

LEVEL 32
300 GEORGE STREET
BRISBANE QLD 4000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

21 February 2022

Mr Paul Beutel
Development Assessment Division
Department of State Development,
Infrastructure, Local Government and Planning
PO Box 15009
City East QLD 4002

Dear Paul,

REQUEST FOR ENDORSEMENT FOR THE STREAMLINED MINISTERIAL INFRASTRUCTURE DESIGNATION ASSESSMENT PROCESS: 58 - 68 DELANCEY STREET, ORMISTON

We write on behalf of the Applicant, *HUB Precinct Pty Ltd ACN: 646 165 728*, trading as Hub68 to request approval for 58 – 68 Delancey Street, Ormiston to be assessed through the Ministerial Infrastructure Designation ('MID') process in accordance with Section 36 of the *Planning Act 2016* ('Planning Act').

A pre-lodgement meeting was held with the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) on **02 June 2021** to provide the key information on the project to discuss its eligibility to be assessed through the MID process and considered by the Planning Minister.

This correspondence provides key information in relation to the site, the proposed development, pre-engagement activities and the applicable regulatory planning framework.

1. SITE DETAILS

The site is located at 58 – 68 Delancey Street, Ormiston, formally described as Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782. The site has a total area of 4.51ha and is situated on the corner of Finucane Road and Delancey Street in Ormiston, as shown in **Figure 1**, below.

The site is currently improved by a low-set medical centre inclusive of allied health care and GP tenancies, as well as a low impact industrial land use, being a sign manufacturing company. The site currently maintains access via Delancey Street and is surrounded by a mixture of land uses inclusive of a centre across Delancey Street and low density residential housing to the north. Additionally, on the opposite side of Finucane Road currently exists a research facility run by the QLD Government that includes a large area dedicated to agricultural research uses.

Additionally, the entire frontage of the site to Finucane Road is limited by an Access Restriction Strip (ARS), which is currently in the ownership of Redland City Council (RCC). As the owner of the ARS,

Redland City Council has given consent for the lodgement of a development application. It is anticipated when requested, Council will also give consent for the lodgement through the MID process.

Figure 1 – Site Location



Source: Nearmap

2. THE PROPOSED DEVELOPMENT

2.1. DEVELOPMENT SUMMARY

Table 1 – Overview of Proposed Development

Aspect	Summary
Application	Request to the Department of State Development, Infrastructure, Local Government and Planning for the designation of land for infrastructure.
Infrastructure proposed	In accordance with Schedule 5 of the <i>Planning Regulation 2017</i> , the following infrastructure is sought: 6 Educational Facilities 12 Hospitals and health care services; and

Aspect	Summary
	14 Residential Care Facilities
Project Value	\$480 million (construction) \$750 million (project value based on current market yield)
Desired Designation Date	November 2022
Technical Reporting	<p>The following technical reports will be submitted to Queensland Treasury, Planning Group in support of the application at the EAR stage:</p> <ul style="list-style-type: none"> • Master Plan and Overarching Planning Framework; • Landscape Concept Plan; • Traffic Impact Assessment; • Site Survey; • Conceptual Stormwater Management Plan; • Civil Engineering Report / Site Services Report; and • Noise Impact Assessment; • Ecological Assessment; • Bushfire Management Plan

2.2. THE PROPOSAL

This proposal seeks approval for the development to be assessed through the MID process for works in accordance with Schedule 5 of the *Planning Regulation 2017* ('Planning Regulation'). The following types of infrastructure are sought as part of the proposed designation:

- 6 *Educational Facility*
- 12 *Hospitals and health care services; and*
- 14 *Residential Care Facilities*

More specifically, the proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. This component of the development will stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

In addition to the above, opportunities exist to provide complementary health-related training which would form the ‘Educational Facility’ component of the development.

Please refer to **Figure 2** and **Appendix A – Schematic Concept Architectural Plans** for more detail.

Figure 2 – Concept Elevation



Source: Smart Capital

3. THE LOCAL PLANNING FRAMEWORK

The *Redland City Plan 2018* is the primary local planning instrument applicable to any future development of the site. The following table provides a high-level summary of the applicable planning framework as relevant to the site.

Table 2 – Overview of Applicable City Plan Provisions

PLANNING CONTROLS	
Zoning	<p>The site is located within the Low Impact Industrial Zone and the Recreation and Open Space Zone, as shown in Figure 4.</p> <p>The purpose of these zones is to provide for:</p> <p>Low Impact Industry - Provide land for a range of low impact industrial activities, and a limited range of other activities that are compatible with industrial activities.</p> <p>Recreation and Open Space - Provide for a range of sporting, recreation, leisure, cultural and educational activities and to protect ecological, drainage and flood related functions of open space areas.</p> <p>Figure 3 – Extract from City Plan Zoning Map</p> <p>Source: City Plan 2018</p>
Level of Assessment	<p>Under the provisions of the City Plan 2018, a development application for a Hospital, Health care services and a Residential care facility would require Impact Assessment.</p>
Overlays	<p>The following City Plan overlays are noted as being applicable to the site:</p> <ul style="list-style-type: none"> • Bushfire <ul style="list-style-type: none"> ○ Potential Impact Buffer • Environmental Significance <ul style="list-style-type: none"> ○ MSES; ○ MLES • Landslide Hazard Overlay <ul style="list-style-type: none"> ○ Low

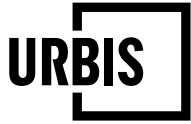
PLANNING CONTROLS	
	<ul style="list-style-type: none"> • Transport Noise Corridor Overlay <ul style="list-style-type: none"> ○ State Road <ul style="list-style-type: none"> ▪ Category 1 ▪ Category 2 ▪ Category 3 ○ Local Road <ul style="list-style-type: none"> ▪ Category 1 ▪ Category 2 ▪ Category 3 • Waterway Corridors and Wetlands Overlay

4. PRE-LODGEMENT CONSULTATION

4.1. PRE-ENGAGEMENT WITH STAKEHOLDERS

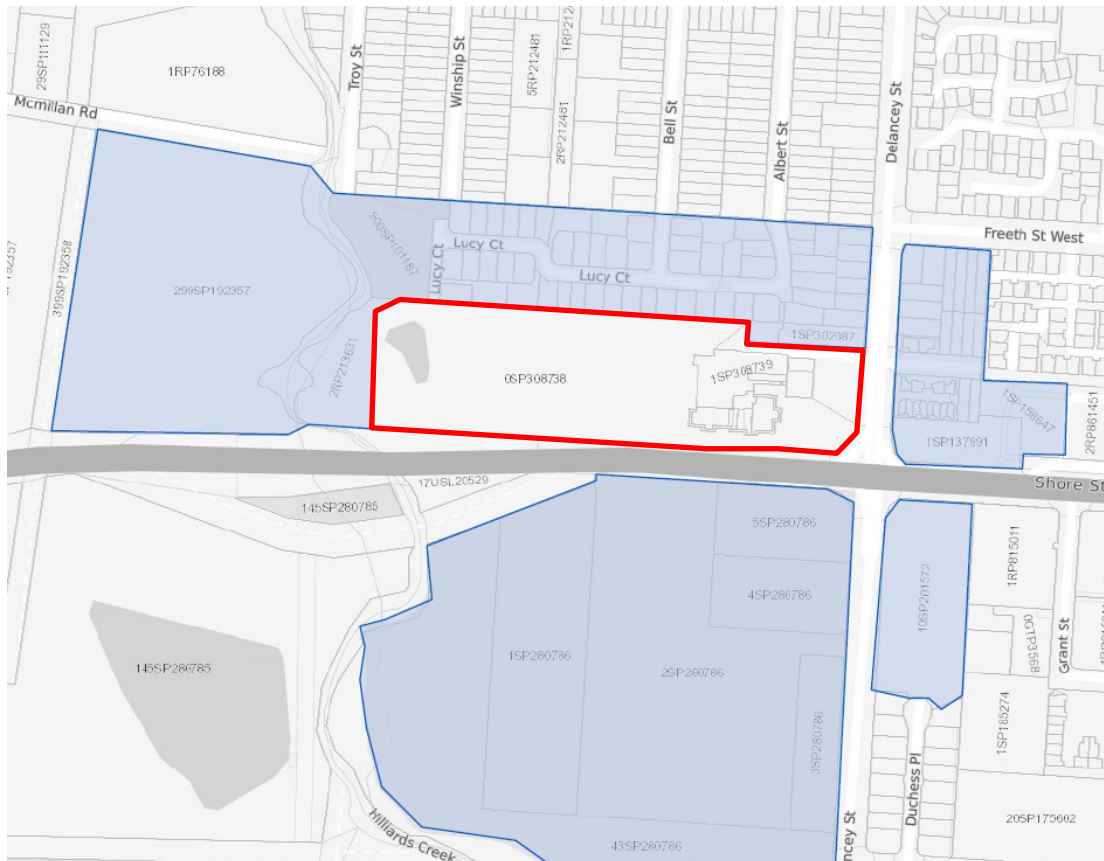
As instructed by the Department of State Development, Infrastructure, Local Government and Planning, the Applicant and its project team have engaged with key stakeholders prior to the submission of this Streamlined MID Request. The key stakeholders relevant to the proposed infrastructure designation, and involved as part of the pre-engagement consultation, included:

- **Local Government** – Redland City Council;
- **Elected Representatives** –
 - Cr Wendy Boglary (Division 1 – Ormiston/ Wellington Point),
 - Mr Andrew Laming MP – Federal Member for Bowman;
 - Mr Mark Robinson MP – State Member for Oodgeroo;
 - Andrew Rutch – Cultural Heritage Coordinator – Southern Region,
- **Native Title Parties** – Quandamooka Yoolooburabee Aboriginal Corporation RNTBC. The Applicant has undertaken direct consultation with Minjerribah Moorgumpin (Elders-In-Council) Aboriginal Corporation who have given in principle support.;
- **Adjoining Land Owners/ Directly affected landowners** – As identified by the Department of State Development, Infrastructure, Local Government and Planning in Figure 5 below.
- **Additional Stakeholders** – Additional Stakeholder Engagement was carried out with the following State Members and Local Councillors:
 - Mr Donald Brown MP – Capalaba Electorate;
 - Ms Kim Richards MP – Redlands Electorate;



- Mayor Karen Williams;
- Deputy Mayor Julie Talty;
- Cr Peter Mitchell (Division 2 – Cleveland / North Stradbroke);
- Cr Paul Golle (Division 3 – Cleveland/ Thornlands / Victoria Point);
- Cr Lance Hewitt (Victoria Point/ Coochiemudlo Island);
- Cr Mark Edwards (Division 5 – Redland Bay / Southern Moreton Bay Islands);
- Cr Rowanne McKenzie (Division 7 – Capalaba/ Alexandra Hills / Thornlands/ Cleveland);
- Cr Tracey Huges (Division 8 – Birkdale/ Alexandra Hills/ Capalaba / Wellington Point);
- Cr Adelia Berridge (Division 9 – Sheldon/ Capalaba/ Thornlands);
- Cr Paul Bishop (Division 10 – Birkdale/ Thorneside)

Figure 4 – Identified properties contacted via letterbox drop as instructed by Department of State Development, Infrastructure, Local Government and Planning



Source: Queensland Treasury, Planning Group

The above key stakeholders were notified of the proposed designation through a letterbox drop to the identified properties, and letters via email to the Local, State and Federal members and Native Title parties for the area. Additional Stakeholders were also notified by way of email incorporating other State Members and all Councillors of Redlands as well the Mayor and Deputy Mayor. All stakeholders were asked to provide any feedback within 10 business days of receiving the letter. Additional time was also allowed for key stakeholders to respond, however there has been no further feedback as a result.

The consultation material distributed to key stakeholders is included at **Appendix B**.

Nine (9) submission were received for the proposed development, including feedback from RCC in the form. The client also undertook a meeting with RCC as requested by the Department.

The matters raised in the submission has been summarised below in **Table 3**, along with a response to the submission.

Table 3 – Submissions Summary

Key Submission Issues	Response
<p>Traffic and Vehicle Access</p> <p>An adjoining resident raised concerns regarding noise and amenity impacts caused by the increased traffic volume generated by the proposal along Delancey Street. Further, it was suggested from the adjoining residents that Access be directly gained from Finucane Road. Concern was also raised regarding safety of Delancey Street and increased traffic generation to the general area as a result of development.</p>	<p>The proposed development is intended to provide access directly from Finucane Road. As the department is aware, the Applicant has been in discussions with DTMR in order to secure in principal support to enable endorsement to access the ID process to occur.</p> <p>Furthermore, it is noted to the department that the proposed access point to Finucane Road will be subject to a detailed technical review and supported by a Traffic Impact Assessment prepared by suitably qualified traffic engineers and RPEQ certified.</p>
<p>Building Height</p> <p>Concern was raised regarding the proposed 5 storey building height adjoining the residential development along Lucy Ct.</p>	<p>As discussed previously with the department, the proposed development will provide a transitioning element from the 5 storey built form along Finucane Road, stepping down to a 2/3 storey built form toward the northern boundary (commensurate with the adjoining low density residential housing) with the inclusion of an adequate building separation distance and a landscaped setback and boundary to this interface, reducing the impact of the proposal to the adjoining owners.</p>
<p>Existing Vegetation</p> <p>Concern was raised regarding the existing vegetation that is present on part of the site and the ecological values it holds for fauna habitat.</p>	<p>The Department are aware that the existing vegetation on the western extent of the site will be maintained and remain undisturbed. The Department have previously mentioned the inclusion of an Ecology Report as part of the Infrastructure Proposal. The Applicant will be happy to include such reporting where required.</p>
<p>Cultural Heritage</p> <p>The Quandamooka Yoollooburrabee Aboriginal Corporation RNTBC (QYAC) provided some recommendations for any infrastructure proposal moving forward.</p> <p>QYAC would like to be engaged to undertake a visual inspection and survey prior to any works occurring, review any archaeological and cultural value prior to</p>	<p>The Applicant advises the Department that they are willing to undertake the relevant engagement and cultural heritage management process if relevant to the proposal and overall site as the project progresses.</p>

Key Submission Issues	Response
construction, and the implementation of a Cultural Heritage Management Plan (CHMP).	

5. MATTERS OF STATE INTEREST

There are four (4) matters of state interest relevant to the development site. These are summarised below.

The site subject to development is mapped within the following:

- Urban Footprint of the SEQ Regional Plan;
- Water resource planning area boundaries;
- Koala priority Area and Locally refined koala habitat area;
- State Transport corridor – Area within 25m of a State-controlled road.

Given the proposal is located in a well-serviced urban area, there are no additional matters of concern for the Department of State Development, Infrastructure, Local Government and Planning or the Minister to consider with regards to the SEQ Regional Plan or Water resources. Regarding the koala mapping and state transport corridor, it is noted to the department that, the existing vegetation which is limited to the western extent of the site will be retained and koala habitat will remain undisturbed. Further, the proximity to the State controlled road has been acknowledged and the Department remain aware of ongoing discussions between the Applicant and DTMR.

6. SUMMARY

On the basis of the information contained in this correspondence, we request the Planning Minister provides approval for the development at 58 – 68 Delancey Street, Ormiston to be assessed through the Streamlined MID process in order to cater for the growing demand for healthcare services with SEQ.

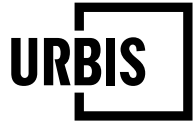
We trust the information provided is sufficient to review the proposal and grant the endorsement request.

Should you have any questions, please contact the undersigned or Jonathan See on (07) 3007 3800.

Yours sincerely,



Julie Saunders
 Director
 +61 7 3007 3541
 jsaunders@urbis.com.au



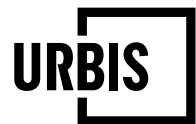
APPENDIX A

Proposed schematic site plan

Hub 68 Cleveland Private Hospital

Potential zoning development





APPENDIX B Consultation Material

07 July 2021

Deputy Mayor Julie Talty
PO Box 221
Cleveland QLD 4163

Via Email: julie.talty@redland.qld.gov.au

Dear Deputy Mayor Talty,

PRELODGEMENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

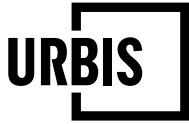
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

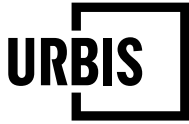


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

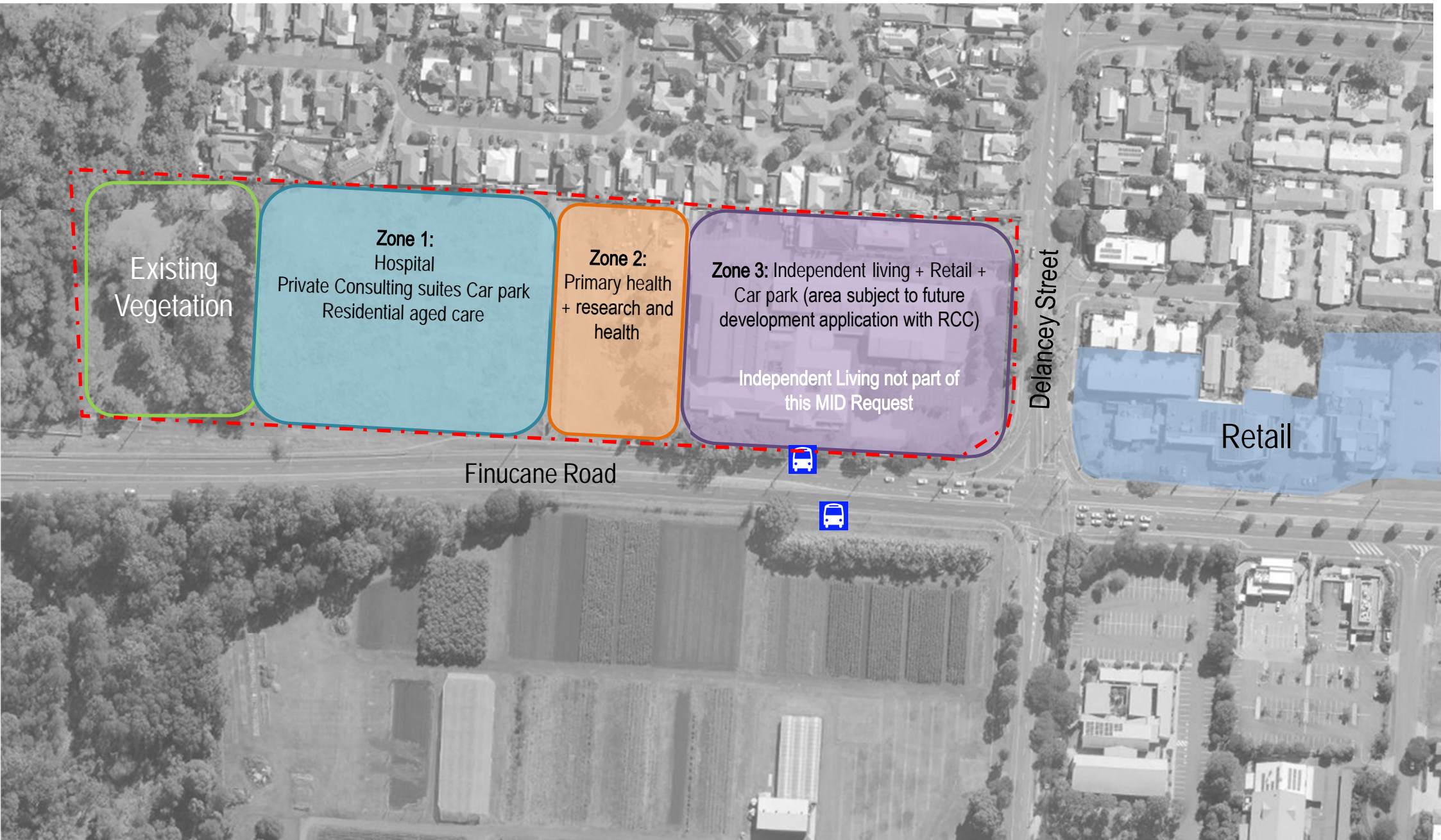
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Mayor Karen Williams
PO Box 221
Cleveland QLD 4163

Via Email: mayor@redland.qld.gov.au

Dear Mayor Williams,

PRELODGEMENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

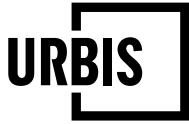
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

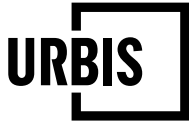


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

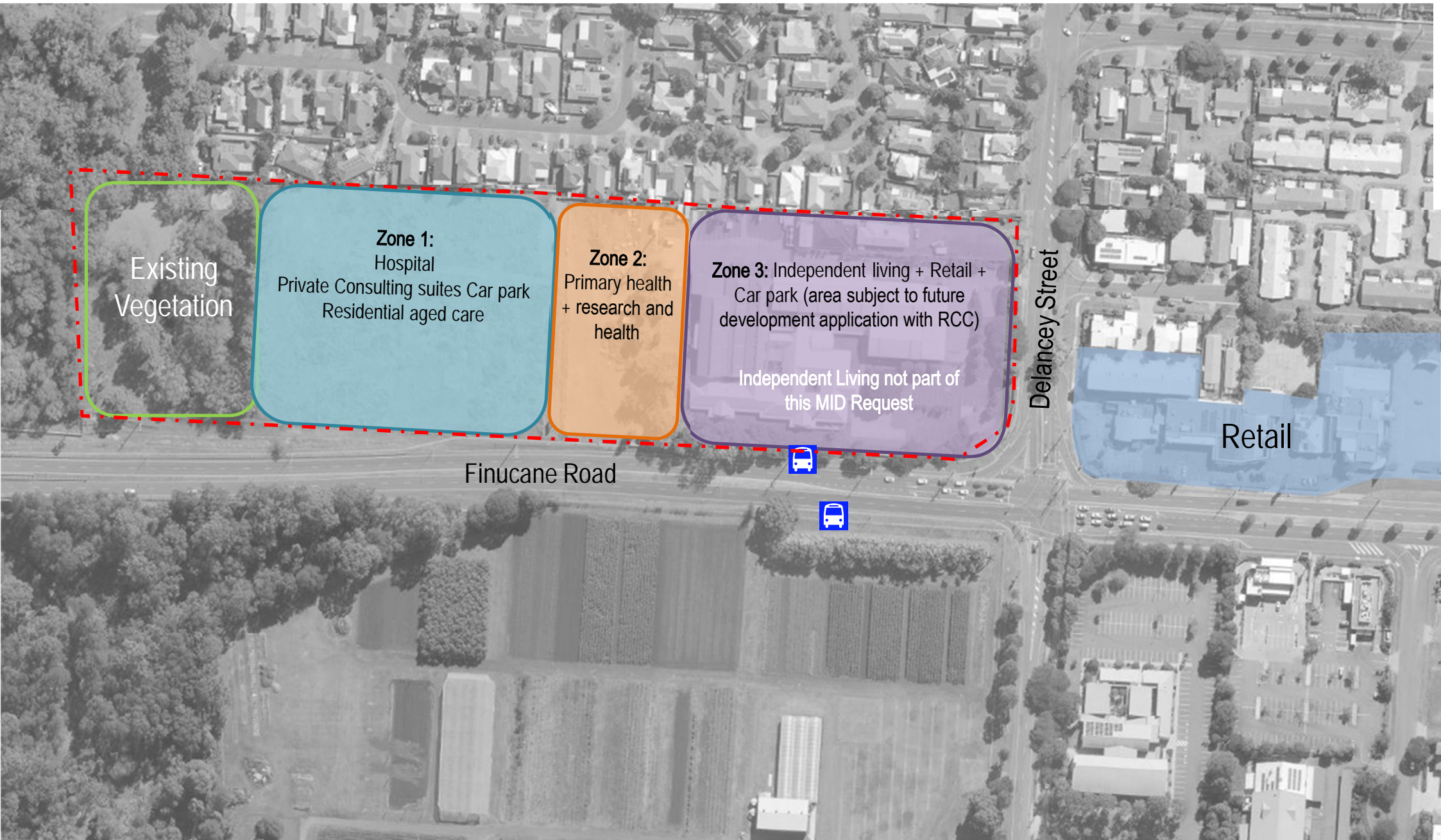
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Cr Wendy Boglary
Councillor Division 1, Ormiston / Wellington Point
Redlands City Council

Via Email: wendy.boglary@redland.qld.gov.au

Dear Councillor Boglary,

PRELODGEMENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

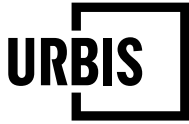
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some perspective images to assist in visualising how the development may look. At this point in time the design is still conceptual and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

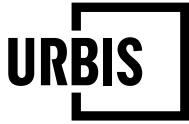


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Councillor Mark Edwards
PO Box 221
Cleveland QLD 4163

Via Email: mark.edwards@redland.qld.gov.au

Dear Councillor Edwards,

PRELODGEMENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

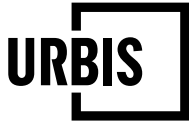
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

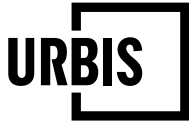


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

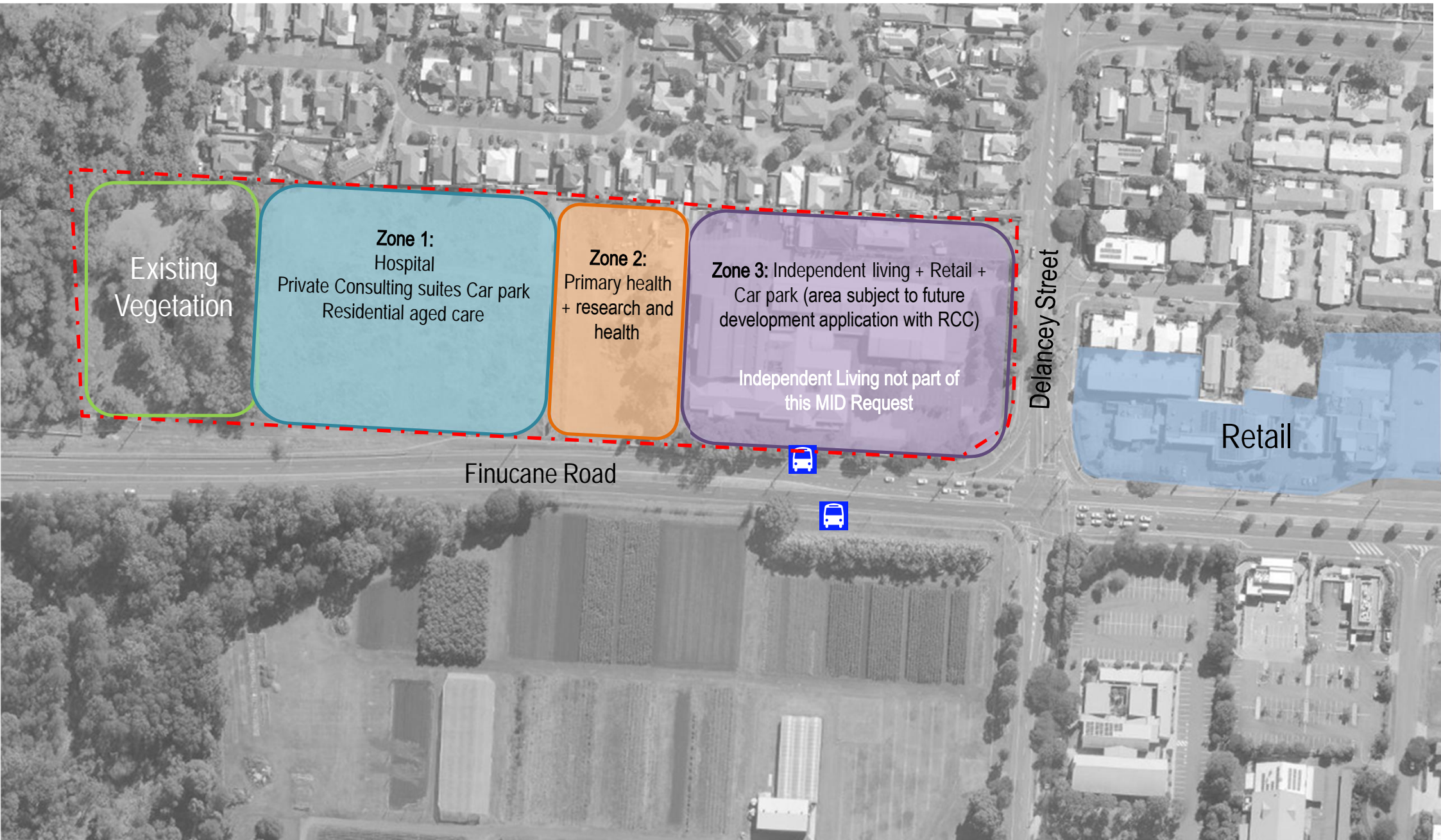
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Councillor Tracey Huges
PO Box 221
Cleveland QLD 4163

Via Email: tracey.huges@redland.qld.gov.au

Dear Councillor Huges

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

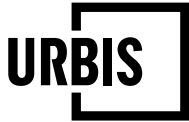
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

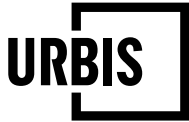


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

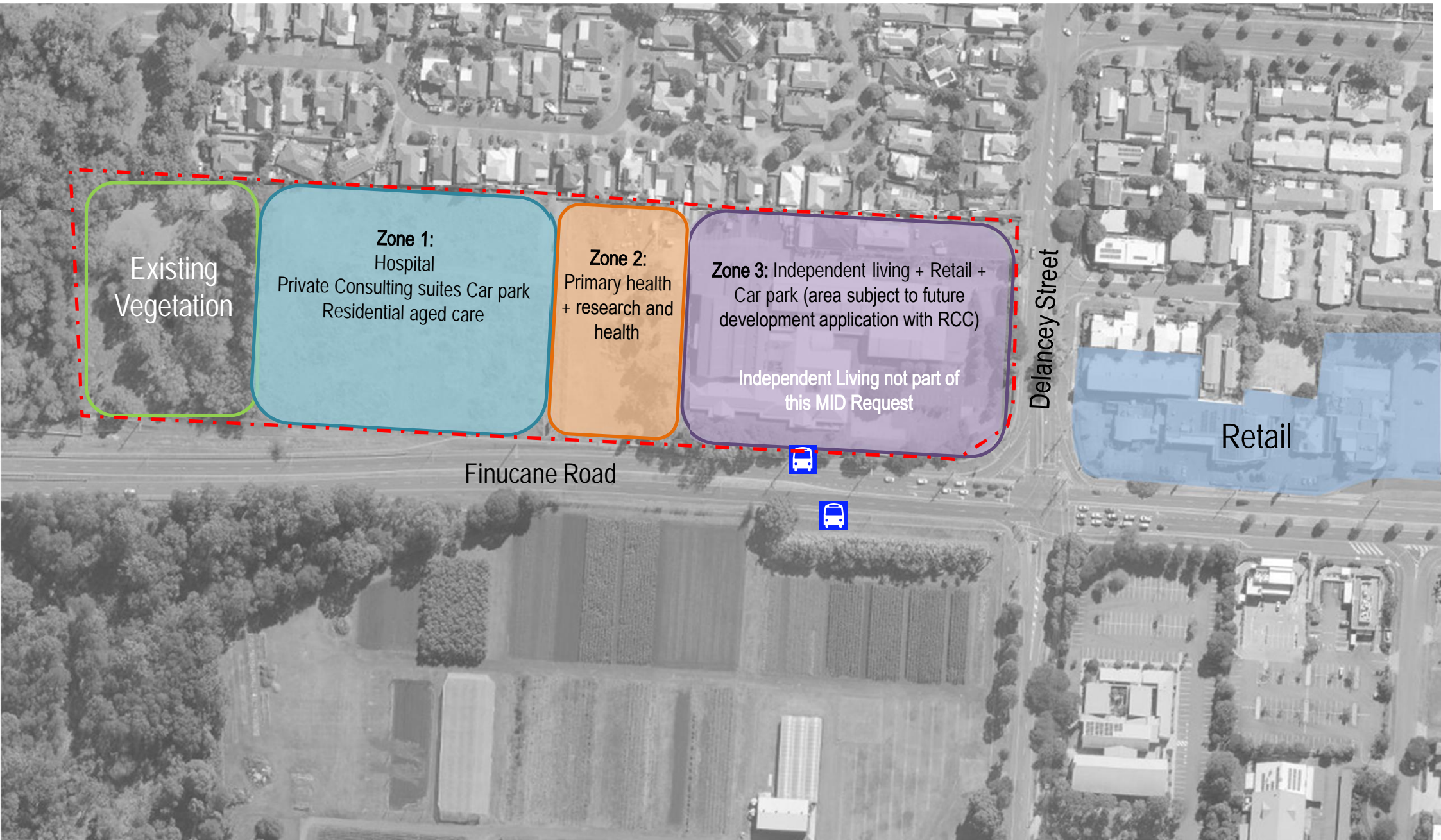
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Dear Resident/ Landowner,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

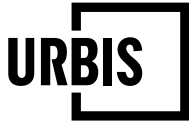
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

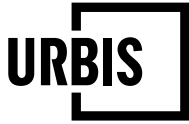


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

07 July 2021

Councillor Paul Bishop
PO Box 221
Cleveland QLD 4163

Via Email: paul.bishop@redland.qld.gov.au

Dear Councillor Bishop,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

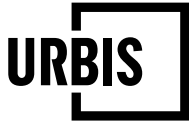
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

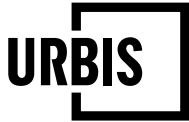


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

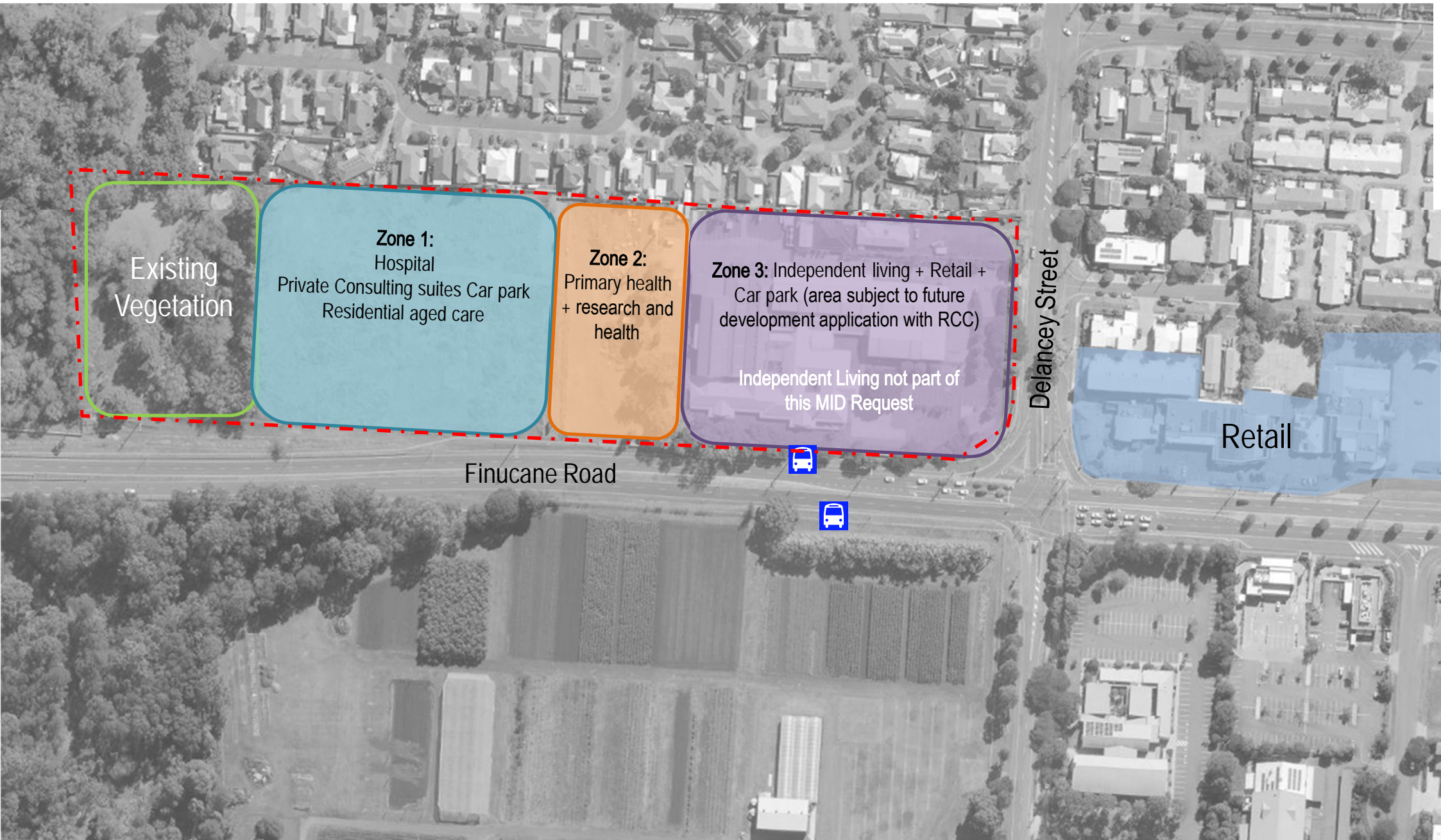
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Councillor Rowanne McKenzie
PO Box 221
Cleveland QLD 4163

Via Email: rowanne.mckenzie@redland.qld.gov.au

Dear Councillor McKenzie

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

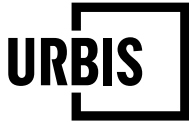
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

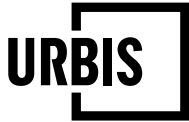


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Councillor Paul Golle
PO Box 221
Cleveland QLD 4163

Via Email: paul.golle@redland.qld.gov.au

Dear Councillor Golle,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

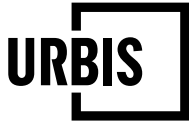
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

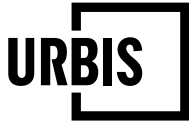


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

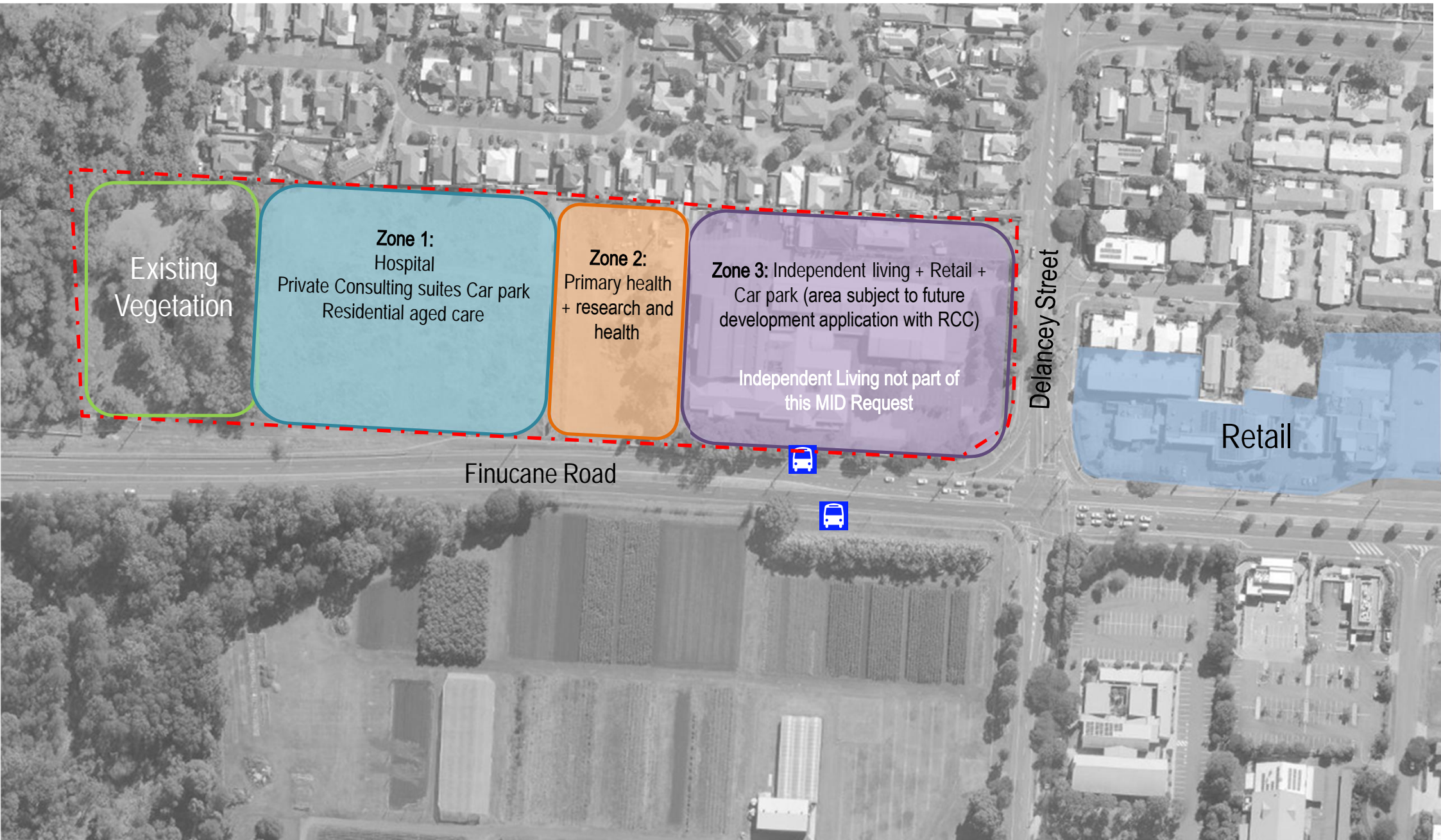
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Councillor Adelia Berridge
PO Box 221
Cleveland QLD 4163

Via Email: adelia.berridge@redland.qld.gov.au

Dear Councillor Berridge,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

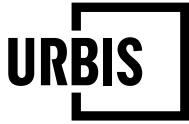
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

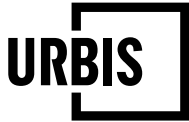


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

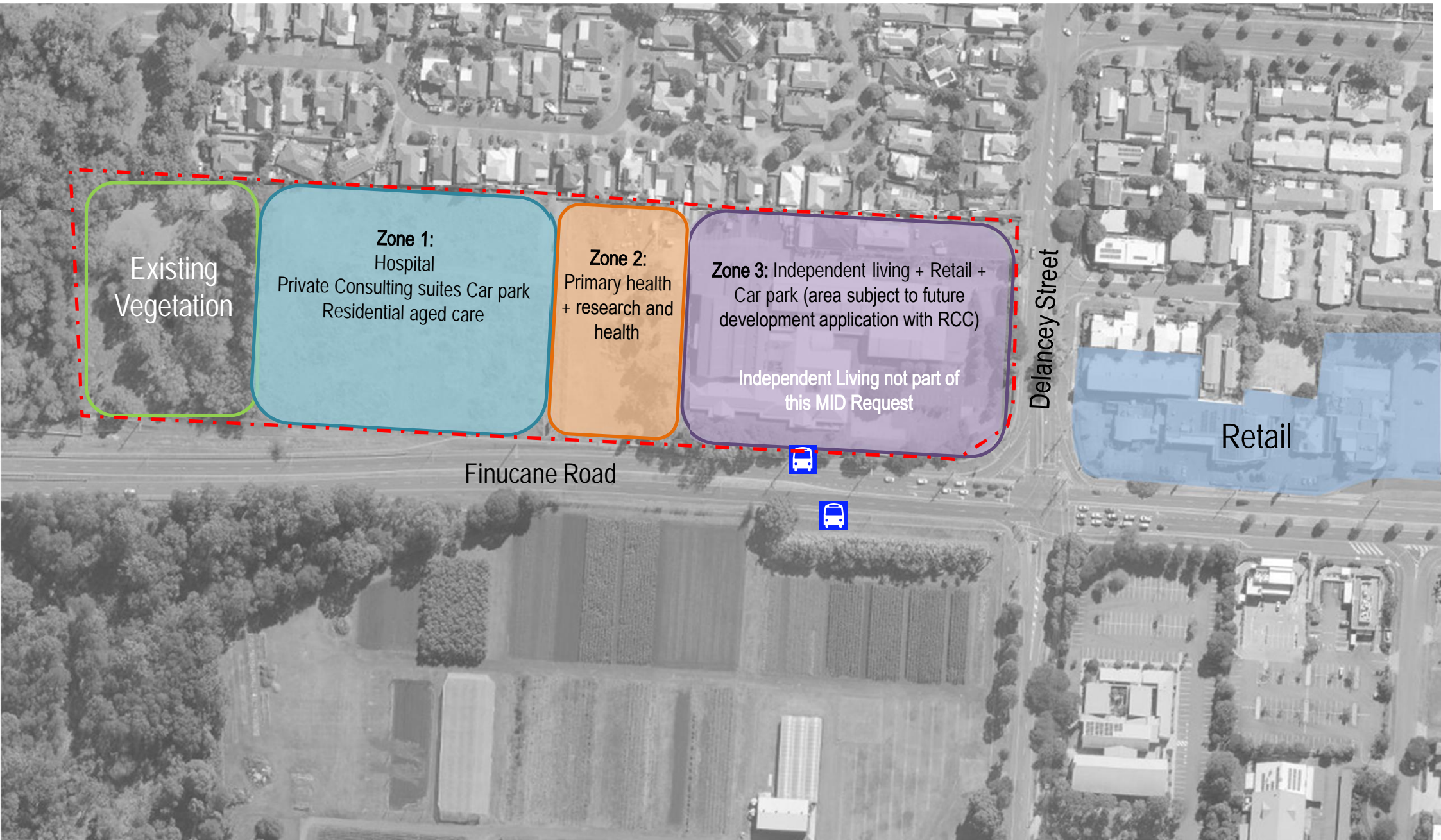
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Andrew Rutch
Cultural Heritage Coordinator – Southern Region
Department of Aboriginal and Torres Strait Islander Partnerships

Via Email: Andrew.Rutch@datsip.qld.gov.au

Dear Mr Rutch,

PRELODGEMENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTON

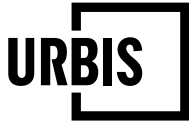
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some perspective images to assist in visualising how the development may look. At this point in time the design is still conceptual and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

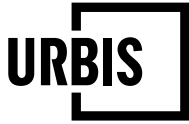


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

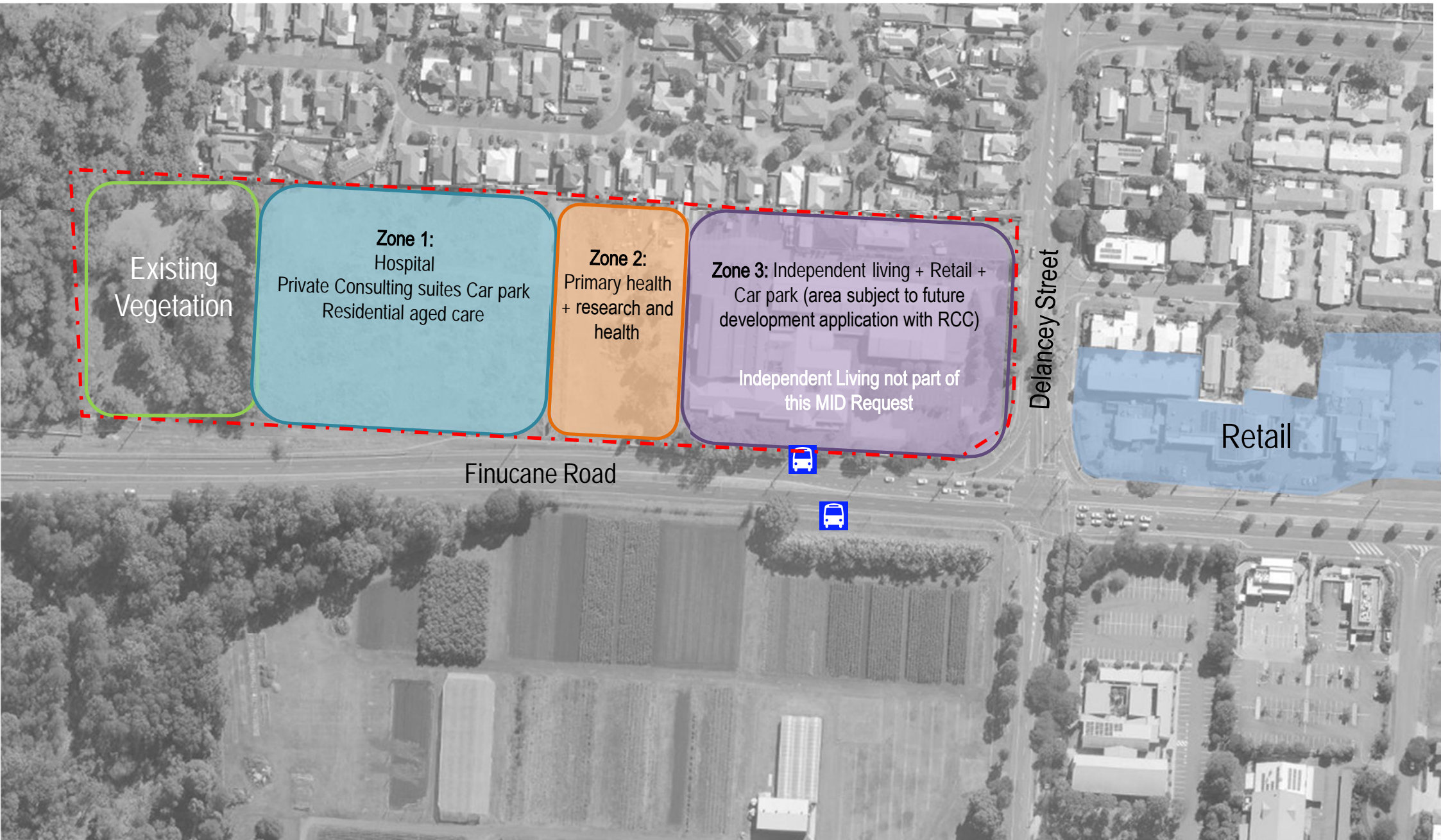
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Quandamooka Yoolooburrabee Aboriginal Corporation RNTBC
PO Box 235
Dunwich QLD 4183

Via Email: karen.mcfadden@qyac.net

Dear Quandamooka Yoolooburrabee People,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

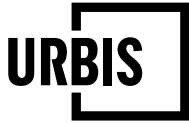
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some perspective images to assist in visualising how the development may look. At this point in time the design is still conceptual and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

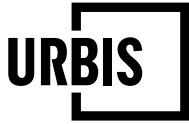


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

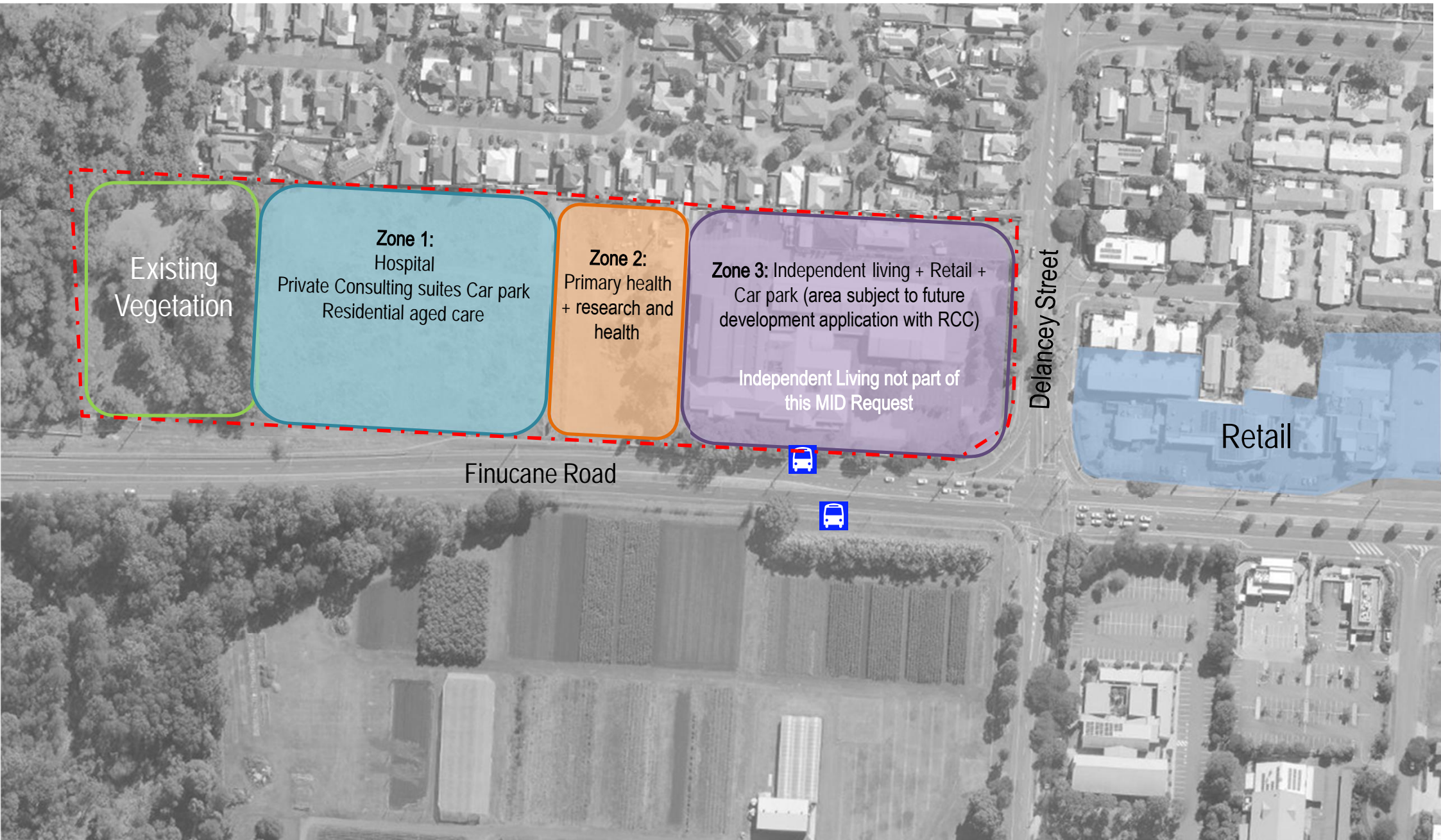
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Redland City Council
PO Box 221
Cleveland QLD 4163

Via Email: rcc@redland.qld.gov.au

Dear Council,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

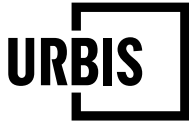
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some perspective images to assist in visualising how the development may look. At this point in time the design is still conceptual and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

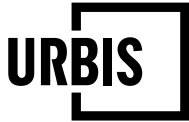


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

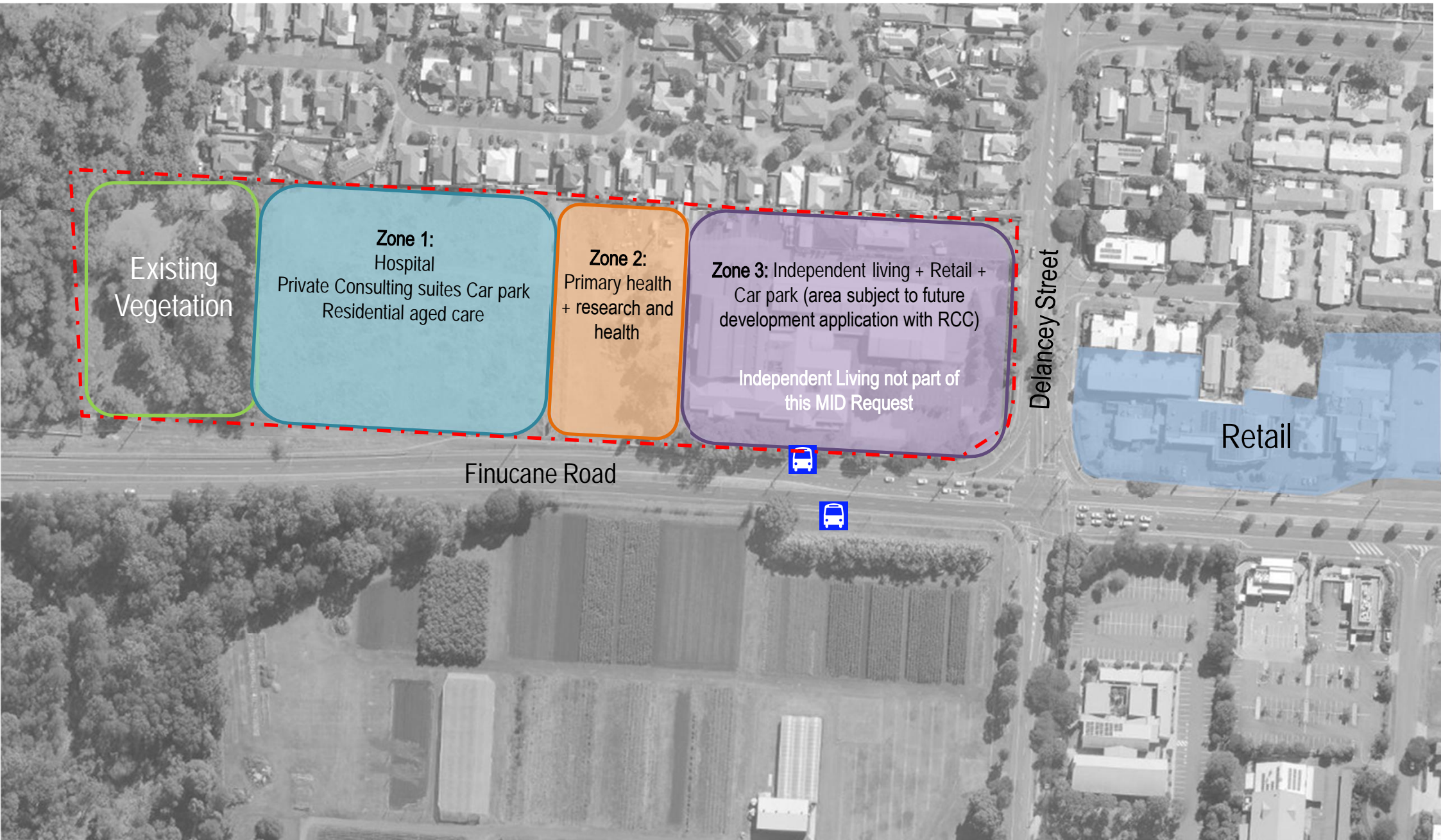
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Councillor Peter Mitchell
PO Box 221
Cleveland QLD 4163

Via Email: Peter.Mitchell@redland.qld.gov.au

Dear Councillor Mitchell,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

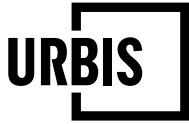
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

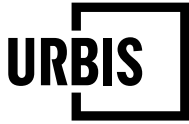


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

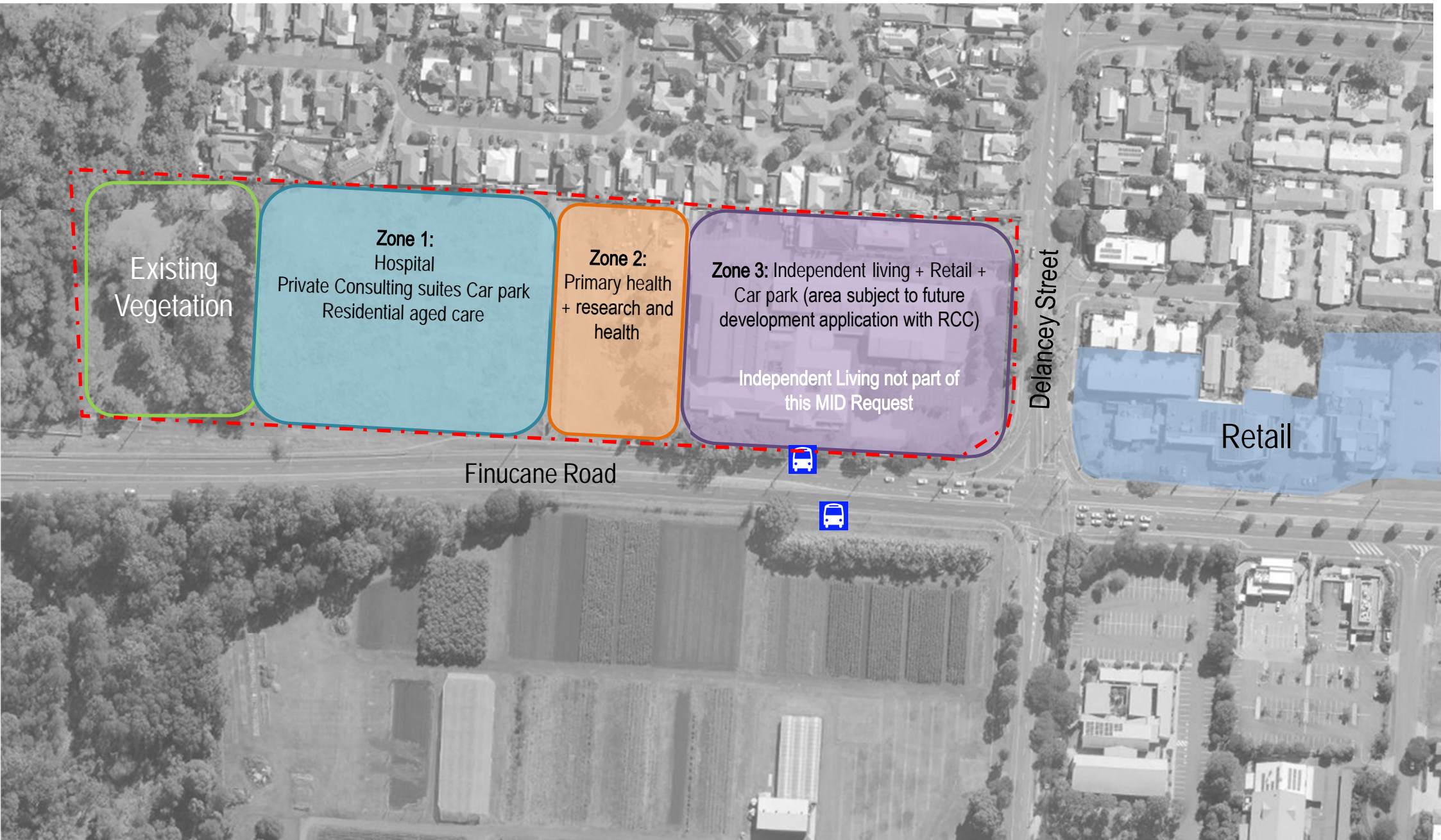
Should you have any questions, please contact the undersigned.

Yours sincerely,

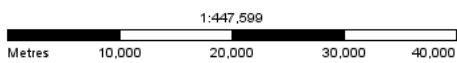
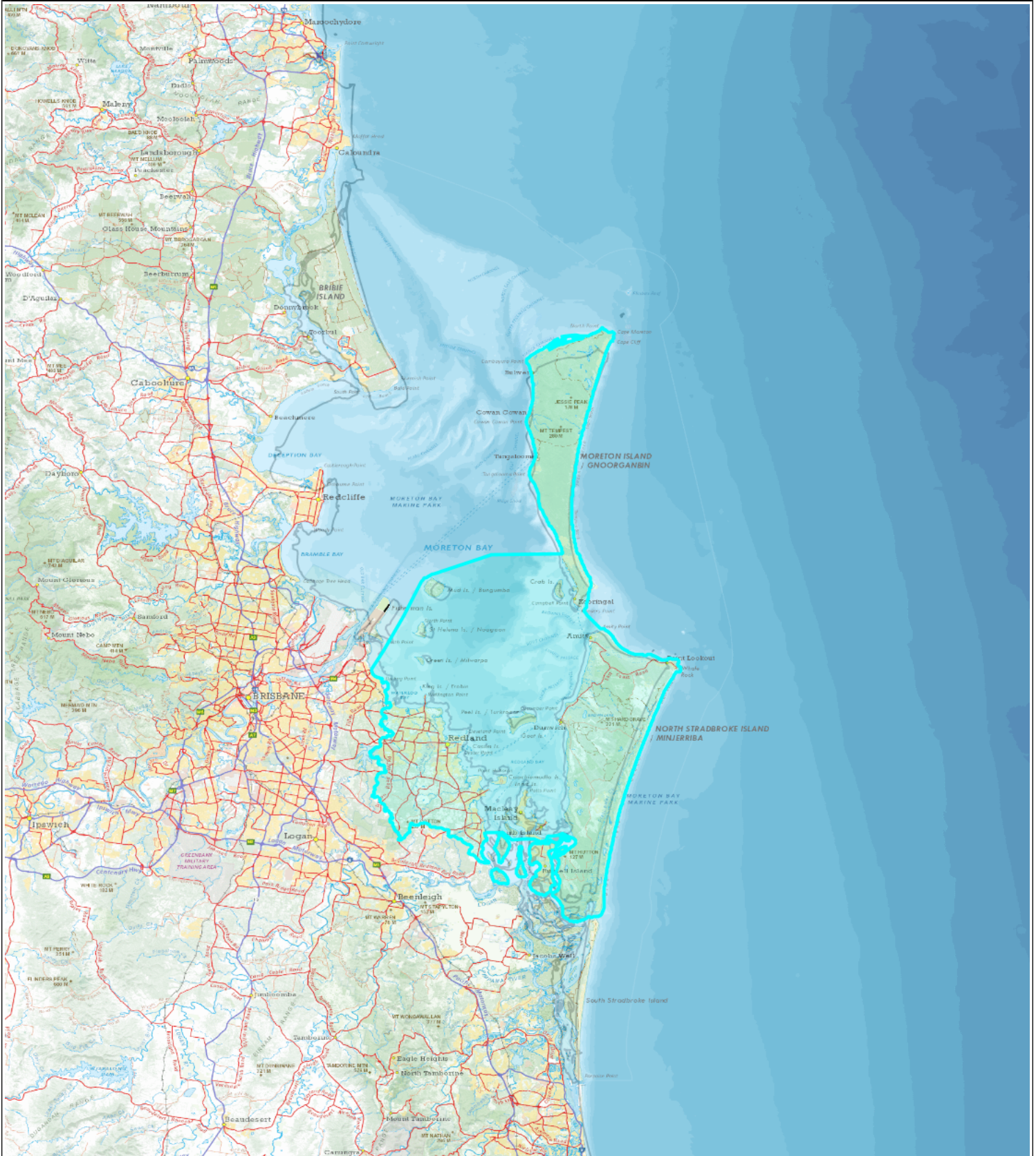
Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



QYAC Cultural Heritage Body Boundary



Map Datum : Geographic Latitude & Longitude (GDA2020)

Compilation : Land Tenure Information obtained from the Digital Cadastre Data Base, Department of Natural Resources, Mines and Energy, Brisbane.

The Land Registry in the Department of Natural Resources, Mines and Energy should be consulted for verification of tenures.

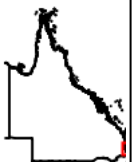
Feature names shown on this map have been obtained from available information. It is possible that errors and omissions may exist.

The Department of Aboriginal and Torres Strait Islander Partnerships disclaims any liability for any errors or omissions that appear in this document. Copyright protects this publication. Except for purposes permitted by the Copyright Act, reproduction by whatever means is prohibited without the prior written permission of the Department of Aboriginal and Torres Strait Islander Partnerships. Inquiries should be addressed to the Director-General, PO Box 15397, City East 4002, Queensland, Australia.


Map produced by the Cultural Heritage Unit, Aboriginal and Torres Strait Islander Partnerships, Brisbane.
 © The State of Queensland (Aboriginal and Torres Strait Islander Partnerships). Date: 24 February 2021.



Queensland
Government




Cultural Heritage Bodies

 qld_boundary_linestring

— qld_boundary_linestring

cultural_heritage_bodies

 cultural_heritage_bodies

07 July 2021

Mark Robinson MP
Kramer Place, 19 Waterloo Street
Cleveland QLD 4163

Via Email: oodgeroo@parliament.qld.gov.au

Dear Mark Robinson MP,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

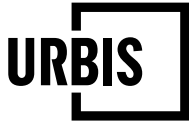
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some perspective images to assist in visualising how the development may look. At this point in time the design is still conceptual and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

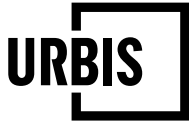


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

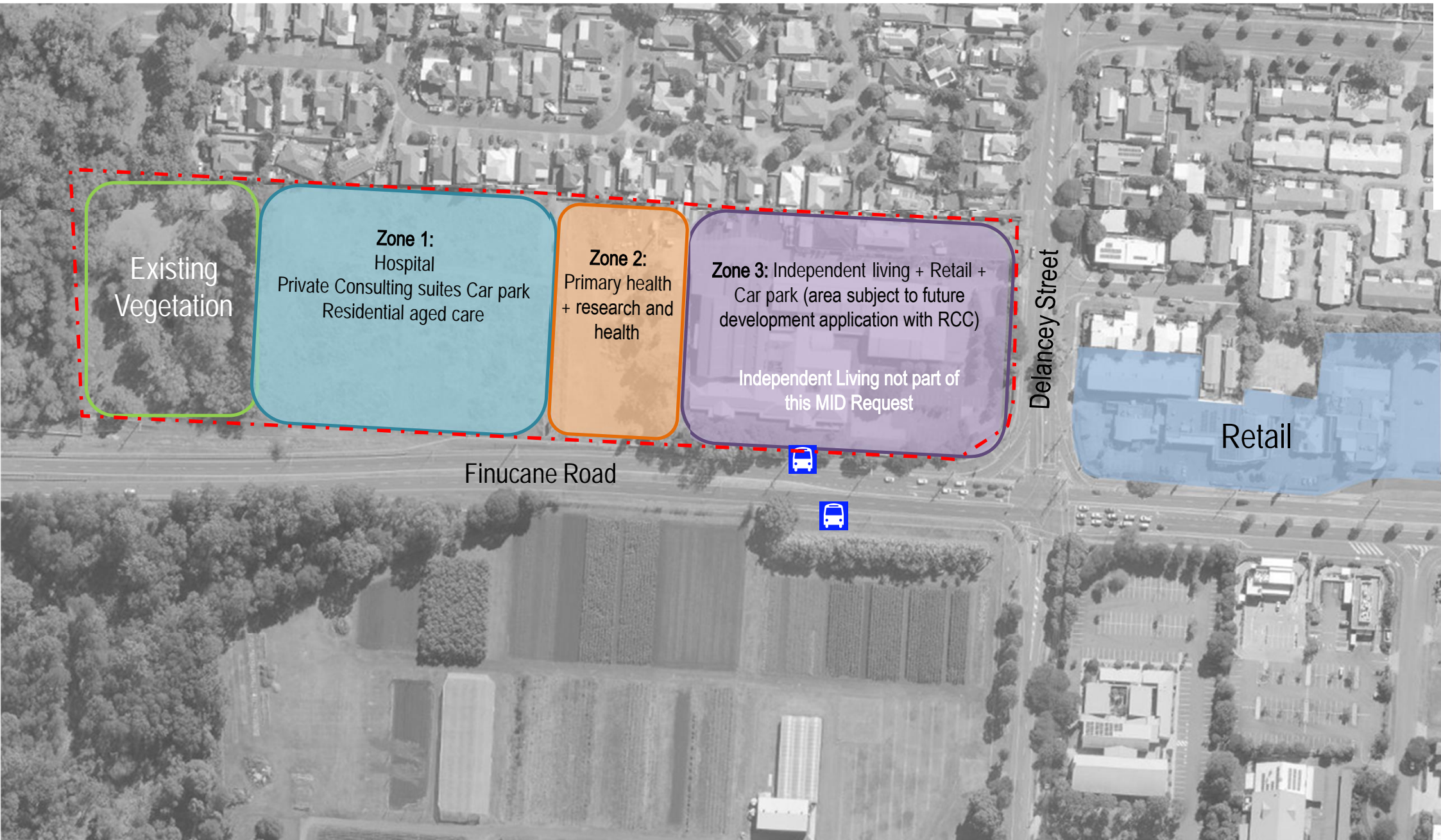
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Donald Brown MP
PO Box 455
Capalaba QLD 4157

Via Email: Capalaba@parliament.qld.gov.au

Dear Donald Brown MP,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

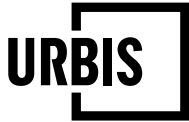
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

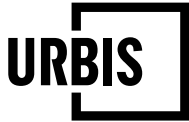


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

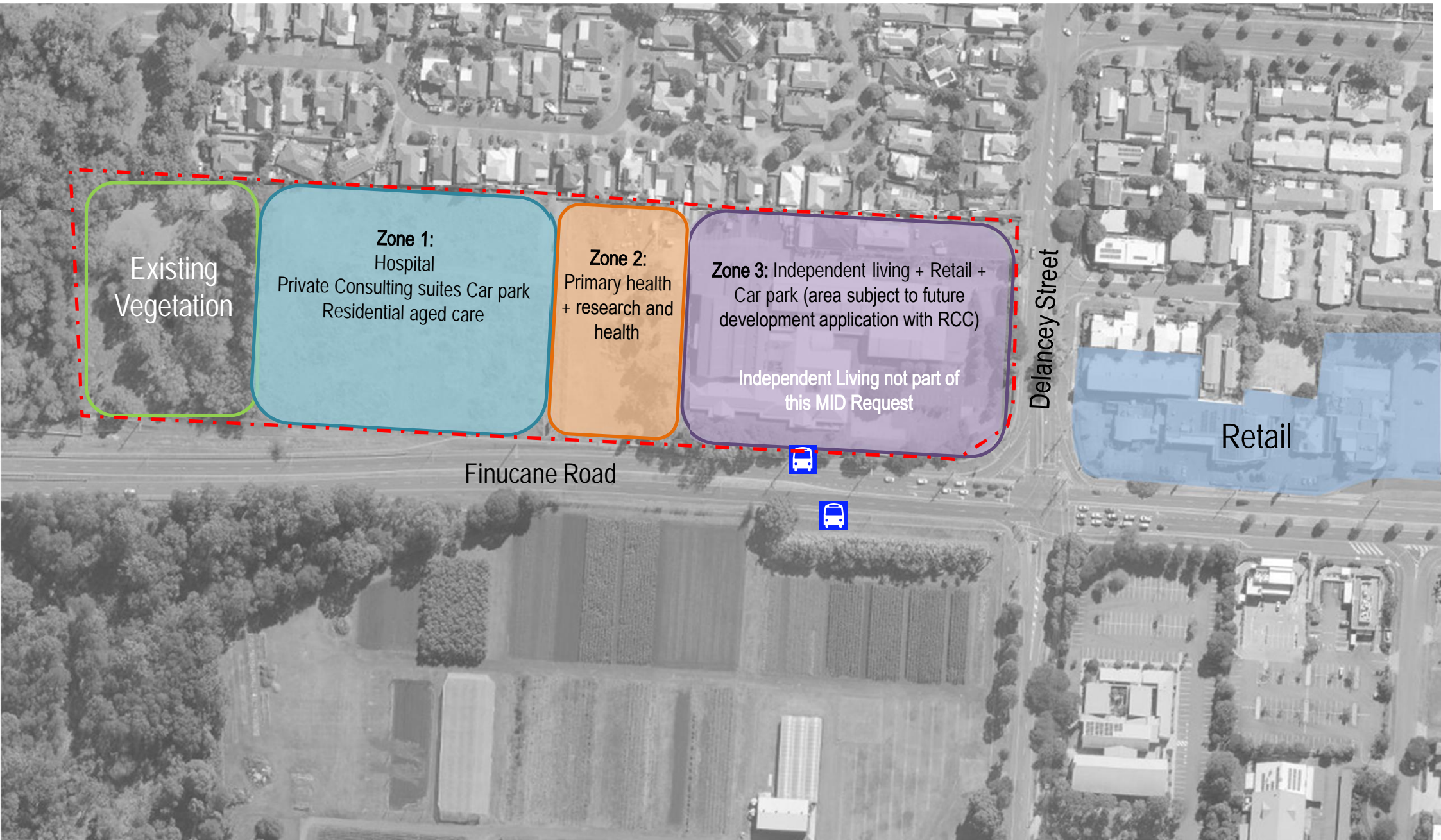
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Kim Richards MP
Tenancy H20, Victoria Point Lakeside
Victoria Point QLD 4165

Via Email: Redlands@parliament.qld.gov.au

Dear Kim Richards MP,

PRELODGEMENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

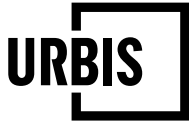
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

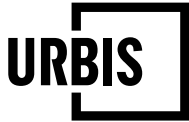


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

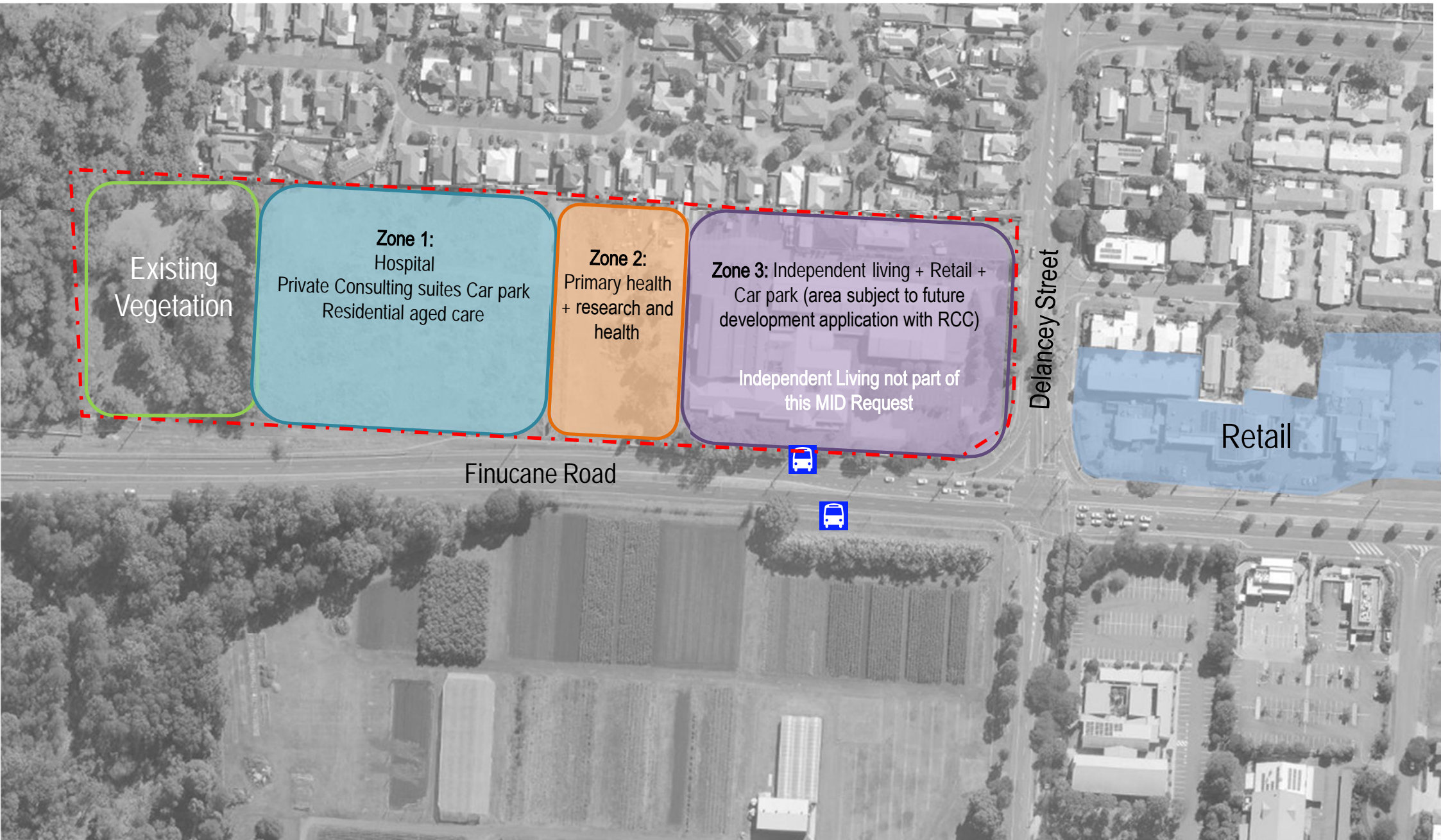
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Councillor Lance Hewlett
PO Box 221
Cleveland QLD 4163

Via Email: lance.hewlett@redland.qld.gov.au

Dear Councillor Hewlett,

PRELODGE MENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

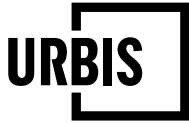
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some schematic images to assist in visualising how the development may look. At this point in time the design is still schematic and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

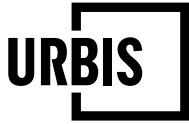


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

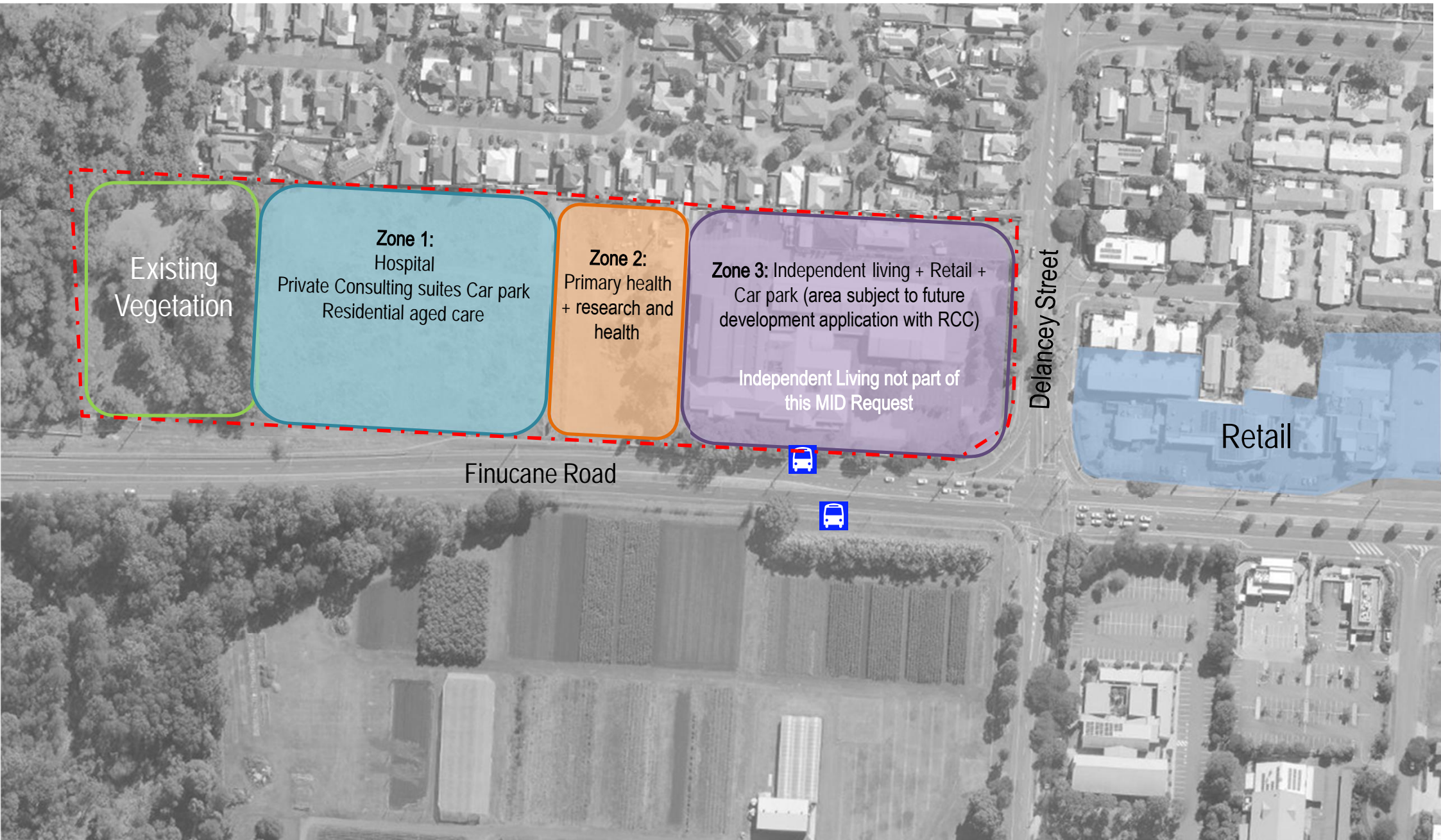
Should you have any questions, please contact the undersigned.

Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development



07 July 2021

Mr Andrew Laming MP
PO Box 8024
Cleveland QLD 4163

Via Email: andrew.laming.mp@aph.gov.au

Dear Mr Laming MP,

PRELODGEMENT CONSULTATION - INTENDED MINISTERIAL INFRASTRUCTURE DESIGNATION AT 58 – 68 DELANCEY STREET, ORMISTION

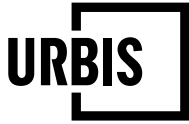
We write on behalf of our client, *Cleveland Rural Pty Ltd*, trading as Hub68 to notify you that a request is intended to be lodged with Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) to seek endorsement to submit a request for a Ministerial Infrastructure Designation ('MID') at 58 – 68 Delancey Street, Ormiston (**Figure 1**) in accordance with Section 36 of the *Planning Act 2016* ('Planning Act'). We are seeking your feedback as a potentially interested stakeholder prior to lodging this request.

The site for the proposed development is located at 58-68 Delancey Street, Ormiston, formally described as Lots 0 & 1 on SP308738 as shown **Figure 1** below.

Figure 1 – Aerial Image



Source: Nearmap



The proposal will build on the existing allied health businesses on the site and seeks to establish a mixed health precinct inclusive of a private hospital to be referred to as '*Cleveland Private Hospital*'. The proposed MID seeks the establishment of a 5-storey private hospital within the centre of the site fronting Finucane Road and a 2/3 storey residential care development adjoining the existing residential area to the north. The concept design thinking proposes to stepdown from the middle of the site at 3 storeys to 2 storeys along the northern boundary, including a significant setback with landscaping. The existing vegetation on the western boundary fronting Finucane Road will be retained.

The proposed development seeks to cater for the demand for such facilities within the local area and presents a unique opportunity for Redlands. More specifically the proposed development looks to provide the following services:

- Urgent Care;
- Elective Surgery;
- Endoscopy;
- Ophthalmology;
- General and Respiratory Medicine;
- Infusion Day Services – could include renal dialysis and chemotherapy;
- Rehabilitation;
- Mental Health Services;
- Interventional Cardiology; and
- Residential Care

It is noted that a portion of the land *may* be subject to a future development application with Council. This is a separate process. This is the portion of the land directly on the corner of Delancey Street and Finucane Road. This area is currently being considered for independent retirement living which is not assessable through the MID process. However, the nature of the use of this portion of the site may evolve as the planning and design of the project commences.

Below are some perspective images to assist in visualising how the development may look. At this point in time the design is still conceptual and will be guided by feedback from stakeholders.

Figure 2 - Initial Concept

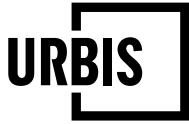


Source: Destravis Group

Figure 3 - Aged Care Setback and Building Separation



Source: Destravis Group



The current planning scheme recognises the historical land use of the site and we are working with Council on what is a longer term vision for the future land uses.

A website has also been set up to provide further information on the proposal. You can find more information at the following link: <https://www.hub68.com.au/>

It is proposed to designate the premises for infrastructure as described below:

Real property description	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782.
Property address	58 – 68 Delancey Street, Ormiston QLD 4160
Local government area	Redland City Council
Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)	12 <i>Hospitals and health care services</i> 14 <i>Residential Care Facilities</i>
Description of proposal	The proposal consists of a mixed health precinct incorporating a range of services including a private hospital, residential care facility and ancillary health services across a number of stages.

At this time we seek any initial comments or queries regarding the intended development. **Please contact us via email prior to 20 July 2021.**

In due course, the infrastructure designation request will be made to the Planning Minister under Chapter 2, Part 5 of the *Planning Act 2016*, and additional formal consultation will occur in accordance with any Ministerial requirements with more detailed plans and information.

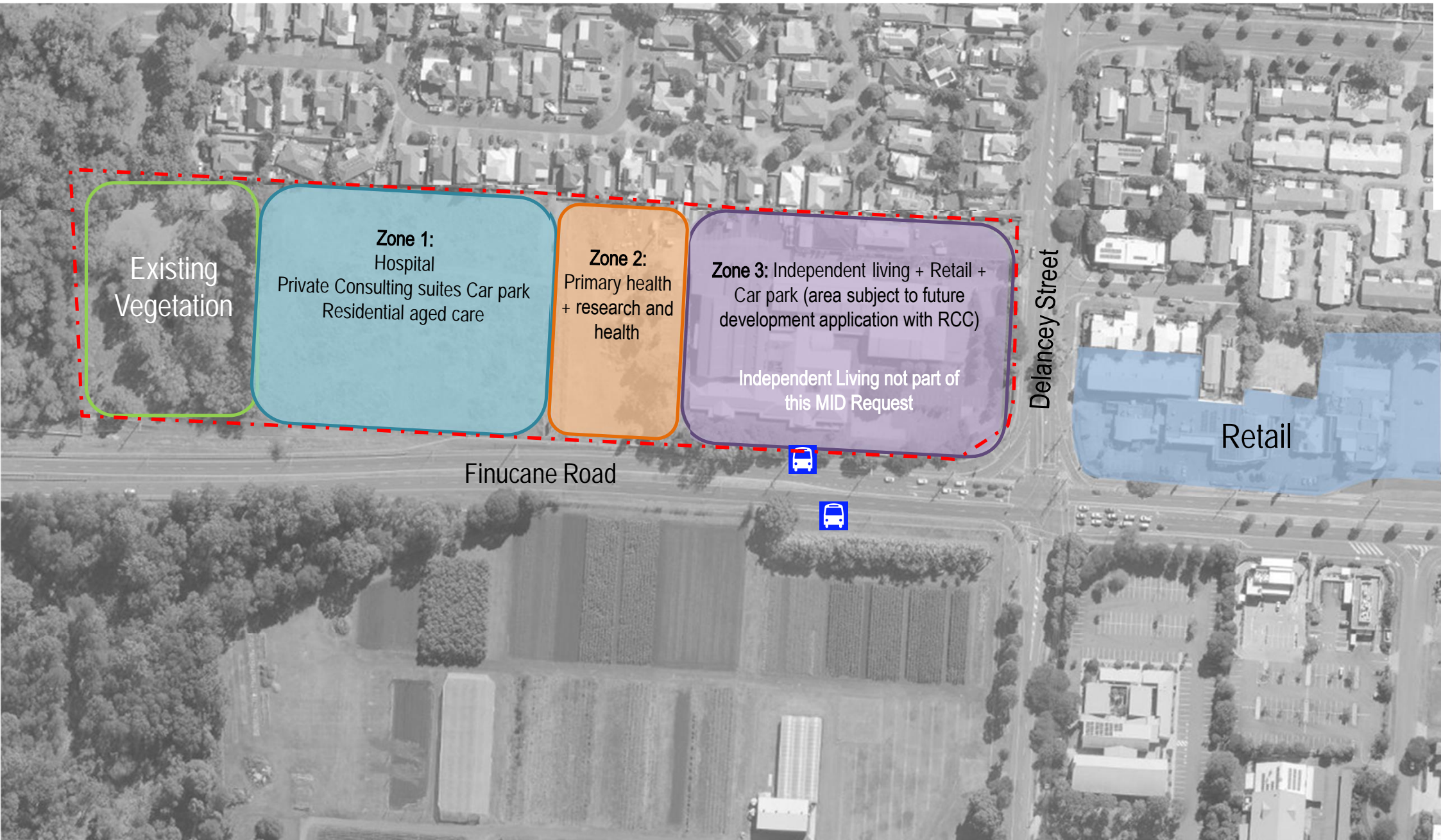
Should you have any questions, please contact the undersigned.

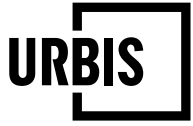
Yours sincerely,

Julie Saunders
Director
+61 7 3007 3541
jsaunders@urbis.com.au

Hub 68 Cleveland Private Hospital

Potential zoning development





APPENDIX C Stakeholder Responses

From: [Jill Driscoll](#)
To: [Julie Saunders](#)
Cc: [Jonathan See](#); [Cameron Stanley](#); [David Jeanes](#)
Subject: CRID537756 : 58 - 68 Delancey Street, Ormiston - Pre-Engagement Consultation
Date: Friday, 9 July 2021 3:26:47 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Cleveland Private Hospital MID - Mavor Williams.pdf](#)

On behalf of David Jeanes, Group Manager City Planning and Assessment.

Hi Julie,

I hope you are keeping well.

Thank you for your email and notice of an upcoming request for a Ministerial Infrastructure Designation at land at 58-68 Delancey Street, Ormiston. The Mayor has asked me to respond on her behalf.

As outlined in previous correspondence on the proposed project, Council is particularly interested in how this project will complement and not detract from the realisation of the planned Redlands Health and Wellness Precinct at Weippin Street in Cleveland. In this regard demonstrating the community need will be critical to your application.

Once the details are submitted as part of the Ministerial Infrastructure Designation process, Council officers will review the proposal as part of the formal consultation process.

Regards,

Jill Driscoll

Group Support Coordinator

City Planning & Assessment

Redland City Council

P +617 3829 8112



I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

From: Jonathan See [mailto:jsee@urbis.com.au]

Sent: Wednesday, 7 July 2021 9:39 PM

To: Mayor Karen Williams <Karen.Williams@redland.qld.gov.au>

Cc: Julie Saunders <jsaunders@urbis.com.au>; Cameron Stanley <CStanley@urbis.com.au>

Subject: 58 - 68 Delancey Street, Ormiston - Pre-Engagement Consultation

Attn: Mayor Karen Williams

Good evening Mayor Williams,

We act on behalf of *Cleveland Rural Pty Ltd*, trading as Hub68.

We are currently seeking endorsement from the Minister in order to lodge a Ministerial Infrastructure Designation at the abovementioned address for the establishment of a mixed health hub inclusive of a Private Hospital and Residential Care Facility.

We are currently in the pre-engagement community consultation process and as such attach this letter with further detail for your information.

As highlighted in the letter, should you have any queries please don't hesitate to contact us.

Kind regards,

Jonathan See

Consultant

▫

D +61 7 3007 3818

M +61 431 094 584

E jsee@urbis.com.au

Urbis Website



Level 32, 300 George Street
Brisbane, QLD 4000, Australia

T +61 7 3007 3800

Urbis recognises the traditional owners of the land on which we work. Learn more about our

Reconciliation Action Plan.

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with

the *Privacy Act 1988 (Cth)*. If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

DISCLAIMER:

This email is intended for the named recipients only. Information in this email and any attachments may be confidential, privileged or subject to copyright. Any reproduction, disclosure, distribution, or other dissemination is strictly prohibited, unless authorised by the author. Use of this email, or any reliance on the information contained in it or its attachments, other than by the addressee, is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of the message and attachments. Neither Redland City Council nor the sender warrant that this email does not contain any viruses or other unsolicited items.

Please consider the environment before you print this e-mail or any attachments.

From: [Karen McFadden](#)
To: [Jonathan See](#)
Cc: [Julie Saunders](#); [Cameron Stanley](#); [QYAC Permits](#)
Subject: RE: 58 - 68 Delancey Street, Ormiston - Pre-Engagement Consultation
Date: Tuesday, 20 July 2021 2:15:53 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.jpg](#)
[QYAC SUBMISSION Prelodament Consultation_58-68 Delancy Street Cleveland Hospital_20072021.pdf](#)
[ATT 1 Cultural Heritage Body Boundary Map.pdf](#)

Good Afternoon Jonathan,

Thank you for contacting QYAC in the pre-engagement phase. We appreciate early and respectful consultation.

Please find attached our submission in response. Please do not hesitate to contact me if you have any further questions, I look forward to discussing this project in the future.

Kind regards,

Karen

Karen McFadden

Native Title and Cultural Heritage Manager

Dunwich | QLD 4183

Mob: 0427 873 486

PO Box 235

100 East Coast Road Dunwich 4183

ABN: 30457275826 | ICN:7564

www.qyac.net.au

-



***Quandamooka Yoolooburrabee
Aboriginal Corporation***

From: Jonathan See <jsee@urbis.com.au>

Sent: Wednesday, 7 July 2021 2:00 PM

To: Karen McFadden <karen.mcfadden@qyac.net>

Cc: Julie Saunders <jsaunders@urbis.com.au>; Cameron Stanley <CStanley@urbis.com.au>

Subject: 58 - 68 Delancey Street, Ormiston - Pre-Engagement Consultation

Attn: Karen McFadden

Good afternoon Karen,

We act on behalf of *Cleveland Rural Pty Ltd*, trading as Hub68.

We are currently seeking endorsement from the Minister in order to lodge a Ministerial Infrastructure Designation at the abovementioned address for the establishment of a mixed health hub inclusive of a Private Hospital and Residential Care Facility.

We are currently in the pre-engagement community consultation process and as such attach this letter with further detail for your information.

As highlighted in the letter, should you have any queries please don't hesitate to contact us.

Kind regards,

JONATHAN SEE

CONSULTANT

D +61 7 3007 3818

M +61 431 094 584

E jsee@urbis.com.au

[Urbis Website](#)



LEVEL 32, 300 GEORGE STREET
BRISBANE, QLD 4000, AUSTRALIA
T +61 7 3007 3800

Urbis recognises the traditional owners of the land on which we work.
Learn more about our [Reconciliation Action Plan](#).

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the *Privacy Act 1988 (Cth)*. If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

From: [Julie Saunders](#)
To: [Jonathan See](#)
Subject: FW: 58 - 68 Delancey Street, Ormiston - Pre-Engagement Consultation
Date: Thursday, 8 July 2021 8:55:16 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[image001.gif](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

For file please Jono.

JULIE SAUNDERS

DIRECTOR

D +61 7 3007 3541

M +61 400 141 507

E jsaunders@urbis.com.au

[Urbis Website](#)



LEVEL 32, 300 GEORGE STREET
BRISBANE, QLD 4000, AUSTRALIA
T +61 7 3007 3800

Urbis recognises the traditional owners of the land on which we work.
Learn more about our [Reconciliation Action Plan](#).

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the *Privacy Act 1988 (Cth)*. If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

From: Cr Paul Golle <Paul.Golle@redland.qld.gov.au>
Sent: Thursday, 8 July 2021 8:17 AM
To: Jonathan See <jsee@urbis.com.au>
Cc: Julie Saunders <jsaunders@urbis.com.au>; Cameron Stanley <CStanley@urbis.com.au>
Subject: Re: 58 - 68 Delancey Street, Ormiston - Pre-Engagement Consultation

Dear Jonathon

Thank you for your email, Jonathon I have met with the directors of this project and can offer the following.

In my opinion there is already a large proportion of investment into aged care in the Redlands driving up the population of aged. While it can be argued that aged care brings with it young people as employees, that doesn't guarantee those young people will live here.

Again I suggest the profile of the medical precinct be more reflective of catering to the treatment of VETERANS. The recent veteran community is not 80 years old these days, they are between 22 and 40, spend in the community and still need staff onsite and often live not on the premise but in the community.

Veteran centres are limited and needed, they require doctors, chemists and treatment areas , with accomodation.

I feel this site could be a new veteran care centre and if proposed over and above aged care, you would harness support federally as well.

Paul Golle | Councillor
Division 3 | Redland City Council
073829 8999 | 073829 8618

On 7 Jul 2021, at 10:09 pm, Jonathan See <jsee@urbis.com.au> wrote:

Attn: Councillor Paul Golle

Good evening Cr Golle,

We act on behalf of *Cleveland Rural Pty Ltd*, trading as Hub68.

We are currently seeking endorsement from the Minister in order to lodge a Ministerial Infrastructure Designation at the abovementioned address for the establishment of a mixed health hub inclusive of a Private Hospital and Residential Care Facility.

We are currently in the pre-engagement community consultation process and as such attach this letter with further detail for your information.

As highlighted in the letter, should you have any queries please don't hesitate to contact us.

Kind regards,

JONATHAN SEE

CONSULTANT

< >

D +61 7 3007 3818

M +61 431 094 584

E jsee@urbis.com.au

[<image002.png>](#)

[<image004.png>](#)[<image006.png>](#)[<image008.png>](#)[<image010.png>](#)

LEVEL 32, 300 GEORGE STREET
BRISBANE, QLD 4000, AUSTRALIA
T +61 7 3007 3800

Urbis recognises the traditional owners of the land on which we work. Learn more about our [Reconciliation Action Plan](#).

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the *Privacy Act 1988 (Cth)*. If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

<Cleveland Private Hospital MID - Cr Paul Golle.pdf>

DISCLAIMER:

This email is intended for the named recipients only. Information in this email and any attachments may be confidential, privileged or subject to copyright. Any reproduction, disclosure, distribution, or other dissemination is strictly prohibited, unless authorised by the author. Use of this email, or any reliance on the information contained in it or its attachments, other than by the addressee, is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of the message and attachments. Neither Redland City Council nor the sender warrant that this email does not contain any viruses or other unsolicited items.

Please consider the environment before you print this e-mail or any attachments.

From: [Julie Saunders](#)
To: [Jonathan See](#)
Cc: [Sarah Davies](#)
Subject: FW: Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10-16 on SP314782. 58-68 Delancey Street Ormiston
Date: Wednesday, 21 July 2021 7:02:27 PM
Attachments: [image001.aif](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

JULIE SAUNDERS

DIRECTOR

D +61 7 3007 3541

M +61 400 141 507

E jsaunders@urbis.com.au

[Urbis Website](#)



LEVEL 32, 300 GEORGE STREET
BRISBANE, QLD 4000, AUSTRALIA
T +61 7 3007 3800

Urbis recognises the traditional owners of the land on which we work.
Learn more about our [Reconciliation Action Plan](#).

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the *Privacy Act 1988 (Cth)*. If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

From: Mark & Lesley <markpallister@aapt.net.au>
Sent: Tuesday, 13 July 2021 7:48 PM
To: Julie Saunders <jsaunders@urbis.com.au>
Cc: Tracey Huges <tracey.huges@redland.qld.gov.au>
Subject: Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10-16 on SP314782. 58-68 Delancey Street Ormiston

Hello

My name is Lesley Pallister and I live at 35 Lucy Court Ormiston. This email is regarding your recent letterbox drop regarding the Prelodgement Consultation of the above subject line.

I 100% object to the development of a 5 storey building on the land. Having lived in my home for over 20 years the idea that a 5 storey building being erected is incomprehensible. It will completely take away all the natural light to my home plunging it into darkness. It will also take away the bay breezes that my home has enjoyed making my home not only dark but very hot therefore increasing my electricity bills. It will take away all privacy. My lounge, kitchen, family room, patio and garden will be completely overlooked and I cannot imagine what the noise will be like. It will also detract from the resale value of my home. You will be devastating the home of so many kinds of wildlife. I have photos to show exactly what inhabits the area you plan to build on.

As you will see I have cc'd my local MP on this matter and I will be consulting her on this matter.

I look forward to hearing from you.

Lesley Pallister

From: [Julie Saunders](#)
To: [Jonathan See](#)
Cc: [Sarah Davies](#)
Subject: FW: Submission re development Ormiston
Date: Tuesday, 20 July 2021 10:11:16 PM

Julie Saunders
Director

D +61 7 3007 3541
M +61 400 141 507
E jsaunders@urbis.com.au

URBIS
Level 32, 300 George Street
Brisbane, QLD 4000, Australia
T +61 7 3007 3800

Urbis recognises the traditional owners of the land on which we work. Learn more about our Reconciliation Action Plan.

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the Privacy Act 1988 (Cth). If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

-----Original Message-----

From: Kevin Parsonson <parsokev@outlook.com>
Sent: Tuesday, 20 July 2021 12:04 PM
To: Julie Saunders <jsaunders@urbis.com.au>
Subject: Submission re development Ormiston

Hi Julie,

I want to make a submission in response to the letter we received RECENTLY regarding the hospital development proposal. I hope you will read and take note of the points I have made here even though I am a day late it seems. The letter is attached. I tried to find the proper route through which to lodge this submission, but your letter was not very clear. I have also sent a message to the Hub 68 site.

Kind Regards

Kevin Parsonson.

Submission regarding the proposed development at 58 – 68 Delancey Street Ormiston.

Julie Saunders
Director URBIS

20 / 07 /2021

To whom it may concern,

I am responding to the notification received in the mail about the proposed hospital to be built at 58 - 68 Delancey Street. I cannot find the correct route to make this submission from the information provided on the letter! I now realize that the submissions were supposed to be submitted before the 20th, but I misread the document. I hope you will nevertheless forward this letter to the appropriate people.

We live at 31 Lucy court which is the street which has the closest contact with the perimeter of the proposed development, naturally we are concerned to learn that such a large structure is going to be built so close to our house although we do not directly connect to the boundary line. We are down below the northwest corner of Zone 1 which is the hospital. I do not mind the idea of a hospital being built, and the drawings give a good impression, but five stories (will there be more?) is a concern in terms of privacy and noise issues. In the pre-lodgement consultation document, it states that there will be a step down to two stories at the building point close to the northern perimeter. The exact meaning of this is unclear. Will the buildings at two stories nudge right up to the perimeter line? What is the distance of setback? These are very significant issues for us.

The amount of noise produced and the hours of work during construction is also of concern. Hopefully, we will not be losing sleep due to the construction work.

Another concern is access to the site. The document implies all access will be from Delancey Street. We hope this is the case. If there is any thought of making a route of access from Lucy Court, we would very strongly oppose this. The road is very narrow, and the inconvenience would be intolerable.

One final point. I am a poor sleeper - I cannot stand excessive noise. You should realize that the traffic noise from Finucane Road is sometimes very disturbing. The road up the hill causes delivery trucks to make a lot of noise from five o'clock in the morning. The road is used as a racetrack by Hoons during the night in the weekend. Early trades people going to work along with boys on Harleys roar by during the early hours and evening as well. The police seem to do nothing. Unless the building has excellent noise reduction features, patients are not going to sleep well.

We look forward to hearing more about the proposed development.

Yours Sincerely
Kevin Parsonson,

31 Lucy Court, Ormiston Qld 4160
Phone 0420599808
parsokev@outlook.com

From: [Julie Saunders](#)
To: [Jonathan See](#)
Cc: [Sarah Davies](#)
Subject: Fwd: Infrastructure Designation at 58 - 68 Delancey St.
Date: Monday, 19 July 2021 7:02:41 PM

For file and can you draft a standard reply we can start sending back to those that I have provided feedback.

Sent from my iPhone

Begin forwarded message:

From: Anna & Tony Fruean-Wells <frueanwells01@optusnet.com.au>
Date: 19 July 2021 at 6:02:15 pm AEST
To: Julie Saunders <jsaunders@urbis.com.au>
Subject: Infrastructure Designation at 58 - 68 Delancey St.

Dear Ms Saunders,

Thank you for the opportunity to give feedback on this development that is literally in our back yard.

We live at 33 Lucy Ct Ormiston and our house is the second one from the bottom of the park on the boundary with the said property at Zone 1.

We are gravely concerned about the area marked Existing Vegetation on your information leaflet.

This area teems with wildlife that use the dam and surrounding vegetation as home.

The gum trees at the edge of the property has had several resident koalas for the past 17 years that we have lived at our home.

These animals have been our neighbors and we would be totally devastated if their home was to bulldozed!

Surely we can have the buildings you require without touching this beautiful sanctuary.

Another question we would like to ask if entry into this site is solely from Delancey St entrance?

It would be great to get updated information regarding building/parking plans and any other related structures to this new development.

Yours sincerely,
Anna & Tony Fruean-Wells

Sent from my iPad

From: [Julie Saunders](#)
To: [Jonathan See](#)
Cc: [Sarah Davies](#)
Subject: FW: 58-68 Delaney St Ormiston
Date: Wednesday, 21 July 2021 5:52:49 PM

Julie Saunders
Director

D +61 7 3007 3541
M +61 400 141 507
E jsaunders@urbis.com.au

URBIS
Level 32, 300 George Street
Brisbane, QLD 4000, Australia
T +61 7 3007 3800

Urbis recognises the traditional owners of the land on which we work. Learn more about our Reconciliation Action Plan.

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the Privacy Act 1988 (Cth). If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

-----Original Message-----

From: Natalie Garvin <natgarv@yahoo.co.uk>
Sent: Friday, 9 July 2021 3:47 PM
To: Julie Saunders <jsaunders@urbis.com.au>
Subject: 58-68 Delaney St Ormiston

Thank you for your feedback request regarding the intended development at 58-68 Delancey St Ormiston. I am a resident adjacent to the area. I would like to express my concern regarding the intended primary vehicle access to the proposed development. This access should be directly from Finucane Rd and should not be diverted via the rear of existing premises via Delaney St. The volume of traffic would not be acceptable along the rear of existing premises and would create excess levels of noise and pollution as a result.

I can be contacted directly if required.

Natalie Garvin
Ph 0418985343

Sent from my iPhone

From: [Julie Saunders](#)
To: [Jonathan See](#)
Cc: [Sarah Davies](#)
Subject: FW: Feedback - 58-68 Delancey Street, Ormiston
Date: Wednesday, 21 July 2021 5:54:00 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

JULIE SAUNDERS

DIRECTOR

D +61 7 3007 3541

M +61 400 141 507

E jsaunders@urbis.com.au

[Urbis Website](#)



LEVEL 32, 300 GEORGE STREET
BRISBANE, QLD 4000, AUSTRALIA
T +61 7 3007 3800

Urbis recognises the traditional owners of the land on which we work.
Learn more about our [Reconciliation Action Plan](#).

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the *Privacy Act 1988 (Cth)*. If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

From: davidandsilvia@optusnet.com.au <davidandsilvia@optusnet.com.au>

Sent: Sunday, 11 July 2021 2:28 PM

To: Julie Saunders <jsaunders@urbis.com.au>

Subject: Feedback - 58-68 Delancey Street, Ormiston

Good Morning Ms Saunders

Thank you for the opportunity to provide feedback on the intended Ministerial Infrastructure Designation at 58-68 Delancey Street, Ormiston.

We are the residents behind Zone 3 of the potential zoning development, whilst this area is not part of this MID request, we have concerns regarding the access that the proposed development (Zones 1 and 2) will be via Delancey Street and have concerns regarding excess noise and pollution. We advise that access should be directly from Finucane Road.

Regards

David and Silvia Cragg

From: [Julie Saunders](#)
To: [Jonathan See](#)
Cc: [Sarah Davies](#)
Subject: Fwd: Prelodgement Consultation -58-68 Delancey St Ormiston 4160
Date: Monday, 19 July 2021 8:31:32 PM

Sent from my iPhone

Begin forwarded message:

From: finley325 <finley325@gmail.com>
Date: 19 July 2021 at 8:08:57 pm AEST
To: Julie Saunders <jsaunders@urbis.com.au>
Cc: andreaandjoe@hotmail.com
Subject: Prelodgement Consultation -58-68 Delancey St Ormiston 4160

Hi Julie,

We received your letter in the mail requesting our comments on the proposed redevelopment of 58-68 Delancey St Ormiston Qld 4160.

One of the questions we have is, has there been a traffic management plan completed for the proposed development?

We are very concerned of the very large amount of additional traffic that will be generated with this style of development.

With many children on Delancey St including ours and also a number of aged care homes in the area we are concerned about additional risk with traffic from this proposed development.

If you can please advise should this development proceed:

1. Is there or will there be a traffic management plan in place for the surrounding residential streets?
2. Will there be a way to ensure that the expected additional traffic will not be dangerous for the immediate area?
3. Will you be working with council to introduce a plan for this with neighbourhood feedback?

We look forward to your response.

Cheers,

Joe & Andrea Finley
0415 854 802
80A Delancey St Ormiston Qld 4160