

# St Johns Park New Town Health and Wellbeing Precinct

May 2023







**Legend**

- 1. Clive Hamilton Building
- 2. Houses 15, 17 & 19 St Johns Avenue
- 3. Transport Dept Admin & Garages
- 4. Karingal Building & Hall
- 5. Bowls Club
- 6. Boiler House & Inga Building
- 7. Wingfield (Partial)
- 8. Carruthers Building
- 9. Dental Store
- 10. Administration Building
- 11. Canteen/Amenities & Kitchen

**Image:** Buildings unsympathetic to site heritage to be removed

**Background**

The Tasmanian Government is creating a masterplan to transform St Johns Park in New Town into a contemporary Health and Wellbeing Precinct (the Precinct).

This draft masterplan (the Plan) is the first step in the masterplanning process.

The Precinct will provide expanded mental health, subacute and community-based services to meet future demand in Southern Tasmania.

This investment in St Johns Park will lift the Precinct into the 21st century and allow its continued use for the health of Southern Tasmania over the next fifty to one hundred years.

Stage 3 of the *Royal Hobart Hospital (RHH) Masterplan 2020-50* proposed the development of the Repatriation Hospital site as a dedicated campus of the RHH, providing a range of services including mental health and subacute care.

The proposal to consolidate services on a second campus of the RHH was considered by stakeholders as a genuine and unique opportunity to create a linked campus model. The linked model supports more efficient and effective patient care and flow, which better meets the needs of consumers and staff.

Since the release of the *RHH Masterplan 2020-50* the St Johns Park site has been considered as an alternative option for Stage 3 as it provides:

- greater development and expansion opportunities to meet future service demands
- access to green spaces, parklands, paths, and public transport
- the ability to establish clinical and support service zones to promote connectivity, safety and efficiency
- improved operational relationships by collocating a greater number of dispersed services in one location, and
- the ability to commence construction while maintaining clinical functionality at both the RHH and the Repatriation Hospital sites.





Image: New Mental Health and Subacute / Community Care Zones

## Health and Wellbeing Precinct Zones

This Plan proposes the establishment of a Health and Wellbeing Precinct at St Johns Park to provide high quality, patient-centred subacute care services.

The Precinct will deliver palliative care, rehabilitation, geriatric evaluation and management, and mental health services in new purpose-built and refurbished facilities across the site.

Services will be delivered in dedicated clinical and support service zones, aimed at promoting connectivity, safety, and efficiencies.

The new Mental Health Zone will deliver a Mental Health Short Stay Unit and the Tasmanian Eating Disorder Clinic, an Older Persons Mental Health facility, along with future development opportunities for adult and older persons mental health services.

The new Subacute / Community Care Zone will provide opportunities to consolidate services such

as palliative care, rehabilitation, geriatric evaluation and management services, and allied health.

This Plan has looked at development opportunities on the site.

The next stage of the masterplanning process will consider the spatial requirement, layout and orientation of each building ensuring facilities are designed to provide safe, high quality health care services.





Image: Proposed staged development of the site

## Implementation Stages

This Plan proposes the development of the site over the next 20 years in the following stages.

- Stage 1 will be a new Mental Health Short Stay Unit and the Tasmanian Eating Disorder Clinic.
- Stage 2 is the development of an Older Persons Mental Health facility to replace the Roy Fagan Centre.
- Stage 3 focuses on the delivery of three facilities to accommodate older persons mental health, rehabilitation, geriatric evaluation and management, allied health, and palliative care services.
- Stage 4 provides future development opportunities for both the Mental Health Services and Subacute and Community Care Zones.

The development of this Plan has considered key constraints and opportunities to test whether the proposed services can be accommodated on the site.

These opportunities and constraints will be further explored as part of the next stage of the masterplanning process.



## Revitalised Precinct

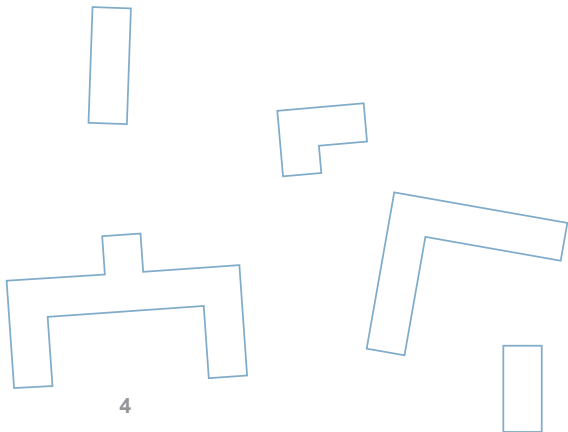
Ensuring the significant heritage of the site is protected, the St Johns Park site will be revitalised, and the Precinct will provide unique green spaces for community enjoyment, exercise, and reflection.

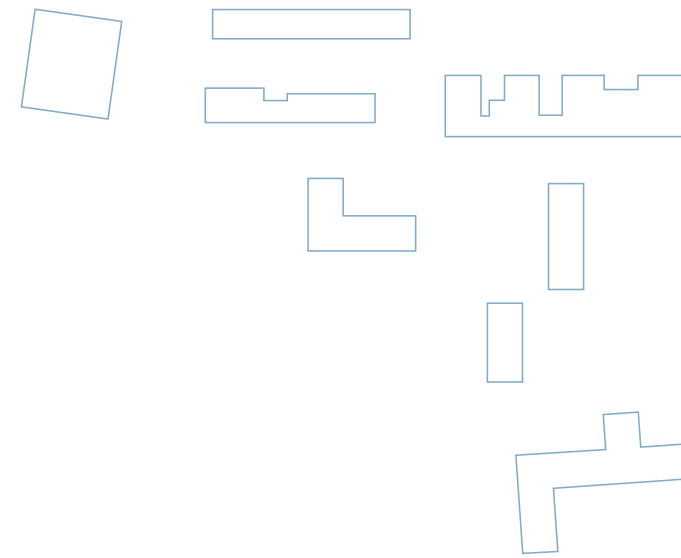
Healing Gardens will be provided using the 'therapeutic landscape' concept, which engages the senses to bring about presence and calm.

The Precinct will provide safe and connected walking paths, including a pedestrian loop to connect key public areas with open space – improving amenity for consumers, visitors, carers, and staff.

The St Johns Park Health and Wellbeing Precinct Masterplan will address issues such as the lack of suitable onsite parking, particularly for those with mobility constraints.

Additional parking on the site will create a more pedestrian friendly site for consumers, visitors, carers, and staff.





## Health and Wellbeing Precinct Masterplan

The next stage in developing on the vision for the St Johns Park Health and Wellbeing Precinct Masterplan involves detailed planning and stakeholder consultation.

The next stage will include:

- consultation with key stakeholders
- detailed investigation and site assessments
- consideration of spatial requirements, layout, and orientation of each building
- assessment of traffic, pedestrian flow, and parking, and
- options analysis.

The final masterplan will present a roadmap for the progressive development of the site over the next 20 years, underpinned by the below set of core planning principles:

## Want to have your say?

There will be a range of opportunities to engage in the development of the Masterplan over the coming months.

[Please visit our webpage to find out more \(www.health.tas.gov.au/about/doing-business-us/priority-projects\)](http://www.health.tas.gov.au/about/doing-business-us/priority-projects)



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