

CONFIDENTIAL
CABINET DECISION

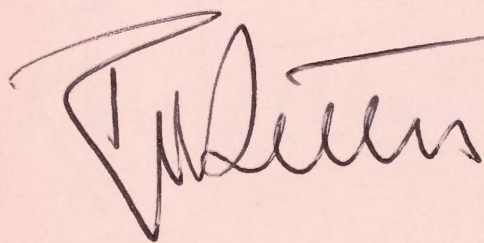
No. 7387

Submission No: 6260

Title: **WOODROFFE PRIMARY SCHOOL**

Cabinet agreed that -

- (a) a child care centre and a pre-school be established as stage 1 of the Woodroffe Neighbourhood Centre at the Woodroffe Avenue site; and
- (b) a Catholic primary school be located on the Emery Avenue site.



R.A.SETTER
Secretary to Cabinet

28 July 1992

CONFIDENTIAL

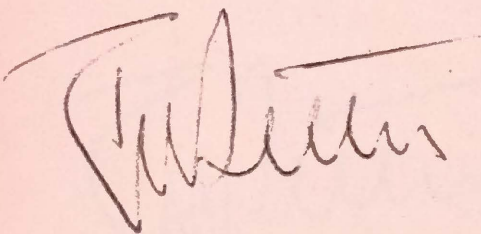
CONFIDENTIAL
CABINET DECISION

No. 7381

Submission No: 6260

Title: **WOODROFFE PRIMARY SCHOOL**

Cabinet deferred further consideration until 28 July 1992.



R.A.SETTER
Secretary to Cabinet

20 July 1992

CONFIDENTIAL

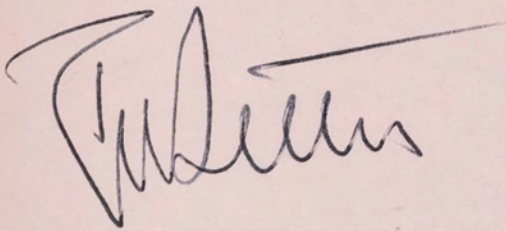
CONFIDENTIAL
CABINET DECISION

No. 7381

Submission No: 6260

Title: **WOODROFFE PRIMARY SCHOOL**

Cabinet deferred further consideration until 28 July 1992.



R.A.SETTER
Secretary to Cabinet

20 July 1992

CONFIDENTIAL

THE NORTHERN TERRITORY OF AUSTRALIA

Copy No: 1

CONFIDENTIAL

FOR CABINET

SUBMISSION No:6260..

Title:	Woodroffe Primary School
Minister	Hon Shane L. Stone MLA, Minister for Education and Training
Purpose:	To determine the provision of Northern Territory Government and Catholic Education Centre school facilities at Woodroffe, Palmerston.
Relation to existing policy	In accordance with existing policy.
Timing/ legislative priority:	1992-93 Budget process.
Announcement of decision, tabling, etc:	At the discretion of the Minister.
Action re-quired before announcement:	Conclude discussions with Catholic Community and Palmerston Council.
Staffing implications,	Nil
Total cost:	<p><u>Option 1 - A Government School</u> 1992/93 Capital works Program \$7.8m.</p> <p><u>Option 2 - A Catholic School</u> 1992/93 Department of Education's Capital and Interest subsidy \$600 000, 1993/94 \$900 000 reducing to nil after ten years.</p> <p><u>Option 3 - 2 Separate Schools (Government and Catholic)</u> . 1992/93 Capital Works Program \$7.8m. . 1992/93 Capital and Interest subsidy \$600 000, 1993/94 \$900 000 reducing to nil after ten years.</p> <p><u>Option 4 - Shared Facility (Government and Catholic)</u> . 1992/93 Capital Works Program \$3.044m. . 1992/93 Capital and Interest subsidy \$400 000, 1993/94 \$600 000 reducing to nil after ten years. . 1993/94 Capital Works Program \$5.492.</p>

CONFIDENTIAL

CONFIDENTIAL

- 1 -

RECOMMENDATION

1. It is recommended that Cabinet determine one of the following options:

Option 1

- (a) Approve construction of a Government school on the Woodroffe Neighbourhood Centre site at Palmerston (for opening in 1994) and introduce the item "Woodroffe Neighbourhood Centre - Construct Stage 1" (consisting of a 50 pupil place preschool and a 360 pupil place primary school, community-use facilities and an oval and ablution facility) to the Department of Education's 1992/93 Capital Works Program with a Program Provision of \$7.8m (Sponsor Estimate). The estimated cash requirement in the 1992/93 financial year is \$4.5-5.0m;
- (b) Note that a Catholic Primary School will proceed at some future date on a site to be determined;
- (c) Note that a separate (subdivided) site will be identified for the future development of a Child-care Centre.

Option 2

- (a) Approve construction of a Catholic Primary School on the Woodroffe Neighbourhood Centre site (for opening in 1994).

CONFIDENTIAL

- 2 -

- (b) Approve inclusion in the Department of Education's 1992/93 Budget, under the "Financial Assistance to Non Government Schools" Capital Assistance Scheme, a 50% capital and 10% interest subsidy over 10 years in respect of the 360 pupil capacity Catholic Primary School. The total project cost to construct the Catholic School (including Furniture and Fittings and consultant fees), using a Departmental estimate, is \$6.0m. The ongoing commitment is \$900 000 in a full year, reducing to nil over ten (10) years with the 1992/93 commitment being \$600 000.
- (c) Note that a separate (sub-divided) site will be identified for the future development of a Child-Care Centre.
- (d) Note that the Community oval and Ablution facility will be developed at some future date in response to community demand.
- (e) Note that the site for the next Government school will need to be located within or as close as possible to Woodroffe.

Option 3

- (a) Approve construction of a Government school on Woodroffe Neighbourhood Centre site at Palmerston (for opening in 1994) and introduce the item "Woodroffe Neighbourhood Centre - Construct Stage 1" (consisting of a 50 pupil place preschool and a 360 pupil place primary school, community-use facilities and an oval and ablution facility) to the Department of Education's 1992/93 Capital Works Program with a Program Provision of \$7.8m

CONFIDENTIAL

- 3 -

- (b) Approve inclusion in the Department of Education's 1992/93 Budget under the 'Financial Assistance to Non Government Schools' Capital Assistance Scheme, of a 50% capital and 10% interest subsidy over 10 years in respect of the 360 pupil capacity Catholic Primary School. The total project cost to construct the Catholic School (including Furniture and Fittings and consultant fees), using a Departmental estimate, is \$6.0m. The ongoing commitment is \$900 000 in a full year, reducing to nil over ten (10) years with the estimated cash requirement in the 1992/93 financial year being \$600 000. The Department of Lands and Housing to identify a suitable site in Palmerston.

Option 4

- (a) Approve a shared-campus concept on an enlarged Woodroffe Neighbourhood Centre site.

A Catholic Primary School (opening in 1994) and a Government Pre/Primary School (opening 1995), which are independent in their classroom and administration areas, would be constructed on the enlarged Woodroffe Neighbourhood Centre site at Palmerston. The complex would also incorporate joint use facilities and Community facilities (opening 1994). This approval would be based on the understanding that core facilities accessible to both schools would ultimately include:

CONFIDENTIAL

- 4 -

- (i) a multipurpose area, including a canteen and student amenities;
 - (ii) a library;
 - (iii) oval and play areas;
 - (iv) facilities for community use; and
 - (v) a child care centre.
- (b) Approve financial and programming arrangements as follows:
- (i) The Catholic Education Centre would fund the cost of construction of their Primary School, estimated to cost \$4.03m. The Northern Territory, under the 'Financial Assistance to Non Government Schools' Capital Assistance Scheme, would provide a 50% capital and 10% interest subsidy over 10 years in respect of the total project cost of the 360 pupil capacity Catholic Primary School (Classrooms, Administration, and associated works, Furniture and Fittings and consultant fees). The ongoing commitment being \$600 000 in a full year, reducing to nil over ten (10) years with the estimated cost is 1992/93 being \$400 000.

CONFIDENTIAL

- 5 -

- (ii) Government funding of the full cost of the joint-use facilities (Library, Multipurpose Unit, and associated works, Furniture and Fittings and Consultant fees), with the Catholic Education System commencing to repay its share of the cost of these facilities after an initial cost-free ten year period. This would require introduction of the item "Woodroffe Pre and Primary School Stage I" (consisting of all joint-use facilities) onto the Department of Education's 1992-93 Capital Works Program, with a Program Provision of \$3.044m (Order of Cost Estimate) and cash in 1992/93 of \$2.0m.
- (iii) Introduction of the item "Woodroffe Pre and Primary School Stage 2" (consisting of an Administrative Area, 240 pupil capacity classrooms, 50 pupil capacity Preschool and Community Oval and Ablution facility) onto the Department of Education's 1992-93 Approved Design List with a Program Provision of \$5 492 000 (Order of Cost estimate). Construction would occur in the 1994 calendar year.
- (c) Approve, in principle, land tenure arrangements as follows:
- (i) Catholic School - Crown Lease Perpetual at nil cost;
- (ii) Joint-use Facilities - Crown Lease Term;

CONFIDENTIAL

- 6 -

- (iii) Government School - Crown land set aside for educational purposes;
 - (iv) Community Oval and Ablutions - following development, offer freehold title to Palmerston Town Council;
 - (v) Child Care Centre as per (iv).
- (d) Approve the establishment of a Joint-Use Facilities Management Committee under a formal agreement to manage and administer the joint-use facilities.
- (e) Approve the establishment of a Project Development Group to control the design, documentation, tendering, contract administration and supervision of the works up to handover.

BACKGROUND

2. Palmerston is currently served by three Government primary schools and the Palmerston Christian School.
3. The Palmerston Christian School has a capacity of 105. The school is full with a waiting list and plans for expansion. Two additional classrooms under construction will open at the beginning of Term 3 1992 and will provide capacity for an additional 50 students.
4. The Sacred Heart Primary School currently leases the former Berrimah Primary School site on a limited tenure. The intended relocation of this school to Palmerston has been delayed while waiting the required increase in Palmerston's population.

CONFIDENTIAL

- 7 -

CONSIDERATION OF THE ISSUES

5. The existing Government schools have a total of 300 designed pupil capacity in Preschools (based on 2 sessions of 25 pupils per Activity Area per day), and 1 440 designed pupil capacity in Primary schools (based on 30 pupils per classroom).
6. The Catholic Education Centre has advised that its research indicates that the opening of a Catholic primary school in Palmerston at the beginning of 1994 is justified and highly desirable.
7. The demographic projections at Attachment C pages 5 and 6 have taken into consideration the relocation of Sacred Heart Primary School to Palmerston at the beginning of 1994, the plans for expansion of Palmerston Christian School and the movement of Australian Defence Force personnel. The projections indicate that there will be a need to provide another Government primary school in the Palmerston area in 1994.
8. The enrolment projections indicate that by early in 1994, existing Government Preschools will be operating at approximately 80% of designed capacity (that is, an average of approximately 20 pupils per session per Activity Area) and Government primary schools will be operating at approximately 90% of designed capacity (that is, an average of approximately 27 pupils per Classroom). Attainment of these average figures across all schools will place difficulties on individual school administrations particularly as pupils are not evenly distributed across all class groups.

CONFIDENTIAL

- 8 -

OPTIONS

9. Option 1 Government School only on the Woodroffe Neighbourhood Centre Site

Approve construction of a Government school and community-use facilities (but excluding a Child-care Centre at this time) on the Woodroffe Neighbourhood Centre site. Introduce an item "Woodroffe Neighbourhood Centre - Construct Stage 1" to the Department of Education's 1992/93 Capital Works program with a Program Provision of \$7.8m (Sponsor Estimate).

Attachment A outlines the scope, timing, indicative costs and site.

(a) Advantages

- (i) Continues with the well-accepted "Neighbourhood Centre" concept whereby each suburb in Palmerston has been provided with:
- . a Pre and Primary School,
 - . a Community-use Oval and Ablution Facility,
 - . a Community Meeting Room,
 - . Enhancements to the standard school Multipurpose Hall (whereby community-use stores, additional hall floor area and upgraded finishes have been provided), and
 - . a Child-care Centre.
- (ii) Provides a new Government pre and primary school in a timely response to enrolment growth.

CONFIDENTIAL

- 9 -

(b) Disadvantages

- (i) May not satisfy the Palmerston Town Council in its quest for early provision of an additional Child-care Centre in Palmerston.
- (ii) Will not satisfy the Catholic Church's desire for the opening of a primary school in Palmerston at the beginning of 1994. In addition, the future development of a Catholic school will require the identification by the Department of Lands and Housing of a suitable serviced site in Palmerston (the Church site on Emery Avenue is not of sufficient size to allow the desired single-storey solution to be constructed).
- (iii) Commits the Government to a capital project of significant cost.

10. Option 2 Catholic Primary School only on the Woodroffe Neighbourhood Centre Site

Approve construction of a Catholic Primary School on the Woodroffe Neighbourhood Centre site, and approve funding, beginning in 1992/93, under the "Financial Assistance to Non-Government Schools" Capital Assistance Scheme.

Attachment B indicates the site (a separate subdivided site would be required for the future development of a Child-care Centre).

(a) Advantages

- (i) Provides, at the earliest possible time, an additional choice of school for Palmerston and rural residents.

CONFIDENTIAL

CONFIDENTIAL

- 10 -

- (ii) Facilitates the move of the Sacred Heart School to Palmerston.
- (iii) Places the least demand on 1992/93 budget by spreading the total cost over 10 years.

(b) Disadvantages

- (i) Does not provide 1992/93 Capital Works Program status for the required Government Pre and Primary school.
- (ii) Requires, as a matter of urgency, the identification (by the Department of Lands and Housing) of a new Neighbourhood Centre site which is suitably sized, zoned and located within or immediately adjacent to the suburb of Woodroffe. This is essential so as to ensure that projected Government primary school enrolments can be suitably accommodated in 1994.

11. Option 3 Government Primary School only on the Woodroffe Neighbourhood Centre site with a Catholic Primary School on another site in Palmerston

Approve construction of a Government school and community-use facilities (but excluding a Child-care Centre at this time) on the Woodroffe Neighbourhood Centre site. Introduce an item "Woodroffe Neighbourhood Centre - Construct Stage 1" to the Department of Education's 1992/93 Capital Works program with a Program Provision of \$7.8m (Sponsor Estimate) and approve funding, beginning in 1992/93, under the "Financial Assistance to Non-Government Schools" Capital Assistance Scheme.

CONFIDENTIAL

- 11 -

(a) Advantages

As per Option 1 and 2.

(b) Disadvantages

- (i) Requires, as a matter of urgency, the identification by the Department of Lands and Housing of a Catholic Primary school site which is suitably sized, zoned and located.
- (ii) Commits the Government to significant expenditure.

12. Option 4 Shared-Campus on an enlarged Woodroffe Neighbourhood Centre Site

Approve the "Shared-campus Concept" and provide the required funding in 1992/93 both under the Department of Education's Capital Works Program and under the "Financial Assistance to Non-Government Schools" Capital Assistance Scheme.

Attachment C includes a Discussion Paper outlining the concept and the Catholic Education Centre's response.

(a) Advantages

- (i) Reduces Government funding under the Capital Works Program in 1992/93 when compared to Options 1 and 3 (saving an immediate Program Provision of \$7.8m in 1992/93, and replacing with a Program Provision of \$3.044m).

CONFIDENTIAL

- 12 -

- (ii) Reduces Government funding under the Capital Assistance Scheme by approximately \$200 000 in the first year when compared to Options 2 and 3.
- (iii) By construction of a joint facility, approximately 460 m² less functional space is required at an estimated cost saving of \$700 000 to \$800 000.
- (iv) As per Option 1 and Option 2.

(b) Disadvantage

Commits the Government to a concept not previously tried in the Northern Territory.

PUBLIC IMPACT OF RECOMMENDATIONS

13. Depends on the final Option chosen.

(a) Options 1, 3 and 4

Generally a favourable response can be expected from the Palmerston community, especially as these options continue with the provisions provided under the established Palmerston "Neighbourhood Centre" concept. It could be expected that the Palmerston Town Council will continue to push for early provision of the Child-care Centre.

CONFIDENTIAL

- 13 -

(b) Options 2 and 4

A favourable response from the Catholic community would be expected as private parish polling within Palmerston has indicated strong support for a Catholic Primary School in the area. Community groups which are ideologically opposed to the concept of non-Government schools, such as the Australian Teachers Union (NT) and the Northern Territory Council of Government School Organisations, may express opposition.

FINANCIAL CONSIDERATIONS

14. (a) Capital

Refer to paragraph 1 for Capital Works and Capital Assistance Scheme funding implications for each option.

(b) Recurrent

(i) Government School

. Staffing

Provided in accordance with the approved formula.

. Other

Facilities related expenditure (e.g., cleaning, grounds maintenance, urgent minor repairs, power, water and communications) in the order of \$220 000 p.a.

CONFIDENTIAL

- 14 -

(ii) Non-Government

Non-Government recurrent cost per student
\$897 p.a. in 1992.

REGULATORY IMPACT

15. None envisaged.

EMPLOYMENT AND INDUSTRIAL RELATIONS

16. None envisaged.

COMMONWEALTH STATE AND LOCAL GOVERNMENT RELATIONS

17. There have been initial informal discussions with the Palmerston Town Council and further liaison will occur to retain the Palmerston concept of a community focus for the facilities. Option 4 is similar to existing joint campus facilities in South Australia and would be seen by the Commonwealth as a practical educational initiative. Commonwealth would support Options 2, 3 and 4.

COORDINATION AND CONSULTATION

18. Initial consultation has occurred with the Departments of Lands and Housing, Health and Community Services and Transport and Works.

LEGISLATION

19. No legislative impediment exists for this proposal.

CONFIDENTIAL

PUBLICITY

20. Prior to media release, discussions should be held with the Palmerston Council. Depending on the option approved, a joint statement from the Bishop for the Diocese of Darwin and the Minister for Education and Training may be appropriate.

TIMING

21. For consideration during the 1992/93 Budget process.

Shane L. Stone

ATTACHMENT A**OPTION 1 - SCOPE, TIMING AND INDICATIVE COSTS****(a) Stage 1**

<u>Component</u>	<u>Cost \$</u>	
Preschool Stage 1 (50 Designed Capacity)	610 000	(Order of Cost)
Primary School (360 Designed Capacity - 12 classrooms @ 30 pupils each; including community-use areas)	6 200 000	(Sponsor Estimate)
Community-use Oval and Ablution facility	990 000	(Order of Cost)
	<hr/>	
TOTAL	7 800 000	*

Notes

(i)* Includes Associated Site Works, Consultant Fees and Furniture and Fittings and Plant and Equipment.

(ii) Costs based on the Department of Transport and Works Order of Cost estimates provided during the preparation of the "Shared-campus Concept" proposal.

(b) Future Stage(s)

Child-care Centre

Scope, timing and funding to be determined by the NT Department of Health and Community Services. A separate (subdivided) site will be identified as part of the Neighbourhood Centre Site Masterplan design phase.

Preschool Stage 2

Requirement for an additional 50 pupil capacity to be determined by future enrolment needs.

(c) Timing of Stage 1

Completion for occupancy at the beginning of the 1994 school year highly desirable. This target will require cash of the order of \$4.5-\$5.0m in 1992/93.



2887

PALMERSTON

2890

288

2888

6

BELLAMACK

OPTION 2 - CATHOLIC PRIMARY SCHOOL SITE



2887

1978

1976 OVAL

PALMERSTON

2890

2889

2888

BELLAMACK

Draft of 5/5/92
91/632
167:92DB:kb

WOODROFFE - SHARED CAMPUS

Discussion Paper

The following is intended to facilitate further discussion and agreement in principle so that a submission can be finalised and presented to the Secretary, the Minister and ultimately Cabinet.

1. The Shared Campus Concept

(a) Aims and Objectives

The aims and objectives in establishing a shared school campus are to:

- (i) Offer parents a real choice when deciding what kind of school their children can attend, at the earliest possible time.
- (ii) Rationalise resources on a single campus that would otherwise be duplicated in schools established on separate sites.
- (iii) Facilitate sharing of staff, skills and expertise among the schools.
- (iv) Promote tolerance and cooperation between staff, students, parents and the community.
- (v) Provide facilities to which the community will have access for recognised community activities.

Site sharing has been used in Australian education over the past decade to the apparent advantage of both Government and private sectors and their client communities. This concept provides parents with the opportunity to choose within their own neighbourhood the type of education they desire for their children. The more equal sharing of resources through planned provision within one area tends to bring the community together.

Site sharing can lead to provision of resources through sharing which could not generally be either afforded or financed by the development of separate schools. Shared resources can be reflected in enriched staffing development, enhanced learning opportunities and economies of scale in capital and recurring expenditure.

(b) Examples

The Commonwealth Schools Commission in its 1985 report 'A Study of Non-Government School Building Rationalisation Policies and Processes 1972 to 1983' outlined a number of benefits of site sharing in its case study of Aberfoyle Park combined facilities in South Australia.

- (i) Some of the economic benefits to the SA Government were seen to be:
- . The facilities sharing arrangements lessened State Government expenditure.
 - . Usually the State Government had to provide all the education services in a new area for some years before the non-Government sector provided alternatives at which stage Government facilities were usually more than adequate. In this instance all acted in unison with major long-term savings for the community as a whole.
 - . Short term State Government contributions were reduced by the degree of non-Government commitment in schools in the complex (capital and recurrent). Savings in these areas were applied by the Government to meet, in part, other general costs, for example, external maintenance.
- (ii) Other perceived advantages of this example were seen to include:
- . the greater availability of resources because of increased purchasing power;
 - . a centralised cataloguing system whereby, regardless of purchasing school, access to materials is maintained for all schools;
 - . the wider variety of materials as a result of wider input into selection because of the diversity of staff involvement;
 - . the low level of wastage through duplication because ordering is coordinated;
 - . the more organised and extensive sharing of facilities;
 - . the greater mobility of children from school to school for particular work programs, e.g., tapping the expertise of a specialist teacher;
 - . the appreciation of acceptable differences and the opportunity to understand another's point of view;
 - . the wider basis for selection of friends;

- . the increased number of students for sport;
- . although enjoying the benefits and anonymity of the advantages listed above, children also have the advantages of the intimacy and comfort of a smaller home school for reassuring identification.

(c) **Arrangement at Woodroffe**

The proposal for Woodroffe is outlined as follows:

- . Each school would be independent in its administration and teaching areas. This would allow each school to develop a separate 'identity' within the campus.
 - . Each school would provide teaching space for up to 360 students when completed. Additionally, the Government would provide a preschool (up to 100* pupil capacity).
- * Note: Actual final capacity would be determined by demographic studies and enrolment trends.
- . Both schools would access the following areas once the whole complex is complete:

Multipurpose Area (including Canteen and student amenities)

Library

Ovals/Play Areas

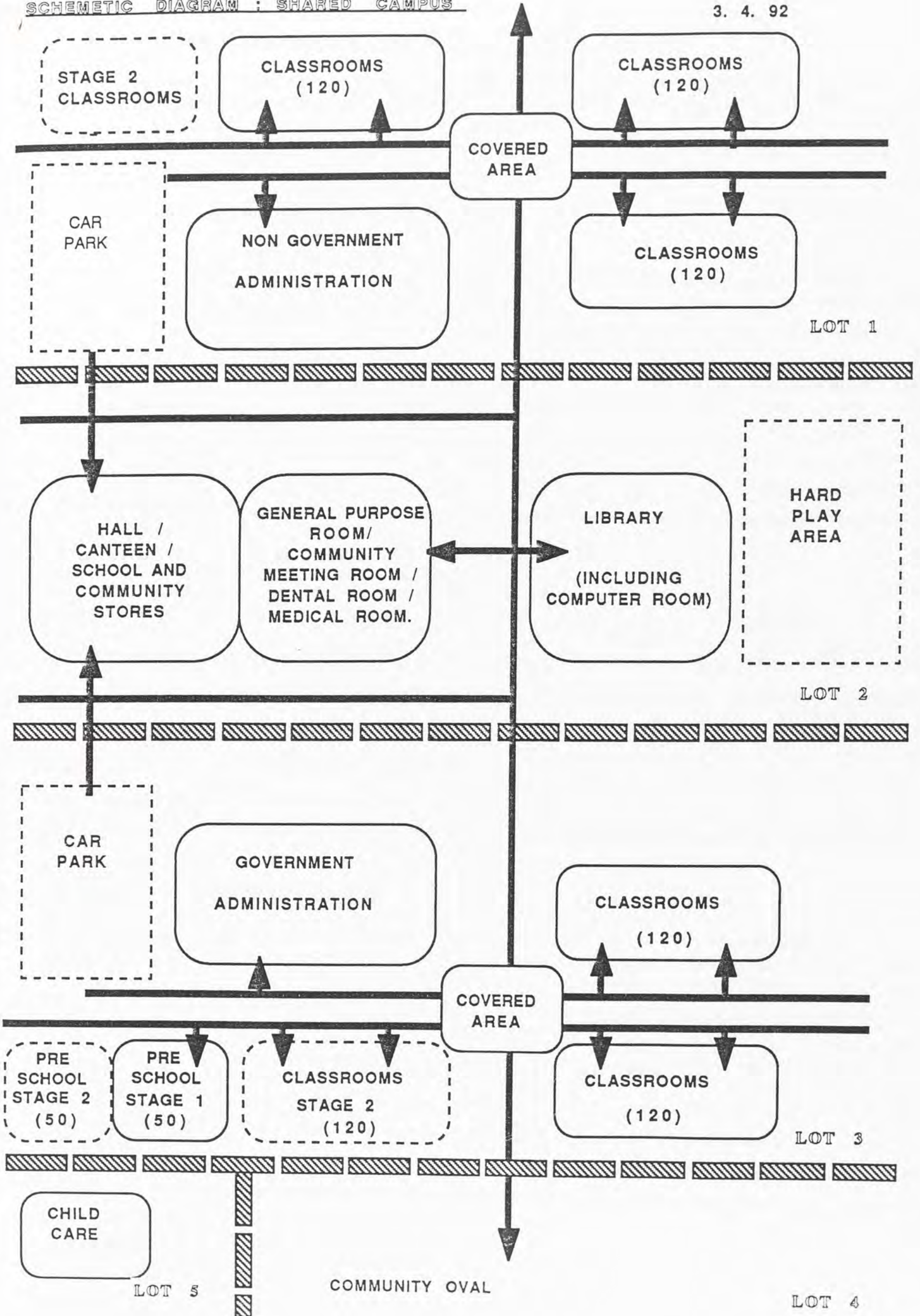
Community use facilities

Child Care Centre

A Schematic Diagram illustrating this follows.

SCHEMATIC DIAGRAM : SHARED CAMPUS

3. 4. 92



2. Palmerston Long-Term Enrolment Projections

The following enrolment projections were developed by the Department of Education's Statistics and Demography Section in March 1992. The projections include additional enrolments expected to be generated by Australian Defence Force personnel.

(a) Government Schools

	ACTUAL					PROJECTED				
	June 1987	June 1988	June 1989	June 1990	June 1991	June 1992	June 1993	June 1994	June 1995	June 1996
Pre	187	180	213	206	221	225	225	234	239	224
Prim	953	1005	1092	1144	1131	1204	1232	1289	1362	1423
Jun	277	268	274	251	279	274	307	308	306	283
Sen	55	87	93	73	94	121	132	131	131	157
TOTAL	1472	1540	1672	1674	1725	1824	1896	1963	2038	2087

(b) Non-Government Schools

	ACTUAL					PROJECTED				
	June 1987	June 1988	June 1989	June 1990	June 1991	June 1992	June 1993	June 1994	June 1995	June 1996
Pre	0	0	0	0	0	0	0	0	0	0
Prim	0	41	54	75	90	102	124	338	375	413
TOTAL	0	41	54	75	90	102	124	338	375	413

(c) Total Palmerston

	ACTUAL					PROJECTED				
	June 1987	June 1988	June 1989	June 1990	June 1991	June 1992	June 1993	June 1994	June 1995	June 1996
Pre	187	180	213	206	221	225	225	234	239	224
Prim	953	1046	1146	1219	1221	1306	1356	1627	1737	1836
Jun	277	268	274	251	279	274	307	308	306	283
Sen	55	87	93	73	94	121	132	131	131	157
TOTAL	1472	1581	1726	1749	1815	1926	2020	2301	2413	2499

The projections were made using usual retention rates and other demographic factors known to influence enrolments during the projection period. Some of these factors being:

- (a) The movement of Sacred Heart Primary School to Palmerston at the beginning of 1994, hence the unusually large number of non-government enrolments from 1994 onwards (i.e. the enrolment figures up to and including 1993 do not include enrolments at Sacred Heart Berrimah).
- (b) Palmerston Christian School also has plans for expansion and is presently building two new classrooms which will be ready for use in January 1993.
- (c) The movement of Australian Defence Force personnel.

The above projections indicate that a Catholic Primary School would have approximately 200-210 enrolments in 1994 (approximately 180 of which would be currently enrolled at Sacred Heart at Berrimah) and approximately 230-240 enrolments in 1995.

A small number of existing enrolments at Sacred Heart, Berrimah would be expected to transfer to Darwin schools rather than to Palmerston (for example, enrolments from Coonawarra). These would be accommodated at existing schools.

3. Project Timing, Phasing and Required School Capacities

(a) Existing Government Preschool and Primary School Designed Capacities

(i) Preschools

The total designed capacity, calculated at 25 pupils per session, is as follows:

Gray	100
Driver	100
Moulden Park	100
TOTAL CAPACITY	<u>300</u>

(ii) Primary Schools

The total designed capacity, calculated at 30 pupils per classroom, is as follows:

Gray	480	
Driver	480	
Moulden Park	480	*
TOTAL CAPACITY	<u>1440</u>	

* This is the Stage 1 classroom capacity, core areas of the school (e.g., Library, Administration, Multipurpose Hall) have been designed to service a school of 540 primary capacity.

(b) Project Timing

(i) Catholic Primary School

The Catholic Education Centre has advised that it is planning for the Catholic Primary School to be open at the beginning of the 1994 school year.

(ii) Government Primary School

Based on the projections in Section 2 above the opening of a Government Primary School could be delayed until the beginning of 1995 (when the existing Government schools could be operating at 90%+ of their designed capacity). Alternatively, in the order of 6 transportable classrooms could be installed at the existing schools (2 at each); this would allow a deferral in opening until the beginning of 1996.

(c) **Required School Capacities and Project Phasing**

(i) Catholic Primary School

The Catholic Education Centre has advised that it intends constructing a primary school of 360 pupil place capacity (i.e., 12 classrooms). A possible stage 2 is planned should enrolments so justify.

(ii) Government Primary School

The Government school is to be designed with a 360 primary pupil capacity (i.e., 12 classrooms). Enrolment projections indicate the Government school classroom component could be staged, with a 240 capacity ready for opening at the start of 1995.

(iii) Government Preschool

The enrolment projections do not in themselves justify provision of a preschool in the forecast period (up to June 1996). However, it is highly desirable educationally that a preschool be provided at the same time as the Government primary school.

(iv) Recommended Project Phasing

With reference to the 'Schedule of Areas' which follows, the recommended phasing is:

. Phase 1

(For opening at the beginning of the 1994 school year)

- 360 pupil place Catholic Primary Classrooms, Administration, and associated works;
- Joint-use Facilities consisting of the Library Resource Centre, Multipurpose Unit, and associated works;

. Phase 2

(For opening at the beginning of the 1995 school year)

- Government Primary School with 360 capacity Administration, 240 pupil capacity classrooms (i.e., 8 classrooms), and associated works;

- Government Preschool of 50 pupil capacity (in two sessions of 25).
- Community Oval, Ablution Facility and associated works. (This component could be deferred further until such time as community demand justified construction.)

Other

- Child Care Centre: need, scope and timing to be determined by the Department of Health and Community Services;
- Catholic Primary Stage 2 Classrooms: scope and timing to be determined by the Catholic Education Centre;
- Government Primary Stage 2 Classrooms and Preschool Stage 2: to be determined by future enrolment needs.

Schedule of Areas

(2 x 360 capacity Primary Schools, Preschool, Child Care and Joint-use Facilities)

Funding Arrangement

Facility (Refer to Schematic Diagram)	100% Govt	50/50 Shared	100% Non-Govt	Comments
--	--------------	-----------------	------------------	----------

m ²	m ²	m ²	m ²
----------------	----------------	----------------	----------------

181

181

(a) **Administration**

- . Foyer 10
- . General Office 17
- . Office Store 15
- . Sick Bay 10
- . Sick Bay Toilet 3
- . Principal's Office 15
- . A/Principal's Office 12
- . Interview Room 12
- . Security Store 2
- . Ancillary Wk Rm/Duplicating 15
- . Staff Room 45
- . Staff Toilets/Shower say 25

990

990

(b) **General Learning Areas**

- . Classrooms (12x70) 840
- . Withdrawal Areas (3x34) 102
- . Store (3x16) 48

315

(c) **Library Resource Centre**

- . Resource and Reading Area 280
- . Audio Visual Store 5
- . Teacher Librarian Office/
Workroom 30

. Actual provision to the requirements of the Building Code of Australia.

. Includes space allocations for Area and Bag Storage.

. Usual provision 210 m² for a 360 place Primary School (including 70 m² for Computer Area and Store). Computer Area to be part of Resource/Reading Area but capable of being separated by use of an Operable Wall arrangement. Assumes sharing of equipment between schools.

Facility (Refer to Schematic Diagram)	Funding Arrangement			Comments
	100% Govt	50/50 Shared	100% Non-Govt	
	m ²	m ²	m ²	
(d) Multipurpose Unit				
. Covered Area/Stage	400			. Usual provision 225 m ² for a 360 place primary school.
. Physical Ed. Store (2x15)	30			. Each School to have its own store.
. Chair Store	15			. Assumes sharing of equipment between schools.
. Canteen:				
- Servery	15			. Usual provision 12 m ² for a 360 place primary school.
- Coolroom	9			. Not a standard provision.
- Preparation	25			. Justified for 720 pupil population.
- Store	5			
- Toilet	3			
. General Purpose Room including Store	100			. Available for after-hours community meetings.
. Dental Room	24			. Provision of 1 only in lieu of 1 for each school.
. Medical Room	18			. Provision of 1 only in lieu of 1 for each school.
Subtotal		644		
. Community Store(s)	60			. Part of previous "Neighbourhood Centre" community provision.
. Community Meeting Room	35			. Part of previous "Neighbourhood Centre" community provision. To be used by Schools during the day when not required for community meetings.

Facility (Refer to Schematic Diagram)	Funding Arrangement			Comments
	100% Govt	50/50 Shared	100% Non-Govt	
	m ²	m ²	m ²	
(e) Other Functional Spaces				
. General Bulk Store(s)	25		25	. Assumes each school will control its own Bulk Store.
. Janitor's Room	6		6	. Assumes each school will employ its own Janitor.
. Cleaner's Stores	8		8	
. Student Toilets	50	50	50	. Actual provision to the requirements of the Building Code of Australia.
<p>Total Primary School Functional Area Provision (excluding community facilities) equivalent to 4.9 m² per pupil place (for 720 capacity). This compares to an approx. provision of 5.5 m² per pupil place for a 360 school. (The Schedule represents a saving of approx. 460 m² across both schools when compared to two "stand-alone" 360 capacity schools.)</p>				
(f) Preschool (Single Unit)				
. Entry Porch	10			
. Playground	75			. Site to be masterplanned to allow for a possible second stage to bring total preschool pupil capacity to 100.
. Quiet Room	20			
. Internal Store	10			
. Playground Store	27			
. Cleaner's Store	2			
. Office	13			
. Kitchen/Preparation	12			
. Children's Toilet/Shower	12			
. Staff WC	3			
. Covered Outdoor Area	50			
(g) Child-Care Centre				
				. Identification of need, scope, timing and funding is the responsibility of the NT Department of Health and Community Services.

X

Funding Arrangement

Facility (Refer to Schematic Diagram)	Funding Arrangement			Comments
	100% Govt	50/50 Shared	100% Non-Govt	
	m ²	m ²	m ²	
(h) Unenclosed Covered Areas				
. Verandahs/Walkways	X	X	X	. Extent determined by the final design of buildings.
. Covered/Shaded Play Areas	X	X	X	. Extent determined by the final design of buildings.
(i) Site Development				
. Hard Play Area		X		. Usual provision area 40 m x 34 m for single primary school.
. On-site Staff & Visitor Carparking	X		X	. Usual provision 25 spaces for single primary school.
. Service Yard(s)	X	X	X	. Deliveries/garbage collection etc.
. Bicycle Parking	X		X	. Usual provision 100 for single primary school.
. Playground Equipment/Seating	X		X	
. Caretaker's Caravan Site	X		X	. Feasibility for 1 caretaker for the whole complex needs to be considered.
. School Sign(s) & Flagpole	X		X	
. Oval & Ablution facility	X		X	. Community oval usually constructed by NT Government at time of building of school.

4. Land Tenure Arrangements

The proposed school and community oval site consists of Lots 1976 and 1977 (refer to attached plan). Lot 1977 and the northern portion of 1976 are currently zoned S1 (which is appropriate for educational purposes), the southern portion of 1976 is zoned O1 (which is also appropriate for school/community use). Lot 1976 needs to be surveyed to enable the area to be surrendered from the development lease. It is anticipated that this will be completed in the near future.

With reference to the 'Schematic Diagram: Shared Campus' in Section 1 above, subdivision of the site is recommended, with options available as follows:

(a) Lot 1 (Non-Government School)

- (i) Freehold title to be offered at current market value (or at a value determined by Cabinet), or
- (ii) Crown Lease Perpetual at nil cost

Option (ii) is recommended.

(b) Lot 2 (Joint-use Facilities)

- (i) Set aside the area to the Department of Education, with administrative arrangements to allow the non-government school access to shared facilities, or
- (ii) Crown Lease Term (say 10 years) to an incorporated body (which could, for example, consist of the Minister for Education and the Catholic Bishop of Darwin). The term lease would facilitate review of the arrangement after 10 years, or
- (iii) Freehold title over the area to be issued to the Northern Territory, with a lease registered under the Real Property Act which would have conditions to facilitate sharing of facilities.

Comments

Under Option 4 (b) (i) the Government would have exclusive legal interest in the property.

The advantage of this Option is that one comprehensive Agreement between the Northern Territory Government and Catholic Education could make provision for: shared ownership of facilities; joint access; and joint management.

This is the most expedient Option, however, it is not likely to be acceptable to Catholic Education as it does not provide them with a legal interest in the property.

It is unlikely that Catholic Education would be prepared to make a 50% contribution towards the capital cost of facilities under arrangements which are preferential to the Government.

Option 4 (b) (ii) establishes a separate legal entity, e.g., a proprietary company, possessing a legal interest in the property through a lease agreement.

The incorporated body would enter into a subsequent management agreement with the Department of Education and Catholic Education.

The advantage of this Option is that it places the participants in the shared campus on an equitable footing and as such is likely to provide a more acceptable basis for the 50% contribution towards facilities by Catholic Education.

These arrangements also offer greater flexibility in the long term. It would be possible to assign or sell the Government interest in the shared campus, should this be desired, at a future date.

The disadvantage of the above Option is the need to establish an incorporated body and prepare separate lease and management agreements.

Option (ii) is recommended

- (c) Lot 3 (Government School)

Crown land set aside for educational purposes.

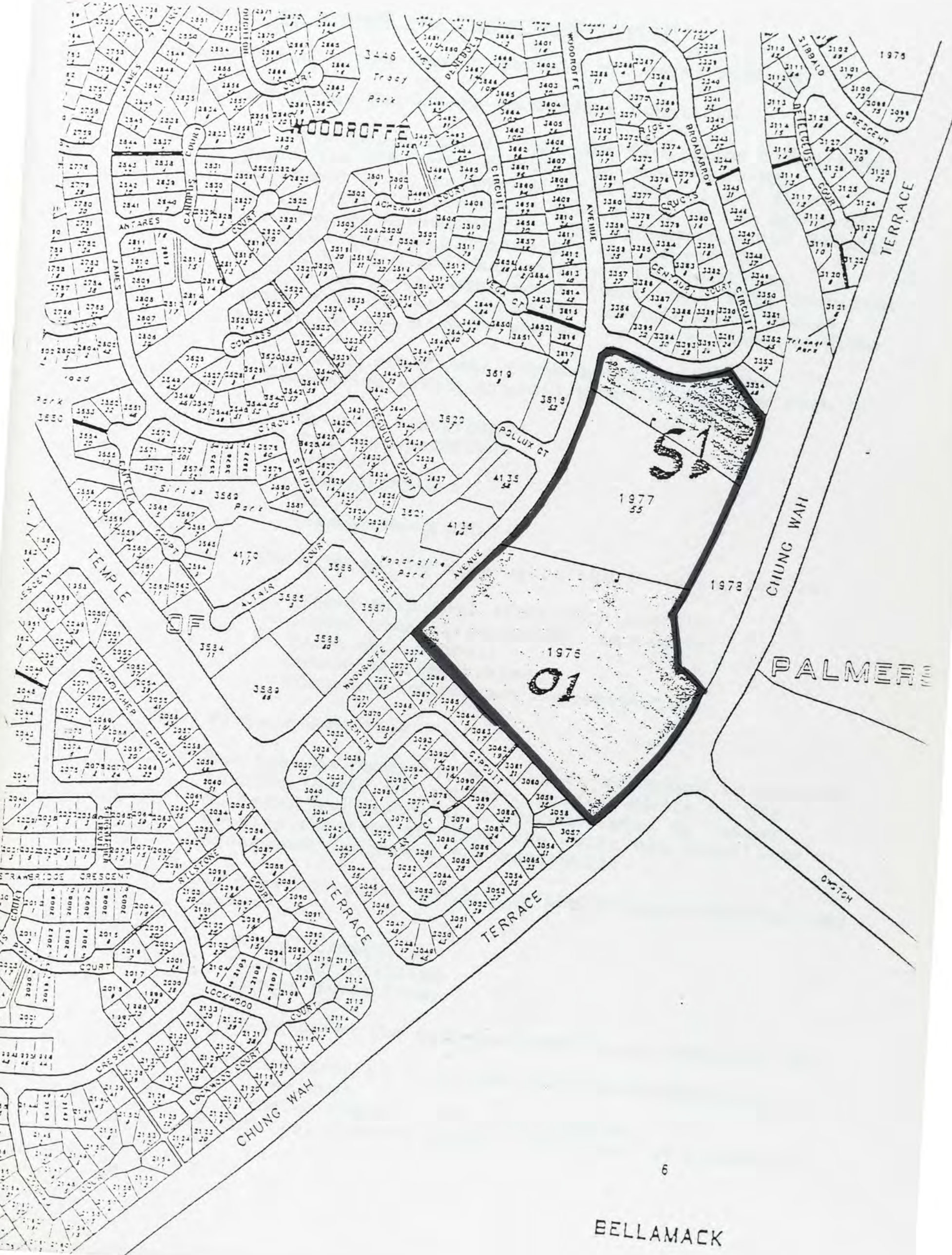
- (d) Lot 4 (Community Oval and Ablution Facility)

Following development, offer freehold title over the land to the Palmerston Town Council.

- (e) Lot 5 (Child Care Centre)

Crown land (and if arrangements are to be as per previous Palmerston Child Care centres, following development, freehold title to be given to the Palmerston Town Council). Should the facility be located on the area zoned 01, the area of land required to develop the Child Care Centre will need to be rezoned S1.

Actual site boundaries to be determined following a detailed site masterplanning exercise. Final requirements will be notified to the Department of Lands and Housing.



5. Campus Management and Property Management

Management of the shared campus might be as follows:

(a) Joint-use Facilities Management Committee

It is proposed that a Joint-use Facilities Management Committee (JFMC) be established under a formal agreement with the incorporated body (i.e., should option (ii) of Subsection 4(b) above be the approved land tenure arrangement). The agreement would delegate specific responsibilities for the day-to-day administration and management of the joint-use facilities to the Management Committee. This Committee would also act as a forum for discussion of issues affecting both schools and act as a coordinating group.

The JFMC would make recommendations to the respective school Council/Board on matters such as:

- Grounds/Playgrounds
- Canteen operations
- Sports
- Communications
- Budgets
- Fund-raising etc.

The JFMC may be made up of the following people:

- School Principal (from each school)
- School Council/Board Representative (from each school)
- Church Representative
- Education Department Representative

(b) Systems Committee

The Systems Committee would meet according to need and involve itself in providing policy advice to the Minister and Bishop at a systems level on issues usually referred to it by the Joint-use Facilities Management Committee for resolution.

Matters for consideration by the Systems Committee may include:

- School capacities
- Enrolment policies
- Future directions

It is proposed the Systems Committee be composed of:

- Chairperson of Joint-use Facilities Management Committee
- Director Catholic Education Office
- Regional Superintendent, Department of Education

6. Costings

Those estimates below having 'Order of Cost' status were prepared by the Department of Transport and Works in April 1992. Estimates having 'Sponsor Estimate' status were estimated by the Department of Education.

(a) Phase 1

(i) Catholic Primary School:

. Buildings*, Associated Works and Consultant Fees (15%)	\$3 890 000	(Order of Cost)
. Furniture & Fittings, Plant & Equipment	\$ 140 000	(Sponsor Estimate)
SUB-TOTAL	<u>\$4 030 000</u>	

(* Non-airconditioned classrooms; airconditioning is estimated to cost an additional \$470 000)

(ii) Joint-use Facilities

. Catholic System's Share

- Buildings, Associated Works and Consultant Fees	\$1 355 000	(Order of Cost)
- Furniture & Fittings, Plant & Equipment	\$ 132 000	(Sponsor Estimate)
SUB-TOTAL	<u>\$1 487 000</u>	

. Government's Share (Pre & Primary School Stage I)

- Buildings (including Community-use areas), Associated Works and Consultant Fees	\$1 425 000	(Order of Cost)
- Furniture & Fittings, Plant & Equipment	\$ 132 000	(Sponsor Estimate)
SUB-TOTAL	<u>\$1 557 000</u>	

SUB-TOTAL **\$1 557 000**

TOTAL PHASE 1 **\$7 074 000**

(b) Phase 2 (Pre and Primary School Stage II)			
(i) Government Primary School			
. Buildings, Associated Works and Consultant Fees	\$3 780 000		(Order of Cost)
. Furniture & Fittings, Plant & Equipment	\$ 112 000		(Sponsor Estimate)
SUB-TOTAL	<u>\$3 892 000</u>		
(ii) Government Preschool			
. Buildings, Associated Works and Consultant Fees	\$ 590 000		(Order of Cost)
. Furniture & Fittings, Plant & Equipment	\$ 20 000		(Sponsor Estimate)
SUB-TOTAL	<u>\$ 610 000</u>		
(iii) Community Oval and Ablution Facility			
. Works and Consultant Fees	\$ 990 000		(Order of Cost)
SUB-TOTAL	<u>\$ 990 000</u>		
<u>TOTAL PHASE 2</u>	<u>\$5 492 000</u>		

7. Funding Arrangements

- (a) A number of sources are available for the initial capital funding of the Catholic System's component of the project. These include the following:
- (i) the Commonwealth Department of Employment, Education and Training for Grant funding;
 - (ii) the NT Government under the auspices of the Capital Assistance Scheme over a ten year period; and
 - (iii) from within Catholic System's resources.
- (b) In respect of funding of the project, two options are available:
- (i) The Government would fund those facilities exclusively for its own use and 50% of the joint-use facilities through the Capital Works Program; the Catholic Education Centre (CEC) would fund those facilities exclusively for its own use and 50% of the joint-use facilities accessing funding through the NT Capital Assistance Scheme* .
- (* under this arrangement, the Government would fund 50% of the capital cost and the first 10% of the interest cost, over a 10 year period)
- (ii) Similar to (i) but with the Government initially funding 100% of the joint-use facilities. The CEC would commence repaying its 50% share of the cost of joint-use facilities after an initial 10 year period accessing funding through the NT Capital Assistance Scheme. This option would provide both an additional incentive to the CEC to join the shared-campus scheme and would reduce the initial financial burden on the CEC.
- Option (i) is recommended.
- (c) Under the NT Capital Assistance Scheme for Option (i) above, the NT Government would pay, based on the indicative costs shown in Section 6, the following:
- (i) Catholic Primary School
 - . Capital assistance of \$201 500 p.a. for 10 years.
 - . Interest subsidy (10%) of \$403 000 in the first year reducing to zero after 10 years.

(ii) Catholic System's Share of Joint use Facilities

- . Capital assistance of \$74 350 p.a. for 10 years.
- . Interest subsidy (10%) of \$148 700 in the first year reducing to zero after 10 years.

The actual amounts would be determined once final tender prices are known.

- (d) All recurrent costs (including building and equipment repairs and maintenance, cleaning, grounds maintenance, power, water, communications etc) associated with the joint-use facilities would be shared on a 50/50 basis. The Joint-use Facilities Management Committee would be responsible for establishing appropriate charges for use of facilities by community groups.

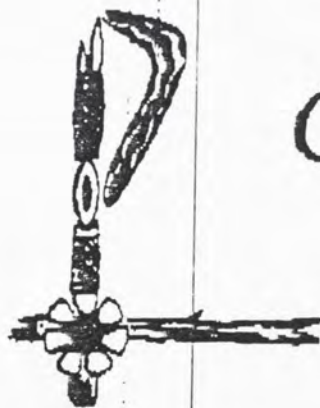
8. Project Implementation Arrangements and Project Design Standards

- (a) Two options are available for the implementation of the project once approved:
- (i) The Department of Transport and Works, on behalf of and under the control of Catholic Education Centre and the Department of Education, to undertake all design, documentation, tendering, contract administration and supervision, or
 - (ii) Private enterprise consultants to undertake the above tasks under the direction and control of a Project Development Group (consisting of representatives of the Catholic Education Centre/Palmerston Parish, Department of Education and the Department of Transport and Works).

Option (ii) more closely follows the approach established under devolution through the Standard Devolution Package.

Option (ii) is recommended.

- (b) Design and construction standards would be determined during the design and documentation phases through agreement between the Catholic Education Centre and the Department of Education.



Catholic Education Centre

16A GERANIUM STREET, THE GARDENS
GPO Box 4519, DARWIN NT 0801
Telephone: (089) 41 0616 Facsimile: (089) 41 1476

28 May 1992

Mr D Cairns
Assistant Secretary Operations
Department of Education
GPO Box 4821
Darwin NT 0801

Dear David

Woodroffe Shared Campus Discussion Paper

Thank you for the opportunity to seek response from various interest groups within the Diocese on the Woodroffe proposal.

I attach comments and suggestions that have come into being, as a result of several consultations with various interests.

On the whole the proposal meets with the approval of the bodies consulted.

I trust the responses will assist in formation of the final proposal.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'L M Powierza'.

L M Powierza
Director

Imp:dp;jh

enc

RESPONSE TO THE DISCUSSION PAPER**WOODROFFE SHARED CAMPUS**

For ease of compilation, the conclusions drawn from consultation within the Diocesan community are tagged to reflect major headings within the Discussion Paper.

1) **The Shared Campus Concept:**a) **Aims and Objectives:**

In general, the aims are seen to be appropriate. It was suggested by some respondents that the matter of reduction in costs per student place could have received greater emphasis. While all aims as cited are worthwhile, the aim to maximise return on minimum outlay is seen as being of particular concern to the Diocese, and perhaps of importance to the Northern Territory community as a whole.

The various social and economic advantages arising from the establishment of the shared facility appear to be clearly depicted.

Management at Woodroffe:

The proposal is satisfactory. Details of the management function are further clarified in later sections of the discussion paper.

2) **Long Term Enrolment Projections:**

Surveys conducted by this office in 1990 and by the Palmerston Parish in 1991 support the long term projections presented in the discussion paper. The 1991 survey would indicate marginally higher levels of demand than the projections state, but there is reason to approach the project with optimism.

Project Timing, Phasing and Required School Capacities:

The Diocese sees some urgency in providing a Catholic School in Palmerston at the earliest possible time. It is probable that movement to Palmerston in 1994 will ease enrolment pressures on the existing schools in the town. From these points of view, it is appropriate that the Catholic School be the first to commence operations on the site. The 1994 date appears to be the earliest possible.

Required Capacity:

While approval for Commonwealth General Recurrent Grant to three hundred and sixty (360) maximum enrolment has been received, there is an application current for increase in this maximum to four hundred and eighty (480). Timing of this development will depend on demand and will be influenced by the pattern of development within Palmerston.

Schedule of Areas:

- Appropriate and economic.

4) Land Tenure Arrangements:

Lot 1 Option (ii) is acceptable. However, could the possibility of Grant in fee simple be explored.

Lot 2 Option (ii) presents itself as the preferred option of the three listed. Some reservations about the ten year term of the lease were expressed. A longer term of up to twenty (20) years was proposed. Is joint title possible?

Campus Management and Property Management:

At this point, the two-tier management proposal appears acceptable. It is realised that the finer details in relation to the Joint-Use Facilities Management Committee will need some sensitive negotiation. It will be necessary as well to identify the body within the two tier structure to be 'the employer' of personnel whose work is primarily concerned with the operation of the joint use facility; eg the Teacher-Librarian; Library Assistant etc.

Costing:

Some concern expressed at the order of costs. Given that the central objective of the Diocese is to maximise facilities for minimum outlay, there would be some urgency to bring projects in at considerably reduced prices.

7) Funding Arrangements:

The Diocese would like to explore option (ii) in respect of funding. It would like to point out that current knowledge of the Palmerston community indicates a predominance of families in the lower socio-economic strata. Option (ii) would provide a greater degree of liberty to the school in attending to the debt burden, which is spread over fifteen (15) or twenty (20) years instead of the ten (10) under option (i).

8) Project Implementation and Project Design Standards:

The recommended option (option ii) is the preferred approach of the Diocese.

It is seen as essential that there be close co-operation between the Diocese and the Department to ensure that the finished facilities are harmonious and comparable in terms of finish and equipment.