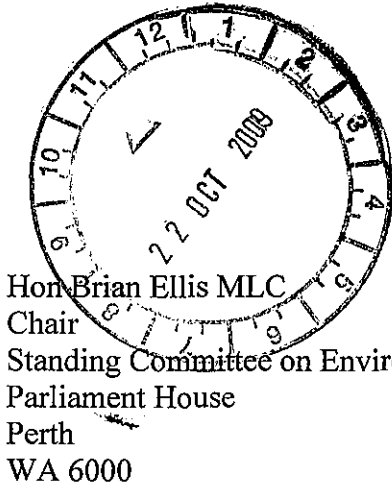


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Gary Norden  
Busselton Hospital Community Action Group  
C/- 1 James Street  
Dunsborough  
WA 6281



Hon Brian Ellis MLC  
Chair  
Standing Committee on Environment and Public Affairs  
Parliament House  
Perth  
WA 6000

**Re Petition No 39 – Busselton Hospital – Immediate Construction of a new hospital**

Dear Mr Ellis and Committee Members,

Please find enclosed some additional documents that the Group has received from its most recent Freedom of Information application which we believe add further evidence of a need for an Inquiry into this matter.

The Briefing Note 25-05932 which is from the Department of Health shows how the new hospital is impacted by and impacts upon the Western Ringtail Possums. On the first page under 'Background' the Note states, "...the footprint of the final Health Campus buildings will be very carefully designed". This shows that rather than building the best possible health facility, the Department will have to build the best facility possible given the significant restrictions related to Possum habitat.

The Note also states that approvals can take 12 months and so may be a significant factor in the delay to the hospital.

The other pages that I have enclosed are from Document 27 that I sent to the Committee with my letter of 18 September 2009. They are pages that were previously exempted. Page 28 states in the recommendations (6), "Be aware that environmental and DA approval certainty cannot be guaranteed until formal applications are made". So the Minister was advised that approval for construction at the Mill Road site could not be guaranteed at the time he made the decision to change the hospital's location.

The other page that is from the same Document 27 is the cost schedule which shows that the cost escalation caused through delay is estimated at 0.5% per month after August 2010. With the Health Budget under considerable pressure we believe that the cost increases caused by the Government's decision to delay will impact on the final facility.

We would like to remind the Committee that it was this Government's decision to switch the location of the new hospital from an open Greenfield site to this one despite the significant environmental issues. We believe that the Documents we have sent you show that the delay to the construction of the new hospital was not just caused by the State's

financial situation as claimed by the Minister. We believe that a range of Government decisions on the new hospital including delaying it and changing the location will have significant impacts on the range and scope of services that are finally provided.

We thank the Committee for their interest in this important matter

Yours Sincerely

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line extending to the right.

Gary Norden

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BRIEFING NOTE

ISSUE

This briefing note has been prepared at the request of the Treasurer, Minister for Commerce, Science and Innovation, Housing and Works regarding the environmental issues of the Busselton Hospital site.

BACKGROUND

There are two main environmental issues relevant to the Busselton Hospital site:

- Flora/Fauna – in particular the Western Ringtail Possum
- Soil contamination

Assessments of both issues have been undertaken. The soil contamination matter carries minimal risk whilst the Western Ringtail Possum is considered medium to high risk which is being carefully managed.

Based on these two key environmental issues, the footprint of the final Health Campus buildings will be very carefully designed and may need to include multi-storey construction to minimise environmental impact.

CURRENT SITUATION

Soil testing

Soil testing of the site has been undertaken which found no contamination of great concern.

The report from the consultants (GHD) recommends:

- That further testing around a small area of the site is conducted to prove or disprove metallic contamination.
- That further testing of the periphery of the site be undertaken if these areas are to be developed.
- Once a final footprint for the campus is agreed further testing will need to occur.
- Excavations deeper than one metre are not recommended as this may disturb contamination from previous activities and.
- If excavation is necessary to conduct deeper soil investigations.

At this point it appears unlikely excavations deeper than 1 metre would be required.

Western Ringtail Possum

Coffey Environments has been engaged to advise on any threatened species on the Busselton Hospital Site. They have found that the only "conservation significant" fauna species likely to occur on the site is the Western Ringtail Possum (WRP) which is significant under both State and Federal legislation.

They have found that there is a low likelihood of any significant flora on the site.

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The WRP is classified as "vulnerable" under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and therefore has national environmental significance. The Busselton Hospital site is located in the core habitat of the WRP and therefore requires referral to the Federal Minister for Environment as the redevelopment is likely to have a 'significant' impact on the species.

Coffey Environments has delivered their preliminary draft report which provides a number of recommendations in relation to conservation areas, re-vegetation programs and management strategies for the WRP during the clearing and development stages.

These recommendations are currently being reviewed in detail to confirm the actions and strategies most appropriate to achieve an innovative health campus model whilst respecting the environmental issues. Assistance is being provided by the Fiona Stanley Hospital Project Office and the State Solicitors Office will be engaged to assist in the liaison and negotiation with the Department of Environment and Conservation so that the best balance can be achieved.

It is clear that there will be limitations on the land available for construction which will need to be considered by the site master planning architect. It is probable that offsite offset areas of land in the local area may need to be identified.

Whilst several local WRP community interest groups were consulted in the preparation of Coffey's preliminary report, WACHS SW will ensure they are actively engaged in the process as soon as practicable.

Formal Commonwealth approval submissions cannot be made until a final building footprint for the Campus is determined. Approvals can take approx 12 months to receive. The footprint for the Busselton Health Campus will be finalised concurrently with the private sector negotiation period which is set to commence formally within the next 6-8 weeks.

**RECOMMENDATION/ACTION**

For noting

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FOR INFORMATION

25-05932

Prepared by:

[REDACTED]  
Regional Director  
WACHS - South West  
[REDACTED]

Date:

15 June 2009

Sign off:

[REDACTED]  
Chief Executive Officer  
WA Country Health Service

Approved



Not Approved



Noted



Comments:

Signed

[REDACTED]  
MINISTER FOR HEALTH

Date

17-6-09

DATE: 12 NOVEMBER 2008

REFERENCE NUMBER: 4-59962

ISSUE: FINALISING THE DEVELOPMENT OF THE NEW BUSSELTON  
HOSPITAL

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RECOMMENDATIONS

As there are a range of options available to redevelop the Busselton Hospital on the existing hospital site within the allocated (escalated) budget it is recommended that the Minister:

1. Announce that the preferred site for the redevelopment is the existing Busselton hospital site.
  2. Formally advise St Ives that WACHS will not be building the hospital at Vasse Newtown.
  3. Advise the Minister for Planning that WACHS will not be building the hospital at Vasse Newtown and request he formally advise Seaport of this decision in accordance with the land purchase contractual arrangements.
  4. Formally advise the Shire of Busselton of this decision.
  5. Confirm with the Treasurer that resubmission of the Business Case to the Department of Treasury and Finance is not required.
  6. Be aware that environmental and DA approval certainty cannot be guaranteed until formal applications are made.
  7. Approve WACHS to:
    - a. Immediately advertise an Expression of Interest to select private health partners for the existing site.
    - b. Enter into direct negotiations with these partners to secure the best public / private model for this site within the budget parameters.
    - c. Include in the negotiations potential alternative innovative building / construction arrangements.
- 8. ADVISE CABINET OF THE PROPOSED COURSE OF ACTION PRIOR TO ANY PUBLIC ANNOUNCEMENT.*

Contact:

Dept Ref:

Sign Off: \_\_\_\_\_

CHIEF EXECUTIVE OFFICER  
WA COUNTRY HEALTH SERVICE

*Approved*  
  
*2/12/08*

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**RUSSELTON INTEGRATED DISTRICT HEALTH SERVICE  
COMPARATIVE COSTS - 24/10/08  
SUMMARY**

VERSION 2

BUSSELTON OPTIONS:	B1	B2	B3	B4	B5
OPTION::	Alterations & Additions Retain Existing Com Health	Alterations & Additions New Com Health	Alterations & Additions Retain Existing Com Health	Alterations & Additions New Com Health	Full Scheme All Services
BUILDINGS:	New / Refurb	New / Refurb	New / Refurb	New / Refurb	All New
PUBLIC/ PRIVATE	All Public	All Public	Public/Private	Public/Private	All Public
FACILITIES EXCLUDED FROM COST	Renal Unit Com Health	Renal Unit	Chemo Day Surgery Imaging Med Suites Renal Unit Com Health	Chemo Day Surgery Imaging Med Suites Renal Unit	n.a
DEMOLISH EXISTING HOSPITAL	NO	NO	NO	NO	YES
GROSS FLOOR AREA (Public Facilities Only)					
New	sqm 5,894	sqm 7,184	sqm 5,150	sqm 6,050	sqm 11,180
Refurb	3,726	3,726	3,050	3,050	0
	9,620	10,910	8,200	9,100	11,180
COMPARATIVE COSTS (Public Facilities Only)					
Buildings	\$36,340,000	\$42,510,000	\$32,320,000	\$37,390,000	\$53,470,000
External Works And Services	\$7,300,000	\$8,400,000	\$6,390,000	\$7,170,000	\$9,480,000
Net Project Cost	\$43,640,000	\$50,910,000	\$38,710,000	\$44,560,000	\$62,950,000
Other Project Costs	\$30,060,000	\$34,190,000	\$27,290,000	\$30,540,000	\$39,950,000
Escalation To Tender (Start On Site Aug 2010)	\$11,800,000	\$13,600,000	\$10,600,000	\$12,000,000	\$16,400,000
ESTIMATED TOTAL COST (EX GST) \$/AUG 2110	\$85,500,000	\$98,700,000	\$76,600,000	\$87,100,000	\$119,300,000
Option: With Refurbished Community Health		\$97,800,000		\$84,800,000	
Escalation Per month beyond Aug 2010 - Allow	0.50%	0.50%	0.50%	0.50%	0.50%
\$/SQM VALUE FOR MONEY	\$8,888 1.000	\$9,047 1.0179	\$9,341 1.0511	\$9,571 1.0769	\$10,671 1.2006
VASSE OPTIONS:	V1	V2	V3		V4
OPTION::	BENCHMARK Bus Case 2C Indexed	Bus Case 2C Indexed + AHFG compliance	Bus Case 2C Indexed + AHFG compliance Priv Transcare		Full Scheme All Services
BUILDINGS:	All New	All New	All New		All New
PUBLIC/ PRIVATE	All Public	All Public	Public/Private		All Public
FACILITIES EXCLUDED FROM COST	Chemo Med Suites Renal Unit Com Health	Chemo Med Suites Renal Unit Com Health	Chemo Med Suites Renal Unit Com Health Transcare		n.a
DEMOLISH EXISTING HOSPITAL	NO	NO	NO	NO	YES
GROSS FLOOR AREA (Public Facilities Only)	7,900	8,910	7,550		11,180
COMPARATIVE COSTS (Public Facilities Only)					
Buildings	\$35,805,000	\$42,620,000	\$36,110,000		\$53,470,000
External Works And Services	\$8,365,000	\$9,780,000	\$9,000,000		\$11,110,000
Net Project Cost	\$44,170,000	\$52,400,000	\$45,110,000		\$64,580,000
Other Project Costs	\$29,430,000	\$31,300,000	\$27,290,000		\$39,620,000
Escalation To Tender (Start On Site Aug 2010)	\$11,800,000	\$13,400,000	\$11,600,000		\$16,600,000
ESTIMATED TOTAL COST (EX GST)	\$85,400,000	\$97,100,000	\$84,000,000		\$120,800,000
Escalation Per month beyond Aug 2010 - Allow	n.a	0.50%	0.50%		0.50%
\$/SQM VALUE FOR MONEY	\$10,810 1.2163	\$10,898 1.2262	\$11,126 1.2518		\$10,805 1.2157

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