

6 **Cabinet Notes for Discussion**

Out of scope

602 PLANNING APPROACH FOR THE MARJORIE JACKSON-NELSON
HOSPITAL (John Hill) - NOTED

Out of scope

TO: THE PREMIER FOR CABINET TO NOTE

RE: PLANNING APPROACH FOR THE MARJORIE JACKSON-NELSON HOSPITAL

1. PROPOSAL

That Cabinet notes the planning approach for the Marjorie Jackson-Nelson Hospital (MJNH).

2. BACKGROUND

- 2.1 The Government announced the development of the MJNH as part of the 2007-08 budget. The MJNH will replace the Royal Adelaide Hospital - becoming the single largest hospital development of its kind in Australia.
- 2.2 The MJNH will be located on land commonly referred to as the 'railway yards' located west of the Morphett Street Bridge, south of the River Torrens, a distance west of the train line located near Gaol Road and north of North Terrace and Port Road, Adelaide.
- 2.3 The subject site is located within the Adelaide City Council Development Plan's 'Park Lands Zone' and more specifically within 'Policy Area 37 - River Torrens West Policy Area'.
- 2.4 The Park Lands Zone has in effect, an extensive list of 'non-complying' developments. That is, all developments are non-complying except those that are listed as exceptions. A hospital would be considered as a non-complying form of development.
- 2.5 A positive planning policy framework needs to be established in order to support the development of the MJNH. This is particularly important given that the MJNH is likely to be procured via a Private Public Partnership (PPP) approach. The successful proponent will design the final development and seek the necessary approvals under the *Development Act 1993*. It is critical that a flexible policy framework is established to accommodate this.

3. DISCUSSION

- 3.1 The Department of Health has identified a number of planning options. These include making application under the current zoning arrangements (non-complying), introduction of a special act of parliament (eg. the *Golden Grove (Indenture Ratification Act 1984)*) and rezoning. Planning approaches have been discussed with representatives of Planning SA, Department for Transport, Energy and Infrastructure and the Adelaide City Council.

- 3.2 Rezoning is the only planning approach that aligns with the project timelines and likely PPP procurement method.
- 3.3 A rezoning exercise will take the form of a Ministerial Plan Amendment Report (PAR), pursuant to Section 26 of the *Development Act 1993*. My officers are currently finalising arrangements with Planning SA regarding how the Ministerial PAR could be implemented.
- 3.4 The optimal planning arrangement is as follows:
- preparation of a master plan that acts as a vehicle to consider a range of relevant West Adelaide Precinct interface issues (eg. the Adelaide Convention Centre and Linear Park); and
 - preparation of a Ministerial PAR that updates the Adelaide City Council Development Plan to provide maximum flexibility for development of the hospital.
- Note: These processes could be undertaken concurrently.
- 3.5 This approach has the following advantages:
- minimises timing risks;
 - enables the Ministerial PAR to establish the broad framework for development, which focuses on core issues;
 - allows community and government agency input into the master planning process without the burden of striving to manage this through the Ministerial PAR process (master plans are generally better communication tools than PARs as they are less technical documents); and
 - allows a greater level of design flexibility - acknowledging that the final details of the MJNH design may change through the PPP procurement process.
- 3.6 The timeline for the MJNH project is currently as follows:
- Project announced - June 2007
 - Procurement method identified and approved - November 2007
 - Procurement process commences - mid October 2008
 - Proponent confirmed - late 2009
 - Construction commences - early 2010; and
 - MJNH operational - early 2016.
- The preparation of a master plan and Ministerial PAR will enable the procurement process to commence in mid October 2008 (this is based on a worst case 12 month scenario for completing the concise Ministerial PAR).
- 3.7 The Minister for Urban Development and Planning is required to consider and approve the commencement of a Ministerial PAR. I intend to write to the Minister for Urban Development and Planning to seek commencement shortly.
- 3.8 I have also asked my Department to commence a Master Planning exercise for the Royal Adelaide Hospital. This will be a critical input into the broader planning discussions concerning the MJNH and Adelaide CBD generally.

3.9 In addition, section 23 of the *Adelaide Park Lands Act 2005* needs to be addressed. The Act states "If land within the Adelaide Park Lands occupied by the Crown or a State authority is no longer required for any of its existing uses, the Minister¹ must ensure that a report concerning the State Government's position on the future use and status of the land is prepared within the prescribed period". The Regulations define the prescribed period as 18 months. The required report could be prepared in association with the Ministerial PAR. Further, sub-section (2) of section 23 of the Act states that the mentioned report should include information on the condition of the land and on the action (if any) that would be required in order to make the land suitable for public use as park land. This report must then be laid before both Houses of Parliament and be furnished to the Adelaide City Council (ACC).

3.10 To ensure the proposed MJNH planning policy and master planning pathway engages key stakeholders with the objective of gaining their ongoing support and ownership, the following governance framework will be implemented (further detail is found in Attachment A):

- development of a 'Project Relationship Charter' between the Department of Health and Adelaide City Council as a vehicle to promote collaboration;
- establishment of a Reference Group with membership from the Department of Health and ACC staff; and
- establishment of Ministerial PAR and Master Planning Working Groups.

4. SUMMARY

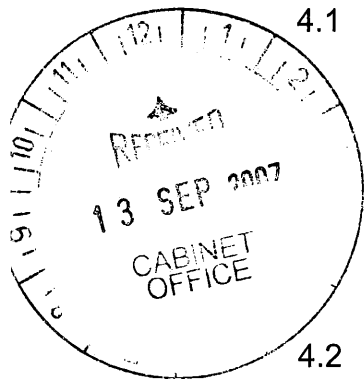
It is recommended that Cabinet:

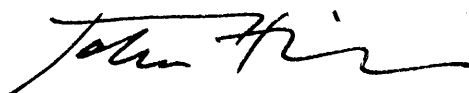
4.1 notes the optimal planning approach for the Marjorie Jackson-Nelson Hospital as follows:

- preparation of a master plan that acts as a vehicle to consider a range of relevant West Adelaide Precinct interface issues (eg. the Adelaide Convention Centre and Linear Park); and
- preparation of a Ministerial Plan Amendment Report that updates the Adelaide City Council Development Plan to provide maximum flexibility for development of the hospital.

4.2 notes that these processes could be undertaken concurrently; and

4.3 notes that the Minister for Urban Development and Planning will be asked to consider and approve the commencement of a Ministerial Plan Amendment Report.





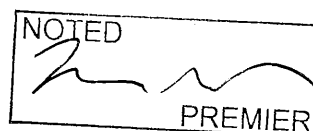
MINISTER FOR HEALTH

Date: 11.9.07

In Cabinet

17 SEP 2007

¹ Minister for Environment and Conservation



ATTACHMENT A

MINISTERIAL PAR AND MASTER PLAN ENGAGEMENT APPROACH

