

Department for Education, Children and Young People

Facility Services
Asset Management and Planning

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Scott Hennessy
Secretary
Parliamentary Standing Committee on Public Works
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1 June 2026

Dear Mr Hennessy

Thank you for your letter containing additional questions from the Committee in relation to the major redevelopment of South George Town Primary School. Please see the responses to these questions provided below.

QN 1: *Please provide a clarification or further explanation of Section 4.1 Enrolment Area of the Department's submission.*

ANS: The submission notes that the intake area for South George Town Primary School is broadly aligned with the boundaries of the George Town Local Government area. This area encompasses around 660 square kilometres and includes communities as far away as Weymouth, Pipers River, Beechford and Lulworth. The major redevelopment of South George Town Primary School also supports learner outcomes at surrounding district schools, such as Port Dalrymple School, as this is the nearest feeder high school that students from South George Town Primary School transition to for their secondary and senior secondary learning. It is acknowledged that the wording in the submission may not have been clear enough on this.

QN2: *Please confirm the planned electrical and water/sewage infrastructure works are confined to within the school boundary only, and do not require upgrades to TasNetworks and TasWater infrastructure outside the school boundary.*

ANS: The majority of works for the redevelopment of South George Town Primary School are within the school boundary. The only civil works required outside of the school boundary are:

- 1- an updated water supply to the site, which will connect to the existing water main on the northern side of Victoria Street.
- 2- an updated stormwater connection to the existing side entry pit on the southern side of Victoria Street.

These works involve accessing TasWater infrastructure, but do not require upgrading this infrastructure to do so.

QN3: Please provide a detailed breakdown of the elements of the consultant services cost of \$990,000 included in the budget estimate provided in the Department's submission.

ANS: A standard fee allowance for the lead architectural consultants for DECYP's major infrastructure projects is between 8-12 per cent of the total value of the construction works, which is in line with the industry standard. In the case of the major redevelopment of South George Town Primary School, this percentage is 8.7 per cent, which is considered highly competitive. It is important to note that these services are provided for the entire duration of the project over a number of years - through to the end of the 12-month defects period following the completion of building works. The fee not only covers all design and documentation work by the lead consultants, it also covers many other specialised work areas which are undertaken by sub-consultants engaged by the lead firm. These specialised work areas include:

- Structural engineering
- Hydraulic/civil engineering
- Electrical engineering
- Mechanical engineering
- Building surveying
- Landscape architecture
- Planner
- Quantity surveyor
- Land surveyor
- Bushfire consultant
- Geotechnical consultant
- Environmentally Sustainable Design (ESD) certification
- Traffic consultant
- Acoustic consultant.

Of the total fee sum of \$990,000 which also contains contingency, approximately 45 per cent is expended on sub-consultancies for these specialised work areas. This is also an industry standard.

I trust this information is of assistance and please do not hesitate to contact me should you require anything further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T. Williams', with a horizontal line underneath.

Todd Williams

Director Facility Services

Department for Education, Children and Young People