

Future use of former school sites

# Options Workshop

Tuggeranong & Tharwa

September 2007



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Background

- Government announced closure of 23 schools across Canberra
- Consultation is about:
  - ✓ 6 preschools + 10 primary schools announced for closure
  - ✓ + 2 schools closed many years ago
- 15 sites in consultation
- 4 sites in Tuggeranong and Tharwa
- Government will announce future use of most 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 which sites are to be retained and which are to be released
  - ✓ 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 facilities such as medical, child care



# 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 and 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

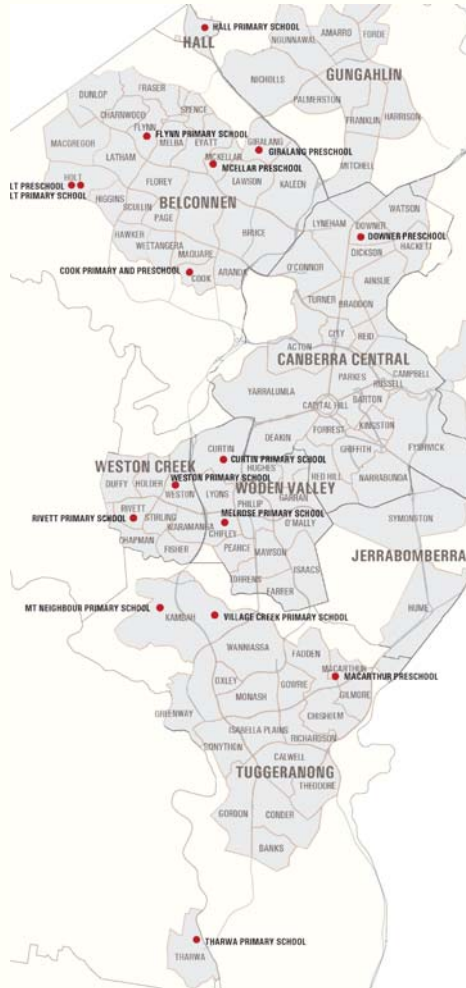


# Overall Objectives (Cont)

- 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



## **Belconnen**

Cook Primary and Preschool, Flynn Primary School, Giralang Preschool, Holt Primary and Preschool, McKellar Preschool

## **Tuggeranong**

Macarthur Preschool, Mt Neighbour Primary School, Village Creek Primary and Preschool

## **Woden/Weston Creek**

Melrose Primary School, North Curtin Primary School, Rivett Primary School, Weston Creek Primary School

Downer Primary School

Hall Primary School

Tharwa Primary School



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# The Approach

## ➤ Consultation

- ✓ Options workshops
- ✓ Community information sessions
- ✓ Comments (general/site specific)

## ➤ Site investigations

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

## ➤ Timeframe



# Options Workshops

## ➤ Purpose

- ✓ Identify community needs in Tuggeranong/Tharwa
- ✓ Comment on 4 generic options
- ✓ Suggest alternative options
- ✓ Suggest alternative uses



# What influences community need?

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



# Changing Demographics

(Source: Census)

- North Tuggeranong has experienced:
  - ✓ Decline in number of children
  - ✓ Increase in number of young adults
  - ✓ Large increase in number of older people, especially baby boomers

Age	1986	2006	Difference
0-14 years	17,400	10,100	-7,300
15-24 years	6,600	8,400	1,800
25-54 years	22,700	22,100	-600
55-74 years	1,800	7,600	5,800
Over 75 years	200	1,300	1,100
<b>Total</b>	<b>48,700</b>	<b>49,500</b>	<b>800</b>



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Population Projections

(Source: ACT Government)

➤ Current population trends in North Tuggeranong projected to continue

Age	2008	2014	Difference
0-14 years	10,300	8,800	-1,550
15-24 years	7,600	6,300	-1,300
25-54 years	22,400	19,500	-2,900
55-74 years	9,800	12,200	2,400
74+ years	1,900	2,600	700
<b>Total population</b>	<b>52,000</b>	<b>49,200</b>	<b>-2,800</b>



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Households

(Source: Census)

➤ In North Tuggeranong:

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

Household Type	1986	2006	Difference
Couple/Lone Person	3,400	6,300	3,000
Families	10,300	9,100	-1,100
Other	500	700	300
<b>Total</b>	<b>14,200</b>	<b>16,100</b>	<b>1,900</b>



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Community needs

- **Tuggeranong community needs assessment - identified community needs**
  - ✓ Aged care facilities
  - ✓ Meeting spaces for religious organisations and non-profit organisations
  
- **TAMS waiting list – expressed needs**
  - ✓ Community organisations
  - ✓ Religious organisations
  - ✓ Childcare
  - ✓ Indoor recreation
  - ✓ Variety of types uses (offices, workshops, meeting rooms)



# Open Space

- International standard of provision = 4ha per 1,000 people
- North Tuggeranong is 2<sup>1</sup>/<sub>2</sub> times international level of provision
- Excludes National Capital Open Space

Location	Urban Open Space (ha)	% of Suburb	Ha/1000 pop
Kambah	146.2	13%	9.5
Fadden/Macarthur	69.9	16%	15.2
<b>North Tuggeranong</b>	<b>504.7</b>	<b>14%</b>	<b>10.2</b>
Tharwa	na	na	na



# Local knowledge

- Tell us what you know about district and local needs



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Challenges and opportunities

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



# Challenges and opportunities (Cont)

## ➤ What are needs of residents?

- ✓ Implications of ageing of baby boomers
- ✓ Implications of more older people
- ✓ What will increasing number of retired people mean for demand for local services and facilities
- ✓ Will there be more people at home during the day
- ✓ Is housing choice appropriate for needs of (local) population



# End Part 1

- Discussion of community needs in North Tuggeranong and Tharwa



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Overview of Part 2

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

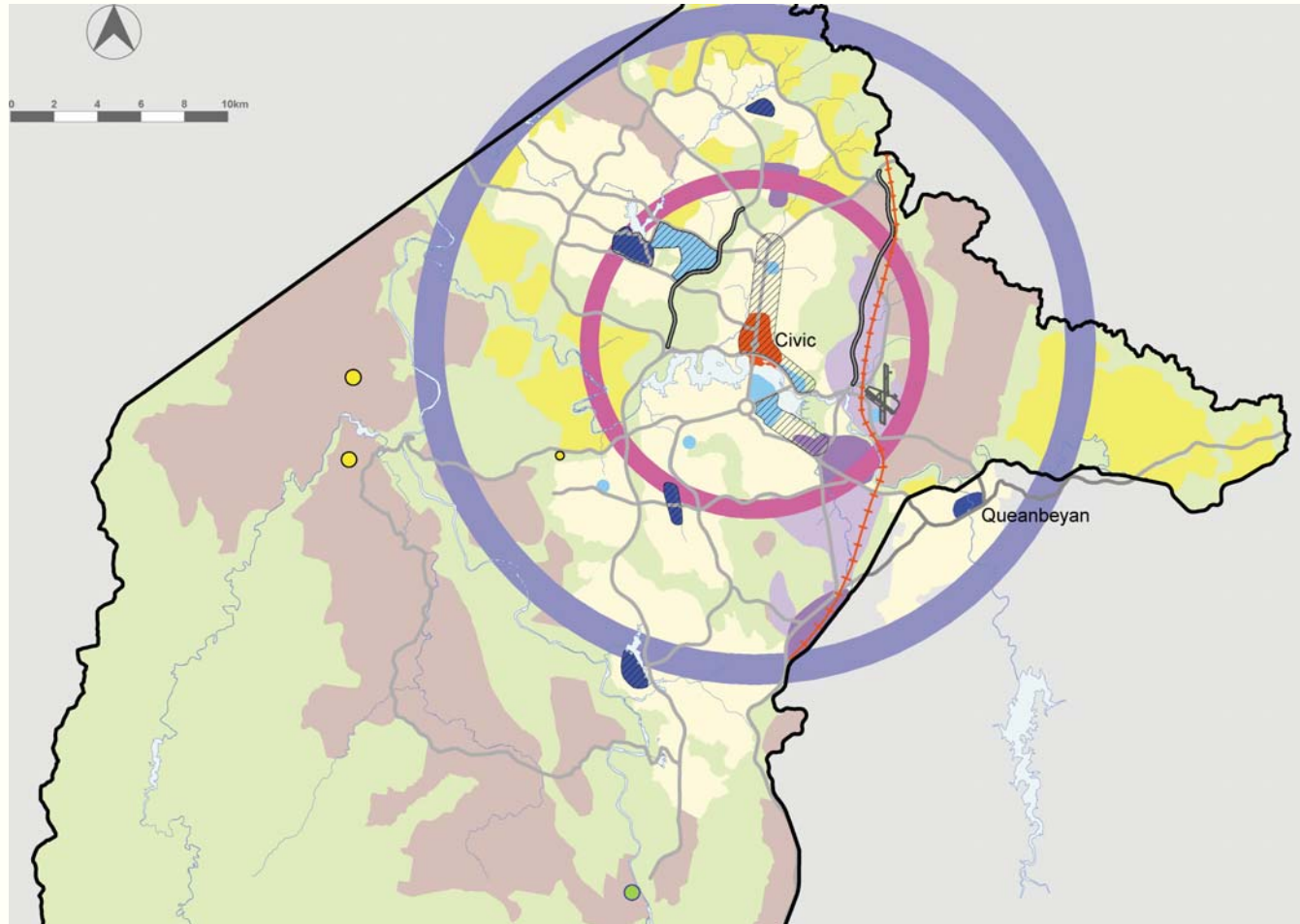


# Planning matters

- Spatial Plan
- Territory Plan Community Facilities Land Use Policy
- Permissible uses



# Spatial Plan



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Territory Plan

➤ Land use policy = Community Facility

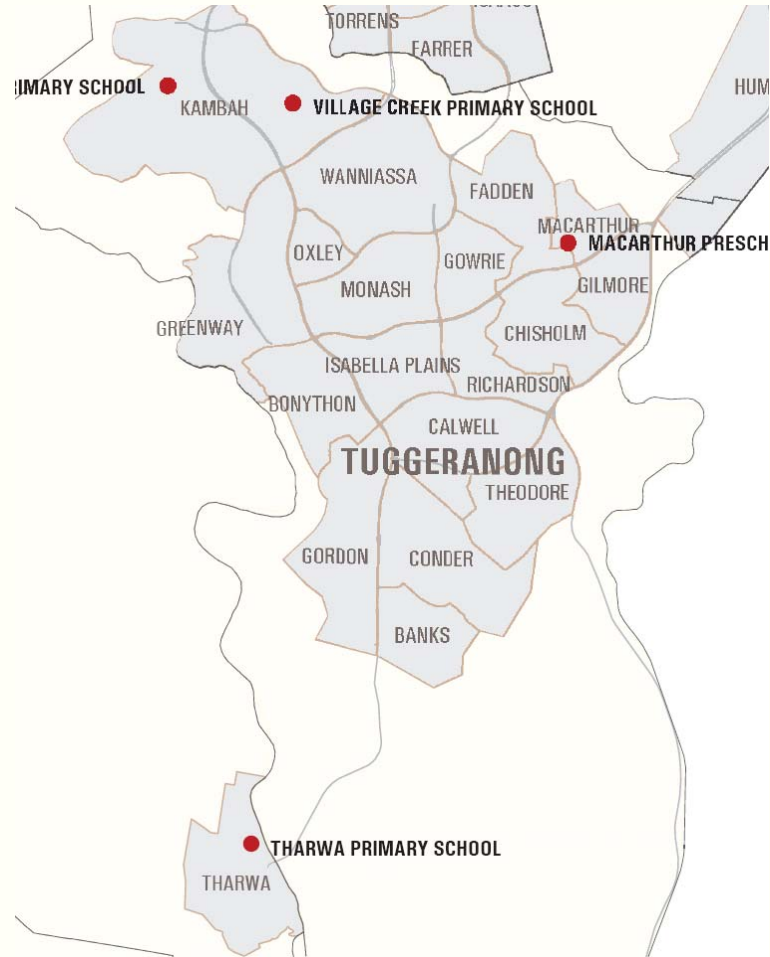
➤ Permissible land uses include:

- ✓ Business agency
- ✓ Educational Establishment
- ✓ Health Facility
- ✓ Recreation Facility
- ✓ Child Care Centre

- ✓ Place of worship
- ✓ Emergency services facility
- ✓ Funeral parlour
- ✓ Residential care facility
- ✓ Supportive housing



# Sites



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Site characteristics

Characteristic	Mt Neighbour	Village Creek	Macarthur	Tharwa
Site area	34,000m <sup>2</sup>	41,500m <sup>2</sup>	5,200m <sup>2</sup>	4,000m <sup>2</sup>
Building area (GFA)	2,500m <sup>2</sup>	3,100m <sup>2</sup>	200m <sup>2</sup>	200m <sup>2</sup>
Road type	Collector	Collector	Collector	Collector
Access to facilities	Shops, church, childcare	Community centre		Hall, shop

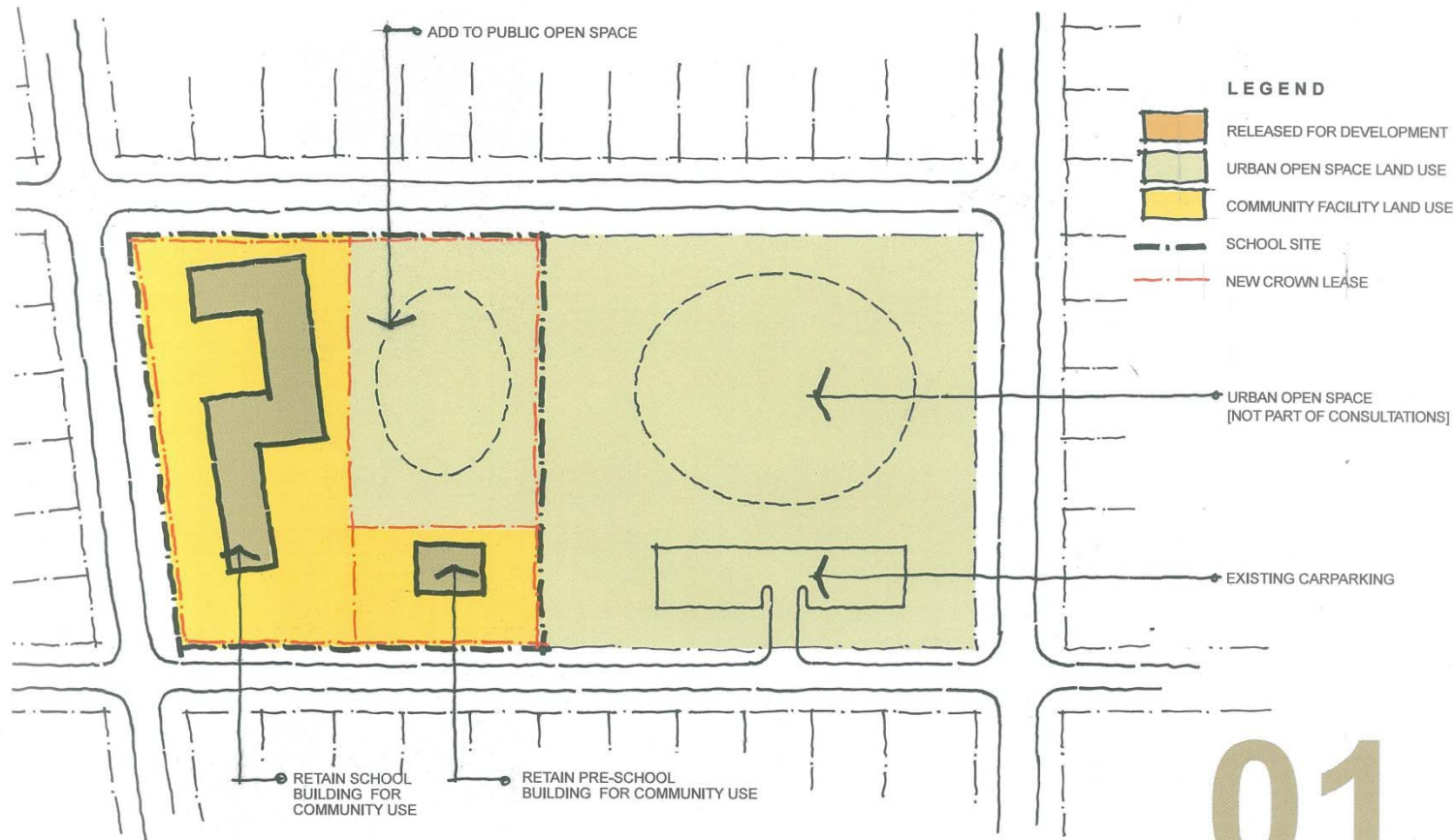


# Generic options

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



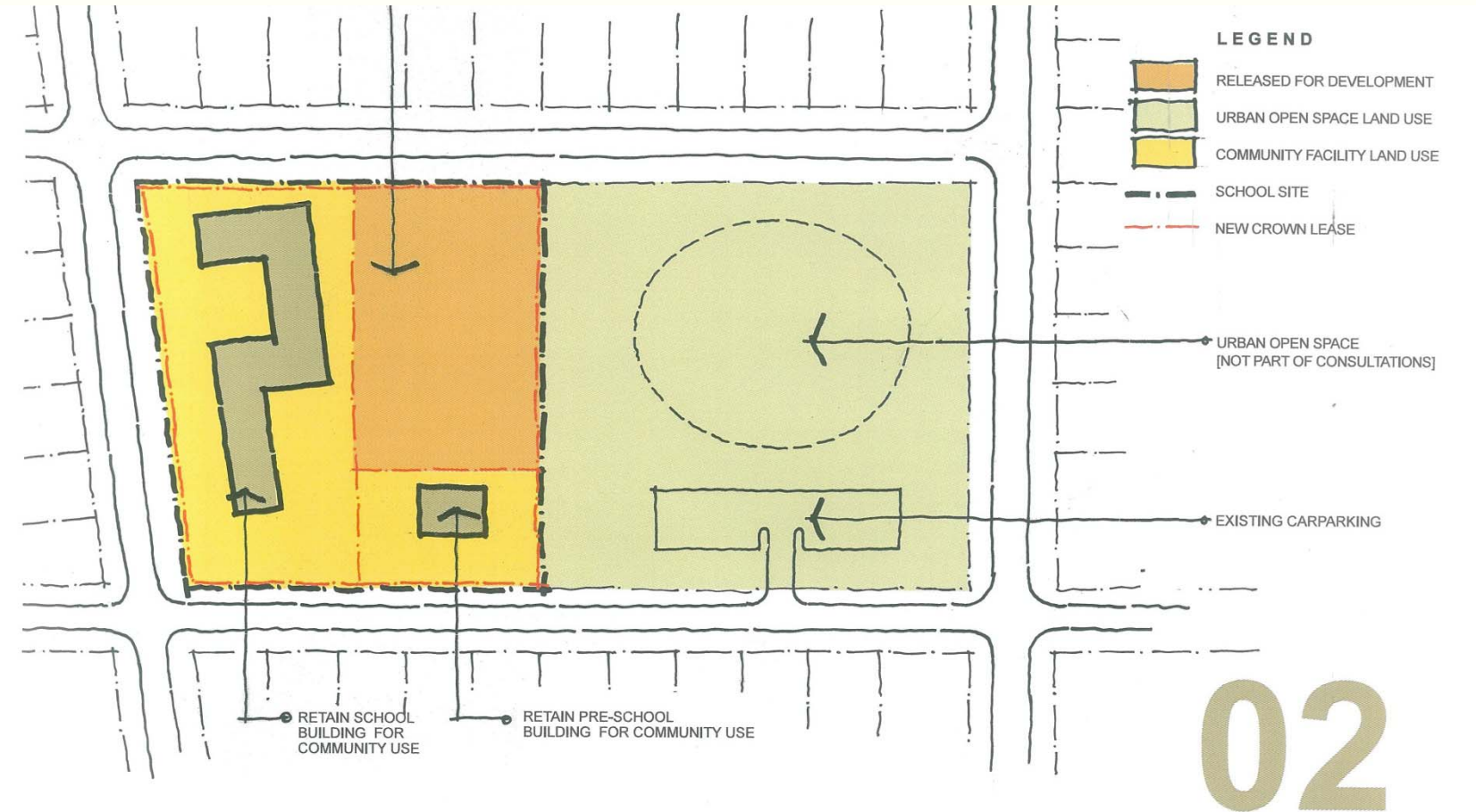
# Generic Option 1



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Generic Option 2

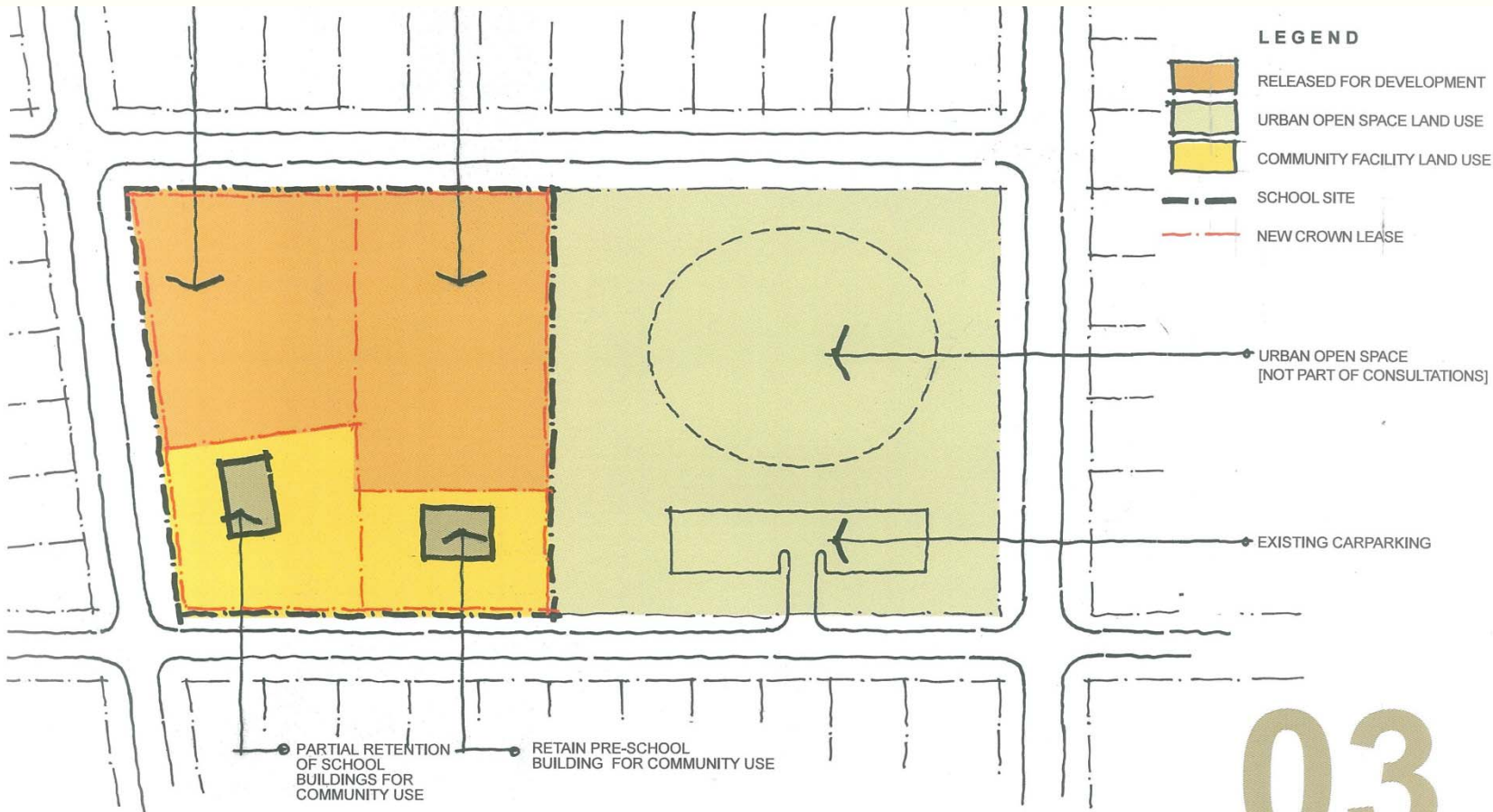
School building/s retained with partial site development



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Generic Option 3

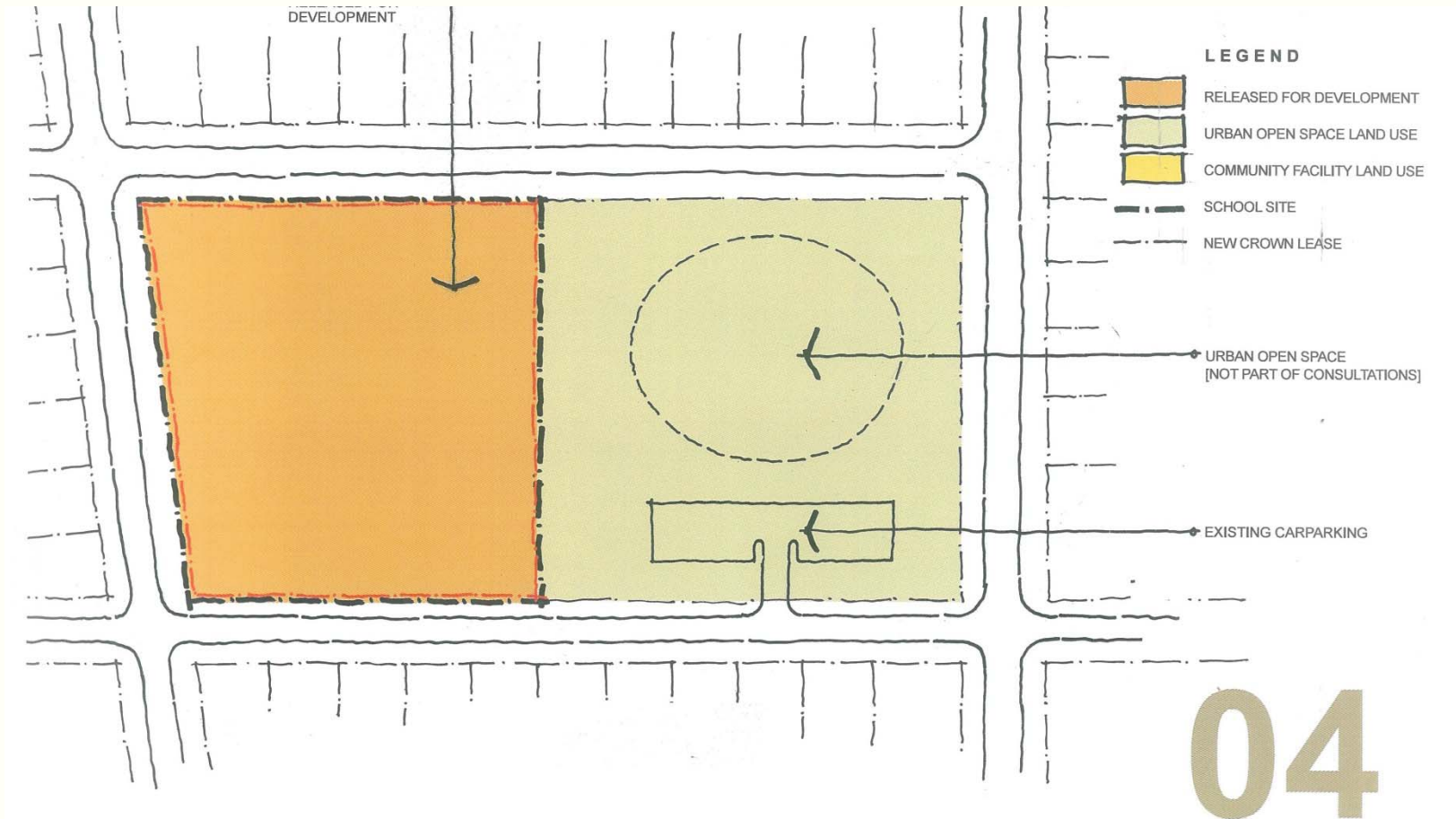
School building/s partially retained, with some development



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Generic Option 4

Site fully redeveloped



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Other experiences

- **Former school sites have been re-used in the past**
- **Used for different purposes:**
  - **Community use (Watson, Grant Cameron HS, Spence)**
  - **Business use (Downer)**
  - **Government agencies (North Curtin)**
  - **Partial re-use and development (Pearce)**
  - **Re-use (Fisher)**
  - **Others (Charnwood HS)**



# Re-use

Holder, Curtin and  
Downer



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Partial re-use/development

Pearce



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Full re-use

## Fisher



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites

# Challenges and opportunities

## ➤ **Thinking about options**

- ✓ Is a change to the Territory Plan appropriate?
- ✓ Would it be appropriate to consider provision of purpose-built facilities rather than re-use of existing buildings
- ✓ 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?



# 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:
    - Session 1 – end October
    - Session 2 – end November
- Final report to Government - mid Dec



# Comments

## ➤ **Welcome and encouraged:**

✓ **What?**

✓ **When?**

✓ **How?**

**General or site specific**

**Until early December 2007**

**Via website / In writing**



**New Opportunities**  
For Local Communities  
New Uses For Former School Sites