

OPTIONS WORKSHOPS - SUMMARY OF OPTION 1

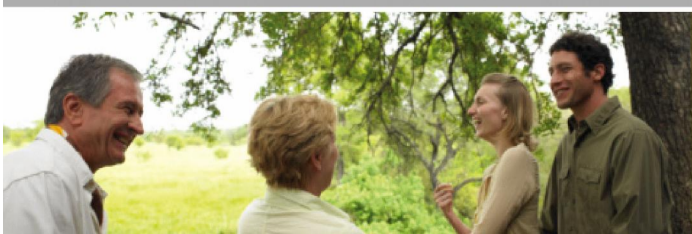
Re-use existing buildings for community purposes and incorporate the grounds into the Urban Open Space system.

Strengths included:

- Capacity to re-open school in the future
- Ability to re-use site for community uses
- Retains existing amenity of the suburb
- Buildings would be immediately available
- Community use of the site retained
- Strong demand for re-use of buildings by not-for-profit groups
- Re-use of buildings for non-government school
- Green space retained

Weaknesses included:

- Addition to open space has long term implications for water use
- Government commitment to maintain buildings is unknown
- Cost of maintenance could mean site is not maintained
- variable conditions of existing buildings means they may not be suitable for re-use for community facilities and/or range of potential uses could be limited
- May be insufficient tenants to fully utilise buildings
- No monetary return to government
- Building could not be converted for specific needs



OPTIONS WORKSHOPS - SUMMARY OF OPTION 2

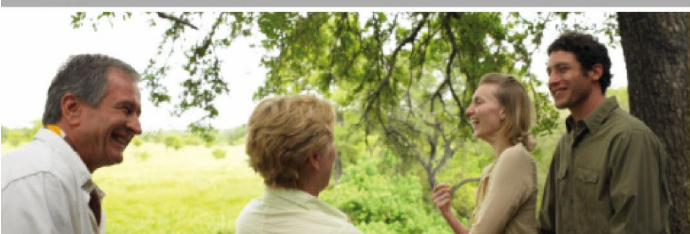
Re-use existing buildings for community purposes and develop the grounds either within the existing land use policy for the site or with a variation to the Territory Plan to permit an alternative use.

Strengths included:

- Some buildings retained for community use
- Open space and community facilities could be linked
- More flexible than Option 1
- Reduction in water demand
- Development could support local businesses
- Past connection to the site retained
- Potential for development of aged care facilities. preferably co-located with other community uses
- Capital return could be used to benefit the community
- Playground is not required and could be developed

Weaknesses included:

- Site no longer suitable for a school
- Reduced access to community facility
- Development may not be compatible with surrounding areas
- Different land uses should not be mixed
- Not all uses would be compatible with adjacent community uses [in retained buildings]
- Loss of open space
- Limited potential with only a small area to develop



OPTIONS WORKSHOPS - SUMMARY OF OPTION 3

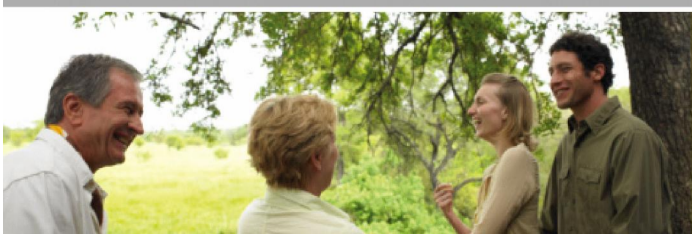
Demolish some of the existing buildings and re-use the remaining buildings for community purposes. Developed other areas either within the existing land use policy for the site or with a variation to the Territory Plan to permit an alternative use.

Strengths included:

- Some [fewer] community buildings retained
- Revenue raised could be used to upgrade existing buildings
- Development of a retirement village
- Development would boost local population

Weaknesses included:

- A school could not be re-opened
- Development will change demography
- Loss of some community buildings
- Uncertainty about the type of development
- Loss of open space
- Loss of community ownership of the site
- Development may not be compatible with surrounding community
- Potential for increased traffic in area



OPTIONS WORKSHOPS - SUMMARY OF OPTION 4

Demolish all buildings on the site and develop the whole site within the existing land use policy for the site or with a variation to the Territory Plan to permit an alternative use(s).

Strengths included:

- Use for non-government school or retirement village
- With appropriate controls, revenue could be used to support other community uses
- Greatest financial return to government
- Potential for development of recreation facilities

Weaknesses included:

- Loss of community facilities and space
- Loss of community ownership of site
- Development may not be suitable to surrounding community
- No flexibility to re-use as school in the future
- Oval [public open space] could become inaccessible
- Potential environmental impacts of development

