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**URBIS**

# **MINISTERIAL INFRASTRUCTURE DESIGNATION – TOWN PLANNING REPORT: THE HUB PRECINCT**

58-68 Delancey Street, Ormiston

Prepared for the Hub Precinct Pty Ltd

**05 JULY 2023**

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# CONTENTS

<b>Executive Summary</b> .....	<b>1</b>
Why Does the Hub Precinct Need a Ministerial Infrastructure Designation?.....	1
Providing Critical Health Care Infrastructure.....	1
Site Details.....	2
Proposal.....	2
Key Planning Considerations.....	3
Traffic and Access.....	3
Residential Interface.....	3
Applicant & Urbis Contact Details.....	4
<b>1. Introduction</b> .....	<b>5</b>
<b>2. Why a Ministerial Infrastructure Designation?</b> .....	<b>9</b>
<b>3. The Site and Surrounds</b> .....	<b>10</b>
3.1. Site Details.....	10
3.2. Site Context.....	11
3.3. Strategic Location.....	13
3.3.1. Redlands Health and Wellness Precinct.....	13
3.4. Land Ownership and Easements.....	14
<b>4. Background</b> .....	<b>17</b>
4.1. Approval History.....	17
4.2. Existing Uses.....	18
4.3. Local Government Area.....	18
<b>5. The Proposal</b> .....	<b>19</b>
5.1. Overview Of The Proposed Designation.....	19
5.2. Intent of the Designation.....	19
5.3. Overall Masterplan and Proposed Works.....	19
5.3.1. Overall Masterplan.....	19
5.3.2. Proposed Works.....	21
5.4. Built Form and Character.....	22
5.5. Community Benefit.....	23
5.6. Specialist Information in Support of the Proposal.....	24
5.6.1. Preliminary Civil Works Plans.....	24
5.6.2. Economic Needs Assessment.....	25
5.6.3. Traffic Impact Assessment.....	25
5.6.4. Site Based Stormwater Management Plan.....	26
5.6.5. Civil Engineering and Water Supply and Sewerage Service Options Assessment.....	27
5.6.6. Environmental Noise Assessment.....	27
5.6.7. Ecological Assessment.....	28
5.6.8. Bushfire Management Plan.....	28
5.7. Project Delivery.....	29
<b>6. Consultation</b> .....	<b>30</b>
6.1. Prelodgement engagement.....	30
6.1.1. Stakeholders.....	30
6.1.2. Engagement Activities.....	31
6.1.3. Engagement Feedback & Responses.....	31
6.1.4. Future Engagement.....	33
<b>7. Statutory Planning Framework</b> .....	<b>34</b>
7.1. State and Regional PLanning Framework.....	34
<b>8. Local Planning Framework</b> .....	<b>39</b>
8.1. Land Use Definition.....	39

8.2.	Strategic Framework .....	39
8.3.	Zoning .....	42
8.4.	Local Plan .....	43
8.5.	Overlays .....	43
8.6.	Category of Development .....	45
<b>9.</b>	<b>Environmental Assessment and Management .....</b>	<b>46</b>
9.1.	Traffic and Access .....	46
9.2.	Residential Interface .....	46
9.3.	Ecological Impacts .....	46
9.4.	Service Infrastructure .....	47
9.5.	Noise .....	47
9.6.	Natural Hazards .....	47
9.7.	Construction Impacts .....	47
9.8.	Social and-Economic Impacts .....	48
<b>10.</b>	<b>Conclusion .....</b>	<b>49</b>
<b>11.</b>	<b>Disclaimer .....</b>	<b>50</b>
<b>Appendix A</b>	<b>Landowner’s Consent</b>	
<b>Appendix B</b>	<b>Site Details</b>	
<b>Appendix C</b>	<b>DSDILGP Prelodgement Meeting Summary</b>	
<b>Appendix D</b>	<b>Redland City Council Prelodgement Meeting summary</b>	
<b>Appendix E</b>	<b>Site Plan</b>	
<b>Appendix F</b>	<b>Architectural Package</b>	
<b>Appendix G</b>	<b>Landscape Concept Plan</b>	
<b>Appendix H</b>	<b>Preliminary Civil Works Plans</b>	
<b>Appendix I</b>	<b>Economic Needs Assessment</b>	
<b>Appendix J</b>	<b>Traffic Impact Assessment</b>	
<b>Appendix K</b>	<b>Site Based Stormwater management Plan</b>	
<b>Appendix L</b>	<b>Civil Engineering Water Supply and Sewerage Services Options Assessment</b>	
<b>Appendix M</b>	<b>Environmental Noise Assessment</b>	
<b>Appendix N</b>	<b>Ecological Assessment Report</b>	
<b>Appendix O</b>	<b>Bushfire Management Plan</b>	
<b>Appendix P</b>	<b>Hub68 Centre of Excellence – Aging and Wellness MID Endorsement Request</b>	

# EXECUTIVE SUMMARY

Urbis has been commissioned by The Hub Precinct Pty Ltd ('the Applicant') to prepare this Ministerial Infrastructure Designation Town Planning Report in accordance with Section 36 of the Planning Act 2016 ('Planning Act'), in support of a request to the Minister for Planning ('the Minister') for the designation of land generally described as 58-68 Delancey Street, Ormiston (the site) being the Hub68 Centre of Excellence – Aging and Wellness.

The below summary outlines why the being the Hub68 Centre of Excellence – Aging and Wellness requires a Ministerial Infrastructure Designation (MID), outlines the community benefits associated with the MID and addresses the key planning considerations relevant to the proposal.

## WHY DOES THE HUB PRECINCT NEED A MINISTERIAL INFRASTRUCTURE DESIGNATION?

The intent of the proposed MID is to allow for the ability to either repurpose or completely redevelop aspects of the existing site which already contains a large medical facility with general practice, specialists and allied health offering. The proposed MID will allow the expansion of these existing uses to deliver much needed health care infrastructure and services.

The proposed designation offers the Applicant the ability to deliver dedicated health care infrastructure, as well as much needed education and research facilities on site in a timely manner. It will ensure the Applicant is able to quickly respond to the community demands, expectation and needs. Lastly, the designation allows for the co-location of health and research facilities with residential care facilities who need to be proximate to these services.

## PROVIDING CRITICAL HEALTH CARE INFRASTRUCTURE

COVID-19 has highlighted the importance of healthcare and the need to expand healthcare services in a post pandemic world. The Hub68 Centre of Excellence – Aging and Wellness offers a holistic, planned approach of the site, complementing the existing health services in the Redlands and presenting a range of opportunities in the areas of health and healthcare, residential care and education.

The MID will ensure that the Applicant is able to respond to current and future health care trends and needs that may arise. The MID allows for health care services to be provided at the site when the community needs them the most and ensures they are delivered in a timely manner. The MID provides an opportunity for HUB68 to address current capacity strains within its own facilities, as well as the wider health care system in the Redlands. It will provide additional facilities to alleviate pressure on the health system and ensures that its growth is commensurate to that of the Redlands and South East Queensland (SEQ) population.

This MID Town Planning Report demonstrates the proposed designation minimises environmental impacts, and results in significant community benefits including:

- Supporting the growth of SEQ through the provision of critical essential infrastructure in a high growth area.
- Building and enhancing a sense of local community and identity.
- Providing opportunities for local employment.
- Support the provision of essential health and disability services for the local community.
- Providing for essential services within the local catchment and in close proximity to an emerging residential area.

On the basis of the assessment contained within this report, the Minister is requested to favourably consider the proposed designation.

## SITE DETAILS

The site subject to the proposed designation comprises 11 freehold landholdings and one (1) strata title. Key site and designation details are provided in **Table 1** below.

**Table 1** – Key Site and Designation Details

<b>Real property description</b>	Lots 0 on SP308738, 1 on SP308739, 1 on SP308739 and Lots 10 - 16 on SP314782	
<b>Property address</b>	58-68 Delancey Road, Ormiston, QLD 4160	
<b>Local government area</b>	Redland City Council	
<b>Infrastructure type (refer to Planning Regulation 2017, Schedule 5, Part 2)</b>	6	<i>Education facilities</i>
	12	<i>Hospitals and health care services</i>
	14	<i>Residential care facilities</i>
<b>Description of proposal</b>	The proposal consists of a mixed health and community precinct incorporating a broad range of social infrastructure services. The proposed development will include car parking spaces across ground and basement levels (inclusive of motorcycle and PWD parking spaces).	

## PROPOSAL

This MID Town Planning Report has been prepared in accordance with Section 36 of the Planning Act and the Minister's Guidelines and Rules (MGR), a statutory instrument made pursuant to Section 17 of the Planning Act.

The proposal has been assessed against the relevant legislative provisions. This assessment demonstrates the proposed designation supports the relevant statutory instruments and does not result in adverse environmental impacts.

This MID Town Planning Report demonstrates the proposed designation minimises environmental impacts, and results in significant community benefits including:

- Supporting the growth of SEQ through the provision of critical essential infrastructure in a high growth area.
- Building and enhancing a sense of local community and identity.
- Providing opportunities for local employment.
- Support the provision of essential health and disability services for the local community.
- Providing for essential services within the local catchment and in close proximity to an emerging residential area.

This request seeks the designation of infrastructure in accordance with Schedule 5 of the Planning Regulation 2017 ('**Planning Regulation**'). The following types of infrastructure are sought as part of this designation:

6	<i>Education Facilities</i>
12	<i>Hospitals and health care services</i>
14	<i>Residential care facilities</i>

We note consideration of future land uses such as Independent Living Units (Retirement Facility) and Child Care Centre as part of the long-term development of the site more broadly. As these are not contemplated in the Planning Regulation for a MID, a development application will be obtained through the Planning Scheme if and when they are proposed.

The purpose of the proposed MID is to facilitate the development of a private hospital on the site and seek to establish a mixed health precinct that extends the capacity for integrated service delivery in the region.

This Town Planning Report has been prepared in accordance with Section 36 of the Planning Act and the Minister's Guidelines and Rules (MGR), a statutory instrument made pursuant to Section 17 of the Planning Act.

The proposal has been assessed against the relevant legislative provisions. This assessment demonstrates the proposed designation maintains consistency with the relevant statutory instruments and does not result in additional environmental impacts.

On the basis of the assessment contained within this report, the Minister is requested to favourably consider the proposed designation.

## KEY PLANNING CONSIDERATIONS

The below provides a summary of the key planning considerations that are relevant to the proposal.

### Traffic and Access

The proposal is located on a significant corner block bound by Finucane Road and Delancey Street in Ormiston. Access is sought from Finucane Road which is a gazetted State Controlled Road and a Limited Access Road along the site frontage, by way of a new signalised intersection.

The proposed signalised access intersection on Finucane Road will operate efficiently whilst also preserving the functionality, safety and efficiency of the state-controlled road. The intersection design will also ensure vulnerable users such as cyclists and pedestrians are accommodated and protected through the design of this access.

The new intersection will provide approximately 370m of spacing to the signalised intersection of Finucane Road and Delancey Street which is as far west along the Finucane Road frontage as physically possible. The location is constrained by the environmental corridor along the western side of the land and the existing bridge structure on Finucane Road.

Therefore, the proposed MID is accompanied by a comprehensive Traffic Impact Assessment (TIA) that identifies road upgrades and associated trigger points. The proposed MID has mapped out a series of infrastructure triggers that would be required to the surrounding road network and intersections pending the number of additional vehicle trips generated from the proposed MID.

### Residential Interface

The majority of the site adjoins non-residential uses, with the residential interface being the land zoned Low Density Residential. This is located to the north of the site, at Lucy Court and Park Lane.

To mitigate potential built form and amenity impacts on residents, the proposal includes the following mitigation measures:

- The setback provisions within the proposed site plan align with the provisions of *Redland City Plan 2018* (the Planning Scheme) and ensure that any future buildings will be adequately setback from the frontage and northern boundary. The setback provisions ensure 10m wide area of deep soil landscaping is provided to the realigned boundary.
- Building heights at the north of the development have been significantly reduced from what was initially envisaged. The proposed development will provide a transitioning element from the 5-storey built form at Finucane Road, stepping down to 2-3 storeys at the northern boundary. When considered in conjunction with the building separation distance, landscaped setback and boundary to the interface with the residential developments, this will reduce impacts to adjoining owners.

## APPLICANT & URBIS CONTACT DETAILS

Applicant	Contact Details	Reference Number
Hub Precinct Pty Ltd C/- Urbis Pty Ltd Level 32, 300 George Street, Brisbane QLD 4000	Sarah Davies   Alex Moody / Rosanna Cameron  Phone: (07) 3007 3800  Email: <a href="mailto:sjdavies@urbis.com.au">sjdavies@urbis.com.au</a> / <a href="mailto:amoody@urbis.com.au">amoody@urbis.com.au</a> / <a href="mailto:rcameron@urbis.com.au">rcameron@urbis.com.au</a>	P0028768



# 1. INTRODUCTION

Urbis has been commissioned by HUB Precinct Pty Ltd ('the **Applicant**') to prepare this Town Planning Report, in support of a request to the Minister for Planning (the Minister) for the designation of land at 58-68 Delancey Street, Ormiston.

The site subject to the proposed designation comprises 11 freehold landholdings and one (1) strata title.

This request seeks the development of infrastructure in accordance with Schedule 5 of the *Planning Regulation 2017* (Planning Regulation). The following types of infrastructure are sought as part of this designation:

- 6 *Education facilities*
- 12 *Hospitals and health care services*
- 14 *Residential care facilities*

The intent of the proposed MID is to facilitate a mixed health precinct on the site, 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 report provides an overview of the proposed infrastructure, along with an assessment of matters a designator must be satisfied with pursuant to Section 36 of the **Planning Act** and Chapter 7 and Schedule 3 of the **MGR**.

Specifically, this report has been prepared to address the following in accordance with Chapter 7, Part 1, and Schedule 3 of the MGR.

**Table 2 – MGR Requirements for MID**

MGR Requirement	How It Has Been Addressed
<b>Chapter 7, Part 1</b>	
<p><b>Consultation by the entity</b></p> <p><b>1.3</b> The entity must undertake consultation with all stakeholders in a manner outlined in a consultation strategy endorsed by the Minister. The consultation strategy must provide for:</p> <ul style="list-style-type: none"> <li>a) The requirements prescribed in Schedule 4, section 7 and any other matter the Minister considers to be relevant for the entity's proposal;</li> <li>b) The period for undertaking consultation (the consultation period);</li> </ul> <p><b>1.4</b> The Minister may require the consultation undertaken in section 1.3 to start at or about the date on which the Minister gives notice to the affected parties under section 37(2) of the Act.</p> <p><b>1.5</b> The Minister will undertake state agency consultation on the material referred to in section 1.2 at the same time that the entity</p>	<p>Refer to <b>Section 6</b> of this Report.</p> <p><b>Appendix C &amp; D</b> provides an overview of the prelodgement consultation undertaken to date.</p> <p><b>Section 6</b> outlines the Summary Document for engagement post lodgement.</p>

MGR Requirement	How It Has Been Addressed
<p>undertakes consultation as required by section 1.3.</p>	
<p><b>Consideration of submissions and state agency comments</b></p> <p><b>1.6</b> The entity must advise the Minister when it has completed consultation in accordance with section 1.3.</p> <p><b>1.7</b> Following receipt of the notice in section 1.6, the Minister will provide the entity with:</p> <ul style="list-style-type: none"> <li>a) a copy of any submissions received by the Minister in accordance with schedule 4;</li> <li>b) a copy of any submissions received by the Minister in accordance with section 37(4) of the Act; or</li> <li>c) notice that no submissions were received; and</li> <li>d) any state agency comments the Minister determines should be responded to by the entity in section 1.5.</li> </ul> <p><b>1.8</b> The entity must consider the submissions provided to it.</p> <p><b>1.9</b> After considering any submissions, the entity must provide to the Minister—</p> <ul style="list-style-type: none"> <li>a) evidence of consultation undertaken in accordance with section 1.3;</li> <li>b) a summary of matters raised in submissions, and how these matters have been addressed by the entity;</li> <li>c) a summary of how any state agency comments provided to the entity in section</li> <li>d) have been addressed by the entity.</li> </ul>	<p>As identified within <b>Section 6</b> of this Report and the Summary Document <b>Appendix P</b>, community feedback obtained as part of the formal MID application will be reviewed and considered. Additionally, liaison with the MID assessment team during the application process will allow the Applicant to respond to state agency comments.</p>
<p><b>For making and MID under Chapter 7, Part 1</b></p>	

MGR Requirement	How It Has Been Addressed
<ol style="list-style-type: none"> <li>1. The boundary of the entity’s proposal and the cadastral description of all land affected by the proposal.</li> <li>2. A site and locality description of the entity’s proposal.</li> <li>3. Plans, drawings, elevations, images and perspectives of the entity’s proposal that are suitable for assessment and for communicating the scale, intensity and nature of the proposal to members of the public during consultation.</li> <li>4. Any existing uses on the premises that would be subject to the entity’s proposal.</li> <li>5. Information about: <ol style="list-style-type: none"> <li>a. existing uses on adjoining sites;</li> <li>b. the type of infrastructure proposed relative to the Planning Regulation 2017;</li> <li>c. approval(s) history for the site;</li> <li>d. the intended outcomes of any proposed amendment to uses on the site.</li> </ol> </li> <li>6. Acknowledgement of any adverse impacts on surrounding properties and how these impacts are proposed to be managed.</li> <li>7. Acknowledgement of any off-site impacts such as traffic, noise, infrastructure capacity and how these impacts are proposed to be managed.</li> <li>8. Acknowledgement of any construction impacts and how these impacts are proposed to be managed.</li> <li>9. Any works and land affected outside the boundary of the site that would be subject to the entity’s proposal.</li> <li>10. Acknowledgement of relevant state interests and planning instruments and how they relate to the entity’s proposal.</li> <li>11. Outcomes of any initial stakeholder engagement highlighting if changes were</li> </ol>	<ol style="list-style-type: none"> <li>1. The boundary of the proposed designation is identified in <b>Section 2</b> of this Report.</li> <li>2. Locality description of the proposed designation is included in of this Report.</li> <li>3. The Site Plan in <b>Appendix E</b> and the Architectural Package at <b>Appendix F</b> communicate the scale, intensity and nature of the proposal.</li> <li>4. Existing uses within the boundary of the proposed designation have been identified in <b>Section 2</b> of this Report.</li> <li>5. Information about: <ol style="list-style-type: none"> <li>a) Existing uses on adjoining sites is included in <b>Section 2</b> of this Report.</li> <li>b) The type of infrastructure proposed in the designation is listed in <b>Section 5</b> of this Report.</li> <li>c) The approval history of the site is listed in <b>Section 4.1</b> of this Report.</li> <li>d) Refer to <b>Section 5</b> of this Report and supporting information.</li> </ol> </li> <li>6. Any potential adverse impacts of the proposed designation are addressed in <b>Section 9</b> of this Report.</li> <li>7. Any potential adverse impacts of the proposed designation are addressed in <b>Section 9</b> of this Report.</li> <li>8. Any potential adverse impacts of the proposed designation are addressed in <b>Section 9</b> of this Report.</li> <li>9. No works for the proposed designation will occur outside the boundary of the site. The infrastructure upgrades are identified in <b>Appendix H1, Appendix H2 and Appendix J</b>. However, these would be subject to a separate assessment process (i.e. Operational Works application).</li> <li>10. The State and Regional Planning Framework has been addressed in of this Report.</li> </ol>

MGR Requirement	How It Has Been Addressed
<p>made to the earlier proposal as a result of stakeholder feedback.</p> <p>12. A proposed consultation strategy.</p> <p>13. Plans and technical reports to address any of the matters identified above.</p> <p>14. If the entity does not have acquisition powers under the Acquisition of Land Act 1967 and is proposing a MID over premises not owned by the entity, the entity must give an assurance to the Minister that the entity will have access to the premises the subject of the proposed MID in order to construct and operate the infrastructure. This may include written landowner consent or a contractual agreement. If the entity is the trustee or lessee of the premises, the entity must give an assurance to the Minister that the proposed infrastructure is consistent with the purpose of the trust or lease.</p> <p>15. Sufficient information to address the requirements of section 36(1) of the Act.</p>	<p>11. Outcomes of initial consultation and any changes made have been addressed in 6 of this Report.</p> <p>12. The proposed consultation strategy is included in <b>Appendix P</b>.</p> <p>13. The proposed designation is accompanied by a range of technical reports, included in the Appendices.</p> <p>14. All premises within the site boundary are owned by the entity proposing the designation. Land owners consent is included at <b>Appendix A</b>.</p> <p>15. The proposed designation through this Report and supporting material, addresses section 36(1) of the Act.</p>

## 2. WHY A MINISTERIAL INFRASTRUCTURE DESIGNATION?

The Applicant is committed to improving the way our community experiences good health and wellbeing within the Redlands LGA.

The Applicant has been providing quality and compassionate services, innovative health care and education to the local community for 4 years. With the existing facility continuously growing and expanding, the Applicant is investing significant amounts of capital in developing the site to include a private hospital and residential care. The delivery of the new facilities ensures a contemporary integrated health offering is available to the local population to cater for much needed health services, critical care opportunities and mental health assistance, as well as residential care opportunities.

The importance of the delivery of the new facilities through a MID is critical given it sets a masterplan for the site, for the project to then be delivered over a number of years and stages, without the need for ongoing development approvals as the facilities progress further in order to create the critical care opportunity for the area.

As the Redlands and SEQ population continue to grow and age, pressure on existing health care infrastructure will increase. Achieving the vision for the site and the mission to care for the community, the proposal will assist in providing additional health care infrastructure and in turn in alleviate pressures on surrounding hospital and health care facilities.

The proposed declaration of the Hub68 Centre of Excellence – Aging and Wellness as a MID provides the appropriate planning framework to allow the precinct to implement the Vision, Objectives and Themes of the Master Plan. Additionally, it provides a planning framework that allows the Applicant to respond quickly to ever changing health care demands, as well as increased population growth.

The proposed MID also allows the precinct to provide additional essential health care services and the opportunity to enhance its education and research offering, whilst providing ancillary health care services that support the core hospital operation.

The proposed MID will ultimately cater for the demand for such facilities within the local area and presents a unique opportunity for residents in Redland City Council and surrounds and the broader healthcare sector. Furthermore, the designation pathway was selected given the proposed land uses alignment with the type of infrastructure sought and consistency with Schedule 5 of the *Planning Regulation 2017*.

## 3. THE SITE AND SURROUNDS

### 3.1. SITE DETAILS

The site is located at 58-68 Delancey Street, Ormiston, formally described as Lot 0 on SP308738, Lot 1 on SP308739 and Lots 10 - 16 on SP314782. The site is considerable in size, covering approximately 5.187 hectares, with the eastern half of the site used in association with the existing health and industrial uses identified. The western half of the site is used for an agricultural purpose, whilst the balance area of the site is characterised by vegetation.

The site benefits from a corner lot location, with dual frontage to Finucane Road and Delancey Street, with vehicle access granted via the latter. Pedestrian access is also granted via Delancey Street, with pedestrian footpaths extending along the entirety of each frontage.

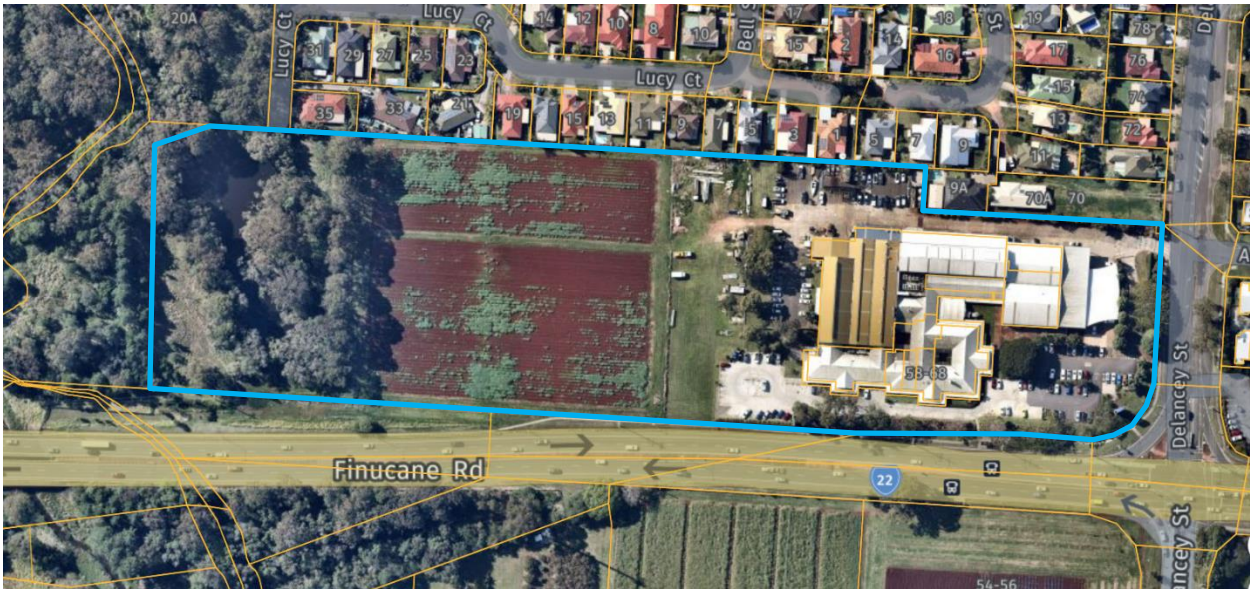
The existing health care services improving the site include a low-set medical centre that features allied health and GP tenancies, whilst the industrial activity is identified as a low impact industrial use, namely as a sign manufacturing company. Key site details are provided in **Table 3** below.

**Table 3** – Key Site Details

<b>Address of site</b>	58-68 Delancey Street, Ormiston
<b>Real property description</b>	Lot 0 on SP308738 Lot 1 on SP308739 Lots 10 - 16 on SP314782
<b>Total site area</b>	Approx. 5.187ha
<b>Landowner</b>	Various
<b>Encumbrances</b>	The site has no known encumbrances
<b>Road frontages</b>	Finucane Road and Delancey Street
<b>Existing improvements</b>	The site is currently occupied by a medical centre with allied health and GP tenancies, as well as a low impact industrial use (sign manufacturing).
<b>Vegetation</b>	A portion of vegetation is identified on the western boundary of the site. This vegetation is identified as a Core koala habitat area.
<b>Vehicle Access</b>	Access and egress is currently provided via a single crossover from Delancey Street.
<b>Topography</b>	The high point of the site is at approximately 27.75m AHD and is centred around at the existing development footprint on site.

The existing site condition is shown below in **Figure 1**.

Figure 1 – Aerial Image of Site



Source: Nearmap

## 3.2. SITE CONTEXT

At an immediate scale, the site is surrounded by a variety of land uses. Residential uses of low to medium densities are noted to the north and east of the site, whilst centre activities can be seen east from the site before transitioning into a light/medium industrial precinct. A mix of centre activities, community facilities (i.e. place of worship), industrial and residential uses extend southwest from the site, whilst to the south, the Redlands Research Station and associated land is observed. Land for conservation is also noted to the south, as well as to the west.

Numerous other uses are noted expanding away from the site in the form of educational establishments, open space and recreational precincts, with Raby Bay providing notable offerings for the latter items.

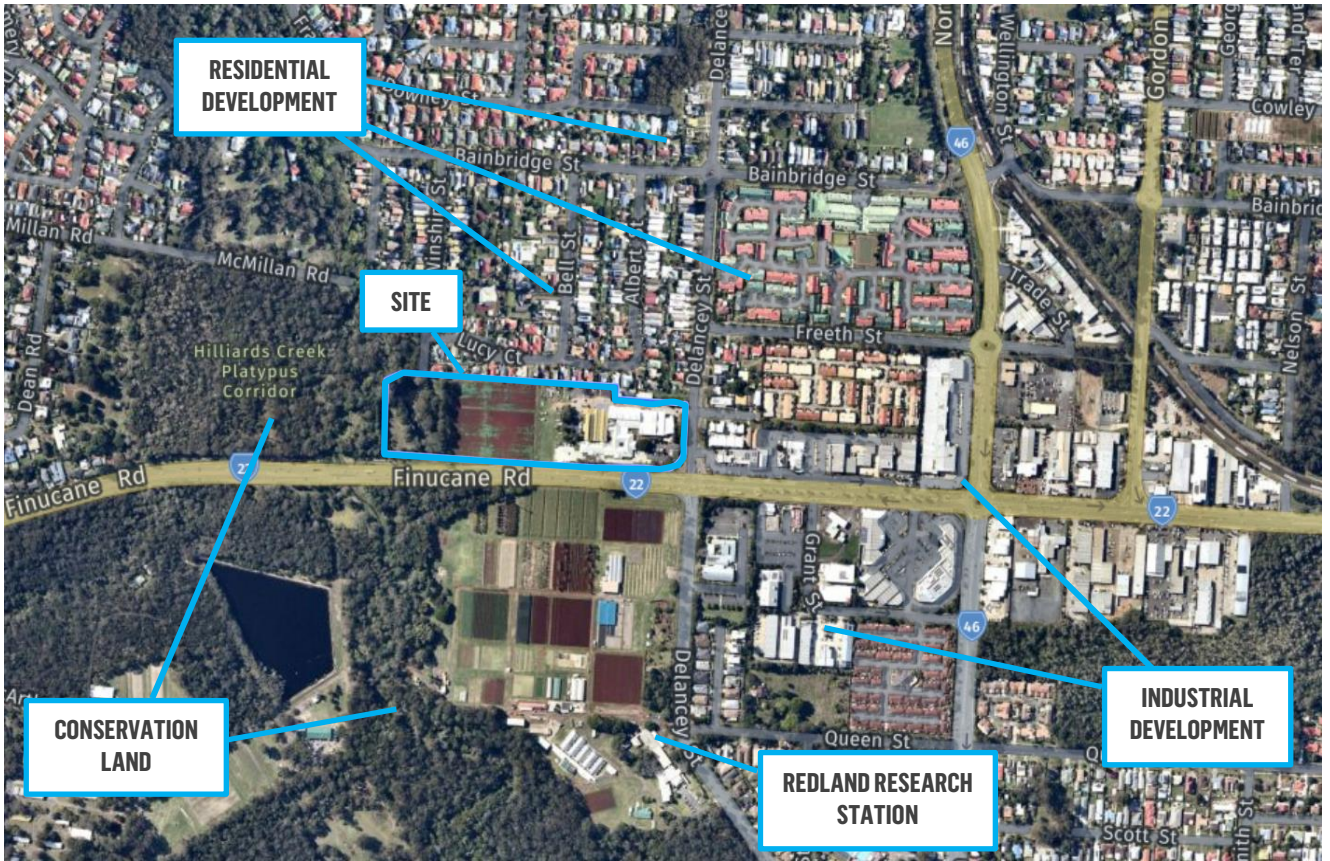
The site is highly accessible, with the corner lot, dual road frontage providing substantial access to pedestrians, cyclists and motor vehicles. Public transport is also highly accessible, with bus stops providing frequent services located in the immediate frontage on both sides of Finucane Road. The Cleveland train station is also located approximately 20 minutes walking distance from the site.

Land uses immediately surrounding the site include:

- **North** – low density residential development, predominately detached dwelling houses, adjoin the site. Other residential uses such as a retirement facility are also noted nearby to the site, whilst further north Ormiston College can be seen.
- **East** – adjacent east of the site low and medium density residential uses, as well as centre activities, across Delancey Street. These land uses continue east, before transitioning to more industrial based uses.
- **South** – agricultural land associated with the Redland Research Station are located adjacent across Finucane Road. Further residential uses and a place of worship are also noted, whilst substantial areas of conservation land are noted further south.
- **West** – immediately west of the site is conservation land and further to the west low density residential uses.

The surrounding context, and key landmarks are shown below in **2 and 3**.

Figure 2 – Surrounding Site Context



Source: Nearmap



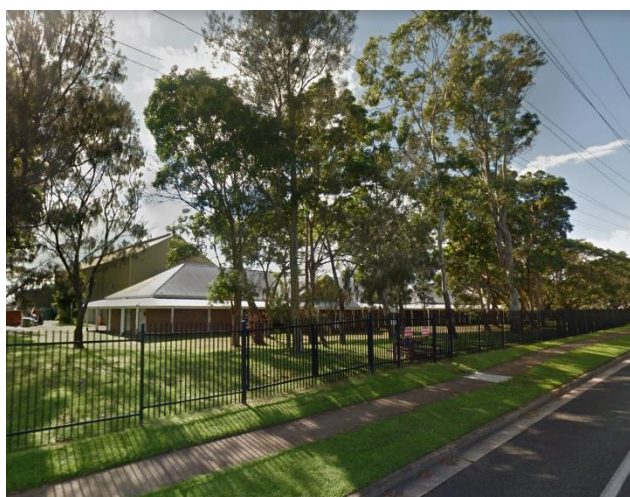
**Figure 3 – Site Photos at Street Level**



Picture 1 – As viewed from Delancey Street entry  
Source: Google Maps



Picture 2 – As viewed from corner of Delancey Street and Finucane Road  
Source: Google Maps



Picture 3 – As viewed from Finucane Road  
Source: Google Maps



Picture 4 – Undeveloped land as viewed from Finucane Road  
Source: Google Maps

### **3.3. STRATEGIC LOCATION**

#### **3.3.1. Redlands Health and Wellness Precinct**

The Redland Health and Wellness Precinct is located on Weippin Street, approximately three kilometres south of the site as shown on **Figure 4**. The Health and Wellness Precinct master plan is being delivered in partnership between Redland City Council, Metro South Hospital and Health Services and Mater Private. The master plan will facilitate the expansion of the Mater Private Hospital and public Redlands Hospital, as well as identify potential opportunities for industry. The project seeks to provide improved health services for the region, with an emphasis on specialist and acute tertiary health services. It will also deliver considerable employment and training opportunities in research, development and medical goods manufacturing. The following are currently being investigated as part of the master plan:

- Expansion of existing hospitals
- Expansion of medical and specialist health services
- Support of innovative health services from technology companies
- Supporting infrastructure, including traffic, public transport, ICT and open space

- Education and training facilities
- Ancillary wellness facilities.

The Redlands Hospital and Mater Private Hospital are identified as core health, education or cultural facilities within a knowledge and technology precinct under the South East Queensland Regional Plan (ShapingSEQ). These are areas that provide opportunities for complementary and supporting activities and allow for the intensification of these activities over time. This proposed MID provides an opportunity to advance the Redlands Health and Wellness Precinct by providing complementary services in proximity to the existing hospitals. These projects will encourage investment, economic activity, and health benefits for the Redlands.

It should be noted that the expansion of this existing precinct is compromised in its ability to expand and deliver a greater concentration of health-related facilities. This is due to the existing constraints within the immediate context of that precinct. These constraints include the existing built form occupying almost the entire site area requiring major redevelopment to create further densification of health facilities, major traffic issues and the adjoining ecological corridor and significant habitat restricting the future physical expansion of this precinct.

The Hub68 Centre of Excellence – Aging and Wellness is therefore a complimentary development on an appropriate site nearby without applying further pressures and concerns to the current precinct. The designation is therefore seen as a complimentary expansion to the precinct on an appropriate site nearby.

**Figure 4 – Redlands Health and Wellness Precinct**



Source: Nearmap & Urbis

### 3.4. LAND OWNERSHIP AND EASEMENTS

The proposed designation comprises of 12 freehold landholdings and one (1) strata title. **Appendix B** contains a complete list of landholdings (including respective landowners), with corresponding signed owners consent in **Appendix A**. It is noted in addition to the landowners, that consent has also been obtained from Redland City Council as owner of the access restriction strip along Finucane Road.

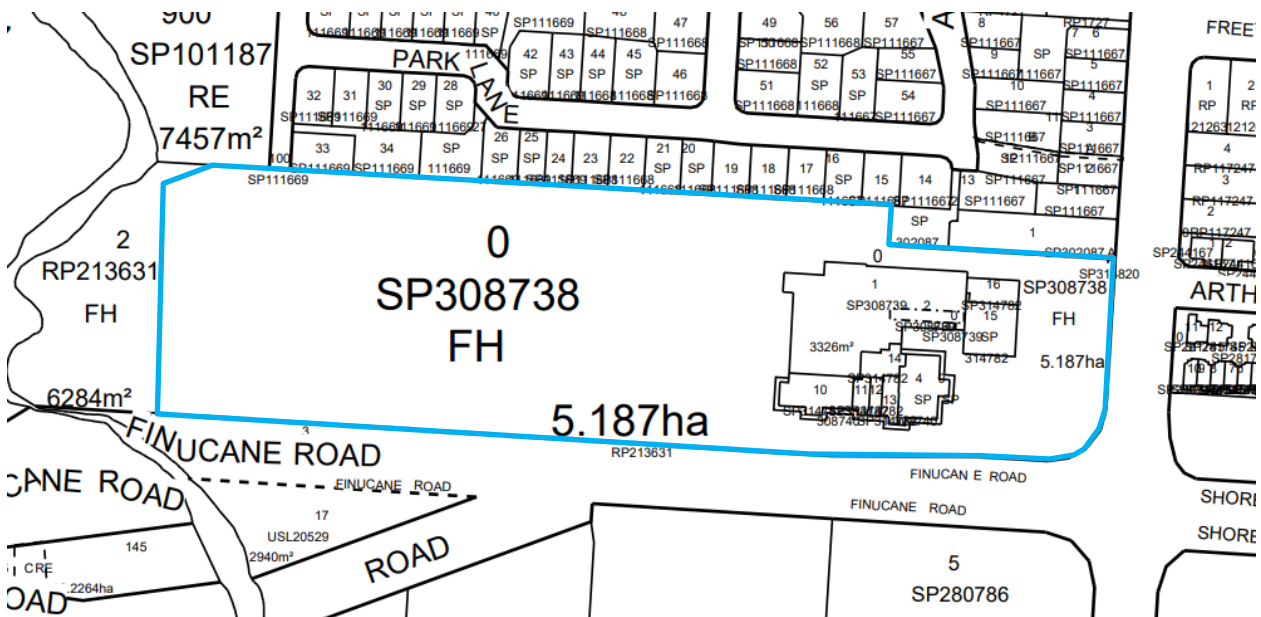
A summary of site ownership details is provided in **Table 4** below which.

**Table 4** – Site Ownership Summary

Lot	Plan	CMS	Name on Title
CP	SP308738	53175	Body Corporate for Cleveland Rural Community Titles Scheme 53175
CP	SP308739	53175 & 53176	Body Corporate for SS Signs Community Titles Scheme 53176
CP	SP308740	53175 & 53177	Body Corporate for Cleveland Health Precinct Community Titles Scheme 53177
4	SP308740	53175 & 53177	Tomiella Pty Ltd A.C.N. 615 647 946
1 & 2	SP308739	53175 & 53176	The Hub Precinct Pty Ltd A.C.N. 646 165 728
10-15	SP314782	53175 & 53177	
16	SP314782	53175 & 53177	TFS Dental Pty Ltd A.C.N. 603 195 053
3	RP213631	-	Redland City Council

**Figure 5** contains a SmartMap of all the standard format lots within the proposed MID boundary. The site is burdened by a sole easement (Easement A on SP314820), which is unaffected by the proposal.

**Figure 5** – Cadastral Mapping



Source: Department of Resources

The site is not identified on the Contaminated Land Register (CLR), however it is located on the Environmental Management Register (EMR). The site has been listed on the EMR as it has been subject to

a notifiable activity or hazardous contaminant (Printing – Commercial printing use). A copy of the CLR/EMR search has been included within the site details document in **Appendix B**.

## 4. BACKGROUND

### 4.1. APPROVAL HISTORY

The site is subject to a variety of historic and current planning approvals. The most relevant of these relate to the current land uses on site, in the form of numerous medical and allied health suites (Health care services) and the sign writing business (General Industry).

The site's approval history is elaborated in **Table 5** below.

**Table 5** – Approval History

Approval Date	Council Reference	Approval Type and Description
17/10/2022	MCU22/0037	Material Change of Use for Educational Establishment (Australian Industry Trade College) & Extension of Health Care Services
27/7/2020	POS20/0042	Approving Plans of Subdivision and Easement Application - Standard Format Plan Easement Document Signing
23/6/2020	MCU19/0017.03	Minor Change to Development Approval MCU19/0017.02 – Health care services (additional car parking)
24/3/2020	MCU19/0017.02	Minor Change to Development Approval MCU19/0017 - Health care services
15/10/2019	POS19/0083	Approving Plans of Subdivision – Building Format Plan.
10/10/2019	MCU19/0017	MCU Commercial – Health Care Services
7/1/2008	LW000475	Operational Works – Commercial Use (Real Estate; Service Warehouse; Shop) (Extension of existing printing facility)
7/12/2007	DW000806	Operational Works (Extension of Existing Printing Facility)
5/9/2007	MC010668	MCU Industry – General Industry (Extension of Existing Printing Facility)
16/5/1986	C1268	MCU Industrial – Industry Class 1 (Conv – Newspaper Publications)
2/9/1985	C1180	MCU Industrial – Industry Class 1 (Conv – Service Industry)
27/12/1984	C1092	MCU Community – Hospital (Conv – Hospital)
2/12/1980	C641	MCU Commercial – Shop (Conv – Fruit and Vegetable Outlet)
27/10/1977	R492	Shopping (Conv – Shopping)
22/6/1973	R269	MCU Residential – Urban Residential (Conv – Rural to Residential)

## 4.2. EXISTING USES

The site is currently improved by a low-set medical centre that includes allied health care and GP tenancies, as well as a low impact industrial land use, being a sign manufacturing company. It is worthwhile noting that the last remaining non-health related tenant will be vacating by 30 June 2023. Future tenants will be either health or education focussed.

The site currently maintains access via Delancey Street and is surrounded by a mixture of land uses, including a neighbourhood centre across Delancey Street and low density residential housing to the north. The Redland Research Centre is located on the opposite side of Finucane Road, and utilises a portion of the western half of the site for agricultural purposes. The balance area of the site to the west is vegetated.

The existing uses on the site are shown in **Figure 6** below.

**Figure 6** – Outline of Current Site Uses



Source: NearMap (marked up by Urbis)

## 4.3. LOCAL GOVERNMENT AREA

The subject land is located within the Redlands City Council Local Government Area (**LGA**), and accordingly, the assessment and approval of development is regulated under the provisions of the Planning Act and the Planning Scheme.

## 5. THE PROPOSAL

### 5.1. OVERVIEW OF THE PROPOSED DESIGNATION

This Town Planning Report seeks the designation of the land at 58-68 Delancey Street, which comprises a number of freehold allotments.

This request seeks the development of infrastructure in accordance with Schedule 5 of the Planning Regulation. The following types of infrastructure are sought as part of this designation:

6	<i>Education facilities</i>
12	<i>Hospitals and health care services</i>
14	<i>Residential care facilities</i>

The details of the intent of the proposed designation, the project history and the proposal is highlighted in the below section.

### 5.2. INTENT OF THE DESIGNATION

The intent of the proposed designation is to allow the Applicant the ability to develop aspects of the site to deliver much needed health care infrastructure and services. The site today operates as a mix of allied health services in proximity to the Redland Health and Wellness Precinct to the south of the site. Specifically, the proposed development seeks 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
- Residential Care

Opportunities also exist to provide complementary health-related training which would form the ‘Educational Facility’ component of the development. Lastly, the designation allows for the co-location of health and research facilities with residential care facilities who need to be proximate to these services.

We note consideration of future land uses such as Independent Living Units (Retirement Facility) and Child Care Centre as part of the long-term development of the site more broadly. As these are not contemplated in the Planning Regulation for a MID, a development application will be obtained through the Planning Scheme if and when they are proposed.

### 5.3. OVERALL MASTERPLAN AND PROPOSED WORKS

#### 5.3.1. Overall Masterplan

An overall masterplan has been included as **Figure 7** below, demonstrating the proposed vision for the site and the ultimate development scenario.

As can be seen within the Masterplan drawing, the significant vegetation zone to the most western portion of the site is retained and protected as part of the proposed designation. The master plan is then broken into:

- Zone 1 – will incorporate the new Private Hospital and Consulting Suites, the proposed Residential Care Facility and associated car parking;
- Zone 2 – will consist of Primary Health and Research and further healthcare;

- Zone 3 – is the existing Hub68 facilities which will be retained as part of the designation until such time that a Development Application is lodged with Redland City Council for Retirement and Independent Living Accommodation over this part of the site.
- Vegetation – the existing vegetation in the western portion of the site will remain unaffected by the proposal.

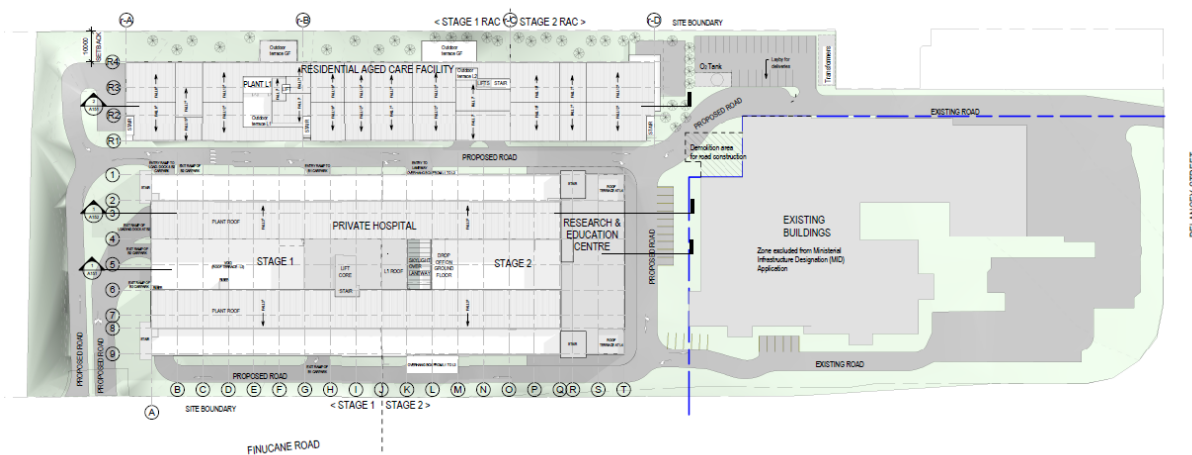
**Figure 7 – Illustrative Zone Development**



Source: Nearmap (marked up by Urbis).

While the Master Plan illustrates one potential development outcome for the site, the preparation of the MID material and the preliminary stakeholder engagement has led to further refinements to the Master Plan in response to community feedback. Specifically, the process has further clarified the intent of the Designation and has provided more information in relation to this.

**Figure 8 – Proposed Works as Part of MID**



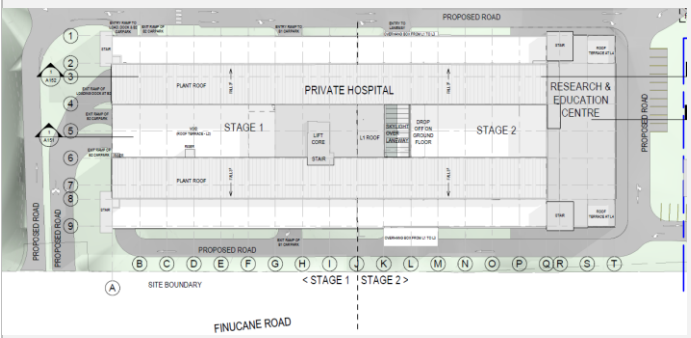

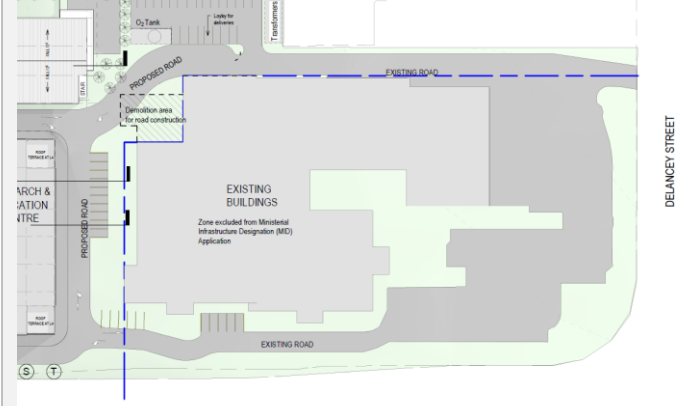
Source: Destravis Group



## 5.3.2. Proposed Works

Table 6 below provides a general description of the infrastructure related to the designation.

Table 6 – Site Infrastructure Overview

Proposed Works	Description
	<p><b>New Private Hospital fronting Finucane Road</b> (12 – Hospitals and health care services)</p> <p><b>Anticipated Timing: Short-term</b></p> <p>New private hospital building and associated consulting suites as well as other ancillary land uses such as food and drink outlets directly associated with the primary operation of the hospital. Other ancillary uses such as a pharmaceutical shop is also proposed.</p> <p>The building will be a maximum five (5) storeys.</p>
	<p><b>Residential Care Facility Building – Aged Care</b> (14 – Residential care facilities)</p> <p><b>Anticipated Timing: Short-term</b></p> <p>An Aged Care building will be established on the northern boundary of the site with a sensitive transition and interface to the residential zone to the north.</p> <p>The building will be three to four (2-3) storeys maximum.</p>
	<p><b>Existing Facilities</b></p> <p><b>Anticipated Timing: Long-term</b></p> <p>The existing facilities will stay on-site until such time that a retirement and independent living development application is lodged with Redland City Council.</p>

The scale of each development component is further provided through the details of each use and their associated facilities and size. This detail is summarised below in **Table 7**, utilising information available in the Economic Needs Assessment in **Appendix I**.

**Table 7** - Components of proposed development

Use	Facilities/Size
Private Hospital	146 beds, 14 theatres, and associated facilities
Day Hospital	18 beds and associated facilities
Office	Medical consulting rooms
Aged Care	90 beds and associated facilities
Retirement Independent Living Units	200 ILUs and associated facilities
Retail	Ancillary retail to support on-site services/visitors.
Aging Research Institute	-
Ancillary	Community Group Hub

## 5.4. BUILT FORM AND CHARACTER

The development provides a built form outcome that seeks a 5-storey private hospital fronting Finucane Road and a 2-3 storey residential care facility adjoining the existing residential housing to the north. This component of the development provides a transitioning element from the medium-rise built form to be established along Finucane Road to the lower density residential housing in the north, creating an appropriate interface with adjoining land uses whilst being commensurate to the scale and intensity of development in the surrounding locality. Of note, the proposal includes:

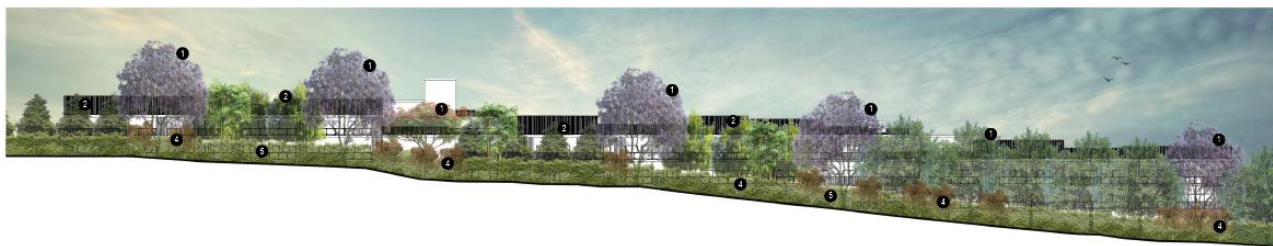
- A medium-rise density outcome comprising a maximum building height of 5-storeys;
- A contemporary contrasting material palette with varying tones and textures, comprising ribbed concrete and red pigmented plinth pc panels, with horizontal and vertical glass with metal screening.
- A cohesive ‘campus style’ medical precinct design with greenery embedded into the built form, including a feature landscaped civic park at the completion of Stage 1;
- A deep planting landscape buffer on the northern boundary to create ‘green separation’ between the built form and adjacent dwellings, as well as on the western boundary identifying a green edge to the start of the significant vegetated area within the western portion of the site;
- A subtropical landscape design, in response to local climatic conditions including a mix of cascading and groundcover species.

**Figure 9** – Proposed Private Hospital



Source: Destravis Group (marked up by AGLA)

**Figure 10** – Proposed Residential Care Facility



Source: *Destravis Group* (marked up by *AGLA*)

## 5.5. COMMUNITY BENEFIT

COVID-19 has highlighted the importance of healthcare and the need to expand healthcare services in a post pandemic world. The Applicant is responding to the increasing demand for healthcare in the Redlands, particularly in response to the pandemic. The proposed development seeks to establish the site as a centralised health precinct that facilitates all aspects of medical care, including general practice, allied health, medical specialist, day surgery, inpatient care and assisted living for the NDIS and elderly. The development will act as a hub for community groups and transport facilities that is collocated with critical health services, fostering encouragement and combat social isolation.

This proposed MID will ensure that Applicant can respond to current and future health care trends and needs that may arise. The proposed MID allows for health care services to be provided at the site when the community needs them the most and ensures they are delivered on time. The proposed MID provides an opportunity for the Applicant to address current capacity strains within the wider health care system in the Redlands. It will provide additional facilities that alleviate pressures on an already strained system and ensures that its growth matches that of the Redlands and SEQ populations.

The below list provides a summary of the community benefits gained due to the proposed MID:

- Supporting the growth of SEQ through the provision of critical essential infrastructure in a high growth area.
- Building and enhancing a sense of local community and identity.
- Support the provision of essential health and disability services for the local community.
- Providing for essential services within the local catchment and in close proximity to an emerging residential area.
- Provides an opportunity for medical and research-based facilities to be co-located in one hub;
- Provisions housing options for people with high-care health needs and ensures that they are located proximate to health and research services;
- Continuing to support a variety of healthcare and hospital offerings and choice for the local community;
- Increases direct employment opportunities to both doctors, nurses, allied health professionals, medical support and admin staff and facilities contractors;
- Provides indirect employment to trades personnel and consultants who assist in the implementation of the development;
- As redevelopment occurs will enhance current pedestrian environments and streetscaping for streets surrounding the site;
- As infrastructure upgrades are triggered will alleviate existing capacity pressures on the surrounding road network; and
- Provides additional community services within close proximity to other key offerings, including the Redlands Health and Wellness Precinct

A key aspect of the community benefits provided through the proposed MID are the employment opportunities generated from the development, with a total of 803 full-time equivalent (FTE) employees are forecast for the development. A breakdown of this forecast for each use is outlined below in **Table 8**, with data obtained from the Economic Needs Assessment in **Appendix I**.

**Table 8** – Forecast Operational Employment Generation

<b>Use</b>	<b>Approx. Size</b>	<b>Units</b>	<b>Employment Density (workers/unit)</b>	<b>FTE Employees</b>
Private Hospital	22,411	m <sup>2</sup>	-	365
Day Surgery	Incl. above	-	-	35
Office	4,614	m <sup>2</sup>	0.02	92
Aged Care	90	Beds	0.5	45
Retirement ILUs	200	ILUs	0.15	30
Retail	6,213	m <sup>2</sup>	0.02	124
Aging Research Institute	4,407	m <sup>2</sup>	0.015	66
Community Group Hub	2,000	m <sup>2</sup>	0.01	20
<b>Total</b>				<b>803</b>

## 5.6. SPECIALIST INFORMATION IN SUPPORT OF THE PROPOSAL

This report should be read in conjunction with the other supporting documentation, drawings and technical reports accompanying this Town Planning Report, which are:

- **Appendix H** – Preliminary Civil Works Plans
- **Appendix I** – Economic Needs Assessment
- **Appendix J** – Traffic Impact Assessment;
- **Appendix K** – Site Based Stormwater Management Plan;
- **Appendix L** – Civil Engineering Water Supply and Sewerage Service Options Assessment;
- **Appendix M** – Environmental Noise Assessment;
- **Appendix N** – Ecological Assessment Report
- **Appendix O** – Bushfire Management Plan

It is observed that several of the supporting documents make reference to a childcare centre as part of the development. Please note that the proposal does not include development of a childcare centre as part of the MID, with reference to this use in the above documentation to be disregarded.

### 5.6.1. Preliminary Civil Works Plans

Preliminary civil works plans have been provided, outlining the nature and extent of works relevant to proposed development. These works include the relevant on-site earthworks and infrastructure works to facilitate the proposed uses, as well as external civil works relating predominately to road upgrades.

A copy of these plans can be found in **Appendix H** for reference.

## 5.6.2. Economic Needs Assessment

An economic need assessment prepared by Foresight Partners and included as **Appendix I** has been provided in support of the designation. The report presents an independent assessment of the economic need / demand and community benefits for the proposal. The assessment concludes the following:

- The Redland LGA population is forecast to grow by approximately 20% by 2041;
- As at June 2021 the Redland LGA currently has an undersupply of around 170 private hospital beds and an undersupply of around 14 day surgery beds. This is forecast to increase with population growth to an undersupply of 350 private hospital beds and 33 day surgery beds by 2041 (in addition to the need for public hospital beds);
- There is currently an estimated shortfall of 210 medical specialists within the Redland locality as at June 2021. This is forecast to grow to a shortfall of approximately 305 specialists by 2031 and 468 by 2041;
- By 2026 there will be an estimated undersupply of 433 aged care places, with a forecasted undersupply growth of 882 places by 2031 and 1,561 places by 2041;

The reporting demonstrates an immediate need for additional private hospital beds, day surgery beds and medical specialist facilities within the Redlands region. Forecast growth in demand for private hospitals is more than sufficient to support both the existing private hospital facilities in the area and the proposed designation and based on the regional undersupply of the facilities proposed, potential adverse impacts on existing medical and aged care facilities are likely to be negligible.

It is important to note from a land use and zoning perspective, the site subject of the designation represent less than 3% of the total quantity of industry zoned land and around 0.3% of recreation and open space zoned land in the region. Therefore, it is demonstrated that the proposed designation will result in a negligible impact to such zoned land parcels in the area. Further to this it is worth noting that the site of the designation adjoins other non-residential land uses along Finucane Road and Shore Street.

Overall, it was determined that, the only other suitably zoned site that could accommodate such a proposal is at 21 – 32 Weippin Street, which currently adjoining the Public and Mater Private Hospitals. It is noted that this site however has several constraints, resulting in it to be a less desirable location for such a designation.

Ultimately, it was considered that there is a current and increasing need for the proposed designation, which will generate significant community benefit and that the designation is unlikely to materially impact on existing medical and aged care facilities within the locality and broader region. Please refer to **Appendix I** for the full Economic Need Assessment prepared by Foresight Partners.

## 5.6.3. Traffic Impact Assessment

The Traffic Impact Assessment (**Appendix J**) has undertaken a detailed assessment of the current traffic conditions surrounding the site to inform the future implications of the Master Plan on the road network. Commentary has been made in relation to the availability of existing and proposed public transport infrastructure.

Finucane Road runs along the southern frontage of the site and is gazetted as a State Controlled Road. Finucane Road at the site frontage is also gazetted as a Limited Access Road and has a defined limited access policy.

Delancey Street is located on the eastern frontage of the site and is gazetted as a local road, as per the Redlands City Plan. There is an existing 4-way signalised intersection at Delancey Street / Finucane Road which will be upgraded because of the proposed development.

It is proposed that the designation will gain access from directly via a new signalised intersection on Finucane Road. As mentioned above, Finucane Road's frontage is identified as a Limited Access Road and as such further assessment against the limited access policy is required. This assessment has concluded that operationally the proposed access to the designation is adequate for a notional 10 year design horizon.

The new intersection will provide approximately 370m of spacing to the signalised intersection of Finucane Road and Delancey Street which is as far west along the Finucane Road frontage as physically possible. The location is constrained by the environmental corridor along the western side of the land and the existing bridge structure on Finucane Road.

The proposed turn lanes have been reduced to ensure that the proposed access will not interfere on the ability for the adjacent intersection to be upgraded and that the intersection can be designed to meet the safety and design criteria set out in the Road Planning and Design Manual and/ or Austroads Guides, as per the Limited Access Policy.

The Traffic Impact Assessment found that the new signalised intersection can be incorporated into the state-controlled road network in a manner that will achieve an acceptable level of operational efficiency and can be delivered in a manner consistent with the applicable guidelines. Conceptual functional layout plans have been included within the traffic report demonstrating site access works from a functional and operational standpoint.

Detailed traffic modelling assessment based on microsimulation modelling was undertaken as part of the process. Through this modelling it was determined that the development, along with the new signalised intersection would have a relatively significant impact on the net delays through the network. As a part of the modelling process assessment of suitable road network options were undertaken and an upgraded layout for the Delancey Street signalised intersection was developed to mitigate the development impacts.

The changes proposed can be delivered within the road network, within any land take contained with land that forms part of the application and deliver a significant net benefit to the network-based delays.

Please refer to **Appendix J** for the full Traffic Impact Assessment prepared by Lambert and Rehbein.

#### **5.6.4. Site Based Stormwater Management Plan**

A Stormwater Management Plan has been prepared by Biome Water and Environmental Consulting and included as **Appendix K** to this report.

The stormwater management plan includes:

- The proposal includes roofwater runoff from the proposed building to be directed to the internal road network to be collected and conveyed within the underground stormwater pipe network to the proposed stormwater treatment devices. This will then be directed to the road reserve to achieve the lawful point of discharge.
- From a stormwater quality perspective, the proposal includes:
  - The stormwater treatment train proposed for the development site includes the installation of the following devices including;
    - Twenty (20) OceanGuard basket systems (or similar alternatives subject to engineering approval) for coarse sediment and gross pollutant removal (road surface flows) installed upstream of the StormFilter systems;
    - Four (4) StormFilter cartridges (or similar alternatives subject to engineering approval for sediment and nutrient removal housed within a precast 1460mm dia Manhole to be located in an offline arrangement; and
    - An additional forty two (42) StormFilter cartridges (or similar alternatives subject to engineering approval) for sediment and nutrient located within the proposed underground detention tank (located in a separated chamber via an internal wall).
- *MUSIC v6* modelling was utilised to assess the stormwater treatment train has been undertaken by Ocean Protect and has shown pollutant removal efficiencies of 80%, 60%, 45% and 90% for TSS, TP, TN and gross pollutants respectively for the developed catchments can be achieved
- From a stormwater quantity perspective, a single underground detention tank has been proposed within Catchment A3. The proposed detention tank will also include a Stormfilter System (Ocean Protect) for quality management of post development A3. The filter system will be separated within the tank via an internal wall (cast in-situ). The proposed tank design includes an estimated detention volume of 620 m<sup>3</sup> (excluding treatment volume).
- Modelling of the detention tank and its associated outlet structures indicate that pre-developed flows can be maintained for all nominated ARI events at PD-A.

Please refer to **Appendix K** for the full Stormwater Management Plan.

## 5.6.5. Civil Engineering and Water Supply and Sewerage Service Options Assessment

A Water Supply and Sewerage Service Options Assessment was carried out by H2One and included as **Appendix L** to this report.

The report has provided a demand assessment was undertaken on the proposed development, to determine the approximate network loading attributed to the land-use type and density. This was calculated using RCC's Equivalent Persons (EP) unit rates and average "per capita" demands for potable water and sewage; 230 L/EP/day and 210 L/EP/day, respectively.

The report has concluded that:

- The development site will be serviced by Redland City Council's local water supply and sewer infrastructure, with a number of available connection options for both service networks. These include the following:
  - A water supply connection on the DN375 trunk main along Delancey Street, with the potential for a second "security of supply" connection on the DN200 trunk main along Finucane Road.
  - An onsite private Sewage Pump Station (SPS) transferring wastewater via 3 x service options, in accordance with the following:
    - Option 1: DN225 on corner of Wellington Street and Coburg Street West (SPS 6 catchment)
    - Option 2: DN225 on corner of Wellington Street and Shore Street West (SPS 5 catchment).
    - Option 3: DN150 on Delancey Street, which is the existing sewer connection for the development site (SPS 5 catchment).

A service options analysis was undertaken to determine the available capacity of the downstream network and identify any infrastructure upgrades relevant to each service option. The hydraulic modelling provided identified the following key outcomes.

- The existing water supply network has adequate standard flow and fire flow capacity to service the proposed development (1,073 EP), across all planning horizons.
- The SPS 5 catchment has adequate capacity to service the proposed development, across all planning horizons.
- The SPS 6 catchment has adequate capacity to service the proposed development, across all planning horizons, with exception to a pump capacity deficiency identified at the Ultimate planning horizon. Further investigation identified that this shortfall was a pre-existing capacity issue that was not triggered by the development site, as the deficiency occurred at both pre- and post-development scenarios.
- A capital cost estimate provided that Option 3 will likely be the most economical solution (and is located within the closest proximity to the site)

It was summarised that development water supply connection on the existing DN375 along Delancey Street, and sewer connection on the existing DN150 gravity main located adjacent to the eastern property boundary of the development site. It is particularly critical to verify sewer pipe invert levels from the proposed DN150 connection to SPS 5, to ensure adequate capacity is available for the private SPS discharge rate.

Please refer to **Appendix L** for the full Water Supply and Sewerage Service Options Assessment prepared by H2One.

## 5.6.6. Environmental Noise Assessment

An Environmental Noise Assessment was carried out to record the existing road traffic and ambient noise levels at the site, and how this may impact the proposed development. This assessment also provided analysis on the potential noise that may be generated by the development and how it may impact nearby sensitive receivers.

This assessment found that the development would achieve appropriate mitigation against offsite noise generators through select materials and design outcomes for the hospital, and notes that the residential care facility is largely shielded from noise generated by traffic. Conversely, the proposal provides several

recommendations to minimise impacts to onsite and offsite sensitive receivers from noise generated by the proposal.

Key recommendations from the report include:

- Utilisation of masonry walls and additional glazing for larger windows on exposed facades (particularly for the hospital);
- Implementation of measures to reduce impacts from onsite noise generation, namely in the form of an acoustic barrier/fence along the boundary adjoining residential development to the north;
- Development of a noise management strategy that includes heavy vehicle access from Finucane Road, avoids metal speed humps, and use of rigidly fixed grates and other protective covers;
- Appropriate screening of mechanical plant and equipment once detailed sections are available (further assessment to be carried out by qualified acoustic consultant once plant sections are finalised).

Further details from this assessment are available in **Appendix M**.

### **5.6.7. Ecological Assessment**

The Ecological Assessment, as seen in **Appendix N**, has been undertaken for the proposal to recognise and verify the ecological and biodiversity values of the site, enabling an informed assessment of any potential impacts caused from the proposed development. Whilst a majority of the site has previously been cleared as part of previous development and agricultural uses, a large portion of native vegetation and associated habitat values (most notably koala habitats) are located in the western-most 1ha portion of the site.

Overall, the assessment has found that no adverse impacts to matters of national, State or local environmental significance are expected to occur, and that the proposal complies with the objectives of the Environmental Significance Overlay Code under the Planning Scheme. Several recommendations are provided, including:

- Preparation of an arborists report to assess potential impact of retaining walls to adjacent trees & recommendations to minimise risk to vegetation;
- Implementation of the recommended restoration area to improve habitat values and provide an offset for previously cleared trees; and
- Install wildlife fencing along this habitat area to connect with the existing fauna guide fence for Hilliards Creek extending beneath the Finucane Road underpass.

### **5.6.8. Bushfire Management Plan**

A Bushfire Management Plan has been prepared to address the bushfire hazard identified for the site through relevant State mapping. This assessment provides a site-specific bushfire hazard assessment, identifying the relevant hazards associated with the site and proposed use.

The outcome of this assessment has resulted in several recommendations to appropriately mitigate the impacts from this hazard, including:

- Establishing an Asset Protection Zone (APZ) free of buildings and structures, to be maintained under the relevant standards and as a low fuel hazard area;
- Hazardous materials are not to be stored in the APZ, and indoors or shielded against ember attack where within 100m of the edge of the identified hazardous vegetation;
- Appropriate access and egress design to account for emergency service vehicles, as well as connection to mains water and a hydrant system to meet fire-fighter water supply requirements;

Further details of the report findings and recommendations can be found in **Appendix O**.



## **5.7. PROJECT DELIVERY**

As outlined previously the Applicant seeks to deliver the Master Plan over a period of several years as required by market trends, need for specific health services and facilities. As part of the site has been modified and developed, the delivery of the Master Plan requires demolition of certain buildings to facilitate new and improved developments. Moreover, the delivery of the Master Plan requires that existing health care services are not interrupted, therefore timing and sequencing of projects needs to be carefully considered to ensure disruptions are minimised. As such, the delivery of the entire Master Plan will occur over several years and must be flexible.

# 6. CONSULTATION

## 6.1. PRELODGEEMENT ENGAGEMENT

The Applicant has undertaken preliminary stakeholder engagement to inform the preparation of the proposed MID. This engagement has been undertaken in accordance with the Operational Guidance for Making or Amending a Ministerial Infrastructure Designation.

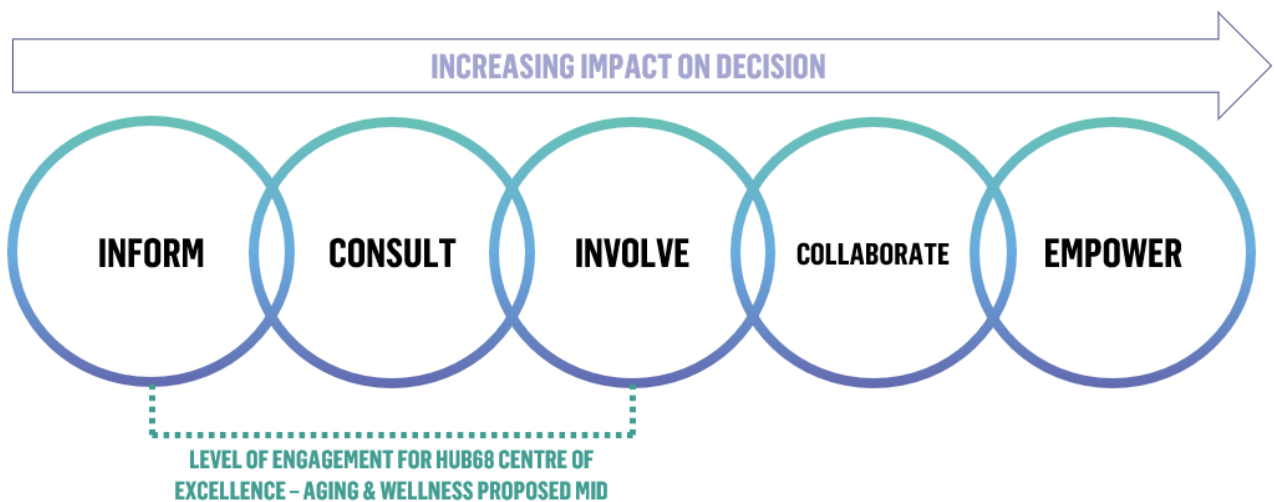
The purpose of the stakeholder preliminary engagement program was to facilitate two-way discussions with interested and affected community members and stakeholders with a view to:

- Ensure that the vision and the benefits of the proposed development are communicated, including the long-term nature of the plan, to the relevant stakeholders;
- Internal and external stakeholders are provided with opportunities to learn more about the development and contribute throughout the MID process, which will build ownership of the MID; and
- To ensure that a clear set of themes and outcomes were derived from the preliminary community and stakeholder engagement to provide an opportunity for Hub68 to respond to feedback and address this in the application material.

The engagement was undertaken in accordance with the International Association of Public Participation (IAP2) Spectrum of Public Participation framework (below). The Inform, Consult and Involve approaches were adopted for the proposed engagement activities to ensure:

- Those who are affected by, interested in, or can influence a MID over the site are provided an opportunity to participate in the engagement process;
- Stakeholders are provided with balanced and objective information needed to participate in a meaningful way;
- Meaningful and impartial feedback from a range of vested interests is obtained;
- Transparency of how stakeholders' contributions in the engagement are used for the purpose of seeking a MID over the site; and
- Partnerships with existing, community representatives, government and industry bodies are maintained.

Figure 11 – Stakeholder Level of Engagement



Source: Urbis

### 6.1.1. Stakeholders

The stakeholder groups which were involved in the preliminary engagement program, and have been notified of the proposal are as follows:

- **Local Government** – Redland City Council;

- **Elected Representatives –**
  - Cr Wendy Boglary (Division 1 – Ormiston/ Wellington Point),
  - Mr Andrew Laming MP – Former Federal Member for Bowman (Mr Henry Pikes MP current 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 (Division 6 – Mt Cotton / Redland Bay);
  - Cr Peter Mitchell (Division 2 – Cleveland / North Stradbroke);
  - Cr Paul Golle (Division 3 – Cleveland/ Thornlands / Victoria Point);
  - Cr Lance Hewitt (Division 4 - 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/ Thornside)

These stakeholder groups were engaged to ensure the proposal sought feedback from all affected and interested entities.

## 6.1.2. Engagement Activities

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. Refer to **Appendix P** for further details.

## 6.1.3. Engagement Feedback & Responses

As a result of the preliminary stakeholder engagement there were 9 formal responses. While reviewing the submissions, a clear set of themes emerged. The four key themes that were the most frequent when reviewing the material is summarised in **Table 9** below. The number of submissions that raised this theme is identified below, as well as how the application addresses these themes.

**Table 9 – Key Themes**

<b>Theme</b>	<b>Number of Submissions</b>	<b>Submission Response</b>	<b>How Application Has Addressed Theme</b>
Traffic and vehicle access	4	<ul style="list-style-type: none"> <li>▪ An adjoining resident raised concerns regarding noise and amenity impacts caused by the increased traffic volume generated by the proposal along Delancey Street</li> <li>▪ It was suggested from the adjoining residents that Access be directly gained from Finucane Road.</li> <li>▪ Concern was raised regarding safety of Delancey Street and increased traffic generation to the general area as a result of development.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The proposed development is intended to provide access directly from Finucane Road. Engagement with DTMR is being undertaken to secure in principal support to enable endorsement to access the ID process to occur.</li> <li>▪ 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.</li> </ul>
Building height	1	<ul style="list-style-type: none"> <li>▪ Concern was raised regarding the proposed 5 storey building height adjoining the residential development along Lucy Ct.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 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). It will include an adequate building separation distance and landscaped setback and boundary to this interface, reducing the impact of the proposal to the adjoining owners.</li> </ul>
Existing vegetation	1	<ul style="list-style-type: none"> <li>▪ Concern was raised regarding the existing vegetation that is present on part of the site and the ecological values it holds for fauna habitat.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Vegetation on the western extent of the site will be maintained and remain undisturbed.</li> <li>▪ An Ecology Report will be included as part of the Infrastructure Proposal.</li> </ul>
Cultural heritage	1	<ul style="list-style-type: none"> <li>▪ The Quandamooka Yoollooburrabee Aboriginal Corporation RNTBC (QYAC) provided some recommendations for any infrastructure proposal moving forward.</li> <li>▪ 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 construction, and the</li> </ul>	<ul style="list-style-type: none"> <li>▪ Relevant engagement and cultural heritage management processes will be undertaken as part of the Infrastructure Proposal</li> </ul>

Theme	Number of Submissions	Submission Response	How Application Has Addressed Theme
		implementation of a Cultural Heritage Management Plan (CHMP).	

The proposed designation has been designed with these key themes in mind, to ensure the proposal will have minimal impact on key stakeholders and the wider community.

#### 6.1.4. Future Engagement

In addition to the consultation that has been provided to date, additional stakeholder engagement activities will be conducted following lodgement of this MID Town Planning Report. This will include:

- Further public consultation, namely:
  - Place public notice in the local newspaper (Courier Mail).
  - Place a single sign per street frontage, for a period of 20 days, outlining the proposed infrastructure designation.
  - Distribute letters to adjoining and neighbouring landowner's outlining the proposed infrastructure designation.
  - Landowner's included as part of consultation are shown in Figure 13 above as identified by Department of State Development, Infrastructure, Local Government and Planning
- Providing this MID Town Planning Report to Redland City Council at the same time as submission to the Minister. If required by Council, another meeting will be undertaken with Redland City Council representatives.
- Providing this MID Town Planning Report to Redland City Council to the native title parties for review and comment.
- Briefing elected representatives by way of bridging notes and follow up briefings where required.

# 7. STATUTORY PLANNING FRAMEWORK

## 7.1. STATE AND REGIONAL PLANNING FRAMEWORK

A summary assessment of the State and Regional planning framework as relevant to the proposed designation is outlined in **Table 10** below.

**Table 10** – Overview of State and Regional Planning Framework

<b>Instrument/Assessment Benchmark</b>	<b>Date of Instrument</b>	<b>Assessment</b>
Planning Act 2016 <b>(Planning Act)</b>	10 June 2022	<p>This application relates to the making of a designation for infrastructure in accordance with Section 36 of the Planning Act.</p> <p>Section 36(7) of the Planning Act requires that to make, or amend, a designation, a designator must have regard to all planning instruments that relate to the premises. Further, the designation must have regard to any assessment benchmarks, other than in planning instruments, that relate to the development that is subject of the designation or amendments.</p>
Planning Regulation 2017 <b>(Planning Regulation)</b>	21 October 2022	<p>This request seeks the development of infrastructure in accordance with Schedule 5 of the Planning Regulation. The following types of infrastructure are sought as part of this designation:</p> <ul style="list-style-type: none"> <li>6      <i>Education facilities</i></li> <li>12     <i>Hospitals and health care services</i></li> <li>14     <i>Residential care facilities</i></li> </ul>
Minister’s Guidelines and Rules <b>(MGR)</b> – Version 1.1	11 September 2020	<p>The MGR is a statutory instrument made pursuant to Section 17 of the Planning Act.</p> <p>In accordance with Section 36(3) of the Planning Act, the Minister may, in guidelines, set out the process for the environmental assessment and consultation.</p> <p>This application has been prepared to satisfy the requirements of the MGR.</p>
State Planning Policy <b>(SPP)</b>	3 July 2017	<p>The SPP applies to the extent relevant when designating premises for infrastructure. When making or amending a designation, the Planning Minister must have regard to the relevant parts of the SPP as shown in <i>Figure 3: Application of the SPP</i> - i.e., the whole of the SPP.</p> <p>The site is identified on the following SPP Assessment Benchmark Mapping:</p>

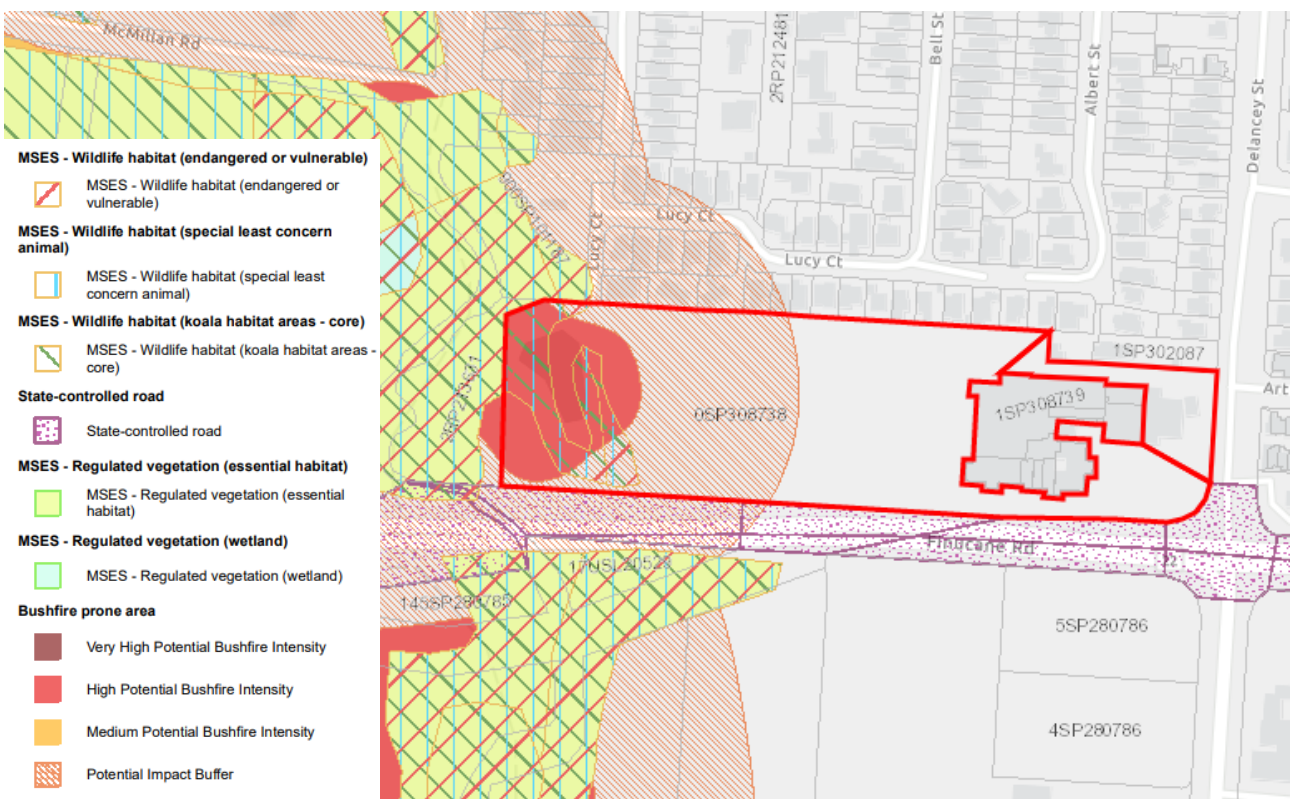
Instrument/Assessment Benchmark	Date of Instrument	Assessment
		<p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>▪ MSES (Matters of State Environmental Significance) – Wildlife habitat (endangered or vulnerable)</li> <li>▪ MSES – Wildlife habitat (special least concern animal)</li> <li>▪ MSES – Wildlife habitat (koala habitat areas – core)</li> <li>▪ MSES – Regulated vegetation (essential habitat)</li> <li>▪ MSES – Regulated vegetation (wetland)</li> </ul> <p><b>Natural Hazards Risk and Resilience</b></p> <ul style="list-style-type: none"> <li>▪ Bushfire prone area</li> </ul> <p><b>Transport Infrastructure</b></p> <ul style="list-style-type: none"> <li>▪ State-controlled road</li> </ul> <p>A mapping extract is shown in <b>Figure 12</b> below.</p> <p>With regards to the remainder of the SPP, the proposal is considered to meet the five (5) key guiding principles:</p> <ul style="list-style-type: none"> <li>– <b>Clearly focus on the delivery of outcomes</b> – The proposal seeks to designate the site for the purposes of an Educational Establishment, Health Care Service, Hospital and Residential Care Facility. The designation considers economic, environmental and social needs of current and future generations through the delivery of the infrastructure.</li> <li>– <b>Reinforce the role of local planning schemes as the integrated, comprehensive statement of land use policy and development intentions for a local area</b> - Not applicable as the proposal is for an Infrastructure Designation and not for plan making.</li> <li>– <b>Support the efficient determination of appropriate development</b> - The proposal seeks to designate the site for the purposes of an Educational Establishment, Health Care Service, Hospital and Residential Care Facility. The designation forwards the efficient and timely delivery of infrastructure, with a responsive and performance based outcome.</li> <li>– <b>Enable positive responses to change, challenges and opportunities</b> - Not applicable as the proposal is for an Infrastructure Designation and not for plan making.</li> </ul>

Instrument/Assessment Benchmark	Date of Instrument	Assessment
		<ul style="list-style-type: none"> <li>- <b>Promote confidence in the planning system through plans and decisions that are transparent and accountable</b> - The infrastructure designation process is proposed in accordance with Chapter 2 of the Planning Act. Assessment of impacts has had due consideration to relevant State and Local plans and mapping. Consultation with relevant Federal, State and Local agency stakeholders, political representatives, local government and the community will occur as part of this MID process.</li> </ul> <p>As such, the proposed designation is considered consistent with the requirements of the SPP.</p>
South-East Queensland Regional Plan ( <b>Shaping SEQ</b> )	11 August 2017	<p>The site is located within the Urban Footprint.</p> <p>When considering the nature of the infrastructure designation, the proposal accords with the objectives of Shaping SEQ and does not undermine the achievement of the goals and themes of the Urban Footprint. It seeks to provide infill development in a well populated and serviced area and will support surrounding communities, providing a beneficial medical establishment.</p> <p>The proposal is considered to support the intent established by Shaping SEQ and provides a complementary development that supports surrounding rural communities.</p>
State Development Assessment Provisions Version 3.0 ( <b>SDAP</b> )	18 February 2022	<p>The SDAP applies to the extent relevant when designating premises for infrastructure. When making or amending a designation, the Planning Minister must have regard to the relevant parts of the SDAP.</p> <p>The site is identified on the following SDAP Assessment Benchmark Mapping:</p> <p><b>Water Resources</b></p> <ul style="list-style-type: none"> <li>▪ Water resource planning area boundaries</li> </ul> <p><b>Koala Priority Area</b></p> <ul style="list-style-type: none"> <li>▪ Koala Priority Area</li> </ul> <p><b>Koala Habitat Area</b></p> <ul style="list-style-type: none"> <li>▪ Core koala habitat area</li> </ul> <p><b>State Transport Corridor</b></p> <ul style="list-style-type: none"> <li>▪ State-controlled road</li> </ul>



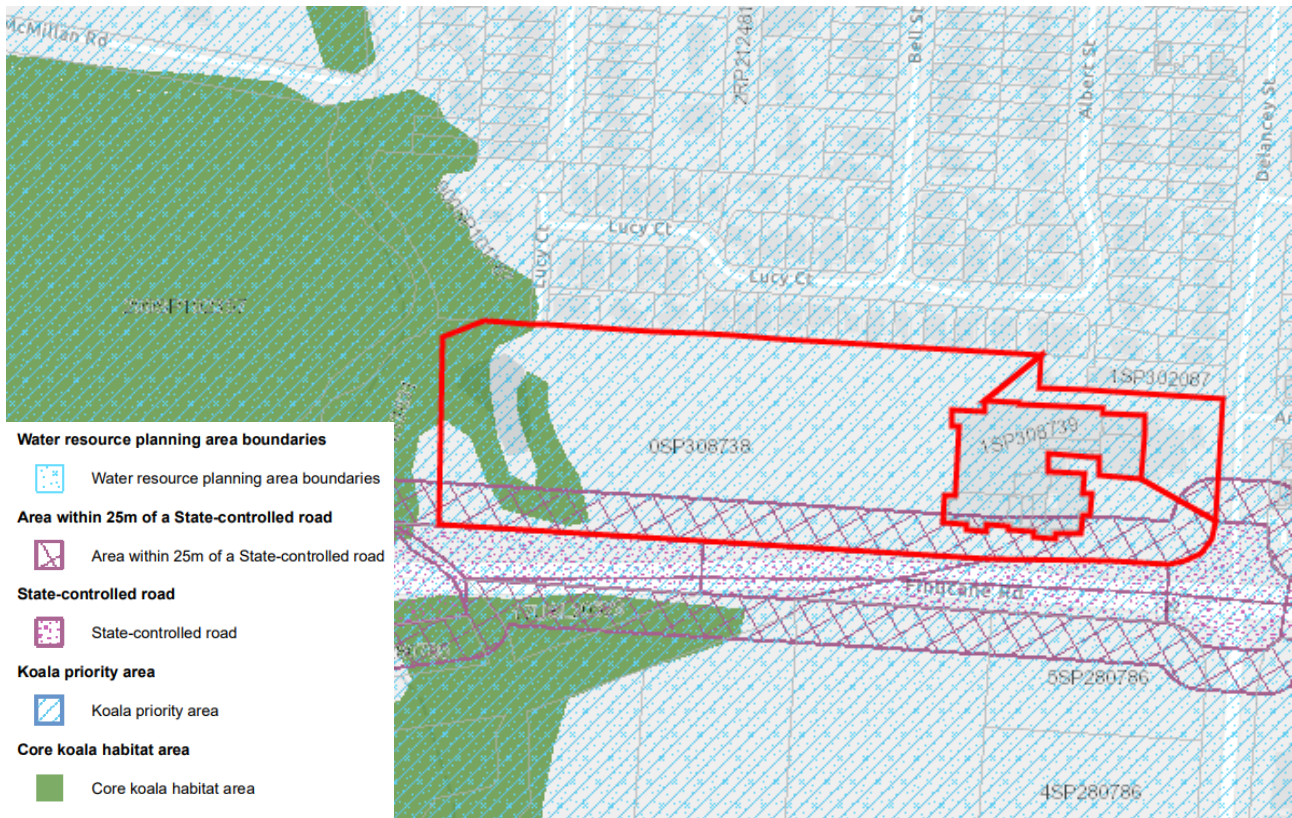
Instrument/Assessment Benchmark	Date of Instrument	Assessment
		<p><b>Areas Within 25m of a State Transport Corridor</b></p> <ul style="list-style-type: none"> <li>Area within 25m of a State-controlled road</li> </ul> <p>A mapping extract is shown in <b>Figure 13</b> below.</p> <p>To ensure that impacts to the state controlled road are minimised, 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>

**Figure 12 – SPP Mapping Extract**



Source: DSDGILP

**Figure 13 – SDAP Mapping Extract**



Source: DSDGILP

## 8. LOCAL PLANNING FRAMEWORK

The *Redland City Plan 2018 v.8* (the Planning Scheme) is the current local categorising instrument used to assess and decide development applications within the Redland City Council local government area.

The following sections of this report provide a high-level assessment of the proposed development against the relevant provisions of the Planning Scheme.

### 8.1. LAND USE DEFINITION

The Planning Scheme is noted to defer to the Planning Regulation for defined land uses. If proposal was to be subject to an assessment against the Planning Scheme, it would be defined as an Educational Establishment, Health Care Service, Hospital and Residential Care Facility as follows:

**Educational establishment** means the use of premise for—

- a. training and instruction to impart knowledge and develop skills; or
- b. student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).

**Health care service** means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

**Hospital** means the use of premises for—

- a. the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or
- b. providing accommodation for patients; or
- c. providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).

**Residential care facility** means the use of premises for supervised accommodation, and medical and other support services, for persons who—

- a. can not live independently; and
- b. require regular nursing or personal care.

We note consideration of future land uses such as Independent Living Units (Retirement Facility) and Child Care Centre as part of the long-term development of the site more broadly. As these are not contemplated in the Planning Regulation for a MID, a development application will be obtained through the Planning Scheme if and when they are proposed.

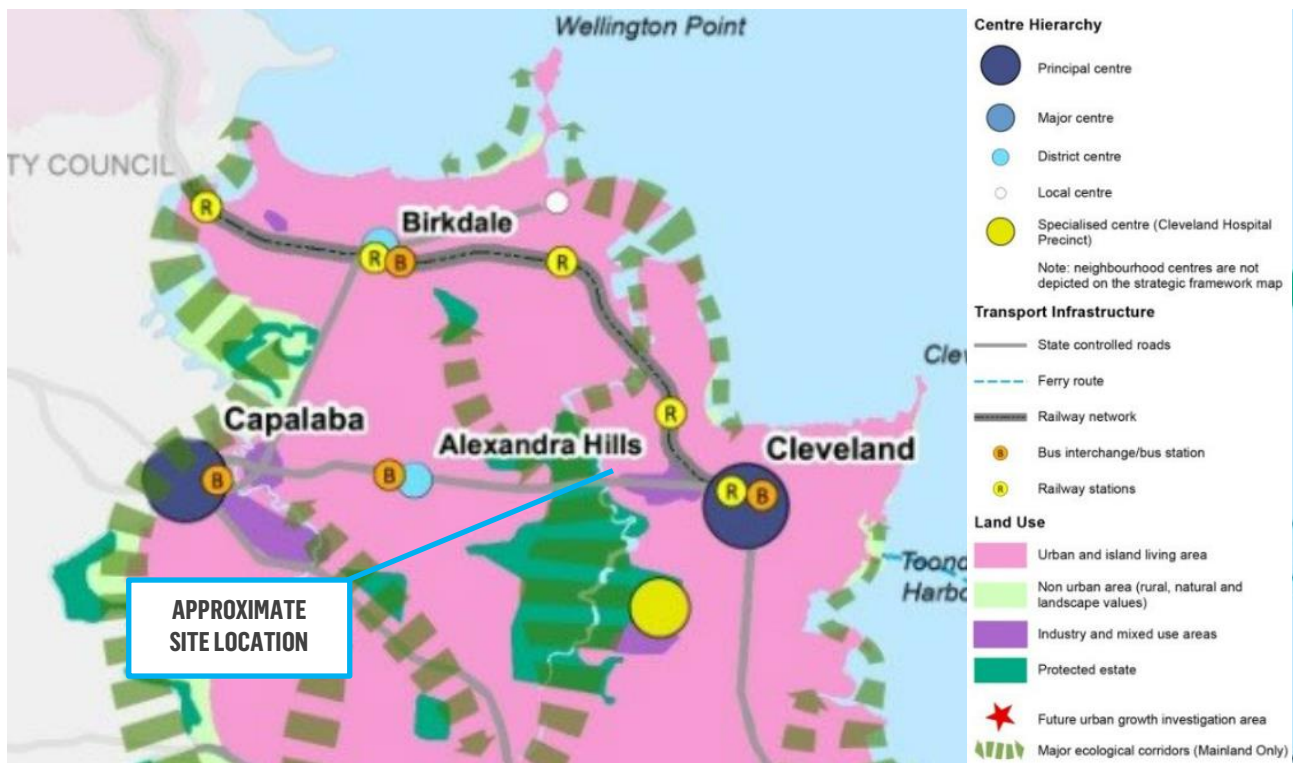
### 8.2. STRATEGIC FRAMEWORK

The strategic framework sets the policy direction for the planning scheme, and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the scheme. The policy intent for the planning scheme is represented by the following 5 themes:

- Liveable communities and housing;
- Economic growth;
- Environment and heritage;
- Safety and resilience; and
- Infrastructure

The five themes express the strategic outcomes, elements, specific outcomes and land use strategies for the LGA. Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the Planning Scheme. An assessment against the strategic framework elements relevant to this proposal is provided below in **Table 11**.

Figure 14 – Extract of Strategic Framework Mapping



Source: Redland City Council

Table 11 – Strategic Framework Assessment

Strategic Outcomes	Response
<b>Economic Development</b>	
<i>Industry and Mixed Use Zones</i>	
<p><b>SO1</b> The primary industry and mixed use areas include:</p> <ul style="list-style-type: none"> <li>a. mixed use zoned areas providing the focus for large format, showroom based retailing, along Shore Street, Cleveland and Redland Bay Road, Capalaba and, in the future, in the emerging community zoned area fronting Redland Bay Road, Victoria Point;</li> </ul> <p>Cleveland industrial park accommodating a mix of manufacturing, processing, distribution, transport and storage uses;</p> <p>Capalaba industrial enterprise park accommodating a mix of low impact and service industries;</p> <p>Redlands business park at Redland Bay accommodating a mix of manufacturing, processing, distribution, transport and storage</p>	<p><b>Not Applicable to SO1.</b></p> <p>The site is not in a specific primary industry and mixed-use area as identified by the strategic outcome.</p>

Strategic Outcomes	Response
<p>uses serving the southern parts of the city; and</p> <p>the marine enterprise precincts at Beveridge Road, Thornlands and on North Stradbroke Island, accommodating boat construction, sales and general marine services including boat repair, servicing and dry dock storage facilities.</p>	
<p><b>SO2</b> Land within these and other smaller scale industry zoned areas is used efficiently. Development assists in consolidating the use of vacant and underutilised land.</p>	<p><b>Complies with SO2</b></p> <p>The development will intensify the existing allied health uses on the site and seeks to develop the currently underutilised western portion of the site.</p>
<p><b>SO3</b> Development within industry zoned areas is limited to industrial activity and uses which directly support those industries or workers. Large format retailing (showrooms, bulky goods, big box or category based) does not occur in these areas.</p>	<p><b>Complies with SO3</b></p> <p>Whilst the proposed use is not associated with industrial activities, there are existing allied health facilities on site and the development provides a health and community facilities hub in a suitable location having regard to the demographics of the local catchment (and their healthcare needs), the attributes of the landholding (size, accessibility and constraints – or lack thereof) and surrounding context and character of the locality. In this regard, the site is suitable to accommodate the development as proposed.</p>
<p><b>SO4</b> Mixed use zoned land accommodates a mix of service and low impact activities together with large format, showroom based retailing. It does not accommodate supermarkets, discount department stores or department stores. Shopping or office uses are limited to small scale supporting or convenience services.</p>	<p><b>Not Applicable to SO4</b></p> <p>The site is not zoned mixed use.</p>
<p><b>SO5</b> Mixed use and industry zoned land is protected from the encroachment of sensitive and incompatible activities that may adversely affect the operation of uses expected in these zones.</p>	<p><b>Complies with SO5</b></p> <p>Although the site is industry zoned land, it is in proximity to sensitive residential areas and existing uses are health related. The proposed use is considered a suitable location having regard to the site attributes and surrounding context.</p>
<p><b>SO6</b> Development within mixed use and industry zoned</p>	<p><b>Complies with SO6</b></p>

Strategic Outcomes	Response
land minimises impacts on the environment and nearby sensitive land uses.	The proposed development will not generate significant impacts on the environment. To minimise impacts to adjacent residential areas, the building height has been stepped back at the northern boundary and incorporated significant landscaping.
<b>SO7</b> Development establishes a high quality appearance, especially along major road frontages.	<b>Complies with SO7</b> The development consists of a varied, high quality architectural design that has regard to the surrounding context and local character, particularly along Finucane Road and Delancey Street.
<b>Safety and Resilience to Hazards</b>	
<i>Bushfire and Landslide Hazard</i>	
<b>SO1</b> The establishment or intensification of development involving the accommodation or congregation of vulnerable sectors of the community is avoided in areas of bushfire hazard.	<b>Complies with SO1</b> The development will not materially increase the extent or severity of bushfire or its impacts, as demonstrated by the specialist reporting that has been undertaken for this proposal, particularly the bushfire management plan ( <b>Appendix O</b> ).
<b>SO2</b> Development within or near bushfire and landslide hazard areas incorporates appropriate siting, design and management practices to reduce risk to an acceptable level.	<b>Complies with SO2</b> The development has considered key management measures as set out by the bushfire management plan.

### 8.3. ZONING

In accordance with the planning scheme, the site features split zoning between the Low Impact Industry zone and Recreation and Open Space zone. **Figure 15** provides a visual breakdown of this zoning outcome.

The purpose of the Low Impact Industry zone is:

*“...to provide land for a range of low impact industrial activities, and a limited range of other activities that are compatible with industrial activities.”*

The purpose of the Recreation and Open Space zone is:

*“...to 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.”*

It is acknowledged that the proposed development does not necessarily align with the purpose of either identified zone, or the subsequent overall outcomes of the zone codes. However, the existing health and medical services provided on the site should be considered in context to the proposal, given that the development seeks to continue use of the site for services of a health and medical nature.

Figure 15 – Zoning



Source: Red-e-Map

## 8.4. LOCAL PLAN

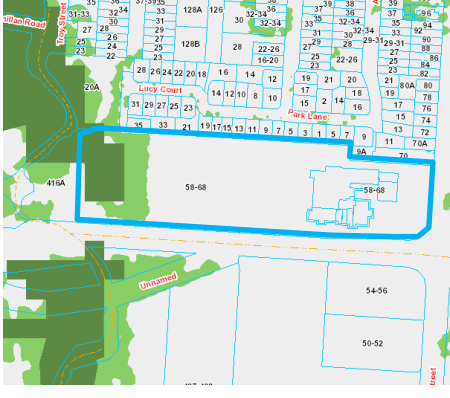

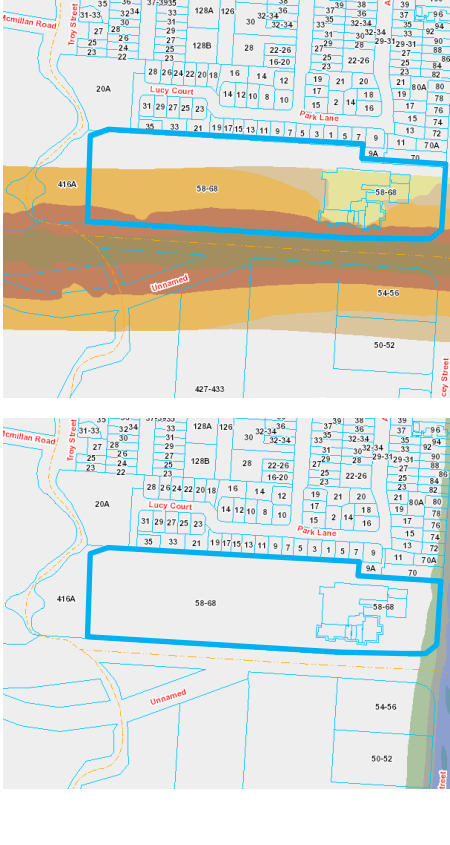
The Planning Scheme does not contain any local plans

## 8.5. OVERLAYS

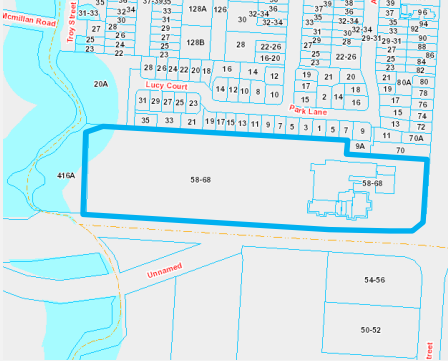
Table 12 identifies overlays from the Planning Scheme which are relevant to the site.

Table 12 – Applicable City Plan Overlays

Relevant Overlay	Overlay Map	Proposal Response
<p><b>Bushfire Hazard Overlay</b></p> <ul style="list-style-type: none"> <li>Potential Impact Buffer</li> </ul>		<p>Whilst development for a hospital is generally not compatible with bushfire prone areas, the extent of this overlay is generally limited across the site and can be avoided through the detailed building design. The proposal therefore complies with the relevant Acceptable, Performance and Overall Outcomes of the Bushfire hazard overlay code.</p> <p>If required, a bushfire impact assessment and management plan can be conditioned as part of the designation approval.</p>

Relevant Overlay	Overlay Map	Proposal Response
<p><b>Environmental Significance Overlay</b></p> <ul style="list-style-type: none"> <li>▪ MSES</li> <li>▪ MLES</li> </ul>		<p>The proposed designation complies with the Acceptable and Performance Outcomes of the Environmental significance overlay code, and protects existing significant vegetation on the site.</p>
<p><b>Landslide Hazard Overlay</b></p> <ul style="list-style-type: none"> <li>▪ Low</li> </ul>		<p>The proposed designation complies with the Acceptable and Performance Outcomes of the Landslide hazard overlay code, which provides minimal risk to the proposal given the low hazard rating under the overlay. Regardless, the designation ensures that any built form within this area will be designed in accordance.</p> <p>If required, a geotechnical report can be conditioned as part of the designation approval.</p>
<p><b>Transport Noise Corridor Overlay</b></p> <ul style="list-style-type: none"> <li>▪ Noise Corridor – State Road <ul style="list-style-type: none"> <li>- Category 0: &lt; 58 dB(A)</li> <li>- Category 1: 58 dB(A) - &lt; 63 dB(A)</li> <li>- Category 2: 63 dB(A) - &lt; 68 dB(A)</li> <li>- Category 3: 68 dB(A) - &lt; 73 dB(A)</li> <li>- Category 4: &gt; 73 dB(A)</li> </ul> </li> <li>▪ Noise Corridor – Local Road</li> </ul>		<p>The planning scheme does not provide any assessment benchmarks or tables of assessment relating to the Transport noise corridor overlay. As such, this overlay does not require addressing at a local planning framework level.</p>



Relevant Overlay	Overlay Map	Proposal Response
<ul style="list-style-type: none"> <li>- Category 1: 58 dB(A) - &lt; 63 dB(A)</li> <li>- Category 2: 63 dB(A) - &lt; 68 dB(A)</li> </ul>		
<b>Waterway Corridors and Wetlands Overlay</b>		<p>The proposed designation complies with the Acceptable and Performance Outcomes of the Waterway corridors and wetlands overlay code. The designation is not located in any of the mapped areas of the overlay identified over the site.</p>

## 8.6. CATEGORY OF DEVELOPMENT

There are three categories of development under the Planning Act. These are Accepted Development, Assessable Development (Code and Impact Assessable) and Prohibited Development.

The Planning Scheme, acting as the Categorising Instrument, determines that the Category of Development for the development would be Impact Assessment.

## 9. ENVIRONMENTAL ASSESSMENT AND MANAGEMENT

Prior to the designation of a premises for infrastructure, an Environmental Assessment is to be undertaken to satisfy the Minister that the proposal has been considered against Chapter 7 of the MGR and the Planning Act.

Section 36 of the Planning Act outlines the relevant environmental assessment matters as follows:

- *All planning instruments that relate to the premises; and*
- *Any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation or amendment; and*
- *If the premises are in a State development area under the State Development Act—any approved development scheme for the premises under that Act; and*
- *If the premises are in a priority development area under the Economic Development Act 2012—*
- *Any development scheme for the priority development area under that Act; and*
- *Any properly made submissions made as part of the consultation carried out under section 37; and*
- *The written submissions of any local government.*

This section of the Town Planning Report provides an assessment of impacts which may be generated by the designation and any recommendations to ameliorate such impacts, where they exist.

### 9.1. TRAFFIC AND ACCESS

Lambert & Rehbein have undertaken a comprehensive TIA, which is included at **Appendix J**. The report provides an assessment against the existing and future private vehicle transport, public transport and active transport conditions. The assessment has been informed by survey data and traffic models. Potential mitigation measures and solutions have also been identified to mitigate any associated traffic impacts. The TIA has also taken into account the Limited Access Policy regarding the proposed new access point and intersection directly from Finucane Road.

Ultimately, it was concluded that the changes proposed to the road network as a result of the designation can be delivered within the road network, within any land take contained with land that forms part of the application and deliver a significant net benefit to the network-based delays.

### 9.2. RESIDENTIAL INTERFACE

The majority of the site adjoins non-residential uses, with the residential interface being the land zoned Low Density Residential. This is located to the north of the site, at Lucy Court and Park Lane.

To mitigate potential built form and amenity impacts on residents, the MID proposes the mitigation measures:

- The setback provisions within the proposed site plan align with the provisions of the Planning Scheme and ensure that any future buildings will be adequately setback from the frontage and northern boundary. The setback provisions ensure 10m wide area of deep soil landscaping is provided to the realigned boundary.
- Building heights at the north of the development have been significantly reduced from what was initially envisaged. The proposed development will provide a transitioning element from the 5-storey built form at Finucane Road, stepping down to 2-3 storeys at the northern boundary. When considered in conjunction with the building separation distance, landscaped setback and boundary to the interface with the residential developments, this will reduce impacts to adjoining owners.

### 9.3. ECOLOGICAL IMPACTS

BAAM Ecological Consultants have undertaken an Ecological Assessment of the site to document existing ecological values of site and assessment of potential impacts to these values as a result of the development. This report can be found in **Appendix N**.

The majority of the site has been previously cleared and developed for agricultural uses and existing commercial infrastructure, with native vegetation and associated habitat values restricted to the west of the site. This vegetation supports the following significant ecological values:

- Flora species and ecological communities listed under the *Environment Protection and Biodiversity Conservation Act 1999*. These matters of national environmental significance are not expected to be impacted by the proposed development and do not require referral to the Commonwealth.
- Matters of state environmental significance including koala habitat and active animal breeding places. Avoidance of this vegetation through design has been achieved and the amount of clearing proposed is unlikely to have any significant impact.

The Ecological Assessment Report provided the following recommendations to minimise potential impacts on habitat values:

- Prepare an Aborist report to assess the potential impacts of the proposed retaining wall on adjacent trees.
- Replace cleared trees and revegetate areas where possible.
- Design and install fauna guide fencing that ties in with existing guide fencing that exists for a fauna underpass beneath Finucane Road.
- Where habitat clearing is required (noting this is not currently proposed), they should be undertaken in accordance with the requirements of the *Queensland Nature Conservation (Koala) Conservation Plan 2017*. Where animal breeding places are being disturbed, clearing must be undertaken in accordance with an approved Species Management Plan.

## 9.4. SERVICE INFRASTRUCTURE

The Water Supply and Sewerage Service Options Assessment provided at **Appendix L** addresses the provision of water and sewer services. This finds that the site has access to the necessary service infrastructure. An assessment of capacity will be undertaken at the design phase of each development and the necessary upgrades undertaken.

## 9.5. NOISE

An Acoustic Assessment Report has been prepared by TTM (refer **Appendix M**). This has been prepared to address the requirements for operational impacts and address the requirements contained in the Queensland State Policies, DTMR and Council guidelines. The report addresses the operational noise impacts from the proposal onto noise sensitive receptors external to the project, as well as transportation noise impacts onto the development.

Please refer to Acoustic Assessment Report for further information.

## 9.6. NATURAL HAZARDS

A portion of the site is included in the Landslide Hazard Overlay. If required, a geotechnical report addressing the requirements of the Landscape Hazard Overlay Code of the Planning Scheme can be prepared prior to the endorsement of development in this area. This can be conditioned as part of the MID.

The site is subject to the Bushfire Hazard Overlay. A bushfire management plan has been prepared by LEC to provide a site-specific bushfire hazard assessment and bushfire management plan for the site. It sets out a number of mitigation measures that must be implemented as part of the proposed development that will reduce bushfire risk to a tolerable level.

Please refer to the Bushfire Management Plan for further information.

## 9.7. CONSTRUCTION IMPACTS

A Construction Management Plan is to be prepared prior to the commencement of work. The proposed requirements are consistent with recent designations and will ensure that the impacts of construction are appropriately mitigated at the construction phase.

## **9.8. SOCIAL AND-ECONOMIC IMPACTS**

The proposed MID is anticipated to have substantial social and economic benefits. As identified in Section 1 and Section 2 of this report, the MID will facilitate the development of essential community infrastructure. Furthermore, the construction and ongoing operation of the developments facilitated by the MID will contribute to the Queensland economy.

# 10. CONCLUSION

Urbis has been commissioned by *the Hub Precinct Pty Ltd* (‘the **Applicant**’) to prepare this Town Planning Report, in support of a request to the Minister for Planning (the ‘**Minister**’) for the designation of land at 58-68 Delancey Street, Ormiston. The site subject to the proposed designation comprises 11 freehold landholdings and one (1) strata title.

This request seeks the development of infrastructure in accordance with Schedule 5 of the Planning Regulation. The following types of infrastructure are sought as part of the designation:

6	<i>Education facilities</i>
12	<i>Hospitals and health care services</i>
14	<i>Residential care facilities</i>

This report provides an overview of the proposed infrastructure, along with an assessment of matters a designator must be satisfied with pursuant to Section 36 of the Planning Act and Chapter 7 of the MGR.

This EAR demonstrates that the proposed designation maintains consistency with previous development approvals, minimised environmental impacts, and results in significant community benefits including:

- Supporting the growth of SEQ through the provision of critical essential infrastructure in a high growth area.
- Building and enhancing a sense of local community and identity.
- Support the provision of essential health and disability services for the local community.
- Providing for essential services within the local catchment and in close proximity to an emerging residential area.
- Provides an opportunity for medical and research-based facilities to be co-located in one hub;
- Provisions housing options for people with high-care health needs and ensures that they are located proximate to health and research services;
- Continuing to support a variety of healthcare and hospital offerings and choice for the local community;
- Increases direct employment opportunities to both doctors, nurses, allied health professionals, medical support and admin staff and facilities contractors;
- Provides indirect employment to trades personnel and consultants who assist in the implementation of the development;
- As redevelopment occurs will enhance current pedestrian environments and streetscaping for streets surrounding the site;
- As infrastructure upgrades are triggered will alleviate existing capacity pressures on the surrounding road network; and
- Provides additional community services within close proximity to other key offerings, including the Redlands Health and Wellness Precinct.

Overall, the designation allows for the timely delivery of a healthcare and hospital offerings in accordance with Section 36(1) of the Planning Act, and maintains consistency with the relevant assessment matters outlined within Chapter 7 of the MGR. The designation therefore warrants favourable consideration.

# 11. DISCLAIMER

This report is dated 05 July 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of the Hub Precinct Pty Ltd (**Instructing Party**) for the purpose of Planning Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

**APPENDIX A**

**LANDOWNER'S CONSENT**

# APPENDIX B

# SITE DETAILS



**APPENDIX C**

**DSDILGP PRELODGE MENT MEETING  
SUMMARY**

# **APPENDIX D**

# **REDLAND CITY COUNCIL PRELODGEEMENT MEETING SUMMARY**

**APPENDIX E**

**SITE PLAN**

**APPENDIX F**

**ARCHITECTURAL PACKAGE**

# APPENDIX G

# LANDSCAPE CONCEPT PLAN

# **APPENDIX H                      PRELIMINARY CIVIL WORKS PLANS**

**H.1                      SITE WORKS PRELIMINARY OVERALL**

**H.2                      EXTERNAL WORKS PRELIMINARY OVERALL**

**APPENDIX I**

**ECONOMIC NEEDS ASSESSMENT**

**APPENDIX J**

**TRAFFIC IMPACT ASSESSMENT**



**APPENDIX K**

**SITE BASED STORMWATER  
MANAGEMENT PLAN**

**APPENDIX L**

**CIVIL ENGINEERING WATER SUPPLY  
AND SEWERAGE SERVICES OPTIONS  
ASSESSMENT**

# **APPENDIX M**

# **ENVIRONMENTAL NOISE ASSESSMENT**

**APPENDIX N**

**ECOLOGICAL ASSESSMENT REPORT**

**APPENDIX O**

**BUSHFIRE MANAGEMENT PLAN**

## **APPENDIX P**

# **HUB68 CENTRE OF EXCELLENCE – AGING AND WELLNESS MID ENDORSEMENT REQUEST**