

611 GLENSIDE CAMPUS REDEVELOPMENT - PROJECT PROGRESS UPDATE (Gail Gago) - NOTED

Not relevant



611
TO: THE PREMIER FOR CABINET TO NOTE

RE: GLENSIDE CAMPUS REDEVELOPMENT – PROJECT PROGRESS UPDATE

1. PROPOSAL

That Cabinet note:

- 1.1 The conclusion of the first phase of community and stakeholder engagement for the Glenside Campus redevelopment on 30 November 2007;
- 1.2 A due diligence exercise is currently underway and will be completed by early 2008;
- 1.3 The Concept Master Plan is to be refined and finalised during early 2008, with a public release anticipated in February 2008.

2. BACKGROUND

- 2.1 On 20 September 2007 the Government announced a Concept Master Plan for the Glenside Campus. The Concept Master Plan described the redevelopment of this outdated and inefficient facility.
- 2.2 The plan outlined the development of:
 - a new world-class 129-bed hospital for mental illness and substance abuse, called *SA Specialist Health Services*;
 - a residential area incorporating affordable housing and supported accommodation;
 - a major public cultural hub for the people of the state;
 - environmental initiatives to maintain the open spaces of the campus and enhance biodiversity and water capture;
 - a 'village style' retail precinct with shops and cafes to integrate services and residences into one community; and
 - a commercial development fostering employment opportunities in this near city location.
- 2.3 A comprehensive community and stakeholder engagement process was implemented in order to refine the Concept Master Plan, this included:
 - Public 'Listening Events' (attracting over 400 attendees)
 - Targeted key stakeholder meetings
 - a '1800' Number (1800 643 854)
 - Website (www.health.sa.gov.au/mentalhealth)
 - Ministerial Communiqué's (posted on the website)
 - Ministers workshops with the community and stakeholders

- 2.4 An extensive clinical engagement process has been underway as part of the development of the models of care. The models of care have been running concurrently with the refinement of the Concept Master Plan.
- 2.5 The next formal phase of engagement will occur via the Ministerial DPA exercise. The Minister for Urban Development and Planning will consider the request to pursue a Ministerial DPA, with a two month community consultation phase common place.
- 2.6 A Community Reference Group has been established to facilitate regular dialogue with the community and stakeholders (as required) throughout the project.
- 2.7 The Glenside Campus redevelopment has the following immediate timeline:
- Master Plan finalised and released - February 2008
 - Models of Care completed early 2008
 - Ministerial DPA completed - September 2008
 - Procurement:
 - initial market sounding presentation – early 2008
 - issue of an Information Memorandum - mid 2008
 - issue of registrations of interest (ROI) - mid to late 2008
 - preferred tender selected - early 2009 (selective tender process to commence late 2008).

3. DISCUSSION

Community and Stakeholder Engagement Input

- 3.1 Six main themes have emerged from the engagement process:
- a perceived loss of public open space (sale of land for commercial, retail and residential uses);
 - concerns with medium density housing (and in particular the 15% affordable housing component of this);
 - traffic and access;
 - retention of state heritage structures, trees and wildlife;
 - consolidation of DASSA services on to the site and its co-location with mental health services; and
 - relocation of aged mental health care services off-site.
- 3.2 Communication plans have been developed and are being implemented to address these themes. These themes were anticipated.

Refinement of the Master Plan

- 3.3 In order to inform the refinement of the 20 September 2007 Concept Master Plan the Department of Health has commissioned further project investigations. These investigations include, but are not limited to, traffic and access; ecology; heritage; retail analysis; urban design and landscape; utility analysis and detailed survey.
- 3.4 These investigations, along with the models of care and the input received as part of the community and stakeholder engagement phase, are key inputs in the refinement of the Master Plan during December 2007 and January 2008. A public release of the final Master Plan is anticipated in February 2008. The Master Plan will be a key document in approaching the market place.
- 3.5 The results of the investigations are currently being discussed with relevant State Government Departments.

Due Diligence exercise

- 3.6 The investigations listed above, along with other targeted activities, are key inputs into a 'due diligence' exercise. The purpose of this exercise is to verify the status of the original July 2007 Cabinet Submission for the Glenside Campus redevelopment. A particular focus is verification of timing and cost.
- 3.7 Key elements of the due diligence exercise include further analysis of:
- Traffic and access requirements (including car parking)
 - Utility Infrastructure
 - Site survey (easements and titles) and demolition
 - Health facility requirements
 - Heritage building refurbishment
 - Environmental Rehabilitation
 - Escalation rates
 - Transition programming (ensuring the Glenside Hospital remains operational throughout the construction process).
- 3.8 The above reflects a number of the main project risks. Between December 2007 and late February 2008 the due diligence exercise will determine the impact and appropriate mitigation measures for the above.
- 3.9 Should these risks manifest themselves, particularly in cost and timing impacts, then a return to Cabinet is envisaged during February 2008. The current program to deliver the health facility by the end of 2010 is considered challenging.
- 3.10 The result of the due diligence exercise will inform the timing of the release of the final Master Plan, the approach to the market place and the overall project program.

4. SUMMARY

That Cabinet note:

- 4.1 The conclusion of the first phase of community and stakeholder engagement for the Glenside Campus redevelopment on 30 November 2007;
- 4.2 A due diligence exercise is currently underway and will be completed by early 2008;
- 4.3 That the Concept Master Plan is to be refined and finalised during early 2008, with a public release anticipated in February 2008.



**HON GAIL GAGO MLC
MINISTER FOR MENTAL HEALTH AND SUBSTANCE ABUSE**

Date: 6/12/07

