 2025; however, it may be required as early as 2012 depending on availability of land for at-grade parking and requirements to meet the Koala Conservation State Planning Regulatory Provisions;

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- remedial works are needed to improve site access and address safety issues, such as sight distances for drivers;
- the external road network, including the intersection of Wellington Road and Weippin Street, will require upgrade in the long term to cater for the expected increase in traffic volume; and
- strategies to encourage increased use of public and active (walking/cycling) transport modes, such as provision of end of trip facilities, should be considered in future planning.

11. Several options were considered for at-grade car parking including:

- a footprint of approximately one hectare of land would be required for 333 car parking spaces with an estimated cost of \$3,265 per space;
- 2 Weippin Street: is privately owned land and is not available to purchase, however, the current owners indicated a willingness to consider a commercial lease over a one hectare area of land for a two to three year period for at-grade car parking at a cost of approximately \$2.5 million for lease of land and development of car park;
- the Business Park: opposite the Hospital site is available for two years and could provide 150 car spaces at an approximate cost of \$300,000 per annum, which does not include any costs associated with any potential Council requirements for pedestrian crossings to the Hospital;
- 23-31 Weippin Street: a Preliminary Feasibility Study for an at-grade car park was completed in December 2010 by Project Services, to investigate a short term strategy to provide up to 220 at-grade car parks. This study concluded that the site is not suitable for a short term at-grade car park due to significant site constraints with the land, including land fall, easement and a creek; and
- current Hospital site: the most cost effective short term option endorsed by the District Chief Executive Officer and supported by Planning Branch, HPID is to redesign the existing at-grade car parking at the Redland Hospital which would provide an additional 165 car parks as a short term solution. The Deputy Director-General, HPID approved for Emergent Works funds of \$436,000 (GST exclusive) to provide 165 new parking spaces as a short term solution in August 2011 (refer to Attachment 3).

12. A Health Service Plan for Redland and Wynnum Hospitals was endorsed by the Integrated, Planning and Policy Executive Committee (IPPEC) on 21 February 2011.

13. Development of a PIP for the Redland Hospital site is due for completion in October 2011. The PIP will be informed by the Health Service Plan which will enable planning for health infrastructure including car parking, taking into consideration the impact on future health service delivery.

Key issues

14. Given a substantial financial outlay of approximately \$10.2 million in acquiring the site, Queensland Health is seeking to maximise use of the site to attain best value for money and meet the future needs in the delivery of health services to the community.

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15. The *Sustainable Planning Act 2009* Community Infrastructure Designation (CID) process requires Queensland Health to meet the Koala Conservation State Planning Regulatory Provisions. The final Flora and Fauna Report was provided to Queensland Health on 18 November 2010 and has been used to inform the architect on Schematic Design for the Adolescent ETU (Attachment 7) to minimise koala habitation impacts while maintaining service functionality.
16. The first stage of the CID process for hospital services required preparation of an Initial Assessment Report. This includes a plan of the 15 Bed Adolescent ETU proposed for the site and the responses of stakeholder consultation with local and State Government agencies. Responses from the Department of Environment and Resource Management indicated concerns about the location of the Adolescent ETU at the back of the site in a denser koala habitat area. The design of the ETU was minimised to reduce impact on koala habitat, plus the rear location allowed for further development on the site.
17. This has identified the need to delay the finalisation of the CID until the outcomes of the PIP are known in October 2011, which will inform the future use of this site for health infrastructure.
18. The CID will be recommenced in November 2011, with completion in mid 2012. As required by legislation, a further briefing note will be provided seeking Ministerial approval of the CID of Redland Hospital, including Lot 30 Weippin Street, Cleveland.

Consultation

19. Ongoing consultation has occurred with the Redland Hospital Executive Team, Metro South Health Service District.
20. The Adolescent ETU and School Facilities Project Team meetings are attended by representatives from the Metro South Health Service District (including Redland Hospital staff), Department of Education and Training, the Barrett Centre and Mental Health Alcohol and Other Drugs Directorate.
21. The development of the service model and the planning and design phases for the 15 Bed Adolescent ETU and School have included consultation with consumers and mental health staff.
22. Throughout the completion of the Redland Hospital Parking Study, consultation occurred with key stakeholders from Redland Hospital, the Metro South Health Service District, Mater Private Hospital Redland and the HPID.
23. In relation to car parking, the Metro South Health Service District has consulted with Councillor Melva Hobson, Mayor, Redland City Council and senior Redland City Council planning officers.

Financial implications

24. The 15 bed Adolescent ETU and School is funded from the \$148.351 million (GST exclusive) Queensland Mental Health Capital Works Program.
25. An additional \$436,000 funding for the redesign of the existing on-grade car parking has been allocated from the EWP (refer to Attachment 3).

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26. The Redland Hospital Parking Study provides the following indicative cost estimates for construction of car parking:

- for at-grade parking, an estimated construction cost of \$3,265 per space, which equates to a cost of approximately \$1.09 million for a 333 space car park; and
- for a multi-level car park, an estimated construction cost of \$14,200 per space, which equates to a cost of approximately \$21.17 million for a 1,491 space car park.

Legal implications

27. There are no legal implications.

Elected representative

28. Mr Peter Dowling MP, Member for Redlands

29. Mr Andrew Laming MP, Member for Bowman

Remedial action

30. Funding will be sought through Departmental processes to address short term car parking.

Attachments

31. Attachment 1: Google site plan
Attachment 2: Redland Hospital Parking Study
Attachment 3: Briefing Notes PI002438 and PI002439
Attachment 4: Copy of BR040033
Attachment 5: Adolescent ETU Cost Estimate
Attachment 6: Adolescent ETU Master Program
Attachment 7: Adolescent ETU Schematic Design

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Recommendation

That the Minister:

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~~APPROVED/NOT APPROVED~~

~~NOTED~~

NOTED

~~GEOFF WILSON
Minister for Health~~

~~Principal Advisor~~

Senior Policy Advisor/
Policy Advisor

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11 / 11 / 12,

Minister's comments

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South

Capital Delivery Program

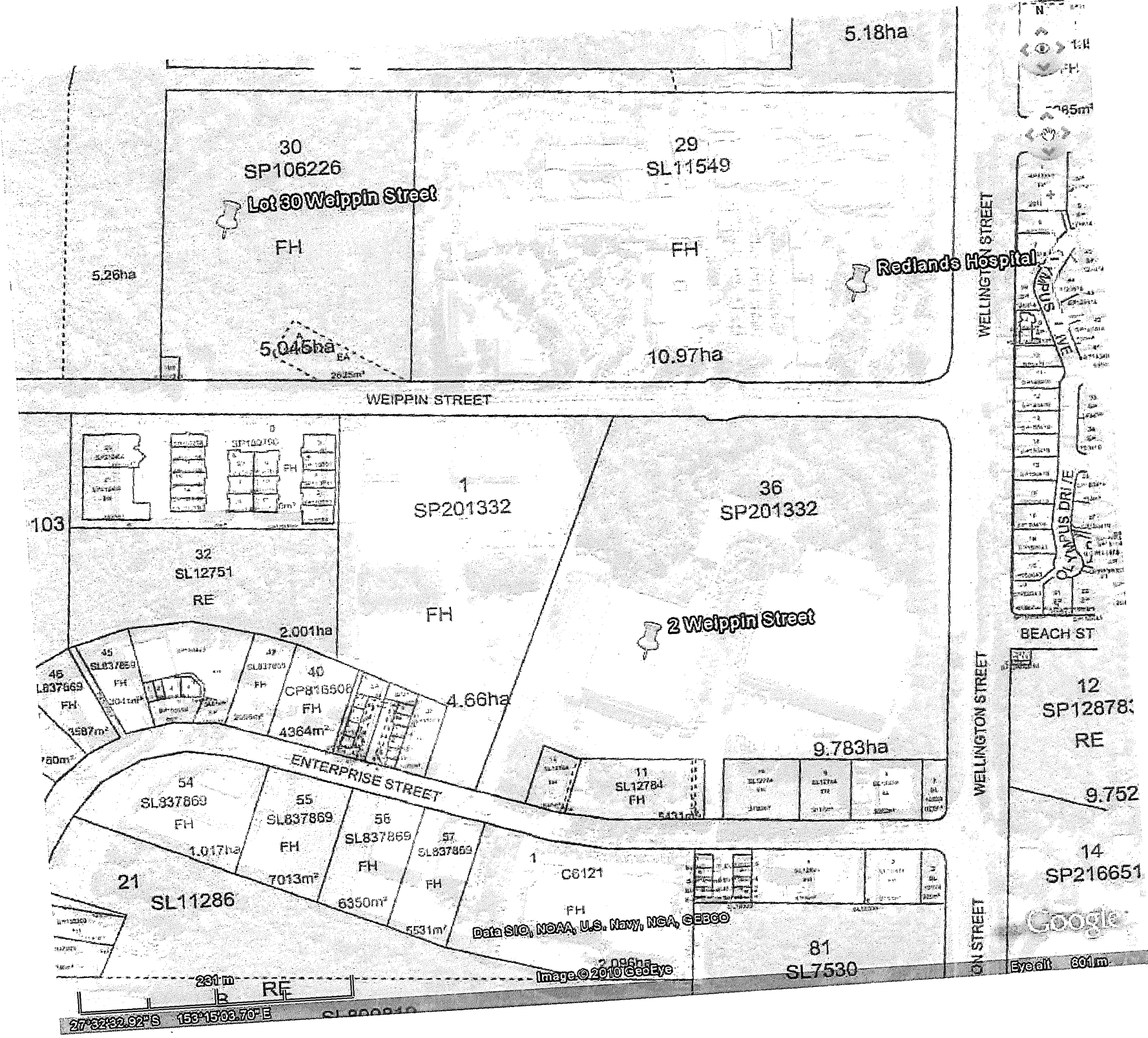
Health Planning and
Infrastructure Division

11 August 2011

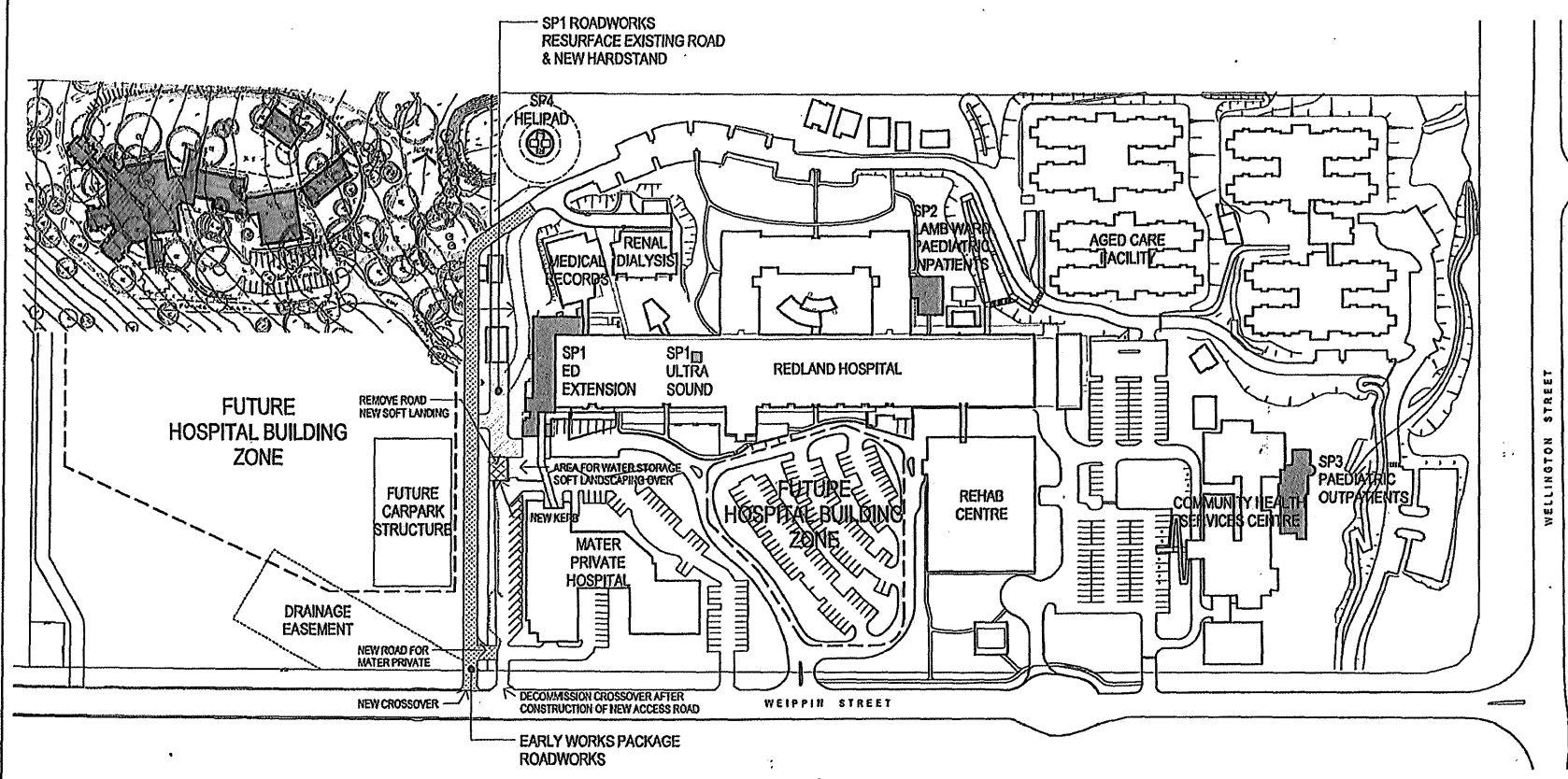
12 August 2011

16 August 2011

27 September 2011



SEPARABLE PORTIONS OF WORK
 SP1 - ED EXTENSION
 SP2 - LAMB WARD PAEDIATRIC INPATIENTS EXTENSION
 SP3 - PAEDIATRIC OUTPATIENTS
 SP4 - HELIPAD & ROADWORKS



1 MASTER SITE PLAN
 SCALE 1:1000

AMENDMENTS

NO.	DATE	SUBJECT	BY

- DRAWINGS INDEXING SYSTEM**
 DRAWING INDEXING SYSTEM
- GENERAL
 - ELECTRICAL
 - MECHANICAL
 - PLUMBING
 - ROADS
 - STRUCTURE
 - UTILITIES
 - WATER
 - LANDSCAPE
 - SIGNAGE
 - FURNITURE
 - INTERIORS
 - EXTERIORS
 - SPECIAL
 - OTHER



CONSULTANT
Project Services
 Department of Public Works
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S. CRICHTON 12/11/09
 DRAWN DATE

A.P.A.P.
 DISCIPLINE TEAM LEADER DATE

AUTHORISED FOR ISSUE DATE

REDLAND HOSPITAL
 EMERGENCY DEPT & PAEDIATRIC UPGRADE
 WEIPPIN ST, REDLAND QLD, 4300

MASTER SITE PLAN
 SCALE 1:1000 A1 SIZE
 DRAWING NO. 31684
 PROJECT NO. 55922 / SD / A0.01.01

