

EXHIBIT 716

## Youth election commitment capital works - site options

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**Date:** Thu, 17 Dec 2015 16:58:13 +1000  
**Attachments:** Redlands drawings.pdf (2.53 MB); YPARC drawings.pdf (2.62 MB)

Afternoon

This email relates to youth election commitment capital works.

- \* This was recently discussed at meetings on 16 and 17 December 2015 involving MHAODB, Capital Infrastructure Delivery Unit (CIDU) and Children's Health Queensland (CHQ).
- \* There were some concerns raised about variables that impact on CIDU preparing an evaluation of site options.
- \* The following information has been prepared to summarise what was discussed and to ensure a shared understanding.

Alan, can you please confirm this information is sufficient for your needs to prepare an evaluation of site options.

1. Capital Infrastructure Delivery Unit (CIDU) have been tasked with preparing an evaluation of site options for a 22-bed tier 3 facility in south east Queensland.
2. Arising from the Youth Mental Health Commitment Committee meeting on 10 November, it was requested that a preliminary evaluation of site options in south east Queensland also include three smaller facilities (approximately 7-beds) based on a step-up/step down unit, as an alternative to the 22-bed option.

### 22-bed site option

- \* To be based on the types of rooms and spaces contained in the Redlands plans (see attached)
- \* Land size – approximately 11,000m<sup>2</sup>

The government commitment included a 20 place day program, step-down accommodation for graduated independent living and family accommodation. For the purpose of this evaluation the following is to be incorporated in addition to the Redlands plans:

- \* 7 extra bedrooms (the Redlands plan was 15 beds, the government commitment is 22 beds)
- \* 20 place day program – approximately 300m<sup>2</sup>
- \* Allowance for 2 x 2-bedroom self-contained units that can be used for step-down accommodation for graduated independent living or for family accommodation.

### 3 x 7-bed facilities

- \* To be based on the types of rooms and spaces contained in the Victorian YPARC plans (see attached)
- \* Land size – ranging from 2000–3000m<sup>2</sup> (Note: range allows for land available in an inner city location compared to an outer suburban location).

It is thought the size of the Victorian YPARCS with 10-beds will be sufficient to incorporate the government commitment.

### Clinical considerations for location of facilities in south east Queensland

- \* Primary – Proximity to acute inpatient units. These are located at:
  - \* Royal Brisbane and Women's Hospital
  - \* Logan
  - \* Lady Cilento Children's Hospital
  - \* Gold Coast

## EXHIBIT 716

- \* Sunshine Coast
- \* Proximity to other extended treatment services. These include:
  - \* south Brisbane day program
  - \* north Brisbane day program (moving to Chermside mid-2016)
  - \* south Brisbane AMYOS team
  - \* north Brisbane AMYOS team
  - \* Redcliffe/Caboolture AMYOS team
  - \* Logan AMYOS team
  - \* Gold Coast AMYOS team
  - \* Greenslopes Youth Resi Unit
- \* Proximity to public transport
- \* Proximity to community facilities (shops etc)

### Locations for 3 x 7-bed facilities

Based on the considerations above, three locations have been suggested for the 7-bed facilities in south east Queensland. These include:

- \* North Brisbane – Chermside/Aspley extending to Zillmere (with proximity to RBWH inpatient unit allowing patient flow from Sunshine Coast)
- \* South Brisbane – Greenslopes (inner southside with proximity to Lady Cilento Children's Hospital inpatient unit)
- \* Logan – Meadowbrook (outer southside with proximity to Logan inpatient unit allowing patient flow from Gold Coast)

### Caveats for site options

CIDU identified a range of provisions that impact the evaluation of site options as follows:

- \* This is a point in time report. Land available (and the cost) at the time of the report may change.
- \* Location has a significant impact on land cost.
- \* Zoning (e.g. land zoned for health facilities) has an impact on possible locations and development timeframes.
- \* Estimates including cost are subject to market and approval timeframes.

### Youth Mental Health Commitment Committee

At this stage the report for the evaluation of site options in south east Queensland is being developed in preparation for the next meeting of the Youth Mental Health Commitment Committee scheduled for 1 February 2016.

If there is any further information to add, please contact me so that CIDU can be appropriately advised.

Kind regards  
Bruce

### Bruce Ferriday

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