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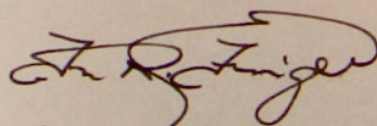
CABINET DECISION

NO. 1457

Submission No.: 1242

Title: SITE FOR UNIVERSITY OF THE NORTHERN TERRITORY

Cabinet approved the siting of the University of the Northern Territory as shown on the attached map to allow full integration with the new town of Palmerston.




(M.R. FINGER),
Secretary to Cabinet.

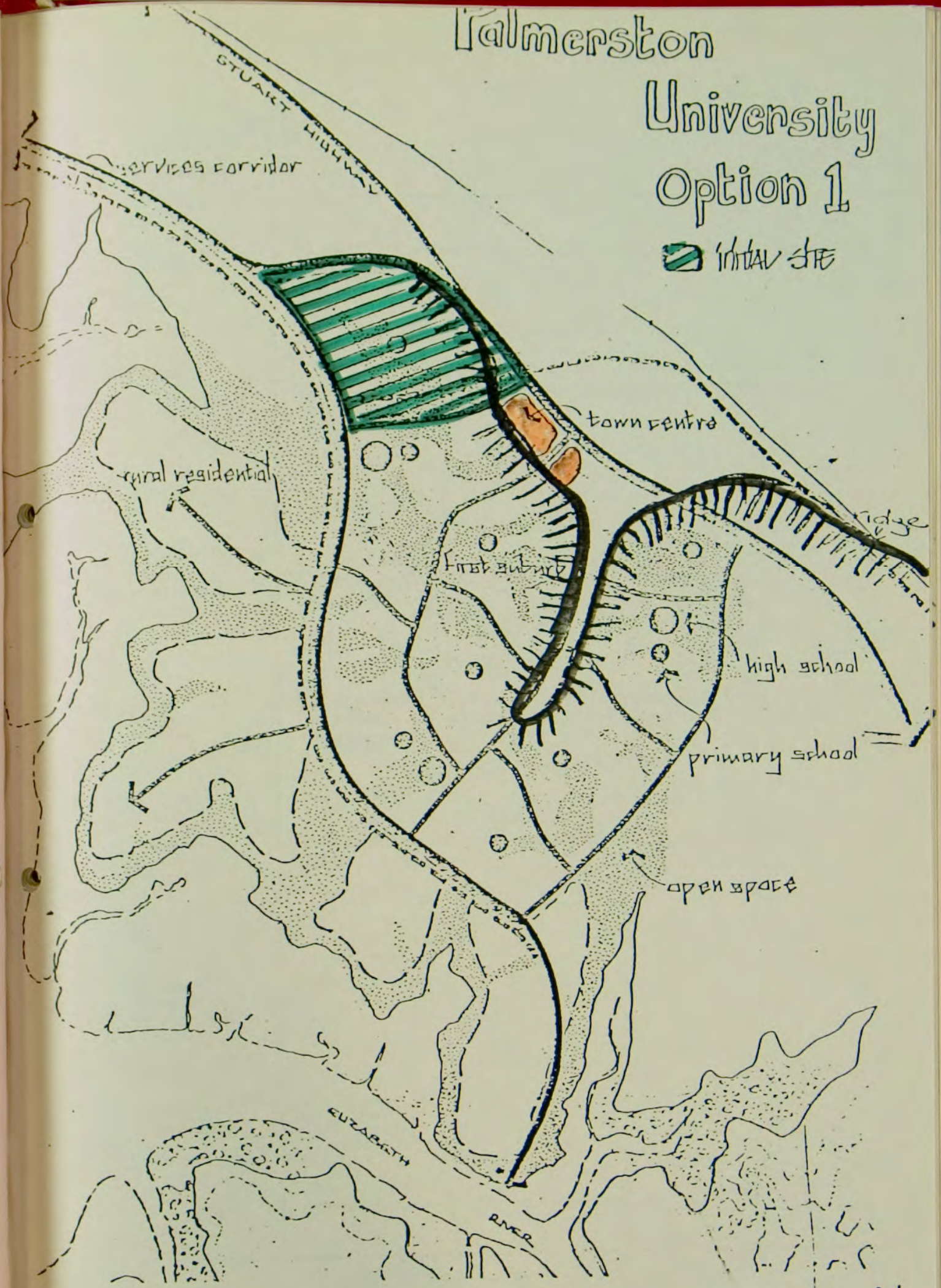
4 December, 1980.

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Palmerston

University Option 1

 initial site



STRUCTURE

24/12/2010
0 500 1000 1500
1:1

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FOR CABINET

SUBMISSION No:1242.....

Title:	Site for University of the Northern Territory.
Minister	The Hon. J M Robertson, MLA
Purpose:	To determine the specific size and location of the University of the Northern Territory.
Relation to existing policy:	In September 1980 Cabinet decided that the site for the University be located in Palmerston.
Timing/ legislative priority:	Programming of the University should be in line with plans for the Palmerston development.
Announcement of decision, tabling, etc:	An announcement to coincide with Palmerston planning publicity.
Action which required before announcement:	Cabinet adoption of proposal.
Staffing implications, numbers and costs, etc:	Not applicable.
Total cost:	Servicing cost to be negotiated.

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THE ISSUE

- 1 The determination of the specific size of the area and location of the site for the University of the Northern Territory.

BACKGROUND

- 2 Cabinet decision No. 1316 endorsed that the University of the Northern Territory be located in Palmerston.

CONSIDERATION OF THE ISSUES

3. A task force comprised of the Planning Vice Chancellor, the Secretary of the Department of Transport and Works, and the Secretary of the Department of Lands has reviewed the sites available in Palmerston to reach an agreement on the most suitable site considering the following factors:

(a) Physical

- (i) Size of site
- (ii) Topography
- (iii) Location and access
- (iv) Cost and availability of servicing
- (v) Insect zone

(b) Social

- (i) Community integration
- (ii) Proximity to residential and commercial areas
- (iii) Suitability for student accommodation

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Advantages:

- 1) Proximity to commercial centre
- 2) Accommodation available in neighbouring suburbs
- 3) Integration with parklands
- 4) Incentive to development of the town centre
- 5) Total integration with the Palmerston community
- 6) Adequate area for future expansion (comparable with the area of most other Australian universities established since 1945).

Disadvantages:

- 1) Opportunity cost involved; use of potential residential land.

SIZE OF OPTION 2 : ACTUAL AREA	312 HECTARES
USEFUL BUILDING AREA	300 HECTARES

Advantages:

- 1) No immediate opportunity cost
- 2) Area of usable land greater than projected requirements.

Disadvantages:

- 1) Physically separated by main highway from Palmerston
- 2) Concept of total integration largely destroyed
- 3) The conservation considerations which preclude residential development of the area may also, to a lesser extent, in the long-term inhibit development of the university.

OPTION 1 has been favoured because it fulfills all the desired criteria; deeming the concept of integration paramount to the establishment of this University.

PUBLIC IMPACT

- 5 There will be considerable public interest over the location of the University. The location of the University at Palmerston will be seen as a 'green light' for the new town.

FINANCIAL CONSIDERATIONS

6. The ultimate cost of servicing either site will be similar. However, as the University will develop over many years there would be a short term cost associated with the selection of site 1 by comparison with site 2. The Department of Lands has begun a program for the provision of services to the total Palmerston development at an estimated cost of \$63M. Site 1 represents about 12% of the serviced land so that the pro rata cost of servicing this land is \$7.8M. In fact, there would be initial savings attributable to utilising site 1 for the University which would require less intensive servicing than would a residential suburb. The servicing costs for 82/83 Capital Works Program would be \$2.4M and for 83/84, \$3.42M. Site 2 is not currently included in the Palmerston development. The site could be linked to Palmerston services initially at a cost of \$.6M and services could be expanded as required during University development, thus distributing the cost of services over many years.

The significant difference between the two site options is the initial cost of establishing the University. Site 1 will be 'over serviced' initially because of the need for services by adjacent residential areas, while services for Site 2 could be provided precisely to meet University needs. Assuming that eventually the University will require 100 hectares of land, no significant differences in long term costs between the sites could be expected.

EMPLOYMENT CONSIDERATIONS

- 7 Establishment of the University will act as a stimulus to employment in both Palmerston and Darwin in three ways:
- (a) It will bring a new industry to the area.
 - (b) It will play an important part in attracting people to the region by providing educational facilities comparable with those available in large metropolitan centres.
 - (c) It will help to develop a balanced occupational spread in the local labour force.

CO-ORDINATION AND CONSULTATION

- 8 Planning officers from the Department of Lands and the Department of Transport and Works have been consulted and have agreed that a university could be integrated with plans at Palmerston at this stage. Because of the site which has been favoured, work for the University would need to begin in 1981/82 to bring it in line with development staging for Palmerston.

PUBLICITY

9 Through a Ministerial announcement following the Cabinet decision.



RECOMMENDATION

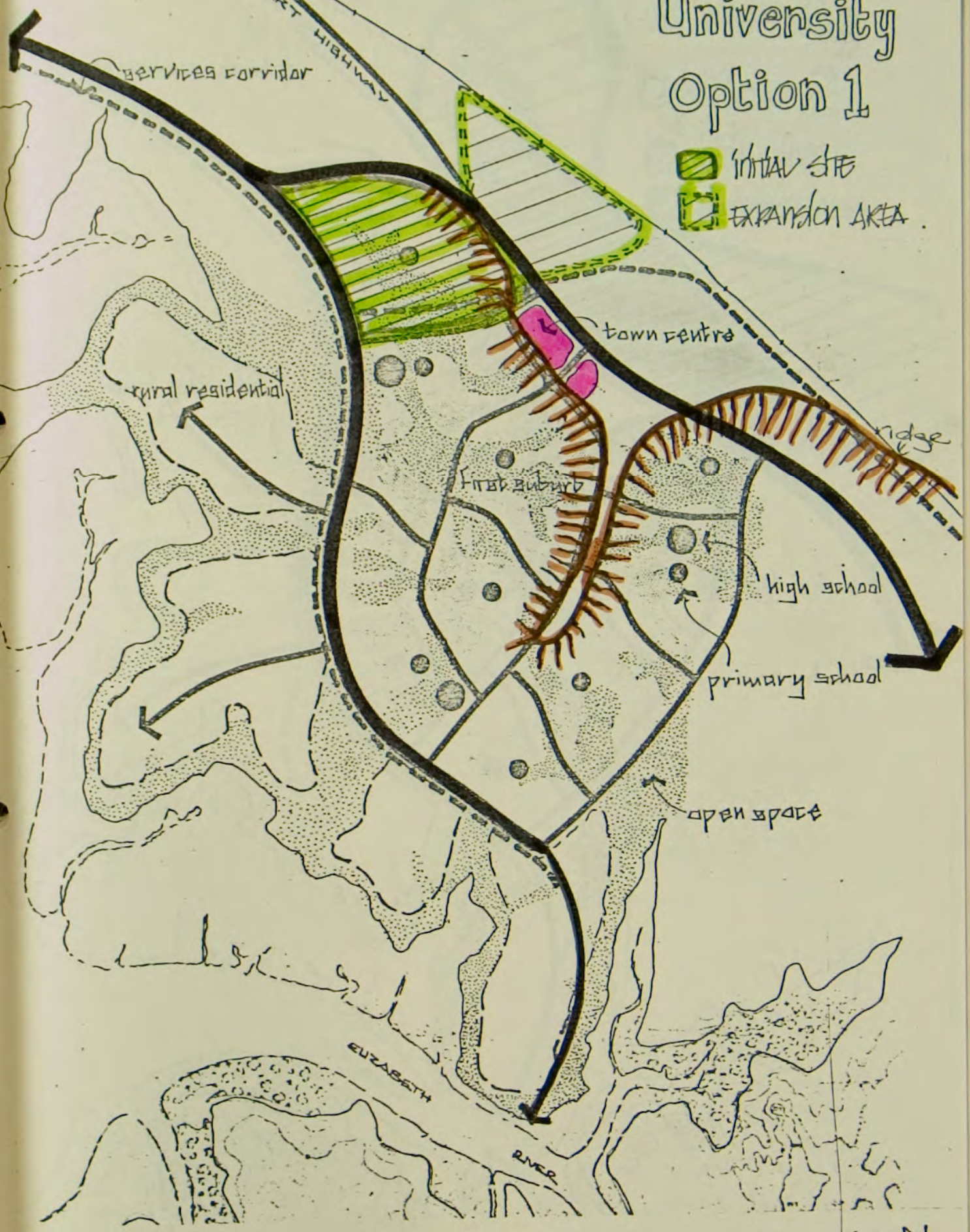
10 It is recommended that Cabinet approve the siting of the University as per Option 1 to allow full integration with the new town of Palmerston.

Jim Robertson 27/11/80

Palmerston

University Option 1

-  initial site
-  expansion area



STRUCTURE

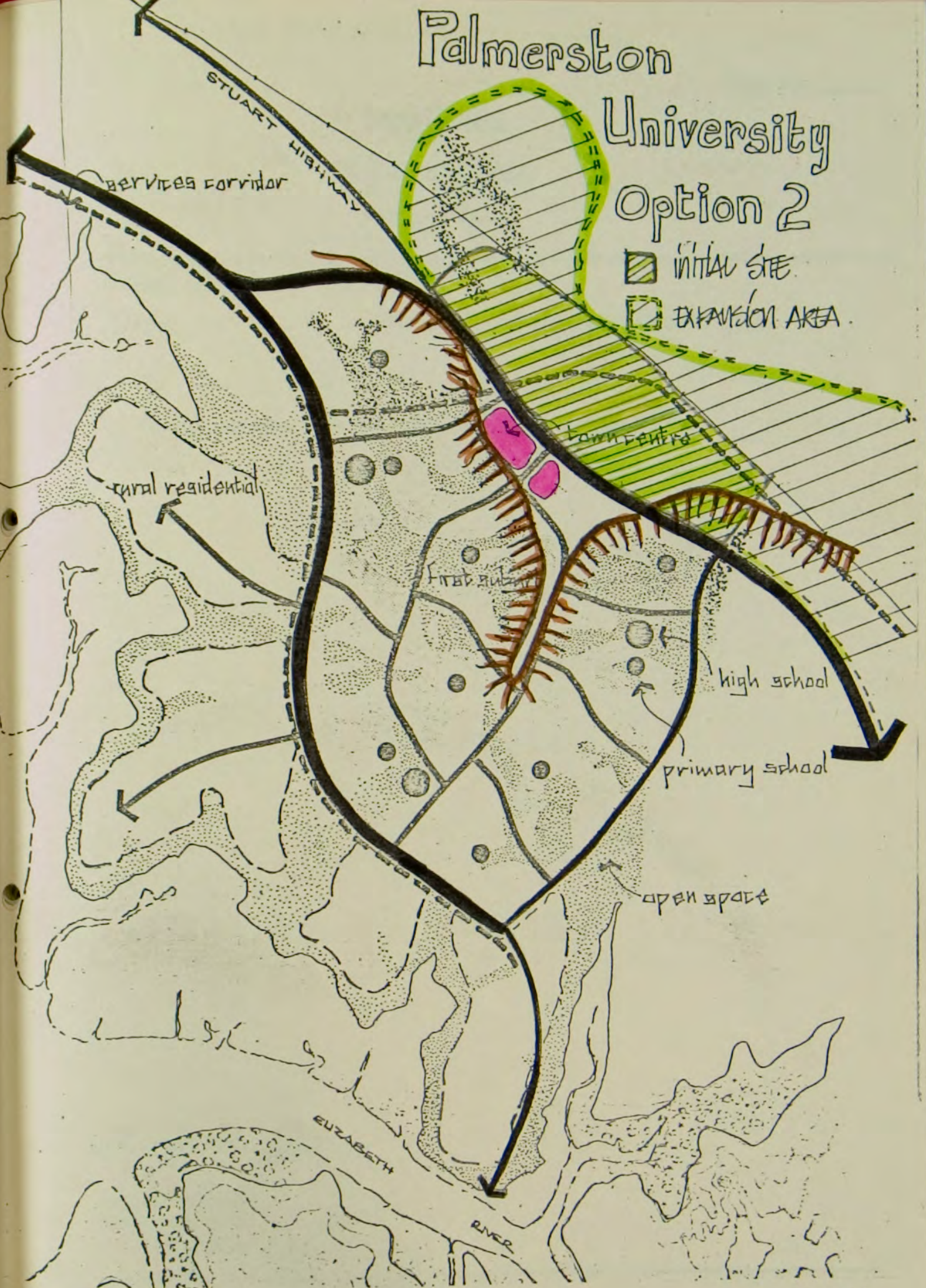
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Palmerston

University Option 2

INITIAL SITE

EXPANSION AREA



STRUCTURE

27/9/80 PB.
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