

Not Relevant

5 **Other Matters**

Not Relevant

6 **Cabinet Notes**

Not Relevant

607 **WITHDRAWN - MINISTER FOR MENTAL HEALTH AND SUBSTANCE ABUSE'S
ITEM (Gail Gago)**

Not Relevant

657

LOCKED

TO: THE PREMIER FOR CABINET TO NOTE

RE: GLENSIDE MASTER PLANNING PROJECT

1. PROPOSAL

1.1 That Cabinet notes the preparation of a Master Plan for the Glenside Hospital Campus in accordance with advice from the Social Inclusion Board, South Australia's Strategic Objectives, Mental Health Policy Directions and the Guiding Principles for the site developed in consultation with key stakeholders.

2. BACKGROUND

2.1 The Glenside Hospital (originally the Parkside Lunatic Asylum) opened in 1870 on 134 acres of land, envisaged for 300 patients, with planned extensions to accommodate a further 200 patients. Currently Glenside Hospital offers a range of mental health in-patient and out-patient services, operating on a campus that now comprises a land area of 74 acres.

11/12/06

2.2 At the time of the Glenside Hospital Campus Review, the report identified over 300 in-patient beds available across a range of service types. Fifty-eight of these beds have been transferred to the Margaret Tobin Mental Health Centre at Flinders Medical Centre and the Repatriation General Hospital. It is also proposed that over time, the 48 aged extended care beds would be transferred to mainstream aged care services.

2.3 The site includes nine buildings on the State Heritage register and evidence of early site plantings include remnant significant trees that contribute to the park-like nature of the Glenside Hospital Campus.

2.4 The site also provides a facility for a storm water retention basin on the corner of Greenhill and Fullarton Roads as a key element of a comprehensive storm water management system designed to minimise the risk of flooding.

2.5 The Glenside Campus is bounded by residential development to the north and west with Masada College located off Flemington Street next to the south-west corner and the Frewville Neighbourhood Shopping Centre accessed from Glen Osmond Road just east of the intersection with Fullarton Road. (See attached map.)

3. DISCUSSION

The Glenside Campus offers a significant opportunity to support the vision and policy directions for the future of mental health services in South Australia. However, to maximise this opportunity a comprehensive master plan is required to inform the next stage of facility and site planning.

3.1 MENTAL HEALTH POLICY DIRECTIONS: STATEWIDE

3.1.1 The vision for Mental Health Services, for South Australia, as detailed in the Social Inclusion Boards State Mental Health Plan is to deliver world's best mental health services to the community of South Australia.

3.1.2 The implementation of a "stepped system of care" has been adopted which would address the congestion in the system and provide an alternative to maintaining relatively high numbers of acute beds. The emphasis is on graduated levels of care, accessed according to need and which operate work together. The key features are:

- an integrated set of psychosocial, intermediate care, acute care and specialist systems;
- a range of specialist interventions provided across the continuum by psychiatrists and clinical psychologists;
- general practitioners providing primary care interventions and a clinical management role; and
- a shared care approach.

3.1.3 Subsequent policy directions include:

3.1.3.1 A commitment to retain Glenside as the South Australian Centre for Specialist Mental Health Services.

3.1.3.2 A commitment to retain the Rural and Remote Service on the Glenside Campus and to upgrading the standard of in-patient accommodation in this facility.

3.1.3.3 Support for stronger integration of Drug and Alcohol and Mental Health Services to enable dual diagnosis and in-patient treatment that addresses multiple and linked issues given the interactions between drug and alcohol dependency and mental illness.

3.1.3.4 Support for the retention of secure rehabilitation beds on the Glenside Campus, with the primary forensic focus for both intensive and rehabilitation services being at Oakden (James Nash House) or within proximity to the State's new prison facility.

3.1.3.5 The retention of acute inpatient beds at Glenside to meet the needs of Royal Adelaide Hospital which will not be able to accommodate expanded mental health facilities for the next 7-10 years.

3.1.3.6 The need to establish a service within the Glenside Hospital that enables a rapid response to the first psychotic episodes experienced by young adults.

3.2 PRINCIPLES FOR THE MASTER PLAN

3.2.1 The principal objective is to plan the development of the Glenside Campus as an environment that supports the provision of world class specialist mental health services as part of a state wide integrated system of care for people with mental illness and drug and alcohol dependencies.

3.2.2 The Principles for Development of Glenside Hospital Campus reflect the guiding principles for the Glenside Redevelopment as referenced in the 'Social Inclusion Board Working Paper' (November 2006). The dignity of mental health clients and the needs of carers will be promoted through the following urban design principles.

1. The primary purpose of the site will be to provide modern, state of the art facilities that meet the service needs of people with a mental illness and/or people with a drug and/or alcohol dependency.
2. The mental health services remaining on the Campus are of sufficient size to achieve clinical sustainability and viable staffing arrangements.
3. Other services should only be added to the site if they can enhance the primary purpose of the site.
4. Design of facilities will optimise the benefits of the healing space of the gardens and grounds of the Glenside Campus for mental health clients and their families, all who work on site and the local community;
5. The design, location, scale and form of buildings provides a non-institutional environment, facilitates multi-purpose opportunities and the ability for flexible adaptation over time;
6. The redevelopment will design and locate facilities in a manner that supports service partnerships to enhance improved mental health and drug and alcohol treatment outcomes;
7. Site planning and building design that meet best practice standards in Ecologically Sustainable Design resulting in more efficient use of energy, water and other natural resources;
8. Landscape and environmental design features that promote recovery, protect privacy and provide safety.
9. The redevelopment should strengthen community support and acceptance of the importance of the range of health services provided on the Glenside Campus.

10. Optimise the social, economic and environmental value of the site by establishing a model for integrated governance.
11. Develop facilities in a manner that supports cost-effective and efficient service provision and that matches the level of care and management required by clients as these change over time.
12. Build partnerships with other Government agencies and Local Government to deliver environmental outcomes that contribute to broader state and regional natural resource management objectives.
13. Encourage the positive engagement of the private sector to optimise the economic benefits of their investment in the realisation of the Master Plan in accordance with these principles.

3.3 DEVELOPMENT POTENTIAL OF THE SITE

3.3.1 Consultation within the Department of Health and the Social Inclusion Unit has identified the following mental health services and facilities to be retained on the Glenside Campus:

- Adult Acute 20 beds;
- Intensive (for secure acute care short-term) (RAH) 10 beds;
- Helen Mayo (perinatal) 6 beds;
- Rural and Remote 28 beds;
- Secure Rehabilitation (for people under mental health orders who may stay for up to 18 months) 30 beds.
- Other services to be provided from the hospital include:
 - Aboriginal mental health services as an integrated service with the rural and remote facility, and
 - early psychosis services for persons 18 - 25 years of age.
 - Community mental health care support.
- Drug and Alcohol Treatment Services will be consolidated and delivered from the Glenside Campus. The new hospital facility will incorporate DASSA inpatient services (30 beds in a separate wing); and outpatient services to be delivered from the DASSA administration building. The facility also needs to accommodate research programmes, clinicians, records and archives and the Alcohol and Drug Information Service (*Separation of the Clinical and Administration services will be fundamental in the design of the building).

- DASSA outpatient service will provide services to 50 clients a day and a pharmacological drug treatment programme that has 60-70 clients as part of the methadone treatment program. It is proposed that these services be separated from the hospital environment.
- Supported accommodation for 40 Mental health clients (the preferred model is the Wintringham development at Atkins Terrace, Kensington Banks, Melbourne, a new purpose built housing service that comprises 20 one bedroom apartments and a community room set in landscaped gardens)
- Currently the hospital includes capacity for aged extended care clients, it is envisaged these will be transferred to an NGO service provider in the future. (The location of these will be subject to Aged Care bed licences and may be located on the Glenside Campus.)
- Intermediate care housing complex comprising four (4 bedroom) units for mental health clients (to be located in close proximity to the hospital).

3.3.2 Other Health Services / facilities to be located on the campus include:

- DASSA (Administration - offices for non-clinical staff)
- DASSA (Clinic for out patient services)
- GP Plus (This service must meet the primary health care needs of mental health customers as a priority)
- SA Ambulance Operational Station (City services)
- SA Ambulance Service Head Office (Administration)
- Mental Health (Administration and ancillary support services).

3.3.3 Potential Ancillary Development to be located on the campus includes:

- Wetlands and Interpretive centre (expansion of the current wetlands area on the site)
- Developed Open space including a Village Green
- Retail / Consulting Rooms and Car parking (development to accord with the principles and enhance the integration of community and health services (village style retail precinct style development)
- Affordable housing in accordance with Government policy.

- 3.3.4 A structure plan has been prepared which establishes 5 key precincts of development of the site. The structure plan sets out the planned development of the site in accordance with the principles (refer 3.2.2.) (See attached map.)
- 3.3.5 The precincts have been established as an indication of the type of development that is required to occur. It has been designed to enhance the movement and integration of persons through the site (and importantly the integration of mental health clients and the local community). Open space has been planned as active and non-active space. It will also accord with crime prevention through environmental design principles.
- 3.3.6 Preliminary estimate of the total built area is 11.8ha with the balance of land (17.8ha) for recreation/open space, road network, car parking and infrastructure services and easements. The open space area represents an estimated 60% of the total site. (It should be noted that these are based on a preliminary assessment of identified building requirements and will be subject to change.) Mixed Housing will be available for residential development including affordable / high needs housing and also include supported accommodation identified for mental health clients.
- 3.3.7 A cultural / education precinct has been identified which encapsulates the key State heritage listed buildings located on the site. Further work is required to determine an appropriate use for these buildings.
- 3.3.8 Further consideration will be given to a Plan Amendment Report (amendments to Policy Areas contained in the planning guidelines for the campus), identification and review of significant trees, further development of the wetlands in partnership with the Burnside Council and traffic management
- 3.3.9 Consideration is being given to an allied health retail development as an expansion of the existing Frewville Shopping Centre located in the south west corner that will enhance the future use of the Glenside Campus.
- 3.3.10 A development strategy including financial modelling for a proposed redevelopment of the Glenside Hospital Campus will be undertaken and reported to Cabinet. The development of a new hospital facility of approximately 124 beds to accommodate the identified services to be delivered from the site will also be considered.

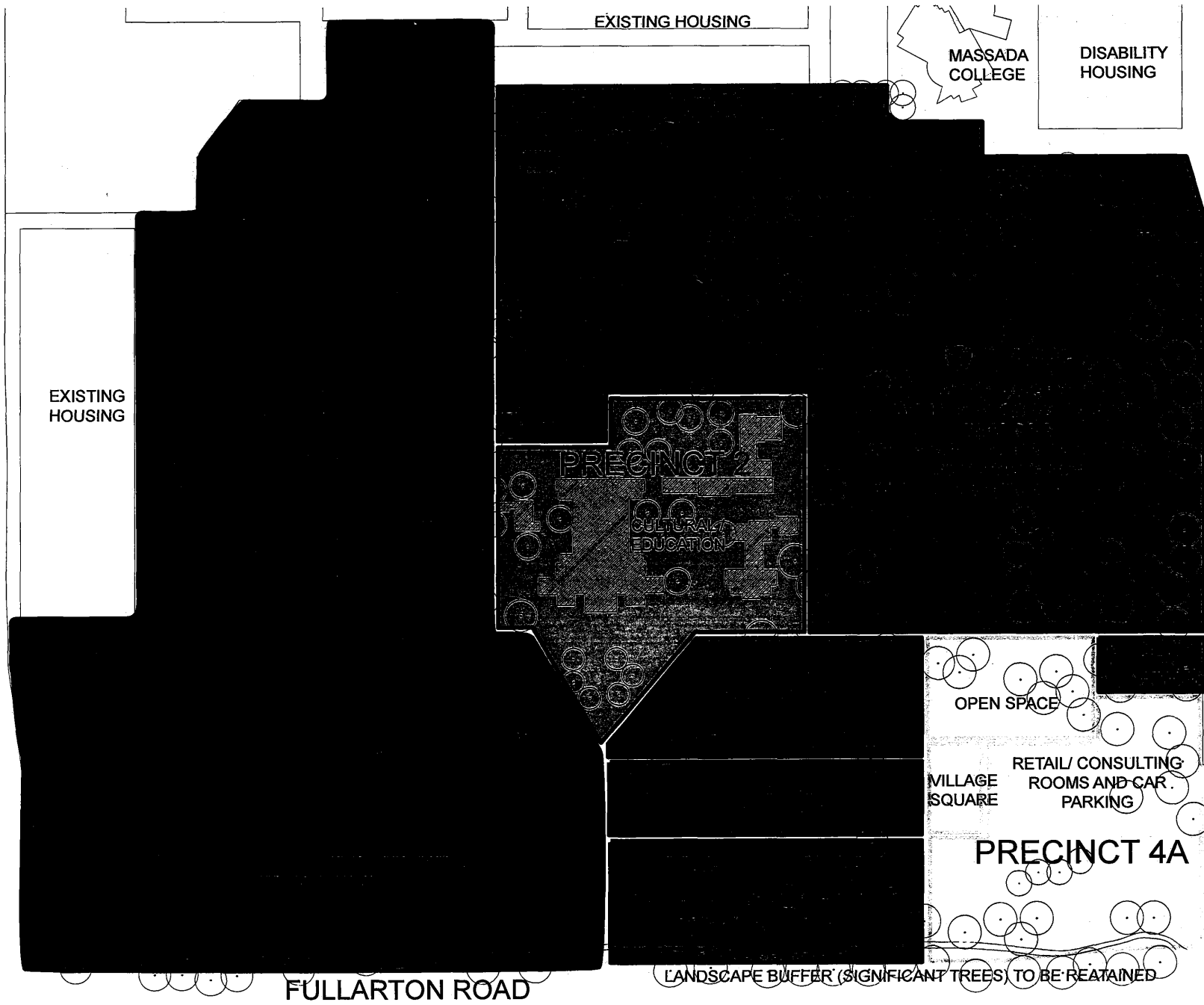
4. SUMMARY

4.1 That Cabinet notes the Master Plan process and structure plan for the redevelopment of the Glenside Hospital Campus.


HON GAIL GAGO MLC
MINISTER FOR MENTAL HEALTH AND SUBSTANCE ABUSE

Date: 7/12/06





- LEGEND**
- PRECINCT 1
PRIMARY MENTAL HEALTH CARE DRUG AND ALCOHOL TREATMENT (RETAINED)
 - PRECINCT 2
CULTURAL / EDUCATION (PUBLIC / PRIVATE PARTNERSHIP)
 - PRECINCT 3A
HEALTH CLIENT SUPPORTED ACCOMMODATION (RETAINED)
 - PRECINCT 3B
COMMERCIAL OFFICE (POTENTIAL PRIVATE INVESTMENT FUNDING)
 - PRECINCT 4A
ALLIED HEALTH RETAIL (PRIVATE INVESTMENT FUNDING)
 - PRECINCT 4B
AFFORDABLE HOUSING (RETAINED)
 - PRECINCT 5
MIXED HOUSING (POTENTIAL PRIVATE INVESTMENT FUNDING)

EXISTING HOUSING

EXISTING HOUSING

MASSADA COLLEGE

DISABILITY HOUSING

PRECINCT 2

CULTURAL EDUCATION

OPEN SPACE

MILLAGE SQUARE
RETAIL/ CONSULTING ROOMS AND CAR. PARKING

PRECINCT 4A

EXISTING HOUSING

EXISTING SHOPPING CENTRE

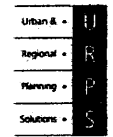
GLEN OSMOND ROAD

FULLARTON ROAD

LANDSCAPE BUFFER (SIGNIFICANT TREES) TO BE RETAINED



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DRAFT CABINET IN CONFIDENCE

STRUCTURE PLAN
GLENSIDE HOSPITAL MASTERPLAN
 NOVEMBER 2006
 DWG : 06284 - SK011

KEY TO STRUCTURE PLAN

TOTAL SITE AREA	320,045 m2
TOTAL BUILT AREA	144,250 m2
TOTAL OPEN SPACE ACROSS THE SITE	175,795 m2 (60%)

PRECINCT 1 - TOTAL AREA	112,500 m2
NEW HOSPITAL TOTAL FLOOR AREA	10,350 m2
- ACUTE SECURE	1000 m2
- RURAL AND REMOTE	2100 m2
- SECURE REHABILITATION	2000 m2
- HELEN MAYO	1250 m2
- DASSA	2000 m2
- NURSING HOME STYLE FACILITY	2000 m2
(ACUTE & INTENSIVE CORE (RAH) 10 YEAR LEASE PLUS RIGHT OF RENEWAL)	
- SECOND STORY TO PROVIDE SPACE FOR ADMINISTRATION AND SUPPORT SERVICES	6000 m2
NB: SERVICE FUNCTIONS INCLUDE:	
- EARLY PSYCHOSIS 18-25 YEAR OLDS	
- ABORIGINAL MENTAL HEALTH UNIT	
INTERMEDIATE CARE	5800 m2
- 7 UNITS PLUS ANCILLARY / ADMIN SPACE	
TOTAL OPEN SPACE	96,350 m2
- NEW HOSPITAL LANDSCAPED AREA	7,650 m2
- WETLANDS / OPEN SPACE AT WESTERN	
- END OF PRECINCT	58,700 m2
- OPEN SPACE AT EASTERN END OF PRECINCT	30,000 m2
HERITAGE BUILDINGS RETAINED FOR HOSPITAL SUPPORT SERVICES	
PRECINCT 2 - TOTAL AREA	25,000 m2
CULTURAL / EDUCATION BUILDINGS (ESTIMATED AT 30% OF PRECINCT AREA)	7500 m2
TOTAL OPEN SPACE	17500 m2
PRECINCT 3 - TOTAL AREA	54,745 m2
PRECINCT 3A	
SUPPORTED ACCOMMODATION (DISABILITY AND HIGH NEEDS RESIDENTS)	8500m2
PRECINCT 3B	
ALLIED HEALTH / OFFICES	10000 m2
- DASSA OFFICES AND CLINIC (OVER 2 LEVELS)	1800 m2
- SAAS (OVER 6 LEVELS)	6000 m2
TOTAL OPEN SPACE	25445 m2
- VILLAGE GREEN / OPEN SPACE	7500 m2
- CRC	4570 m2
- SUPPORTED ACCOMMODATION (30% OF TOTAL SITE AREA)	1275 m2
- ALLIED HEALTH	12100 m2

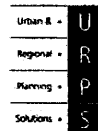
PRECINCT 4 - TOTAL AREA	30800 m2
- RETAIL / CONSULTING ROOMS	14,300 m2
- GP PLUS	4500 m2
AFFORDABLE HOUSING	5500 m2
TOTAL OPEN SPACE	6500 m2
- OPEN SPACE IN NORTH EAST CORNER OF PRECINCT	5500 m2
- VILLAGE SQUARE	1000 m2
PRECINCT 5 - TOTAL AREA	100,000 m2
- MIXED HOUSING (INCLUDING NGO'S)	70,000 m2
TOTAL OPEN SPACE	30,000 m2

NOTE:
AREAS ARE ESTIMATIONS ONLY AND WILL REQUIRE FURTHER INVESTIGATION AND CONFIRMATION

OPEN SPACE INCLUDES RECREATION SPACE, LANDSCAPING, ROADS, CARARKING, STORMWATER INFRASTRUCTURE, SERVICE EASEMENTS WHERE 30% OF SITE AREA HAS BEEN ASSUMED FOR OPEN SPACE, THIS DOES NOT INCLUDE PRIVATE OPEN SPACE



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CABINET IN CONFIDENCE

STRUCTURE PLAN KEY
GLENSIDE HOSPITAL MASTERPLAN
NOVEMBER 2006
DWG : 06284 - SK02D