

Future use of former school sites
Options Workshop

Belconnen, Hall & Downer

September 2007



New Opportunities
For Local Communities
New Uses For Former School Sites

Background

- Government announced closure of 23 schools across Canberra
- Consultation about:
 - ✓ 6 preschools + 10 primary schools announced for closure
 - ✓ + 2 schools closed many years ago
- 15 sites in consultation
- 5 sites in Belconnen + Hall + Downer
- Government will announce future use of sites in early 2008



Project Purpose

- Establish future use of 15 former school sites
 - ✓ Consult with the community about future use
 - ✓ Undertake site investigations/assessments
 - ✓ Recommend future use to ACT Government



The Project

- The project:
 - ✓ Will recommend sites for retention and/or release
 - ✓ Will recommend appropriate uses for sites/buildings
 - ✓ **Will not** allocate space to organisations

- Government will make decisions taking account of outcome of this project



Government Commitments

- About 4 buildings (or equivalent) to be retained for community use
- Government does not support renting sites to non-government schools
- Rivett/Mt Neighbour – **preference** for aged care
- Giralang, Macarthur and McKellar – **preference** for community facilities



Project Principles

- Address availability of community facilities in an equitable manner
- Support government's land supply principles and achieve optimal benefits for the community
- Deliver a return to the Territory to support other fiscal needs
- Support principles of the Territory Plan



Overall Objectives

- Address priorities including:
 - ✓ aged care
 - ✓ supported accommodation
 - ✓ affordable housing
 - ✓ community facilities
 - ✓ Improve service delivery
- Deliver a tangible benefit to community
- Promote greater sharing of facilities and services by community organisations
- Support Government policies
- Comply with planning requirements

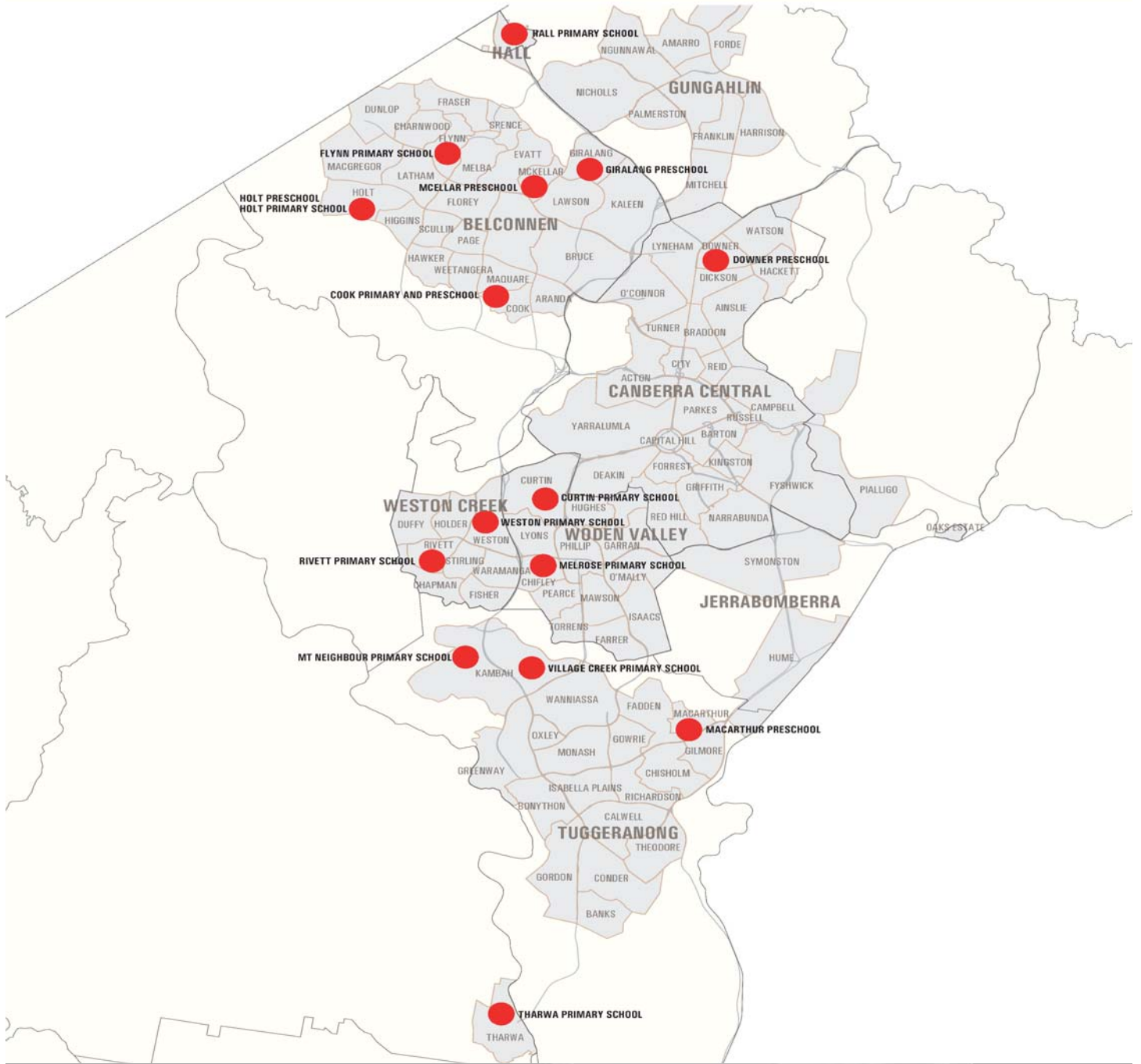


Overall Objectives (Cont)

- Minimise adverse environmental impact
- Promote sustainability, improved health and wellbeing
- Increase/maintain urban amenity
- Be compatible with or complement nearby facilities and the local community
- Minimise costs to the Territory and community
- Deliver a return to the Territory



The Sites



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The Approach

➤ Consultation:

- ✓ Options workshops
- ✓ Local community information sessions
- ✓ Comments throughout process



The Approach (Cont)

➤ Site investigations

- ✓ Traffic
- ✓ Services
- ✓ Trees
- ✓ Visual assessment
- ✓ Adjacent land uses



Timeframe

- Report to Government on generic options – early October
- Community information sessions
 - ✓ Sites for release: end October
 - ✓ Sites for retention/release:
 - Session 1 – end October
 - Session 2 – end November
- Final report to Government - mid Dec



Options Workshops

➤ Purpose

- ✓ Comment on 4 generic options
- ✓ Identify community needs in Belconnen/Hall/Downer
- ✓ Suggest alternative options
- ✓ Suggest alternative uses



Social Plan

- Economic opportunity for all
- Respect, diversity, human rights
- Strong, safe cohesive community
- Improve health and well being
- Lead in education, training and learning
- Housing for future Canberra
- Respect and protect environment



What influences community need?

- Demographic changes
- Identified needs
- Expressed needs
- Emerging needs
- Local knowledge



Changing Demographics

(Source: Census)

- Belconnen has experienced:
 - ✓ Decline in number of children and young people
 - ✓ Increase in number of baby boomers
 - ✓ Increase number of older people

Belconnen	1986	2006	Difference
0-14 years	24,700	15,800	-8,900
15-24 years	14,300	14,000	-300
25-54 years	36,300	36,600	200
55-74 years	5,100	14,200	9,100
Over 75 years	700	3,200	2,500
Total	81,100	83,800	2,500



Changing Demographics

(Source: Census)

➤ Hall has experienced:

- ✓ Population decline in most age groups
- ✓ Increase in number of baby boomers

Hall	1996	2006	Difference
0-14 years	90	60	-30
15-24 years	60	40	-20
25-54 years	140	120	-20
55-74 years	30	60	30
Over 75 years	10	10	0
Total	330	290	-40



Changing Demographics

(Source: Census)

- Downer has experienced:
 - ✓ Increase in children and young people
 - ✓ Decline in older people

Downer	1996	2006	Difference
0-14 years	530	570	40
15-24 years	450	490	40
25-54 years	1500	1540	50
55-74 years	650	530	-120
Over 75 years	140	230	90
Total	3270	3360	110



Population Projections

- Population trends in Belconnen projected to continue
- Small population increase in Downer

Total Belconnen	2008	2014	Difference
0-14years	15,700	15,100	-600
15-24 years	13,800	13,100	-700
25-54 years	38,300	38,400	100
55-74 years	16,600	19,000	2,400
74+ years	3,500	4,600	1,100
Total Belconnen	88,100	90,400	2,300
Total Hall	400	400	0
Total Downer	3,400	3,450	50

(Source: ACT Government)



Households

(Source: Census)

➤ In Belconnen:

- ✓ Number of families declining
- ✓ Increase in number of couple/lone person households larger than increase in total number of households

Households	1986	2006	Difference
Couple / Lone Person	6,800	14,200	7,400
Families	16,300	14,100	-2,200
Other	1,400	2,600	1,200
Total	24,500	30,900	6,400



Community needs

- **Belconnen/North Canberra needs assessment** identified community needs
 - ✓ Over 320 facilities in Belconnen – many co-located
 - ✓ Limited Community Facility land in Belconnen and North Canberra



Community needs

- TAMS waiting list – expressed needs
 - ✓ Cultural and community organisations
 - ✓ Aged care services
 - ✓ Religious organisations
 - ✓ Childcare
 - ✓ Recreational activities
 - ✓ Variety of types uses (offices, workshops, meeting rooms)



Open Space

- International standard of provision = 4ha per 1,000 people
- Belconnen 3 times international level of provision

	Urban Open Space	% of Suburb	Ha/1000 pop
Cook	16	10%	6
Flynn	35	17%	10
Giralang	43	18%	13
Holt	30	9%	6
Mackellar	19	14%	7
Belconnen	1,051	8%	12
Downer	11	6%	3
Hall (Pt)	10	8%	36



Local knowledge

- Tell us what you know about district and local needs



Challenges and opportunities

- What are needs of community organisations?
 - ✓ Local organisations
 - ✓ District organisations
 - ✓ Canberra-wide organisations
 - ✓ Other??

- Are there emerging needs?



Challenges and opportunities

(Cont)

- What are needs of residents
 - ✓ Ageing of baby boomers
 - ✓ Older old people
 - ✓ Increasing number of retired people at home
 - ✓ More people at home during the day
 - ✓ Is housing choice appropriate for needs of (local) population



End Part 1

➤ Discussion of community needs:

✓ North Belconnen

✓ Downer

✓ Hall



Table Discussion

- What is “community”?
- Un-met needs in the community
- Are there emerging needs?



Part 2

Future use of former school sites Options Workshop

Belconnen, Hall & Downer

September 2007



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Overview of Part 2

- Information to assist in considering the generic options:
 - ✓ Planning matters
 - ✓ Generic options
 - ✓ Experience with other sites
 - ✓ Characteristics of sites

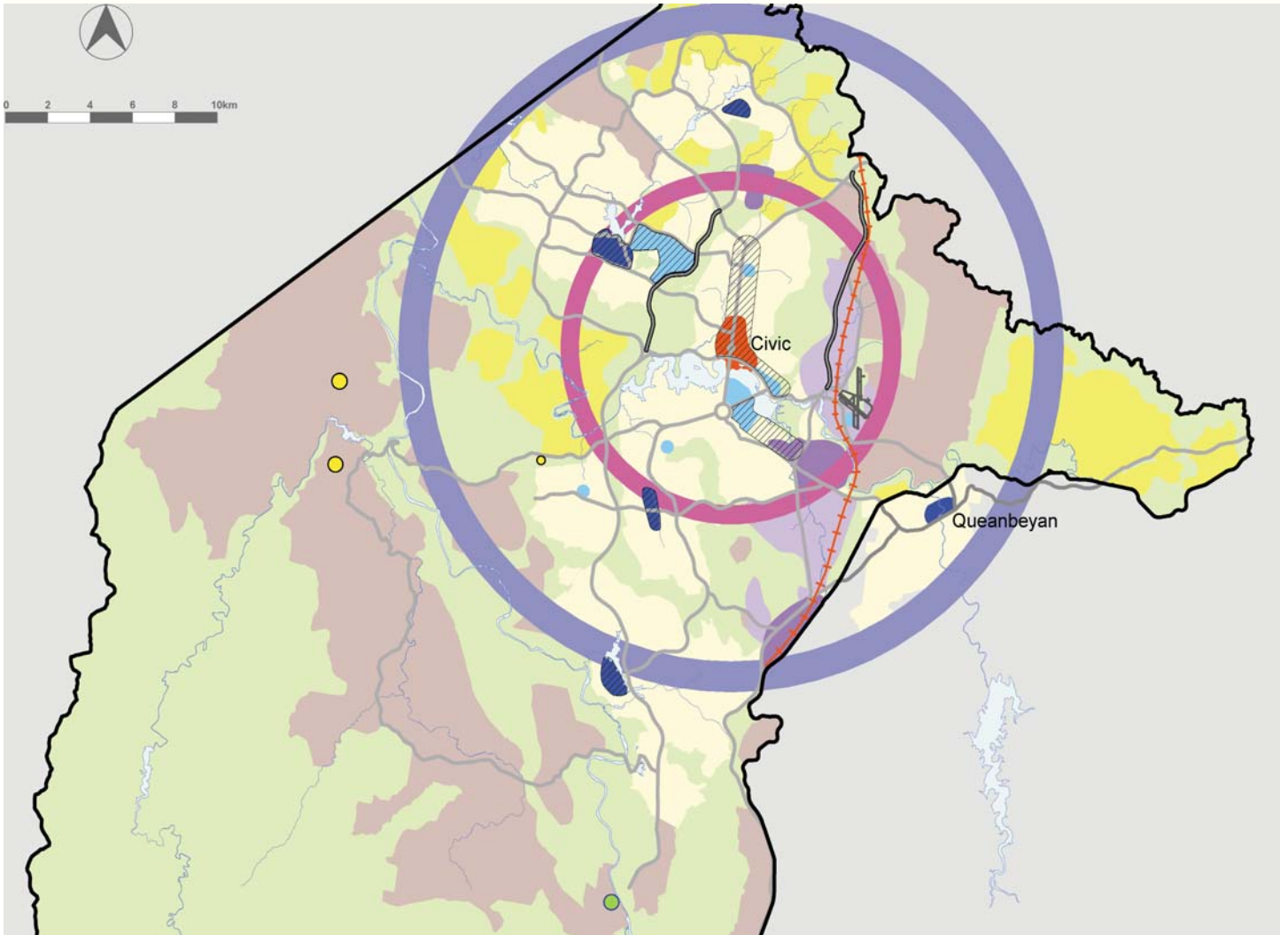


Planning matters

- Spatial Plan
- Territory Plan Community Facilities LUP
- Permissible uses



Spatial Plan



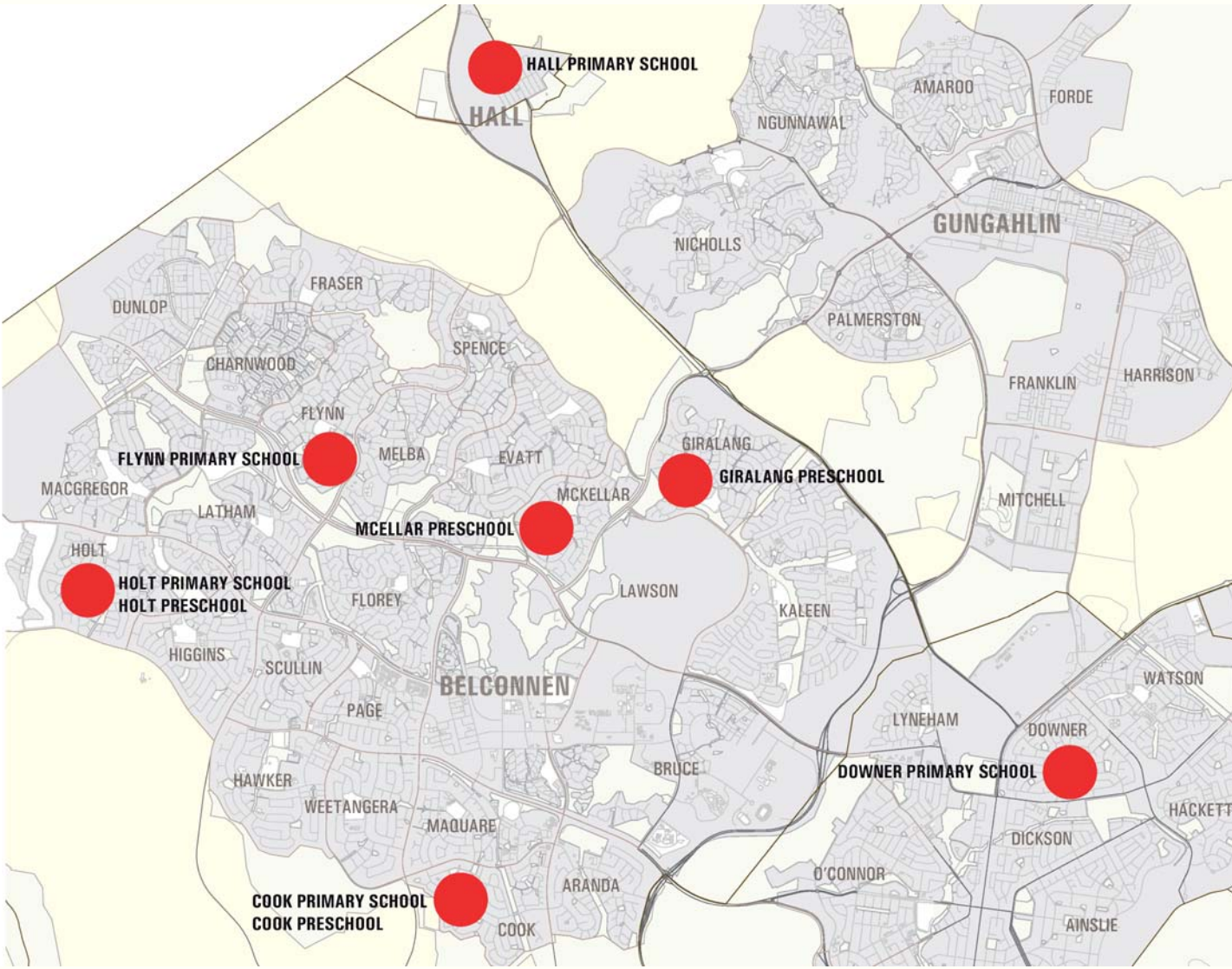
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Territory Plan

- Land use policy = Community Facility
- Permissible land uses include:
 - ✓ Business agency
 - ✓ Child care centre
 - ✓ Educational establishment
 - ✓ Emergency services facility
 - ✓ Funeral parlour Health facility
 - ✓ Place of worship
 - ✓ Recreation facility
 - ✓ Residential care facility
 - ✓ Supportive housing



Sites



New Opportunities
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Site characteristics

Suburb	Site Area (m ²)	Building Area (m ²)	Road	Facilities
Cook	34,600	2,600	Collector	Shops, church
Flynn	41,000	3,200	Local	
Giralang	2,200	350	Collector	
Holt	37,000	4,600	Collector	Shops, medical
McKellar	1,350	200	Local	Shops
Downer	32,300	Na	Collector	
Hall	17,200	2,300	Collector	Shops

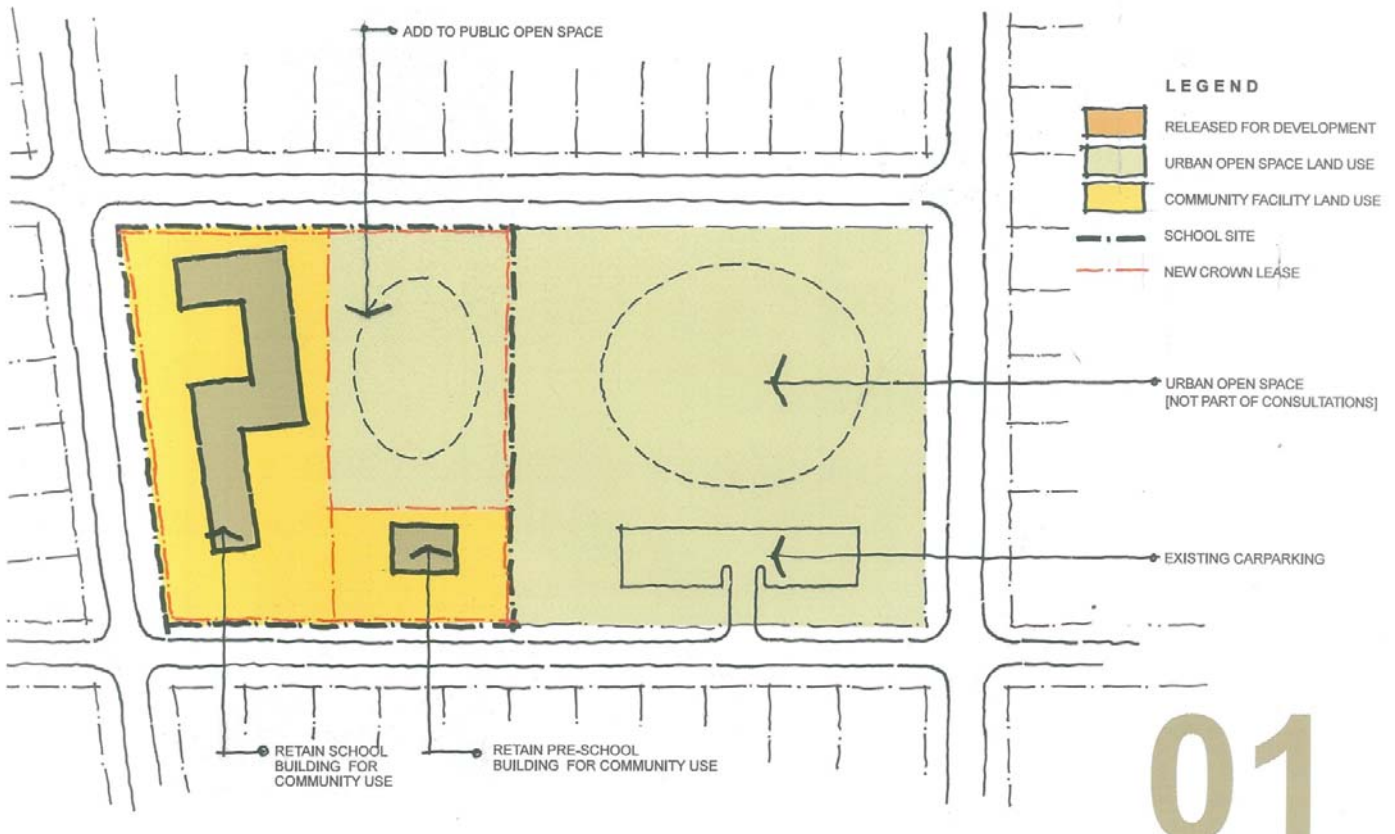


Generic options

- 4 generic options developed
- Basis for considering future use of sites
- Not the only options possible



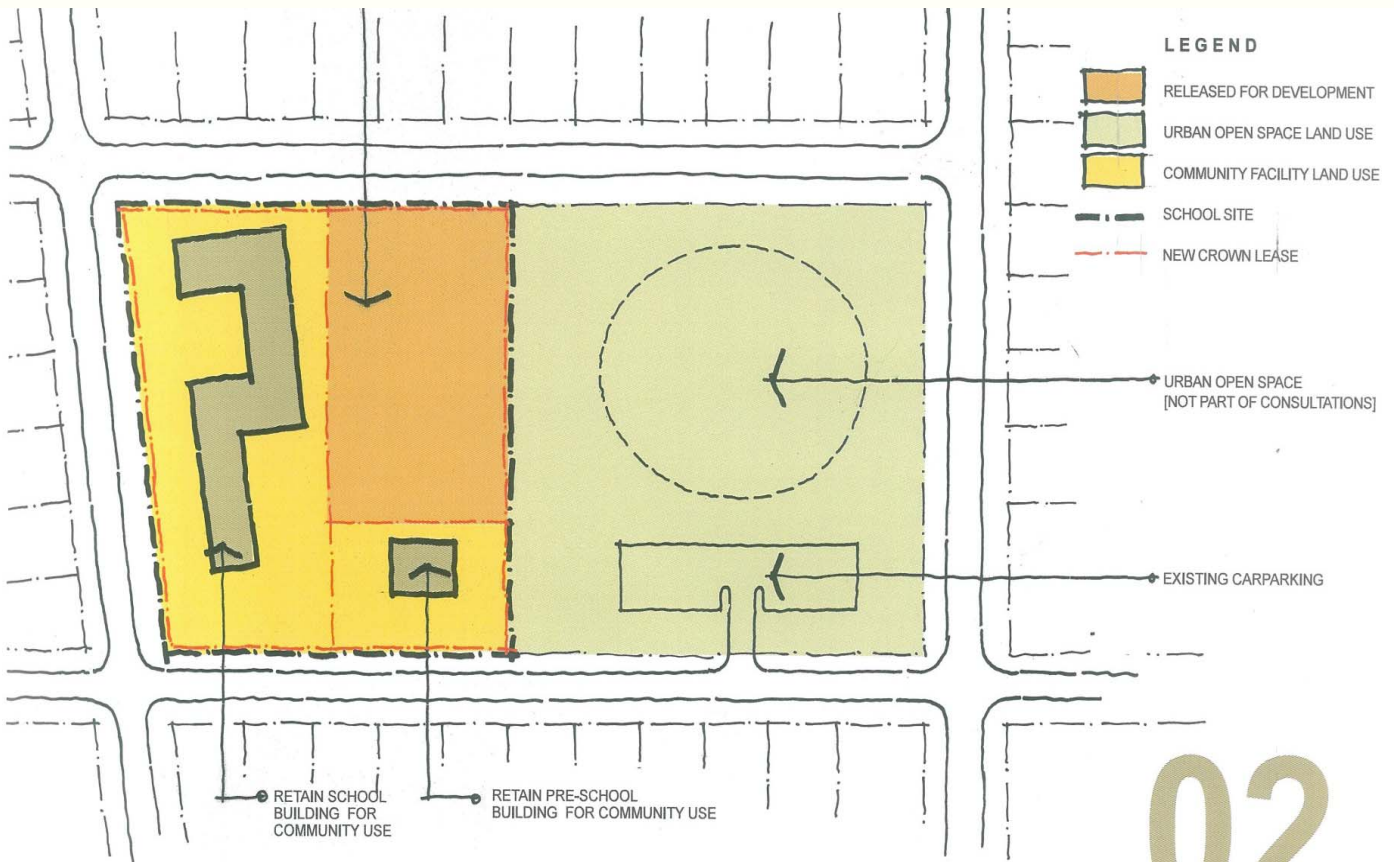
Generic Option 1



School building/s retained with partial site dedicated for public open space



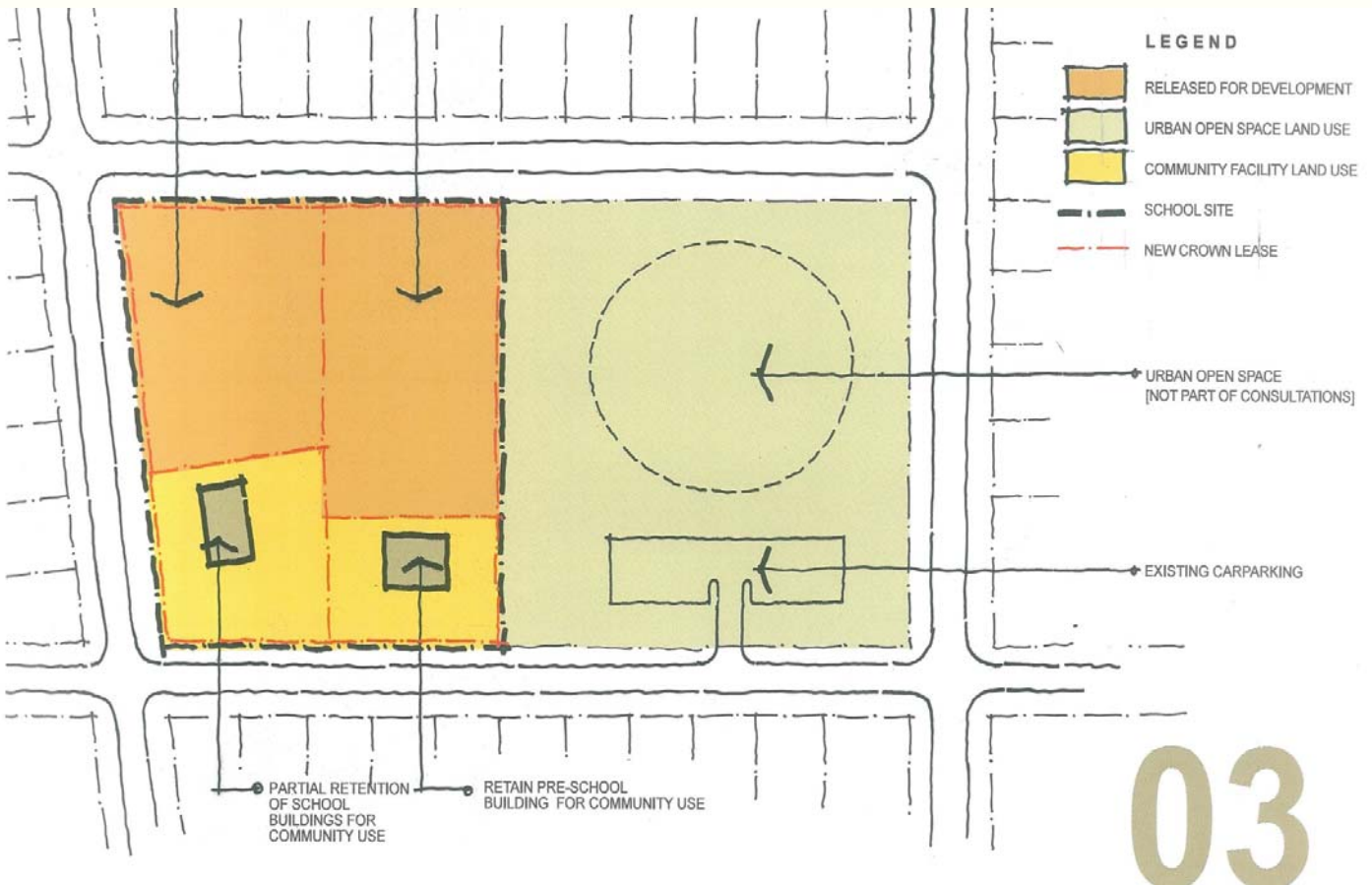
Generic Option 2



School building/s retained with partial site development



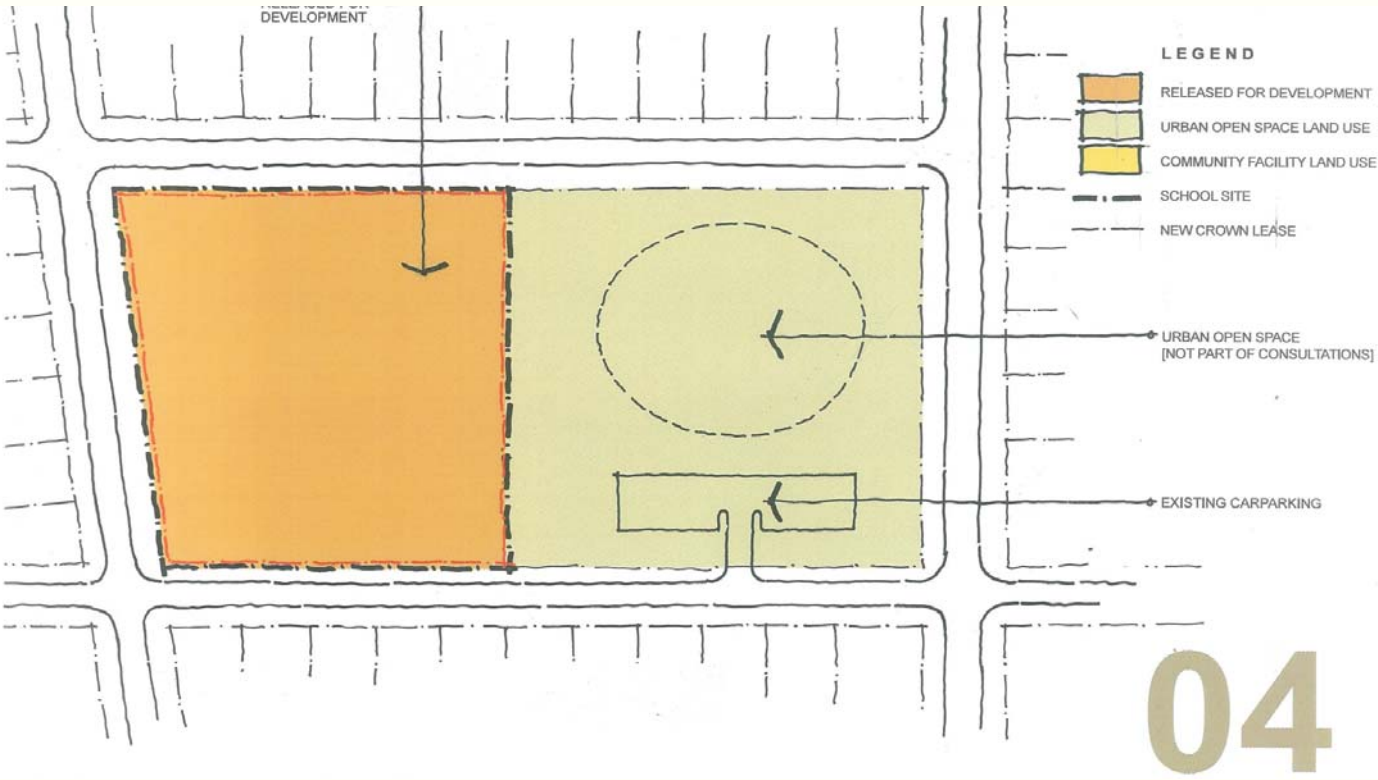
Generic Option 3



School building/s partially retained, with some development



Generic Option 4



Site fully redeveloped



Other experiences

- **Former school sites have been re-used in the past**

- **Used for different purposes:**
 - ✓ **Community use (Watson, Grant Cameron, Spence)**

 - ✓ **Business use (Downer)**

 - ✓ **Government agencies (North Curtin)**

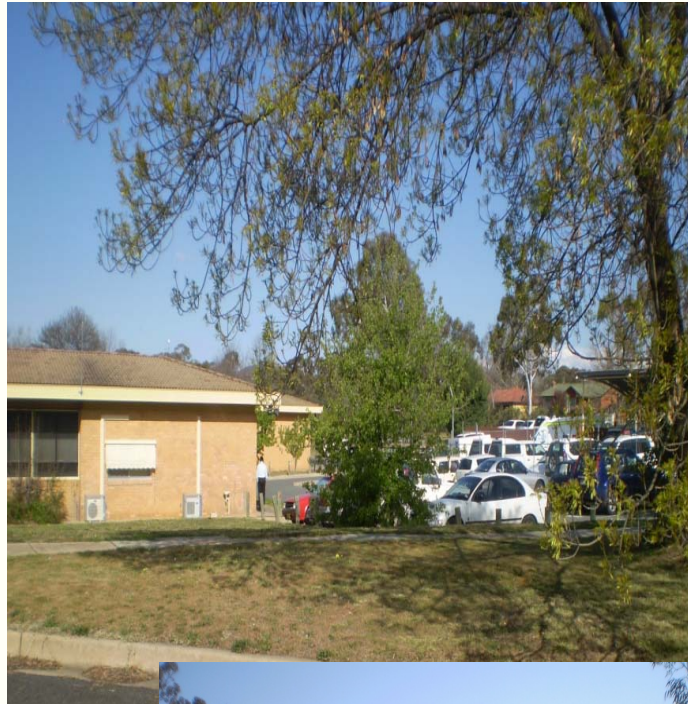
 - ✓ **Partial re-use and development (Pearce)**

 - ✓ **Re-use (Fisher)**



Re-use

Holder,
Curtin and
Downer



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Partial re-use/development

Pearce



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Full re-use



Fisher



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Challenges and opportunities

➤ **Thinking about other options:**

- ✓ Is a change to the Territory Plan appropriate?
- ✓ Would purpose-built facilities rather than re-use of existing buildings be appropriate
- ✓ Are there other options



Challenges and opportunities

(Cont)

- What opportunities do sites present for local community and for wider community?
- What needs could sites/facilities address?
- Are all sites suitable for the same uses?



Table Discussion

- What are the strengths of each Generic Option?
- What are the weaknesses of each Generic Option?
- Are there additional options?
- Are there options which address community needs better than others?



Next stages

- Feedback to participants via webpage
- Report to Government on generic options
- Community information sessions
 - ✓ Sites for release: end October
 - ✓ Sites for retention/release:
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Comments

➤ **Welcomed and encouraged:**

- | | |
|----------------|----------------------------------|
| ✓ What? | General or site specific |
| ✓ When? | Until early December 2007 |
| ✓ How? | Via website / In writing |

