



Issue 2 | November 2021

Mater Hill Masterplan update

Mater is committed to offering the community a contemporary, integrated health and wellbeing precinct at Mater Hill.

Celebrating our legacy

Mater will honour its heritage by acknowledging and sharing the history of Mater Hill and ensuring stronger connections through built form to the Sisters of Mercy, Aboriginal and Torres Strait Islander People, the community and our own Mater stories. Mater proposes to reinvigorate iconic buildings and establish an inclusive green space surrounding Aubigny Place for all to enjoy.



1911 Private hospital



1914 Hospital ward



1925 Mater chapel and convent



1934 Mater Children's



Our Mater Hill Master Plan

To meet the growing and changing healthcare needs of our community, Mater has developed an initial concept plan for Mater Hill. This is a preliminary document that proposes a potential framework for the redevelopment.

It is available online at mater.org.au/materhill

The next step towards the creating a Master Plan for Mater Hill is to work with our expert clinical teams to develop a future-focused services agenda that includes facilities, infrastructure and services required to meet future healthcare needs of the community.

This clinical services agenda will inform the Master Plan for Mater Hill, along with extensive consultation with other stakeholders and community members.

A conceptual map of Mater Hill's potential future development opportunities, as outlined within the proposed Master Plan. The plan is a long term vision for the site. Not all concepts may be developed. Further consultation will guide the final plans.

Planning pathway

A Ministerial Infrastructure Designation (MID) is used to facilitate essential infrastructure and service in a community, such as hospitals and emergency services. An MID is subject to an assessment and decision by the Queensland Planning Minister and is an alternative process to lodging a development application with Council. Any proposed uses on the site not considered as

community infrastructure would require a development application and development approval.

The MID process provides opportunities for Council and the community to provide feedback and considers the range of potential impacts that might arise, such as traffic and impacts on amenity.

Mater MID Timeline

Preliminary Stakeholder Engagement



AUG 21

Q1 22



Proposed Lodgement of Mater's MID application

Formal Consultation and consideration of proposal



Q2 22

Q3 22



Minister's Decisions

Engagement Feedback

In response to the proposed Master Plan, the feedback generated during the engagement process has been grouped into a series of themes. A summary of the key themes that emerged includes:



Interface with residential & adjacent sites	Traffic, car parking & access	Sustainability	Mid-boundary	Facilities & services offered
<ul style="list-style-type: none"> The proposed setbacks and building heights adjacent to Clarence Street were identified as a concern. Residents sought clarification on the land uses proposed adjacent to Clarence Street. 	<ul style="list-style-type: none"> Pressures will be placed on local road network and car parking availability. Access to Clarence Street and associated traffic impacts will be significant and affect the amenity of the local area. 	<ul style="list-style-type: none"> Environmental sustainability was identified as an important consideration that should be documented. 	<ul style="list-style-type: none"> Some had a preference to include other Mater landholdings north of the busway in the MID process. 	<ul style="list-style-type: none"> Various stakeholders, particularly from Mater, requested that certain facilities and services be provided as part of the proposal.

Public Consultation

The formal preliminary engagement period for the MID process was conducted over four weeks, from 13 August to 13 September 2021.

During this time, a range of engagement activities were facilitated out including:

- Information shared on the Mater’s project website.
- Distribution of over 700 newsletters to households and businesses within surrounding suburbs and to identified stakeholders.
- An online forum for the general public on 2 September 2021.
- Face-to-face and virtual meetings held with key stakeholders who requested a meeting.
- Inclusion of the Master Plan in the June issue of Mater’s magazine.
- Distribution of information via email to Mater’s internal stakeholders.
- Digital information boards within public facing areas of the hospital.



700+
people notified via newsletter



50
formal responses



21
online forum attendees



147
website views

Key benefits of a Ministerial Infrastructure Designation

There are a range of benefits for the local community associated with Mater undertaking an MID process, including:



Open space

The MID process allows Mater to plan for the whole of site, which results in a rationalisation of the building footprint and higher provision of open space throughout the Mater Hill precinct. This benefits all users of the facility, as well as the local community.



Healthcare

The most significant benefit for the community is improved healthcare as the MID process provides Mater with the flexibility to quickly respond to the changing healthcare needs of the community.



Community input

The MID process allows greater opportunity for community involvement compared with a development application process. In addition, the community is invited to comment on Mater's longer term strategic plans rather than piecemeal development applications.



Sustainability

Mater recognises the importance of sustainability and is a signatory to the Global Green and Health Hospitals network. The establishment of new purpose built infrastructure with energy efficient technology will support Mater's mission and sustainability goals.

Next Steps

Mater has recently lodged a request to the Minister to access the MID process, which is the first step in the process after preliminary stakeholder engagement. It is anticipated a response from the Minister will be received by the end of 2021.

The preparation of the application material and supporting technical studies has commenced in anticipation of lodging the MID application. The feedback received during the pre-engagement process is being considered as part of the application material.

If this request is accepted, Mater aims to submit an application in early 2022 with the next round of public consultation to take place in mid 2022.