

CAS EDUCON PTY LTD

Portland Bay School

2015 Feasibility Paper

Summary for public release

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This feasibility study provides options for the future location of Portland Bay School.

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Executive Summary:

Victoria is strongly committed to the inclusion of people with disabilities, particularly in education. In addition, the Victorian Government has outlined commitments in its Special Needs Plan for Victorian Schools to increase choice, providing adequate and sustainable resourcing, and individualized, responsive, needs-based support. This provision would include choice within mainstream, supported inclusion and specialist schools.

The guiding principles of inclusion are:

1. local schools are accessible to all
2. mainstream and provision for students with disabilities are co-located wherever possible
3. facilities offer a variety of spaces to meet all needs
4. facilities are adaptable for changing purposes
5. schools are designed to serve future communities
6. networks of schools take a collaborative approach to provision planning.

On July 22 2015, the Deputy Premier And Minister for Education James Merlino visited the Portland Bay School and indicated that he had asked the Department to work with the school on options to address the long term needs of the school community.

Portland currently has six Government schools - Portland Bay School, Portland Primary School, Portland South Primary School, Portland North Primary School, Bundarra Primary School and Portland Secondary College.

The Portland Bay School, which was originally called Portland Special Development School, opened in 1988 and provides choice and pathways to special development and specialist students.

The school is entitled to a 2.5 hectare site but it is on 0.29 hectares of land on the corner of the Bundarra Primary School site. The school requires 1,001 square metres of facilities based on the current facilities schedule for its 42 students but currently has only 581 square metres.

The confirmed enrolment for Portland Bay School in 2016 is 42 students, including 22 special development students and 20 specialist students and the school is expecting this enrolment to increase to 50 students during 2016. The school can technically only enrol three additional SDS students and four additional day special students within the facilities currently available on site.

The current configuration of clustered relocatable buildings presents some challenges to meet the learning needs of students and limits opportunity for outdoor learning or recreation. The limited space and quality of the facilities could also impact the day to day running of the school.

The restrictions on site have been publically raised with the Department and the government by the school council in recent times.

There are four key issues for Portland Bay School:

1. The school has been established on a site that is significantly less than the 2.5 hectares the school is entitled to.
2. Some of the current facilities on the site are in poor condition with significant need for maintenance works.
3. The site does not accommodate current enrolments and cannot accommodate the predicted enrolment growth to 67 students by 2020
4. The school will need to co-locate or relocate to a site more commensurate with entitlement and can provide for the educational, social and emotional needs of the school community.

In 2012, a Condition Assessment Report was provided to the school and all buildings on the site were assessed as below the 3.25 standard required.

In line with government policy, the study has sought to initially determine sites for co-location of the school with another mainstream government school. The study also analysed sites identified by Glenelg Shire.

The study is the result of consultation with the principal of Portland Bay School, the School Council President and Provision and Planning Manager (SWVR) to determine and address the needs of the school (see Attachment One).

The consultant worked with the government schools in Portland and the Glenelg Shire Council to interrogate the site options for their suitability for the co-location or relocation of Portland Bay School.

A Budget analysis provided by the department analysed the facilities entitlement for Portland Bay School based on an enrolment projection of 60-70 students by 2020. This project assessed the cost of building new facilities for Portland Bay School. There may also be additional costs such as purchase of land.

The knowledge, data and information harvested from these visits was analysed with formal metric and enabled the consultant to evaluate options and make recommendations based on a cost benefit evaluation that considers the feasibility, economic practicality, social desirability and sustainability of each option.

Primary consideration was given to the co-location of the special school on the site of another Government school in Portland.

The net result of this feasibility study indicated Portland Primary School on 3.37 hectares rates as the preferred government school site for the co-location of Portland Bay School. The locality, size of the site, access to other community programs and services and the positive response from the school make it an ideal location.

Portland South Primary School (2.9 hectares) rates as another viable option for consideration for the same reasons, particularly if some of the surplus sheds and old toilet blocks on site are removed. Two of the non-school sites are also considered viable but would come with additional costs for departmental land transfer and any other site restoration costs.

On the basis of the available information provided to this consultant, the view has been formed that the best options in order of availability, feasibility, practicality, social desirability and sustainability are the following:

1. Portland Bay School should be co-located on the Portland Primary School site. The site has close proximity to the central business area. It is well connected to other local services such as the Community Health Centre, Pre-school Day Care Centre, a large local community managed garden which the school is part of and enough space on the site to construct the Portland Bay School with some sharing of facilities and programs. It has a number of access options that could be interrogated to find the most suitable entry point for the transport needs of Portland Bay School. The school has already stated that it would welcome the specialist school onto the site.
2. Portland Bay School should be co-located on the Portland South Primary School site. It is a large site that could easily accommodate Portland Bay School. There is sufficient space on both sides of the site and the opportunity to develop other adjacent blocks owned by the Minister for Education. Sharing of facilities and resources would also be possible on this site. It has a number of access options that could be interrogated to find the most suitable entry point for the transport needs of Portland Bay School. The school has already stated that it would welcome the specialist school onto the site.
3. Portland Bay School to be relocated on one of the two non-government school sites identified through the metrics to be investigated further. The sites are Hedditch Street and 80 Learmonth Street. The school has determined that there is interest in the Hedditch Street site owned by Vic Track and the 80 Learmonth St site owned by Glenelg Shire Council. Both sites are large enough to build the Portland Bay School on.

It is recommended that a departmental working party be established to facilitate communication, decision making and implementation of the recommendations provided in this feasibility study with all stakeholders. An appropriate timeline needs to be determined for the implementation of these recommendations in the required timeframe.

Portland Bay School Relocation Study Objective

The objective of this feasibility study is to provide a range of options for the co-location or relocation of Portland Bay School within the local government area.

This would include the co-location of the Portland Bay School on a government school site or relocation of the school onto an alternative site within the shire.

Background

Portland, the birthplace of Victoria, is a vibrant harbour side city with over 10,000 residents. It is steeped in indigenous history and features one of the world's earliest sites of human settlement.

There are six government schools in the local government area of Glenelg, Portland - four primary schools, one secondary and one specialist school and a number of other non-government schools. The patterns of enrolment vary and some schools are considered more desirable by the local community. There could be a decreasing trend in enrolments according to available demographic demand forecast data for most schools by 2020.

Enrolments in Local government Area	2013	2014	2015	2020	Comment
Primary	1245	1259	1199	1070 (DDF)	Enrolment trend indicates a future decline. 693 of these students were in Portland primary schools in 2015.
Secondary	1031	999	1024	942 (DDF)	Enrolment trend indicates a future decline. 706 of these students were at Portland Secondary School in 2015.
Portland Bay School	36	39	42	67 (predicted)	Enrolment trend indicates a future increase to 67 by 2020. The school currently attracts 2.5% of local students.

As detailed in the chart below, the enrolment trends for government schools in the local government area present quite a challenge for Portland. Portland North enrolls three times (318 %) the primary age students living in its local area and Bundarra Primary School enrolls one and a half times (145%) the primary age students living in its local area. By contrast, Portland South Primary School and Portland Primary School only enrol approximately half (40%) of the primary age students living in their local area.

School	Site Size	2015 Enrolments	2015 Demographic Demand Forecast	% of students from local area
Portland Secondary College	3.46	706	646	109%
Bundarra Primary School	3.35 h	250	172	145%
Portland North Primary School	3.63h	278	87	318%
Portland Primary School	3.07h	99	215	46%
Portland South Primary School	3.28	66	186	35%

The uneven distribution pattern of enrolments for government schools in Portland is currently being considered by the local schools as part of a broader analysis of education provision in the local government area.

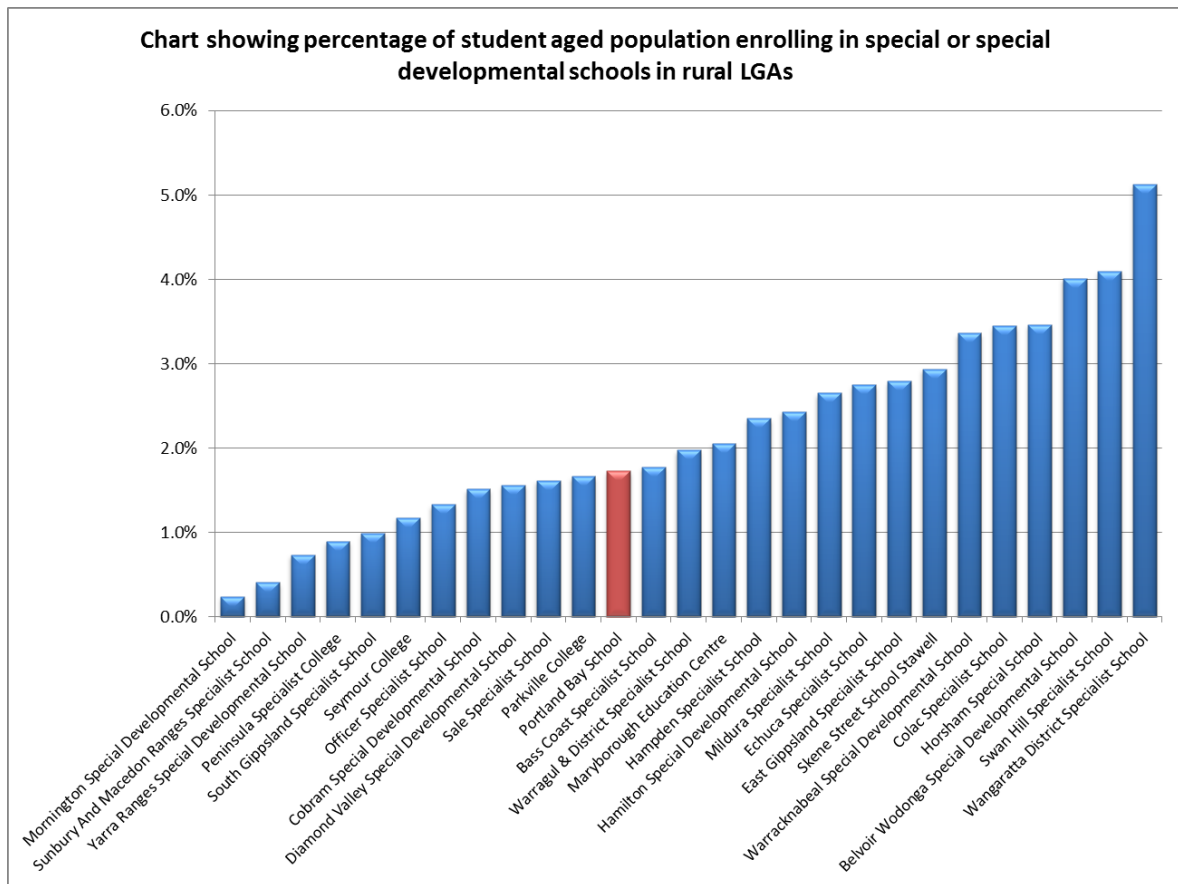
Portland Bay School

The Portland Bay School, which was originally called Portland Special Development School in 1988, opened in 1989 in relocatable facilities to provide choice and pathways to special development and specialist students.

The students at Portland Bay School have very high needs. As well as the students' intellectual disabilities, the student profile is characterised by a high percentage of complex social needs and an SFO of 0.7656.

The confirmed enrolment for Portland Bay School in 2016 is 42 students, including 22 special development students and 20 specialist students and the school is expecting this enrolment to increase to 50 students during 2016. The school can technically only enrol three additional SDS students and four additional day special students within the facilities currently available on site.

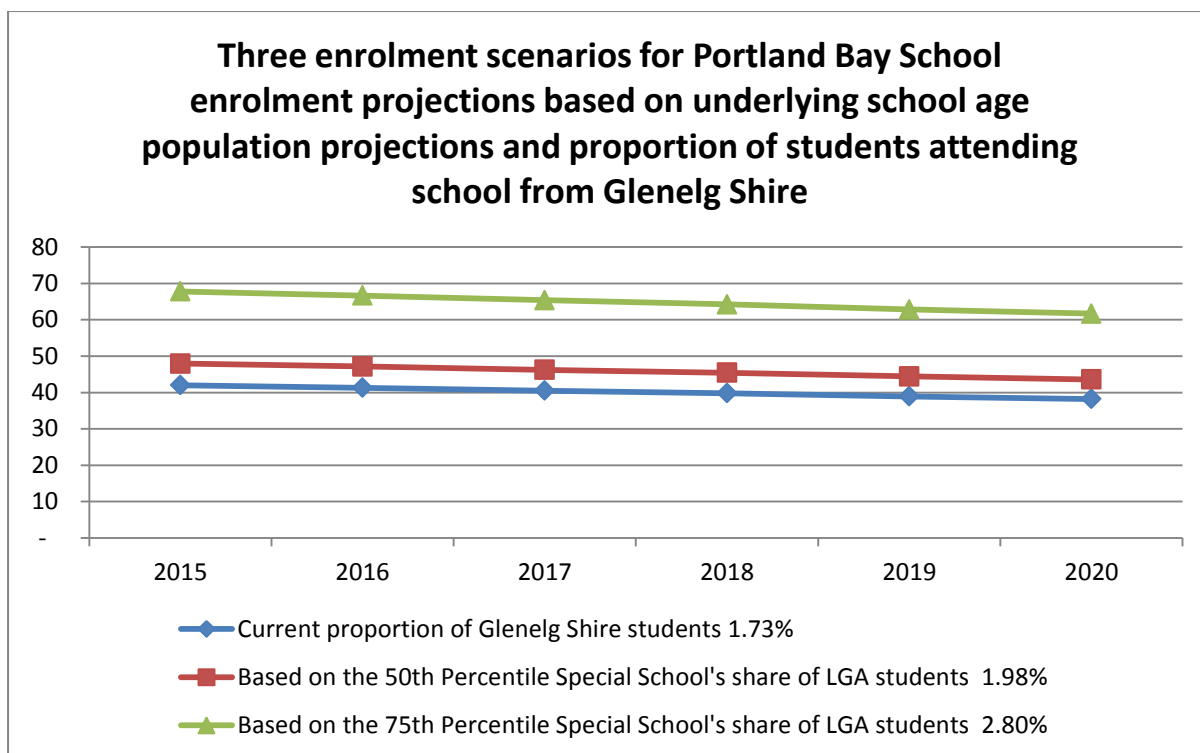
Portland Bay currently enrolls 1.7 per cent of the Glenelg Shire's student age population. The table below shows how this level of enrolment compares to other special developmental schools across Victoria. The current level of enrolment is considered to be constrained due to the limited facilities on the current school site.



In the following chart, the above analysis has been overlaid with the underlying student population projects to provide three scenarios:

1. Portland Bay School continues to enrol 1.7 per cent of the underlying population
2. Portland Bay School enrolls 1.9 per cent of the underlying population, which represents the 50th percentile of the above chart
3. Portland Bay School enrolls 2.8 per cent of the underlying population, which represents the 75th percentile of the above chart

Based on the third scenario, the projected enrolments for Portland Bay School in 2020 will be 60-65 students.



In 2020, Portland Bay School could expect to have an enrolment of 67 students based on current enrolment trends as demonstrated by the following table:

Portland Bay School Facilities Analysis

Portland Bay School is located on 0.29 hectares of land on the corner of the Bundarra Primary School site. Under normal circumstances, the school would be entitled to 2.5 hectares.

The increase in enrolments from 12 students in 1988 to 45 students in 2015 has meant increasing the number of relocatable buildings on the 0.29 hectare site. Based on the current facilities schedule the school requires 1.001 square metres of facilities for this level of enrolment. It currently has 581 square metres.

There is no room for any further expansion on that part of the Bundarra Primary School site. In fact, the increasing number of relocatable buildings placed on this limited site to accommodate Portland Bay School is not viewed very positively by either community.

It has also generated site and asset management issues for the school due to the condition of the relocatable stock, frequent OH&S problems and significant urgent maintenance works. These issues are currently being addressed with the support of the department.

The entitlement to sufficient facilities and 2.5 hectares of land will be interrogated by this study. The limited resources on site have been publically raised with the Department and government by the school council in recent times. The School Council President has been lobbying for a new school through a petition, correspondence and the media.

In 2012, a Condition Assessment Report was provided to the school which rated all of the relocatable stock as poor and well below the standard of 3.25. All buildings on the site were assessed as below the 3.25 standard required.

In late May 2015, prior to the commencement of \$75,000 of maintenance works funded through the Planned Maintenance Program, a storm led to water ingress which was reported to Work safe by the School Council President. The students had to be accommodated elsewhere whilst the Department undertook rectification works. Further Planned Maintenance work is still to be completed.

The current configuration of clustered relocatable buildings could present significant curriculum constraints to the learning needs of all children and restricted opportunity for outdoor learning or recreation.

The principals of all six schools in the Portland area have indicated support for the relocation of Portland Bay School to a new site as there have been a growing number of issues on the current site. There are also the social, behavioural, student management issues that can present problems due to limited space and the condition of facilities on the site.

Portland Bay has indicated a request for the whole school to be on one site and that any identified sites need to be fully assessed for suitability.

In essence, there are four key issues for Portland Bay Primary School:

1. the school is on a site that is significantly less than the 2.5 hectares the school is entitled to.
2. the current facilities on the site are in poor condition with significant need for maintenance works.
3. the current site does not accommodate current enrolments and cannot accommodate the predicted enrolment growth of 67 students by 2020.
4. the school will need to co-locate or relocate to a site where the needs of the school community can be met.

The feasibility study will provide options for the co-location of the Portland Bay School to meet the current and future education needs of its community. It will also consider the option of re-locating to other government sites.

The Deputy Premier And Minister for Education James Merlino visited the school on July 22 and indicated that he has asked the Department to work with the school on options to address the long term needs of the school community.

South West Victoria Region has met with principals of government schools in Portland and it was agreed that a feasibility study was required and all schools in the shire would be included in the consultation process.

Method

In July 2015, South West Victoria Region appointed Cas Educon to complete a feasibility study on the range of options available for the co-location or relocation of the Portland Bay School. South West Victoria Region has provided advice, data analysis and support in the organisation and development of this feasibility study.

The study includes consultation with the principal of Portland Bay School, the School Council President and South West Victoria Region Provision and Planning Manager to determine the needs of the school. The consultant worked with government schools in Portland and the local Glenelg Shire Council to identify potential site options and to interrogate their suitability for the co-location or relocation of Portland Bay School.

On July 29- 30, the consultant organised a number of individual meetings with each of the principals of the government schools in Portland. The purpose of these meeting was to interrogate the potential of Portland Bay School to co-locate on any of the sites and to foreshadow any issues that needed to be considered before any recommendations are made.

The consultant also met with the Chief Executive Officer of the Glenelg Shire to gather data and investigate appropriate options for the relocation of Portland Bay School. Glenelg Shire provided a number of land options for consideration that could be made available through a transfer of land between government departments.

The consultant and the principal of Portland Bay School have had ongoing contact throughout this process. The principal has provided up to date information and sought advice from school council on the progress of the consultation process. The consultant has been advised of the results of these interactions.

On August 31, the consultant and the Portland Bay principal conducted site visits with principals at Portland Primary School, Portland South Primary School and Bundarra Primary School. The purpose of these meetings was to more formally interrogate co-location options. These discussions were held on sites considered suitable for co-location. These schools provided support for co-location and details of any factors that need to be taken into account when considering co-location to a specific site.

The consultant and the principal of Portland Bay School also inspected the seven sites identified by Glenelg Shire as potential sites for the re-location of the school. The purpose of these visits was to consider the feasibility of re-locating to any of these sites. The Chief Executive Officer of Glenelg Council provided additional relevant information about each identified site.

The knowledge, data and relevant information harvested from all of these visits was analysed as part of this report. The Feasibility Study was provided to South West Victoria Region with advice on options and recommendations based on a cost benefit evaluation that considers the feasibility, economic practicality, social desirability and sustainability of each option.

Once the report has been sanctioned by South West Victoria Region, it will be provided to the department for further consideration by government.

Options Analysis

Government made a public commitment to the Portland Bay School community that a feasibility study will be conducted to investigate and provide a range of options for the co-location or relocation of Portland Bay School within the local government area. This study would include both the co-location of the Portland Bay School on a government school site or the re-location of the school onto an alternative site within the shire.

In order for this to be achieved, the consultant worked with the South West Victoria Region, the principal and School Council President of Portland Bay School, the government schools in Portland and the local Glenelg Shire to determine and investigate the range of options available.

This study considers the Special Needs Plan for Victorian Schools and Victorian State Disability Plan 2013-2016 requirements to increase choice, providing adequate and sustainable resourcing, and individualized, responsive, needs-based support. This provision would include choice within mainstream, supported inclusion and specialist schools.

In the first instance, the study has sought to meet the stated position of this government to co-locate special education settings on a current government school site where appropriate. The co-location on school sites has many education benefits such as shared use of facilities, inclusion in mainstream school programs and potential decimised enrolment in both schools.

To determine the viability of all the government school sites available, a metric has been developed to evaluate each option. These key elements assist in determining how well each site option meets the agreed needs of the school.

This study applies the following metric to each site:

- How well does this site location meet student educational, social and academic needs?
- Does this site have an option for co-location of special and mainstream students?
- Does the size of each parcel of land suitable meet department requirements?
- Is there sufficient space for bus access and turn-around?
- How close is the site to the central business area to enrich student education?
- Does the site allow access to a range of other community facilities and services?
- Are there any site issues that need to be addressed or would impact on the school in any way?
- Is there any contamination on site or significant environmental factors in the vicinity of the site (flooding, drainage, native bush land etc.)?
- Are there any traffic issues that need to be addressed or would impact on the business of the school
- What is the long term viability of the school on the site?
- Can the site be accessed in a suitable time-frame?
- What is the estimated cost of moving and building the Portland Bay School on this site?

Relocation Option

Relocation to a site rather than co-location to a government school site would require the allocation of additional funding by government for the purchase of land. In consultation with Glenelg Shire, a number of available sites were identified that are currently owned by other government departments. The cost of purchasing these sites through an exchange of land agreement by government departments would be required in this instance. Portland Bay School is entitled to 2.5 hectares of land.

As this is an additional cost to the project, it would need to be determined that the choice of these sites is a better option than co-location on a government school site.

To determine the viability of re-locating the school to other sites that are available, a metric was applied to evaluate each site. These key elements assist in determining how well each site option meets the agreed needs of the school.

Consideration has been given to any environmental, safety, social desirability and zoning issues which are critical to the capacity of these sites to be suitable as a special education setting. These factors have been interrogated as they could have a significant impact on the availability, health and safety and cost.

This study applies the following metrics to each site:

- How well does this site location meet student educational, social and academic needs?
- Does the size of each parcel of land suitably meet department requirements?
- Is there suitable space for bus access and turn-around?
- How close is the site to the central business area to enrich student education?
- Does the site allow access to a range of other community facilities and services?
- Are there any site issues that need to be addressed or would impact on the school in any way?
- Is there any contamination on site or significant environmental factors in the vicinity of the site (flooding, drainage, native bush land etc.)?
- Are there any traffic issues that need to be addressed or would impact on the business of the school?
- What is the long term viability of the school on the site?
- Can the site be accessed in a suitable time frame?
- What is the estimated cost of moving and building the Portland Bay School on this site?

As a result of this analysis a number of the non-school government owned sites were discounted from consideration.

Alternatives and Options

Victoria is strongly committed to the inclusion of people with disabilities, particularly in education. In addition, the Victorian Government has outlined commitments in its Special Needs Plan for Victorian Schools and Victorian State Disability Plan 2013-2016 to increase choice, providing adequate and

sustainable resourcing, and individualized, responsive, needs-based support. This provision would include choice within mainstream, supported inclusion and specialist schools.

The determination of options and alternatives for Portland Bay School pays attention to the guiding principles of inclusion which provide that local schools are accessible to all and that mainstream education and provision for students with disabilities are co-located wherever possible.

Under the principle of inclusion, the preferred option would be for Portland Bay School to be co-located onto a government school site. There are five government school sites in Portland to consider for their capacity to provide an economically feasible, socially desirable and sustainable long term solution to the needs of the Portland Bay School community.

If co-location cannot be achieved or is not determined to provide the best outcome, consideration should be given to the re-location of Portland Bay School onto an alternative site. The alternative site would need to be economically and socially feasible and able to deliver the required levels of access and success.

The Glenelg Shire has provided seven alternative government owned sites for consideration under this option.

Option One Re-location to another Government school site

Consideration should be given to the co-location of the special school on the site of another Government school in Portland as this option best satisfies the Special Needs Plan for Victorian Schools that mainstream education and provision for students with disabilities are co-located wherever possible.

It also meets other objectives outlined in the plan to increase choice, providing adequate and sustainable resourcing, and individualized, responsive, needs-based support within the local community.

There are five local government school sites that could be considered under this option. They are Bundarra Primary School, Portland Primary School, Portland South Primary School, Portland North Primary School and Portland Secondary College. Extended discussions have been held on site with the principals all of the schools to investigate the potential of each site to meet the current and ongoing needs of Portland Bay School.

Bundarra Primary School (BPS) is currently the host school based on the same site as Portland Bay School. It has 245 students on a 3.35 hectare site. The 2020 entity register enrolment forecast for the school is 145 students. There is not room for Portland Bay to expand in its current position on the site as it is boarded by the school fence, the basketball courts and the Bundarra School buildings.

The site has a school owned facility (Block A) that is 534 SQM and used for a range of school based programs including library, kindergarten and a large kitchen garden.

There are also 2 re-locatable buildings on another section of this site that house the network student services staff.

It would take some considerable coordination to determine a large enough space on the site to co-locate Portland Bay Primary School, to provide adequate bus access and to develop co-location policies and processes that meet the needs of both schools.

Portland Primary School currently has 99 students on a 3.37 hectare site. The 2020 entity register enrolment forecast for the school is 163 students. In 2006 the then Portland Provision Plan agreed to place the Portland Bay School onto the Portland Primary School site and to share facilities. There is an 1851 Block E heritage listed building of 234 SQM that is used by a local community group.

The School has indicated support for co-locating Portland Bay School at the back of the site. The bottom half of the site at the back was the previous Portland Technical College site which is now vacant. It would provide sufficient land to build the facilities entitlement of the Portland Bay School and associated recreational space. If required, the new school could be positioned in a number of places on that site.

The school is very close to the main shopping centre and there are a number of other community services adjacent to the site. There is a kindergarten across the road. A Community Health Centre facility and a community garden are also on adjacent blocks of land.

Portland South Primary School currently has 65 students on a 2.9 hectare site. The 2020 entity register enrolment forecast for the school is 66 students.

The SFO for Portland South Primary School is high.

This school has previously supported the concept of sharing some facilities with Portland Bay School. The current principal has expressed very positive support for this option.

The rear section of land on both sides of this site could be considered for co-location. There are a number of buildings used for storage and old toilet blocks that could be considered for demolition to enable Portland Bay to co-locate on this site.

There are some fundamental issues such as fencing, security, and bus access that would need attention on the site to enable the co-location of Portland Bay to take place.

Portland North Primary School currently has 278 students on a 2.39 hectare site. The 2020 entity register enrolment forecast for the school is 258 students.

This school is quite a distance from the other schools and has a range of light industries located nearby. It is also a bus turnaround site and the surrounding roads are subject to some industrial traffic and activity.

It is the least accessible of all the government school sites.

Portland Secondary College has 706 students. The 2020 entity register enrolment forecast for the school is 842. The site also includes an Australian Trade Training Centre.

There is significant heavy traffic at the beginning and end of the school day due to a bus interchange for 25 PTV buses and 2 local buses positioned adjacent to the site. This could potentially create some issues for the Portland Bay students in terms of access, safety, visibility, traffic management and student movement.

The site includes a section of remnant bush land that is part of the wildlife corridor through Portland South. The determination of sufficient space on this school site to position the Portland Bay School may be problematic and generate some local issues.

The site is subject to drainage problems in the winter. An example is that additional funding was required to increase the depth of the foundations for the BER Science facility on site.

Option Two- re-location to a non-school site within the Glenelg Shire

The alternative option is to negotiate the acquisition of a new site within the Glenelg Shire on which to re-locate the school. The local Glenelg Shire has been consulted and provided details of a number of sites that could be considered under this option. The options provided are sites owned by local government that could be purchased as part of a land exchange with other government departments.

None of the sites are part of any current departmental land acquisition program.

Any of the sites considered in this option would require a transaction between government departments based on approval by the Minister and with funding provided in future budgets.

Glenelg Shire has identified seven sites for consideration and evaluation:

1. 96 Julia St Portland managed by Dhauwurd - Wurrung Elderly & Community Health Services Inc. and on 2.92 hectares. It is very close to the main street and all the community facilities. However, it is prone to flooding in winter and has a large open drain running next to the site.
2. 90 Julia St Portland managed by Dhauwurd - Wurrung Elderly & Community Health Services Inc. and on 7731 SQM site. Portland Primary School, the local pre-school, the community Day Care Centre and a community gardens run by the local council are close to this site. It is very close to the main street and all the community facilities.
3. Hedditch St Portland Vic Track owned 5.3 hectares which has a private rental shed on its site. It is north of town, close to the South West TAFE and zoned industrial. It is flat and has multiple access points. However, the possibility of contamination (oil etc.) on site needs to be investigated. The site would need to be cleaned up and extensive disused railway tracks removed.
4. 80 Learmonth St Portland- owned by Glenelg Shire Council and on 2.47 hectares. It is an elevated site on the outskirts of town. There is a fertiliser business in operation adjacent to this site and the possibility of any potential health issues from that site would need to be considered.
5. 325 Edgar St Portland run by Glenelg Council of Management and on 2 hectares. It is potentially a good site but less than the entitled 2.5 hectares.
6. 15 Bridgewater Rd Portland run by Glenelg Council Committee of Management and 1.03 hectares. The Kyeema Centre for adults with disabilities is located nearby. It is significantly smaller than the entitled 2.5 hectares with little room for expansion.
7. 8 lots of vacant land (lots 44, 45, 70, 71, 68, 69, 67, 66) at the back of Portland South Primary School in Edgar Street and on 8128 SQM. This land is owned by Department of Education. There are no made roads through to this back section of land.

Cost- Benefit Analysis

The cost- benefit analysis will initially be applied to government school sites detailed in Option One of the facilities Analysis. This method should help determine whether government needs to consider the second option- relocation to another site. A second cost- benefit analysis of these non-school sites is also provided.

Cost –Benefit Analysis to co-locate on a government school site.

The scale used will be 1-5 where 5 is the highest rating and 1 is the lowest rating.

	Portland Primary School	Portland South Primary School	Bundarra Primary School	Portland North Primary School	Portland Secondary College
Co-location	5	5	5	5	5
Suitable land size	5	5	3	4	3
Location meets student needs	5	5	5	5	5
Provision for bus access and turnaround	4	4	3	3	2
Close to CBD	5	4	4	3	4
Access to other community facilities and services	5	4	4	3	4
Site issues.	5	5	3	3	3
Contamination near site	5	5	3	3	4
Traffic issues	4	4	3	4	2
Long term viability	5	5	4	4	4
Available in a reasonable timeframe	5	5	4	4	3
Total score	53	46	41	41	39

The net result of this analysis indicates that Portland Primary School on 3.37 hectares with an overall score of 53 rates as the preferred government school site for the co-location of Portland Bay School as the only issues identified by this analysis are regarding potential local traffic issues that can be managed locally in the design phase and through consultation with local government. Its locality, site size, access to other community programs and services plus the positive response from the school makes it an ideal location.

Portland South Primary School (2.9 hectares) with an overall score of 46 rates as a viable option particularly if surplus sheds and an old toilet blocks on site are removed.

The individual element ratings in the metric and the overall score for Portland North Primary School, Bundarra Primary School and Portland Secondary College indicate that they are all less than ideal for the co-location of Portland Bay School. There are issues such as size and bus access and traffic management that could become problematic if those sites were considered for use and may delay the need to meet the government’s stated commitment to the community.

Cost Benefit Analysis- Relocation to another non-school site

The next cost-benefit analysis examines Option Two which is re-location of the school to another site. As stated earlier the potential sites for the relocation are parcels of land owned by other government departments that could be purchased through a transfer of land agreement.

90 Julia Street Portland (7731 SQM and Bridgewater Road (1.03 h) have both been discounted as the size of these sites is too small for the proposed relocation of Portland Bay School. 96 Julia Street has also been discounted as the area is prone to severe flooding at certain times of the year along with local houses. There is a very large open drain running the length of the block which may create significant safety issues for the students.

	Vic Track-Hedditch St Portland	80 Learmonth St Portland	325 Edgar St Portland	vacant land at the back of Portland South Primary
Land Size	5.3h	2.47h	2.5h	2.03h
Co-location	5	4	3	4
Suitable land size	5	5	5	5
Location meets student needs	4	4	2	3
Provision for bus access and turnaround	4	4	4	4
Close to CBD	4	4	4	4
Access to other community facilities and services	3	3	3	4
Site issues.	2	2	4	4
Contamination near site	4	4	4	3
Traffic issues	5	5	5	5
Long term viability	3	3	3	5
Total score	39	38	37	41
Estimated Cost of building the school	building cost + site clean + land purchase	building cost + land purchase	building cost + land purchase	building cost

The overall result of this analysis indicates that the parcel of 8 blocks of land (8128 sqm) at the back of Portland South Primary School is the highest rated non- school site. This site is owned by Minister for Education and could be considered as part of a re-location to the Portland South Primary School if a larger parcel of land was required on that site.

None of the other sites rate higher enough as the option compared to co-location on a government school site.

The two sites identified through the metric that could be investigated further are Hedditch Street and 80 Learmonth Street. The school has determined through school council discussion that there is some interest in both the Hedditch Street site owned by Vic Track and the 80 Learmonth St site owned by Glenelg Shire Council. These could be interrogated further if the decision was made that an alternative option was required.

It was also suggested by school council that the 325 Edgar Street land of 2 hectares could be considered as a further option in conjunction with the current school site. The combination of both sites would provide an overall site of 2.29 hectares. However, the school had previously stated a preference to be located on the one site to enable Portland Bay School to function as a single entity with social, academic and career options linked across all of the facilities on one site.

Conclusion

This feasibility study is based on an extensive consultation process with all of the government schools in Glenelg Shire and representatives of the local shire. A significant amount of time has been spent understanding the needs of Portland Bay Primary School and interrogating all of the options provided in both government schools and available sites determined by Glenelg Shire.

The opportunities and limitations provided by each of these sites have been interrogated using all information available at the time. This has included multiple site visits, research into the capacity of each site to meet the needs of Portland Bay School and filtering each site through a metric analysis to determine which sites should be considered for the future co-location or re-location of Portland Bay School.

The consultant has actively engaged with the principal and school council president of Portland Bay School over a six week period of time to systematically analyse the potential of each site to fulfill the social, academic and economic needs of the school community.

On the basis of the available information provided to this consultant, the view has been formed that the best options in order of availability, feasibility, practicality, social desirability and sustainability are the following:

Portland Bay School should be co-located on the Portland Primary School site. The site has close proximity to the central business area. It is well connected to other local services such as the Community Health Centre, Pre-school Day Care Centre, a large local community managed garden which the school is part of and enough space on the site to construct the Portland Bay School with some sharing of facilities and programs. It also has a number of access options that could be interrogated to find the most suitable entry point for the transport needs of Portland Bay School. The school has already stated that it would welcome the specialist school onto the site.

Portland Bay School should be co-located on the Portland South Primary School site. It is a large site that could easily accommodate Portland Bay School. There is sufficient space on both sides of the site and the opportunity to develop other adjacent blocks owned by the Minister for Education. Sharing of facilities and resources would also be possible on this site. It also has a number of access options that could be interrogated to find the most suitable entry point for the transport needs of Portland Bay School. The school has already stated that it would welcome the specialist school onto the site.

Portland Bay School could be relocated on one of the two non-government school sites identified through the metrics that could be investigated further. The sites are Hedditch Street and 80 Learmonth Street. The school has determined through school council discussion that there is some interest in both the Hedditch Street site owned by Vic Track and the 80 Learmonth St site owned by Glenelg Shire Council. Both sites are large enough to construct the Portland Bay School on.

The non-school sites could be investigated further if they are to be seriously considered as an option. However, there would be the additional cost of land transfer and managing any site issues. It could take some time to determine the extent of the work required and to complete those works which could potentially extend the timeline for the project to be scoped and undertaken. Given the current situation of growth in school enrolments and limited of facilities and recreation space, this may not be considered desirable.

In the short term, it is recommended that Portland Bay School remains on its current site and develops strategies with the Department and Bundarra Primary School to effectively manage shared use of required resources in a safe and secure environment.

If the current issues with the site continue to be problematic, the school could consider moving a cohort of students to another site in the short term. Portland South Primary School has the capacity to provide this level of assistance and has expressed interest in supporting Portland Bay School if required.

It is also recommended that consideration be given to setting up a working party to facilitate the communication and implementation of any agreed recommendations from the feasibility study with Portland Bay School and all other stakeholders.

In addition, an appropriate timeline should be provided to Portland Bay School for the implementation of any agreed recommendations.

Recommendations

On the basis of the available information provided to this consultant, the following recommendations are provided:

The Department gives consideration to co-locate Portland Bay School on the Portland Primary School site.

Attachment One Consultation Engagements

Date	Contact	Description of Activity
31 July	South West Victoria Region	Develop a scope of works for the Feasibility Study
24 July	Portland Principals	Contact all schools and arrange visit
29 July	Portland Principals	Meeting with the principals of Portland Bay, Portland Primary, Portland North Primary schools to view sites and discuss possible co-location
29 July	Glenelg Shire, Portland	Meeting with the Shire of Glenelg and discuss possible re-location on non-school sites
30 July	Portland Principals	Meeting with the principals of Portland South Primary, Portland Secondary College and Bundarra Primary School to view sites and discuss possible co-location
7 August	Portland Principals	Site visits with Portland Bay School principal and discussions with individual schools to determine potential of each site for co-location with Portland Primary, Portland South Primary and Bundarra Primary School
7 August	Glenelg Shire	Site visits with Portland Bay School principal and discussions with Glenelg Shire to determine potential of each non-school site for relocation
19 August	DET	Discussions with Property Unit and Provision and Planning Unit of Resources Strategy Division, DET
20-30 August	South West Victoria Region	Preparation of Feasibility Study including background information, methodology, analysis, alternative options, a cost-benefit evaluation and recommendations
14 Sept	South West Victoria Region	Draft Feasibility Study provided to South West Victoria Region

Attachment Two Glenelg Shire Site Options

Glenelg Shire has identified seven sites for consideration and evaluation:

1. 96 Julia St Portland managed by Dhauwurd - Wurrung Elderly & Community Health Services Inc. and on 2.92 hectares. It is very close to the main street and all the community facilities. However, it is prone to flooding in winter and has a large open drain running next to the site.
2. 90 Julia St Portland managed by Dhauwurd - Wurrung Elderly & Community Health Services Inc. and on 7731 SQM site. Portland Primary School, the local pre-school, the community Day Care Centre and a community gardens run by the local council are close to this site. It is very close to the main street and all the community facilities.
3. Hedditch St Portland Vic Track owned 5.3 hectares which has a private rental shed on its site. It is north of town, close to the South West TAFE and zoned industrial. It is flat and has multiple access points. However, the possibility of contamination (oil etc.) on site needs to be investigated. The site would need to be cleaned up and extensive old railway tracks removed.
4. 80 Learmonth St Portland- owned by Glenelg Shire Council and on 2.47 hectares. It is an elevated site on the outskirts of town. There is a fertiliser business in operation adjacent to this site and the possibility of any potential health issues from that site would need to be considered.
5. 325 Edgar St Portland run by Glenelg Council of Management and on 2 hectares. It is potentially a good site but less than the entitled 2.5 hectares.
6. 15 Bridgewater Rd Portland run by Glenelg Council Committee of Management and 1.03 hectares. The Kyeema Centre for adults with disabilities is located nearby. It is significantly smaller than the entitled 2.5 hectares with little room for expansion.
7. 8 lots of vacant land (lots 44, 45, 70, 71, 68, 69, 67, 66) at the back of Portland South Primary School in Edgar Street and on 8128 SQM. This land is owned by Department of Education. There are no made roads through to this back section of land.