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Dr Brooke O'Brien
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Attn: Ian Buchanan

Dear Ian

RE: Further advice; A006559085; 240 Kitchener Road Stafford Heights QLD 4053

Introduction

Urban Economics is pleased to present this further advice regarding the proposed development of a small-scale non-residential use (A006559085) at 240 Kitchener Rd, Stafford Heights. In October 2024, Urban Economics undertook a need assessment for the proposed development (specialist medical) in response to an information request (7th August 2024) which concluded that:

- there are strong economic and community need implications for the proposed development and that the subject site is ideally located to meet these needs from a planning perspective;
- the proposed development would meet the needs of local residents requiring access to gynaecology services;
- the proposed specialist health service is small-scale and would not impact upon the viability of centres within the surrounding network;
- there is a limited availability of suitable premises which could accommodate the proposed development within the established centres network; and
- the proposed development would enhance the convenience and amenity of, and access to, an important specialist health service and facility for the local community.

Subsequent to Urban Economics assessment and response to the information request, Council officers have requested further advice regarding the need for the proposed development at the subject site which seeks in summary:

- a definitive reckoning of need (in terms of a supply/demand balance) of health care practitioners or more specifically obstetrics / gynaecologists within a local catchment area and the consequent need for health care services floor space; and
- Consideration of the role of the North West Private Hospital in providing specialist medical services (gynaecology) to the local area.

This further advice addresses the additional information sought including by:

- a review of the *District of Workforce Shortage for Specialists* data provided by the Australian Government’s Department of Health and Aged Care;
- measurement and update of the existing and future workforce of obstetricians and gynaecologists within the local area; and
- investigation of the ongoing suitability and viability of the North West Private Hospital and Medical Centre in accommodating medical specialists.

This advice should be read in conjunction with the submitted Economic Need Assessment by Urban Economics, dated October 2024.

Shortage of Practitioners and the Supply/Demand Balance

As illustrated in FIGURE 1, the District of Workforce Shortage (DWS) for Specialists data definitively indicates that there is a shortage of obstetricians and gynaecologists within the local area which is defined as the Chermside Statistical Area Level 3 (SA3) and aligns with the Modified Monash Model (MMM) boundaries utilised by the Department of Health and Aged Care and Public Health Area boundaries of the Public Health Information Data Unit (PHIDU). Relevantly, this area *does not* encapsulate the North West Private Hospital precinct which is within the Bald Hills - Everton Park SA3.

Based on the *Department of Health Australia’s Future Health Workforce – Obstetrics and Gynaecology* report (2018), there were 25.3 full-time equivalent (FTE) obstetrics and gynaecology specialists and trainees per 100,000 females within metropolitan areas (MMM1) of Australia in 2015. This measure is the approximate determinant of workforce shortage in FIGURE 1.

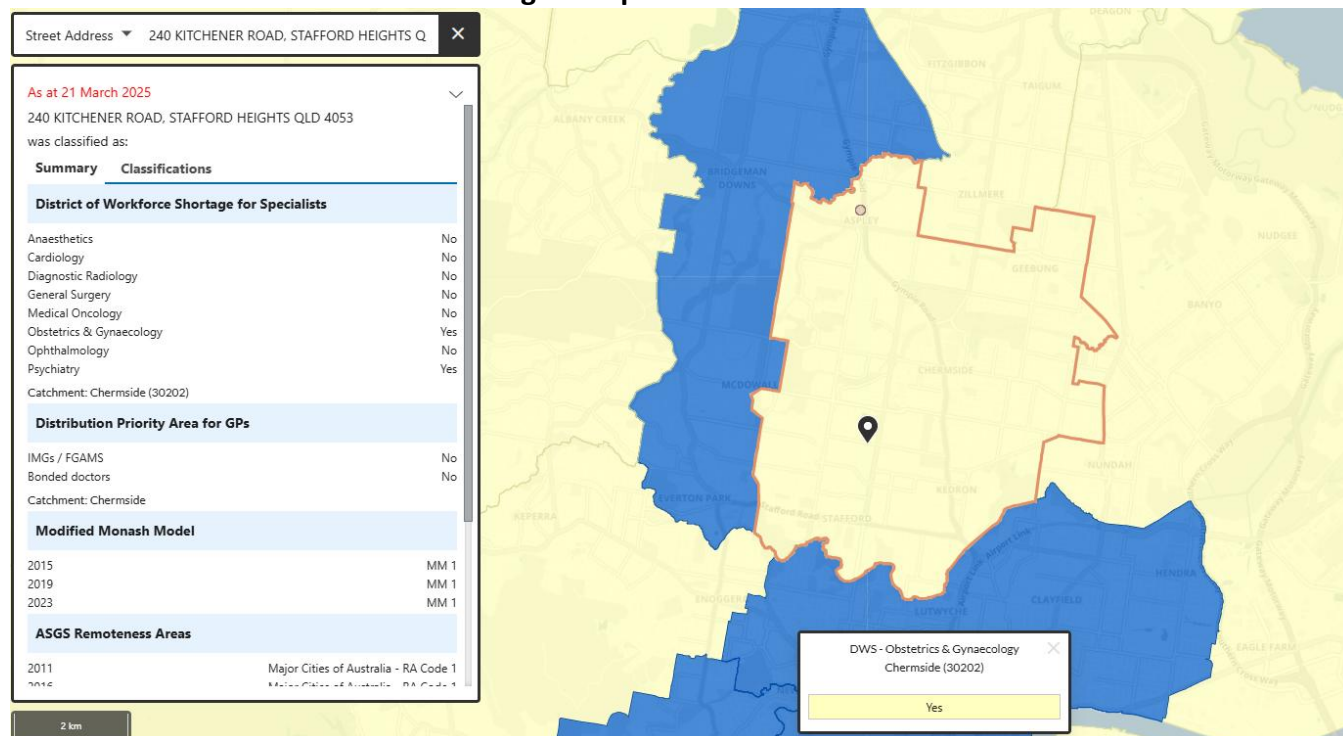
TABLE 1 outlines the severe shortage of O&G specialists within the local catchment area over time. Comparing the growing female population (demand) compared to the existing O&G workforce (supply), there is measured to be a shortfall of ~9 specialists, increasing to more than 10 specialists by 2046.

TABLE 1: Obstetrics and Gynaecology Workforce Supply/Demand Balance – Chermside SA3

	2021	2026	2031	2036	2041	2046
Female Population	38,634	39,659	40,761	42,140	43,828	45,890
O&G Demand @ 25.3 FTE/100,000	9.8	10.0	10.3	10.7	11.1	11.6
Existing O&G Workforce (FTE)	1.3	1.3	1.3	1.3	1.3	1.3
Supply/Demand Balance	-8.5	-8.7	-9.0	-9.4	-9.8	-10.3

Source: ABS, Department of Health and Aged Care, Urban Economics

FIGURE 1: District of Workforce Shortage for Specialists – Chermside SA3



North West Private Hospital and Medical Centre

As illustrated in FIGURE 1 above, the Bald Hills – Everton Park SA3 to the west of the local Chermside SA3 was measured to have an adequate provision of obstetricians and gynaecologists (2023 data). This is attributed to the role of the North West Private Hospital and adjoining medical centre at the time.

Subsequent to this data, there have been ongoing changes in the obstetrician and gynaecologist workforce of the area, including retirement of specialists and relocations to other localities; attributed in part to the deficiency of the North West Medical Centre in accommodating practices. These changes are summarised in TABLE 1.

Based on the current and emerging status of the obstetrics and gynaecology workforce, the Bald Hills – Everton Park SA3 would also represent a shortage of specialists with a provision of just 12 specialists per 100,000 females, a shortage of 3 FTE specialists.

TABLE 1: Obstetrics and Gynaecology Workforce

Specialists	Specialty	Status/Location
<i>Dr Brooke O'Brien</i>	<i>Full time gynaecologist</i>	<i>NWMC/Subject site</i>
Dr Chris Price	Full time gynaecologist	Rooms NWPH
Dr Terry Sheehan	Full time Obstetrician and Gynaecology	Retiring
Dr Min Kho	Full time Obstetrician and Gynaecology	Rooms NWPH
Dr Jaime Friebe	Full time Obstetrician and Gynaecology	Rooms NWPH
Dr NB	Full time Obstetrician and Gynaecology	Currently relocating from NWMC
Dr Caroline Wewangkang	Part time Gynaecologist (0.3 FTE)	Rooms Northside Gynaecology
Dr Archana Saraswat	Full time gynaecologist	Rooms Northside Gynaecology
Visiting Specialists		
Dr EK	Full time Obstetrician and Gynaecology	Rooms Spring Hill
Dr Piksi Singh	Gynaecology Oncologist	Rooms Spring Hill

Concluding Comments

It is demonstrated that there is a 'definitive reckoning of need' for the proposed specialist health care facility at the subject site and more particularly, a severe shortage of obstetricians and gynaecologists within the local area and surrounding communities.

Without the proposed development at the subject site, the local community will be further prejudiced in access to important specialist health care services.

I trust that this further advice meets your requirements at this stage. Please do not hesitate to contact me if there are any questions regarding this advice and I look forward to discussing the findings and conclusions as required.

Yours faithfully

Urban Economics



Joshua Binkley
Associate Director