

Mater Hill Master Plan

Questions and answers

How does the Master Plan cater for patient facilities?

Mater's South Brisbane campus has been a central point of care for more than a century and is home to our three core ministries (businesses), health, education and research.

As part of the master planning process, we have undertaken some health service planning to understand the future demand for our clinical services. From that assessment, we know that we need to increase and change our infrastructure to respond to technology and the changing needs of our patients.

We have developed the Master Plan to respond to the changing role of hospitals and health services and our patients' changing needs.

What is the design criteria for the Master Plan?

The Master Plan that has been developed is a conceptual master plan rather than a detailed design. Understanding Mater's needs and future demands, and our requirements going into the future were carefully considered.

The master plan has been very cognisant of the local planning scheme as defined by Brisbane City Council.

What are the timeframes for the Master Plan process?

We are currently in the preliminary engagement phase and plan to be lodging our Ministerial Infrastructure Development (MID) proposal with the Minister during October/November. From there, we will start undertaking a detailed assessment and a formal consultation period.

We anticipate that the Minister will consider our submission in the first quarter of 2022 and decide on the MID in the second quarter of 2022.

Is an upgrade of the emergency department included in the Master Plan?

Yes. The intent and purpose of the Master Plan is to look at renewing our ageing infrastructure, including our emergency department and other clinical services provision. Improving our emergency department is part of that process.

Is the staging plan for the master plan available?

The implementation of the Master Plan is intended to occur over a lengthy timeframe. There are a couple of preliminary projects that are known and have been planned. One of those projects is underway which is the refurbishment of the former convent into a new clinical service, specifically providing mental health services to mums with their new babies.

We have another project underway where we are working to relocate a large proportion of our administrative functions offsite to a new establishment in the city. That will help to provide some space at our South Brisbane campus to enable us to plan for the next phase of redevelopment. These future stages have not yet been planned or designed.

Have Mater and the project team met with the department to discuss the MID?

Yes, we have undertaken a range of meetings in preparation for the application process. These meetings form part of ongoing conversations with the government about their clinical needs and service delivery for the rest of the community.

Will the Duncombe building be refurbished?

We are reviewing this building as part of the Master Plan to look at how we can respond to the needs and expectations of the community going forward.

What considerations have been made about car parking for the Master Plan?

We have not undertaken a detailed assessment of the car parking yet. We are assessing a range of transport options and the car park is one element of that assessment. We need to clarify the requirements for car parking and then look at how we can provide for it in the future.

Who is a part of the Mater community?

Mater is a state-wide entity. We have eight campuses across Queensland. We consider our community to be our Mater People, our medical community, our patients, our partners and the communities in which we serve across Queensland.

Can you provide more detail about the traffic considerations that are in the plan?

The preliminary stage of the assessment needs to be undertaken and will be undertaken with the State Government in line with a traffic impact assessment. The Department of Transport and Main Roads outlines how the development needs to be assessed depending on the scale of the development.

Will the existing facilities on Clarence street such as the childcare continue to operate, or will they be changed and moved?

We will be looking to retain childcare on campus and have no immediate plans to do anything with the current facility on Clarence Street. If our demand for childcare increases, we may need to look at alternative solutions in the future.

When will you be in a position to provide more information about what is likely to happen on Clarence street?

As part of the step process for the MID application, we will develop a plan of development that is likely to be very helpful for residents. It will be a mini neighbourhood plan and will identify podium heights, maximum height, minimum setbacks, separation distances, open spaces for landscaping.

Has the future of Brisbane, including the Olympics, influenced the Master Plan?

The Master Plan will look into the impacts of the key Olympic infrastructure in and around Woolloongabba and closer into the city. As part of our pre-engagement activity, we have already reached out to the Brisbane 2032 task force.

Should the master plan and the MID be approved, how does the assessment process work for the actual development works?

If the minister approves the infrastructure designation, Mater will be able to develop within the designated area without seeking Development Approval for each redeveloped building.

How will impacts on surrounding residential precincts be managed or potentially leveraged to improve the local area?

We are proposing that the buildings nearest to Clarence Street are 3-4 storeys with a setback of at least 20 metres. We will try, wherever possible, to push building bulk away from Clarence Street and will look at opportunities to widen Clarence Street and the footpaths and also to improve the verging to plant more street trees.

During construction, one of the conditions on the designation will be that construction management plans will need to be in place to address dust, traffic, and noise issues.

What is proposed for College Hill Drive?

Nothing final has been decided yet.

Has Mater considered any sustainability initiatives around zero carbon emissions targets, those kinds of things for the future?

Mater is very keen to strive for an improved environmental outcome as outlined in our strategic plan.

What is the plan for Mater Mothers' Hospital, particularly regarding how many storeys this building might be in the future?

There is no intent in the Master Plan to change Mater Mothers' Hospital at this point. It will be retained but may be improved at the front entrance.

Could traffic calming measures be implemented?

Traffic calming measures could be considered on streets like Clarence Street and Stephens Road, but we would need to review all the options.

Are there any buildings or assets owned by Mater that are not currently included in the Master Plan, and are there plans to have those assets in the long-term?

The Mater Hill Master Plan that has been developed internally has taken into consideration the Mater Medical Centre and Mater Private Hospital. However, the focus of the proposed MID is Mater owned land south of the busway (excluding the existing Mater Hill carpark).

How will Mater address the impact of this project and other infrastructure projects in the area on the local community?

We acknowledge that the area in general is going through a significant amount of change. Mater's plan for redevelopment is a very long-term plan with a lifespan of 20-30 years.

One of the key aspects of managing the impacts on the local community from a construction point of view is that we will need to have a traffic management plan and a construction management plan in place, which will need to consider the other infrastructure projects happening in the area.

Will there continue to be separated public and private facilities and will there be a distinction in the plan between Mater Private, Mater Medical Centre and Mater Private Clinic?

We are currently working on how we deliver our public and private services across the campus. We intend to keep providing public and private health services on the campus, but how these services are configured will be considered in the next phase of planning.

How would shadowing of neighbouring properties be assessed in future stages of planning and approval processes?

As part of the MID application, we will have to submit a suite of documents and one of those documents will be overshadowed diagrams. These documents will be available to public consultation, providing the community to understand the potential impact. One of the aspects to shadowing is considering the placement of the buildings and trying to push them back as far as possible from the boundary, so we are considering shadowing impacts very carefully.

Can you provide more detail about how a street like Clarence Street could be widened?

There are many ways that Clarence Street could be widened, but it would make the most sense to widen the road from the north. The intent in widening this street would not be to accommodate additional traffic beyond the road capacity but to widen the footpaths and increase the street tree planting to improve the environment for pedestrians and potentially introduce some calming traffic measures.

Can you clarify the estimated timelines for construction in Clarence Street?

Our planning isn't developed enough to put timelines around developments in Clarence Street, but our primary focus is delivering new clinical infrastructure including the redevelopment of the former convent building.

Can you let us know how many iterations there have been of the master plan?

We have been through a significant process to develop the Master Plan concept.

One of the constraints that we have been very respectful of is the heritage buildings on campus which will all be preserved and refurbished. Outside of the heritage listed buildings, we will be looking at redeveloping the older, more outdated buildings.

Is it correct that the neighbourhood plan does not allow 20 storeys across the whole site, that it requires tailing off near the residential zone, particularly at Clarence Street?

The majority of the Dutton Park/Fairfield neighbourhood plan properties are subject to a performance outcome that talks to a building height transition to lower density residential. In the neighbourhood plan encompassing Mater, Brisbane City Council does not specify a building height transition along Clarence Street. Mater has deliberately put forward a transition to lower density buildings on Clarence Street in order to reduce the height and improve amenity on this street.

What are the timeframes for when the buildings might be constructed?

There are currently no fixed timeframes, but a major clinical building would take around seven years to deliver. So, looking at the Master Plan around that clinical core area near Stanley Street/Raymond Terrace, each of those proposals would take time from initial planning to opening.

Are transport connections likely to change, for example, the busway?

The Brisbane Metro will increase capacity through the Mater Hill bus station, and that will provide a much easier connection to the site. In addition, the link to the new train station at Woolloongabba will open up a real connection to the site as well. Public transport changes will be in fair walking distance to the precinct.

Are there any plans to have an entry to Mater Hill from Clarence street?

The plans are still in the early stages, so this hasn't been determined. Clarence Street is a neighbourhood street under the Brisbane City Plan, and as such, has limitations on the amount of traffic and type of traffic travelling along the road. If access was going to be possible from Clarence Street, it would be in a relatively minor way because an increase in traffic would not be permitted but pedestrian access could be considered to improve wayfinding through the precinct.

Will the big tree near Clarence street be kept?

We don't have any intention of taking out a big tree in Clarence Street. As a part of the application, we must look at the existing vegetation both on the site and surrounding the site and the verges so that vegetation retention will be something carefully considered.

Do you envisage any implications for residents in Stephens Road in relation to the redevelopment of Mater Hill?

We have not undertaken a detailed assessment. Impacts will be assessed in detail in the traffic assessment report.

Has there been any special consideration for the heritage buildings as part of the Master Plan?

Yes, Mater is very mindful of its heritage and is committed to preserving those buildings with heritage value such as the Whitty building, Aubigny Place and Potter Building.

Will there be vehicle access on Clarence street?

The master plan is conceptual, and while there is potential for an access point on Clarence Street, we are not, at this point, envisioning access from Clarence Street.

How far west will the tower buildings on Clarence go?

As it is west, that would be the line there on the west tower at ten storey's, effectively aligned. I can't see the exact property but that is effectively on the west, so less than the corner, it is a 5 story.

In relation to the five-storey buildings, what are they planned for?

At this point in time, those buildings have not been allocated for use but the use will likely be for health or education as it required on the Master Plan.

Or it could potentially use that are allied to health and education, such as offices, but at this point, we do not have a set use for those buildings.

Where is car parking being planned?

The existing car parks will remain but may need to be upgraded. We are also looking to put car parking underneath the buildings where there would be access points direct into the building.

Car parking underneath the buildings also helps activate the space, improving it for pedestrians and general users of the site.

What opportunities will there be for the community to participate in the engagement process during the formal process?

There is a formal process of notification, where we are required to notify a certain range of stakeholders in the vicinity. After that, the wider community is notified through the application process.

We will look at a suite of engagement activities such as another online forum and pop-up information booths. We are keen to provide a range of opportunities for people to engage in this process.

How will people be updated in regard to future engagement opportunities?

There is a newsletter that was delivered to the local area, and intent to do a range of newsletters through the lifecycle of the projects as well as the website and the opportunity for face to face meetings.

Have you been meeting with politicians and political leaders?

The state does require us to advise of the Master Plan at both a federal and state level. This has been undertaken. There are also a range of other stakeholders we are actively contacting and engaging because of the significance of the Master Plan project.

Will Mater staff be consulted in the process?

All staff have access to the same material that the community does but in addition to that; there's a range of other mechanisms through our internal intranet and email processes and forums that we are conducting to keep all of our staff up to date.

Will there be night works or works on Sunday?

We don't have those specific details as yet, but we wouldn't be intentionally undertaking night work or work on a Sunday unless at the direct request of the council.