



PARLIAMENT OF TASMANIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

East Launceston Primary School – Redevelopment

Presented to His Excellency the Governor pursuant to the provisions of the Public Works Committee Act 1914.

MEMBERS OF THE COMMITTEE

Legislative Council

Mr *Harriss* (Chairman)
Mr *Hall*

House of Assembly

Mr *Best*
Mrs *Napier*
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INTRODUCTION

To His Excellency the Honourable William John Ellis Cox, Companion of the Order of Australia, Reserve Forces Decoration, Efficiency Decoration, Governor in and over the State of Tasmania and its Dependencies in the Commonwealth of Australia.

MAY IT PLEASE YOUR EXCELLENCY

The Committee has investigated the following proposal: -

East Launceston Primary School – Redevelopment of outdated general learning areas, student amenities, plus the development of a new administration and multi purpose room to facilitate community use and recreational access

and now has the honour to present the Report to Your Excellency in accordance with the *Public Works Committee Act 1914*.

BACKGROUND

Historical Context

East Launceston Primary School was established in 1908 at the corner of Abbott and Mary Streets Launceston with 88 students ranging from Prep to Grade 6 and located in eight classrooms. Since its establishment, the school has continued to grow and serve the Launceston community and surrounding areas. Numbers have increased steadily over the years and have stabilized in 2005 at 515. The school is currently a Kindergarten to Grade 6 campus.

The school is located in an established residential area of historic significance which provides a rich environment for learning. The area consists of many established families living in older homes in addition to new housing precincts within the local area. The trend to urban renewal with young families renovating older homes has also contributed to growing numbers. There is a trend toward a transient population and approximately 10% of students on average move during the year, although a significant number choose to continue their primary education at East Launceston.

Increasing enrolments have resulted in the formation of an additional class for each of the last 4 years, with space now at a premium. Demographic surveys indicate increased numbers in the future.

Diversification of the curriculum has occurred over recent years and this has enabled students to access a vast range of academic, cultural and extra curricula activities. The major reform of the Department of Education, the Essential Learnings Curriculum, the steady and sustained increase in the school population and the lack of capital expenditure on the school for many years have all contributed to the need for a significant upgrade of the physical environment.

Development and redevelopment of the school can be summarized as follows:

1907	Original building (Main Block)
1913	Further 3 classrooms (Cnr Mary/Abbott)
1942	ECE block (Mary St)
1956	Second stage (Main Block)
1978	Library
1970s	Roofing of Quadrangle

In 2000 the school successfully applied for a Minor Works grant and one Kindergarten room and the ECE toilets were refurbished at a cost of approximately \$50,000. This Minor Works Submission was the first application for funding from the school since the completion of the library and quadrangle area in the 1970s.

There have been no major capital redevelopment projects for almost 50 years. Modifications have been nominal and have been possible through Minor Works and careful school budgeting of resources to maintain facilities. The school buildings, although well maintained, have substantial deficiencies as has the school infrastructure.

School Strategy Plan & Community Consultation

In 2002, the school completed the School Improvement Review (SIR) process. The data obtained together with the identification of targets for the next 3 years, underpinned initial discussions about the future directions for the school. The following year in 2003, the school commenced its implementation of the Essential Learning Framework.

In light of curriculum reform and implementation of the Essential Learnings, the school has embarked on an analysis of its perceived requirements and how best to use the redevelopment to achieve those ends.

The process commenced by forming a Building Reference Group. Its brief has been to establish a list of building priorities that support East Launceston PS in maintaining standards of educational excellence within the context of the SIR Partnership Agreement and the Essential Learning Framework.

The Building Reference Group (BRG) is comprised of:

- Co-Principals
- Teaching representatives
- Non teaching representatives
- Parent representatives
- School Association representative
- Project Officer (DoE)
- Architect (ARTAS)

The group meet regularly and consider relevant information from across the school community. A list of building requirements was agreed to, with input from a variety of stakeholders. The BRG works in tandem with a smaller working party comprised of Co-Principals, School Executive Officer, Project Officer and Architect.

Further to the Building Reference Group the school has actively encouraged wide consultation through:

- Weekly updates in the school newsletter (see examples attached) which have kept the school community fully informed of progress to date;
- Weekly assemblies, with aspects of the design and planning process brought to the notice of the student population;
- Meetings for teaching and non teaching staff to review and discuss plans;
- Upper primary school aged students being involved in measuring out proposed building dimensions, utilising the plans in their learning programs and designing aspects of the redevelopment for discussion;
- Displaying plans in corridors for public comment;
- 3D images displayed and printed in newsletters; and
- School Association meetings and Parents and Friends Association meetings discussing concepts and plans

It is envisaged that there will be community access to the Multi Purpose Area through flexible usage, particularly after school hours. The plans accommodate security issues and will enable the area to function as a community resource.

The major priorities for the redevelopment and those identified by the BRG are:

- Establishment of functional and flexible General Learning Areas (GLAs) to provide an environment suited to the delivery of the Essential Learnings Curriculum
- Provision of a Multi Purpose Area for assemblies, performances, music and the Arts – divisible into 3 separate areas depending on need
- Establishment of an Office and Administration Block to accommodate office staff, senior staff, teacher aides, new amenities, a meeting space and new staff room (current staff numbers total almost 50). To give the school a definable front entrance.
- Development of a central courtyard space leading directly from the Multi Purpose Area to give an indoor/outdoor dimension to the redevelopment
- Relocation of the school canteen to provide contemporary functional facility with improved access and circulation
- Re- roofing of the Quadrangle area and connection to heating and lighting
- Opening up and refurbishing the original historical sandstone entrance. While original buildings are not heritage listed, the school is keen to retain and celebrate its historical origins
- Upgrading of inadequate infrastructure: water services, communications, electrical and cabling, IT upgrade

- Redesign of some existing spaces to provide storage and office space
- Upgrading windows, roofing and some preservation of sandstone
- Providing a contemporary set of new facilities that will integrate well with the existing school and provide a solid platform for learning well into 2020's and beyond.

Current Needs and Educational Priorities

In light of the new Essential Learnings Curriculum the school has been able to approach the proposed Capital Investment Program project as an opportunity to design buildings and refurbish internal spaces so that they are able to cater for and reflect current pedagogy and modern teaching and learning methodologies. It has also allowed the school to review its priorities in light of the Essential Learnings Curriculum, the new culture of Schools within a Cluster and the nature of inclusive education as outlined in the Atelier report.

This reform agenda will enable the school to build on its current reputation for educational excellence to ensure that programs meet the needs of its students into the 21st century. East Launceston relies on its reputation as an outstanding educational institution. The upgrading of facilities is critical in its ability to ensure high standards are maintained and positive learning outcomes are guaranteed for all members of the school community.

This reform agenda will enhance the reputation of the school as one that provides opportunity and delivery of outstanding educational outcomes for all of its students. The push to inclusive educational sites supports strongly, the school ethos of 'valuing the differences in us all' and we believe the contemporary nature of the plans and the skill of our teaching force will ensure that this redevelopment will provide the community with an educational facility of great capacity, flexibility and continued excellence. East Launceston has a reputation of excellence, established over 100 years of education on this site.

AREAS FOR REDEVELOPMENT AT EAST LAUNCESTON PRIMARY SCHOOL

Multi Purpose Area

Historically, the school has had a strong focus on music, the arts and physical education. The ability to work outside in these curriculum areas is significant, but is severely restricted when an internal facility is required.

Currently, the Pavilion built by the Parents and Friends Association is used for these curriculum areas. The Pavilion is located down a significant slope and across a road near to the school and requires logistical planning to get a class or large group access. Access for students with disabilities e.g. wheelchair is virtually impossible (taxis are

used). The Pavilion is also used for school assemblies but can no longer accommodate all students. Wet weather provides an additional consideration for this facility.

In recent years, end of year presentation evenings have been held off site due to lack of an appropriate area to perform and present, with no capacity for an audience of any size.

Dance and drama is also severely restricted due to space limitations.

Physical Education can be undertaken in the Pavilion during wet weather, but this requires all classes including very young students to be accompanied through the school, across a road to the Pavilion. This presents issues of isolation, gathering assistance in the case of accident, supervision and potential dangers of moving across steps, uneven ground and a public road.

The Pavilion is used heavily by community groups and school functions have to accommodate the needs of these groups when planning any activities.

A proposed Multi Purpose Area is planned for the centre of the school. This facility will replace the 'original' office area, some office space and the canteen. It will require the relocation of some infrastructure in power and IT to other areas around the school. The canteen will be relocated to a more suitable area.

The new Multi Purpose Area will provide a vital facility to allow the school to:

- Have a flexible space that can be used for music, drama, movement, performances, dance and physical education
- Have a flexible space that can be used for small or very large groups
- Have a Multi-Purpose Hall that can be divided into 3 teaching spaces and is separated by acoustically treated operable walls which are able to be opened up for larger functions requiring more space.
- Have a space that is central to class areas, not restricted by the weather and one that can be used for whole school gatherings, presentations, evening and day performances and community sharing
- Properly cater for a dance group, drama activity and a choir working within the same complex, yet be separated
- Have a central space that is easily accessed by all and any students and which suits ideally the requirements of the Essential Learnings.
- Have a space that will complement the planned courtyard and terraced areas, with ability to open up and accommodate large numbers of people
- Provide a central focus, with planned activities reflecting a strong emphasis on the Arts.

Administration Facility

Visitors to the East Launceston Primary School have hitherto had great difficulty in finding the main office and administration areas. The original office was very small and could not provide the facility or access required to service a rapidly growing school community. At present the administration area is in the original staff room.

The present staff room has been placed in a classroom space to accommodate the growing number of staff members. None of this is appropriate in a school of this size.

The school does not have a recognisable entrance. The original entrance faces Abbott Street which is a main thoroughfare for traffic. It is an inappropriate area to use as a main entrance. It does however have great historical and cultural significance for the school community, and restoration to its original condition is desired.

The planned Administration Block will provide contemporary facilities for:

- A main and easily accessible entrance to the school office and the interior of the school
- An appropriate reception area for school community members, students and visitors to the school
- Office space for the Principal, Assistant Principals, School Executive Officer and Administration Clerk
- A resource room to support the work of Teacher Assistants
- Toilet amenities for staff
- A staffroom/meeting space. This space will have the flexibility to provide an appropriate space for staff to collect information and to meet in either an informal or formal way. The room will have the flexibility to open up or be divided. There will be immediate access to the playground for staff. Computer work stations for staff will be included. This area will be ramped to provide easy access. It will also be signed and provide a significant focus for those visiting the school

Canteen

A new canteen is required due to the location of the Multi Purpose Area. The canteen is planned to be built in conjunction with the redevelopment of a GLA (the present staff room). It is planned to be part of the Early Childhood block and there will be separate access for ECE and Primary students.

The canteen will provide considerable service to the school in future years. It will be planned to provide a contemporary facility that will service the school body under the Healthy School Guidelines. There is an active canteen committee that is supported by a supervisor who oversees the day to day operations.

Redevelopment of General Learning Areas, Offices and Storage

GLAs need the flexibility and capacity to support the Essential Learnings, the differing learning styles of students and to accommodate new and innovative approaches to teaching and learning. Learning spaces at East Launceston Primary School, whilst well maintained, are outdated and in need of upgrade. A lack of storage is obvious throughout the school.

Every classroom will have where necessary:

- upgrades to carpet, surfaces, furniture, heating, electrics, IT connections and wet areas
- storage areas
- two small GLAs will be increased in size to accommodate a shared wet area
- some GLAs will have access through sliding doorways to other learning areas
- additional office spaces will be developed to provide appropriate spaces for Guidance Officer, Social Worker and the Speech and Language Pathologist
- Corridor areas will be upgraded with carpet and vinyl and surface upgrades will be provided as appropriate
- General storage and cleaning stores will be created

Quadrangle Area

This area of the school was established as a 'temporary' structure 25 years ago. The area cannot be heated, during heavy rain it leaks dramatically; aesthetically it is cold, old and inappropriate.

With a new roof structure and surface upgrades, heating and lighting and computer outlets, this area will be able to be utilised for group work and as a quiet learning space. This area will also link into the new Multi Purpose Area and the original entrance, linking the three and giving connectivity.

Infrastructure

The need for upgrades in electrical and cabling, phone system, drainage and IT capacities will be vital.

The telephone system is over 20 years old and has functional breakdowns as a regular occurrence. Its linkage to the alarm system causes cut outs during phone conversations. The capacity of aged power boards and capacity loads needs upgrading. The main board needs to be relocated.

IT for the school needs to be consolidated in the Library. Appropriate cabling and electrical outlets throughout the school require careful planning. Mobile computer stations would be an appropriate option and provide flexible usage. Wireless support for IT would appear to be the appropriate resource throughout the school.

Drainage issues will need to be addressed as building takes place. Infrastructure in the school is inadequate for current usage. Upgraded site services are needed

SCHOOL PLANNING AND DESIGN

Master Planning

After meetings with school community and stakeholders to generate ideas on development of the school, Artas prepared several master planning options to best fit

the new Multi Purpose Area, Administration facilities and Canteen, being the new sections of building to fit into the existing school framework.

Initially part of the preferred plan was to incorporate Administration into the early childhood building 2, so as to have reception close to Mary St.. The cost of relocating the two kindergartens proved to be prohibitive, so a ninth option to build the Administration as a separate building between buildings 2 & 3 on Mary St was developed. This option was costed as significantly more economic than Option 8, and after much discussion and consultation with the school community, it was adopted as the preferred option (Option 9).

Multi Purpose Area

Option 9 provides for the Multi Purpose Area to be set in the middle of the school, where it is able to be used in conjunction with the redeveloped courtyard in Building 1. This allows large gatherings of the school community to take place with the Multi Purpose Area whilst allowing the area to be opened up to the redeveloped courtyard to the east and the central outdoor courtyard to the south. This central courtyard space/ amphitheatre also serves as an overflow space for the Multi Purpose Area.

The new Multi Purpose Area is also able to be divided into three teaching spaces and is separated by acoustically treated operable walls which are able to be opened up for larger functions requiring more space.

The hall has a wet area and office off the western teaching space and a chair store off the eastern teaching space. The centre section of the Multi Purpose Area has a dedicated stage for performances and assemblies. The Multi Purpose Area will be fitted out with a base level of lighting and sound equipment.

Administration Building

The new Administration building has been located between the two existing classroom buildings on Mary St., providing a new front door and reception point for the school. It will also serve to provide the school contemporary new image that is complimentary to the existing school buildings. The new Administration building houses the reception for the school, general office, key personnel offices, a resource room, staff toilets, staff room and meeting room. The staff room is well located to supervise the central courtyard.

Building 1 Extensions

It is planned to build an extension to two of the smaller GLAs in Building 1 on the north side, to provide more spatial flexibility to those rooms. At present these rooms are undersized in comparison to the Commonwealth Guidelines and DoE's preferred area of approximately 80 square metres per GLA. The extension houses new wet areas for these GLAs.

The Canteen

The existing Canteen is outdated and in the location where the new Multi Purpose Area will be located. The new Canteen is proposed to be located on the north end of Building 2 (early childhood – kinder/prep) and will provide secure access from two sides to the younger and older students alike. Some of the equipment in the existing Canteen can be reused, such as refrigerators and freezers, pie warmers etc. The Canteen can also be used for teaching food technology with small groups of students.

GLAs – Buildings 1, 2 & 3

The other major part of the redevelopment is the upgrading of all the General Learning Areas throughout the school. There are 20 GLAs currently in the school and there will be 20 GLAs after redevelopment, plus the 3 multi-purpose spaces in the Multi Purpose Area. It is proposed to demolish the GLA dedicated to music on the north end of Building 2 and rebuild it as a new GLA, which will also encompass the existing Staff room and open up the space between the Library and Building 2.

The existing GLAs are being opened up to each other or connected to facilitate shared resources and teaching and learning opportunities.

Most of the existing GLAs are in need of upgrading and are planned to be re-fitted with new wet areas, stores and cupboards, pin boards, external sun control canopies to windows of north facing classrooms, new ceiling heaters, new lighting new power and communications cabling and infrastructure, paint and floor finishes. The extent of refurbishment is, to a degree dependent on the budget parameters yet to be tested on the public tender market.

BUILDING MATERIALS

Multi Purpose Area

- Reinforced concrete slab and footings
- Steel columns and roof frame
- Colorbond steel roof sheeting, insulated
- Powdercoated glazed bifold doors and windows
- Rendered/brick columns,
- Internal wall linings – plasterboard/mdf
- Internal ceiling linings – insulated perforated mdf paneling

Roofed Courtyard

- Steel columns and roof frame
- Colorbond steel roof sheeting, insulated
- Patterned concrete floor

Administration Building

- reinforced concrete slab and footings
- Steel columns and roof frame
- Colorbond steel roof sheeting, insulated
- Powdercoated glazed doors and windows
- External brickwork and painted render,
- Internal wall linings – plasterboard/mdf
- Internal ceiling linings – plasterboard and acoustic tiles

Building 1 GLA Extensions

- reinforced concrete slab and footings
- Steel columns and roof frame
- Colorbond steel roof sheeting, insulated
- Powdercoated glazed doors and windows
- External brickwork and render painted,
- Internal wall linings – plasterboard/mdf
- Internal ceiling linings – plasterboard and acoustic tiles

BUILDING SERVICES

Site Reticulation

The existing Aurora transformer will be removed and a new 750KVA transformer will be established on the Abbott street boundary.

A new main switchboard will be provided for the site with all switchboards being distributed back to this location. The existing distribution boards will be replaced.

Fire Detection

The existing fire detection system will be relocated to the new administration building. New detectors will be installed in new areas whilst all the existing detectors will be recommissioned.

Communications

The existing servers will be relocated to the library with a new fibre optic link being installed to all buildings linking all communications racks.

Site Lighting

General security lighting will be provided by wall mounted bulkhead luminaries. This will be controlled via time clocks and PE cell from local switchboards.

Power

General purpose socket outlets will be provided throughout the buildings supplied from local distribution switchboards.

Lighting

Lighting will be achieved by the use of fluorescent luminaires. K19 diffusers will be installed in all general areas and the use of louvres will be used to reduce glare issues in areas where screen based tasks will be undertaken such as work rooms.

Heating

Flush Ceiling mounted radiant heaters will be provided throughout the spaces. They will be controlled via local space thermostats and after hours controls.

Communications

A category 6 structured cabling system implementing star topology will be provided throughout. The system will be suitable for both voice and data. All works will be installed to AS3008.

Separate Trade Packages

Several trade packages have been let to meet funding and timing requirements. These are as follows:-

Aurora Upgrade of Sub station	\$9,000
Heater supply	\$55,000
Carpet Supply	\$67,000
Main switchboard and cabling	\$98,000 (currently at tender)

The main switchboard and cabling to sub-boards package has been tendered early in order to have the work done during the September School Holidays, rather than closing down the school for a week due to power down requirements.

COST ESTIMATES AND BUDGET RECONCILIATION

Matrix Management Group is the project Quantity Surveyor and this firm has prepared a limit of cost estimate for the project. The \$3,151,000 cost estimate was

completed on 30th May 2005 and did not include savings subsequently achieved through the separate trade packages detailed above. The composition of the cost estimate is:

Construction Cost Estimate	Project %	Total
Building 1 Refurbishment	34.6	\$1,091,000
Building 1 Multi-Purpose Hall	21.1	\$664,000
Building 1 External	2.4	\$76,000
Building 4 Administration	15.6	\$491,000
Building 2	10.5	\$331,000
Building 3	2.9	\$91,000
Central Courtyard	3.1	\$98,000
Electrical	5.0	\$159,000
Contingency	4.8	\$150,000
Total Construction Estimate	100	\$3,151,000

All figures exclude GST.

The shortfall between the above Construction Cost Estimate and the original construction budget allocation is \$266,000.

The Building Reference Group has determined a strategy to achieve the maximum outcome within the available financial resources by reducing the scope of works and adjusting the budget allocations. These items are to be confirmed or varied following tender results and any remaining shortfall will be met from the Furniture and Equipment funding up to a maximum value of \$100,000.

Savings Item	Total
Reduce Joinery	\$20,000
Reduce Contingency to \$100,000	\$50,000
Substation cost saving already achieved	\$40,000
Delete airconditioning from Staff room and Meeting room	\$9,500
Carpet Supply saving already achieved	\$5,000
Flotex floor to Multi Purpose Area in lieu of timber overlay	\$6,000
Delete work on Building 3 – re-roofing to remain	\$55,000
Total Savings/Contributions	\$165,000

The above changes to the original project allocations deliver a new budget breakdown of:

New Project Budget Element	Total
Construction Budget	\$3,020,061
Furniture and Equipment	\$286,000
Artworks	\$40,000
Consultancy Fees	\$207,939
New Total Project Budget	\$3,554,000

EVIDENCE

The Committee commenced its inquiry on Tuesday, 12 July last with an inspection of the site of the proposed works. The Committee then proceeded to the Conference Room, 4th Floor Henty House whereupon the following witnesses appeared, made the Statutory Declaration and were examined by the Committee in public:-

- Michelle Foster, Coordinator -Works & Services, Department of Education;
- Stephen Murray, Co-Principal, East Launceston Primary School, Department of Education;
- Amanda Forster, Co-Principal, East Launceston Primary School, Department of Education;
- Mike Wilkinson, Consulting Architect, Artas Architects; and
- Lorraine Whitmore, East Launceston Primary School Parent Community.

Background

Ms Foster provided the following background of the project to the Committee:-

... the East Launceston Primary School has been managed within a district office context until the end of the last year, where enrolments within Launceston have been quite a critical issue. The management of those enrolments has been very detailed and quite deliberate. East Launceston has grown over that time, but that has not been an uncontrolled growth. It has been a managed growth. At this time, at around 500 students, it has reached its peak (which is) where we would prefer to see the school remain. That will be dependent of course on what happens in Launceston across the board, given the enrolment growth across several schools and the demographics of Launceston as it changes - which we see across the whole of Tasmania now. At the moment we are planning for around 500 students, which is why we see 20 GLAs within the plan, with a little bit of flexibility in the hall being split up and being flexible to free spaces.

Why we came to East Launceston for priority processes capital expenditure is that the enrolment capacity was reduced; it was under Commonwealth guideline areas. The school is full; they are literally hanging from the rafters - there has been a lack of expenditure in the history of the school. So quite a few elements came to a point where we had allocated a capital investment program through the traditional three-year budget program, and that occurred. Then an opportunity with the community health and wellbeing program last year came up and further funds were allocated, which reached the \$3.5 million and which is detailed in the submission.

Ms Forster added:

It is recognised that as East Launceston Primary School reaches its centenary the school is in need of a major works program to ensure that appropriate learning

spaces cater for students, the community and the curriculum in the 21st century, the Essential Learnings. We view the proposed redevelopment as a wonderful opportunity to design buildings and refurbish internal spaces so that they cater for and reflect current pedagogy and modern teaching and learning methodologies. The continual upgrading of the school is seen as central in our quest to ensure high standards are maintained and positive learning outcomes are guaranteed for all members of our school community. In essence, what we are looking for connectivity in our buildings, preservation of the historical significance of our school, updating and upgrading of spaces, flexibility in our learning areas, the ability to provide community-based education, modern and appropriate ICT and communication systems, and a welcoming and contemporary school that reflects the high-quality outcomes of the students who attend.

It is true that bricks and mortar do not make a school, that it is very much the quality of the people and the relationships within that community of learners that lead to successful outcomes, along with the strength of the communication that exists with parents. Schools, however, also need to provide complementary resources, facilities and a stimulating environment that adds to and enhances the educative offering given to students. This is a journey that our school is committed to over the next few months.

Having worked at East Launceston Primary School for a significant period of time, I see a well-preserved, functional and architecturally significant and highly valued primary school and community resource in need of upgrading, refurbishment and a significant capital works program based on the major curriculum reform of the Department of Education - the Essential Learnings - the steady and sustained increase in the school population and, finally, the lack of capital expenditure on the school over the past many years.

Mr Murray added:-

... basically our building is a tired building. It does not offer us the flexibility that is required. Mandy talked about the Essential Learnings. The Essential Learnings is about building capacity to achieve certain educational outcomes for all children. At the moment we are so tight for space our inability to move around the site makes it almost impossible to really undergo learning with any sort of full richness. We believe that this new building program will give us some capacity to achieve a whole lot of outcomes that we cannot do at the moment. There are some logistical issues regarding movement around the building, moving students in poor weather from one sector to another, and a whole range of issues that are centered around infrastructure as well. Our infrastructure is old. Our telephone system keeps breaking down, keeps being interrupted by our alarm system. Our power capacity needs to be reviewed. The ability to actually provide computer outlets and things like that have really reached the point where something needs to be done. I think that basically is where we stand. We believe

major works of this size will give us the flexibility and capacity in our strong desire to ensure that the outcomes for students are the very best we can offer.

Ms Whitmore made the following submission on behalf of the Parents and Friends Association:-

I am an active member of the Parents and Friends Association of East Launceston Primary and am involved in the building reference group which was formed for this redevelopment. Today I represent the school community. Currently my three children attend the school, in kinder, grade 3 and grade 6, and this has placed me in a position to understand the school's needs across all grades. I have witnessed first-hand the need to upgrade classes, as most of them have accommodated one of my children at some stage through the years. As a parent, the need for a well-organised, open and comfortable place for our children is a priority. If there is a clutter due to lack of storage and space, children will reflect this in their learning.

In 1997 my husband and I visited East Launceston Primary to enrol our son in kinder. That was a daunting task, as we hadn't entered a school since we had left as students. There was no obvious entrance to the office so we found ourselves wandering through the school grounds looking lost and hoping we didn't enter a classroom by mistake. To this day I still witness visitors looking for the office and can sympathise with them, hence the need for a dedicated administration building. As visitors will naturally report to the office, this really should help with the safety within our grounds.

Due to the lack of available space, volunteers have always found it difficult to conduct fundraisers and provide extra services. Whether it is a chocolate drive, a fair, school banking or clothing pool, appropriate space is limited. With the provision of extra flexible areas, this will allow our volunteers to perform these tasks without feeling they are using valuable resource areas. Volunteers and fundraising are a very important part of the school community and we need to accommodate them.

The new multipurpose area and refurbished courtyard will be a valuable addition to the students in our school community. The parents and friends association own and maintain the currently used pavilion, which is a unique situation. I am the volunteer coordinator. The facility is only permitted to accommodate 200 persons, according to the Launceston City Council place of assembly licence, which doesn't allow for our school to gather in large groups. To assist with the financial upkeep of the pavilion and oval, the P and F needs to hire it to various community groups after school hours. Although we try to give the school priority, sometimes the hirer cannot be cancelled due to lack of time. To improve the pavilion to meet the needs of our school would require years of fundraising and this would detract from more important requirements for our children.

I feel that this is the beginning of a school moving into the future and to complement the redevelopment, the P and F are aiming to help improve the playground areas for all grades. I personally look forward to being involved with East Launceston Primary School as we strive to provide the best education facilities for our current and future students.

Planning and Design

Mr Wilkinson made the following submission in relation to the planning and design of the proposed works:-

The first part of our journey was to master plan the school. We went through consultation with the school community and stakeholders to try to generate ideas on the development. We prepared several master planning options, of which I have only included two in the back of this report. Option 8 shows the administration facility. Common to all the options was having the multipurpose hall in the centre of the school. That seemed to jell very well and form a sound basis for the start to our master planning. The wet area extensions to the two GLAs in building 1 were always contemplated there, although the one on the right-hand side of the current administration office has since dropped off. We have also always considered redeveloping the old courtyard that is there at the moment to provide some connectivity between it and the general purpose hall and the redeveloped courtyard to the south. The problem with putting the administration on the end of the early childhood building was that we had to basically redevelop two kindergartens which had been recently refurbished. Whilst this left more space between those two existing buildings, it was quite prohibitive in terms of economics to do that. It was roughly going to cost an extra \$350 000 to undertake that option.

Then we moved to the next option, option 9. This option locates the administration building on the end of building 3 and closes off the view and the entry into the courtyard. It provides a front door for the school and traffic can flow on either side of the building around into the developed courtyard at the rear. This option, as mentioned previously, also shows the general purpose hall in the same location, with the connectivity to the two courtyards: the indoor courtyard on the east and the outdoor courtyard or amphitheatre on the south.

The multipurpose hall itself is able to be opened up. There is a plan in the document, which is the third one from the front, and it shows three areas which it can be broken down into, and it shows the connectivity through into the existing courtyard. At the back of those spaces it shows a new office and wet area in the centre section, and the new stage which would be a dedicated stage, and a new store for chairs on the right-hand side. So in that building 1 plan you can also see some areas where the classrooms have been opened up to each other to provide some connectivity of teaching spaces as well, which I will talk a little bit more about later.

The administration building has been located between the two existing classroom buildings on Mary Street, providing a new front door and reception point for the school. It has a faceted facade that links the two buildings on either side, providing the school with a contemporary new image that is complementary to the existing school buildings. The new administration building houses reception for the school, general office, key personnel offices, a resource room, staff toilets, staffroom and a meeting room. The staffroom is well-located to supervise the central courtyard.

Going back briefly to building 1, the extensions that are planned to be built off the two smaller GLAs downstairs on the north side of building 1 provide more spacial flexibility to these rooms. At present these rooms are undersized in comparison to the Commonwealth guidelines in the DOE's preferred area of approximately 80 square metres per GLA, and this extension houses the new wet areas for these teaching spaces.

The canteen that is there at the moment is proposed to be demolished because it is in the place where the hall needs to be. It is also outdated. The new canteen is proposed to be located on the north end of building 2, or the Early Childhood Building that we saw this morning, and will provide secure access from two sides for the canteen for the younger and older students alike. Some equipment in the existing canteen can be reused, such as refrigerators, freezers, pie-warmers et cetera, and this canteen also can be used for teaching food technology with small groups of students.

Generally the general learning areas in buildings 1, 2 and 3 are the other major part of the redevelopment in the upgrading throughout the school. There are 20 GLAs currently in the school, and there will be 20 GLAs after the redevelopment, plus three multipurpose spaces in the multipurpose hall. It is proposed to demolish the GLA dedicated to music on the north end of building 2 and rebuild it as a new GLA which will encompass the existing staffroom and open up the space between the end of this building and the library.

The existing GLAs are being opened up to each other, which I mentioned earlier, to provide connectivity and shared use of resources and increased teaching and learning opportunities. Most of the existing general learning areas are in need of upgrading, and are planned to be refitted with new wet areas, stores, cupboards, pin-boards, external sun control canopies to north-facing windows, new ceiling heaters, new lighting and power and new communications cabling infrastructure, paint and new floor finishes. The extent of the refurbishment is to a degree dependent upon the budget parameters yet to be tested on the public tender market, which we will look at a little bit later.

Some of the building materials which we are thinking of using are, generally speaking, that all the floors will be reinforced concrete slab and footings. Generally speaking, the buildings will have a steel frame so that we can get the

roof up to protect from wet weather and get into the building underneath. Generally speaking we are using Colorbond steel sheet roofing which will be heritage red, the same colour as the existing school roofs, and we will be using powder-coated glazed doors and windows. You will notice on the elevation of the administration building, about halfway through the set, it generally shows that we have a faceted brick facade joining the two buildings in the elevation on Mary Street. We are relocating the entry to the school from the front to set it to the side so it leads directly into the administration space, so there are also other areas that you come to. When the children go to school in the morning they come in through the corner in between building 1 and building 3, and they come into the top section, to the west side of building 2, and they can also come in around both sides of the new administration building. But probably for most of the time the entry through into the administration area will be used mainly by people coming to the front office. So you can see it provides a new image, a new look to the school, reinforcing the existing character and fabric in the existing buildings by selecting materials that blend in appropriately.

On the bottom of the facade walls you can generally see that we are proposing to use rendered brickwork, and above that the brickwork. We are trying to get a match with the existing bricks at the moment by talking to both brick companies locally.

... Just on the building services, all the services are to be renewed and upgraded, including power, which includes lighting and heating. We are renewing the substation that is there at the moment. The substation is next to the kiosk and next to the administration facility that we currently have where the multipurpose hall is, and we are taking that transformer out and relocating a new transformer down to the existing substation and upgrading that. That is on Abbott Street down near the emergency vehicle ingress there at the bottom right-hand corner of the drawing. That is on our site plan, which is the first drawing in the set. So we are upgrading the power and the lighting and heating, the fire detection and the communications cabling. We are also rebuilding a lot of the drainage services for the school.

To date we have had to let some separate trade packages in order to expend moneys as required and to meet some time requirements. As mentioned, they were the upgrade of the Aurora substation, which was \$9 000; the heater supply contract for the school, which was \$55 000 or thereabouts; the carpet supply contract, which was about \$67 000; and currently we are letting the main switchboard and cabling so that we can undertake that work during the September school holidays because it requires a shutdown of the power to the school for about a week. That is why we had to let that one early.

Budget

Ms Foster outlined the budgetary arrangements for the project as follows:-

... the funding is from two sources for the total project, and we have been treating it as one project of \$3.5 million rather than two individual projects. To date we have received a cost estimate from the quantity surveyor which has us over budget, which is fairly normal. We have come up with almost a vision of where we would like to be, and we are always having to adjust that as the next step and prioritise what is the most important elements in the vision.

The Committee questioned the witnesses as to how much over budget the cost of the project was estimated to be. Ms Foster responded:-

I think it is \$266 000. At this stage that is very conservative. The quantity surveyor is always allowing for our over-vision and also the fact that we haven't developed the full plans as yet. They are also allowing that we might ask for gold taps in the bathroom - not to that ridiculous point, but they don't know the actual end extent of what we are going to ask for in finishes. There is a fair fat in that allowance. In 12, in the submission, we have tried to demonstrate for you what is happening budgetwise in that, based on the plans to date, the quantity surveyor is telling us \$3.151 million to construct to a certain degree or level of finish this plan, which puts us over budget a small amount. Within the project as a whole we think we can cover most of that and with the school, Mike has identified certain elements that help to get us down below budget and a budget strategy of using furniture and equipment funding up to a maximum value. So rather than putting all the furniture and equipment money into the project - we don't want to do that - we want to make sure that if we do a new building the old, ratty furniture doesn't go in. As you saw today, some of the school furniture is in quite good nick and they have had a program to date of replacing that, so they won't need as much furniture and equipment funding. The end figure is basically what the market tells us once we have gone to tender. So we try not to get too pinned down. We like to get as close as possible with the estimate. Once we have been to tender, we could be talking a different story. It might come in over again or it might come in under.

Disabled access

The Committee questioned the witnesses as to what provision had been made for disabled access, particularly wheelchair access. Mr Wilkinson responded:-

Generally speaking, the administration building is wheelchair friendly. It is designed in accordance with AS1428. The new multipurpose hall is able to be accessed with no problems. We have the right widths for the corridors, the right door widths, the right sort of threshold with doorways, the right ramp configurations - all the things that we think we reasonably need to fit into the building to work properly for someone in a wheelchair or someone who is not quite as mobile as others.

... The little lower level in the library has three or four steps down to it. That is an area that can't be accessed.

... We don't have a lift to upstairs as it is currently but that is not proposed to be changed at this stage.

Multi Purpose Hall

The Committee questioned the witnesses as to the capacity of the proposed new hall to accommodate school assemblies. Mr Wilkinson submitted:-

The hall is about 350 square metres, so we figure that will take about 500 at a pinch.

... There may be some need to spill out into the courtyard behind, but certainly not outside. I would imagine you would be able to get everyone into the hall itself.

Ms Foster added:-

The Commonwealth area guidelines, the provision of multipurpose hall, are between 0.5 to 0.7 square metres, so we are at the upper range of that. For assembly space, having that flexibility to open to other areas, increases that.

The Committee sought an explanation from Mr Wilkinson regarding the choice of a domed design for the roof of the multi-purpose hall in preference to replicating the distinctive pitched roofs which are predominant on the site. Mr Wilkinson responded:-

Some of the things we had to do was to provide cover on the front, or the courtyard side, of the multipurpose hall. We needed a roof low enough to provide shelter at that verandah level and on the other side we wanted to cut the roof back far enough so that it didn't impinge too much on the windows from the corridor upstairs. We wanted a roof that would pitch in and over an existing courtyard as well. I felt at the time, and still do, that a low, flat, pitched curve roof like we have will work in a complementary fashion with the existing buildings. I don't think you should necessarily mimic or copy existing buildings when you are adding to or extending them. I think there is room in the architectural vocabulary to provide a modern aesthetic to a new building. I think the way we are proposing to use the brick walls and the render and some of the colours and things of the roof itself and the steel structure will all marry in pretty well. I am quite happy with the design as it is at the moment.

Covered walkways

The Committee questioned the witnesses as to why, given the 'Essential Learnings' concept of non classroom based activity, a covered walkway has not been planned to

allow covered access for students from building 2 into the general-purpose hall and the new courtyard area. Mr Wilkinson responded:-

At this stage we have not planned to put a new external covered walkway down the west side of building 2, but you can transfer internally through the building out and down and into the back of the library and also the multipurpose hall. You can come around the front as well. There isn't any link, because of level differences, between the east face of building 2 and the courtyard.

The Committee pursued the issue of cover in respect of the new kiosk area, and questioned the witnesses as to what provision would be made for cover in the kiosk area. Mr Wilkinson submitted:-

There is a verandah over both parts of the kiosk that face back to the south to building 2, and also to the west, so both of those areas are covered.

...I think there is about two metres of cover from the wall, at a reasonable height to stop the ingress of most types of weather.

The witnesses were again questioned regarding the covered connection of buildings 1 and 2. Mr Wilkinson submitted:-

There is a new set of steps off the end of that building, and it has a verandah that leads out almost to the entry to the back of the hall there, into building 1.

When questioned by the Committee as to whether such a connection could be easily achieved, Mr Wilkinson added:-

I would think so. That is something we could look at doing, yes.

Storage

The Committee questioned the witnesses as to why two stores were planned for the hall when it would appear that space was at a premium for that facility. Mr Wilkinson responded:-

The store off multipurpose area 1 ... is a part-time office area and wet area and a withdrawal space for that when it is set up for use as a classroom. It could also be used for housing some of the acoustic and lighting gear that will need to be put in as part of some separate contracts. The other store ... is for chairs, essentially. There is really only that one space on the left that will be free for additional types of uses that will be required for the hall.

Mr Murray added:-

Long term, because of its multifacets, we envisage that maybe there could be a session of music being held (in that space), a dance group, and a classroom taking drama in that area all at the same time, with the ability to close off the area to provide some sort of space. We are aware that there would be some muffled noise

but we don't believe that would interfere with the particular programs. So we have that particular aspect of it. We don't anticipate that we would be using it as a classroom as such, except in an area of flexibility. Maybe if that was to be completed prior to other parts of the major works, we might consider using that space from a logistical point of view, but long-term we see the flexible use of that space as its great strength. So it can be a small group, a whole class, or it could be even a bigger number doing some sort of activity in that particular space.

... we feel comfortable that that space will be sufficient for, say, a traditional class of around 25 to 27 to sit comfortably. We do not envisage furnishing that area in any way except if we were sitting watching a performance or something like that. It will be a fairly flat carpeted space which allows a fair bit of movement and freedom.

Emergency Services Access

The Committee questioned the witnesses as to the accessibility to the site for emergency services vehicles given the proposal for a garden at the eastern side of building 2. Mr Wilkinson responded:-

We have had discussions with the fire brigade and, as I understand it, with the new provision for service vehicles to come in around the back, they are happy with that sort of access. There are a couple of fire hydrants in that courtyard. There is one in the courtyard and one near the corner of Mary and Abbott Street. They are too close to buildings, but there is enough fire main and fire hydrant out in the street close enough to serve the whole school.

... They can get close enough to be able to run hoses into it, and it is something we have talked about with them.

Mr Murray added:-

With the proposal of the new entrance, we have looked at it and the space is quite sufficient to get a truck right around to virtually the canteen, which is obviously a potential fire area, of course. So you can bring a truck right round there and, with the services at the front, we feel the coverage is quite adequate.

... We have aspects of emergency, too, which requires maybe the potential for a vehicle to be somewhere with ready access, so we have taken that into consideration as well.

Courtyard

The Committee questioned the witness as to what was planned to ensure that the existing courtyard was made a more user-friendly area. Mr Wilkinson responded:-

The roof that is there at the moment is going to be taken off, and a roof will be put back in over the area back to the top of the verandah, so it will be a lot more aesthetically pleasing and will feel like a nicer space to be in. We are also insulating the solid part of that roof in the centre, but around the outside we have translucent roof sheeting, so we are insulating that, and I am also looking at putting some heating in there at the moment as well.

... And we are repaving that area down there, but that will be a hard surface. That is going to be concrete, so it will be able to be used most times during the year.

Mr Murray added:-

The other aspect to that is that it is a hub for a number of GLAs. At the present moment children will come out there, but they don't really want to stay out there for very long because it is cold, and this is an opportunity to allow smaller groups or individuals. It could be as small as an individual on a computer, to a drama group or a discussion group, and the way we aesthetically want to have that area, we believe we can utilise its space in a much better way than is happening at the moment. If it doesn't leak at all, that is two major things that are a reasonable consideration.

ICT

The Committee questioned the witnesses as to what provision would be made for telephone and information technology infrastructure within the project. Mr Wilkinson responded:-

The telephone system will be probably purchased by the school out of its furniture and equipment budget, but the infrastructure for all the cabling has been put into the electrical contract. It will be in the main contract for the construction of the school.

Between the IT hub and the various hubs in the buildings we are using fibre optics because of distance requirements.

Mr Murray added:-

With the long-term structure - and you may have seen one today - there is a small mobile unit with a number of laptop computers.

... We are really keen to go that way. Our Internet flows pretty well and we think we are pretty open to the world.

DOCUMENTS TAKEN INTO EVIDENCE

The following document was taken into evidence and considered by the Committee:

- East Launceston Primary School – Submission – Parliamentary Standing Committee on Public Works, July 2005

CONCLUSION AND RECOMMENDATION

The evidence presented to the Committee clearly demonstrated the need for the proposed work to go ahead. There have been no major capital redevelopment projects for almost 50 years. Modifications have been nominal and have been possible through Minor Works and careful school budgeting of resources to maintain facilities. The buildings, to the school community's very great credit, have been well maintained, however there are many deficiencies in the infrastructure that are in need of immediate redevelopment.

The scope of the works will include: the redevelopment of outdated general learning areas and student amenities; the establishment of multi-purpose classrooms/area to facilitate community use and recreational access; the establishment of new administration and staff areas; the establishment of a new Canteen; and an infrastructure upgrade.

Accordingly, the Committee recommends the project, in accordance with the documentation submitted, at an estimated total cost of \$3,554,000.

Parliament House
Hobart
5 September 2005

Hon. A. P. Harriss M.L.C.
Chairman