

Minister's Office RecFind No:	
Department RecFind No:	BR047561
Division/District:	HPID

Briefing Note

The Honourable Geoff Wilson MP
Minister for Health

Requested by: PI001791
Office of the Minister for Health

Date requested: 22 October 2010

Action required by: 11 September 2011

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. **This may include a multi-storey car park**

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

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

Note the Community Infrastructure Designation (CID) process for Redland Hospital has been commenced with an Initial Assessment Report for stakeholder (State and Local Government) consultation having been completed. This 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 noting of this brief is required to inform the Minister that the Department seeks to delay seeking a Community Infrastructure Designation (CID) of Redland Hospital including Lot 30 Weippin Street, Cleveland until the PIP has been completed for Redland Hospital.

Background

Redland Hospital Car Parking

2. The shortage of car parking is the single biggest source of staff and patient complaints at the Redland Hospital. **Car parking within the Redland Hospital grounds and on street car parking in the local environs is currently free of charge.**
3. In May 2009, the Corporation of the Trustees of the Order of the Sisters of Mercy in Queensland (Mater) indicated to Redland Hospital a willingness to enter into discussions for the provision of additional car parking.

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4. In July 2009, approval was sought from the former Deputy Director-General, Health Planning and Infrastructure Division (HPID), to enter into exclusive dealing with Mater to negotiate an agreement for the construction and operation of a multi-storey car park on the Redland Hospital campus.
5. A build, own, operate and transfer (BOOT) type arrangement was proposed, where Queensland Health would provide the land, Mater would build the infrastructure and operate the car park for an agreed period, and ownership of the asset would transfer to Queensland Health at the end of the agreement period.
6. Approval was not given to enter into exclusive dealings with Mater as it was deemed inappropriate to negotiate directly with Mater until an analysis of the car parking needs and commercial viability had been undertaken.
7. 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, that 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, 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;
 - 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.
8. The current car park shortage will be significantly exacerbated from September 2011 to September 2012 with the loss of up to 60 parking spaces as a result of the commencement of the approved Emergency Department and Paediatric Services Re-development.

9. A partial, short-term solution is available involving the creation of an additional 165 at grade car spaces across 7 locations on the existing campus. This is the subject of separate submission currently under consideration by the office of the Deputy Director General Health Planning and Infrastructure Division for emergent funding.

Redland Hospital Preliminary Infrastructure Plan (PIP)

10. A Health Service Plan for Redland and Wynnum Hospitals was endorsed by the Integrated, Planning and Policy Executive Committee (IPPEC) on 21 February 2011.
11. 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 future health infrastructure on the site.

12. Short term priorities that the PIP needs to help resolve include determining:

- a. The final location and design of the Adolescent Extended Treatment Unit (ETU); and

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b. What other future health infrastructure should be placed on the lot 30 Weippin Street along with the ETU, and consequently included in the Community Infrastructure Designation (CID) application for the site.

c. The proposed multi-storey car park

Adolescent Extended Treatment Unit (ETU)

13. 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.
14. 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 Extended Treatment Unit and School.
15. On 15 January 2009, BR040033 (Attachment 3) 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.
16. 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.
17. It would be 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.
18. 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.
19. 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 4) 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.
20. 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 5). This program allows for Schematic Design review, completion of the Preliminary Infrastructure Plan and Community Infrastructure Designation processes.

Key issues

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21. 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.
22. 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 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 6) to minimise koala habitation impacts while maintaining service functionality.
23. 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.
24. This has identified the need to delay the CID until the outcomes of the PIP are known in October 2011 for the future use of this site for health infrastructure.
25. 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.
26. Development of the PIP due for completion in October 2011, will enable planning for car parking, taking into consideration the impact on future health service delivery.
27. Options for addressing the parking shortage include construction of:
- at-grade car parking on:
 - i. 2 Weippin Street (old Fisher Paykel site opposite Hospital);
 - ii. Business Park (opposite hospital site);
 - iii. 23-31 Weippin Street; and
 - iv. current Hospital site;
 - Multi-storey car park on:
 - i. current Hospital site; and
 - ii. 23-31 Weippin Street.
28. In relation to the options for at-grade car parking:
- 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 have 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 which is 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 that may be associated with any potential Council requirements for pedestrian crossings to the Hospital;

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- 23-31 Weippin Street a Preliminary Feasibility Study for an at-grade car park at was completed in December 2010 by Project Services to investigate a short term strategy to provide up to 220 on-grade car parks. This study concluded that the site is not suitable for a short term on-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 Policy Planning and Asset Services 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. A Deputy Director-General brief has been submitted seeking approval for Emergent Works funds of \$436,000 to provide an additional 165 parking spaces as a short term solution.

29. In relation to the options for the multi-storey car parking:

- a multi-storey car park would require a one hectare footprint and would need to be two to five levels at an estimated cost of \$14,200 per space;
- current Hospital site has not been master planned, has limited space available and construction on site would mean the loss of existing car spaces whilst building takes place;
- 23-31 Weippin Street whilst this is the preferred option a master plan and land designation are required;
- following determination of a location for a multi-level car park, a detailed analysis of procurement options will be required to determine the optimum model for procurement, including procurement of the car park through a BOOT or similar arrangement.

Consultation

30. Ongoing consultation has occurred with the Redland Hospital executive team, Metro South Health Service District.
31. The Adolescent Extended Treatment Unit and School 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 Alcohol and Other Drugs Directorate.
32. The development of the service model and the planning and design phases for the 15 Bed Adolescent Extended Treatment Unit and School has included consumers and mental health staff.
33. Throughout the completion of the Redland Hospital Parking Study, consultation occurred with key stakeholders from Redland Hospital, Metro South Health Service District, Mater Private Hospital Redland and Health Planning and Infrastructure Division.
34. In relation to car parking, Metro South Health Service District has consulted with Councillor Melva Hobson, Mayor, Redland City Council, and senior Redland City Council planning officers.

Media Implications

35. Issues regarding insufficient parking at the Redland Hospital have the potential to draw negative media.

Financial implications

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36. The 15 bed Adolescent ETU and School is funded from the \$148.351 million (GST exclusive) Queensland Mental Health Capital Works Program.
37. Funding is not identified in existing funded capital projects to further plan or deliver additional car parking to address the shortfall on campus.
38. A cost estimate for remedial works to improve site access and address safety issues will need to be developed. A source of funding will need to be identified for these works.
39. 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.
40. Redesigning the existing on-grade car parking has been assessed as being able to provide an additional 165 car parking spaces at an estimated cost of \$436,000.
41. In relation to use of 23-31 Weippin Street for car parking, the costs associated with meeting the requirements of the KC-SPRP have not yet been determined.
42. Preliminary Master planning will be funded from the 2011/2012 Master Planning funds in the Capital Acquisition Program.
43. Funding for short term car parking solutions will be requested through Departmental processes.
44. No funding source has been identified for the provision of a long term car parking solution.

Legal implications

45. There are no legal implications.

Elected representative

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

Remedial action

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

Attachments

49. Attachment 1: Google site plan.
- Attachment 2: Redland Hospital Parking Study.
- Attachment 3: Copy of BR040033.
- Attachment 4: Adolescent ETU Cost Estimate.
- Attachment 5: Adolescent ETU Master Program.
- Attachment 6: 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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Minister's comments

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Health Planning and
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11 August 2011

12 August 2011

16 August 2011