

- Need plenty of good schools within short driving distance including good ones with varying socio-economic levels. (Principles 3,6)
- Avoid areas where there are “tough” schools where there might be bullying. (Principle 3, 6)
- 3.b.v Recreational facilities in close proximity**
 - Recreational-size swimming pool. (Principles 1,2)
 - Sports oval or park. (Principles 1,2)
 - Adventure therapy components (Principles 1,2)
- 3.b.vi Undesirable persons**
 - Avoid opportunities for contact with undesirable persons. (Principle 2)
 - Avoid close proximity to forensic units (Principle 2)
- 3.c. Characteristics of the Broader neighbourhood**
- 3.c.i Sports locally off site**
 - Full-size swimming pool. (Principle 6)
 - Sports oval or park. (Principle 6)
 - Bike riding and recreational walking
 - Water sports. (Principle 6)
- 3.c.ii Activities off site (remote)**
 - Reasonable access to adventure therapy activities. (Principle 6)
- 3.c.iii Public Transport**
 - Need access to good public transport. Trains are preferred as being more reliable in timetable and less intimidating. (Principle 6)
- 3.c.iv Shops**
 - Need access to a variety of shops via public transport. (Principle 6)
 - There is graded use of shops in rehabilitation starting with smaller, less dense and closer shops and progressing on to large shopping malls. (Principle 6)
 - Ideally there should be a corner store within walking distance, and a major shopping centre a train ride away. (Principle 6)
- 3.c.v Other facilities**
 - It is desirable to have other types of social activities available in the community such as:-
 - churches, (Principle 6)
 - youth groups, (Principle 6)
 - sporting groups, (Principle 6)
 - dancing classes etc. (Principle 6)
 - (These are examples only – it is not important to have a particular type of community activity, group, club available).

4. Other General Considerations

- 4.i Staff access**
 - Staff recruitment and retention are important factors.
 - Existing staff have a highly specialised background, and mostly live within easy reach of the Barrett Adolescent Centre.
 - A location which is convenient to existing staff is important.
 - Numbers and staff on the unit will be insufficient to meet every psychiatric and medical emergency which may arise.

4.ii Emergency Backup

- Access to help for 'code blacks' is critical. These incidents require back up from mental health trained nurses who have completed aggressive behaviour management training.
- A response is needed within 5 minutes; therefore the adolescent facility needs to be located within 500m of a hospital or other mental health facility where appropriate help is available.

4.iii Hospitals and Doctors

- Hospital emergency department within a 20 minute drive of the facility. (Principle 8)
- The existing Barrett Adolescent Centre has enjoyed good relationships with the Mater / Qld Children's Hospital to date, so proximity to there is desirable. (Principle 8)
- Proximity to an 'after hours' GP clinic is desirable. (Principle 8)

4.iv Access for families and visitors.

- Local external accommodation for families are desirable such as motels and hotels with good public transport access to the facility.
- On-site independent accommodation units (for family visits and for consumers preparing to leave).

4.v Police

- 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.**

4.vi. Climate / Aspect

- 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.

4.vii Public Perception, Politics

- Avoid close proximity to a high security adult mental health facility or prison.
- Avoid suburban areas where 'not in my backyard' syndrome may cause problems.

4.viii Site acquisition & Development

- • Possible in reasonable cost and time
- • Are there heritage, environmental, indigenous issues affecting the site.

4. Site Options Appraisal

Fig 1. Redland Hospital Site (Aerial View)



4.1 Specific Site Considerations for Site Next to Redland Hospital

- Site features
 - Potentially excellent bushland setting satisfactory for views, access to natural environment and access to outdoor activities.
 - No houses in vicinity or likely to be. Site is large enough to allow for adequate buffers. Site is surrounded by hospital, bush and industry.
 - Level site.
 - Distant views may be possible.
 - Sea breezes.
 - Site large enough to allow optimum orientation of buildings.
 - Surrounding built environment is potentially good, if it can be separated from the hospital.
 - Privacy is potentially good, if it can be separated from the hospital.
 - Reasonably close to existing mental health inpatient unit with possibility of closer location in future.
 - There are no physical hazards as per site considerations in the vicinity.
 - If site can be suitably separated from hospital and the public the propensity for interaction with undesirable persons will be limited.
 - 5 minutes walk to nearest bus stop, and being at the end of the bus and train line might make catching of absconders easier (there is only one way to get out of Cleveland)
 - Total site area of 5 Ha - 2 Ha preferred area.

- Local entertainment and sporting facilities
 - Aquatic centre (5 pools plus a spa) in Russell St Cleveland with skate park adjacent. Approx 3 km.
 - Chandler Aquatic Centre approx 10km.
 - Beaches, boating and creeks near.
 - Redland Youth Plaza, a large skateboard facility in Capalaba.
 - Social & community activities are catered for by Redland Shire Council – their web site lists numerous and varied organisations in the area.
- Public transport
 - Buses from Redland Hospital to Cleveland train station. 25 buses in each direction every day from 6 am to 11:30 pm. Veolia bus lines routes 258 and 272. Approx 10 minute ride.
 - 45 trains per day into Brisbane city and back.
- Shopping
 - Snack bar and kiosk in main hospital.
 - Small convenience shopping centre at corner of Bay Street and Wellington Road (approx 750 metres with one road to cross)
 - Good medium size shopping centre at Cleveland (10 minutes by bus)
 - Larger shopping centre at Capalaba (approx 8km)
 - Major shopping centre at Carindale (approx 15km)
 - Brisbane CBD shops accessible by train (approx 1 hour)
- Schools
 - Carmel College (Catholic High School) approx 5km
 - Faith Lutheran College (prep to year 12) approx 7 km
 - Redland District Special School and Thornlands Primary School approx 2 km.
 - Cleveland District High School approx 2km (on bus route)
 - Cleveland Primary approx 3 km
 - Ormiston Primary approx 4km
 - Ormiston College (private non-denominational prep to year 12 school) approx 5 km.
- Supplementary accommodation
 - As a tourist centre, Cleveland has a number of accommodation options for families from \$70 per night.
 - The site is large enough to accommodate independent units.
- External services
 - Hospital emergency department is immediately adjacent.
 - Numerous medical practices in and around Cleveland, including Medeco Medical Centre which operates 24 hours out of central Cleveland and bulk bills children under 16.
 - Large police station in central Cleveland, close to train station.
- Staff
 - Existing staff can access the Redland site which is approximately 40km from the existing Barrett site.
 - The attractions of Redland area (particularly the coastal climate as compared with the Ipswich-Goodna area) might attract existing staff to move or new staff to join.
- Public perception

- Caters to Public perception and politics whereby there is no proximity to a high security adult mental health facility or prison - we are not aware of any such facility anywhere near.

Site acquisition.

- It is understood that the land is State Government owned and is available for purchase from Dept of Infrastructure.

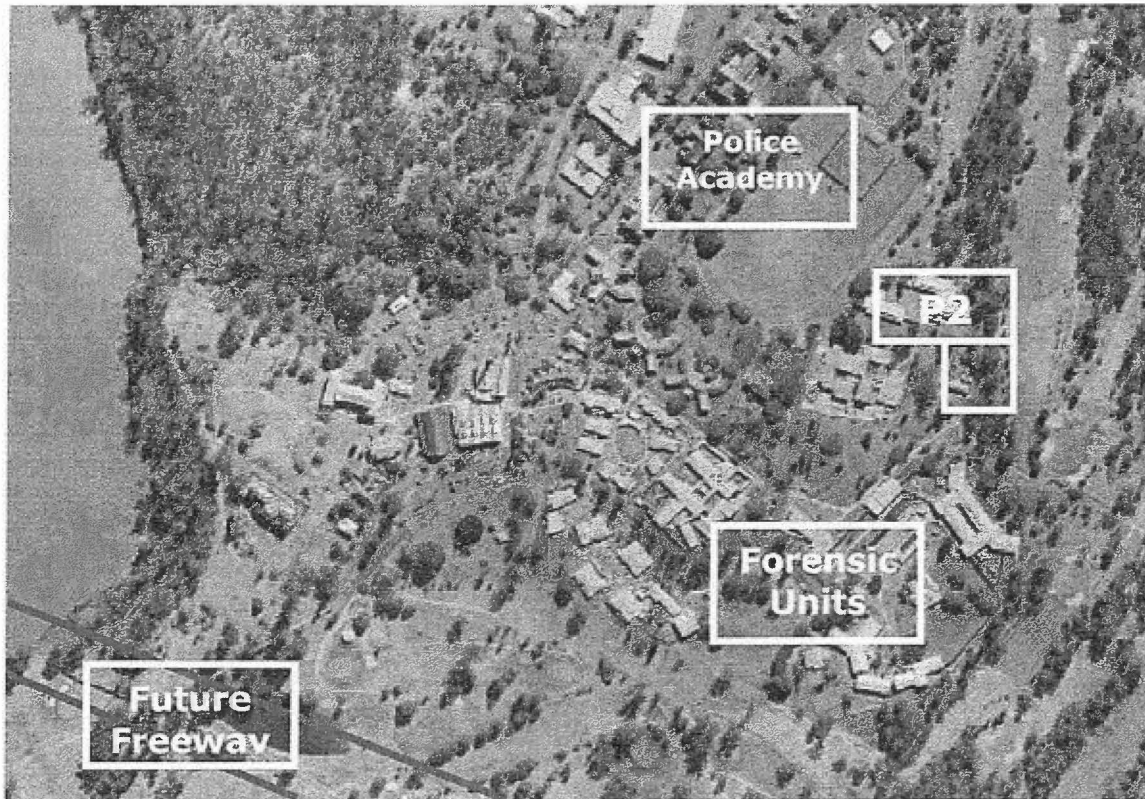
Koalas.

- The site is marked as an Urban Koala Area, which is the least onerous of the three types of Koala Habitat areas.
- It is adjacent to a large Koala Sustainability Area.
- Advice from Project Services Environmental section is that development on this site should not be a problem. It is just a matter of applying a Koala Management Plan, which will cover such items as retention and planting of suitable trees and appropriate fencing. The type of development proposed should be compatible with these requirements.
- Development on this site has not been costed, however, being a "green field" site should have some time and cost advantages.

Conclusion – Redland Site

The information currently at hand, indicates that this site would be suitable for the proposed Adolescent Unit.

Fig 2. P2- The Park Centre for Mental Health – (Aerial View)



4.2 Specific Site Considerations for P2 – The Park

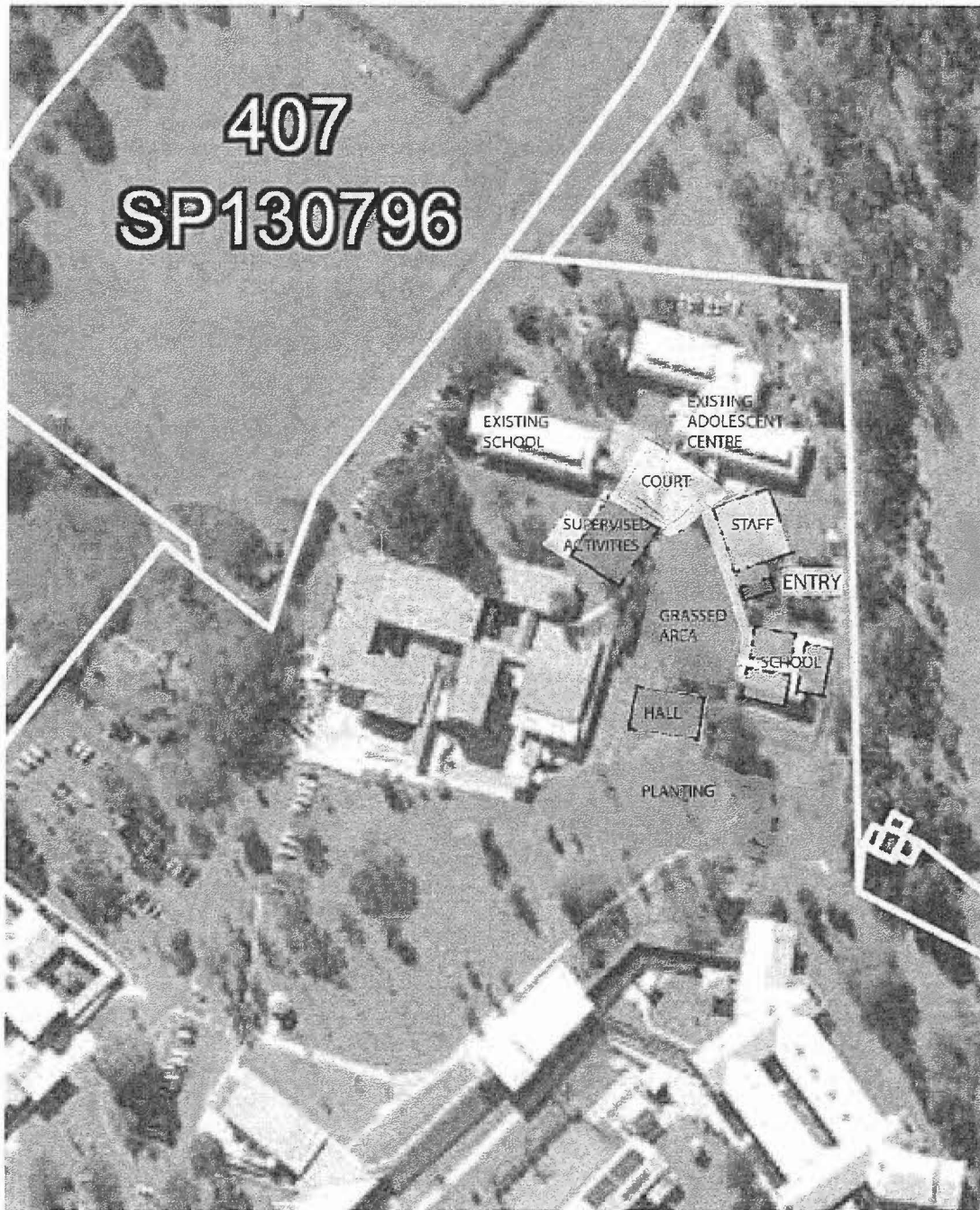
The existing location has been found to be satisfactory in many respects however the following issues need to be taken into consideration

- The Wacol location tends to be hotter in summer and colder in winter than sites closer to the coast.
- The close proximity of the high secure forensic unit could be a drawback.
- Undesirable persons - Open forensic unit nearby
- 2 Ha preferred area, 1.5 Ha minimum - About 1.5 Ha available.
- Existing oval may no longer be available once it is taken over by Police Academy.
- Access for families and visitors - No space available on site.
- Site development possible in stages while maintaining existing service is possible, but there may be a time and cost penalty in a staged development. Figures 3, 4 & 5 illustrate how such a staged development might be achieved while keeping the unit functioning.

Conclusion – P2 – The Park

If the continued proximity of the forensic unit and a compact site can be accepted, the site appears to be suitable for the re-development of the adolescent unit.

Fig 3. Site P2 Stage 1 (Existing Site Redeveloped in 3 Stages) (Aerial View)



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

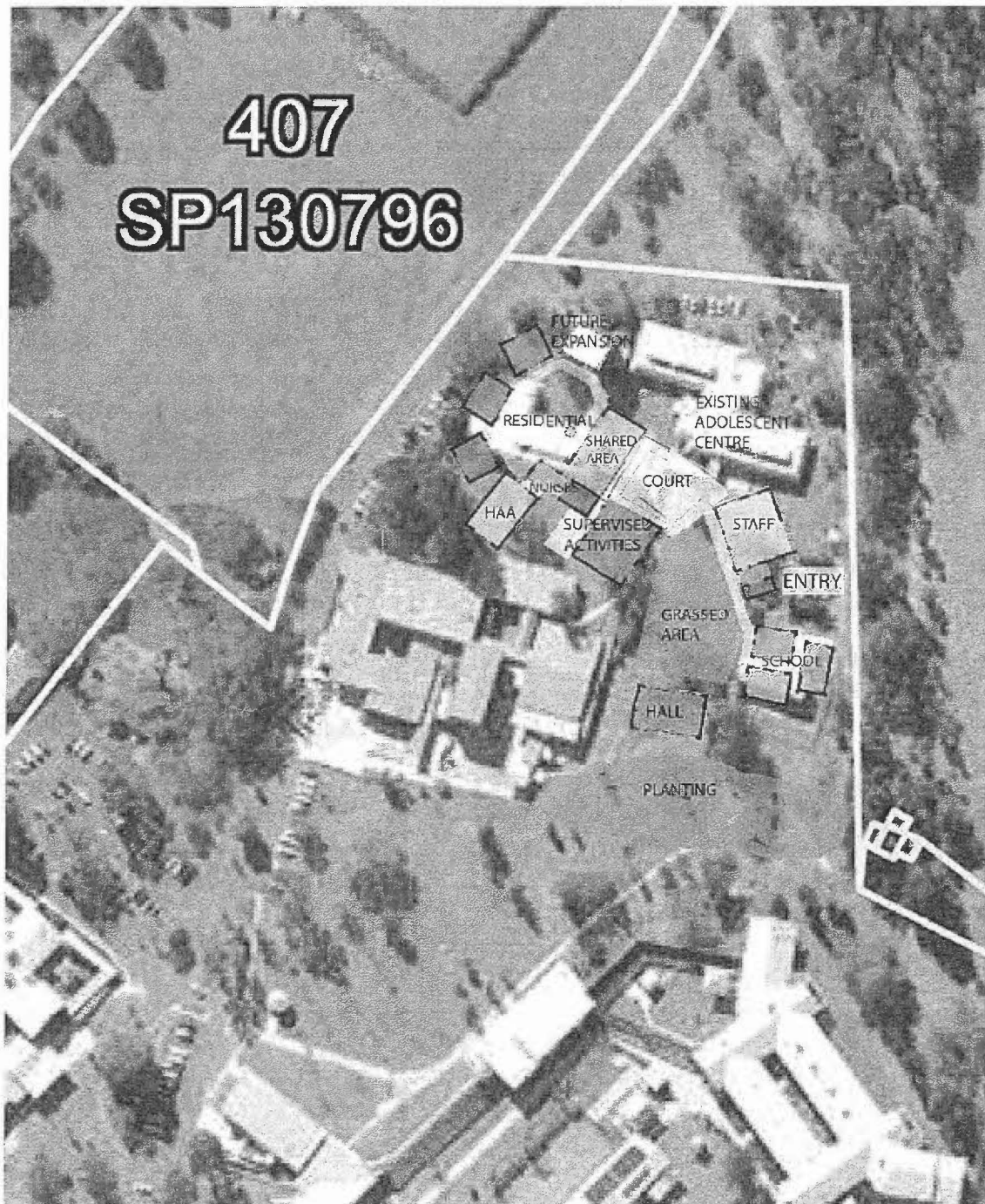
Project No: S-426
Project Title: 15 Bed Adol. E+U, Day Centre and School

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



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

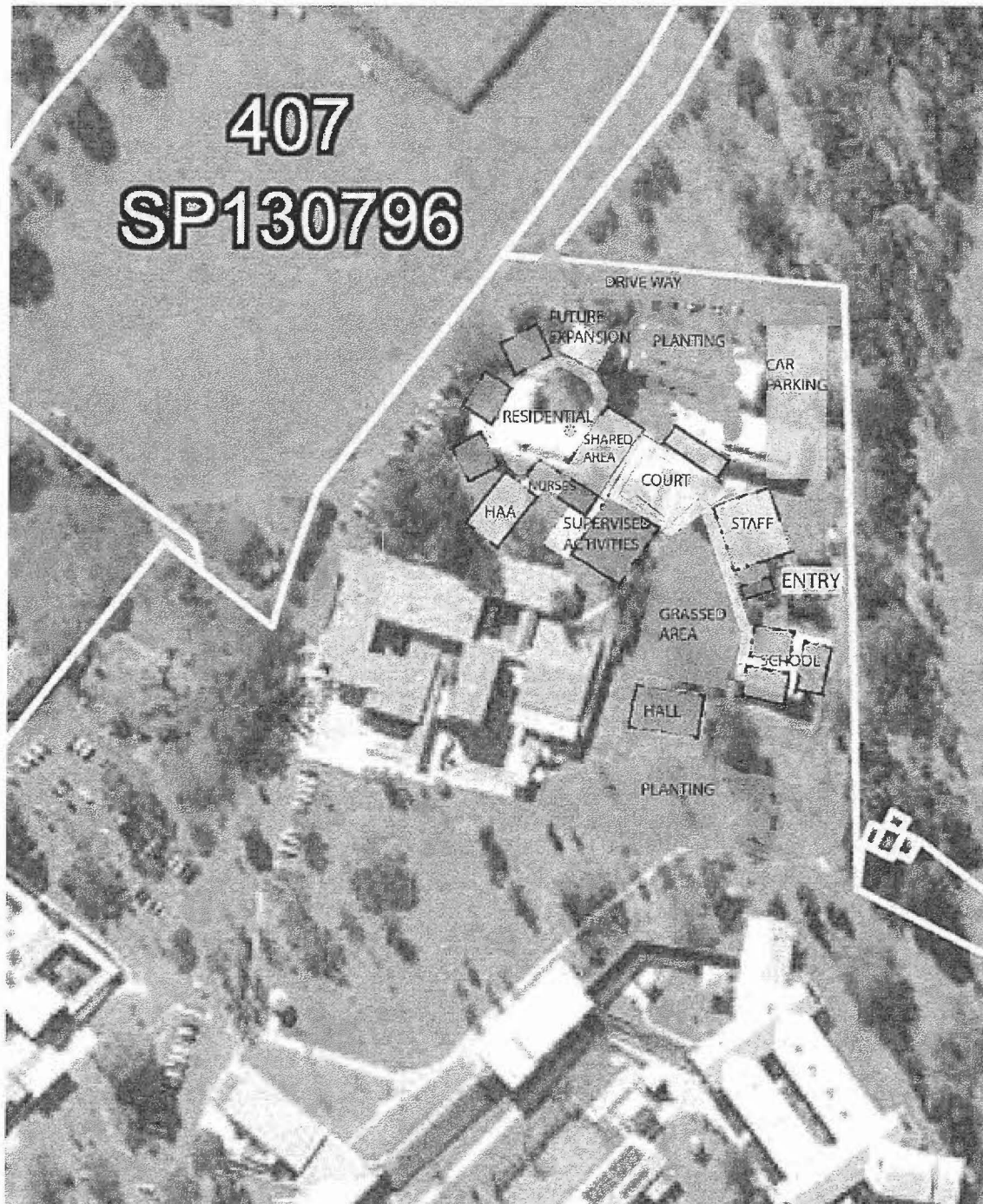
Project No: S'426
Project Title: 16 Bed Adol. E'U, Day Centre and School

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 design.

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ASSISTANT
Project Services
Department of Public Works
The State of Queensland 2014

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: S/426
 Project Title: 15 Bed Adol. E*U, 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.

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 CONSULTANT
Project Services
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 The State of Queensland 4001

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)

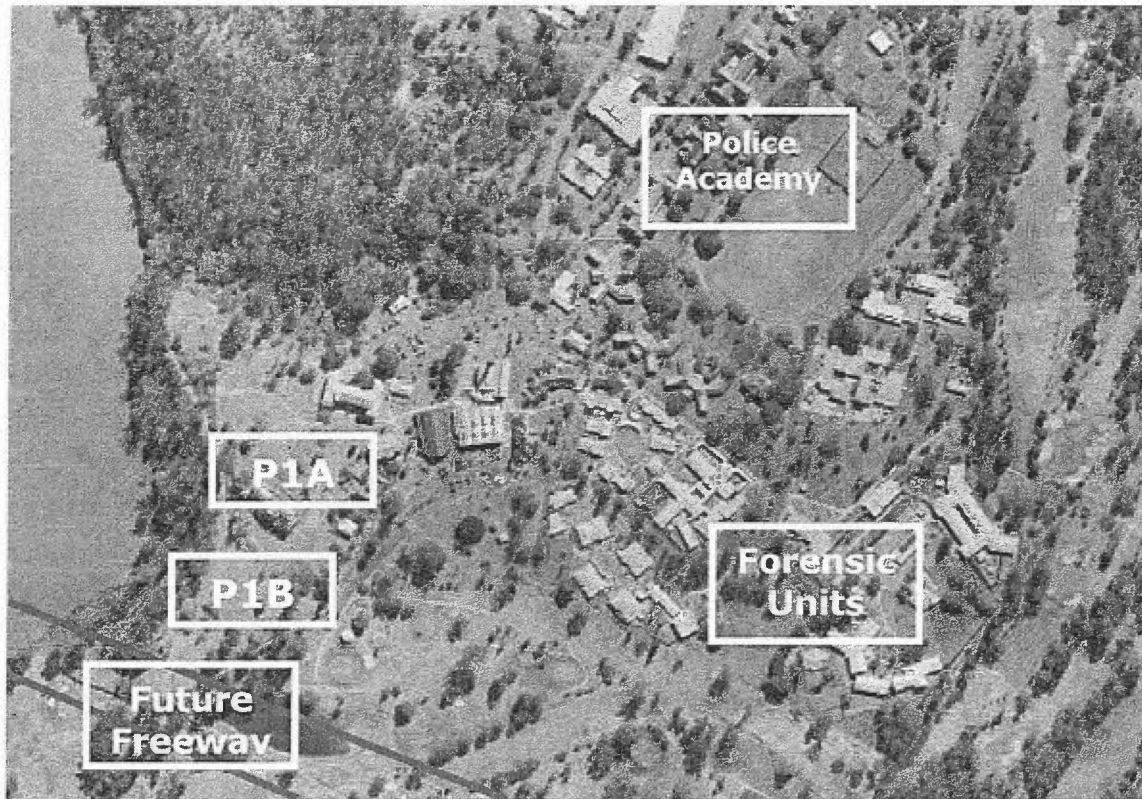


Fig 2. Site P1A (On Upper Side of Anderson House) (Scenic View)

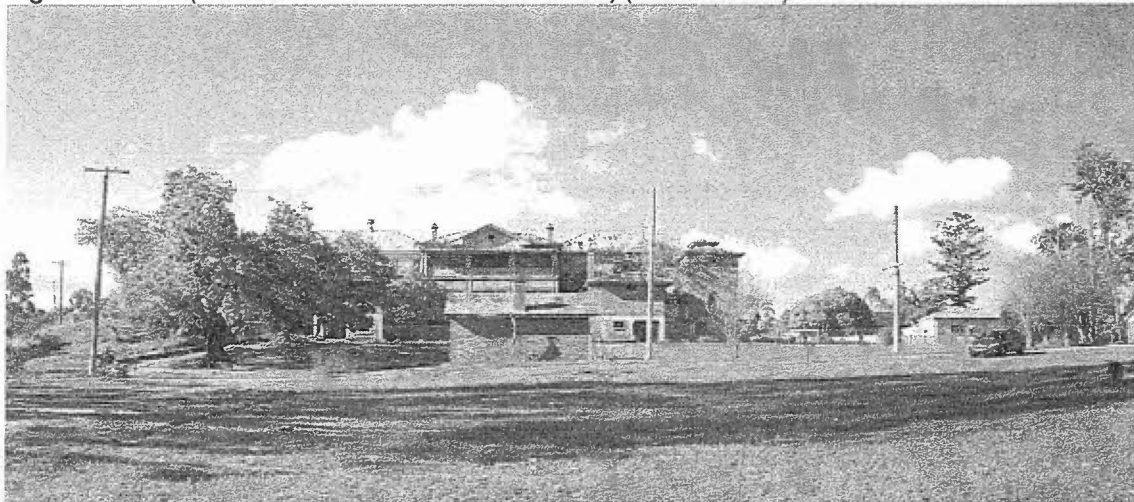


Specific Site Considerations for P1A

- 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 Orford 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.	Multistorey 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.	