

CONFIDENTIAL

CABINET DECISION

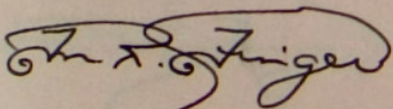
NO. 1316

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Submission No.: 1076

Title: SITE FOR THE UNIVERSITY OF THE NORTHERN TERRITORY

Cabinet decided that the site for the University of the Northern Territory be located in Palmerston and that the specific size of the area and location of the site be determined by Cabinet following consideration of a report on a more detailed investigation to be carried out by a task force comprising of the Planning Vice Chancellor, Secretary Department of Lands and Secretary Department of Transport & Works.



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

17 September, 1980.

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CABINET DECISION

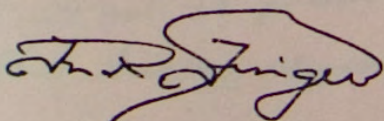
NO. 1309

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Submission No.: 1076

Title: SITE FOR THE UNIVERSITY OF THE NORTHERN  
TERRITORY.

Cabinet deferred further consideration.



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

9 September, 1980.

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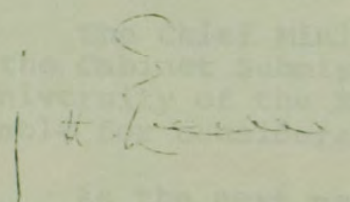
UNIVERSITY OF THE NORTHERN TERRITORY  
PLANNING UNIT

1 September 1980

TO: Minister  
FROM: Planning Vice-Chancellor  
RE: Cabinet Submission: Site for the University  
of the Northern Territory

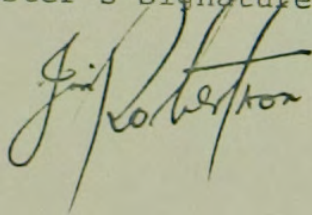
Attached is a copy of a memo from the Director-General of the Department of the Chief Minister.

I seek your agreement to having Cabinet Submission No. 1076 circulated for further consideration.

  
J H EEDLE

Approved/~~Not Approved~~

Minister's Signature



*Trans. Pile  
Copy to go with the  
Chief Ministers paper  
— 3/9*

*Secretary to Cabinet*

*3/9*

- 1. I will not be present at Cabinet meeting no, I believe, with the Chief Minister (assuming meeting on 9th.)*
- 2. I matter is to be considered (and I believe it ought to be again deferred) when Dr. Eedle should be available, along with an appropriate Planning Officer.*

*Jim R. 2/9*



DIRECTOR GENERAL  
DEPARTMENT OF THE CHIEF MINISTER  
DARWIN

28 August 1980.

The Planning Vice-Chancellor,  
University of the Northern Territory,  
P.O. Box 5398,  
DARWIN. N.T. 5794

SITE FOR THE UNIVERSITY OF THE NORTHERN TERRITORY

The Chief Minister has asked me to find out when the Cabinet Submission on the proposed site for the University of the Northern Territory will be available for consideration by Cabinet.

As the next meeting of Cabinet is scheduled for 9 September, it would be appreciated if you could seek your Minister's agreement to having Cabinet Submission Number 1076 circulated for consideration at that meeting.

(M. R. FINGER)



MEMORANDUM

MINISTER FOR EDUCATION  
COPY DIRECTOR-GENERAL

DATE: 22 AUG 1960

REF:

M: CHIEF MINISTER

*mtj*  
*27/8*

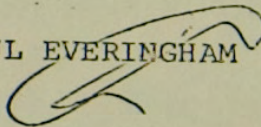
SITE FOR THE UNIVERSITY OF THE NORTHERN TERRITORY

I refer to memo dated 6 August from the Planning Vice  
Chancellor addressed to you, copied to me.

I should be grateful if you would let me know when  
the University siting <sup>is</sup> coming back to Cabinet.

*Submission*

PAUL EVERINGHAM





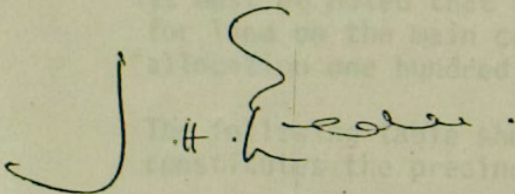
UNIVERSITY OF THE NORTHERN TERRITORY  
PLANNING UNIT

11 August 1980

TO Chief Minister  
FROM Planning Vice-Chancellor  
RE Site for the University of the Northern Territory

I understand that reservations have been expressed in some quarters that 100 ha. may be excessive for our university. You may like to have a copy of the attached brief which I prepared for the Minister for Education which shows that 100 ha. is among the smallest sites allocated since the second world war for "self-contained" universities.

The smaller the site the taller the buildings have to be. The taller the buildings, the less possible it is to use a simple industrialised system and costs rise even faster than the height of the buildings.



J H EEDLE

RECEIVED  
14 AUG 1980  
CHIEF MINISTER

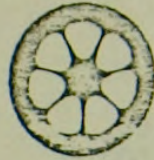
University	Establishment	Products
1. Sydney	1850	
(a) main campus	15.0	
(b) future expansion	14.0	
(c) Law/Dentistry		
(d) Univ. farms		
2. Melbourne		
(a) main campus	25.5	
(b) Carlton	1.2	
(c) Affil. Colleges	16.2	
		42.9 ha.
3. Adelaide	1874	
(a) City	31	
(b) Waite	161	
		192 ha.
4. Tasmania	1890	
Main campus developed on Sandy Bay site	1945	100 ha.
5. Queensland	1893	111 ha.
6. Western Australia	1911	45.5 ha.



# UNIVERSITY OF THE NORTHERN TERRITORY

## PLANNING UNIT

PLANNING VICE-CHANCELLOR:  
*J.H. Eadie, MA MPhil PhD*  
 FRSA FACE



All correspondence should  
 be addressed to the  
 Planning Vice-Chancellor

T & C Building, Smith Street,  
 Darwin N.T., 5790, Australia  
 P.O. Box 5398  
 Darwin, N.T. 5794  
 Telephone: 80 4249  
 Telex: AA 85056

6 August 1980

TO Minister for Education  
 FROM Planning Vice-Chancellor  
 RE Site for the University of the Northern Territory

In the Cabinet Submission on a site for the University I requested that 100 hectares (246.9 acres) be set aside for the purpose. There are those who will contend that the area requested is excessive and this would appear to be true if comparisons were made with the older universities in Australia, e.g. Sydney, Melbourne, Adelaide. However, it must be noted that these older universities are now hard-pressed for land on the main campus and that what appeared to be a generous allocation one hundred years ago is now less than adequate.

The following table shows the date of establishment and the area which constitutes the precincts of all universities in Australia:

<u>University</u>		<u>Date of Establishment</u>	<u>Precincts</u>
1. Sydney		1850	
(a) main campus	45.0 ha.		
(b) future expansion	14.0 ha.		
(c) Law/Dentistry	-		
(d) univ. farms	-		
	-----		59+ ha.
2. Melbourne		1853	
(a) main campus	25.5		
(b) Carlton	1.2		
(c) Affil. Colleges	16.2		
	-----		42.9 ha.
3. Adelaide		1874	
(a) City	31		
(b) Waite	161		
	-----		192 ha.
4. Tasmania		1890	
Main campus developed on Sandy Bay site		1944	100 ha.
5. Queensland		1909	111 ha.
6. Western Australia		1911	46.5 ha.



<u>University</u>	<u>Date of Establishment</u>	<u>Precincts</u>
7. Australian National	1946	130 ha.
8. New South Wales	1949	
(a) Main campus		39.0 ha.
(b) Arid Research		39,000.0 ha.
(c) Rural Research		2,042.0 ha.
		<hr/> 41,081 ha.
9. New England	1954	260 ha.
10. Monash	1958	100 ha.
11. La Trobe	1964	263.25 ha.
12. Macquarie	1964	135 ha.
13. Newcastle	1965	104 ha.
14. Flinders	1966	162 ha.
15. James Cook	1970	263.25 ha.
16. Griffith	1971	177 ha.
17. Murdoch	1973	243 ha.
18. Deakin	1974	81 ha.
19. Wollongong	1975	33 ha.

The only universities which have a main campus area smaller than that proposed for the University of the Northern Territory are:

Adelaide  
Deakin  
Melbourne  
Sydney  
Western Australia  
Wollongong

Since 1945, the trend has been to provide sites of sufficient size for universities to be contained within one location. The following tables show those universities which may be deemed "self-contained" and those which have facilities/departments located away from the main campus:

A. Self-contained sites

Wollongong	33 ha.	(1975)
Deakin	83 ha.	(1974)
Monash	100 ha.	(1958)
Tasmania	100 ha.	(1890/1944)
Newcastle	104 ha.	(1965)
ANU	130 ha.	(1946)
Macquarie	135 ha.	(1964)
Flinders	166 ha.	(1966)
Griffith	177 ha.	(1971)
La Trobe	196 ha.	(1964)
Murdoch	248 ha.	(1973)
New England	260 ha.	(1954)
James Cook	270 ha.	(1970)



B. Multiple Sites/Outlying Departments

Melbourne			
(i)	Main campus	25.5 ha.	(1853)
(ii)	Carlton	1.2 ha.	
(iii)	Affiliated Colleges	16.2 ha.	
(iv)	Outside depts	-	
		<hr/>	42.9+ ha.
Western Australia			
(i)	Main campus	46.5 ha.	(1911)
(ii)	Dentistry/Medicine	-	
		<hr/>	46.5+ ha.
Sydney			
(i)	Main campus	45 ha.	(1850)
(ii)	Future expansion	14 ha.	
(iii)	Law/Dentistry	-	
(iv)	Univ. Farms	-	
		<hr/>	59+ ha.
Queensland			
(i)	Main campus	111 ha.	(1909)
(ii)	Outlying depts	-	
		<hr/>	111+ ha.
Adelaide			
(i)	Main campus	31 ha.	(1874)
(ii)	Waite	161 ha.	
			192 ha.
New South Wales			
(i)	Main campus	39 ha.	(1949)
(ii)	Arid research	39,000 ha.	
(iii)	Rural research	2,042 ha.	
		<hr/>	41,081 ha.

*J. H. Eedle*

J H EEDLE

cc Mr McHenry



CONFIDENTIAL

FOR CABINET

SUBMISSION No: ..... 1076 .....

Title:	Site for the University of the Northern Territory
Minister	The Hon. J.M. Robertson, M.L.A.
Purpose:	To obtain Cabinet approval to the proposal that the University of the Northern Territory should be centrally sited at Palmerston (as shown on Attachment A).
Relation to existing policy:	Not applicable
Timing/legislative priority:	A decision needs to be made by 31 July so that plans for the university may be integrated with the Palmerston Town Plan.
Announcement of decision, tabling, etc:	An announcement should follow immediately the decision has been made.
Action <del>XXXX</del> required before announcement:	not necessary
Staffing implications, numbers and costs, etc:	not applicable
Total cost:	Land owned by the Government

CONFIDENTIAL



**CONFIDENTIAL**

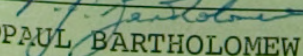
Department/Authority ..... PUBLIC SERVICE COMMISSIONER

COMMENT ON CABINET SUBMISSION No.

TITLE: SITE FOR THE UNIVERSITY OF THE NORTHERN TERRITORY.

**COMMENTS:**

The only comment this office has to make on this submission is that if for some reason the transport links to Palmerston are not developed as planned then the distance of this location from the Darwin city area could prove a disadvantage to those Government employees who wish to attend lectures at the University during the day under the auspices of the Northern Territory Public Service Study Assistance Scheme.

  
SIGNED PAUL BARTHOLOMEW

DESIGNATION: FOR PUBLIC SERVICE COMMISSIONER

DATE: 23 JULY 1980

**CONFIDENTIAL**



**CONFIDENTIAL**

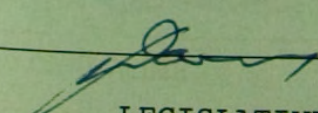
Department/Authority ..... LAW .....

COMMENT ON CABINET SUBMISSION No.

TITLE: SITE FOR THE UNIVERSITY OF THE NORTHERN TERRITORY

**COMMENTS:**

There appear to be no legal or constitutional barriers to  
the proposal.

SIGNED: 

DESIGNATION: LEGISLATIVE DRAFTSMAN  
for SOLICITOR GENERAL

DATE: 24 July 1980

**CONFIDENTIAL**



**CONFIDENTIAL**

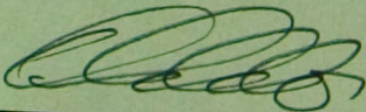
Department/Authority ..... TREASURY .....

**COMMENT ON CABINET SUBMISSION No.**

**TITLE:** ..... SITE FOR THE UNIVERSITY OF THE NORTHERN TERRITORY .....

**COMMENTS:**

This submission is supported.



SIGNED: O ALDER  
DESIGNATION: ASSISTANT UNDER-TREASURER  
DATE: 22 July 1980

**CONFIDENTIAL**



UNIVERSITY OF THE NORTHERN TERRITORY

PLANNING UNIT

PLANNING VICE-CHANCELLOR:  
J.H. Eedle, MA MPhil PhD  
FRSA FACE



T & G Building, Smith Street,  
Darwin N.T., 5790, Australia  
P.O. Box 5398  
Darwin, N.T. 5794  
Telephone: 80 4249  
Telex: AA 85056

All correspondence should  
be addressed to the  
Planning Vice-Chancellor

28 July 1980

TO: MINISTER  
FROM: DR J H EEDLE  
PLANNING VICE-CHANCELLOR

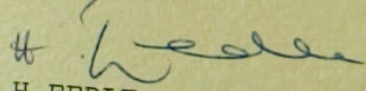
Attached is the Cabinet submission on the proposed site for the University of the Northern Territory with the submissions from the appropriate Departments.

The submission from the Department of Lands deserves special comment. It seems that after minimal discussions with Departmental officers, the Acting Secretary for Lands still retains a preference for a site that is separate from the Palmerston development, and which would destroy my concept of having the University of the Northern Territory integrated with the community of Palmerston and its commercial, cultural and recreational centre.

At this early stage in the planning process, I feel I must continue to seek a site of approximately 100 ha, so that the design of the university appropriate to the local environment can proceed without an initial site constraint.

The Cabinet-directed review of the building proposals for the Darwin Community College will facilitate a decision on whether or not to grant the additional 38 ha for the college.

I recommend that Cabinet approve the allocation of the site as defined in the Cabinet submission.

  
J H EEDLE  
PLANNING VICE-CHANCELLOR





23/7

SECRETARY  
DEPARTMENT OF LANDS ~~AND MINES~~  
DARWIN

Dr. J.H. Eedle,  
Planning Vice-Chancellor,  
University of the Northern Territory,  
P O BOX 5398,  
DARWIN. N.T. 5794

Dear Dr Eedle,

I refer to your letter of 22 July, 1980 and the attached draft Cabinet Submission concerning the Site for the University of the Northern Territory.

The proposed submission has been examined by this Office and we agree with the purpose of this submission.

The attached plan shows a preferred site. Your site is subject to severe engineering constraints. Our preferred site is located on a hill, and includes a lagoon area.

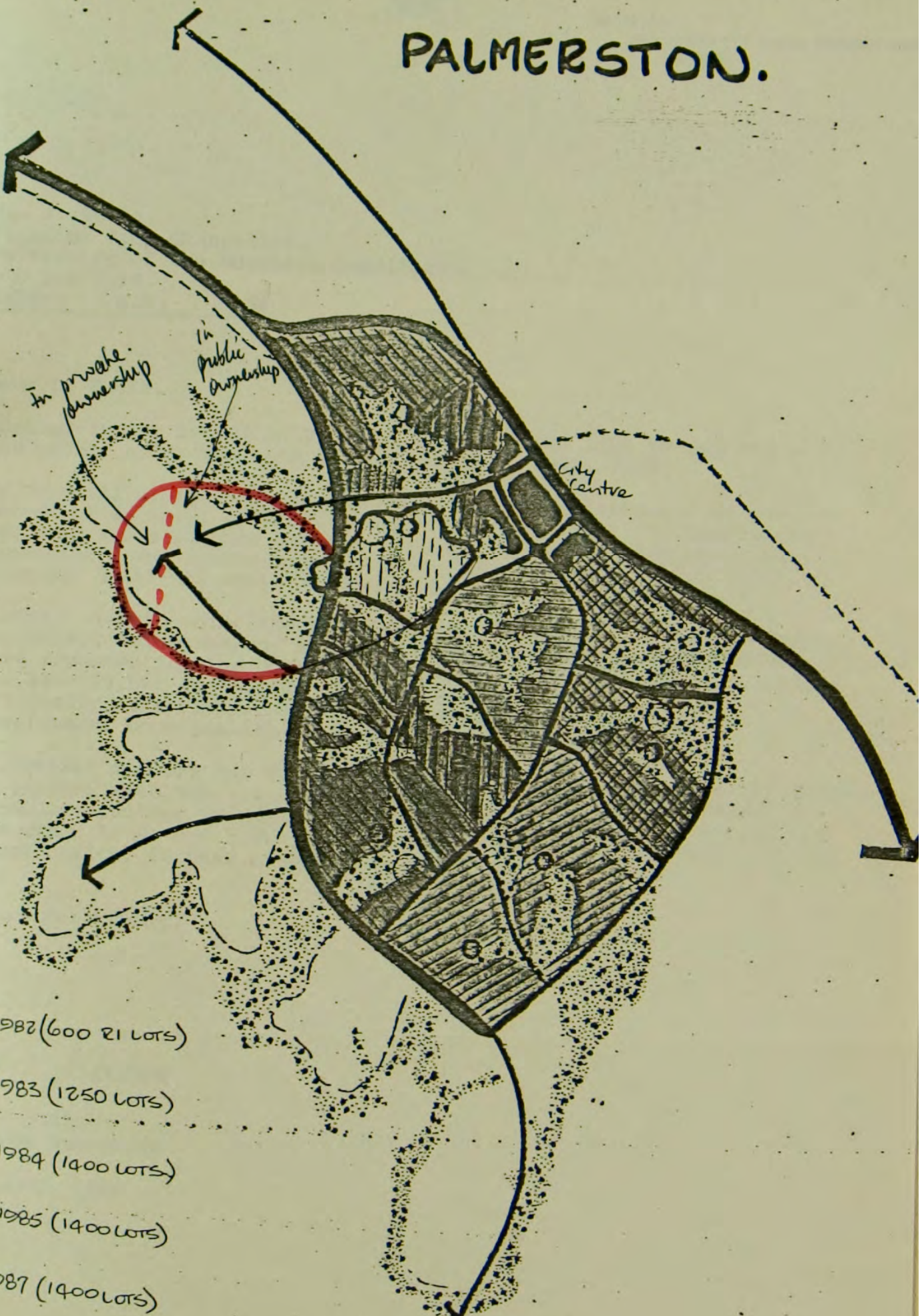
*James A Batty*  
J.A. BATTY  
Acting Secretary






22 July, 1980


- 1572 (1400-1415)
- 1573 (1415-1430)
- 1574 (1430-1445)
- 1575 (1445-1460)
- 1576 (1460-1475)
- 1577 (1475-1490)



# PALMERSTON.



-  1982 (600 21 LOTS)
-  1983 (1250 LOTS)
-  1984 (1400 LOTS)
-  1985 (1400 LOTS)
-  1987 (1400 LOTS)

 RECOMMENDED UNIVERSITY SITE





24/7

SECRETARY  
DEPARTMENT OF LANDS AND MINING  
DARWIN

Dr. J. Eedle,  
Planning Vice Chancellor,  
University of the Northern Territory,  
P O BOX 5398,  
DARWIN. N.T. 5794

Dear Dr Eedle,

Further to our letter of 22 July, 1980 I would like to set out a few points after our site inspection of 23 July, 1980.

We do still prefer the site as shown on the map attached to our letter of 22 July, 1980 as it would seem to fulfil the functions required and also give greater flexibility to the University for expansion. The opportunity cost to the Government in loss of area for dwellings would be lessened.

I would like to raise the issue that the areas of the Universities of Sydney, Melbourne and New south Wales are less than half the area proposed for the Northern Territory University and they cater for some 15,000 to 16,000 full time students each. If the University is to integrate with the town centre, then denser development on a smaller site would seem to be indicated.

If Cabinet favours the Palmerston area, it should also consider whether to proceed with the grant of an additional 38 ha for the Darwin Community College in addition to the 20 ha it already occupies. On the other hand, the total site of 58ha should be a suitable size for a University, if that site is favoured.

Yours faithfully,

*J. A. Batty*

J.A. BATTY  
Acting Secretary

24 July, 1980



UNIVERSITY OF THE NORTHERN TERRITORY

PLANNING UNIT

PLANNING VICE-CHANCELLOR:  
J.H. Eedle, MA MPhil PhD  
FRSA FACE

All correspondence should  
be addressed to the  
Planning Vice-Chancellor



T & G Building, Smith Street,  
Darwin N.T., 5790, Australia  
P.O. Box 5398  
Darwin, N.T. 5794  
Telephone: 80 4249  
Telex: AA 85056

Mr Hughes

22 July 1980

Mr S Saville  
A/Secretary  
Department of Education  
P O Box 4821  
DARWIN N T 5794

Dear Mr Saville

I would be grateful for your early comments on the attached Cabinet Submission regarding the site of the University of the Northern Territory.

Yours sincerely

Brian Hughes

J H EEDLE

Mr Hughes,

I have no comments other than I support the proposal. It seems to me to be the most logical place to site a University with regard to future planning.

A/Sec.





SECRETARY

DEPARTMENT OF TRANSPORT AND WORKS

DARWIN

24 July 1980

Planning Vice-Chancellor,  
University of the Northern Territory,  
Planning Unit,  
P.O. Box 5398,  
DARWIN N.T. 5794

Dear Dr Eedle,

I have studied your proposed Cabinet Submission recommending a site for the University of the Northern Territory.

I support your recommendation that the new University be constructed in Palmerston.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'D.F. Darben', written in a cursive style.

D.F. DARBEN



THE ISSUE

- 1 Selection and acquisition of the site for the University of the Northern Territory.

BACKGROUND

- 2 Cabinet Decision No. 1117 (of 26 March) endorsed the establishment of a University for the Territory.

CONSIDERATION OF THE ISSUES

- 3 All available sites (see Attachment B) within the Darwin area were reviewed in relation to the following factors:

(a) Physical

- (i) size
- (ii) topography
- (iii) location and access
- (iv) cost and availability of servicing
- (v) insect zone
- (vi) proximity to other research institutions

(b) Social

- (i) community integration
- (ii) community perceptions of the University's identity
- (iii) proximity to residential and commercial areas
- (iv) suitability for student accommodation
- (v) conservation of natural environment



## (c) Aesthetic

- (i) Adaptability to conceptual design of University
- (ii) Campus environment
- (iii) Compatibility with adjacent areas

## 4 OPTIONS

Insufficient size ruled out most sites examined. Four sites were investigated further and the following characteristics noted:

## (a) East Point

- (i) Advantages: Impressive site on suitable building land.  
Minimal travel time from city.  
Access from northern suburbs via Fannie Bay connector.  
Inexpensive servicing.
- (ii) Disadvantages: Conservation issues/public opposition  
Little room for expansion/  
disjointed site  
Lack of student accommodation/  
residential land  
Distance from commercial centre  
Existing access inadequate  
Partially within surge zone  
Alternative community uses

100000  
100000  
100000



(b) Lee Point

- (i) Advantages: Large site with some attractive vegetation  
Few servicing problems
- (ii) Disadvantages: Communications installation  
Insect breeding ground  
Conservation considerations  
Remoteness and lack of commercial facilities  
Tidal inundation

(c) Brinkin

- (i) Advantages: Existing services and established transport links  
Proximity to commercial centre  
Adjacent to Rapid Creek recreation area  
Integrated with community  
Access to beach and hospital
- (ii) Disadvantages: Relocating existing facilities  
Finding alternative site for the Darwin Community College  
Confusion of roles  
Lack of accommodation

(d) Palmerston Centre

- (i) Advantages: Community focal point



Proximity to commercial centre  
Accommodation could be made  
available  
Integrated with parklands  
Central location in growth area  
Proximity to other research  
institutions  
Room for expansion  
Shared costs for services and  
establishment  
No restraints on design concepts

(ii) Disadvantages: Distance from Darwin

5 The latter option has been favoured as it fulfils all the desired criteria with few of the constraints evident in the other options.

6 In Palmerston, planning is still at a flexible stage and a centrally located university could be well integrated with new design proposals. It is not unreasonable to expect allocation of up to 100 hectares of land if the site were to be located adjacent to the central parklands. This land will be close to the commercial centre near an area of medium density housing. Such a site will allow planners freedom to implement an original design for the university and its environs.



- 7 The early stage of Palmerston will allow the provision of low cost medium density housing between the university and the town centre to supplement on-campus accommodation. This is a desirable feature both from the point of view of the local business community and the students.
  
- 8 Planned arterial linkages (Frances Bay, McMillans Road) will put Palmerston only 20 minutes journey time from Darwin city or the northern suburbs. Public transport links could also be encouraged. At present, travel time to Palmerston via the Stuart Highway is around 30 minutes.
  
- 9 The first Palmerston residents are expected in 1981/82. Even if growth falls below anticipated levels, there can be little doubt that by 1984, Palmerston will be on its feet. Location of the university in the area would provide a substantial incentive to investment and encourage residential growth.
  
- 10 The university would become a focal point for the community and be readily accessible. In the longer term, the apparent isolation from the Darwin community would disappear as the distribution of the population changed and rapid transit became available.



11 A Palmerston location would have the advantage of being in reasonable proximity to the Berrimah Experimental Station, the CSIRO Wildlife Research laboratory and the Northern Australia Research Unit of the Australia National University.

12 THE PUBLIC IMPACT OF THE RECOMMENDATIONS

Public reaction to the university, being sited at Palmerston, will depend very much on the Government's promotion of the town. Unless it is obvious to the public that Palmerston will develop as planned, there could be substantial scepticism about placing the university out of central Darwin area. Nevertheless, the choice of Palmerston will generate none of the adverse reaction relating to conservation issues which would result from the choice of East Point. Siting the university adjacent to the Darwin Community College at Brinkin could create confusion in the public mind as to the status of the two institutions. It is important that the university has a clear and separate identity if it is to be well regarded in the Territory and elsewhere.

13 FINANCIAL CONSIDERATIONS

Many of the costs of servicing and establishing a university at Palmerston could be shared, to some degree by various departments and interested bodies. Parklands, for example, could be used for public recreation as well as for sporting facilities.



14 EMPLOYMENT CONSIDERATIONS

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 education facilities comparable with those available in large metropolitan centres.
- (c) It will help to develop a balanced occupational spread in the local labour force.

15 CO-ORDINATION AND CONSULTATION

Planning officers from the Department of Lands have been consulted and have agreed that a university could be integrated with plans at Palmerston at this stage. Because of the central 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.

16 PUBLICITY

Through a Ministerial announcement following the Cabinet decision.

17 RECOMMENDATION

It is recommended that the Cabinet approve:

- (a) The siting of the University in Palmerston
- (b) That the site be located close to the central commercial area and adjoining parklands. (See Attachment A).







*Jim [unclear]* 21/7/80



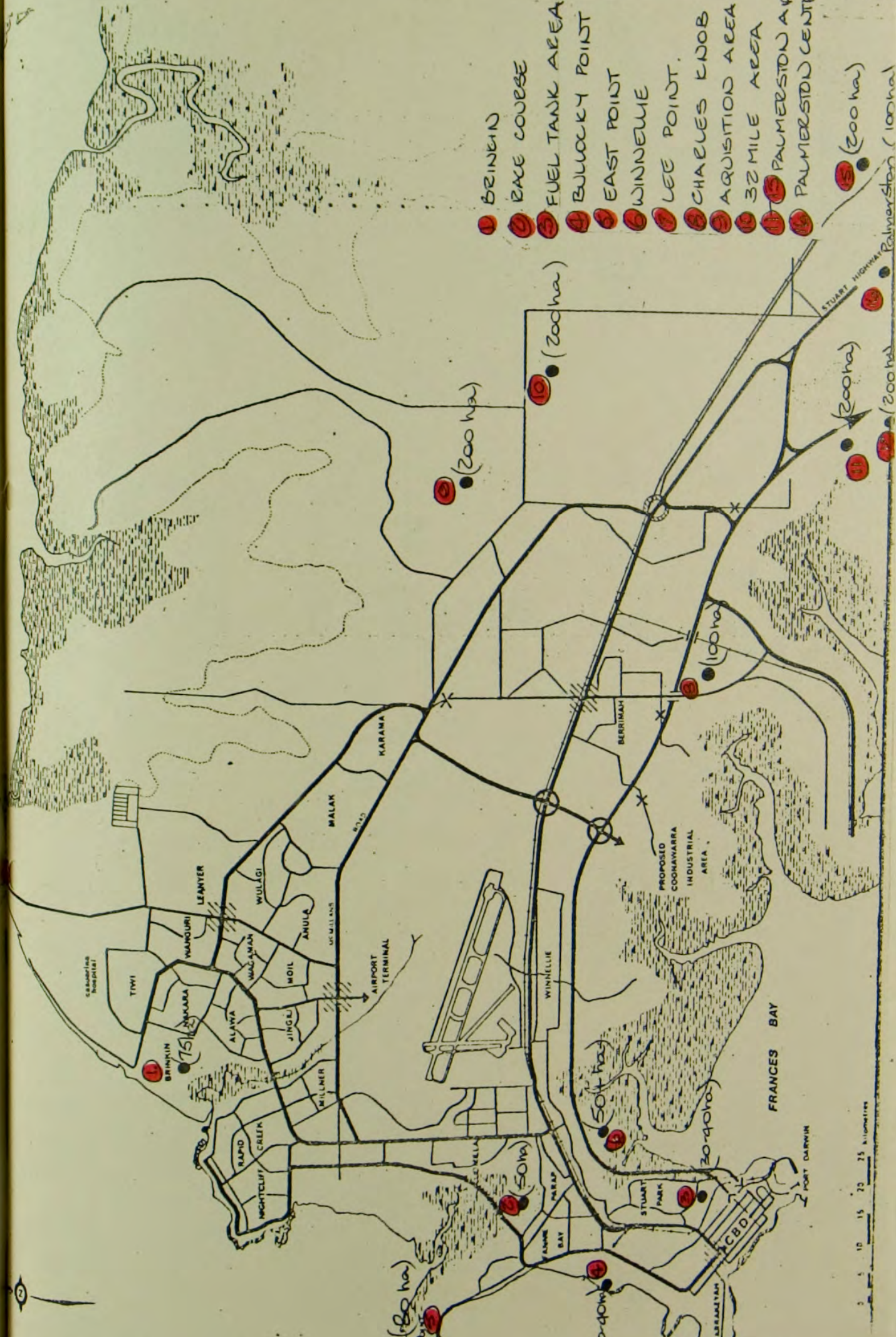
# PALMERSTON.

Palmerston (100 ha)  
1200 ha



-  1982 (600 R1 LOTS)
-  1983 (1250 LOTS)
-  1984 (1400 LOTS)
-  1985 (1400 LOTS)
-  1987 (1400 LOTS)
-  RECOMMENDED UNIVERSITY SITE





- 1 BRINKIN
- 2 RAKE COURSE
- 3 FUEL TANK AREA
- 4 BULLOCKY POINT
- 5 EAST POINT
- 6 WINNELLIE
- 7 LEE POINT
- 8 CHARLES KNOB
- 9 ACQUISITION AREA
- 10 32 MILE AREA
- 11 PALMERSTON AREA
- 12 PALMERSTON CENTRE
- 13 (200 ha)
- 14 (200 ha)
- 15 (200 ha)
- 16 (200 ha)
- 17 (200 ha)
- 18 (200 ha)

0 5 10 15 20 25 KILOMETRES