



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our reference: MPL-0421-0226

2 June 2021

Julie Saunders
Director
Urbis
jsaunders@urbis.com.au

Dear Ms Saunders

Pre-lodgement advice – proposed Ministerial Infrastructure Designation (MID) – Ormiston Hospital and Aged Care Facility

This pre-lodgement record provides a summary of relevant matters based on the supporting information provided in the pre-lodgement request. This record is provided in good faith, provides initial advice regarding likely issues relevant to the proposed request to make the MID, and is current at the time of issue.

If the proposal is changed from that which was provided in the pre-lodgement request, you may wish to seek further or amended pre-lodgment advice from the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP).

Meeting details

Meeting date:	7 May 2021
Attendees:	<ul style="list-style-type: none">• Paul Beutel and Chris Lee (DSDILGP)• Julie Saunders and Sarah Davies (Urbis)• Warren Pryde (hub68)

Site details

Street address:	58-68 Delancey Street, Ormiston
Real property description:	Lot 0 on SP308738 and Lot 1 on SP308739
Local government area:	Redland City Council (the council)
Existing use:	The site is improved by a mixture of low impact industry warehousing as well as other buildings which have been converted into health care services.
Relevant site history:	A portion of the site has recently been used for agricultural purposes as an interim use which is assisting with erosion

control.

Proposal details

Type of infrastructure:	<ul style="list-style-type: none"> • Item 12: hospital and health care services • Item 14: residential care facilities.
Infrastructure description:	Ormiston Hospital and Aged Care Facility
State interests relevant to the assessment:	<ul style="list-style-type: none"> • Biodiversity – Matters of State Environmental Significance (MSES) - Wildlife habitat (koala habitat areas – locally refined) • Natural hazards, risk and resilience - Bushfire prone area • Transport infrastructure – State-controlled road • Water quality.

Supporting information

Plan / Report title	Author	Ref no.	Version / date
MID Briefing Note – Hub68 Ormiston	Urbis	-	22/04/2021
Attachment A – Preliminary Plans	Destraavis Group	4_2101_02	16/04/2021

Pre-lodgement advice

Item	Advice
Infrastructure entity overview of proposal	
1.	<p>A five-storey private hospital, a two to three-storey aged care facility and ancillary health services across a number of stages.</p> <p>The aged care facility is designed to step down to two-storeys at the interface with adjoining residential properties.</p> <p>Independent retirement living may be proposed for the portion of the site at the corner of Finucane Road and Delancy Street, which will be subject to a separate approval.</p>
Staging	
2.	The proposal intends to develop the facility in stages. The MID proposal should address/mitigate the impacts of the ultimate developed scenario.
Biodiversity	
3.	<p>The site is mapped as containing Matters of State Environmental Significance (MSES) – Wildlife habitat (koala habitat areas – locally refined). The development as proposed avoids the MSES.</p> <p>Should the final design of the development impact the MSES, the MID proposal should be supported by an Ecological Assessment that assesses the impacts of and recommends measures that compensate for the environmental impacts.</p>
Bushfire	
4.	The site is mapped as containing High Potential Bushfire Intensity and Potential Impact Buffer. Further, the proposal constitutes a vulnerable use.

	The MID proposal should be supported by a Bushfire Management Plan that assesses bushfire risk and recommends mitigation measures. An emergency evacuation procedure should also be provided.
State transport infrastructure	
5.	The site adjoins the State-controlled Finucane Road. The MID proposal should address the State-controlled road and confirm that any potential impacts to and from the State-controlled road, including traffic, noise and stormwater are adequately mitigated.
Traffic	
6.	The proposal results in a new use on the site and a significant increase to site users. The MID proposal should be supported by a Traffic Impact Assessment (TIA) to evaluate the proposal's impact on the safety and efficiency of the road network and recommend any necessary mitigation measures for impacts resulting from the proposed development. The TIA should also identify any necessary improvements to active transport facilities in and around the precinct (in particular the provision of footpaths).
Amenity	
7.	The MID proposal should consider any potential impacts on the amenity of adjoining residential properties including noise, lighting, visual and privacy. Site layout, landscape, elevations and sectional drawings should be provided for the MID proposal. Particular care should be placed on managing the interface with adjoining residential properties and the external appearance of buildings in prominent locations. Detail on building materials and finishes should be provided.
External works	
8.	Works external to the sites may be required to facilitate the development. An analysis of potential external works and land dedications should be provided as part of the MID proposals.
Stormwater management/water quality	
9.	The MID proposal should be supported by a Stormwater management plan that demonstrates a lawful point of discharge, no actionable nuisance to adjoining and downstream properties and compliance with the SPP water quality benchmarks.
Recommended technical reporting	
10.	It is recommended that the entity consider the following matters when preparing the MID proposal: <ul style="list-style-type: none"> • Acoustic assessment (if required) • Bushfire management plan • Ecological assessment • Landscaping concept plan • Stormwater management plan • Traffic impact assessment.

Out of centre development	
11.	DSDILGP has concerns with the proposed development occurring 'out-of-centre', which may lead to the development not being supported at the endorsement stage of the MID process. These views are shared by Redland City Council and are summarised below.
Redland City Council advice	
12.	<p>The following is a summary of preliminary advice on the proposed development provided to DSDILGP by Redland City Council:</p> <ul style="list-style-type: none"> • the zoning (low impact industry and open space) was not strategic, and is based on the use occurring on the site at the time • the applicant would need to demonstrate as part of any application, why a hospital (which would otherwise be in a centre zone) is suitable for this site. Council would need to be satisfied of the following: <ul style="list-style-type: none"> ○ how the proposed development addresses the strategic intent for economic growth within the City, including the centres hierarchy and the specialised centre zone already identified for the existing Redland hospital, where specialist and general health services, health based education and training and related activities will cluster. ○ how these uses will interact with (and not detract from) the hospital and other health care services currently being provided in the hospital precinct and the Cleveland CBD ○ as the site is a gateway site to Cleveland and is prominent given its location on a hill, building height is particularly sensitive. Should the above matters be adequately addressed, further information would need to be provided to demonstrate the proposed building height is acceptable, particularly in terms of its visual and amenity impact.

General information

Preliminary stakeholder engagement

Preliminary stakeholder engagement should include, but not be limited to, consultation with the council, Native Title and/or Aboriginal or Torres Strait Islander party/parties for the area, letters to local, state and federal members and a letter box drop to the adjoining and surrounding properties identified on the attached plan (as a minimum). Any preliminary stakeholder engagement material should describe and illustrate the proposal and provide 10 business days for comment. Please provide draft material to DSDILGP for review prior to commencing preliminary stakeholder engagement.

Endorsement to lodge a MID

Endorsement to lodge a MID proposal can be sought following completion of preliminary stakeholder engagement activities. When seeking endorsement please provide the information contained within Attachment 3.1 of the [MID Operational Guidance](#).

MID proposal

Should the proposal be endorsed, to apply for the MID, submit a MID proposal via the [online portal](#) that includes/addresses:

- the required material for amending a MID specified in Schedule 3 of the [Minister's](#)

[Guidelines and Rules](#)

- the matters raised in these pre-lodgement minutes.

Formal consultation stage

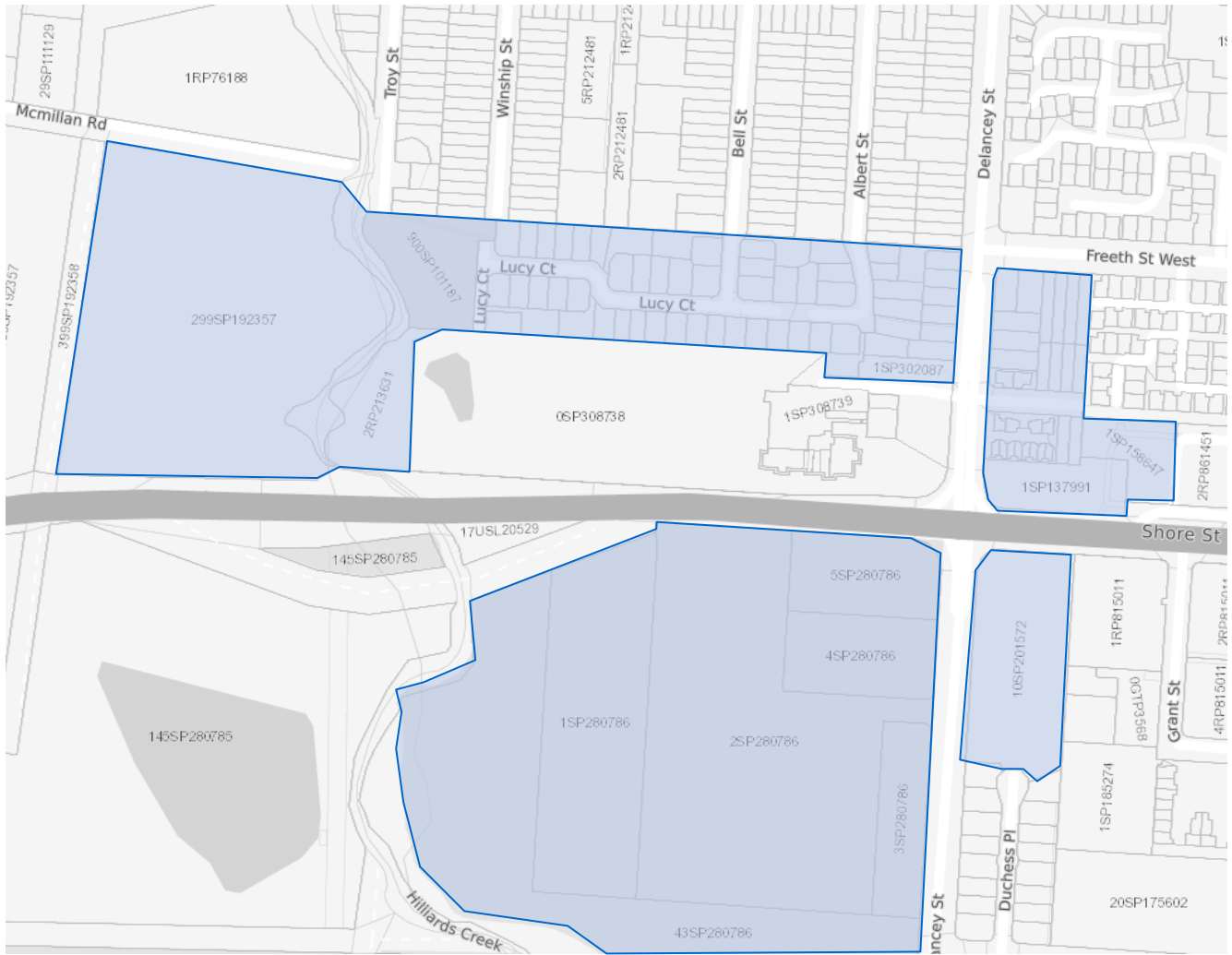
Formal consultation will include a 20 business day public consultation period which is to include as a minimum: sign/s on the land, a notice in the paper and letters to surrounding landowners, elected representatives and Native Title and/or Aboriginal or Torres Strait Islander party/parties for the area. Requirements for the formal consultation stage will be determined following the outcomes of pre-engagement.


If you require any further information, please contact Chris Lee, Principal Planner on 3452 7694 or chris.lee@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Beutel', written over a light grey rectangular background.

Paul Beutel
MANAGER



 Properties to be engaged with