

5.7. IN-PRINCIPLE SUPPORT FOR INVESTIGATION OF TRANSFER OF LAND FOR COW BAY PRIMARY HEALTH CARE CENTRE

REPORT AUTHOR	Sara Roberts, Team Leader Property Services
MANAGER	Lisa Golding, Manager People and Community Services
DEPARTMENT	People and Community Services

RECOMMENDATION

That Council:

1. Provides in-principle support to the Cairns and Hinterland Hospital and Health Service (CHHHS) to commence an investigation into the transfer of a parcel of land at Diwan for the purpose of constructing a new health facility and support services; and
2. Delegates authority in accordance with s 257 of the *Local Government Act 2009* to the Chief Executive Officer to assist the investigation and negotiate on Council's behalf.

EXECUTIVE SUMMARY

On 30 November 2022, Queensland Health wrote to Council requesting in-principle support to commence investigations into the acquisition of a portion of land for a replacement health clinic and helicopter landing site.

The land is council freehold land and is located on Lot 45 on RP739764, southeast of the existing clinic. The site currently contains the Diwan SES shed, the Alexandra Bay Sporting Club and sporting field. An application for a community Men's Shed to be located on the land is currently being assessed by Council's planners and is unlikely to impact the location of the new health facility.

S 236 of the *Local Government Regulation 2012* would allow Council to dispose of the land other than by tender or auction if the land is disposed of to a government agency. The Douglas Shire Planning Scheme provides for essential community infrastructure when considering the excise of a lot.

BACKGROUND

On 28 June 2022, the Minister for Health and Ambulance Services, the Honourable Yvette D'Ath, announced a \$250 million dollar expansion of health services for the Cairns region, including the construction of a new \$14.8 million dollar Cow Bay Primary Health Centre.

On 4 November 2022, the Mayor, Chief Executive Officer and Manager Environment and Planning attended a meeting with representatives of CHHHS to discuss the proposed construction of the replacement health care facility and helicopter landing pad at Diwan.

On 25 November 2022, CHHHS wrote to Council requesting in-principle support to commence an investigation for the transfer of the land required for the construction of the proposed new facility.

The matter has been discussed with Councillors during a briefing workshop on 13 December 2022.

The current clinic has been operating out of a building owned by Council for many years and is a vital health care hub for residents north of the Daintree River.

COMMENTS

The old facility will no longer be required by CHHHS. They have indicated that they intend to return the building to Council at the completion of the new facility which may provide opportunities for other community groups or services to base themselves at Diwan in the future.

PROPOSAL

That Council:

1. Provides in-principle support to the Cairns and Hinterland Hospital and Health Service (CHHHS) to commence an investigation into the transfer of a parcel of land at Diwan for the purpose of constructing a new health facility and support services; and
2. Delegates authority in accordance with s 257 of the *Local Government Act 2009* to the Chief Executive Officer to assist the investigation and negotiate on Council's behalf.

FINANCIAL/RESOURCE IMPLICATIONS

There are no known financial implications, as CHHHS are simply seeking support to investigate the transfer of land at this early stage. Any likely financial or resource implications will be uncovered during the investigation and can be considered by Council in the future.

RISK MANAGEMENT IMPLICATIONS

If Council does not support the proposal, it may put future health services north of the Daintree River at risk.

SUSTAINABILITY IMPLICATIONS

- Economic:** The ongoing sustainability and prosperity of the area relies upon access to services, including health. The addition of a new health facility and helicopter landing pad will ensure that people can conduct business and visit the area with confidence.
- Environmental:** The area of land proposed for the new health centre is already cleared and would not likely cause any major environmental impacts.
- Social:** The Cow Bay Health Centre currently provides a number of vital services to the community north of the Daintree River, including child health support, mental health services and a weekly doctor's clinic. Council's support for the project will ensure that these important services are maintained and possibly expanded.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2019-2024 Initiatives:

Theme 1 - Celebrating Our Communities

Douglas Shire Council embraces the diversity of our communities and values the contribution that all people make to the Shire. We recognise that it is a core strength of the region. We acknowledge our past so that it may guide us in the future.

We recognise the wrongs done to our Indigenous community and we actively seek to reconcile so that we may all benefit from and enjoy our Shire. We acknowledge early European settlers who forged an agricultural base for our economy and we welcome all new arrivals as part of our broader community.

Goal 2 - We will deliver programs and services that protect and enhance the liveability of our beautiful Shire.

Goal 3 - We will develop programs that promote health, well-being and safety in the community.

Theme 4 - Inclusive Engagement, Planning and Partnerships

In delivering for our communities, economy and environment, Douglas Shire will ensure open and transparent engagement and communication. We will develop robust strategic plans and we will partner with our community and key stakeholders.

Goal 2 - We will develop forward looking strategies for the future of our communities and we will ensure balanced and appropriate planning decisions.

Goal 3 - We will recognise the critical role that our partners play in planning and delivering vital programs and services.

Operational Plan 2022-2023 Actions:

New project arisen during the financial year.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Custodian	Council owns and manages infrastructure, facilities, reserves, resources and natural areas. In fulfilling its role as custodian, Council will be mindful of the community, the economy, the environment, and good governance.
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CONSULTATION

Internal: Planning Department
Workshop with Councillors held on 13 December 2022

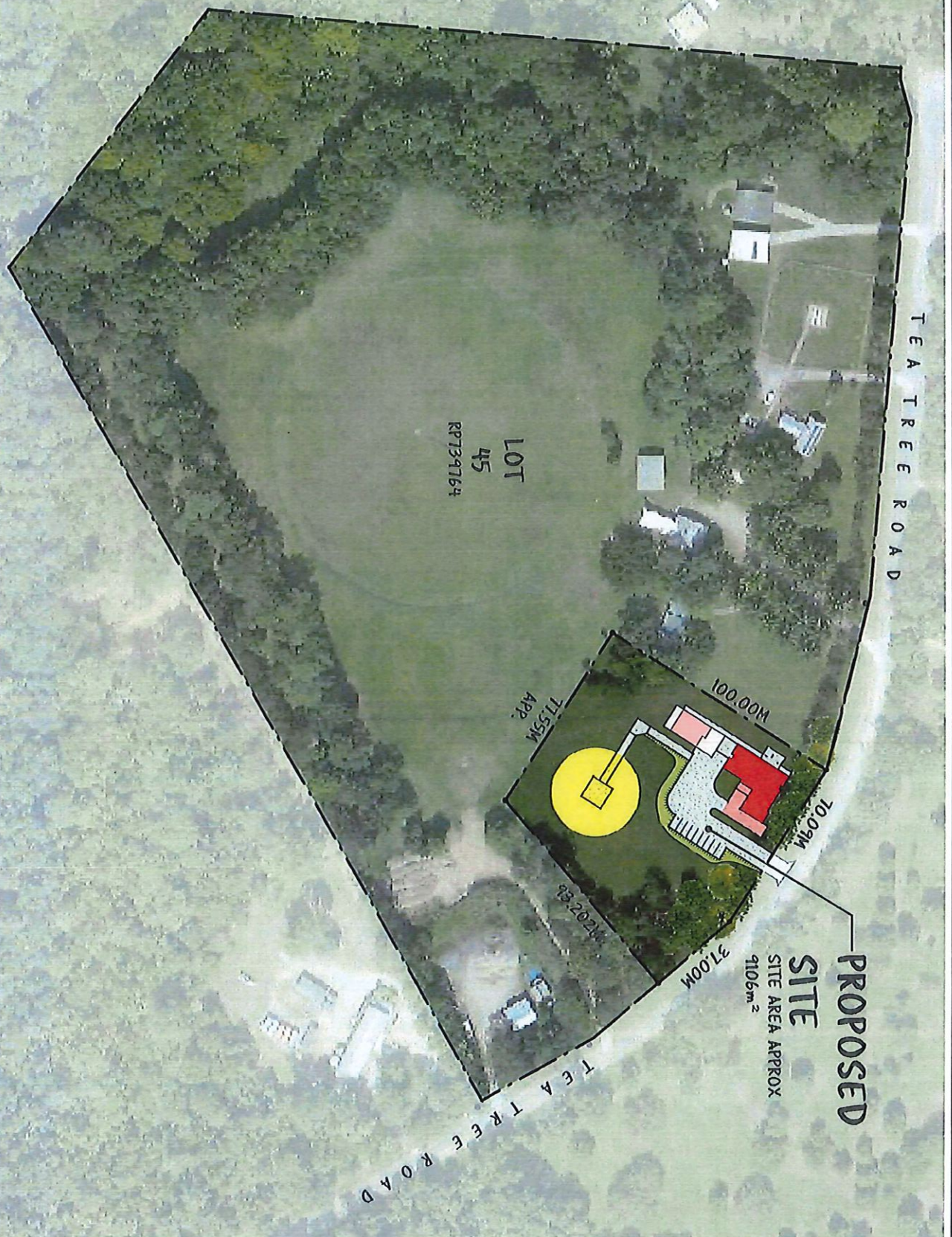
External: Cairns and Hinterland Hospital and Health Service

COMMUNITY ENGAGEMENT

Nil

ATTACHMENTS

1. Cow Bay Health Centre new proposal [5.7.1 - 1 page]



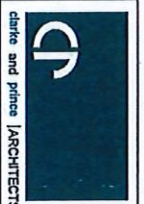
PROPOSED
SITE
SITE AREA APPROX
9106m²



PROPERTY INFORMATION
LOT NUMBER 45
PLAN NUMBER RP739764
SITE AREA 99010 m²

NOTE: This plan may be subject to schematic design amendments

AMENDMENTS	DATE	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. THIS PLAN SHALL REMAIN THE PROPERTY OF CLARENCE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.
P1 PRELIMINARY ISSUE	15/09/2022	
P2 PRELIMINARY ISSUE	04/11/2022	



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APPROVED	DATE	SCALE	SIZE
SC	NOV 2022	1:1500	A3

PROJECT: COW BAY PRIMARY HEALTH CARE CENTRE
FOR: 69 TEA TREE ROAD, DIMWAN, QLD
CAIRNS & HINTERLAND HOSPITAL & HEALTH SERVICE
LOCALITY PLAN
DWC No. 1595-PD-A-01
STAFF: PRELIMINARY
ISSUE: P2

1 LOCALITY PLAN
SCALE - 1 : 1500