

Department of Justice



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# **BURNIE COURT COMPLEX MOOREVILLE ROAD REDEVELOPMENT**

## **SUBMISSION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

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*December 2021*

## TABLE OF CONTENTS

<b>I. EXECUTIVE SUMMARY .....</b>	<b>4</b>
1.1 DOCUMENT PURPOSE.....	4
1.2 OBJECTIVES .....	4
1.3 PROJECT BUDGET .....	5
1.4 PROJECT PROGRAM .....	5
1.5 GENERAL PROJECT SCOPE .....	5
1.6 DESIGN APPROACH .....	7
<b>2. PROJECT DEFINITION .....</b>	<b>7</b>
2.1 PRIMARY OBJECTIVES .....	7
<b>3. NEED FOR THE PROJECT.....</b>	<b>9</b>
3.1 EXISTING FACILITY .....	9
3.2 THE SERVICE .....	10
3.3 NEW FUNCTIONALITY.....	11
3.4 PROJECT RISK MANAGEMENT .....	18
<b>4. CONSULTATION AND GOVERNANCE.....</b>	<b>20</b>
4.1 CONSULTATION.....	20
4.2 GOVERNANCE .....	21
4.3 PROJECT USER GROUPS .....	21
<b>5. ADDRESSING THE NEED .....</b>	<b>23</b>
5.1 DESIGN PHILOSOPHY .....	23
5.2 ARCHITECTURE AND INTERIORS .....	23
5.3 ENVIRONMENTALLY SUSTAINABLE DESIGN .....	24
5.4 BUILDING SERVICES DESIGN.....	25
<i>Mechanical .....</i>	<i>25</i>
<i>Electrical .....</i>	<i>25</i>
<i>Lighting .....</i>	<i>26</i>
<i>Data and Communication.....</i>	<i>26</i>
<i>Technology in courts .....</i>	<i>26</i>
<i>Security .....</i>	<i>26</i>
<i>Fire/Smoke Detection.....</i>	<i>26</i>
<i>Fire Hydrants and Emergency Lighting.....</i>	<i>27</i>

<i>Fire Hose Reels</i> .....	27
<i>Sewer</i> .....	27
<i>Stormwater</i> .....	28
<b>6. PROJECT SCHEDULE AND BUDGET</b> .....	<b>29</b>
6.1 PROJECT SCHEDULE .....	29
6.2 PROJECT BUDGET .....	29
<b>7. RECOMMENDATIONS</b> .....	<b>30</b>
<b>8. APPENDIX A – PROPOSED DESIGN</b> .....	<b>31</b>

## I. EXECUTIVE SUMMARY

### I.1 Document Purpose

The purpose of this document is to inform the Parliamentary Standing Committee on Public Works (PSCPW) of the need for the proposed project and how the design of the works will address this need.

The document includes the following:

- confirmation that the proposed investment in infrastructure is the most appropriate means to support and promote the rule of law by ensuring an effective, efficient and accessible justice system;
- evaluation of the suitability of the proposed design; and
- discussion of ‘value for money issues’ relating to the design and construction of this project.

### I.2 Objectives

The proposed Burnie Court Complex redevelopment project will deliver access to an increased volume and range of justice services to the local community. This will also position the Burnie Court Complex to meet both increasing and changing demand into the future. A functional, fit-for-purpose, contemporary court facility is important for the Burnie community. All members of the public can – and do – access the State’s court facilities on a daily basis. Whilst some of those accessing the Court are more vulnerable and have charges to answer, many members of the community are accessing their workplace. Accordingly, the proposed project is designed for all Tasmanians.

In summary, the proposed work involves:

- new combined courts registry and administration spaces;
- one (1) new Supreme Court, and associated chamber and jury space;
- two (2) new Magistrates Courts, with associated chamber spaces;
- facilities to enable transient and permanent legal and support persons to work on the site;
- a new protected and vulnerable witness area away from the main public area;
- a new custody centre, for short-term holding of persons in custody;
- secure parking for Judges, Magistrates, jurors, and certain staff members;
- modern public waiting and gallery areas and significantly improved disability access and facilities;
- new and upgraded building services and equipment; and
- state of the art audio visual (AV) and connective technology within the courts and meeting spaces.

The interactive technology and infrastructure options will provide for an improved and supported experience to a broad range of the community, when using court facilities.

### 1.3 Project Budget

Funding of \$40 million has been provided to redevelop the old Mooreville Road University of Tasmania site into the Burnie Court Complex. Current project cost planning confirms that the project can be delivered within this budget.

### 1.4 Project Program

Design and tender documents are scheduled for completion in February 2022, with the tender expected to be advertised in March 2022. Subject to the required approval and procurement processes, construction will commence in May 2022. The construction program is scheduled to take approximately 18-20 months, with Practical Completion estimated by December 2023. Completion of the Defects and Liability Period is expected to be 12 months after Practical Completion.

### 1.5 General Project Scope

The project scope encompasses a nominal floor area of 3838.5m<sup>2</sup> of new building and refurbishment works to the old University of Tasmania Library building (block D) on the Mooreville Road campus. A series of maps showing the proposed design of the works are included as Appendices. Upgrades to existing building services will be completed where possible to complement the installation of new building services required to facilitate the proposed works.

Specifically, the redevelopment will include:

#### GROUND FLOOR

- Main entry/exit with security check point and security staff accommodation.
- Main Public Reception for shared registry access.
- Shared court registry, with associated office spaces and staff breakout area with amenities.
- Refurbished public amenities.
- Central public waiting gallery space.
- Magistrates Chambers.
- Jury deliberation, breakout space and amenities.
- Secure access for Judges and jurors.
- Shared flexible meeting spaces.
- Court support services office and shared meeting spaces.

- A new Judges' access lift and fire stair access to level 1.
- New plant room area, under the custody centre.

## FIRST FLOOR

### Main Building Alterations and Additions

- One new Supreme Court.
- New chamber and office accommodation for Supreme Court Judges, Associates and Attendants.
- Two new Magistrates Courts.
- New off-court meeting spaces for all court rooms.
- Primary public waiting gallery.
- Transient legal representatives' office accommodation and breakout space.
- Shared meeting spaces.
- Protected and vulnerable witness area, including remote court access spaces, breakout lounge area and amenities.
- Secure evidence store.
- Security service desk and monitoring station and IT Room.

### New Custody Centre

- New secure sally port to cater for three custody vehicle arrivals.
- Person in custody entry airlock and processing space.
- Secure interview space for persons in custody to meet with legal representatives.
- Five new holding cells, including multi-person cell and disability access compliant cell.
- Staff office and amenities.

### Traffic Management and Pedestrian Access

- The site design will support all court users to access and egress onto Mooreville Road.
- Traffic will be directed to the secure or general parking areas via single and co-directional management.
- Secure access for the custody centre and key users will be managed at the end of the drive via controlled access gates.
- Pedestrian access will be available to the front of the Court building from the adjacent car park or the public transport point on Mooreville Road at the front of the site.

## 1.6 Design Approach

All work concerning the relocation of the Burnie Court Complex to the old University of Tasmania site on Mooreville Road must comply with the requirements of Statutory Authorities, standards and regulations having jurisdiction over the work as well as any impending statutory changes that are known to each Statutory Authority at that time.

The new Burnie Court Complex will make use of the existing building structure, while making necessary alterations and additions to the building to form new Supreme and Magistrates Courts and associated registry, court and legal support space, along with modern public lobby spaces and custody facilities. The work undertaken will support current civil and criminal court operations and be adaptable to the ongoing demand and requirement of the public to have access to justice services on the North West Coast. The site of the new Burnie Court Complex has room for further expansion into a modern, multidisciplinary justice precinct. The site has the potential for future permanent colocation (subject to funding and other approvals) of other justice services, such as the Tasmanian Civil and Administrative Tribunal, the Federal Circuit and Family Court of Australia, Community Corrections, the Office of the Director of Public Prosecutions, Tasmania Legal Aid, and allied services.

All design and construction work must conform to the current National Code of Practice for the Construction Industry, including the Tasmanian State Annexure.

Referring to National Construction Code (NCC) Table B1.2a - Importance Levels of building and structures, the Department of Justice considers the proposed Burnie Court site to fit into Importance Level 3 classification. Facility design must comply with requirements of this classification.

All design and construction works must be inspected by the relevant Statutory Authority or relevant private practitioner and a certificate of approval that permits occupancy shall be obtained.

## 2. PROJECT DEFINITION

### 2.1 Primary Objectives

The University of Tasmania D Block building was originally built in 2007 and has been used by the University as a library, cafeteria, gym and staff meeting space for the past 13 years, ahead of the relocation to the new West Park University Campus.

The Department of Justice has acknowledged that ensuring access to justice in the North West of Tasmania requires the modernisation of existing facilities in Burnie to meet both current and future day functional and operational requirements. The old University campus, and D Block in particular, has been identified as ideal to accommodate this modernisation of the service.

The proposed redevelopment work and relocation of court operations anticipates achieving the following objectives:

- create an environment that exceeds quality and safety requirements for judicial officers and legal representatives, staff, court users and the wider community;
- improve and modernise access to justice for the North West region of Tasmania, and enhance the public's experience in accessing a range of services;
- improve efficiency through the reduction of pending matters before the courts;
- support a contemporary approach to justice with flexibility of space for various court processes across jurisdictions;
- the amalgamation of Supreme Court and Magistrates Court Registries;
- the creation of a purpose built custody centre to safely manage persons in custody;
- integration of technology into court spaces, and associated support areas;
- provide a safe environment for staff and the public, including future maintenance; and
- meet evolving and future justice needs.



### 3. NEED FOR THE PROJECT

#### 3.1 Existing Facility

The current Burnie Court Complex in the Burnie Central Business District (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 building is three storeys, constructed using concrete and brick, in 1969. The structural formwork that concrete was poured into 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 Court 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 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:

- some 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;
- workflow issues dictated by the existing building compromise efficiency and best practice;
- public access issues resulting in “bottlenecking” and reduced efficiency and security of the building;
- rigid existing structure, not fit for effective refurbishment; and
- non-compliant or only partially compliant disability access and facilities.

Key risks associated with the current deficiencies outlined above will be eliminated with the relocation and development of a new building, 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 North West community. Without intervention, the current Burnie Court Complex is at risk of becoming an outdated community building that is no longer representative of the region’s social wellbeing and economic profile.

### 3.2 The Service

The courts building in Burnie was built in 1969 and is no longer fit for purpose. The building houses both the Magistrate Court of Tasmania and the Supreme Court of Tasmania, civil and criminal jurisdictions. The volume of matters being dealt with in the Magistrates Court has significantly increased and the two Magistrates Courts have, in turn, increased the number of matters heard in the Supreme Court. The manner in which matters are heard has also changed significantly since the building was constructed.

The current site 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. 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. This does not meet contemporary community expectations and a lack of amenity for Tasmanians living with disability does not align with Departmental values. Visibility of court electronic screens is difficult as their placement is hampered by existing structures. There is limited space for court clerks to work in court and access is often fettered by screens and other equipment that needs to be moved around the courts. Similar issues present for the Supreme Court, with the additional issue of limited jury space.

### Magistrates Court

The Magistrates Court 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 court building.

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. There are no dedicated spaces for counsel or court support staff to be able to brief clients and privately undertake their paperwork, etc. The registry space has been altered as much as it can to accommodate these needs but remains inadequate.

The registry in the current site is not fit for purpose. There is inadequate space to locate all staff in one area. There is inadequate storage space that is accessible for staff on a daily basis. The staff kitchen is currently located in an old cleaning cupboard and the staff lunchroom doubles as file storage. Magistrates' chambers are dated and Chamber One opens directly onto the court, thus posing a significant security issue.

### Supreme Court

The Supreme Court is responsible for the timely and just resolution of civil and criminal matters. The Supreme Court has unlimited jurisdiction in criminal and civil matters and acts as a Court of review for the Magistrates Court and a range of other decision making bodies. There are two main functional groups within the Supreme Court – the Judiciary and the Administration, which includes the Registries. As with the Magistrates Courts, improvements and developments in technologies, processes and the recent appointment of a new Justice who will be based in Burnie, increasingly highlight the limitations and functional inadequacies of the current site.

There are also custody cells on the site, however these are only used on trial days and are managed by the Tasmania Prison Service.

The Mooreville Road site will address many of the issues currently faced by the Magistrates Court and Supreme Court in Burnie. It will also improve:

- Access to services in order to support the Court processes.
- Court environments, including through the introduction of contemporary support technologies.
- The administration of justice by providing a modern and contemporary Court facility.

## 3.3 New Functionality

### The new site

In July 2019, the Department of Justice (the Department) endorsed a preferred concept design for an upgrade to the existing Burnie Court Complex. However, as noted above, further investigations

on site confirmed that the upgrade of the Burnie Court Complex was unable to proceed in a safe manner while the building is occupied.

In the second half of 2019, the Department undertook an options analysis investigating potential alternatives to proceed with the Project due to the operational impact of removing the asbestos, which would lead to significant disruption to court services for Burnie. These options included 1) maintaining service delivery from the existing Court Building during construction; 2) decanting to another local premises while the refurbishment was undertaken; 3) development of a new facility on another site and 4) alternate service delivery from another remote location e.g. Devonport or Launceston during refurbishment.

Based on these options, the Department undertook a local property investigation to try and identify any court-suitable locations but no suitable properties in central Burnie were identified. The main limiting factors to identify a suitable replacement was the essential requirements to provide controlled access to the variety of court users that includes the public, members of the jury, Departmental staff, members of the judiciary, Corrections and Police Officers. In addition the room heights for court processes are difficult to duplicate in an existing building. During the investigations however, the University of Tasmania Cradle Coast Campus at Mooreville Road became available and was deemed likely to be suitable for conversion. Both the Chief Magistrate and Chief Justice were supportive of exploring this option at the Mooreville Road site.

### Site works

The site sits at the northern end of Mooreville Road in Burnie. There are currently four University of Tasmania campus buildings located on the site, all of which will be fully vacated by the end of 2022.

Significant work is required to the Mooreville Road facilities to bring these to a standard commensurate with a modern court facility, however, this will result in a larger, contemporary standard that could not have been achieved at the present Burnie Court Complex. One of the key benefits of the Mooreville Road site is the potential for development of a justice precinct.

The Department has identified the newest of the four buildings, Building D, in which to house the Burnie Court Complex into the future. The building has direct access to the existing parking area that will provide the required amount of public and staff vehicles to meet the planning scheme. With some modification and the addition of a secure fence to enclose the area of parking at the western end of the building, a secure parking area for Judges, Magistrates, certain staff and empanelled Jurors will be provided. Additional parking spaces will also be added to the main parking area to accommodate potential future use and development of the remaining buildings. Suitable accessible pathways will be included as part of the landscaping design for the site, to ensure persons using public transport with prams and/or mobility aids will be able to safely gain access to the Court building.

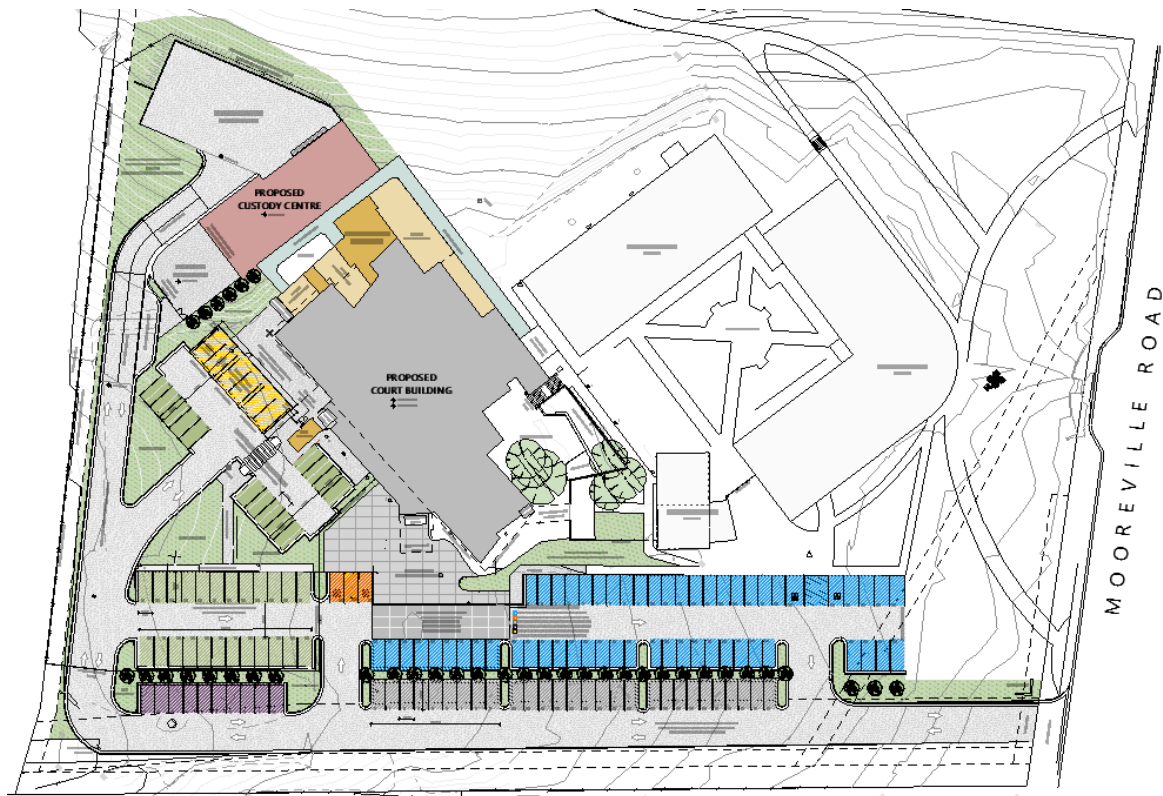
There is currently a small forecourt area that leads to the entry of the building. It is envisaged with the re-alignment of the building entry and the change of use, this area shall be re-designed and aligned to provide a more civic entry to the court building that will also encompass features that will protect the building façade into the future.

The custody centre will require a new access road to allow for custody vehicle access. This will require a turning area to be provided which will involve an amount of excavation to cut into the

existing hillside. The design philosophy is to limit retaining walls and instead use appropriately battered, landscape banks.

Access for pedestrian traffic to the site will be maintained through the existing footpath network on the site from Mooreville Road through to the building. Directions signage will be included in the contract to accommodate this movement.

*Proposed schematic of the site shown below*



### Ground Floor

In order to support the establishment of the three court rooms within the facility, for the efficient administration of justice, it is important to accommodate a number of associated support areas on the ground floor that will allow the building to function efficiently and provide safe, secure access to services for the public.

The majority of the ground floor work will be contained within the building footprint, with a small extension to the north-west, to cater for the jurors' area, secure building access for the Judiciary, night court access and plant room space.

The proposal provides the following on the ground floor:

- New, re-aligned entry foyer.
- Upgrade of existing stairs to meet ASI428:2009 – Design for access and mobility standards.



- New public reception area to the combined Magistrates Court and Supreme Court Registry.
- New combined open plan registry area, with direct access to additional private office and meeting spaces, utility areas and storage.
- Supreme Court transcribers' room.
- Compactus and weekly storage space configured to allow court staff to plan and operate court files for court proceedings, along with archive file storage space.
- Registry staff breakout area including fit for purpose staff amenities, kitchenette, locker space and secure access into the building.
- Magistrates chamber area including secure access area and lift access to level 1, common breakout area and access to the executive assistant and court clerk's office.
- Jurors' accommodation and deliberation area including amenities and kitchenette space.
- New secure access point for Supreme Court Judges and jury, including new lift and stair access to Level 1 court areas.
- Large meeting spaces suitable for short term use by committees or Tribunals, and potentially the Federal Circuit and Family Court of Australia.
- Court operations staff shared office space.
- New security accommodation, including a weapons discharge room for Tasmania Police, storage and amenities for security personnel. The security area is located to provide direct access to the security checkpoint of the building and provide clear view through the ground floor public lobby area.
- Minor refurbishment of the existing general and disability toilet amenities including the allowance for new ambulant cubicles.
- New law library area.
- Provision of office and meeting space for court support services including Youth Justice, Family and Victims Support Services and other community or legal support services.
- Refurbishment of the existing foyer space including the addition of a new public access stair to level 1, private waiting spaces and open, flexible waiting areas.
- Allocation of IT rack space in the existing services room.

*Proposed schematic of Ground Floor shown below*



### Level I

The existing level I footprint, form and proximity to the ground level externally on the north-western end of the building, lends itself to modification to form three court spaces all with level connection to a new custody centre which locates itself off the end of the building to ensure cross over between the Judiciary, court staff and legal representation is eliminated, while also providing separate vehicle access for custody vehicles.

The proposal provides the following within the existing building refurbishment:

- New access from the ground floor via a central public stairway. The existing floor void will be partially infilled.
- Refurbished existing lobby space for the public waiting for courts, including flexible open spaces and private screened waiting areas.
- Modification and refurbishment of existing office areas into new transient legal spaces for Tasmania Legal Aid, the Director of Public Prosecutions, Police Prosecutions and legal practitioner hot desking. This area will also include a breakout and kitchenette space.
- Private and securely accessed area for protected and vulnerable witnesses including acoustically rated remote witness rooms, breakout space with tea making facility and separate quiet room.
- New security monitoring station centrally located to view public waiting areas.
- A series of meeting spaces will also be provided on level I with close proximity to court rooms and the legal representative area.
- New IT services room.

- The existing lift and stair access from the ground level will be retained and upgraded as required to meet current standards.
- Existing Access and Mobility toilets and single toilets will be retained.

The proposal will include the following new build works that will partially utilise the existing Level 1 floor slab to support new construction and addition to the building:

- A new Supreme Court will be constructed on the existing slab. It is proposed that the existing building structure be removed in this area to allow for the construction of a new Supreme Court at a greater height than the current building with allowances for acoustic and thermal treatment to meet the Building Code.
- A new building extension will be constructed between the Supreme Court and the Magistrates Court areas. This will cater for Supreme Court Judges' chambers, Associate and Attendant offices, jury circulation, a new access lift and stairs for Judges, Magistrates and jurors.
- External to the new extension will be a new custody centre building linked to the main building with a secure custody link way to allow for the appropriate circulation of persons in custody from the custody centre through to each of the court spaces.
- A new evidence store will also be included in the building extension to complement the file storage areas provided in the registry area on the ground level.
- Two new Magistrates Courts with public access through designated sound lobbies to reduce noise from the public waiting area, direct access for Magistrates from their ante-room and direct access from the custody walkway to docks for persons in custody.
- The external walls will be partially reconstructed and the roof re-constructed to allow a greater height than the current building provides through both court rooms. This will also provide an opportunity to thermally and acoustically rate both spaces in the areas, re-using existing building structure.
- The Magistrates Courts will each have access to one external meeting space.
- Magistrates will access the court area through a designated lift from their chamber area on the ground level. This will deliver Magistrates directly to a new ante-room located between each court space.



*Proposed schematic of Level 1 shown below*



External to the main building and extension will be a custody centre for the day holding of persons in custody due to present in court, and the transfer of persons into custody from the courts. This centre includes the following:

- New secure vehicle sally port capable of accepting three custody transport vehicles at any one time.
- The sally port will also include provision for a secure firearms storage room, custody shower and toilet.
- Persons in custody processing area.
- Central airlock and circulation space to allow clear open circulation and view of the holding area.
- Five new holding cells to meet standards recently adopted by the Department of Justice in facilities around Tasmania. All holding cells will have glazed fronts for ease of supervision with a robust internal fit-out.
- Staff facility for the accommodation of transient Tasmania Prison Service staff with the area having good visibility through to the custody area, an access compliant water closet (WC) and shower, and kitchenette space.
- The custody centre will be connected to the main building and in particular the court rooms with a simple secure custody walkway network, with the inclusion of holding rooms at the entrance to each court room space.

*Proposed schematic of Custody Centre shown below*



### 3.4 Project Risk Management

#### Market unpredictability

The Tasmanian construction industry is currently in a period of boom and buoyancy due to the volume of construction work being undertaken or forecast to commence in Tasmania. Based on recent market feedback provided by the Quantity Surveyor, the Department understands that construction prices for Northern Tasmanian projects are currently receiving tender prices which are between 20% and 40% over budget. Despite these financial challenges, the Department is confident that it has appropriate budget management strategies in place that will allow it to manage any escalation costs over the life of the project.

#### Functionality in design to manage circulation of different cohorts

The existing building's double storey central gallery area lends itself to accommodating a large number of cohorts. The new design has retained the majority of this area to enable the ability to cater for these people during busy court days, but also provide the flexibility to divide different cohorts into more secluded areas. This is important to allow for the administration of justice to

occur unencumbered by the chance meeting of members from differing cohorts which may cause issues with legal processes.

Careful planning of these spaces, along with the clever design of way finding signage, will allow for cohorts to be directed to specific areas of the building upon arriving through security.

### Security Review

Security of the building and its users is of key importance. The Department has engaged Alexander James and Partners to complete a security design review and provide ongoing advice to the design team. This includes advice on the security areas and public entrance point, secure Registry and court staff access and egress, Judges, Magistrates and juror access and egress, protected witness area access, access to and from the custody centre for custody vehicles, and secure car parking entry points. Alexander James and Partners will also provide advice on and review the Closed Circuit Television (CCTV) and surveillance systems designed for the building and landscaping elements.

## 4. CONSULTATION AND GOVERNANCE

### 4.1 Consultation

Formal engagement with key stakeholders commenced in December 2020 to ensure they are informed and are able to provide feedback about key developments over the life of the project. A Burnie Courts Stakeholder Reference Group, comprising representatives of the following stakeholder groups, has been established and meetings are held quarterly:

- The Supreme Court
- The Magistrates Court
- Law Society of Tasmania
- Director of Public Prosecutions
- Tasmanian Bar
- Burnie City Council
- Tasmania Police
- Tasmania Legal Aid
- Community Corrections
- Tasmania Prison Service
- Staff of the key Outputs
- Community and Public Sector Union
- United Workers Union

Representatives from the majority of these stakeholder groups have participated in discussions to inform the schematic design. Their continued input plays an important role during the Design Development phase of this project, ensuring that a consultative approach maximises the desired outcomes for this project.

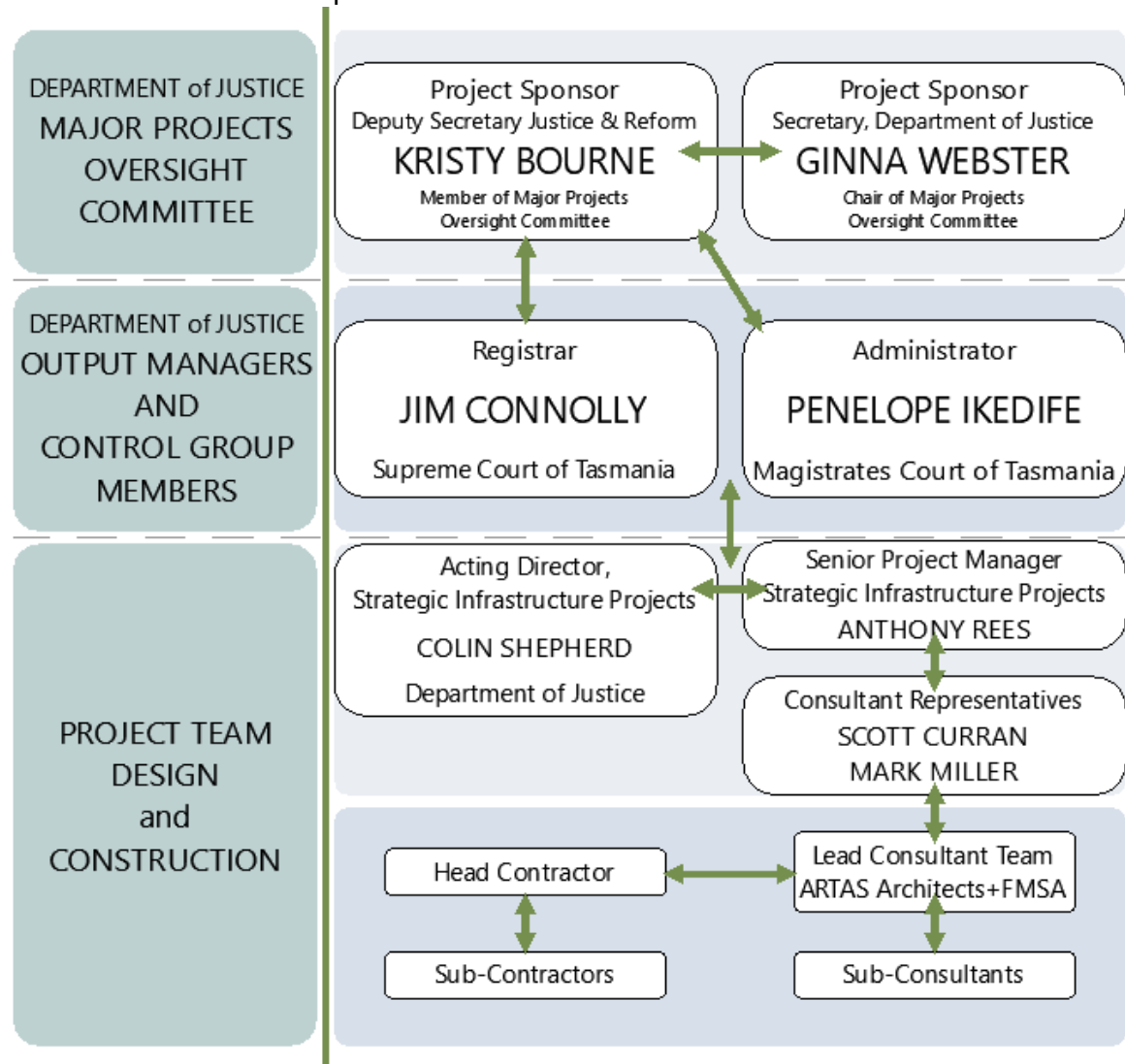
Reference Group meetings have also been held quarterly comprising the following three key groups:

- **Group A** – Judges and Magistrates;
- **Group B** – Supreme Court, Magistrates Court, Law Society, Director of Public Prosecutions, Tasmanian Bar Association, Burnie City Council, Tasmania Police, Tasmania Legal Aid, Tasmania Prison Service, Community Corrections; and
- **Group C** – Staff, Community and Public Sector Union (CPSU), United Workers Union (UWU), Police Association of Tasmania (PAT).

Community consultation will occur throughout the Development Application process to allow all interested parties an opportunity to provide input.

## 4.2 Governance

The following diagram illustrates the Major Projects Oversight Committee, Project Team and Consultant Team relationships.



The Major Projects Oversight Committee, comprising the Northern Justice Program Steering Committee, have been meeting as required to enable the project to evolve in line with the project timeline, providing an adequate consultation phase and sufficient time for contract documentation and project procurement to be prepared.

## 4.3 Project User Groups

The user groups for the project were established by the project team, informed by the development of a communication strategy, following the engagement of the consultant team for the Burnie Court Complex relocation capital investment project. This allows key stakeholders to come together and provide advice in relation to the design of the redevelopment.

The communication strategy identified key groups of building users and helped facilitate the planning of smaller workshops for associated user groups to allow for structured sessions, focusing on smaller, defined sections of the building works. The workshops were chaired by the Department's Strategic Infrastructure Projects team and membership included people with the knowledge and skills needed to oversee the management of these areas and the design process of the redevelopment, including members of the ARTAS/FMSA consultant team.

The workshops were conducted over a number of months and included leaders from the Department of Justice, Supreme Court of Tasmania, Magistrates Court of Tasmania and identified key user groups including the following:

- Registrar, Supreme Court and key Supreme Court staff members
- Administrator of the Magistrates Court and key Magistrates Court staff members
- Justices and Magistrates Representatives – Nominated by the Chief Justice and Chief Magistrate
- Tasmania Prison Service – Director of Prisons
- Department of Public Prosecutions
- Tasmania Police
  - Prosecution
    - Operational
    - Administrative
- Tasmania Legal Aid
- Community Corrections, and
- Youth Justice Service.

#### 4.4 Design Approval

At its September 2021 meeting, the Department's Major Projects Oversight Committee endorsed the project schematic design.

At these meetings to date, all desired project outcomes have been tabled, discussed, and then reviewed for compliance with the endorsed project commissioning brief and service model. This consultative approach has resulted in a design that allows all of the desired outcomes to be achieved and provides sufficient flexibility for future expansion. Final sign-off of the documented plans has been undertaken in consultation with the services to ensure all their needs are addressed.

## 5. ADDRESSING THE NEED

### 5.1 Design Philosophy

The Burnie Court Complex relocation project is an opportunity to provide a contemporary court and justice facility that will address the current, and significant, functional and operational shortfalls of the existing facility. Extensive consultation with all major stakeholders in developing the design will result in a modern Supreme and Magistrates Court complex that will provide safe, simplified and improved access to justice for the North West coast community.

The replacement of the current Burnie Court Complex is a key priority for the Department and was identified in the Department's most recent Strategic Asset Management Plan. The project will:

- Provide a facility that enables contemporary service delivery and improves access to justice;
- Enable the Department to take a long-term, whole of agency strategic approach to providing justice services on the North West Coast;
- Deliver a modern facility that will be economically and environmentally sustainable; and
- Provide a safe, secure and humane environment for all users of the building, including persons in custody.

### 5.2 Architecture and Interiors

Refurbishment works to the predominantly public facing facades (south-west and south-east) seen on approach from the main site entry off Mooreville Road, will adapt the bold and linear form of the existing building and its structural grid to transform it into a formal yet welcoming justice facility representative of its civic purpose.

Lightly coloured masonry blockwork will provide a robust anchor for the building at ground level, with the strong, dark painted lightweight cladding of level 1 'peeling' away from the façade, acting as a navigational tool to the main entry. Full height timber look batten screening will be located on the southeast corner of the building to provide privacy to areas dedicated to protected and vulnerable persons in addition to office and administration zones.

New construction works for the court rooms and their associated zones will require an increase in height to the western portion of the building to meet the volumetric needs of these rooms and their mechanical services. This additional height will be set back from the main façade and is clad in a lightweight metallic material to reduce the overall visual bulk and mass of the building.

Compressed fibre cement sheet cladding, masonry block work and precast concrete panels have been chosen as the primary external materials, due to their durability and low maintenance characteristics in addition to fire, acoustic and insulation values. These materials are readily available, cost effective and quick to install. Colour selections of neutral shades of white and black with hints of natural timber throughout, have been chosen to complement the existing buildings onsite and the surrounding landscape.

The majority of construction materials selected are commonly used in local construction and are readily available. They have been selected with consideration to current and ongoing global material



and supply chain difficulties. Where feasible, options for alternative materials and construction methods have been explored to minimise risk to the project e.g. light weight steel framing has been chosen throughout in lieu of traditional timber framing due to the global shortage of timber products.

The internal layout has been greatly informed by operational flow, as well as the aim of increasing security efficiencies, safety, and ease of operation. Public wayfinding is an important factor in the interior design component of the project with the utilisation of finishes to define spaces, achieving delineation between public, private and staff zones.

An organic colour and material palette has been adopted to provide a link to the natural environment and soften the angular form of the building. The muted hues will add a calming quality to an often-busy environment which, teamed with a sophisticated selection of quality furniture and joinery, mean the public areas will be both aesthetically pleasing and robust.

Innovative joinery design, technologically advanced furnishings and a high level of finish will ensure courtrooms, chambers and court support areas are functional, contemporary, and visually appealing.

This facility will continue to provide access to justice services to North-West Tasmania for all age groups and various levels of ability. The design addresses access issues that are present at the current court site, is compliant with the Disability Discrimination Act (DDA) and workplace standards requirements.

### 5.3 Environmentally Sustainable Design

The Tasmanian Government has set an energy consumption reduction target of 60% across all Departments by 2050. This facility has been designed to incorporate integrated low energy consumption and sustainable features to support this aim. The environmentally sustainable development features of this building include the following:

- Inclusion of energy efficient light systems.
- All unglazed walls, ceiling and roof cavity spaces are insulated and sealed to meet and in some areas, exceed Building Code of Australia mandatory requirements to mitigate heat loss and gain fluctuations.
- The introduction of energy efficient mechanical heating and cooling systems to the building.
- Appropriate use of double-glazing to avoid excess heat gain and loss with the added benefit of providing internal acoustic comfort to all areas of the building that are occupied by staff and visitors.
- Durable and low maintenance materials.



## 5.4 Building Services Design

### Mechanical

The primary design aim of the mechanical services including the heating, ventilation and air conditioning systems (HVAC) is to provide a safe, efficient and comfortable environment ensuring optimum thermal comfort for all staff and the public. Ongoing COVID-19 requirements will be incorporated as required.

All new mechanical infrastructure will be accommodated as follows:

- New dedicated plant rooms located to service each level complete with zone fan coil units;
- Thermal plant located in dedicated external enclosure;
- Four (4) pipe heating and chilled water reticulation; and
- Web-based building management system.

This approach will allow for the following objectives to be achieved:

- To provide solutions that meet the Department's custodial requirements and objectives for the project;
- To provide a safe environment for staff and the public, including future maintenance;
- To provide solutions that supports the architectural intent for the project;
- To produce cost-effective solutions that offer 'best value' to the client;
- To provide comfort conditions, including careful consideration of air distribution; and
- To provide an energy efficient design.

All mechanical services are designed to provide cost effective, convenient, safe, serviceable and durable systems at all times during their use.

All areas have been designed with fully ducted systems, with acoustic properties to adapt to the nature of each part of a court precinct.

### Electrical

The existing TasNetworks power supply will be maintained to the site (dependent on final maximum demand calculations).

The existing main switchboard will be upgraded to cater for new development and separation of power infrastructure to the remainder of the site.

A new generator, adjacent to the ground floor plant room, will be provided to provide backup power to the courts and custody centre and other essential services to the building.

### Lighting

LED Lighting will be provided throughout the facility. Lighting Levels will be provided to AS:1680 Interior and workplace lighting

Digital Addressable Lighting Interface (DALI) lighting control will be provided with critical areas of the building, including courts room and large meeting rooms.

Lighting in other areas will be controlled by localised switching in general areas with motion sensor control.

Digital Addressable Lighting Interface (DALI) monitored exit and emergency lighting system complying with AS: 2293 Emergency escape lighting and exit signs for building will be provided through the proposed works.

New external lighting will be provided to the new and modified car parks and new entry road to the custody centre.

### Data and Communication

All new data systems will be supplied and installed in accordance with Department of Justice, Information Technology Services specifications.

A monitored intercom system will be provided within the custody centre between the cells and custodial officer's monitoring station.

### Technology in courts

The courts will be provided with a fully integrated audio/visual system in accordance with the Department of Justice's requirements. The Department's Astria project, a new generation software solution to improve court focused information and documentation for court users, will be integrated into the project to provide an enhanced technology experience within the courts.

### Security

A new integrated security, access control and CCTV system will be installed throughout the development.

### Fire/Smoke Detection

A new addressable fire detection system will be installed throughout the development.

A VESDA early warning smoke detection system will be installed within the custody centre holding cell area.

### Fire Hydrants and Emergency Lighting

Existing fire hydrants to be relocated/ replaced as required for new internal building layout and new external fire hydrants to be installed for coverage to new buildings in accordance with NCC and AS2419 Fire Hydrant installations for Buildings.

Emergency escape lighting and exit signs for buildings or in line with any fire engineering report performance solutions being proposed to AS2293.1 Emergency escape lighting and exit signs.

### Fire Hose Reels

Existing fire hose reels currently throughout the building shall be removed in accordance with a fire engineered performance solution.

### Cold/Hot Water

The domestic cold-water services on this site are classified high hazard as this is a mixed-use Facility. This will require Reduced Pressure Zone Device (RPZD) backflow protection of the TasWater main located at the meter assembly. Existing site infrastructure is to be confirmed for upgrade requirements for new and existing buildings.

Domestic hot water is provided via new electric boosted cylinders located in the new plant room to increase storage capacity of the existing system current plant space.

Hot water will be circulated within the buildings in a flow and return system with temperature to basins and showers to be controlled via thermostatic mixing valves located in each room for health and safety at a level that is suitable for ongoing servicing and maintenance.

Cold and hot water pipework will be retained wherever it is possible to utilise existing infrastructure, and all new pipework shall be used for all new layouts and buildings in accordance with NCC and AS3500.1 Plumbing and drainage Part 1: Water services and AS3500.4 Plumbing and drainage Part 4: Heated water services.

The custody centre will utilise anti-ligature fixtures (where required) to architects' specifications.

### Sewer

Sewer drainage works to additional building and extension/alterations of the existing building will be undertaken as required to service the sewerage system and connect into existing site sewer infrastructure in accordance with NCC and AS3500.2 Plumbing and Drainage Part 2: Sanitary Plumbing and Drainage

Existing internal drainage will be utilised where possible and all new works will incorporate designs that provide additional inspection openings in suitable locations to assist in ongoing servicing and maintenance.

### Stormwater

The existing stormwater system will be modified where required to suit new roof lines, gutters and new building and will connect into existing site civil stormwater infrastructure in accordance with NCC and AS3500.3 Plumbing and drainage Part 3: Stormwater drainage

Site civil stormwater will be modified to incorporate new external works.

## 6. PROJECT SCHEDULE AND BUDGET

### 6.1 Project Schedule

A Summary of the project timeline is as follows:

Completion of Detailed Design Development	December 2021
Submission of Development Application to Council	February 2022
Completion of construction tender documentation	February 2022
Construction Tender (advertising, closing and assessment)	March 2022
Construction Start	May 2022
Practical Completion of Construction	December 2023
Final Completion (Completion of Defects Liability Period)	December 2024

### 6.2 Project Budget

The approved funding for the Burnie Court Complex – Mooreville Road Redevelopment project is \$40 million comprising the following key elements:

DESCRIPTION	SUM
Consultancy cost	\$ 2,800,000
Construction costs	\$ 29,000,000
Construction/Design contingency	\$ 2,800,000
Post-Occupancy Allowance	\$ 200,000
The Tasmanian Government Art Site Scheme	\$ 80,000
ICT infrastructure	\$ 1,200,000
Furniture and equipment	\$ 2,600,000
Project management and associated costs	\$1,320,000
<b>PROJECT TOTAL</b>	<b>\$ 40,000,000</b>

The current project cost information has been provided by the project's Quantity Surveyor and based on reasonable allowances for the project's location and current market conditions.

## 7. RECOMMENDATIONS

The Tasmanian Department of Justice has carefully assessed and thoroughly explored the options and solutions available to develop a new Burnie Court Complex. Based on this analysis, the Mooreville Road site is considered an appropriate location to build a modern, fit for purpose court facility on the North West Coast that better meets the needs of all court users. Significant work is required to the Mooreville Road facilities to bring these to a standard commensurate with a modern court facility, but this will result in a contemporary standard that could not have been achieved at the present Burnie Court Complex. The additional buildings on the site also provide potential for the development of a future Justice precinct.

The Department considers the design submitted provides the required project outputs as determined in the project functional brief and will meet current day functional and operational requirements. The design provides a modern fit for purpose multidisciplinary court complex that will deliver a broad range of benefits to the judiciary, staff and all court users including enhancements in relation to accessibility, transport, parking, administration and many other features. The fit out of the new court complex will include modern technology that improves court operations through enhanced information transfer and electronic security systems, as well as more appropriate, bespoke facility design. In addition, the design is consistent with the long-term strategic direction of the Department of Justice for courts in Tasmania.

It is recommended that this submission be approved given the significantly improved access to justice and economic benefits the development will provide, not only to the local North West Tasmanian community, but also to the broader Tasmanian community.

## 8. APPENDIX A – PROPOSED DESIGN

The following documents are included:

- A701 Overall Site Plan
- A710 Ground Floor Plan
- A711 First Floor and Custody Centre Plan
- A730 Public-facing Façade architectural impression