
Kingston Health Centre

SUBMISSION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

September 2017



EXECUTIVE SUMMARY

The purpose of this document is to inform the Parliamentary Standing Committee on Public Works of the need for the proposed project and how the design of the works will address this need.

The new Kingston Health Centre follows on from the construction of the *Clarence Integrated Care Centre* (completed 2013) and the *Glenorchy Health Centre* (due for completion in December 2017).

The new Kingston Health Centre will serve the local government areas south of Kingston (including the Huon Valley) and it is expected that demand for primary, acute and continuing health care services for residents from this region will increase in the coming years.

The current leased building that has operated as the Kingston Community Health Centre for the last 27 years in John Street has no capacity to accommodate the additional services required by the community, now, and into the future. The current centre was not built as a Health Centre, and has no flexibility to meet those demands.

The new Kingston Health Centre is designed specifically to allow for future growth and expansion, and is based on a modular design. This will allow the facility to expand with minimal impact on operations and client access.

Whilst planning for the new Health Centre started back in 2012 following the relocation of the Kingston High School, it was necessary for the land to undergo a master planning exercise as part of the transfer of ownership from the State Government to the Kingborough Council. The parcel of land upon which the new Health Centre will be constructed (some 5,698m²) has been retained in Crown ownership.

While the master planning and rezoning of the land is now complete, Kingborough Council is yet to commence any infrastructure works to complete the subdivision, but this is expected to start within the next three months.

Substantial design development for the new Health Centre has now been completed and a development application has been lodged with the Kingborough Council. It is expected that the works will be tendered in December 2017, with a completion date of December 2018. The total budgeted cost for the project is \$6.5 Million.

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1. DOCUMENT PURPOSE

The purpose of this document is to inform the Parliamentary Standing Committee on Public Works (PSCPW) of the need for this project and to explain the processes undertaken during the design phase to maximise the delivery of the desired outcomes.

The document includes the following:

- Confirmation that the proposed investment in infrastructure is the most appropriate means to support improved health services delivery.
- Confirmation that the project is consistent with the Department of Health and Human Services (DHHS) Strategic Asset Management Plan.
- Evaluation of the suitability of the proposed Design.
- Discussion of 'value for money issues' relating to the design and construction of this project.

Approval by the Parliamentary Standing Committee - Public Works (PSCPW) is required prior to selection of a contractor and is now a critical path issue for the project to enable construction tendering for the new Kingston Health Centre.

2. PROJECT DEFINITION

Background

Kingston's current Community Health Centre is located in premises at 29 John Street, Kingston. It is a leased facility that has reached its capacity in regards to the number of services that can be delivered from the centre and it has served the community for the last 27 years.

The new facility will service the needs of the Kingborough and Huon Valley communities. It is recognised that the new facility will not address all of the community health needs in these areas, but it will provide greater service capacity in the short to medium term and provide some additional new services.

Land has been set aside on the former Kingston High School site for the development of the new Health Centre as part of the land transfer arrangements between the Crown and the Kingborough Council.

This will locate the new facility within the Kingston CBD and close to a range of health services providers, including three general practices, private allied health services and a range of diagnostic service providers including radiography (X-Ray). This will potentially increase collaboration between private primary services and the publicly funded services.

The benefits of the new facility include the following:

- Better purpose built facilities for delivering high quality health care services
- Capacity for more service providers at the centre and provision of facilities for visiting services and groups
- Some outpatient clinic opportunities offered locally so that residents do not need to travel to the Royal Hobart Hospital for these services.
- New ways of coordinating care particularly for people with complex health conditions which require a number of health professionals to be involved.

Delays in bringing this project forward have been mostly related to the need to develop a masterplan for the former Kingston High School site and the subsequent planning changes. Kingborough Council is also responsible for the developing the site services for water, sewerage, storm water, power and communications, along with the necessary roads and other public infrastructure.

A subdivision plan has now been prepared by Council that identifies all roads and services that are required to be constructed in a staged approach. Kingborough Council have indicated that they are close to appointing a head contractor to develop the site infrastructure with works expected to commence by November 2017.

Primary Objective

The purpose of the Health Centre is to provide:

- A range of complex health services in the community for people to safely access services closer to home
- Improved coordination and integration of services across the primary health and acute care continuum to improve health outcomes
- Reduced need for admission to hospital or the required length of stay through strengthened community based services.
- Provide an environment that promotes teaching, training and inter-professional learning for students and health providers throughout the catchment area.

It is anticipated that the following health services will operate from the new centre:

- Allied Health Services – including dietetics, podiatry, physiotherapy, occupational therapy, social and speech pathology.
- Community Nursing services including clinic based services

- Child Health and Parenting Services (CHaPS)
- Drug and Alcohol Services
- Adult Mental Health services
- Specialist Nursing Services e.g. Wound Care
- Southern Pathology Service
- Oral Health Services – both paediatric and adult services

These services are currently being provided from leased accommodation in John Street that has reached its capacity in regards to the number of services that can be delivered from the centre.

Location

The new Kingston Health Centre will be located on the former Kingston High School site. As part of transferring the site to the Kingborough Council, the Crown will retain ownership of a parcel of land upon which the new Health Centre will be constructed.

The following plan is an extract from the *Kingston High School Site Development Plan* and the new Health Centre is identified as Building 1 (the former terminology of *Kingston Integrated Care Centre – KICC* was used at the time this plan was prepared in 2013).



The new Kingston Health Centre will be constructed on the corner of The Boulevard and The Promenade, the latter being a pedestrian thoroughfare leading to the centre of the Kingston commercial area. The former will be a new road that is yet to be constructed by the Kingborough Council as part of the subdivision.

Immediately opposite the Health Centre, Kingborough Council will be constructing a new Community Hub. The new Kingston Health Centre is thus seen as a key part of the new Kingston Park subdivision development and as a catalyst for other developments on the land.

General Scope

The project incorporates the construction of the new Health Centre on a brownfield parcel of land located on the former Kingston High School site. The project will improve access to a broader range of better coordinated health services for people in Kingborough and the Huon Valley LGA's, with a particular focus on those with chronic and complex health conditions.

This new facility will replace the existing Kingston Health Centre, which is a leased property located nearby in John Street. At this stage, the building will replicate the existing services provided from John Street, but with the capacity for significant future growth on the site if required.

Program

This project will have a target date for completion of December 2018. This completion date is subject to Kingborough Council completing the necessary roads, paving and other infrastructure (electricity, water, sewerage and storm water) by February 2018 which will in turn provide reasonable site access for the Health Centre works to commence.

A detailed construction program will also be provided by the builder, once the works have been tendered.

3. DESIGN APPROACH

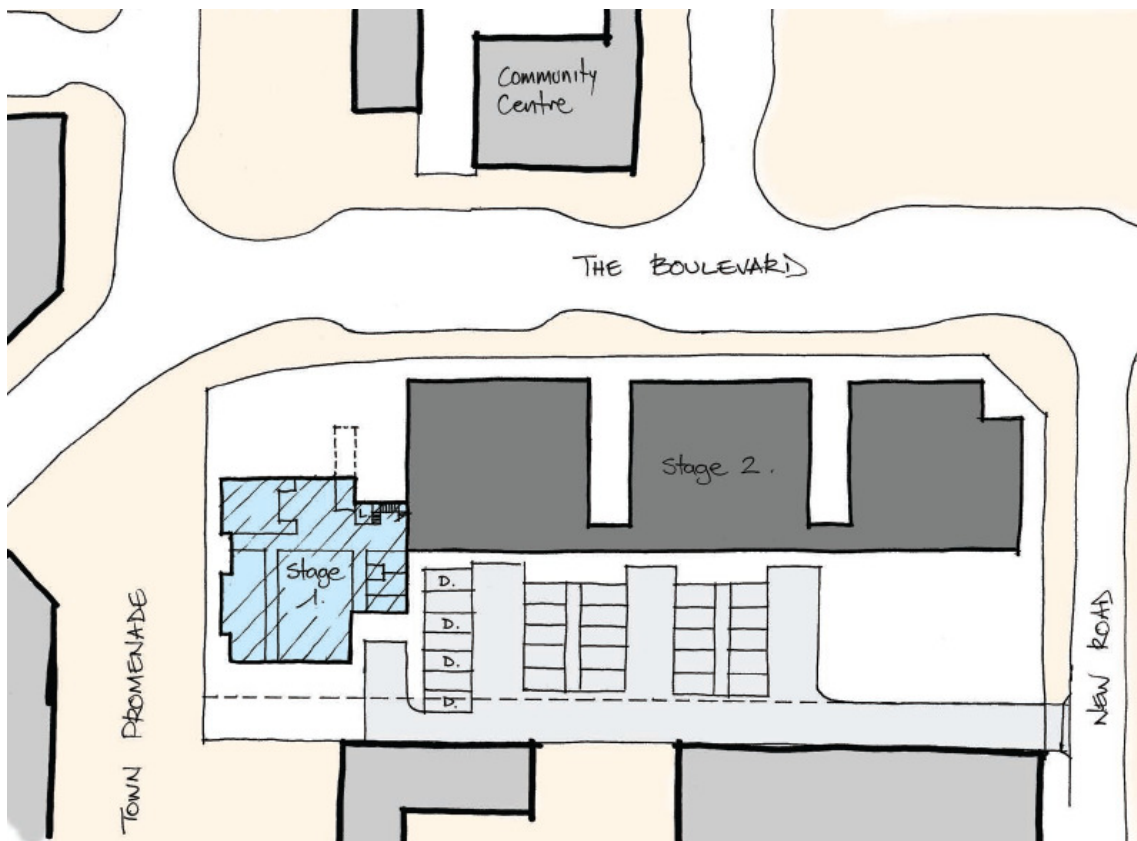
The design approach that has been adopted is based on meeting current and predicted service requirements. Key elements of the design are adaptable to enable the building to meet evolving needs and future changes in service.

The new Kingston Health Centre will be based on the guidelines contained in the *Australasian Health Facility Guidelines*, and this has formed part of the architect's design brief.

The Tasmanian Government has set an energy consumption reduction target of 60% across all of its Departments by 2050. This facility has been designed to incorporate integrated low energy consumption and sustainable features to support this aim.

Master planning for the site has allowed for the Health Centre to be increased in size should client demand and future funding allow. As can be seen below, the Health Centre master plan, developed as part of the architectural brief, provides for a second stage whereby three additional modules can be constructed that would give a total floor area equivalent to the Glenorchy Health Centre.

This design approach is also consistent with the new planning scheme in that the building frontages take precedence over car parking, which will be provided at the rear or beneath the new extensions.



The Kingborough Council has conducted extensive public consultation on their strategic planning concepts for the former Kingston High School site, with the proposed land development plans featuring prominently on Council's web page. The new Health Centre is seen as a corner stone to the development and is mentioned on a number of occasions.

The design of the new Kingston Health Centre has thus been prepared having regard to the design principles inherent in the Kingston Park Development Plan, which has been adopted as a Specific Area Plan under the Kingborough Interim Planning Scheme 2015.

The Site

The proposed site is located on the former Kingston High School. With a site area of 5,698m² the land has a gentle slope from the south-west (Town Promenade) end of the property down to the north-east, with the difference in fall being slightly over 4.0m. Also the site has a 6.0m wide easement that extends parallel with (and for the full length of) the south-east boundary line. This easement contains existing services infrastructure and cannot be constructed over with buildings.

Design Philosophy

The Kingston Health Centre brings together a range of Tasmanian Health Service – Southern Region services into a new facility located on the site of the former Kingston High School, in Kingston.

A feature of the Health Centre master planning has been the incorporation of the proposal for the future expansion of the facility. The master plan has conceived the buildings as a series of pavilions which define the edge of the site along the public spaces. This approach allows for the size of the future stages to be variable depending upon future funding, and the needs of the community.

The height of the building is low to provide an appropriate scale to the setting with the current building set back from The Boulevard to give prominence to public activity to the street. The floors will extend through at the same level to the future stage, and due to the gentle slope across the site at the far end the opportunity exists for additional building accommodation, or for under cover car parking.

The master plan results in the buildings wrapping around the car parking, which is located to the interior of the site. The existing easement along the southern boundary is utilized for the driveway to the car parking. This location for the car park allows for the future building stage to be constructed without interrupting the car park operation, or generating additional costs through needing to provide a temporary car park.

The design of the Stage 1 building is conceived of as a 2 storey square footprint, with each floor level essentially the same size, except for some minor variation to suit the functional space requirements of rooms. This has resulted in a very efficient and highly economical floor plan layout, where rooms requiring external light are placed to the exterior of the building and other rooms where external light is not as critical are placed to the interior of the floor plan.

The core energy of most Health Centres is very much like a bee hive of activity. With different aspects of the health service coming together in one or more linked buildings, it takes on similar attributes of a bee hive; all working together for the good of the whole. In this instance, the whole of the community at large.

The architects are proposing to use a “hive” hexagon shape as a core design element which will appear in select locations to the external façade and also within the interior, linking the building structure to the internal space, and providing a language for the interior design.

The main entrance and arrival to the building has been designed to be warm and inviting. The forecourt creates a relaxed and interesting external public space for visitors/clients to move through. This warmth is further reinforced through the use of timber portal frames around the covered entry canopy, with the use of timber extending into the inside of the building to bring clients to the reception area.

The building is designed to allow for the greatest possible level of flexibility and adaptability without requiring demolition of the facility. As such amenities and building services are grouped together to form a core and are stacked over one another from one level to the other.

A post tensioned concrete slab is proposed to the first floor to ensure wide column spacings, with timber roof trusses over. The timber trusses ensure the construction system is light weight which then results in large spans being achieved to the first floor. Internal walls are proposed as light weight and non-load bearing. The only exception to this is some walls around the amenities core which provide a structural role in bracing the building.

Wherever possible, materials have been selected to support Tasmanian producers, and timber selection will be based upon local species being nominated. This is in accordance with the recently released *Tasmanian Wood Encouragement Policy*.

Architecture & Interiors

The new building will replace the existing community Health Centre which is located nearby in John Street, to provide a contemporary facility which meets the current standards and suit the ongoing and future health service delivery for the municipality of Kingborough.

The facility will provide essential health services to the residents of the municipalities of Kingborough and Huon Valley. The health services are provided to a range of age groups and those suffering from major injuries through to age related problems and chronic illnesses.

The building has been designed so as to allow for ease of movement around the inside of the facility, as well as from the outside to the inside. This has resulted in a focus on ease of access to be inclusive of all groups within the community, whether they be elderly, with disabilities or parents with prams, and to allow for client self navigation. Provision has also been made to accommodate ambulance trolley access.

The reception is located close to the main entry in order to provide ease of orientation for clients entering the facility. Likewise the main stair and lift are also positioned for ease of orientation from the entry and the reception counter.

Building accommodation is zoned so that public areas are located close to the main entry and vertical circulation points. The further a visitor moves away from the entry and the vertical circulation points the more private in nature the spaces become. The vertical circulation is positioned to be convenient to the reception area and the future project stages.

From an urban design perspective the main activity zones are located to the area of the building facing The Boulevard and the Town Promenade to allow for the overlooking of public spaces.

This strategy seeks to meet the objectives of the former Kingston High School Site Development Plan by Beca, 2013 in which activation of the streetscape is encouraged. The ancillary spaces, amenities and building services are located together to form a core, which is located to the car park side of the building, or facing the interior of the site. This also allows for the public amenities to be located close to the main entry and the vertical circulation point.

For the most part, related spaces are linked together to form a common service unit. It has not always been possible to do this with the objective of creating a highly efficient layout.

The subdivision of each department is modular to facilitate maximum interchangeability of the rooms from consultation and interview through to full medical treatment and maximise long term flexibility over the life of the asset.

Special consideration has been given to alternative after-hours access to the Pathology area, which will have its own entry point located adjacent to the main entry to accommodate clients without the need of going into the main entrance proper. This will ensure a higher level for after-hours security within the building.

Interior colour and material selections are proposed as a basic neutral palette with a few colour highlights such as the golden yellow of honey as the key colour on the ground floor and orange on level one. Within the dental area a vibrant lime green punches the neutral, more clinical aspects, creating an element of calmness.

Overall, the interior design concept is one of simple geometry, warm inviting materials and an extension of the building envelope.

The external form reinforces the low 2 storey nature of the building. The horizontality is expressed through the banding of the elevations with the windows and first floor cladding. At the main entry this horizontal form is broken up by the covered entry which in turn seeks to reinforce the location of the entry through the vertical form. The main stair and the lift shaft also provide some vertical form to articulate the entry elevation in order to give hierarchy and public prominence to this face of the building.

External materials have been selected on the basis of creating familiarity and an appropriate level of finish for a commercial building. The selections also consider the ongoing maintenance of the systems, whereby selections are durable, appropriate to the application and either eliminate or minimise any ongoing maintenance.

As such, the external walls to the ground floor, where the risk of impact and vandalism is the greatest, are primarily brick to create a robust base, yet be familiar and textured to touch. Some concrete panels are used, such as around the lift shaft and to the entry airlock.

For the first floor, where the risk of impact and vandalism is less, lightweight materials of expressed joint fibre cement cladding and timber battens are used to contrast against the ground floor.

Environmentally Sustainable Design

The environmentally sustainable development features include:

- Use of sustainable materials and/or materials which have low embodied energy, such as timber and brick. Timber is proposed for the roof trusses, internal wall framing and external features such as the entry portals and battens to the elevations. In preparing this design, the *Tasmanian Wood Encouragement Policy* has been considered and timber has been included wherever possible.
- Swales are proposed to the carpark, between the parking bays, to trap water run-off from the paved surface in order to minimise the impact upon local infrastructure.
- Energy efficient light systems through type/wattage and sensors.
- Material selections (where suitable) for the project will be selected based upon the criteria of low off-gassing characteristic (low VOC), low embodied energy and suitability for recycling.

Landscape

The proposed landscape around the Kingston Health Centre is designed to complement the new works being undertaken by Kingborough Council for its new town centre, to provide an inviting and comfortable setting for Health Centre clients and other visitors to enjoy the views of Mt Wellington and surrounding hills, and activities over the road in the Community Hub.

Kingborough's designs are intended to create a wide, paved promenade and linear park (including some informal play elements) to connect the existing Channel Court precinct with the developing Community Hub and parklands.

To complement the proposed promenade, the entry forecourt to the Health Centre will use similar paving in some parts and grass and gravel in others, but will incorporate native trees and shrubs, rather than replicating the formality of the deciduous trees in the streetscape development.

The key elements of the design are:

- Accessible and inviting pedestrian paths between the proposed Kingston Hub, Town Promenade and the Kingston Health Centre main entry
- A grassed sitting area in the entry courtyard facing to Mt Wellington, but sunny and partly protected from the wind. This area will be surrounded on the street side with a small wetland garden that receives runoff from the surrounding pavement and provides some natural habitat for bird life.
- The building will be surrounded by low shrubs and occasional Eucalypt and Banksia trees to enliven views from and to the building.
- Security and night time lighting will be provided to the car park and general access pathways.
- Wide planted swale drains between carpark bays will collect pavement runoff water to aid in reducing the impact of oils and sediments on the Council's storm water system - these will also reduce the impact of the large expanse of bitumen in this area.
- A connector path will also be provided from the John Street medical precinct through the carpark to the Health Centre.
- A number of bicycle parking bays have been included in close proximity to the entrance of the building.
- Provision has also been made to accommodate several large vehicles as part of the car park design, such as the Breast Screening bus and Dental van that tour the state. This includes provision for power and water services to the vans so that they may set themselves up at the Kingston Health Centre and to provide easy access for those clients attending these services.
- Provision has also been made for ambulance type vehicle delivery/collection of clients, again in close proximity to the entrance.

Building Services

HVAC

The Mechanical HVAC system is designed to AS1668 and NCC requirements, with particular focus on occupant comfort, energy efficiency, reliability, quiet operation and ensuring all maintenance and servicing can be done with minimal interruption to the function of the Health Centre.

The HVAC system consists of:

- Dedicated heat recovery VRF ducted units located in the rooftop plantroom
- Ductwork to each zone
- Standard and thermally actuated Swirl-type diffusers to reduce the total number of A/C units
- Variable Outside Air intake based on CO2 concentration to ensure healthy indoor air quality
- Fixed quantity Toilet/Cleaners Room Exhausts to AS1668 requirements

Medical Gases

Medical gases are to be provided to the dentistry areas only including dental compressed air and dental suction. Note that dental chairs provide scavenge points (for use with portable NO cylinders) from the suction line. Both dental compressed air and dental suction are to be provided by dedicated air and suction units located in a small plantroom under the stairs.

Lighting

Lighting is designed to AS1680 and NCC, focussing on energy efficiency, long life and task-appropriate lighting. Light levels to each area have been tailored to the types of work occurring, with local switching, occupancy sensing and security system / time clock integration to conserve energy.

External car park and security lighting designed to AS1158.3.1 utilising LED luminaires, with daylight and time clock control to conserve energy. Minimalizing light pollution to night sky and spill light into neighbouring properties.

Emergency lighting utilises LED technology and is designed to AS2293.

Power

Power to the site is provided by a local substation outside of the site boundaries.

An electrical main switchboard will be located on the ground floor complete with supply authority tariff meters. The main switchboard will incorporate a distribution board on the ground floor and feed a distribution board on level 1.

General Power Outlets have been located as per DHHS requirements including Colour-coded outlet plates. Electrical body and cardiac protection has been designed in accordance with AS3003.

Security

Security systems will be provided including CCTV, access control to strategic doors, duress and intruder detection including door switches and motion sensing in internal common areas. Remote control and monitoring from the Royal Hobart Hospital system will be included.

Communications

Communications systems have been designed to meet DHHS requirements including:

- Provision of a structure Cat 6 cabling system to cater for voice and data
- Provision of telephony points where required
- MATV
- Nurse call systems

Hot Water & Cold Water Service

Hot and Cold Water is reticulated throughout the building in accordance with AS3500. The Hot water system is of a recirculating loop type, however in cases where hot water is required a significant distance from the main system a small under bench unit has been provided.

Sanitary Sewer

A conventional gravity sewer system will be used in this building in accordance with AS3500.2.

Roof Stormwater

Roof drainage has been designed to AS3500 including collecting via box gutters and discharge down the building via external downpipes terminating at low level for continuation by civil stormwater services.

Fire Services

Fire hose reel coverage has been designed according to AS 2441 and Extinguishers are located throughout the building in accordance to AS2444.

A combination of thermal and smoke detection systems have been designed including an addressable fire detection system. Switchboard and computer cabinet fire protection systems have been integrated with the fire detection and EWIS has been provided throughout.

4. NEED FOR THE PROJECT

The needs of a rapidly growing and ageing population as well as the impact of chronic disease and pockets of socio economic disadvantage, primarily in the Huon Valley, will drive demand for primary, acute and continuing health care for residents of Kingborough and the regional catchment over the next five to ten years.

Public hospital utilisation for Kingborough and Huon Valley residents is projected to rise to 26,691 separations and 84,800 bed days by 2021/22 and the Royal Hobart Hospital is expected to meet 61% of the hospital demand.

Strong growth in demand by the 45-65 and the 70 plus age groups will contribute to increased requirements for all forms of cancer treatment, non-acute services, cardiology and cardiac procedures, general medicine and general surgery, orthopaedics and neurology. These specialities have an ambulatory or community care component or require disease management or post-acute care and rehabilitation that will impact on demand for community health services.

As it stands, the current leased building that has operated as the Kingston Community Health Centre for the last 27 years has no capacity to accommodate the additional services required by the community, now, and into the future. The current centre was not built as a Health Centre and has no flexibility to meet the demands of the community.

The location of the current centre, although close to the Kingston CBD, requires clients to attend via their own vehicle or a long walk from public transport. Disability access is compromised internally with wheel chairs being unable to pass through room doorways. Most rooms are small making it difficult for those clients with mobility issues to safely navigate within the space.

Kingborough Council has advised that it plans to secure a bus service with stops along the Boulevard in front of the new Health Centre, which will provide an improved access for clients using public transport.

5. CONSULTATION AND GOVERNANCE

Consultation

As part of the design phase, internal service providers have been afforded significant input into the design. As plans have been developed, they have also been displayed at the current Kingston Health Centre to provide an opportunity for interested members of the public to comment.

Discussions have also been held with an adjacent medical practitioner, who wishes to arrange a walkway through his property to the new and to promote a “local health precinct”. The landscape plans will be amended to accommodate this request.

The proposed development was advertised in the Mercury newspaper on Saturday 9th September 2017 informing the public of the project and calling for submissions to the Parliamentary Standing Committee hearing.

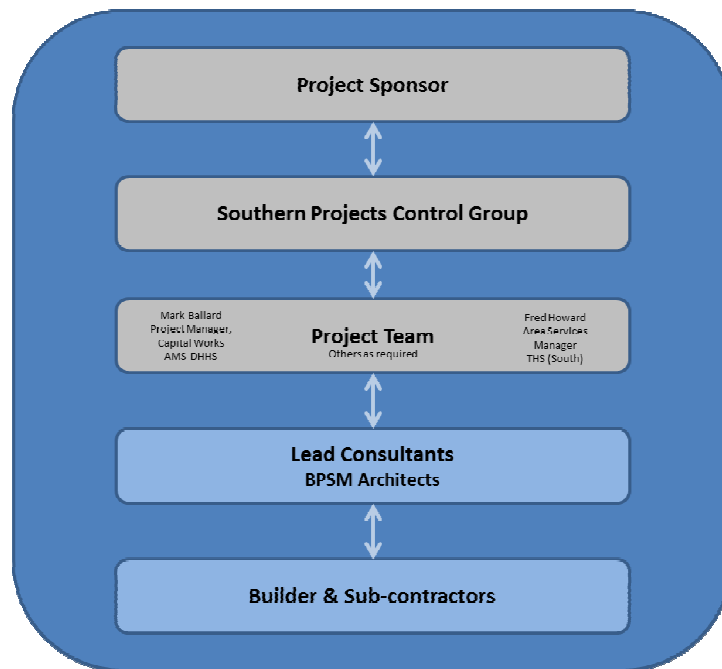
The development application has been lodged with the Kingborough Council and it is expected to be advertised shortly, when it will receive wide community exposure.

Details of the new Kingston Health Centre design have also been circulated amongst the THS Consumer Action Group.

The Kingborough Council has also featured the proposed development as a major catalyst for their redevelopment of the former Kingston High School site, now known as Kingston Park. The Health Centre features prominently in their own planning, and will be located immediately opposite the new Community Hub which Council is constructing at the same time.

Governance

The following diagram illustrates the Southern Project Control Group (PCG), Project Team and Consultant Team relationships.



The PCG have been meeting as required to enable the project to evolve in line with the project timeline, providing an adequate consultation phase and sufficient time for Contract Documentation and Project Procurement.

The Project Team consists of a project manager from the Department’s Capital Works area, and the Area Services Manager who is responsible for service delivery in the southern region. The Project Team consists of

Design Approval Process

The Project Control Group (PCG) at its April 2017 meeting endorsed the schematic design for new Health Centre. Consultation continues with clinical representatives to refine minor aspects of the design and this will be incorporated into the final specification.

At the PCG meetings, all desired project outcomes have been tabled, discussed and then reviewed for compliance with the endorsed project brief and service model. This consultative approach has resulted in a design that allows all of the desired outcomes to be resolved and will provide sufficient flexibility for future expansion.

The Project User Groups (i.e. representatives from each of the individual business groups who will use the new health Centre) have been meeting as required to enable the project to evolve in line with the project timeline, enabling an adequate consultation phase and sufficient time for Contract Documentation and Project Procurement.

As noted elsewhere, the design of each functional space is based on national standards as a starting point, and then modified to suit local practice.

6. ADDRESSING THE NEED

The proposed new centre will provide a purpose built Health Centre that will allow for an increase in service capacity. This increased capacity will be achieved via increased space and a flexible design that will cater for a variety of health service uses. Some existing services will have access to greater space, while there is also an opportunity to establish new services for the area.

Existing services that will benefit from increased access to more space will include the children's dental services, child health services, social work and mental health services, physiotherapy, podiatry and community nursing.

The dental and child health services, social work and mental health services will also have increased capacity to manage additional client load. Physiotherapy, podiatry and community nursing will have not only increased space to increase capacity to manage additional client throughput, they will also have access to improved facilities to be able to extend the scope of practice.

This will mean that more complex service delivery that currently requires referral to Hobart will be able to be managed locally.

There are a number of new services that will be introduced to the community via the new centre. The Southern Pathology service is one such service. This service can provide a range of pathology services that are fully bulked billed. Other services include a range of outpatient and sub-acute clinics that will develop in line with community demand and adult dental services. An increased range of allied health services is also planned for the new centre. These will include occupational therapy, dietetics and speech pathology.

The proposed location of the new centre has the potential to improve community access. The site is close to the CBD and the public transport hub on the Channel Highway. The site is also near two major general medical practices and a variety of ancillary health services. It is anticipated that there will be an important opportunity for services at the new centre to develop closer relationships with these other organisations.

The site is also adjacent to the proposed Kingston Community Hub. It is proposed that this hub will service a variety of community activities. Being close to this hub will support in-reach activities from the new Health Centre increasing the reach of health services into the community. There will also be the opportunity for both facilities to coordinate community education and health promotion activities.

7. PROJECT SCHEDULE & BUDGET

Project Schedule

A Summary of the Project Timeline is as follows;

Description

Completion of design development	August 2017
Development Application	September 2017
Completion of Construction Tender Documentation	December 2017
Construction Tender (closing and assessment)	Jan/Feb 2018
Construction Start	February 2018
Practical Completion of Construction	December 2018

Project Cost

The approved funding for the project is \$6,500,000. The cost of the development is currently broken down as follows:

Description

Construction Costs	\$4,225,000
Construction/Design Contingency	\$400,000
Post Occupancy Allowance	\$100,000
Professional Fees and associated costs	\$415,000
Other Fees	\$40,000
The Tasmanian Government Art Site Scheme	\$80,000
ICT Infrastructure	\$250,000
Furniture and Equipment	\$400,000
Land & Title related costs	\$570,000
Unallocated funds	\$20,000

PROJECT TOTAL

\$6,500,000

The estimated construction costs have been provided by the project's Quantity Surveyor and are based on reasonable allowances for the project's location and current market conditions.

8. RECOMMENDATIONS

The Southern Projects Control Group and Project Team have carefully assessed and explored the options and solutions available and have determined the design submitted provides the required project outputs as determined in the project functional brief. In addition, the design is consistent with the strategic long-term direction of the Tasmanian Health Service.

It is recommended that this submission be viewed favourably, given the benefits it will provide to improve a range of health and community related services in Southern Tasmania.

The project, once completed, will immediately commence addressing the need to deliver appropriate health services for the Kingborough and Southern regions.

APPENDIX A – PROPOSED DESIGN