

Northern Mental Health Precinct

Submission to the Parliamentary Standing Committee
on Public Works

Table of Contents

Clearance Table	3
Introduction	4
Project Name.....	4
Project Overview	4
Site Selection.....	5
Related Projects and Strategic Context.....	6
Project Cost	7
Overall Project Cost Estimate.....	7
Project Benefits	8
Expected Positive Outcomes and Benefits.....	8
Health Planning and Clinical Design Principles	8
Architectural Statement	9
Building Materials and Reference Images	15
Finance and Procurement	17
Preferred Procurement Method for the Project.....	17
Project Timelines	17
Risks and Sustainability	18
Major Risks and Proposed Mitigation Strategies	18
Sustainability Strategies to be Adopted	19
Stakeholder Engagement	20
Record of Stakeholder Consultation	21
Directly Affected Land Owners and Property Acquisition	21
Compliance	22
List Commonwealth or State Legislation Triggered by the Project.....	22
Planning Approvals.....	22
Heritage (Aboriginal and Historic).....	22
Noise	22
Environment (Flora, Fauna, Landscaping and Visual Amenity)	23
Traffic Management and Parking.....	23
Appendix A: Schematic Designs (Architecture / Renders)	24
Appendix B: Consultation Summary	35

Clearance Table

	Name	Signature	Date
Endorsed by:	Rachael Dobson, Senior Project Manager Infrastructure Services		04/02/2026
Endorsed by:	Simon Dunne, Director Programming and Delivery Infrastructure Services		12/02/2026
Approved by	Jennifer Duncan, Deputy Secretary Community, Mental Health and Wellbeing		17/02/2026

Introduction

Project Name

Northern Mental Health Precinct (NMHP)

Project Overview

The Northern Mental Health Precinct (the Project) is proposed in the Launceston General Hospital (LGH) Precinct Masterplan and was initially identified to be built at a site on the corner of Charles and Howick Streets, Launceston (previously the Anne O'Byrne building). However, in early 2023 the location of the proposed Project changed to 52 Frankland Street, Launceston, being directly adjacent to and forming part of the LGH campus, on the site of the former Viewpoint building.

The Project will include a new 30-bed mental health inpatient service, to replace the current Northside Unit located within the LGH. In addition, it will provide spaces for education and recovery.

The Project has been co-designed with consumers, carers and staff. Contemporary facility design standards have been applied, with a focus on enabling the provision of safe and therapeutic, recovery-oriented care and enhancing privacy and dignity, with a range of spaces for patient, family, carer and staff use.

The Project will be connected to the LGH via a dedicated covered link bridge spanning Frankland St, from Level 1 of the Project to a lobby area adjacent to the LGH Emergency Department.

The Development Application for the project was submitted to the City of Launceston Council on 14 November 2025.

The proposed Northern Mental Health Precinct is a significant initiative aimed at improving mental health outcomes for northern Tasmanians. The Project is part of a broader effort to address the gaps in mental health services across Tasmania as identified in the Long-Term Plan for Healthcare in Tasmania 2040.

The project budget is \$90 million fully funded by the Tasmanian State Government.

Site Selection

The Project site is within the municipality of City of Launceston, the Tasmanian Legislative Council electoral division of Launceston and the State and Federal Division of Bass.



Figure 1 – Site Plan

The site, which is shown in Figure 1, comprises of two of the lots associated with the property located at 52 Frankland Street (PID 7204700). These lots are contained in CTs 178414/1 and 146528/1, with a combined area of 6678 m². The property also includes a third lot, CT 118827/1 (507 m²). All three lots are owned by The Crown and are administered by the Department of Health.

The two lots comprising the site are in the process of being consolidated into a single title for the purpose of accommodating the proposed Northern Mental Health Precinct. The site has a 72.17-metre frontage to Frankland Street to the south, and a 6.7-metre frontage to Balfour Place to the west.

Frankland Street Road Reservation

The development of the proposed Northern Mental Health Precinct will involve land within the road reservation of Frankland Street. This is required to accommodate works associated with the provision of service infrastructure, including widening of the vehicle crossing in Frankland Street and changes to adjacent on-street car parking. In addition, the proposed link bridge will span over the road, and traffic management measures will also be required during the construction phase.

Frankland Street is a public road administered by Council in accordance with the *Local Government (Highways) Act 1982*. The associated road reservation is vested in Council and managed through maintenance, control and care as a local highway.

LGH Main Campus

The link bridge will be supported on a concrete wall located within the main campus of the Launceston General Hospital, to the south of Frankland Street. This land is therefore also included in the application. It is contained in CT 164790/1, owned by The Crown, and administered by the Department of Health.

Related Projects and Strategic Context

In 2018 a Mental Health Integration Taskforce was convened to provide advice on improving the integration of mental health services in Southern Tasmania. In 2019 the Government Response to the [Mental Health Integration Taskforce Report and Recommendations](#) supported a statewide reform, and led to the Minister for Mental Health and Wellbeing announcing in 2021 an extension of the adult taskforce outcomes into a statewide model, to be scaled and adapted to meet the needs of the different populations of the North and North West.

In 2021 The [Tasmanian Department of Health's Strategic Priorities for 2021-2023](#) recognised Mental Health and Wellbeing as one of its key priorities and includes a focus on improving access and patient flow across our health system, and the building of infrastructure for our health future.

In support of the key priority and in response to the Taskforce Recommendations, the Tasmanian Government committed funding to build new mental health precincts at the Launceston General Hospital (LGH) and North West Regional Hospital (NWRH).

Project Cost

Overall Project Cost Estimate

The project costs presented in the table below are based on the estimated value of the project provided by the Quantity Surveyor at the end of the Schematic Design stage based on the Schematic Design suite of documents.

WT Partnership were engaged as Quantity Surveyors for the project. WT Partnership has significant experience and expertise in providing cost estimates for healthcare facilities, having completed several reviews on current medium to large scale facilities.

Further cost savings are being addressed throughout Design Development and tender costs are expected to be below the \$90M budget.

	Budget
Base Project Cost Estimate (Construction plus Consultants and Design costs)	65,758,000
Design and Construction Contingency	9,384,000
Design and Construction Sub Total	75,142,000
Furniture, Fittings and Equipment	3,500,000
Professional and Authority Permits, Fees and Charges (inc. project management, contract management etc.)	7,974,000
ICT Infrastructure and Equipment	1,051,000
Art in Public Buildings	80 000
Client Cost and Fees Sub Total	12,525,000
General Project Contingency	2,062,000
Total Project Cost Estimate	89,729,000

Project Benefits

Expected Positive Outcomes and Benefits

The Northern Mental Health Precinct (NMHP) will deliver a much-needed addition to the healthcare infrastructure of Northern Tasmania. It will provide several key benefits such as enhancing access to comprehensive mental health services and reducing barriers to care.

The Project will:

- Develop a purpose-built facility to meet contemporary standards for a mental health services facility while maintaining a welcoming and 'homely' feeling.
- Provide a purpose-built facility that enables safe, high-quality care, contemporary stepped service models, flexibility and adaptability.
- Optimise the site for the delivery of health services through the effective use of the available space and the existing infrastructure.

The Project will deliver the following benefits for Launceston and Northern Tasmanian communities and health service providers:

- A dedicated mental health facility for inpatient service delivery.
- A modern and fit for purpose health facility with:
 - A combination of clinical, consultation and office spaces.
 - Improved staff workflows.
 - An open-plan office environment.
 - Efficient access to storage.
 - Flexible use areas to maximise opportunities and overcome service delivery constraints.
- Development of and adjustment to new operational workflows and models of care.
- Increased staffing and interest in working within the Tasmanian Health Service in response to the establishment of the new facilities in Launceston and Tasmania's North.

Health Planning and Clinical Design Principles

Key health planning and clinical design features of the NMHP focus on creating a safe, therapeutic, and recovery-oriented environment aligned with the Australasian Health Facility Guidelines.

The inpatient unit is designed with clustered beds (pods) to allow separation of consumer cohorts when necessary, supporting infection control and flexibility in care delivery.

Clinical design emphasises clear separation between admitted and non-admitted zones, as well as front-of-house and back-of-house flows.

Secure staff entry points and dedicated service pathways for goods and waste ensure operational efficiency and minimise consumer exposure to support areas.

Staff amenities are designed to foster collaboration, safety, and well-being, with natural light, external views, and intuitive circulation routes.

Public spaces are family-friendly, with gender-neutral restrooms, baby change facilities, and sharps disposal units.

Architectural Statement

The NMHP aims to deliver a contemporary, purpose-built mental health facility. This facility is designed to support recovery-oriented, trauma-informed models of care and provide a safe, therapeutic environment for consumers, carers, and staff.

The design responds to the client brief by prioritising dignity, privacy, and connection to nature.

It integrates biophilic principles and non-institutional aesthetics to create spaces that feel welcoming and calming. The architectural concept draws inspiration from the Launceston landscape, incorporating sloping rooflines, patterned brickwork, and warm timber finishes to harmonise with the surrounding environment.

Key design features include single-bed rooms with ensuite facilities, sensory modulation spaces, and dedicated courtyards for high and low care units, as well as a de-escalation courtyard.

Public areas are designed to provide intuitive wayfinding and a hotel-like feel, reducing the clinical atmosphere. Interior spaces use layered natural textures, soft colours, and acoustic treatments to enhance comfort and privacy.

The precinct also incorporates robust safety measures, including anti-ligature fixtures, and meets accessibility and sustainability standards.

Landscape design reinforces the healing environment through calming tactile planting, sheltered pathways, and activity zones.

The following visual design views have been developed to further communicate the NMHP design and its key features.



Figure 2 – External View showing ground floor entry and vehicle entry point



Figure 3 1 – Aerial view north across Frankland St



Figure 4 – Aerial view north west across Frankland St



Figure 5 – Frankland St view to North East



Figure 6 - Ground Floor Entry Foyer and Reception



Figure 7 – Level 2 Communal Area



Figure 8 – Typical Bedroom

Inclusive Access and Universal Design

Inclusive access is a key feature of the design. The building will include a fully compliant passenger lift equipped with tactile controls, handrails, and sufficient space for stretcher beds. Tactile Ground Surface Indicators (TGSIs) will be installed at stairs, ramps, and hazard points. Accessible car parking bays will be provided with compliant dimensions and adequate headroom clearance. Braille and tactile signage will be installed throughout the facility, and hearing augmentation systems will be available at reception and meeting spaces.

Universal design enhancements include seating with backs and armrests at regular intervals, accessible lockers, breakout spaces, and luminance contrast for doors, signage, and vertical elements to improve visibility.

The facility will include two accessible bedrooms with ensuites and three special bedrooms with ensuites. An accessible bedroom/ensuite is designed for an independent patient using a wheelchair, requiring no additional staff assistance for daily activities. The special bedrooms/ensuites provide extra space for staff to assist consumers with daily activities such as showering and getting in and out of bed.

There will be a variety of furniture throughout the facility, giving patients, staff, and visitors the option to choose pieces that best meet their individual needs.

Wayfinding and Signage

Wayfinding and signage have been carefully considered to ensure intuitive navigation for patients, staff, and visitors.

External signage will include totems and building identification signs, while internal signage will feature directories, lift signage, directional signs, amenities, and room identifiers.

Accessibility features such as Braille and tactile signage and vision strips on glazing will be incorporated.

All signage in consumer areas will comply with anti-ligature requirements.

Landscape

The precinct's landscape and public-realm design has also been developed to respect the cultural context of the site and its surroundings, using materials, planting, and formal elements that reflect Launceston's natural and built character. These measures ensure that new streetscape and landscape works contribute positively to the visual amenity, cultural continuity, and overall character of the Frankland Street interface.

Geotechnical Considerations

Geotechnical investigations for the Precinct confirm that the site sits on a steeply sloping urban block in South Launceston, requiring significant excavation and retaining measures to achieve the planned building platforms. Site levels vary markedly across the footprint, reflecting the natural fall from Frankland Street toward the north, necessitating a combination of cut, fill, and engineered retaining structures to stabilise the terrain.

Subsurface investigations undertaken as part of the schematic design phase identified a profile comprising fill materials and variable natural soils overlying weathered geological formations typical of the Launceston area. The geotechnical assessment prepared by Pitt & Sherry indicates that deep foundations and temporary shoring are required due to the slope, soil variability, and the depth to competent founding material. This has informed the structural design, which incorporates bored piers, soldier pile retaining walls with shotcrete infill, and reinforced concrete retaining elements to support both the building and the cut batters.

Overall, the geotechnical findings have directly shaped the civil and structural strategies for the Precinct, ensuring safe construction on a complex urban slope while accommodating the building's terraced form, courtyard levels, and link bridge interface with the Launceston General Hospital.

Service Engineering

The service engineering strategy has been developed to ensure resilient, safe, and efficient operation of the facility, consistent with the requirements of contemporary mental health environments and the technical standards set out by CES.

Design Methodology and Peer Review

ARTAS Architects have been engaged as the Lead Design Consultant. Along with the lead clinical design architects, Billard Leece Partnership (BLP), specialist sub-consultants have been engaged by ARTAS to develop the design.

The design team collaborate with client representatives including executives from the relevant health services, clinicians and support (back of house) services representatives, along with consumers of mental health services to develop the design.

As directly impacted stakeholders, engagement with these representatives during the design phase of the project has enabled the project team to gain a thorough understanding of the service's clinical and functional requirements.

Jacobs Group have been engaged by the Department of Health to conduct a peer review at key stages of the design. Feedback from the peer review is incorporated into the design as it progresses.

Building Materials and Reference Images

Selecting appropriate building materials for this project is an important decision that impacts the facility's safety, functionality, durability, and maintenance. Several factors are considered when choosing building materials.

Cost Efficiency

Post-tensioned concrete slabs and steel roof structures are selected specifically to reduce formwork costs and increase service space efficiency.

Use of standard materials and fixtures reduce cost variability. Materials are evaluated not only for upfront cost but for long term maintenance and operational cost impacts, ensuring value over the building's life cycle.

Sound Control

Requirements for ambient noise, sound isolation, and reverberation control were set by acoustic consultants (NVC) and drive material choices for walls, ceilings, and floors.

High acoustic-performance wall types (e.g., Rw 59 partitions) are achieved using multilayer plasterboard, insulation, and discontinuous framing.

Carpet is preferred in larger open spaces as a sound-absorbing finish. Acoustic dividers and wall absorption panels are provided for staff areas and open-plan spaces.

External façades facing noise sources (e.g., helipad) are required to achieve Rw 45 minimum performance, influencing glazing and wall system selection.

Maintenance and Repair

Surfaces and fixtures are tamper-resistant, anti-ligature, and resistant to damage or misuse, especially in consumer-accessible areas.

Brick veneer with steel stud framing provides a long-lasting, low-maintenance façade solution suited to the coastal Tasmanian environment.

Services equipment and plant are located to allow maintenance outside consumer zones reducing risk and operational disruption.

Materials with previously demonstrated performance in similar facilities are prioritised to reduce risk and replacement cost.

Patient Comfort

Natural colours, warm materials, and nature-inspired textures create a calming environment, reduce stress, and promote wellbeing.

Materials are intentionally selected to avoid a clinical or institutional feel—drawing from Tasmanian coastal palettes, timber tones, and soft finishes.

Materials and fixtures enable consumers to have some control—adjustable light levels, operable window coverings, temperature choices all support recovery and dignity.

Anti-ligature safety requirements are met using materials that still feel warm, residential, and welcoming rather than institutional

Reference Images

A suite of design drawings is provided at Appendix A, capturing the precinct's floor plan, elevations and landscape design.

Finance and Procurement

Preferred Procurement Method for the Project

An Open Tender will be advertised to secure the services of a lead contractor to undertake the construction of the Northern Mental Health Precinct.

An Open Tender will result in a more competitive price, and diverse proposals and drive innovation and standards, mitigating the risk of monopolies and supply chain bottlenecks. Only Tenderers who are prequalified will be eligible to Tender, prequalification includes:

- Prequalification with Treasury and Finance in the 'Building Contractor – Institutional' Category to a value greater than \$50,000,000.
- Accreditation under the Australian Government Building and Construction Work Health and Safety (WHS) Accreditation Scheme.

To ensure transparency and probity the procurement will adhere to the Department of Treasury and Finance's Treasurers Instructions and be guided by Health's Contract Service Team and the Procurement Review Committee. In addition, Crown Law will advise contract negotiations once a preferred tenderer is selected by the Tender Evaluation Panel.

Project Timelines

Key Milestones/ Deliverables	Target Date	Achievement Date
Project brief		09/08/2022
Service Planning & model of care		11/12/2025
Design consultant appointment		05/12/2024
Scoping report approval (V2)		20/10/2025
Briefing and schematic design completion		29/10/2025
Planning application submitted		14/11/2025
Construction request for tender advertised	07/03/2026	
Planning permit obtained	15/03/2026	
Design and Contract Documentation Complete	11/05/2026	
Construction contractor appointment	09/10/2026	
Construction commencement	12/10/2026	
Construction finish	30/10/2028	
Construction practical completion	30/11/2028	
Operational readiness	28/02/2029	

Risks and Sustainability

Major Risks and Proposed Mitigation Strategies

The project risks were identified by the Project Reference Group and rated using the department's risk register template.

The project risk register is reviewed and updated on a regular basis by the Project Reference Group.

Key Project Risks:

Community and Local Stakeholder Risk

Perceptions about what might be happening to the site, construction impacts, visual impact, access and/or the new/additional services being provided may create concern amongst site neighbours and the local community.

Failure to engage residents may lead to increased concerns and increased negative public sentiment, posing a significant risk to the Project's success and ongoing relations for the Department of Health in the Launceston community.

This is being managed through early, active and responsive stakeholder engagement including ongoing communication of impacts and monitoring of feedback with escalation of issues as required.

Planning and Regulatory Risk

Planning constraints such as landslip hazard overlays and helipad obstacle limitation areas will be managed through compliance with performance criteria and careful design coordination.

Construction and Buildability Risk

Construction risks such as crane tipping on sloping terrain, confined spaces, and electrical hazards will be mitigated through excavation and levelling, Safe Work Method Statements, signage, training, and strict electrical isolation protocols.

Budget

Limited availability of experienced head contractors in a heated market could result in poor program and budget outcomes. This will be mitigated through response of programming and budget to early market sounding outcomes.

The project team is actively managing the budget in accordance with the Department of Health Infrastructure Project Delivery RASCI framework.

Connectivity to the Launceston General Hospital

The site location brings separation from the main hospital and introduces the risk of operational needs not adequately being met.

A link bridge to the main hospital is included in the project however is funded separately from the NMHP project.

Construction Traffic and Parking

Frankland Street closures are planned through the adjacent Northern Heart Centre project and will be communicated through the stakeholder engagement process.

Increased local traffic and temporary disruptions during construction may affect pedestrians, staff, and neighbours.

This is being mitigated through implementing a dedicated site entry and carparking space for construction traffic and contractors for the duration of the project.

No significant detrimental impacts on the road network are expected because of this development once operational.

Sustainability Strategies to be Adopted

The Tasmanian Government has set an energy consumption reduction target of 60 per cent across all Departments by 2050.

The project has been designed to incorporate integrated low energy consumption and sustainable features to support this aim.

The project incorporates sustainability strategies that prioritise environmental resilience, operational efficiency, and occupant wellbeing.

Environmentally Sustainable Design (ESD) Principals

Some ESD initiatives that are being applied to the building include:

- LED lighting throughout
- Double glazing to all external windows
- Light coloured roof finish to reduce heat gain in summer
- Awnings to external windows
- Water-efficient landscaping

Building Management System

A Building Management System (BMS) will be integrated with the Facility Management and Engineering Services (FMES) platform to enable real-time monitoring of critical equipment, including drug fridges, food re-thermalisation units, vending machines, and communications rooms.

This approach enhances energy efficiency and ensures operational reliability.

Stakeholder Engagement

Stakeholder Engagement is managed by an active Stakeholder and Community Engagement Plan (SCEP). RPS has been appointed as the dedicated SCEP consultant for the duration of the Project.

Public and stakeholder participation and consultation was developed as part of the SCEP using the Public Participation Spectrum developed by the International Association for Public Participation (IAP2).

The IAP2 Spectrum demonstrates the possible types of engagement with stakeholders and communities and shows the increasing level of public impact as engagement progresses from 'inform' through to 'empower'.

With a commitment to effective community engagement as part of Department of Health's core business through project planning, development, design, construction and completion, the engagement strategies and supporting documentation will reflect the spectrum below and the engagement levels nominated.

IAP2 Spectrum of Public Participation



IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION 					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

© IAP2 International Federation 2018. All rights reserved. 20181112_v1

Record of Stakeholder Consultation

Stakeholder and community consultation commenced formally for the Northern Mental Health Precinct Project in 2023. Early and ongoing consultation was primarily through a Project Working Group (PWG), which was formed in September 2023. The purpose of the group is to provide strategic advice and oversight to guide design and health planning for the Project.

Membership of the group includes the Project design team, representatives of statewide, Launceston and Northern mental health services and relevant Department of Health corporate services staff and mental health lived experience representatives. External health design consultants Billard Leece Partnerships (BLP) attend the meetings and facilitate workshops.

Throughout 2024 and 2025, a series of in-person and online meetings were held, to progress the design development. These meetings provided an overview of the proposed design and a collaborative opportunity for review, discussion and refinement throughout the process.

Stakeholder consultation and engagement will be maintained throughout the project in accordance with the SCEP, with strategic communications planned to align with key project milestones.

The Stakeholder Engagement Summary is included as an Attachment.

Directly Affected Land Owners and Property Acquisition

The land is owned by Department of Health and no property acquisition is required for this project.

Compliance

List Commonwealth or State Legislation Triggered by the Project

The legislation triggered by the Project is limited to the Building Code of Australia.

Planning Approvals

Demolition and associated works at 52 Frankland Street are being undertaken under Planning Permit DA0339/2024, issued by Council's Planning Authority on 23 January 2025, to create a brownfield site for the proposed Northern Mental Health Precinct. The works include demolition of the original residence on the property and its later additions. The planning permit requires that any salvageable materials are to be retained or recycled for future reuse. It also required that a Heritage Interpretation Plan (HIP) be prepared.

A development application was submitted to the Launceston Council on 14 November 2025 for the construction of a building and associated development of works (Northern Mental Health Precinct) at 52 Frankland Street, Launceston.

Heritage (Aboriginal and Historic)

The Northern Mental Health Precinct site is located immediately adjacent to the Launceston General Hospital campus, within an area that has undergone extensive development, disturbance, and land modification over many decades. As part of earlier project phases—including the demolition planning, site survey, and statutory assessments—no Aboriginal heritage sites or historic structures of recognised cultural significance were identified within the project footprint. The site is, however, listed under the Local Historic Heritage Code of the Tasmanian Planning Scheme, and a development permit for demolition has already been issued on the basis that the existing buildings did not exhibit local historic significance.

The approved demolition permit requires the preparation and implementation of a Heritage Interpretation Plan, ensuring that elements of the site's history—including salvaged materials such as foundation stones, bricks, and timber—are thoughtfully incorporated into the new precinct through architectural, landscape, or artistic expression. This requirement has been addressed within the project's demolition strategy and schematic design.

The precinct's landscape and public-realm design has also been developed to respect the cultural context of the site and its surroundings, using materials, planting, and formal elements that reflect Launceston's natural and built character. These measures ensure that new streetscape and landscape works contribute positively to the visual amenity, cultural continuity, and overall character of the Frankland Street interface.

Noise

Construction activities for the Northern Mental Health Precinct will occur within a highly sensitive hospital environment and adjacent to operational clinical areas. Noise generated by demolition, piling, crantage, and general building works has the potential to impact ongoing services within Launceston General Hospital.

To manage these impacts the tender documentation will specify noise mitigation obligations. The Lead Contractor will be required to submit a detailed construction methodology outlining how noise will be controlled during all phases of work, including piling, structural modifications, and façade installation. This methodology must be approved by the Department prior to commencement.

Environment (Flora, Fauna, Landscaping and Visual Amenity)

The Northern Mental Health Precinct has been designed to protect and enhance the environmental qualities of the Frankland Street site, with particular respect to its mature vegetation, landscape character, and contribution to the surrounding residential context. The site contains several significant mature oak trees, which provide important canopy cover, habitat value, shade, and a strong visual anchor within the precinct. These trees have been assessed by a qualified arborist, and updated arboriculture advice has informed the design to ensure their retention, with protective measures implemented to safeguard root zones, manage encroachments, and ensure long-term tree health during construction and operation.

Overall, the project will enhance the ecological and visual qualities of the precinct by retaining significant mature trees, expanding the diversity and resilience of landscape plantings, and integrating green spaces that complement the architectural intent and support positive consumer and community experiences.

Traffic Management and Parking

Increased local traffic and temporary disruptions during construction may affect pedestrians, staff, and neighbours.

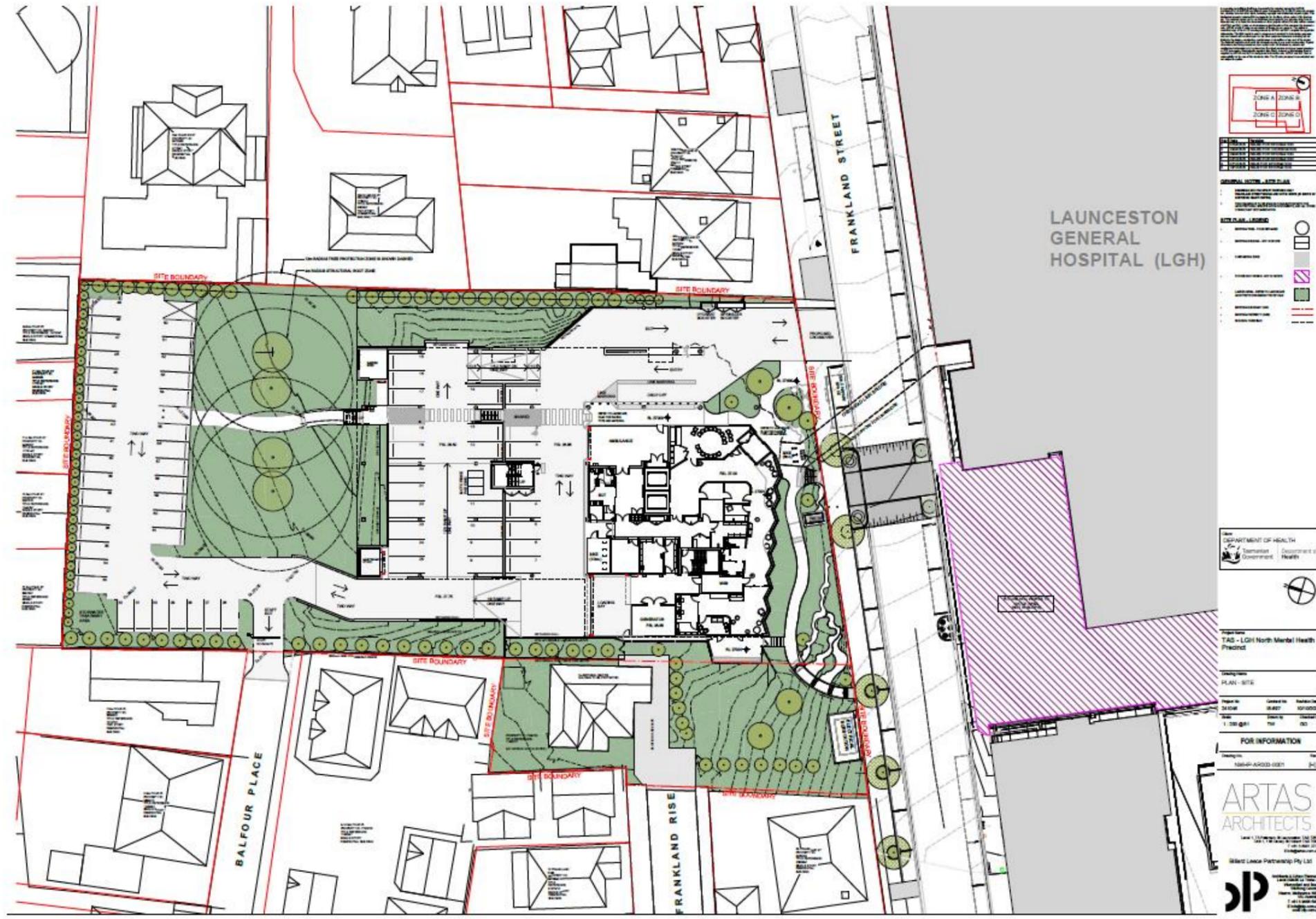
- Although long-term traffic impacts are minimal, risk mitigation includes:
 - pedestrian wayfinding and marked crossings
 - clear signage and site delineation
 - a refined traffic and construction management plan

The Traffic Engineer's assessment confirms that operational traffic volumes can be accommodated within the local network.

61 car parks, secure bike parking (staff cage and public hoops), motorcycle spaces; accessible bays near entry are allowed for. End-of-Trip facilities to encourage walking/cycling for staff. Wayfinding that supports safe pedestrian movement and clear separation of service traffic.

Appendix A: Schematic Designs (Architecture / Renders)

6.3 Plans Site Plan



Floor Plan - Level 1



REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2023	ISSUED FOR PERMIT



NO.	DATE	DESCRIPTION
1	10/10/2023	ISSUED FOR PERMIT

- GENERAL ARRANGEMENT**
- EXISTING BUILDING
 - NEW BUILDING
 - PROPOSED BUILDING
 - PROPOSED EXTERIOR
 - PROPOSED LANDSCAPE
 - PROPOSED PAVEMENT
 - PROPOSED DRIVEWAY
 - PROPOSED CAR PARK
 - PROPOSED COURTYARD
 - PROPOSED STAFF AREA
 - PROPOSED STAFF PARKING
 - PROPOSED STAFF ENTRANCE
 - PROPOSED STAFF LOBBY
 - PROPOSED STAFF RESTROOMS
 - PROPOSED STAFF BREAK ROOM
 - PROPOSED STAFF STORAGE
 - PROPOSED STAFF OFFICES
 - PROPOSED STAFF MEETING ROOM
 - PROPOSED STAFF CONFERENCE ROOM
 - PROPOSED STAFF TRAINING ROOM
 - PROPOSED STAFF STORAGE ROOM
 - PROPOSED STAFF ENTRY
 - PROPOSED STAFF EXIT
 - PROPOSED STAFF ENTRANCE
 - PROPOSED STAFF EXIT

GENERAL LEGEND

- EXISTING BUILDING
- NEW BUILDING
- PROPOSED BUILDING
- PROPOSED EXTERIOR
- PROPOSED LANDSCAPE
- PROPOSED PAVEMENT
- PROPOSED DRIVEWAY
- PROPOSED CAR PARK
- PROPOSED COURTYARD
- PROPOSED STAFF AREA
- PROPOSED STAFF PARKING
- PROPOSED STAFF ENTRANCE
- PROPOSED STAFF LOBBY
- PROPOSED STAFF RESTROOMS
- PROPOSED STAFF BREAK ROOM
- PROPOSED STAFF STORAGE
- PROPOSED STAFF OFFICES
- PROPOSED STAFF MEETING ROOM
- PROPOSED STAFF CONFERENCE ROOM
- PROPOSED STAFF TRAINING ROOM
- PROPOSED STAFF STORAGE ROOM
- PROPOSED STAFF ENTRY
- PROPOSED STAFF EXIT
- PROPOSED STAFF ENTRANCE
- PROPOSED STAFF EXIT



Project Name
TAG - LGH North Mental Health Precinct

Project No
PLAN - GENERAL ARRANGEMENT - LEVEL 1
Scale
1:100 (A1)

FOR INFORMATION

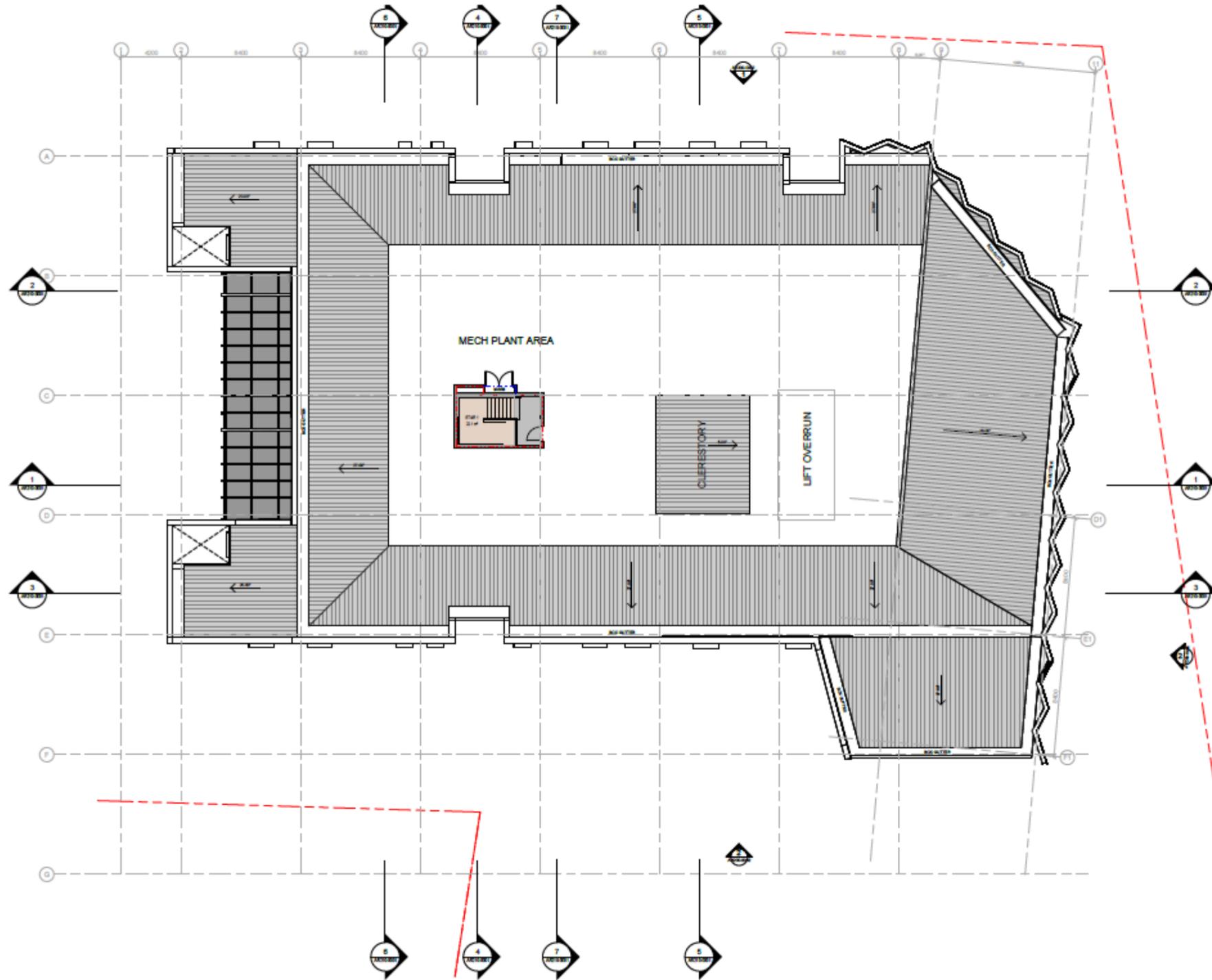
ARTAS ARCHITECTS
 100/100 Stirling Street, Perth, WA 6000
 T: (08) 9442 1234
 F: (08) 9442 1234
 E: info@artas.com.au
 www.artas.com.au

BLP x ARTAS

Floor Plan - Level 2



Roof Plan



GENERAL NOTES



Zone	Color
Zone A	Light Blue
Zone B	Light Green
Zone C	Light Yellow
Zone D	Light Purple

- GENERAL NOTES - GENERAL ARRANGEMENT**
- 1. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2012.
 - 2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2017.
 - 3. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2017.
 - 4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL GAS REGULATIONS 2017.
 - 5. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL FIRE REGULATIONS 2017.
 - 6. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL TILING REGULATIONS 2017.
 - 7. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL PAINTING REGULATIONS 2017.
 - 8. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL CARPETING REGULATIONS 2017.
 - 9. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL GLAZING REGULATIONS 2017.
 - 10. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS 2017.

- GENERAL NOTES - LEGEND**
- 1. EXISTING WALL
 - 2. EXISTING WINDOW
 - 3. EXISTING DOOR
 - 4. EXISTING ROOF
 - 5. EXISTING FLOOR
 - 6. EXISTING CEILING
 - 7. EXISTING STAIR
 - 8. EXISTING LIFT
 - 9. EXISTING MECH
 - 10. EXISTING PLUMBING
 - 11. EXISTING GAS
 - 12. EXISTING FIRE
 - 13. EXISTING TILING
 - 14. EXISTING PAINT
 - 15. EXISTING CARPET
 - 16. EXISTING GLAZING
 - 17. EXISTING ROOFING



TAS - LGH North Mental Health Precinct

FOR INFORMATION

Project No.	1804-APR18-041	Rev.	01
-------------	----------------	------	----

ARTAS ARCHITECTS

111/113 Southport Road, Southport, QLD 4215

Phone: 07 5531 1111 | Fax: 07 5531 1112

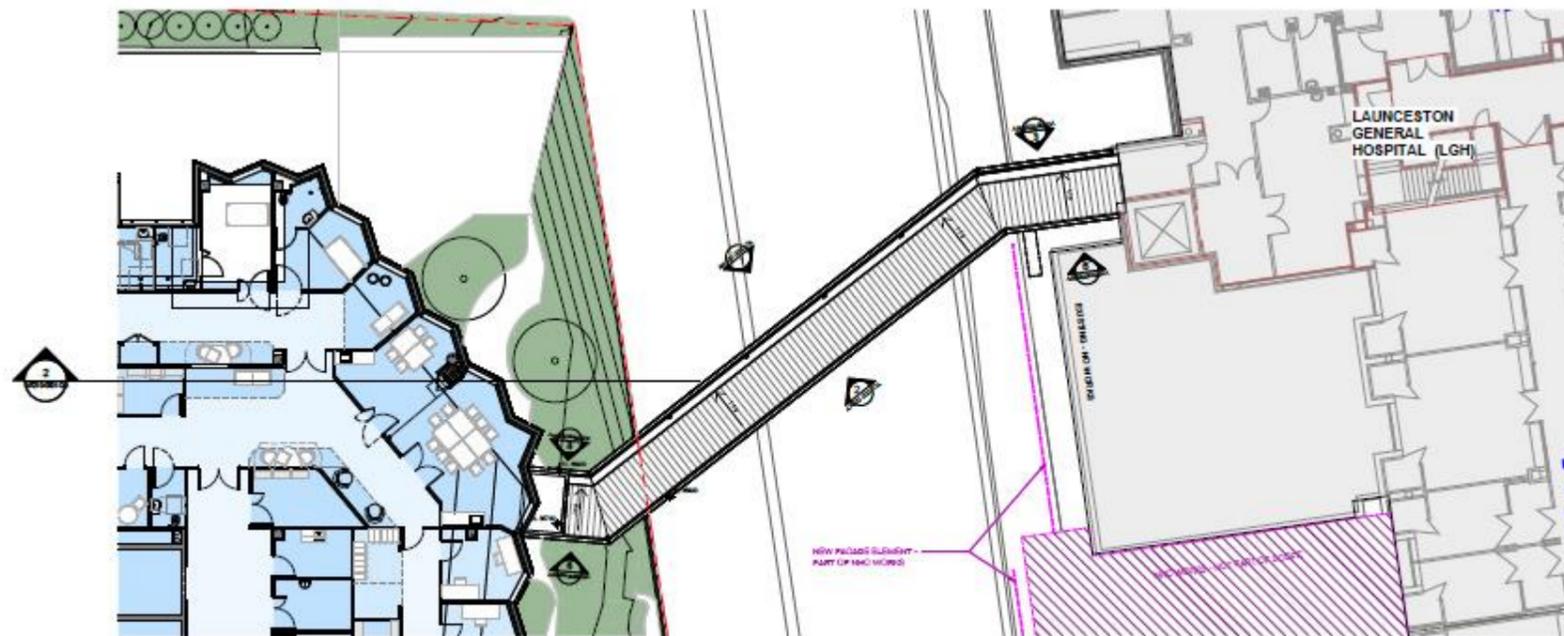
www.artasarchitects.com.au

Ward Lock Partnership Pty Ltd

Link Bridge



1 PROPOSED - LINK BRIDGE - LEVEL J
SCALE 1:100



2 PROPOSED - LINK BRIDGE - ROOF
SCALE 1:100

REVISIONS

NO.	DATE	DESCRIPTION
1	20/08/2024	ISSUED FOR INFORMATION

GENERAL NOTES - GENERAL STRUCTURE

- REFER TO ARCHITECTURAL WORKS DRAWINGS FOR ALL DETAILS.
- REFER TO STRUCTURAL WORKS DRAWINGS FOR ALL STRUCTURAL DETAILS.

GENERAL STRUCTURE - LEVEL J

DEPARTMENT OF HEALTH
Tasmanian Government Department of Health

Project Name
TAG - LGH North Mental Health Precinct

Category
LINK BRIDGE - PLANS

Project No.	Client No.	Revision No.
24/000	00-000	00/00000

Scale
1:100 (A1) 100 00

FOR INFORMATION

Drawn by	Rev.
MANA-ARCH-001	01

ARTAS ARCHITECTS
Level 1, 100 Collins Street, Melbourne VIC 3000
Tel: +61 (0)3 9412 1000
www.artas.com.au

Global Link Partnership Pty Ltd

IPU DAY SPACE



WATER CARVED



OXIDATION



HCU DAY SPACE



WATER CARVED



OXIDATION



MAIN LOBBY



WATER CARVED



SEDIMENTATION



MAIN LOBBY



WATER CARVED



SEDIMENTATION



TYPICAL IPU BEDROOM



WATER CARVED



MOSS AND LICHEN



Appendix B: Consultation Summary

NOVEMBER 2025

Northern Mental Health Precinct

Concept designs release

Stakeholder and Community Engagement Summary

Table of Contents

Introduction	37
Project background.....	37
Project benefits	38
Engagement objectives	39
Consultation summary	40
Communication methods	40
Engagement methods.....	40
Who we heard from	42
Participant profiles	42
Conclusion and next steps	46

Introduction

This report summarises the stakeholder and community engagement activities completed to support for the Northern Mental Health Precinct concept design release. Engagement was completed over two periods: following the initial concept design release in October 2024 and following an updated concept design release in October 2025.

The initial concept design engagement period was undertaken over a seven-week period from Friday, 18 October to Friday, 6 December 2024. Activities included:

- a meeting with key sector stakeholders
- online staff briefings
- two community drop-in sessions
- three 1:1 stakeholder consultation sessions
- an online feedback survey.

The updated concept design engagement period was undertaken over a nine day period from Wednesday, 22 October to Thursday, 30 October 2025. Activities included:

- an online staff briefing
- a community information session.

In addition, the engagement activities were supported through the ongoing opportunity to provide feedback and queries via a dedicated project email address and an 1800 phone number.

Project background

The Tasmanian Government is delivering a new Northern Mental Health Precinct as part of the broader Launceston General Hospital (LGH) Precinct Masterplan, a roadmap for the progressive redevelopment of the LGH over 20 years.

The new Mental Health Precinct will feature a 30-bed mental health in-patient unit to replace the current Northside Unit and provide essential community mental health services including a Recovery College and a Safe Haven. The Precinct will also include car parking for staff and consumers to park on the site with easy access to the building and will be connected to the Launceston General Hospital via a link bridge.

Concept design development

An initial concept design for the Northern Mental Health Precinct was developed in consultation with clinicians and mental health lived experience representatives. In October 2024, the initial concept design was released, and feedback was invited from stakeholders, consumers, and the community.

In 2025, the design was updated to incorporate feedback, ensuring the project delivers the best possible outcomes for staff, patients and visitors within the funding provided. In October 2025, the updated concept design was released, and further targeted engagement was undertaken with stakeholders, consumers and near neighbours.

To deliver the project efficiently and effectively, the key changes from the initial concept design released in October 2024 include reducing the building's height from four levels to three, with community mental health services to remain in their current location within the community and the short stay unit remaining within the LGH main campus.

Following the October 2025 consultation period, the project team will continue to work with clinicians and mental health lived experience representatives to finalise the design.

Project benefits

The Northern Mental Health Precinct will deliver a range of mental health services to provide immediate support, brief interventions, education, and assistance for the community to navigate services in a contemporary, home-like environment.

The new Precinct will improve mental health outcomes by enabling the community to access timely care and services and reduce avoidable mental health presentations to our Emergency Departments.

The services available at the Northern Mental Health Precinct have been designed around the individual needs of people, their families and support networks. The services provide respectful and responsive care, valuing the perspectives of those with lived experience and ensuring a central focus on recovery.

The Northern Mental Health Precinct will also play an important role in attracting and retaining mental health services staff to the Launceston region by providing an environment that supports their well-being and professional growth.

Engagement objectives

The purpose of engaging with stakeholders and the community on the concept design of the Northern Mental Health Precinct was as follows.

- Raise awareness among key stakeholders and the community about the concept design for the new Northern Mental Health Precinct.
- Raise community awareness and enhance community confidence in the planning and delivery of mental health and sub-acute service infrastructure while clearly articulating the difference between infrastructure planning and clinical service planning.
- Understand stakeholder and community interests, concerns, and communications preferences and enable constructive feedback opportunities in relation to the elements within the Northern Mental Health Precinct development that can be influenced.
- Engage with directly affected stakeholders on the concept design to understand their needs, values and priorities and refine the design of the Northern Mental Health Precinct.
- Inform stakeholders and the community about how their input will contribute to the final design of the development.

Consultation summary

A variety of communication and engagement methods were used during each engagement period. The communication materials delivered to support this consultation period provided project information, details about the community engagement process and images of concept designs.

Communication methods

Initial concept design release – October 2024

The communications channels used to support the October 2024 consultation were as follows:

- Department of Health website
- Tasmanian Government Public Notice
- Department of Health social media (Facebook) post
- email / Internal news communication
- flyer delivered to properties in the surrounding area of 52 Frankland Street, Launceston
- poster displayed at Northside Mental Health Unit within the Launceston General Hospital and Adult Mental Health and Older Persons Mental Health Service at Canning Street, Launceston.

Updated concept design release – October 2025

The communications channels used to support the October 2025 consultation were as follows:

- Department of Health website
- email / Internal news communication
- flyer delivered to properties in the surrounding area of 52 Frankland Street, Launceston.

Engagement methods

All engagement methods used during this consultation provided an overview of the Northern Mental Health Precinct, images of the concept design, and included the opportunity to provide feedback, ask questions and raise concerns. All engagement activities were conducted at the Consult level of the IAP2 public participation spectrum.

Initial concept design release – October 2024

The following provides detail on the engagement methods used during the consultation in October 2024.

- Stakeholder briefing held on Friday, 18 October 2024, attended by key sector stakeholders.
- Three stakeholder meetings were held on Wednesday, 23 October 2024 with the Northern Older Persons Mental Health, 7 November 2024 with Family Based Care and on 25 November 2024 with representatives from Department of Health (Mental Health North and North West).

- One online staff briefing held on 12 November 2024 for a duration of 30 minutes.
- An online feedback survey was open for the duration of the consultation period. The survey included six questions about the respondent's connection to the area around the project site, what they value about the area and sought feedback on the concept designs. Respondents were offered the opportunity to register interest in being kept informed about the project and provide an email address for future communication.
- Two community drop-in sessions were held at the Launceston General Hospital foyer on 14 November 2024 and 16 November 2024. The community drop-in sessions provided an overview of the project across six full colour display boards and was supported by letterbox flyers that were given to interested stakeholders. Feedback was captured via QR codes that linked to the online feedback survey as well as written down on interaction forms. Attendees were also given the opportunity to register their interest in being kept informed.

Updated concept design release – October 2025

The following provides detail on the engagement methods used during the consultation in October 2025.

- An online staff briefing held on 12 November 2024 for a duration of 30 minutes.
- One community information session was held on 30 October 2025. The community drop-in sessions included a PowerPoint presentation delivered by the Project Manager and was supported by display of the artists impressions and flyers about the project. Feedback was captured via notes during the session. Attendees were also given the opportunity to register their interest in being kept informed.

Who we heard from

The section below provides an outline of the participant profiles for each engagement activity, key feedback themes collected and how they engaged in the process.

Participant profiles

Participant profiles for the initial concept design release (October 2024) are detailed below:

- 29 people attended the key stakeholder meeting, made up of representatives from 12 organisations.
- A total of 10 people from three organisations took part in three stakeholder meetings.
- 14 Department of Health staff took part in the online staff briefing.
- 16 responses were received to the online feedback survey. Of the 16 respondents, one was a local resident, 10 were LGH staff members / volunteers / students, two were local workers, one used the area for recreation and two identified as 'Other'.
- 19 participants attended the community drop-in sessions across the two days. The participants included near neighbours, Department of Health and Launceston General Hospital staff members and members of the public.
- Two enquiries were made to the project 1800 number.

Updated concept design release – October 2025

Participant profiles for the updated concept design release (October 2025) are detailed below.

- Two Department of Health staff members took part in the online staff briefing.
- a total of five participants attended the community information session. The participants included near neighbours / businesses located near the project site.

What we heard

Online survey feedback from the October 2024 consultation demonstrated respondents most value the area's proximity to the Launceston CBD, followed by the range and diversity of the shops, cafes and restaurants and the availability of parking.

Feedback about the Northern Mental Health Precinct concept designs across the two consultation phases demonstrated three key topic areas of significance and importance to stakeholders and the community. These were the mental health services to be provided within the new Precinct, considerations regarding the design of the new Precinct and car parking / traffic.

Mental health services

During the October 2024 consultation on the initial concept design, overall stakeholders and the community responded positively to the services to be delivered from the proposed Mental Health Precinct. Feedback on the mental health services was primarily received from stakeholders working within the Launceston General Hospital and community mental health services and was provided within all available methods of interaction.

Overall, feedback indicated that the provision of increased mental health services for Launceston, the delivery of a new, purpose-built facility with open spaces and views, near the Launceston General Hospital, was highly valued. Feedback also indicated a general perceived need for the facility.

Stakeholders provided consistent feedback about the need for dedicated therapy spaces to be considered within the concept design. This included spaces for group therapy and one-on-one consultation rooms for use by both the community and in-patients, as well as spaces for alternative therapies.

Health and mental health service stakeholders demonstrated a strong interest in the types of services to be delivered from the new Precinct.

Other specific feedback from individual stakeholders included the perceived need for an Electroconvulsive therapy suite, interview rooms and dedicated spaces for registrars and medical officers.

There was no stakeholder or community feedback regarding mental health services provided during the October 2025 consultation period.

Design considerations

During the October 2024 consultation period, stakeholder and community feedback on the concept design was provided through all available methods of interaction, with variations in feedback across the groups. Health and mental health service stakeholders demonstrated a strong interest in the proposed location of their service within the building and specific design considerations. Community feedback on the concept designs demonstrated an interest in the impact of the new building on near neighbours and the local area.

Overall, the concept design shared with stakeholders and the community in October 2024 was positively received and the facility welcomed. Specific positive comments about the design including the elevated site, the courtyard space, northerly aspect and availability of views. The size and height of the proposed building was also positively received, as was

the set back from neighbouring properties, the retention of the car parking space and existing oak trees on the northern side of the proposed building. However, two residents raised concerns regarding their properties being overlooked from the facility.

Several mental health service stakeholders noted that the design of the new facility should consider youth consumers, to ensure it is a welcoming and accessible space for this cohort.

In addition, several stakeholders noted the critical need for the Mental Health Precinct to include a quieter pod or area with full assist ensembles to meet the specific care requirements of older people and to ensure their privacy, safety and comfort.

Two stakeholders raised concerns about the location of the High Dependency Unit facing Frankland Street, with another noting it will be important that no one can see into the facility from the outside.

There was interest in, and support for, the proposed link bridge to the Launceston General Hospital. Two stakeholders raised concerns about the purpose and use of the link bridge to be considered in the next stage of the design process.

Other specific feedback from individual stakeholders included concerns about the location of, and allocated space for the different mental health services within the building. Occupational Therapy program facilities, the lack of a depot clinic within the design, community and visitor amenities and outdoor areas were also raised.

Feedback received during the October 2025 consultation was neutral to positive overall. One stakeholder noted the home-like environment aspect of the design and queried how this would be achieved. Another queried the building's height relative to the previous design. A further query was raised about the initial concept design and privacy concerns due to the positioning and design of the windows. It was noted the updated design appeared to have improved privacy both for local residents and health consumers. In addition, one stakeholder noted a concern about the security of the courtyard areas adjacent to residential properties.

A local resident raised a concern about the current design for the Balfour Place car park exit requiring the removal of a heritage-listed oak tree, noting it will reduce privacy and impact visual amenity of the site.

Car parking / traffic

Feedback from the October 2024 consultation demonstrated that car parking and traffic management in and around the proposed project site, and within the concept design, is a topic of importance for stakeholder and members of the community.

One local resident queried the continued use of Balfour Place as a one-way exit from the site, raising concerns over the safety for residents and the impact on traffic entering Balfour Street at peak times.

During the October 2025 consultation, several stakeholders provided feedback on the planned entry and exit for the building, with interest in the ongoing use of a one-way exit into Balfour Place rather than entry and exit onto Frankland Street. Feedback included concern about the use of Balfour Place during construction and interest in whether the three parking spaces will be retained.

Car parking was of interest to one stakeholder whose business utilises the Viewpoint Car Park, and interest in understanding when the car park would be closed to the public.

Conclusion and next steps

Overall, stakeholders and the community across all engagement activities during the October 2024 initial concept design release and the October 2025 updated concept design release consultation periods were positive about the designs for the Northern Mental Health Precinct. Feedback demonstrated that stakeholders and the community welcome the development and perceive it as valuable and are interested in gaining further information on topics of interest as the project moves toward construction.

Topics of significance and importance included the types of services to be delivered within the Northern Mental Health Precinct and the location of these services within the building. Other important topics included other specific design considerations such as outdoor spaces, height of the building, the removal of a tree, traffic flow around the new Precinct and car parking.

All feedback provided on the concept design of the Northern Mental Health Precinct has been, and will continue to be, considered in the final design process for the project.