

Burnie Courts Complex Relocation Project

Submission to the Parliamentary Standing
Committee on Public Works

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Author: Strategic Infrastructure Projects
Department of Justice
GPO Box 825
Hobart TAS, 7001

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1. EXECUTIVE SUMMARY

1.1 Document Purpose

This submission seeks approval from the Parliamentary Standing Committee on Public Works (PSCPW) for the construction of a new Courts Complex at 106 Wilson Street, Burnie. The project is known as the “Burnie Courts Complex Relocation Project”. This document details the need for the proposed project and how the design of the facility addresses the operational requirements.

1.2 Objectives

The new Burnie Courts Complex will provide a contemporary and multi-jurisdictional replacement courts complex for Burnie that continues to promote the rule of law by ensuring an effective, efficient and accessible justice system.

The facility will include two Magistrates’ Courts, one Supreme Court and one flexible court which can be utilised by the Supreme Court, the Magistrates Court and the Federal Circuit and Family Court of Australia (FCFCoA), providing room for expected growth and expansion to meet demand in coming years.

The drivers for change are:

- The existing Burnie Courts Complex infrastructure is ageing and no longer fit-for-purpose (originally commissioned in the 1970s).
- Increasing and changing demand for access to court facilities on Tasmania’s North West.
- The Department of Justice Strategic Plan 2022-2027 includes the following goals:

- **Goal 1: Improve Access to Justice**
 - 'We make it easier for people to appear and finalise matters before our courts and tribunals';
 - 'We make sure victims are supported in accessing the justice system'; and
 - The Burnie Courts Complex Relocation Project is identified in goal 1.1.3 – Deliver capital projects.
- **Goal 2: Deliver and Enhance Services**
 - 'We provide contemporary, fit for purpose facilities for our staff and clients'; and
 - 'Our services are delivered sustainably, efficiently and effectively'.
- **Goal 4: Be Well Managed**
 - 'We proactively manage and replace infrastructure and systems'.

The proposed construction of the new Burnie Courts Complex aims to achieve the following objectives:

- Deliver infrastructure that meets the functional and operational requirements of the Supreme Courts, Magistrates' Courts and North West community for the foreseeable future;
- Deliver infrastructure that takes into consideration key aspects of courthouse design including symbolism, tradition, innovation, security, efficiency, workplace design, safety and technology;
- Enable the closure of existing Burnie Courts Complex;
- Deliver a contemporary courts complex that provides four courts and appropriate space for all court users and staff;
- Facilitate more efficient day-to-day court operations and reduce the time spent to resolve matters; and
- Deliver infrastructure that is *Disability Discrimination Act 1992* compliant and allows for the safe separation of vulnerable people.

1.3 General Project Scope

The Burnie Courts Complex Relocation Project will deliver a new contemporary, fit-for-purpose facility at 106 Wilson Street, Burnie, to replace the existing Burnie Court Facility located at 38-40 Alexander Street, Burnie.

The new Burnie Courts Complex facility scope encompasses a nominal floor area of 5,785 m².

In summary, the proposed project will deliver:

- A contemporary courts facility, incorporating the following functions:

- One (1) Supreme Court;
 - One (1) Flexible Court (suitable for multi jurisdictional use);
 - Two (2) Magistrates Courts;
 - Public entry foyer and security screening area;
 - Chambers for Judges and Magistrates with direct access to courts and dedicated secure car parking;
 - Dedicated Jury suites and an empanelment room;
 - Dedicated protected witness suite with secure access;
 - Secure custody area with appropriate separation for the management of juveniles and females including a vehicle sally port;
 - Mediation rooms, private meeting and interview rooms;
 - Separate registries and reception counters for the Supreme and Magistrates Courts; and
 - Staff offices and amenities.
- A facility that enables transient and permanent legal and court support services persons to work on site.
 - Contemporary audio visual (AV) and connectivity technology within the courts and meeting rooms.
 - A facility that is accessible for all and meets requirements under the *Disability Discrimination Act 1992*, improving access to justice for all Tasmanians.
 - A custody centre that meets all modern requirements under the relevant Acts and Standards.



2. PROPOSED WORKS

2.1 Design Approach

The Department of Justice (the Department), along with Xsquared Architects – the lead design consultant – have worked extensively with key stakeholders and court users to develop the design for the new facility.

Located within a civic precinct along Wilson Street, the proposed Burnie Courts Complex has been designed to align in scale and form with neighbouring establishments such as the Council Chambers and Police Station. To the south, where adjacent buildings are smaller in scale, the court building steps down in volume to respond more sensitively to its context, ensuring a respectful integration into the urban fabric while maintaining civic prominence.

The design is guided by five core principles:

- Local materials and connection to nature;
- Inclusivity;
- Transparency;
- Dignity; and
- Civic Significance.

These principles inform both the architectural expression and functional planning, ensuring the building is welcoming, respectful and representative of its public role.

A key feature of the design is the public forecourt, which serves not only as the main entrance, but also as a generous civic space. Positioned along Wilson Street, the forecourt provides a moment of pause and orientation before entering the building. It is designed to be open,

accessible and inviting – offering a place for gathering, reflection and informal community interaction. Through the use of natural materials, landscaping and seating, the forecourt enhances the pedestrian experience and contributes positively to the public realm, reinforcing the building’s civic identity.

The design adopts a compact four-level building footprint, with a dedicated private floor for judicial chambers to ensure operational separation and privacy. Natural light is prioritised throughout all courtrooms and chambers, enhancing amenity and supporting wellbeing. Externally, the building continues the masonry tradition in Burnie with a locally made brick base complemented by a lightweight façade system above. Large areas of glazing support the principles of natural light and transparency.

The Magistrates’ Courts are both positioned on the first floor, adjacent to the registry areas. The Supreme Court is located above on the second floor alongside the flexible courtroom which can accommodate either jurisdiction, as well as the FCFCoA. Public areas are arranged along the eastern perimeter, offering views to Wilson Street and the forecourt.

Site access is carefully planned to separate public, staff, protected witness and judicial pathways. Secondary entrances on Ladbrooke Street offer discrete access for operational needs. Secure vehicular access is provided at both ends of the site, and the building levels respond to the natural slope, ensuring accessibility and efficient circulation throughout.

2.2 New Site and Environmental Site Assessment

The proposed site for the new Burnie Courts Complex at 106 Wilson Street, Burnie (the site) was acquired by the Crown through acquisition by agreement in 2023. The site incorporated multiple properties across 100-106 Wilson Street, as such, the Department proceeded to amalgamate the multiple titles under one address, 106 Wilson Street, after purchase.

Initial environmental site assessments were conducted when the site was first acquired by the Department. These investigations included the use of Ground Penetrating Radar, the results of which identified a number of suspected underground petroleum storage systems (UPSS). The presence of suspected UPSS, other legacy infrastructure and hazardous materials presented several risks, including potential soil contamination.

These known and potential environmental risks identified in early assessments were drivers in the decision to undertake a package of enabling works ahead of the main contract to prepare the site, providing a safer and more predictable foundation for future construction activities.

As such, extensive demolition and decontamination work was completed on site during the Enabling Works Package. Demolition removed vacant structures that posed safety and security concerns, and temporary hoarding has been installed around the site to maintain public safety and visual amenity. Hazardous materials such as asbestos, lead-based paint, and Polychlorinated Biphenyls - a hazardous chemical (PCBs) were also removed in accordance with regulatory requirements, significantly reducing health risks for future site workers.

Seven UPSS and three hydraulic hoists were unearthed during excavation, for which all necessary testing was undertaken. Results revealed a moderate level of soil contamination in the areas surround several of the tanks, with test results classifying the soil at level 1 and 2 contamination. Approximately 285m³ of contaminated soil was removed from the site, which

was managed strictly in line with the Environmental Protection Authority (EPA) permit conditions.

Stormwater management measures have been implemented to control surface runoff and protect surrounding infrastructure. These temporary systems will remain in place until the completion of the building works, ensuring compliance with environmental standards during the construction period.

2.3 Enabling Works

The existing infrastructure on the site had various uses overtime and early site investigations indicated that there was potential hazardous material throughout several structures on the site, including a suspected Underground Petroleum Storage System (UPSS). Given the risks associated with these hazards, the decision was made to separate out preliminary site preparations to form an Enabling works Package.

The Enabling Works Package included demolition of the existing buildings on site, excavation, erection of hoarding, removal of UPPS and soil testing and remediation.

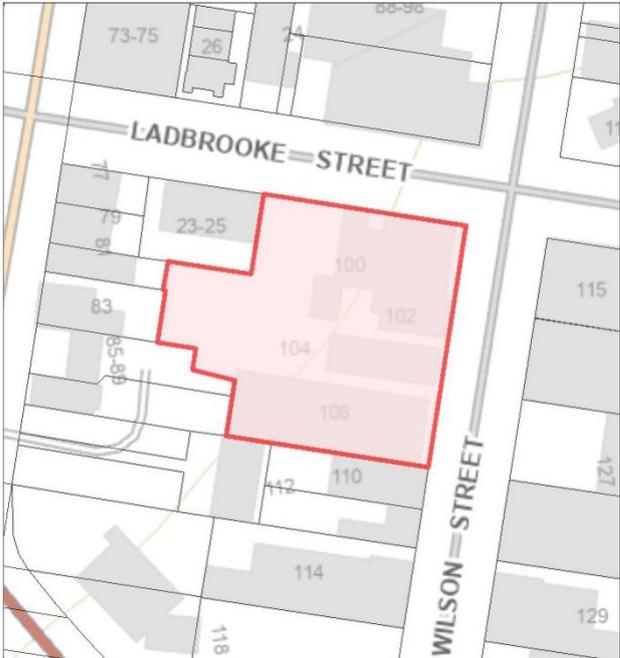
An open Request for Tender (RFT) process was undertaken for the Enabling Works Package and Batchelor Construction Group (BCG) were the successful contractor.

BCG commenced on site in September 2025 and concluded in December 2025. The site is now levelled and ready for the main construction contractor to commence in 2026, with the previous site risks mitigated or completely removed.

All known asbestos and hazardous materials located throughout the existing buildings on the site were removed by a separate contractor prior to the enabling works package commencing.



Ariel view of site.



Map view of site.

2.4 Design Approval

In June 2025, the Department's Burnie Courts Complex Relocation Project Steering Committee (the Steering Committee) approved the detailed design for the new Burnie Courts facility. Following this approval, construction documentation was progressed and finalised. This documentation was then issued for pricing and released as part of the Main Construction Request for Tender in November 2025.

The finalisation of the detailed design for the new Burnie Courts facility was undertaken in collaboration with key stakeholders and end user groups to ensure all their needs are addressed. The consultation process is detailed further at [6.1 Consultation](#).

The Department of Justice has a robust Governance Structure in place to provide relevant oversight and approval of the project as it progresses through all project phases, including design. The Steering Committee is the overarching approval committee. Governance is discussed further at [6.2 Governance](#).

All desired project outcomes have been tabled, discussed, and then reviewed for compliance with the endorsed Commission Brief. Where elements of the design have differed from the approved Commission Brief, this has been reported through the Schematic Design and Detailed Design Reports and approved by the Steering Committee. An extensive stakeholder consultation process has been undertaken around the facility design. This consultative approach has resulted in a design that allows all the required outcomes to be achieved where possible.

The approved design is available at [Appendix A – Proposed Design](#)

2.5 Tasmanian Government Art Site Scheme

As a major capital works development, the Project is required to participate in the Tasmanian Government Art Site Scheme. The Project presents an excellent opportunity for a significant artwork element to be incorporated into what will be a prominent civic building in the heart of Burnie. The Project Team have worked closely with Arts Tasmania to develop an Artist's Brief for an artwork piece to feature in the outdoor forecourt of the new facility. An Expression of Interest (EOI) process was conducted by Arts Tasmania, from which a number of submissions were shortlisted. The process is expected to be finalised in the first quarter of 2026.

3. NEED FOR THE PROJECT



3.1 Background

The existing Burnie Courts facilities are no longer fit for purpose. The existing site cannot be redeveloped without fully decanting the courts due to non-friable asbestos being found in the fabric of the building and there is no viable alternate location in Burnie to temporarily operate a courts complex from.

As part of the 2018 state election commitments, \$15 million was allocated to the upgrade of the existing Burnie Courts Complex to address identified infrastructure deficiencies.

In July 2019, the Department endorsed a preferred concept design for the Burnie Courts Complex upgrade. However, further investigations into the friable asbestos on site confirmed that the upgrade of the existing Burnie Courts Complex was unable to proceed in a safe manner while the building is occupied.

The Department undertook an options analysis to investigate ways to proceed with the Project. Due to the operational impact of removing the asbestos and the long-term viability of the existing Burnie Courts Complex, it was subsequently determined that permanent relocation to an alternative site would provide the best outcome.

The Department undertook an analysis of available sites and identified the University of Tasmania's Cradle Coast Campus site, at 16-20 Mooreville Road, as the preferred option for the relocation of the Burnie Courts Complex. ARTAS Architects were engaged in December 2020 to commence design and project management of the Project.

In the government's 2021-22 budget, an additional \$25 million was announced for the Project bringing the total budget allocation to \$40 million.

In December 2021, the project team provided a submission to the PSCPW to redevelop the Mooreville Road site and approval was received in February 2022. The project team continued to prepare and finalise the design of the Mooreville Road Courts Complex in preparation of submitting a development application to the Burnie City Council.

However, following feedback from the local community, court users and business leaders, in March 2022, the government announced that the Department of Treasury and Finance (DoTaF) would be undertaking an EOI process to determine whether any new suitable sites existed for the courts redevelopment in the Burnie Central Business District (CBD), that may not have been previously available.

An EOI process was undertaken and the site at 100-106 Wilson Street was subsequently chosen. The properties were purchased in late 2023, following acquisition by agreement with the owners. The multiple titles were then amalgamated under the one address – 106 Wilson Street.

To facilitate the relocation of the project to the new CBD site, a further \$46.5 million was made available in the 2023-24 State Budget, taking the total commitment to \$86.5 million. The funding provides for the demolition of the existing buildings, decontamination of the site and construction of a new fit-for-purpose courts complex. The funding also provides for an additional shared fourth court, to meet the increased needs of the Magistrates and Supreme Courts on the North West coast.

In late 2023, a RFT was released to engage a skilled consultant team to provide design and contract administration services for the Burnie Courts Complex Relocation Project. Xsquared Architects, a Tasmanian firm, were awarded the contract and have been working with key stakeholders and court users since June 2024 regarding design elements.

The Department's Project Team and Xsquared Architects, alongside Guymer Bailey Architects, Courts expert Mark Wilde and many other experienced consultants, have diligently worked to refine the design for the Burnie Courts Complex.

The project has completed the Construction Documentation Phase, with an RFT released to market for a Main Construction Contractor in November 2025 with a closing date of 11 February 2026. A Planning Permit has been granted by the Burnie City Council, and subject to the PSCPW providing approval, the Project remains on track to commence construction in the second quarter of 2026.

3.2 Existing Facility

The current Burnie Courts Complex located at 38-40 Alexander Street in the Burnie CBD houses the Burnie Supreme and Magistrates Courts. The building was opened in the early 1970s and has had no major upgrade, or refurbishment works since its construction. It is no longer fit for purpose, nor does it meet the essential functional and operational requirements of a modern court facility.

The three-storey building was constructed in 1969 using concrete and brick. The structural formwork in which the concrete was poured is known to contain static asbestos. The building comprises a basement car park, two Magistrates Courts and registry offices on the ground floor, one Supreme Court on the first floor and a plant room on the roof. The Supreme Court area houses a small courtroom, jury assembly room, registry area, mediation conference room, waiting room, transcribing room, space for counsel and Judges' chambers. It is accessible by

stairs and a lift, installed in December 2003. Disability access for persons with sight disabilities is limited.

Perimeter security is provided by a metal detector installed on the ground floor. An internal access control system is installed on both floors, and a sensor-activated after-hours alarm system has been installed on the ground floor.

In September 2016, the then Attorney-General, the Hon Vanessa Goodwin MLC, commissioned a review of the Magistrates Court of Tasmania to identify opportunities to improve its efficiency and overall performance. The report, which was released in January 2017, reiterated the sub-standard condition of the Burnie Courts Complex building and the need for capital investment to bring it up to a fit for purpose condition.

In May 2017, the Government publicly committed to retaining the current court services in both Burnie and Devonport, to ensure all Tasmanians have appropriate access to justice.

An initial round of consultation with key stakeholder groups was completed to gain an understanding of their key issues and concerns with the building. A full assessment of the building services was then undertaken, determining that the electrical, mechanical, and hydraulic services are at the end of their design life and require full replacement.

A building assessment also identified significant amounts of friable asbestos in the building that would require removal if building works were undertaken. Whilst there is no risk to staff and court users in its dormant state, the removal of asbestos is high-risk with health and safety implications for staff, including the judiciary, court users and the construction contractors. Such work would also significantly disrupt court operations.

The nature of the asbestos means that it will be disturbed by any construction works, creating significant amounts of asbestos dust. The presence of asbestos dust poses a high workplace health and safety risk for building occupants during construction. Air tests have been conducted and have confirmed that there is no identified risk to occupants while the building fabric is left undisturbed – i.e. the situation at present.

However, to refurbish the existing site, the original project architects, GHD Woodhead, advised that the building would have to be fully decanted, and operations ceased for the duration of works.

They also advised that it is not possible to compartmentalise the building so that the works can be safely undertaken in stages allowing services on site to continue throughout.

In addition to the abovementioned contaminants, the current facility has a range of deficiencies in relation to court operations, infrastructure and public accessibility including:

- access and safety issues for Judges, Magistrates and persons in custody (circulation to and from Chambers and cells to the Courts, limited access to lifts, multiple stairs and landings to navigate and ease of movement restricted due to the building design and subsequent modifications);
- outdated, inefficient and redundant mechanical, hydraulic and electrical services;
- public access issues resulting in “bottlenecking” and reduced efficiency and security of the building;
- rigid existing structure, not fit for effective refurbishment;

- lack of separate, secure access points for staff, vulnerable witnesses and jurors; and
- non-compliant or only partially compliant disability access and facilities.

The existing courts complex has limited access for wheelchair users and those with other disabilities. There is a ramp into the building and a lift to access the first floor, however, there are no amenities for court users on the ground floor where the Magistrates Court is situated.

Furthermore, the layout of the court rooms makes it very difficult for wheelchair users to navigate and they cannot enter the dock or witness box to give evidence. Visibility of court electronic screens is also difficult as their placement is hampered by existing structures. This does not meet contemporary community expectations and a lack of amenity for Tasmanians living with disability does not align with Departmental values.

There is limited space for court clerks to work within the court rooms and access is often restricted by screens and other equipment that needs to be moved around the courts.

The current space set up for vulnerable witnesses is also insufficient, with no separate external access point for the building and the requirement for witnesses to move through staff only areas to access the dedicated remote witness space inside the courts complex.

Key risks associated with the current deficiencies outlined above will be eliminated with the relocation and construction of a new courts facility, including minimising the risk of crossover between Judges and Magistrates with persons in custody, reduced maintenance costs associated with the current building and infrastructure, and an adaptable and more community connected facility that can accommodate a range of services to meet the current and future needs of the justice system and the North West community. Without intervention, the current Burnie Courts Complex is at risk of becoming an outdated community building that is no longer representative of the region's social wellbeing and economic profile.

3.3 Court Operations – Existing Facility

The provision of court services is primarily undertaken by the judicial and the executive arms of government. The judiciary includes persons (judges and magistrates) vested with the authority to decide criminal, civil and appeal proceedings by applying statutory law (laws made by Parliament) and common law (decisions made by the judiciary in previous cases, which is also referred to as 'precedent'). The function of the judiciary is independent of the executive and parliament. This independence is one of the most vital safeguards of a democracy.

The Executive is a representative of the Crown, the government of the day and the public. It is responsible for administering, supporting and enforcing the laws enacted by Parliament. The Executive function of courts is carried out by the Principal, which is responsible for undertaking various non-judicial activities, including:

- the provision of administrative and operational support for the courts;
- the provision of court recording services for the courts;
- the provision of buildings for the courts;
- the provision of services for the courts, including administrative policy and program direction, management information, administrative systems, communications equipment and systems, computer services, and the like; and
- attention to the budgeting requirements implicit in the operation of the courts.

It is important that the design of courts acknowledges the distinction between the roles of the judiciary and the executive. This includes using architecture and interior design that upholds the symbolic separation of powers and complements their separate functions. In Tasmania there are two distinct courts, the Magistrates Court and the Supreme Court, each serving a specific role in the Tasmanian justice system.

3.3.1 Magistrates Court

The Magistrates Court of Tasmania serves the community by providing access to an accountable, independent and impartial system of justice which is administered according to law. The purpose of the Magistrates Court of Tasmania is to protect rights and to uphold the law fairly and impartially. The ability to fulfil these functions on the North West is being limited by the inadequacies of the current Alexander Street court building.

In recent years, there has been a significant increase in the use of technology both in court and by those attending court. The current site cannot adequately cater for this, nor can the layout of the current court rooms be altered to improve this.

At present, there are no dedicated spaces for counsel or court support staff to brief clients privately, complete their paperwork or undertake their other day-to-day duties. The existing registry space has been altered as much as possible to accommodate these needs, however, the space remains inadequate. The registry is no longer fit for purpose, with many issues that present significant security risks. There is inadequate space to locate all staff in one area and there is no direct connection between the registry and the Magistrates' chambers, therefore, if Magistrates need to access the registry, they must go through the public waiting area.

The existing Magistrates' chambers are dated, and Chamber One opens directly onto the court, again, posing a significant security issue. Furthermore, there is no secondary entrance/exit for staff other than the front door, which again presents a significant security risk for staff.

Given the nature of the work undertaken by the Magistrates Court, the need for accessible storage is very high. Within the existing facility, the staff kitchen is situated in an old cleaning cupboard and the staff lunchroom doubles as file storage, an arrangement that is completely inadequate.

3.3.2 Supreme Court

The Supreme Court of Tasmania has three registries, located in Hobart, Launceston and Burnie. Judges sit at each of the locations, supported by chambers and registry staff, transcription typists, and jury and security officers. One of the Supreme Court's seven judges sits almost entirely in Burnie, although she regularly sits on appeals in Hobart, and from time-to-time other judges circuit to Burnie.

The criminal caseload in Burnie accounts for approximately 25% of the statewide criminal lodgements, but because there is only one Supreme Court courtroom in the existing building there is no scope for more than one judge to sit in Burnie. This limitation makes it very difficult to address regional case backlogs, and places significant and ongoing pressure on the judge and staff in Burnie. The existing courtroom is small, and unable to accommodate multi-defendant trials which occur regularly. The courtroom has inadequate seating space for the public, who are unable to watch proceedings from inside the courtroom. A small linoleum-floored room off the foyer on the Supreme Court level provides limited seating for the media and public to watch some proceedings on a screen by video-link. This level of access is sub-standard.

The lack of courtrooms is not the only limitation of the existing Court facilities in Burnie. The presence of asbestos in the building means that no alterations can be made to the fabric of the building, which is not fit-for-purpose. There are no dedicated mediation rooms, and mediations in civil matters are held in the converted library space, which has been cleared of books. It can only be accessed through staff areas, which members of the public should not have access to.

Circulation spaces more generally are inappropriate. Chambers staff (i.e. those who work directly with the judge and in proximity to the judge's office) are separated from the registry by the courtroom and public foyer. The physical layout of the area compromises efficient work practices and limits effective communication between staff.

There has been an increase in the workload in the Burnie area, and more staff are needed to properly support the work of the Court. Staff regularly come to Burnie from Launceston and Hobart, but there is no space to accommodate them within the existing floorplan.

The work of the Supreme Court in Burnie would be supported by a modern, fit-for-purpose building with sufficient facilities (especially courtrooms) to accommodate its existing and future workload.

3.3.3 Tasmania Prison Service

The Burnie Courts Complex is increasingly recognised as no longer being fit for purpose, with its deteriorating infrastructure posing significant operational challenges for the Tasmania Prison Service (TPS). The building's age limitations hinder the safe and efficient management of custodial operations, particularly during the escorting, detention and daily court proceedings for remanded or sentenced offenders.

One of the most pressing concerns is the presence of asbestos within the building, which raises serious health and safety risks for staff, prisoners and visitors. This issue alone limits the scope of maintenance and refurbishment work that can be safely undertaken. Additionally, the building continues to experience persistent moisture issues, particularly within the brick walls of the holding cells. These conditions contribute to the ongoing deterioration of the TPS managed areas and create an unhealthy environment for staff and prisoners. Despite previous attempts to address the problem, remediation efforts have been unsuccessful.

The courts layout does not support contemporary correctional practices, resulting in a greater reliance on TPS staff to manage escorts and supervise remandees throughout the court complex. This not only places additional strain on staff resources but also increases the risk associated with escort movements and limits staff's capacity to respond effectively to emergencies.

The outdated condition of the Burnie Courts facility impacts interagency coordination. Limited space and inadequate amenities restrict the ability of Tasmania Police, Ashley Youth Detention Centre, Legal Representatives and TPS personnel to operate effectively. These constraints contribute to reduced operational efficiencies and place additional pressure on staff. Over time, this has led to increased fatigue and a noticeable decline in staff morale.

The existing Burnie Court's deteriorating condition significantly hinders TPS operations, creates security risks, and limits the ability to deliver modern, secure and humane custodial services. Relocation to a purpose-built facility that meets contemporary standards and supports the evolving needs of the justice system is necessary for both the Department and the Tasmania Prison Service.



4. ADDRESSING THE NEED

4.1 Options for addressing the need

As outlined in [Section 3.1](#) (Project Background), multiple options were explored to address the identified need for this project. Each option was assessed against strategic priorities, operational requirements, and community expectations. A summary of the options considered is provided below:

1. Take no action

Maintaining the current Alexander Street facility would fail to address existing issues, including court backlogs and inadequate infrastructure. This option was deemed unsustainable and contrary to the community's best interests, given the growing and evolving demand for court services in Tasmania's North West.

2. Upgrade the existing Alexander Street court facility

Due diligence investigations identified the presence of friable asbestos and a lack of suitable decant locations in Burnie for court services during construction. These factors rendered this option unviable.

3. Upgrade facilities at 16–20 Mooreville Road

Relocating the Burnie Courts Complex to Mooreville Road was initially considered preferable. However, strong feedback from the North West community following consultation indicated a preference to retain court services within the Burnie CBD, making this option unsuitable.

4. Construct a new court facility at 106 Wilson Street

Design and construct a new, fit-for-purpose court facility at 106 Wilson Street to permanently accommodate the Magistrates and Supreme Courts. This option addresses increased demand for court services, resolves security and safety concerns, and provides space for the

FCFCoA as required. This was identified as the most sustainable and strategic long-term solution.

4.2 New Facility at 106 Wilson Street

4.2.1 Benefits

Location

The site at 106 Wilson Street, Burnie, is located within a civic precinct in the CBD. It is centrally located and easily accessible by public transport, a requisite that was highlighted through a community consultation process as important by the North West Community. Within proximity to the Burnie Police Station and other essential support services, regular court users can move between these services with ease.

Enhanced Court Efficiency

The new Burnie Courts Complex will streamline court processes and enable the efficient handling of legal matters, leading to faster resolutions and outcomes due to improved technology, increased availability of meeting rooms, mediation facilities, security enhancements and capacity. Supported by the four court design, this increased capacity is expected to contribute to reducing the backlog of cases and support timely access to justice.



3D Rendered Image – Supreme Courtroom View*

Purpose Built

The Burnie Courts Complex has been designed with functionality at the forefront. The extensive consultation process undertaken with court users and stakeholders has ensured that the facility is fit-for-purpose and addresses the shortfalls of the existing court complex. Improvements in circulation pathways, security, technology and accommodation schedules, results in a facility that meets the recommended standards and allows for efficiency.

Improved Security and Safety

With industry leading security systems, including surveillance cameras, access control systems and secure custody facilities that allow for the appropriate management and separation of women and youth in custody, the new complex will provide a safe environment for judges, magistrates, staff, service providers, people in custody and court users.

In addition to the main public access point off the forecourt area, the new facility includes two secure entry points for court staff, a secure sallyport entrance for police and secure custody vehicles, and separate, private entry points for jurors and protected witnesses.



3D Rendered Image – Protected Witness Suite, Video Conference Room*

Accessibility and Inclusivity

The new complex has been designed with accessibility in mind, ensuring equal access for all court users. Features such as ramps, elevators, and assistive technologies will make all courts easily navigable, accommodating diverse needs and promoting inclusivity. An adult change facility is included on the ground floor and a parenting room, with baby change facilities is located on the first floor.

Technological Advancements

Equipped with contemporary technology, the new complex will leverage digital tools to streamline administrative tasks and future-proof the courts for advancements in file management. The inclusion of digital wayfinding displays at the entrance to courtrooms will make public access and movement throughout the facility easier, while reducing pressure on security, registry and concierge staff. Full virtual conferencing hardware is included in meeting, conference and breakout rooms allowing for remote, real-time engagement between court staff, legal practitioners, clients and support services.

These technological integrations will enhance the overall efficiency and effectiveness of the judicial process.

Enhanced Courtroom Experience

The Burnie Courts Complex will feature spacious and well-equipped courtrooms, offering comfortable seating, modern audiovisual systems, and advanced presentation technologies. These enhancements will create a conducive environment for Judges, Magistrates, the legal community, witnesses, court users and jurors, improving the overall courtroom experience. The design incorporates a full Protected Witness Suite on the first floor which includes waiting areas, multiple video conference rooms, an external screened balcony, tea station and accessible amenities.



3D Rendered Image – Magistrates Courtroom View*

Collaborative Spaces and Amenities

The complex will include dedicated spaces for alternative dispute resolution, mediation, and consultation, promoting earlier resolution of disputes. Additionally, amenities such as conference rooms, and breakout areas will provide secure spaces for legal practitioners to provide legal advice or seek instructions, as well as enabling communication, or discussion between legal professionals to resolve disputes. Furthermore, dedicated working areas for legal professionals are provided with separate spaces for both the prosecution and defence distributed throughout the building, including robing areas.

Community Integration

The facility has been designed to integrate with the surrounding community, fostering a sense of openness and accessibility. Public spaces, such as outdoor gathering areas and art installations, will provide opportunities for community engagement and participation, strengthening the bond between the legal community and the public it serves.

Symbol of Justice and Civic Pride

The Burnie Courts Complex will serve as a symbol of justice, reflecting the Department's values of integrity, respect and accountability. Its architectural design and prominent presence in the community will instil a sense of pride and inspire public trust in the judicial system.



3D Rendered Image – Conference Room*

4.2.2 Future Operations

The Department recognises that the new Burnie Courts Complex is a highly complex, multi-jurisdictional facility requiring significant operational planning to ensure successful commissioning and transition. As such, a suitably qualified Business Analyst has been engaged to deliver specialist services including recommendations for the Department's consideration that support operational readiness.

The Business Analyst is responsible for conducting a comprehensive review of current operations across the Magistrates Court, Supreme Court, Tasmania Prison Service, and the Federal Circuit and Family Court of Australia, and for developing a future state operating model aligned with the Department's strategic vision.

4.2.3 Architecture and Interiors

The design of the Burnie Courts Complex prioritises the operational requirements of its users through careful spatial planning, secure circulation and responsive interior design.

Each courtroom, including the Supreme, Magistrates, and Flexible Courts, has been developed with attention to acoustic performance, lighting and visual comfort, ensuring a dignified and functional environment for proceedings. Interior finishes and furnishings are tailored to each court type, balancing neutrality, civic character and user comfort.

Secure pathways allow persons in custody to access the witness dock without crossing paths with witnesses or complainants, supporting procedural integrity. Jury areas are designed with appropriate sightlines, secure storage and direct access to courtrooms, while public waiting areas are located on each publicly accessible level to support movement and queuing.

Registry and administrative zones are arranged to provide jurisdictional separation, efficient workflow and clear connections to public counters. Judicial chambers are positioned on a separate floor level for privacy and operational efficiency, with shared amenities and dual-lift access supporting separation between jurisdictions.

Adjustments to circulation, amenities and spatial allocations throughout the design reflect ongoing engagement with stakeholders and a commitment to meeting the practical needs of all court users.



3D rendered image – waiting area ground floor*



3D rendered image – Level 1 Magistrates Courts Reception*

4.2.4 Environmentally sustainable design

The Department’s Sustainability Management Plan, developed by LCI Consultants, outlines nine key initiatives to reduce environmental impact and build resilience to climate challenges. A major focus is indoor environment quality, achieved through glare-reducing lighting diffusers,

internal blinds and deep external window reveals. These features, along with low-VOC materials and strong visual connections to nature, support occupant wellbeing and air quality.

Energy efficiency is addressed through a high-performance building envelope that exceeds minimum thermal standards. This includes advanced glazing and insulation to reduce heat loss and gain, significantly lowering energy demand and greenhouse emissions. While solar panels are not included in the initial build, infrastructure will be installed to support future solar integration.

Water efficiency is promoted through pressure-reducing valves, water-saving tapware and dual-flush toilets, ensuring responsible water use throughout the facility.

The design team used specialised software to model stormwater flows and treatment options, helping to protect public health and reduce environmental harm. This modelling informed the design of drainage systems that effectively manage runoff, improve water quality and reduce the risk of flooding and erosion.

In terms of building materials, the project uses locally sourced bricks from northern Tasmania and standardised cladding panels to minimise transport emissions and material waste. Timber is used extensively in ceilings and cabinetry, contributing to a warm interior and supporting the *Tasmanian Wood Encouragement Policy*.

Transport initiatives include dedicated electric vehicle charging stations in the staff carpark, motorcycle parking and secure bicycle storage near the entrance. These features encourage low-emission commuting and support active transport.

To reduce the urban heat island effect, the design incorporates paving and roofing materials with high solar reflectance values, which absorb less heat and help maintain cooler outdoor surfaces.

Construction and building management practices ensure sustainability is maintained through commissioning, occupant training and ongoing performance monitoring.

4.2.5 Building Services Design

Mechanical

The complex is serviced by a central thermal plant that distributes chilled and heated water to zone-specific air-handling units (AHUs) and fan-coil units (FCUs). The plant, located on the external deck above the Sally Port driveway, includes four 250 kW heat pump chillers, pumps, thermal storage and ancillary equipment.

Main AHUs are situated in floor-level plant rooms, supplying and returning air through ductwork to designated thermal zones. Smaller, ceiling-mounted FCUs are installed in unoccupied areas like storerooms to allow easy maintenance access.

Communications rooms are cooled via a central Variable Refrigerant Flow system, and exhaust ventilation is provided for amenities, cells, the bin store and the Sally Port/turning bay through façade-mounted louvres.

Electrical

A new external substation will be installed in the rear car park to support the complex in coordination with TasNetworks. The electrical and communications systems have been

designed to comply with current Australian Standards and TasNetworks specifications, ensuring safety, reliability and long-term serviceability. The site's main switchboard is located in the ground floor plant room with compliant access and clearances. Each floor includes centrally located services rooms housing Building Management System (BMS) – metered distribution boards for lighting, power and IT – tailored to the complex's operational needs as a functioning courts facility. These systems support integrated audio-visual (AV) infrastructure, security networks and digital court operations, ensuring the building is equipped to meet contemporary justice delivery requirements

Technology in Courts

Courtroom technology in the new Burnie Courts Complex has been designed to support contemporary judicial processes and ensure a secure, functional environment for all participants. Each courtroom is equipped with integrated AV systems, including microphones for clear speech capture and recording, and display screens to support evidence presentation, remote appearances and digital proceedings. Electrically operated visual screens are incorporated to conceal witnesses when required, supporting privacy and procedural integrity.

Centralised control of the AV systems is provided at the clerk's bench, allowing court staff to manage audio, visual and display functions efficiently during proceedings. In addition, the lighting design accommodates digitally-controlled scene settings, enabling adjustments to suit different court functions – such as hearings, witness testimony or remote appearances – while maintaining appropriate visibility and comfort. These integrated technologies ensure the courtrooms are equipped to meet the complex operational needs of a modern justice facility, enhancing accessibility, security and procedural flexibility.

Hydraulics

The new Burnie Courts Complex incorporates a robust hydraulic design to support building operations and environmental performance. Sanitary drainage is managed via an internal uPVC gravity system connected to TasWater's sewer infrastructure on Wilson Street, with acoustic lagging applied to internal pipework to minimise noise transmission. Sewer stacks are strategically located to provide direct access to amenities across all levels. Roof drainage is handled through box gutters and downpipes, with stormwater collected via pits and trench drains and directed to a detention tank beneath the Sally Port driveway. The system is designed to manage 1-in-100-year storm events, with overflow directed to council infrastructure via a grated outlet at the property boundary. Domestic cold and hot water is reticulated via central risers, with hot water supplied by a heat pump system and electric boost for low ambient conditions.

Fire Services

Fire protection systems have been designed to meet Australian Standards and Tasmanian Fire Service requirements, ensuring comprehensive coverage and safety throughout the complex. The building includes internal fire hydrants located in fire-isolated stairs, supported by a booster assembly in a secure cabinet off Wilson Street. Fire hose reels, smoke detection – including early warning aspirated systems – and a sprinkler system are incorporated. These systems ensure compliance, operational reliability and protection for all building users.

Structural

The structural design for the new Burnie Courts Complex includes a coordinated framework of piers, strip footings and pad footings, lift and stair cores, post tensioned concrete slabs with setdowns for wet areas and penetrations for services risers.

Split level transitions are accommodated with slab turndowns, and concrete columns are positioned to align with architectural layouts. Precast concrete walls and structural cores have been designed to support vertical circulation and building stability.

On upper levels, a steel roof structure is arranged with supporting columns integrated into the spatial configuration. The substructure design responds to varying ground conditions identified through geotechnical investigations, with piles incorporated where required to ensure structural integrity and long-term performance.



3D rendered image – entry foyer and security screening*

Security

A suitably qualified and ASIO accredited Security Consultant was engaged early in the design process to undertake an extensive Security Risk Assessment (SRA) and develop a suitable security strategy for the new facility. The security consultants worked with end users to establish security requirements and to determine the classification-level of information and assets used by the three main outputs.

The Security Consultants utilised the information gathered in the stakeholder consultation sessions, along with ASIO Technical Notes, to apply security zones to the design and ensure that the new facility will meet requirements as per Tasmania's Protective Security Policy Framework (TAS-PSPF).

The security strategy starts with robust perimeter treatments such as secure fencing, controlled access points, and hostile vehicle mitigation (HVM) elements like bollards and landscaping features. Internally, the spatial layout is designed to separate public, staff and detainee circulation paths, supported by secure entry vestibules, reinforced doors, and CPTED (Crime Prevention Through Environmental Design) principles to enhance passive surveillance and reduce risk in the building's forecourt.

Complementing these physical measures, the building integrates a comprehensive suite of electronic security systems. These include CCTV surveillance with real-time monitoring and recording, electronic access control, intrusion detection sensors and duress alarms strategically placed in courtrooms and staff areas. Additionally, secure IT infrastructure and

emergency communication systems ensure operational continuity and rapid response capability. All systems are guided by the SRA and align with Electronic Security Standards, to ensure compliance and performance consistency.

*Please note all 3D rendered images are indicative only.

5. STATUTORY PLANNING



5.1 Development Application

A permit for the demolition and enabling works at 106 Wilson Street was granted by the Burnie City Council on 28 May 2025.

Following approval of the Detailed Design, a Development Application for the main construction works was lodged with the Burnie City Council in August 2025. The Planning Permit was granted by the Burnie City Council in November 2025.

5.2 Infrastructure Delivery Committee & Project Assurance Framework

Given the size and complexity of the Project, there is a requirement to report regularly to the recently established Infrastructure Delivery Committee (IDC). The IDC is a newly formed sub Committee of Cabinet which has been established to strengthen whole-of-government oversight of major infrastructure projects. The Committee's purpose is to identify delivery risks early, ensure strategic alignment, and avoid costly delays.

From January 2026 the Project will provide monthly Executive Summary Project Reports to the IDC, covering budget, schedule, risks, issues, scope, resourcing, and stakeholder/media considerations.

Further, the project is subject to the Tasmanian Government's Project Assurance Framework, which introduces structured assurance processes and independent reviews at key stages of the project lifecycle. Discussions are currently underway between the Department and Infrastructure Tasmania (State Growth) regarding a Gate 4 – Tender Evaluation Review, aligned with the procurement phase.

The Project Assurance Framework began implementation for projects valued at \$50M or more in December 2025. Each review typically takes 4–6 weeks to complete, with associated costs funded from the project budget. Given the current stage of the Project, the Department is working with Infrastructure Tasmania to confirm review requirements to support the framework’s intent of improving delivery outcomes that a project is more likely to be delivered on time, on budget, and in alignment with government objectives.



6. CONSULTATION AND GOVERNANCE

6.1 Consultation

6.1.1 Design Consultation

Extensive consultation with stakeholders and the community has been undertaken throughout the numerous iterations of the Burnie Courts Complex project, however, formal engagement with key project stakeholders and end users commenced for the current design in June 2024.

The Design Consultants and Department Project Team undertook stakeholder consultation sessions with the following groups to understand their roles within the courts and to capture their specific needs and desires for the new complex:

- Supreme Court justices
- Magistrates Court magistrates
- Supreme Court senior administration team
- Magistrates Court senior administration team
- Tasmania Legal Aid
- Tasmania Police
- Crown Law and Director of Public Prosecutions
- Justice Support Services
- Community Youth Justice
- Witness Intermediary Service
- Tasmania Prison Service
- Community Corrections
- FCFCoA
- Custodial Youth Justice
- Forensic Mental Health Service and Correctional Primary Health Service
- ICT Solutions Architect and DoJ Audio Visual Lead (with AV consultants Umow + Wooster)

In the design development stage, the consultant team presented the design to the stakeholders, obtaining feedback on the general arrangement of the floor plans and two interior design packages. The work packages were updated to reflect the feedback and combined with a third package of work.

6.1.2 Stakeholder Reference Groups (SRG)

Further consultation and engagement with internal and external stakeholders occur through the channels of three established SRGs. Face-to-face meetings and written correspondence have been delivered to the groups periodically to keep them updated on the status and progress of the Project.

Further information on the SCGs is included at [6.2.2 Stakeholder Reference Groups](#).

6.1.3 Near Neighbours

The project team engage regularly with the neighbouring properties and business to keep them updated on the progress of the project and to notify them of works occurring on site. This is in addition to engagement through statutory requirements such as Form 6’s, throughout planning processes.

6.1.4 Broader Community Consultation

The Burnie Court Complex Relocation Project has a public [website](#) available to the community. The website includes a project overview, updates and Frequently Asked Questions.

6.2 Governance

6.2.1 Major Projects Oversight Committee

The Major Projects Oversight Committee (MPOC) is a sub-committee of the Department’s Agency Executive. The Committee’s function is to maintain high level oversight of the progress of project activities, ensure projects have adequate business ownership and are aligned with the strategic business objectives of the Department.

MPOC meet on a quarterly basis and the membership is comprised of the following members:

TITLE	DEPARTMENT / ORGANISATION	ROLE
Secretary	Department of Justice	Chair
Deputy Secretary, Justice and Reform	Department of Justice	Project Sponsor Member
Deputy Secretary, Corrective Services	Department of Justice	Member
Deputy Secretary, Regulation and Service Delivery	Department of Justice	Member
Deputy Secretary, Strategy, Governance and Major Projects	Department of Justice	Member
Director, Finance	Department of Justice	Member
Director, Strategic Infrastructure Projects	Department of Justice	Member
Director, Change Management Officer	Department of Justice	Member

Director of Prisons	Department of Justice, Tasmania Prison Service	Member
Chief Information Officer	Department of Justice	Member
Relevant Strategic Infrastructure Projects staff	Department of Justice	Attendees (as required)

Table 1 – Department of Justice Major Projects Oversight Committee Membership.

6.2.2 Burnie Courts Complex Relocation Project Steering Committee

The Burnie Courts Complex Relocation Project Steering Committee (the Steering Committee) membership has been established to include representation from key court users. Members have experience in overseeing large, complex projects within Government.

The Steering Committee meet monthly to enable the Project to progress in line with the project schedule and report to the Department’s Major Projects Oversight Committee.

TITLE	DEPARTMENT / ORGANISATION	ROLE
Deputy Secretary, Justice and Reform	Department of Justice	Project Sponsor Chair
Director, Strategic Infrastructure Projects	Department of Justice	Member
Registrar, Supreme Court	Supreme Court of Tasmania	Project Business Owner Member
Administrator of Magistrates’ Court	Magistrates Court of Tasmania	Project Business Owner Member
Director, Finance	Department of Justice	Member
Director of Prisons	Tasmania Prison Service	Member
Director, ICT Operations	Department of Justice	Member
Project Manager, Strategic Infrastructure Projects	Department of Justice	Project Manager Attendee
Assistant Director, Administration of Justice	Department of Justice	Attendee
Relevant Strategic Infrastructure Projects staff	Department of Justice	Attendee (as required)

Table 2 – Burnie Court Complex Relocation Project Steering Committee Membership.

6.2.3 Stakeholder Reference Groups

Three separate Stakeholder Reference Groups (SRG) were established for the Project:

- Judicial Stakeholder Reference Group – comprising of Judges and Magistrates, Chaired by the Secretary, Department of Justice.
- Legal and Administrative Services Stakeholder Reference Group – comprising of key internal and external stakeholders and service providers, business leaders and the Burnie City Council. Chaired by the Deputy Secretary, Justice and Reform.
- Staff and Unions Stakeholder Reference Group – representatives from the Supreme and Magistrate Courts as well as the Tasmania Prison Service (TPS) and Union representatives. Chaired by the Project Manager, Strategic Infrastructure Projects.

The primary role of the SRG is to receive project information via the Steering Committee regarding the design, development and planned operation of the new Burnie Courts Complex. Other responsibilities of group members include:

- identifying other stakeholders that are impacted by the design and operation of the Burnie Courts Complex;
- communicating substantial design and operational implications, impacts and risks to the Steering Committee; and
- providing the Steering Committee with information and advice regarding operational considerations.

JUDICIARY SRG MEMBERSHIP	LEGAL & ADMINISTRATIVE SERVICES SRG MEMBERSHIP	STAFF & UNIONS SRG MEMBERSHIP
Secretary of Justice (Chair)	Deputy Secretary, Justice and Reform (Chair)	Project Manager, Strategic Infrastructure Projects (Chair)
Deputy Secretary, Justice and Reform	President, Law Society	Tasmania Prison Service
Assistant Director, Administration of Justice	Director, Crown Law Services	Supreme Court of Tasmania
Supreme Court Judiciary	Tasmanian Bar Association	Magistrates' Court of Tasmania
Magistrates' Court Magistrates	Mayor, Burnie City Council	Community and Public Sector Union
	Commander, Tasmania Police	United Workers Union
	Director, Tasmanian Legal Aid	Police Association of Tasmania
	Registrar, Supreme Court	
	Director of Prisons, Tasmania Prison Service	
	Executive Director, Community Corrections	
	President, Business NW	

Table 3 – Stakeholder Reference Groups Memberships.

6.2.4 Project Team

The Strategic Infrastructure Projects team is the responsible project team that provides project management expertise to manage all phases of the capital infrastructure project. The Strategic Infrastructure Projects team responsible for the delivery of the Burnie Courts Complex relocation project is comprised of the following:

STRATEGIC INFRASTRUCTURE PROJECTS TEAM
Director, Strategic Infrastructure Projects
Program Manager Capital Programming and Delivery (vacant position)
Project Manager (1 FTE)
Project Officer (0.6 FTE)

Project Officer – FF&E procurement (0.4 FTE)

Table 4 – Burnie Court Complex Relocation Project Team.

The Strategic Infrastructure Projects team is supported by the following consultants:

CONSULTANT TYPE	SERVICE PROVIDER
Architectural / Lead Consultant	Xsquared Architects / Guymer Bailey Architects
- Advisor, Court Design	- Mark Wilde
- Structural Engineer	- Gandy and Roberts
- Civil, Hydraulic, Mechanical, Electrical	- JMG Engineers
- Fire Services Engineer	- DDEG
- Security and Communications Consultant	- Security Consulting Group
- Landscape Architect	- Playstreet
- Access and Design Consultant	- Honeycomb
- Wayfinding	- Futago
- Safety in Design	- Aware360
- Court Technology & AV engineering	- ICE Design
- Environmentally Sustainable Design	- LCI
- Audio Visual	- Umow + Wooster
Audio Visual	Contact Group
Quantity Surveyor	Matrix Management Group
Building Surveyor	Pitt & Sherry
Legal – Procurements and Contracts	Office of the Crown Solicitor

Table 5 – Project Team

6.3 Project Risk Management

The project has developed a risk register, which identifies the key risks associated with project delivery. The risks are continually monitored and modified as the project progresses with oversight from the Steering Committee.

A summary of key risks identified for the project at the time of preparing this submission are as follows:

KEY RISK	RISK CATEGORY	RISK MITIGATION STRATEGY
Tender bids received for the Main Construction Works exceed the approved budget	Cost	<ul style="list-style-type: none"> Extensive cost saving exercises have been undertaken with consultants and stakeholders to identify opportunities for cost savings throughout the design phase.

		<ul style="list-style-type: none"> Quantity Surveyor engaged on the project has prepared regular cost estimates throughout the design phase, including the preparation of a full elemental pre-tender estimate.
Market constraints – availability of skilled resources to deliver construction services affects the delivery of works.	Construction	<ul style="list-style-type: none"> The project has undertaken market research and engaged with industry and suppliers early in the pre-construction stages to understand current market issues and their impacts.
Unforeseen delays occur in the construction period.	Construction	<ul style="list-style-type: none"> Regular site meetings have been incorporated into the Specification for Services for the contractor. These will occur throughout the construction phase and will be used to track progress against the agreed baseline. The project schedule allows for full documentation of the construction package to minimise the risk of technical difficulties during construction.
Inadequate operational planning - Outputs (SCT, MCT, TPS) are not prepared for the operational changes required to commission the new facility	Change Management	<ul style="list-style-type: none"> Change Management strategy Consistent communications with outputs, staff and unions. Engagement of Business Analyst to undertake operational planning, assess operational readiness and develop an operating model for the new facility.

Table 6 – Key Project Risks



7. PROJECT PROGRAM AND BUDGET

7.1 Project Program

The Project's indicative schedule and upcoming key milestones are as follows:

PROJECT PHASE / MILESTONE	COMPLETION DATE
Main Construction Works Request for Tender closes	February 2026
Main Construction Works contract awarded	April 2026
Construction commencement	April/May 2026
Practical Completion of construction	November 2027
Commissioning and occupation	December 2027
Completion of Defects Liability Period	December 2028
Project Closure	April 2029

Table 7 – Project Schedule

7.2 Project Budget

In the 2018 election, the Government committed \$15 million to upgrade and refurbish the existing Alexander Street Courts Complex in Burnie. Following the discovery of friable asbestos in the building, the decision was made to relocate the Project to the Mooreville Road site. Relocating the Courts to Mooreville Road and associated refurbishment increased expected costs for the Project significantly, and as such, in the August 2021 budget, the project received an additional \$25 million, bringing the total budget to \$40 million.

After community feedback indicated a strong desire to retain the Burnie Courts Complex in the CBD, the current site of 100-106 Wilson Street was selected and an additional \$46.5 million was allocated to the Project in the 2023-24 budget.

Further, with the inclusion of an additional fourth court that can be used by the Federal Circuit and Family Law Court of Australia (FCFCOA), an in-principle agreement was reached with the Commonwealth Attorney General to contribute up to \$1 million towards the Burnie Courts Complex project for the fit-out of space in the new courts complex that can be used by the FCFCOA.

Subsequently, including the addition of the up to \$1 million contribution from the Commonwealth, the total allocated funding for the Burnie Courts Complex Relocation Project is **\$87.5 million**.

AVAILABLE BUDGET	\$
2018 Election commitment	15,000,000
2021-22 Budget	25,000,000
2023-24 Budget	46,500,000
Commonwealth Contribution	\$1,000,000
Expenditure to 31 December 2025	(\$14,533,206)
Current available Project Budget	\$72,966,794

Table 8 – Available budget and funding sources

The current approved project budget of \$86.5 million is the subject of this submission. In line with probity requirements, given that the construction phase is currently out to open Request for Tender and this report is publicly accessible a detailed budget breakdown will not be included in this document, as it contains the Department’s internal cost allocations.

A summary of the detailed budget breakdown will be provided to the Committee at the hearing as a separate handout to ensure transparency while maintaining the integrity of the procurement process.

Prior to releasing the RFT for construction, the Department obtained updated project cost estimates from the project’s Quantity Surveyor. These estimates incorporate reasonable allowances for the project’s location and prevailing market conditions. The updated figures confirmed alignment with the approved budget and provided the project team with confidence in the financial viability of the project.

7.3 Value Management

The Project underwent an extensive Value Management (VM) process after the completion of the Schematic Design phase. Although cost planning strategies were adopted early in project planning, initial cost assessments indicated it was likely the scope of works would exceed the allocated budget.

As such, the Department Project Team, Design Consultants and Quantity Surveyor, in consultation with key end users, proceeded to undertake a thorough VM exercise. A matrix of cost reduction options was developed and presented to the Steering Committee for consideration and decision.

The VM options adopted included items such as:

- Rationalisation of the façade materials;
- Removal of balconies;
- Reduction in the size and number of external windows;
- Removal of glazed roof area;
- Reduction in gross floor area; and
- Rationalisation of electronic security.

The complete list of VM options adopted, resulted in an estimated savings to the Project of approximately \$3 million. All of the adopted solutions were thoroughly considered and consulted on, as it was important to maintain the guiding principles for the design and ensure that functionality was not compromised.

As part of the Schematic Design phase and in parallel with the Value Management process, the Department undertook a review of its cost planning and commercial governance arrangements for the Project.

While cost planning strategies had been embedded from the early stages of planning, the scale and complexity of the Burnie Courts Complex Relocation Project, combined with emerging cost escalation pressures, prompted the Department to strengthen its internal assurance framework. This coincided with a broader strategic shift in the Department's approach to the engagement and utilisation of Quantity Surveying services across major capital infrastructure projects.

Accordingly, following completion of the Schematic Design phase, the Department engaged an independent Quantity Surveyor directly, separate from the lead design consultant, for the remainder of the Project. This decision was made to provide additional independent assurance to support informed decision-making by the Department and its governance bodies.

8. RECOMMENDATIONS



The Tasmanian Department of Justice has undertaken a comprehensive assessment of the available options to deliver a new Courts Complex in Burnie. Following this analysis, and informed by feedback from the North West community, the site at 106 Wilson Street, Burnie has been identified as the most suitable location for a modern, fit-for-purpose court facility that better serves the needs of all court users.

The Department is confident that the proposed design aligns with the objectives outlined in the Architectural Brief and effectively meets the functional and operational requirements of key stakeholders and end users.

The design presents a contemporary, purpose-built multidisciplinary courts complex that will deliver significant benefits to the judiciary, staff and broader court community. These include enhanced accessibility, security and technology, as well as improved information exchange and operational efficiency, all contributing to reduced court backlogs and improved access to justice.

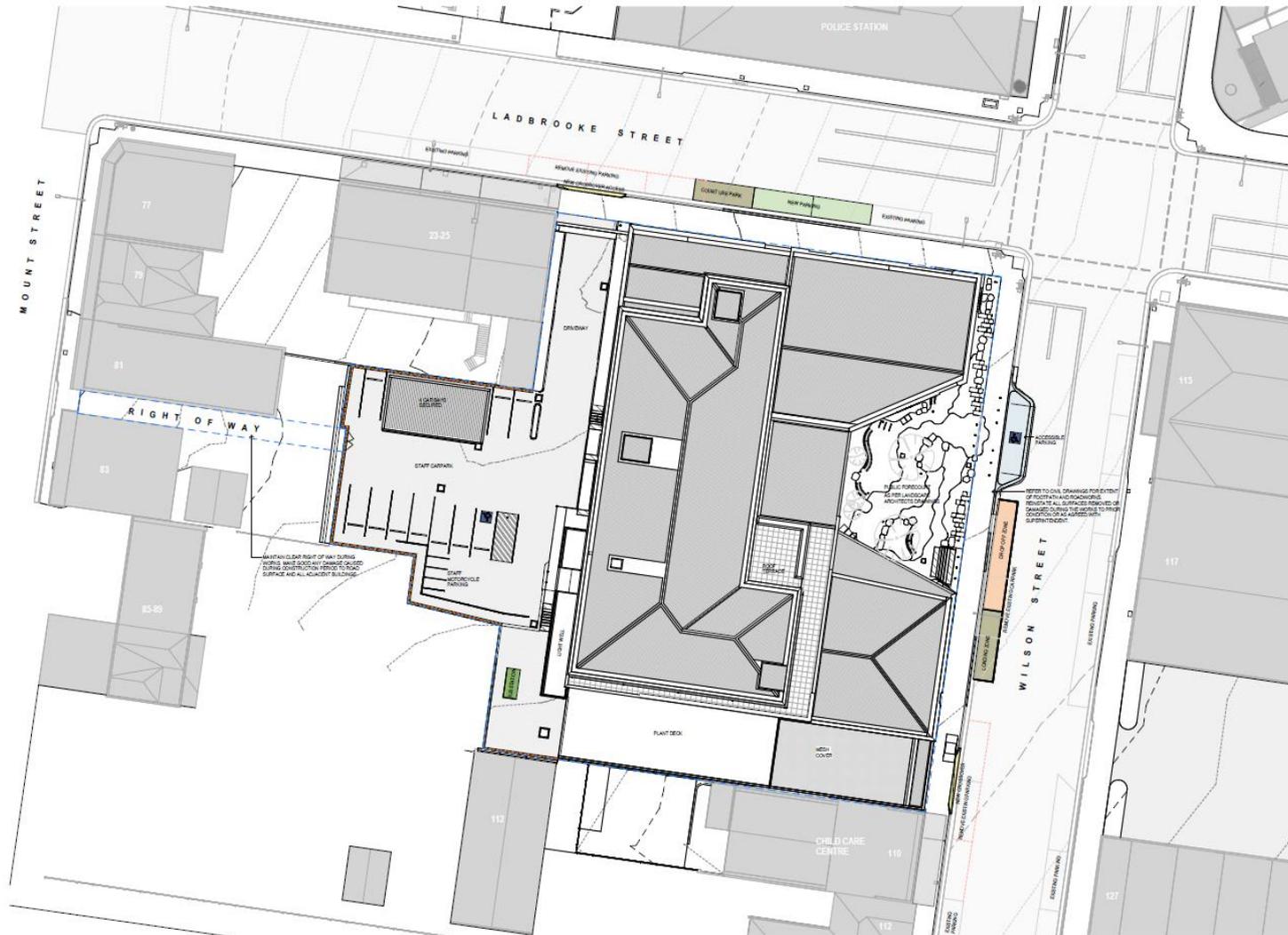
Accordingly, it is recommended that the Parliamentary Standing Committee for Public Works provide approval for the Burnie Courts Complex Relocation Project to proceed as detailed in this submission.



9. APPENDICES

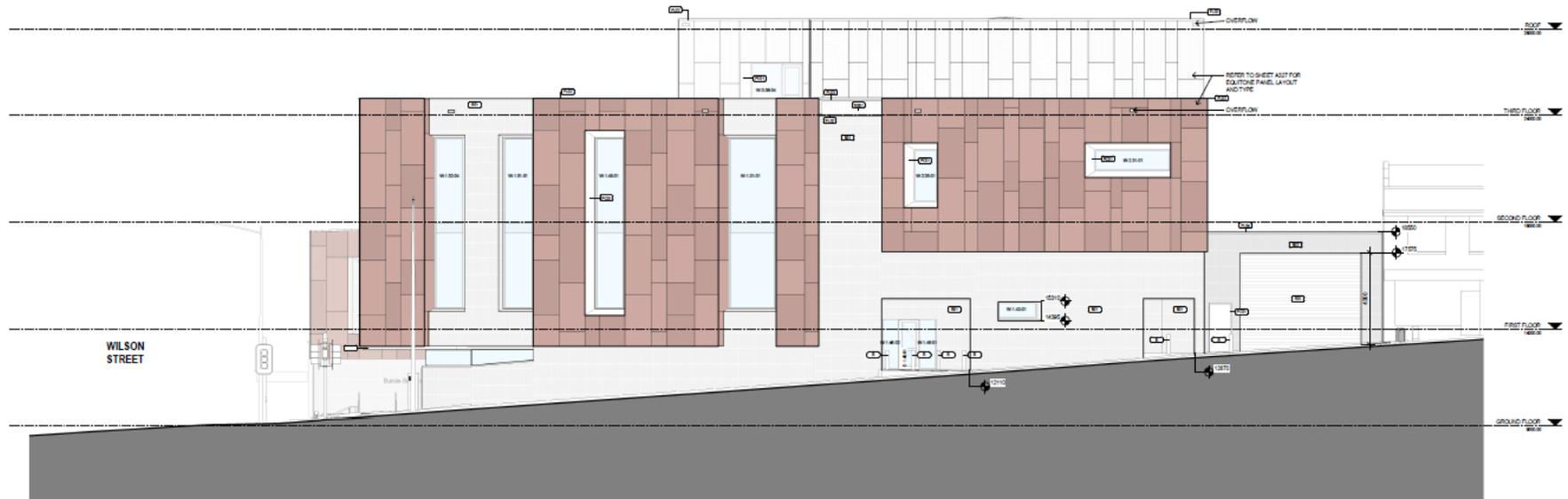
- [Appendix A – Proposed Site Plan](#)
- [Appendix B – Building Elevations](#)
- [Appendix C – Floor Plans](#)

9.1 Appendix A – Proposed Site Plan



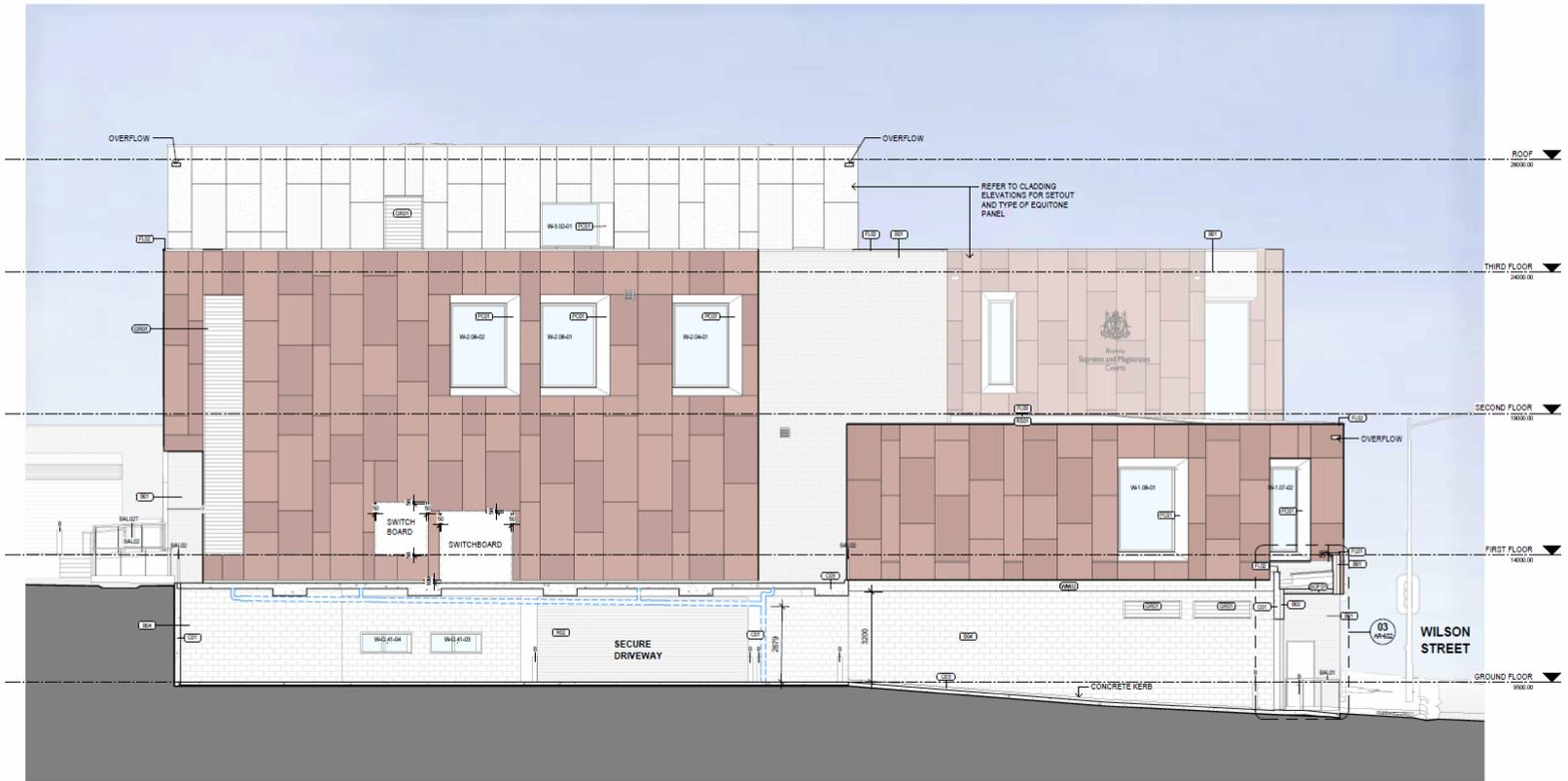
9.2 Appendix B – Building Elevations





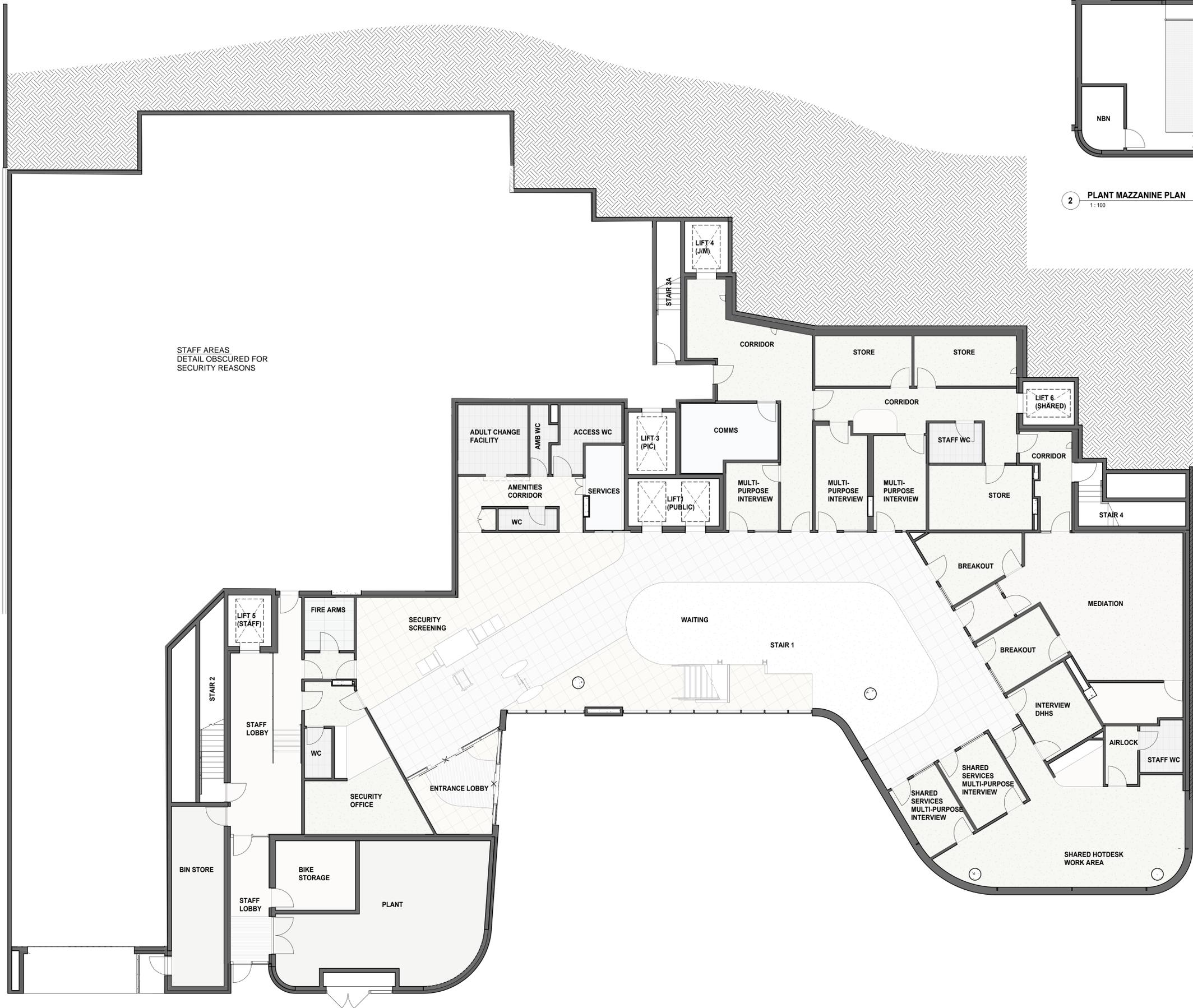
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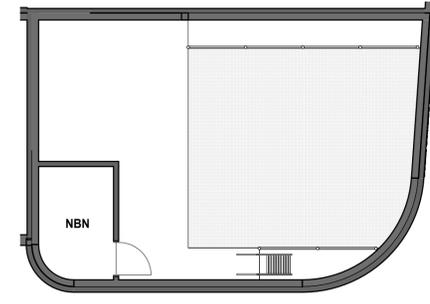


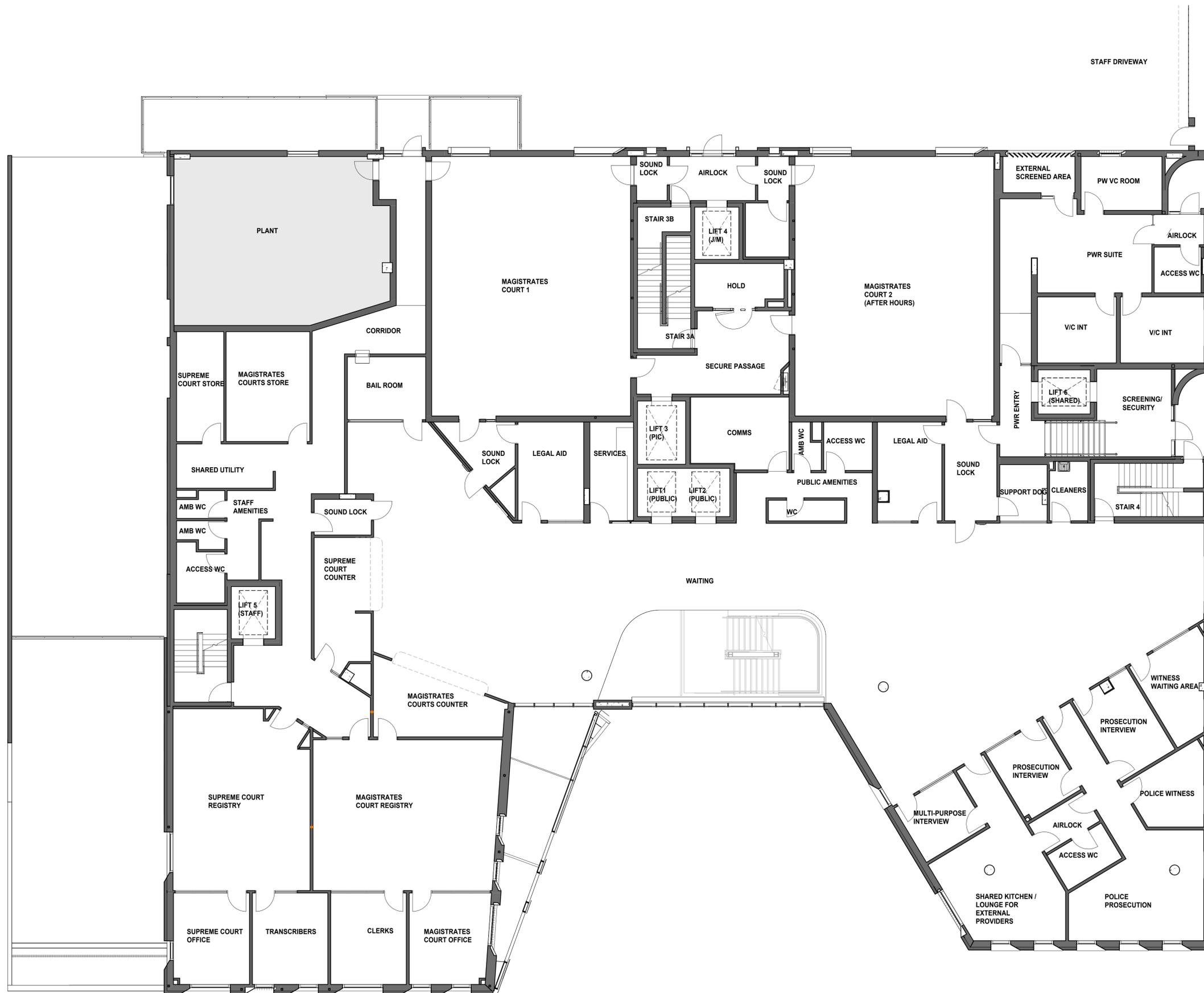
1 SOUTHERN ELEVATION - SALLY PORT ENTRY
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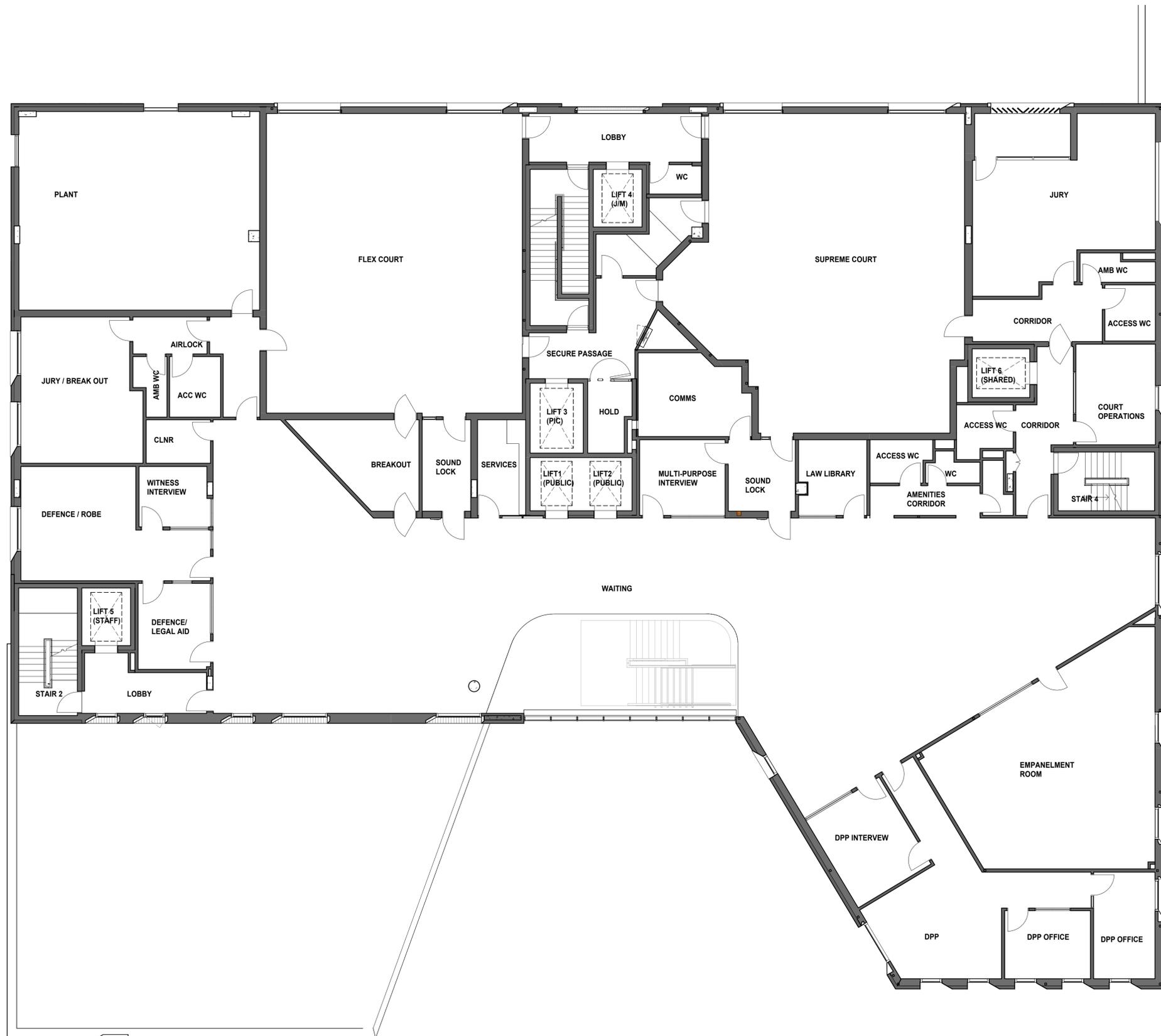
9.3 Appendix C – Floor Plans



2 PLANT MAZZANINE PLAN
1:100











Author: Strategic Infrastructure Projects
Department of Justice
GPO Box 825
Hobart TAS, 7001

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Version: 1.0

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Appendix D – Project Budget Estimate

Burnie Courts Complex Relocation Project

Parliamentary Standing Committee for Public Works

The Project cost information presented in this Appendix is based on a pre-tender cost estimate prepared by the Project Quantity Surveyor and reflects the best available information at the time of submission.

As the Project is currently subject to an open and competitive procurement process, including a Request for Tender (RFT) for the main construction works, the cost figures provided should be regarded as indicative only. The estimates remain subject to market testing, tender responses, contract finalisation and prevailing market conditions.

Accordingly, final construction and delivery costs will not be confirmed until completion of the procurement process and award of contract and may vary from the estimates presented below.

DESCRIPTION	COST ESTIMATE \$
Expenditure to June 2023 – Mooreville Road	\$3,200,000
Consultancy allocation	\$6,402,370
Construction allocation	\$60,318,000
Enabling Works Package	\$1,237,922
Land Acquisition/Management	\$4,323,436
Post Occupancy Allowance	\$100,000
Tasmanian Government Art Scheme	\$80,000
AV/ICT allocation	\$1,574,592
Security allocation *	\$3,002,240
Furniture, Fittings and Equipment allocation	\$1,199,783

Project Management/Statutory/Insurance allocation	\$6,017,916
Total	\$87,456,259

All cost estimates exclude GST

Note: Figures are indicative only and based on pre-tender estimates. Actual costs will be subject to tender outcomes, contract finalisation and market conditions.

** Due to the complexities associated with the security element of the project, the procurement of equipment, installation, configuration and integration of security systems will be undertaken under a separate contract directly engaged by the Department. The Main Works Contractor will be required to allow for and undertake a coordination role.*