

<b>Minister's Office RecFind No:</b>	
<b>Department RecFind No:</b>	
<b>Division/District:</b>	<b>HPID</b>
<b>File Ref No:</b>	<b>CAPW000252</b>

## Briefing Note

The Honourable Geoff Wilson MP  
Minister for Health

**Requested by: Deputy Director-General  
Health Planning and Infrastructure Division**

**Date requested: 25 July 2011**

**Action required by: 25 August 2011**

### Action required

- For approval       With correspondence  
 For meeting       For Information

### Other attachments for Ministerial consideration

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

**SUBJECT: MENTAL HEALTH CAPITAL WORKS PROGRAM  
REDLAND 15 BED ADOLESCENT EXTENDED TREATMENT UNIT PROJECT  
TOWN PLANNING ISSUES**

### Proposal

That the Minister:

**Note** the Department is proceeding with option (a), of the three options, detailed herein. That is to delay seeking a Community Infrastructure Designation (CID) of Redland Hospital including Lot 30 Weippin Street, Cleveland until preliminary infrastructure planning has been completed for Redland Hospital.

**Note** preliminary infrastructure planning of the Redland Hospital site is scheduled to be completed at the end of October 2011 and if required a master plan will be developed with completion in early 2012.

**Note** 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.

### Urgency

1. Routine noting of this brief is required to inform the Minister that the Department seeks to continue inline with the Redland 15 Bed Adolescent Extended Treatment Unit (ETU) and School project Master Program (Attachment 1).

### Background

2. The Redland 15 Bed Adolescent ETU and School is 1 of the 17 projects funded under the *Queensland Mental Health Capital Works Program*.
3. The existing Adolescent 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.
4. An extensive Site Options Study (Attachment 2) was undertaken in 2007 to identify the most appropriate location for the Adolescent ETU and School. The Site Options Study identified Lot 30 Weippin Street, Cleveland to be the most suitable location for the redevelopment of the 15 Bed Adolescent ETU.

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5. On 15 January 2009 Minister Robertson, Minister for Health approved BR040033 acquisition of Lot 30 Weippin Street, Cleveland for Health Service Delivery (Attachment 3).
6. For approximately \$10.2 million Queensland Health acquired the property shown in the attached Google site plan, for expansion of health services from the Department of Infrastructure and Planning (DIP), on 11 March 2009 (Attachment 4).
7. DIP indicated its support for the transfer to the site to Queensland Health as the site was to be used to deliver critical infrastructure. Queensland Health obtained approval to undertake a Community Infrastructure Designation over the site in January 2008, which included assessment of environmental impacts. However, the process was placed on hold pending confirmation of funding to acquire the site.
8. In December 2008 the Minister for Sustainability, Climate Change and Innovation advised all Queensland Government Departments that a freeze had been placed on the disposal and clearing of State land until an appropriate Planning Policy had been developed to protect the South East Queensland Koala habitat.
9. One action of the land freeze required that the State "freeze the disposal and clearing of State owned land in SEQ not needed for urgent community infrastructure, until an assessment is made of koala habitat values on each site". DIP indicated that it would progress the sale of the land to Queensland Health on the basis that the land was required to deliver critical infrastructure.
10. Advice from Department of Public Works, 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.
11. In June 2010, DERM released the Koala Conservation in South East Queensland State Planning Policy (SPP) and State Regulatory Provision (SRP) which now prevails over any other planning instrument and requires that government agencies and others must minimise the impact of all future development in South East Queensland on koalas and also offset that development if approved.
12. The site has been partially assigned to the relocation of the Adolescent ETU and School Schematic Design plan (Attachment 5) with the remainder of the land proposed for future Redland Hospital expansion.
13. The Adolescent ETU and School is planned to be located at the rear of the site to maximise the space remaining for further development. This is in a more heavily treed area and the building layout was designed to minimise koala habitation impacts while maintaining service functionality.
14. Planning Branch, Health Planning and Infrastructure Division in partnership with Metro South Health Service District are undertaking a preliminary infrastructure plan for the Redland Hospital site. The preliminary infrastructure plan is scheduled to be completed at the end of October 2011 and master planning if required will be completed in early 2012.

### **Key issues**

15. The CID process for Lot 30 Weippin Street, Cleveland has been commenced with an Initial Assessment Report for stakeholder (State and Local Government) consultation having been

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completed. This process will require recommencement as a consequence of additional health facilities intended for the site.

16. As noted in the second paragraph on page four of DERM's correspondence advice in response to the CID process is that the Minister for the Environment has received several letters from community members and conservation groups raising concerns over the proposed Redland Hospital (Attachment 6).
17. 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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18. Three options are available as follows:

- a. Await completion of the preliminary infrastructure planning for the Redland Hospital site to identify all future required health facilities for the site and how this can be achieved with the assistance of DERM in meeting the State Planning Policy 2/10: Koala Conservation in South East Queensland.
- b. Continue now with the Community Infrastructure Designation process, for the Adolescent ETU facility only, to public consultation without the robust master planning information for the site and risk DERM being unsupportive in developing further facilities on the site and significant community backlash.
- c. Find a new site on which to locate the Adolescent ETU which would cause a long delay to delivery, make the previous Site Options Study redundant and still require a Community Infrastructure Designation to be undertaken.

### Consultation

19. The Adolescent ETU Facilities Project Team Meetings have representation from Metro South Health Service District, including Redland Hospital staff, Education Queensland, the Barrett Centre at The Park and Mental Health Branch.
20. The development of the service model and the planning and design phases for the Adolescent ETU has included consumers and mental health staff.
21. Project Services are procuring the projects within the *Queensland Mental Health Capital Works Program* on behalf of Queensland Health. Following the first round of responses from the CID process ongoing consultation is occurring between Town planning officers from Project Services, Property officers from Queensland Health and Environmental officers from DERM.

### Financial implications

22. The 15 bed Adolescent Extended Treatment Unit and School project is funded from the \$148.351 million (GST exclusive) *Queensland Mental Health Capital Works Program*.
23. The project cost estimate (Attachment 7) at Project Definition Phase Schematic Design is \$18,891,443 (GST exclusive) which is \$2,763,011 (GST exclusive) over the budget allocated within the *Queensland Mental Health Capital Works Program* of \$16,128,432 (GST exclusive) (Attachment 8).
24. The Schematic Design report was submitted by Project Services on 17 May 2011. As the cost estimate contained within the Schematic Design report is over budget the Schematic Design scope will be analysed and amended to reduce costs to within the allocated budget.

### Legal implications

25. There are no legal implications.

### Elected representative

26. State Government - Mr Peter Dowling MP, Member for Redlands
27. Federal Government - Mr Andrew Laming MP, Member for Bowman

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**Remedial action**

28. No remedial action required.

**Attachments**

29. Attachment 1: Master Program.

Attachment 2: Site Options Study.

Attachment 3: BR040033 land acquisition approval.

Attachment 4: Google site plan.

Attachment 5: Schematic Design plan.

Attachment 6: DERM advice.

Attachment 7: Project Cost Estimate.

Attachment 8: *Queensland Mental Health Capital Works Program* Project Budgets.

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**Recommendation**

That the Minister

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**Note** 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.

**APPROVED/NOT APPROVED**

**NOTED**

**NOTED**

**GEOFF WILSON**  
**Minister for Health**

**Principal Advisor**





**Senior Policy Advisor/  
Policy Advisor**

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**Minister's comments**


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