

Minister's Office RecFind No:	
Department RecFind No:	
Division/District:	HPID
File Ref No:	HPID01789 CAPW000252

## Briefing Note

Director-General

0-DDG ACTION REQ: 22 FEB 2012

Requested by: Director, Mental Health Projects, GDP

Date requested: 24 January 2012

Action required by: 29 February 2012

**Action required**

- For approval  
 For meeting  
 For Information  
 With correspondence

**Other attachments for consideration**

- Speaking points  
 Draft media release  
 Ministerial Statement  
 Cabinet related document

NFA

**SUBJECT: Redland Adolescent Extended Treatment Unit – Project Delays**

**Proposal** GDP can not go to tender when pre-tender estimate is above project budget. (regardless of what steering committee decide).  
 That the Director-General: Provide this brief to the Minister for information.

**Urgency** 3 options, reduce scope, clarify assumptions with QS to get more accurate pre tender estimate or seek additional funds

1. Routine – noting of this brief is required to inform the Minister of delays caused by additional requirements for the Community Infrastructure Designation (CID) submission for the Redland Hospital site. 22/2/12

**Background**

2. The existing Adolescent Extended Treatment Unit (ETU) and School currently located at The Park – Centre for Mental Health has been identified as being inadequate and unsafe. A review by an Australian Council on Health Care Standards recommended an urgent replacement of this facility.
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 – Centre for Mental Health at Wacol. 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 Deputy Premier, former Minister for Health, approved the purchase of the property adjoining the Redland Hospital, described as Lot 30 on SP106226, 23-31 Weippin Street, Cleveland.
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. 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 re-commencing and user group meetings progressing.

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7. The Redland 15 Bed Adolescent ETU and School project is currently in the Project Definition and Schematic Design phase. Within the Schematic Design report submitted by Project Services on 17 May 2011 the project cost estimate (Attachment 1) 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 was over budget the Schematic Design scope was reviewed and amended.
8. The project is currently \$1.488 million over budget. The project Steering Committee has endorsed proceeding in anticipation of a competitive tender result.
9. Construction of the Adolescent ETU is expected to commence in January 2013 and reach practical completion by January 2014 as shown in the project master program (Attachment 2). This program allows for Schematic Design review, completion of the Preliminary Infrastructure Plan (PIP) and Community Infrastructure Designation processes.

### Key issues

10. The *Sustainable Planning Act 2009* Community Infrastructure Designation (CID) process requires Queensland Health to meet the Koala Conservation State Planning Regulatory Provisions (KC-SPRP). The 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 to minimise koala habitation impacts while maintaining service functionality.
11. 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. The responses by 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.
12. This identified the need to delay the CID until the outcomes of the PIP were known in October 2011 for the future use of this site for health infrastructure.
13. The CID was recommenced in November 2011 with completion due in mid 2012. CID is required for the entire Redland site. And accordingly a complete new Master Plan for the Hospital across Lots 29 and 30 was required to be prepared for and endorsed by the district for inclusion in the CID submission. 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

14. Meetings between Queensland Health and the Department of Environment and Resource Management (DERM) have necessitated the need to revisit the initial Flora and Fauna Report to include previously unidentified trees and a need to revise the footprint of the Adolescent Unit to obtain support for the CID application. X

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### Financial implications

15. The Schematic Design was reviewed and amended to reduce costs, however the current cost estimate still exceeds the project budget by \$1.488 million and the project steering committee has endorsed proceeding on the basis that a competitive tender will be received.
16. Additional fees of approximately \$45,000 (GST excl) for the amended CID process will be an impost on the budget for this project.

### Legal implications

17. There are no legal implications.

### Elected representative

18. Andrew Laming MP, Federal Member for Bowman
19. Mark Robinson MP, State Member for Cleveland
20. Melva Hobson, Mayor Redland City

### Remedial action

21. No remedial action required.

### Attachments

22. Attachment 1 Project Cost Estimate  
Attachment 2 Master Program