

**Future use of former school sites**

# Options Workshop

**Woden & Weston Creek**

**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
- 2 sites in Woden + 2 sites in Weston Creek
- 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 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

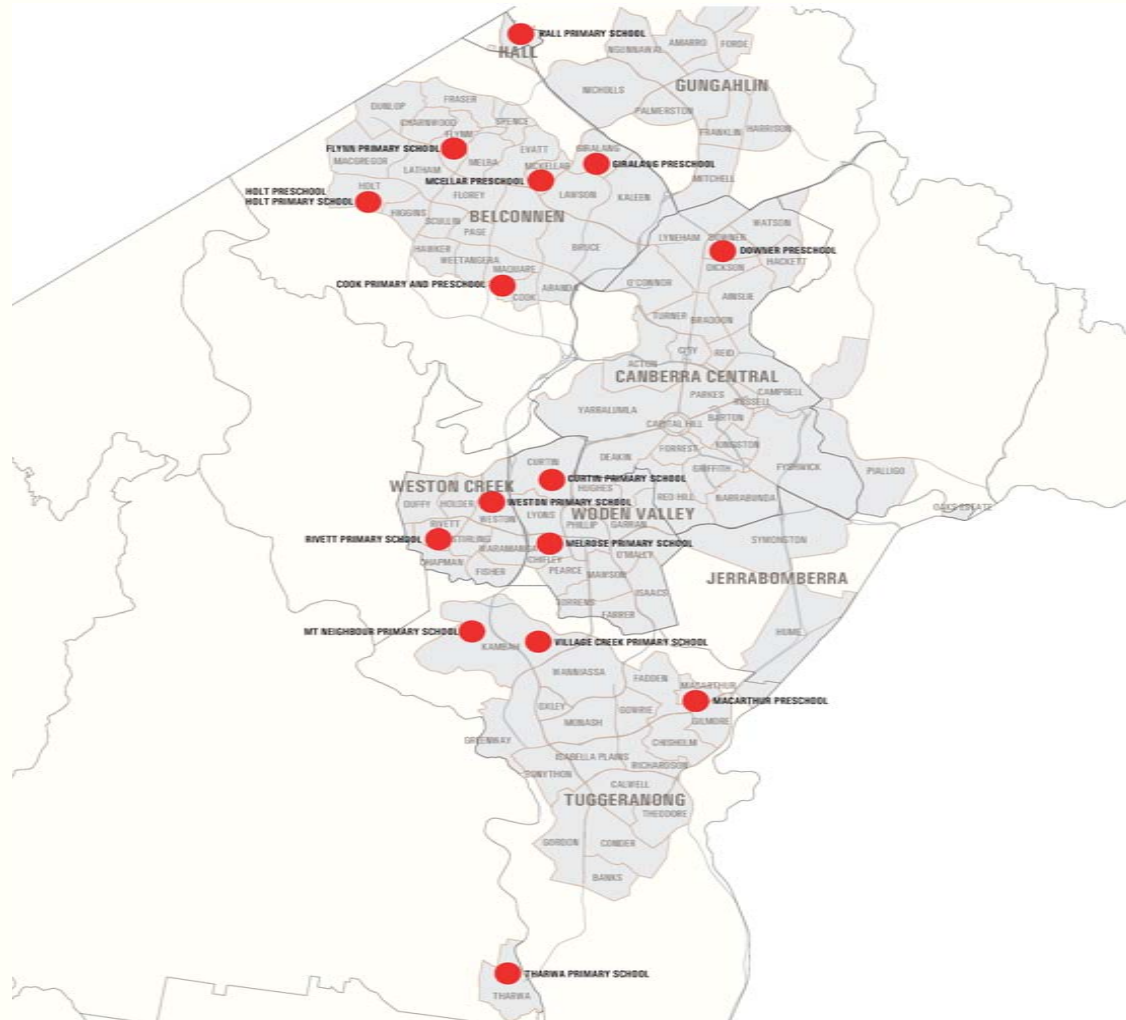


# Overall Objectives (Cont)

- Comply with planning requirements
- 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 Woden and Weston Creek
- ✓ 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)

- Woden has experienced:
  - ✓ Decline in number of children
  - ✓ Larger decline in number of young people
  - ✓ Increase in number of baby boomers
  - ✓ Increase number of older people

Woden	1986	2006	Difference
0-14 years	5,900	5,400	-500
15-24 years	6,900	4,200	-2,700
22-54 years	13,300	13,500	200
55-74 years	4,000	6,500	2,500
74+ years	700	2,500	1,800
<b>Total population</b>	<b>30,800</b>	<b>32,100</b>	<b>1,300</b>



# Changing Demographics

(Source: Census)

## ➤ Weston Creek has experienced:

- ✓ Overall population decline
- ✓ Population decline in most age groups
- ✓ Increase in number of baby boomers and older people

Weston Creek	1986	2006	Difference
0-14 years	7,500	3,900	-3,600
15-24 years	5,000	2,700	-2,300
25-54 years	12,000	9,000	-3,000
55 - 74 years	2,000	4,800	2,800
74+ years	400	1,300	900
<b>Total population</b>	<b>26,900</b>	<b>21,700</b>	<b>-5,200</b>



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# Population Projections

- Small population decline
- Declining number of children and young people
- Small increase in older age groups

Woden	2008	2014	Difference
0-14 years	5,350	4,850	-500
15-24 years	4,100	3,900	-200
25-54 years	13,300	12,700	-600
55 - 74 years	6,800	7,050	250
75+ years	2,600	3,150	550
<b>Total pop</b>	<b>32,150</b>	<b>31,650</b>	<b>-500</b>

(Source: ACT Government)



# Population Projections

- Population increase in Weston Creek
- Increase in all age groups (inc Molonglo)

Weston Creek	2008	2014	Difference
0-14years	4,000	4,650	650
15-25 years	2,700	3,000	300
25-54 years	9,450	11,350	1,900
55-74 years	5,550	5,950	400
74+ years	1,350	1,800	450
<b>Total population</b>	<b>23,050</b>	<b>26,750</b>	<b>3,700</b>

(Source: ACT Government)



# Households

(Source: Census)

➤ In Woden:

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

Households	1986	2006	Difference
Lone/Couple	4,500	6,900	2,400
Families	5,500	4,700	-800
Other	700	500	-200
<b>Total</b>	<b>10,700</b>	<b>12,100</b>	<b>1,400</b>



# Households

(Source: Census)

➤ In Weston Creek:

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

Households	1986	2006	Difference
Lone/Couple	2,400	4,400	2,000
Families	5,400	3,600	-1800
Other	400	200	-200
<b>Total</b>	<b>8,200</b>	<b>8,200</b>	<b>0</b>



# Community needs

- Woden needs assessment identified community needs
  - ✓ Over 210 facilities in Woden
  - ✓ Existing facilities are heavily utilised
  - ✓ Lack of performing arts/cultural facilities



# Community needs

- Weston Creek needs assessment - identified community needs
  - ✓ Over 110 facilities in Weston Creek
  - ✓ Fires had an impact on community facilities
  - ✓ Lack of indoor recreation facilities
  - ✓ More aged care facilities



# 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
- Woden 2<sup>1</sup>/<sub>2</sub> times international level of provision
- All areas above standard
- Excludes National Capital Open Space

Location	Urban Open Space	% of Suburb	Ha/1000 pop
Chifley	15.5	10%	6.7
Curtin	65	13%	12.7
<b>Total Woden</b>	<b>344.2</b>	<b>11%</b>	<b>10.8</b>
Rivett	13	8%	4.2
Weston	29.2	10%	9.2
<b>Total Weston Creek</b>	<b>147.8</b>	<b>6%</b>	<b>6.7</b>



# 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:

- ✓ Woden

- ✓ Weston Creek



# Table Discussion

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



# Part 2

**Future use of former school sites**

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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

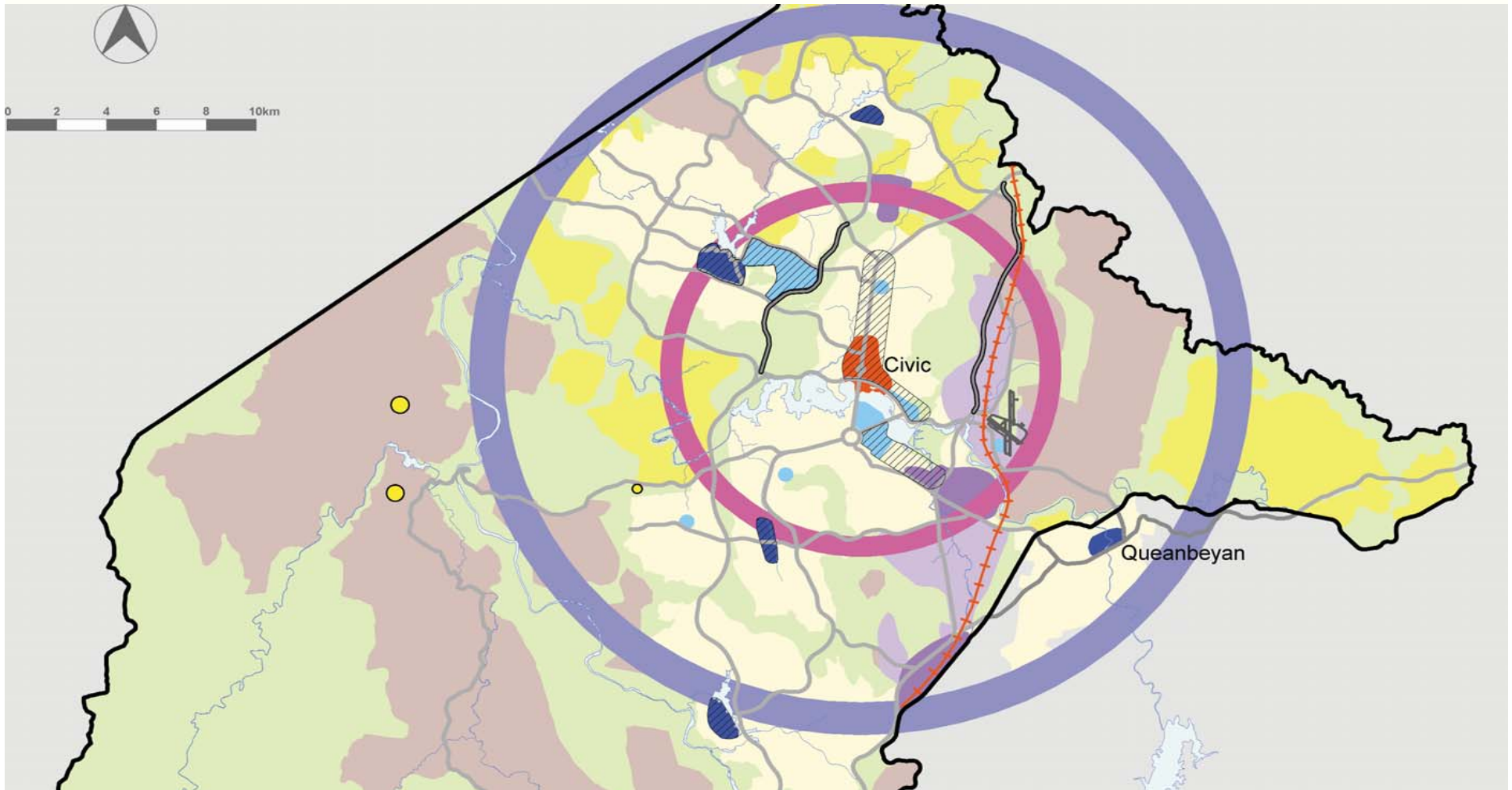


# Planning matters

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



# Spatial Plan



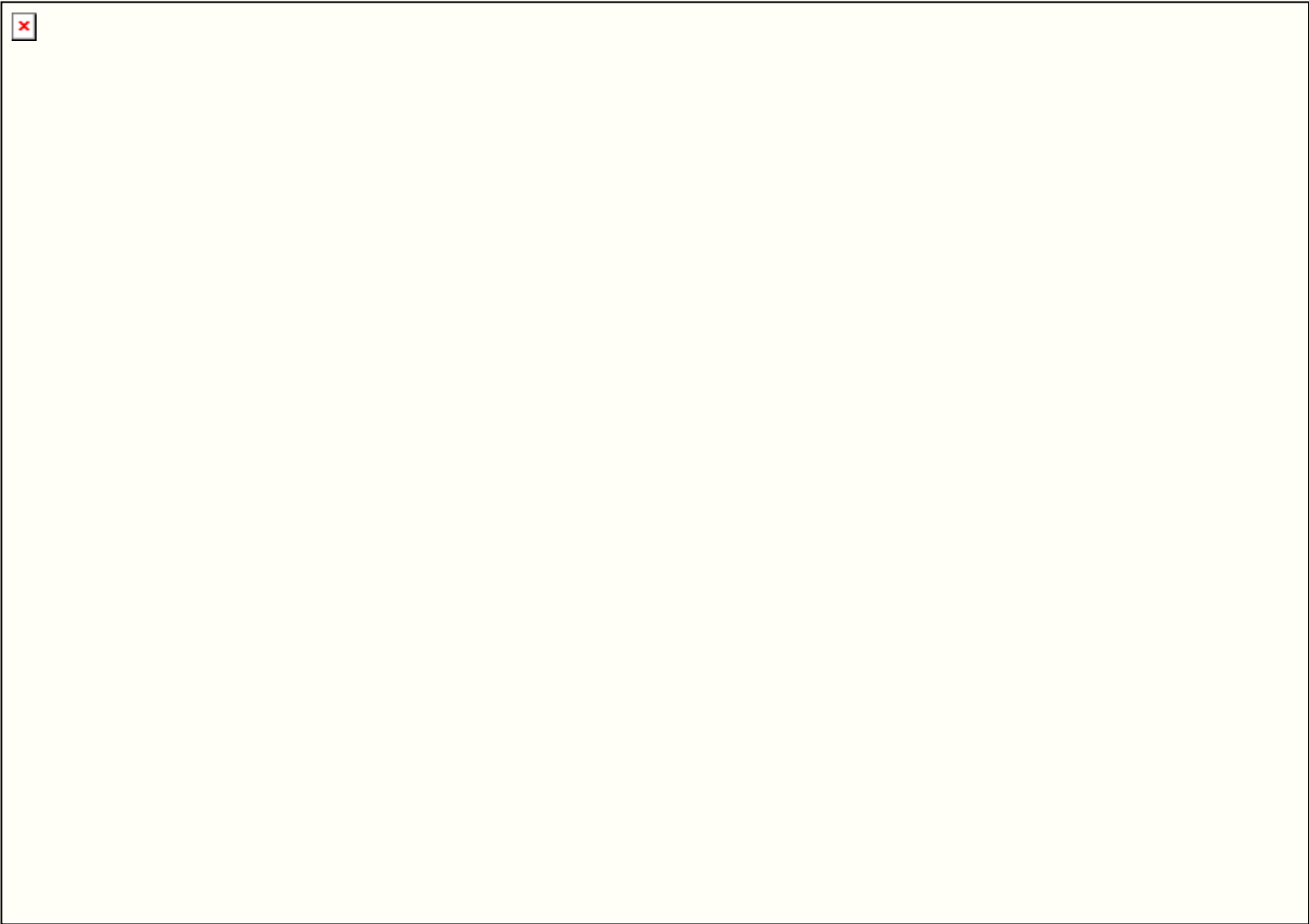
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# Territory Plan

- 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



# Site characteristics

Suburb	Site Area (m <sup>2</sup> )	Building Area (m <sup>2</sup> )	Road	Facilities
Curtin	22,790	N/A	Collector	Shops
Chifley	34,082	3,866	Collector	Shops
Rivett	38,798	3,981	Collector	Shops
Weston	34,298	3,661	Collector	Shops

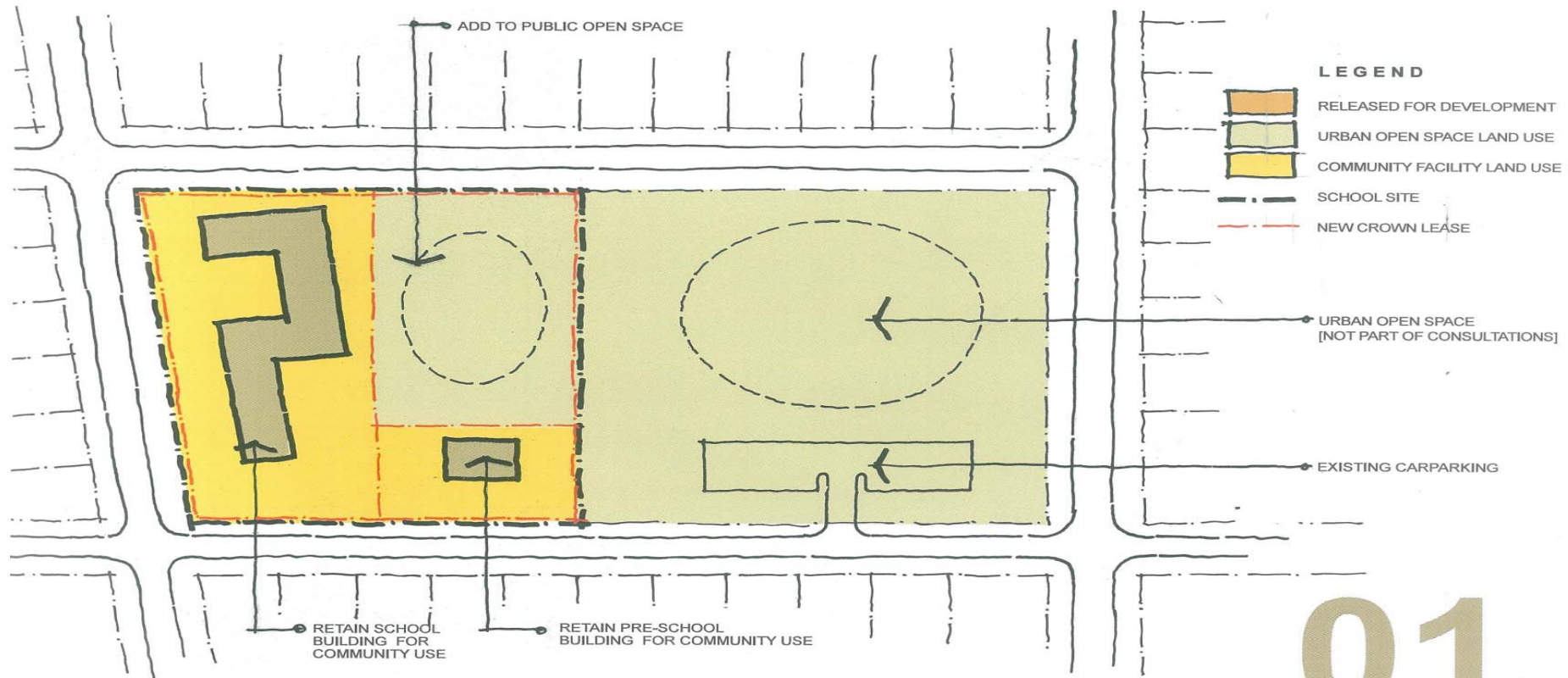


# Generic options

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



# Generic Option 1

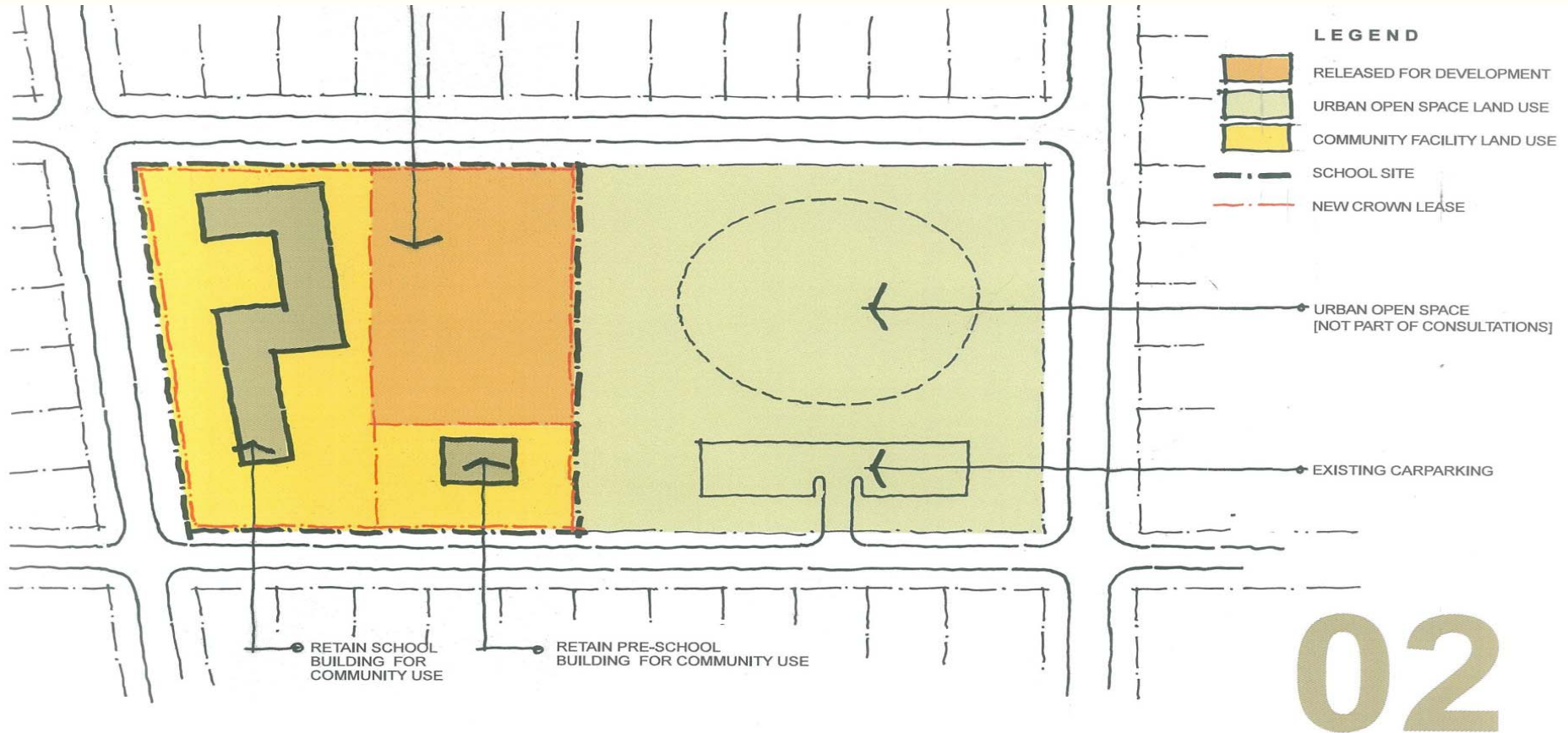


**School building/s retained with partial site dedicated for public open space**



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# Generic Option 2

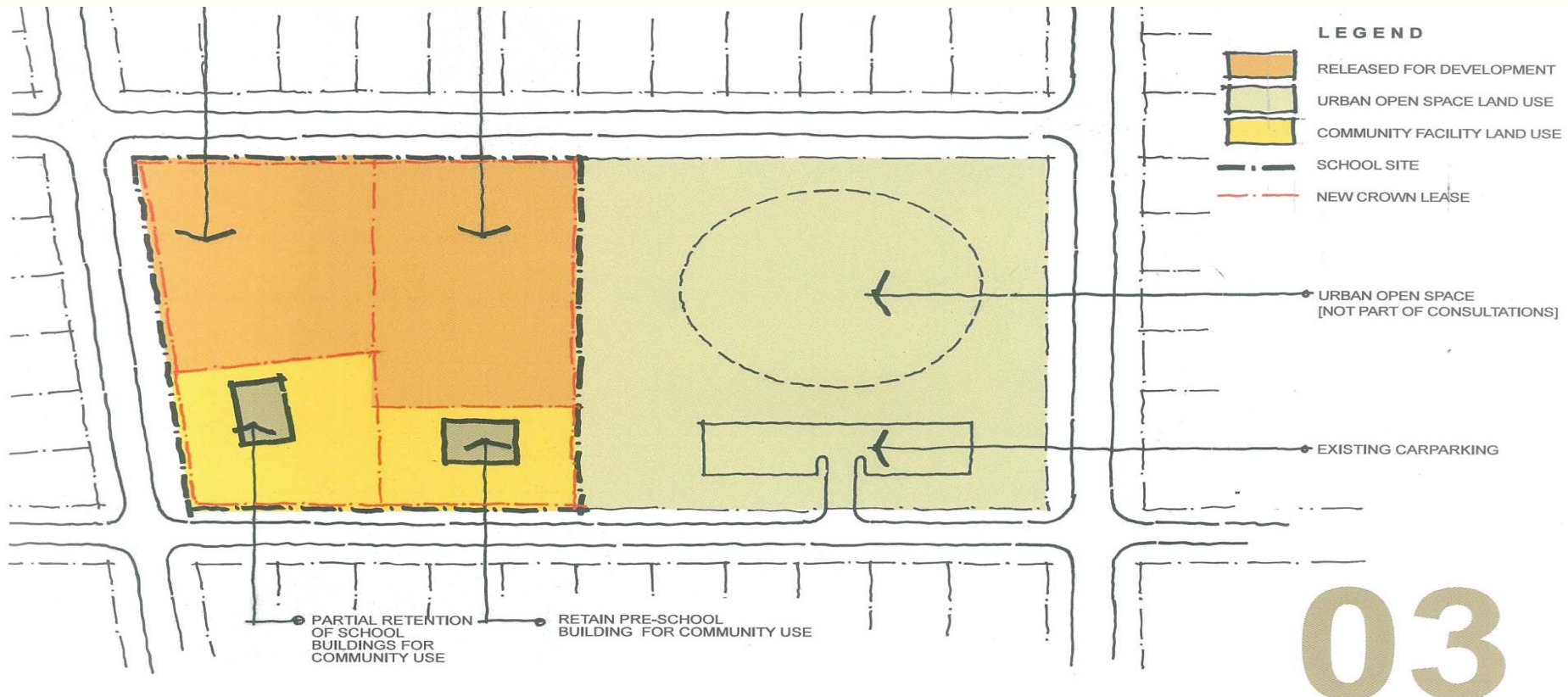


**School building/s retained with partial site development**



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# Generic Option 3

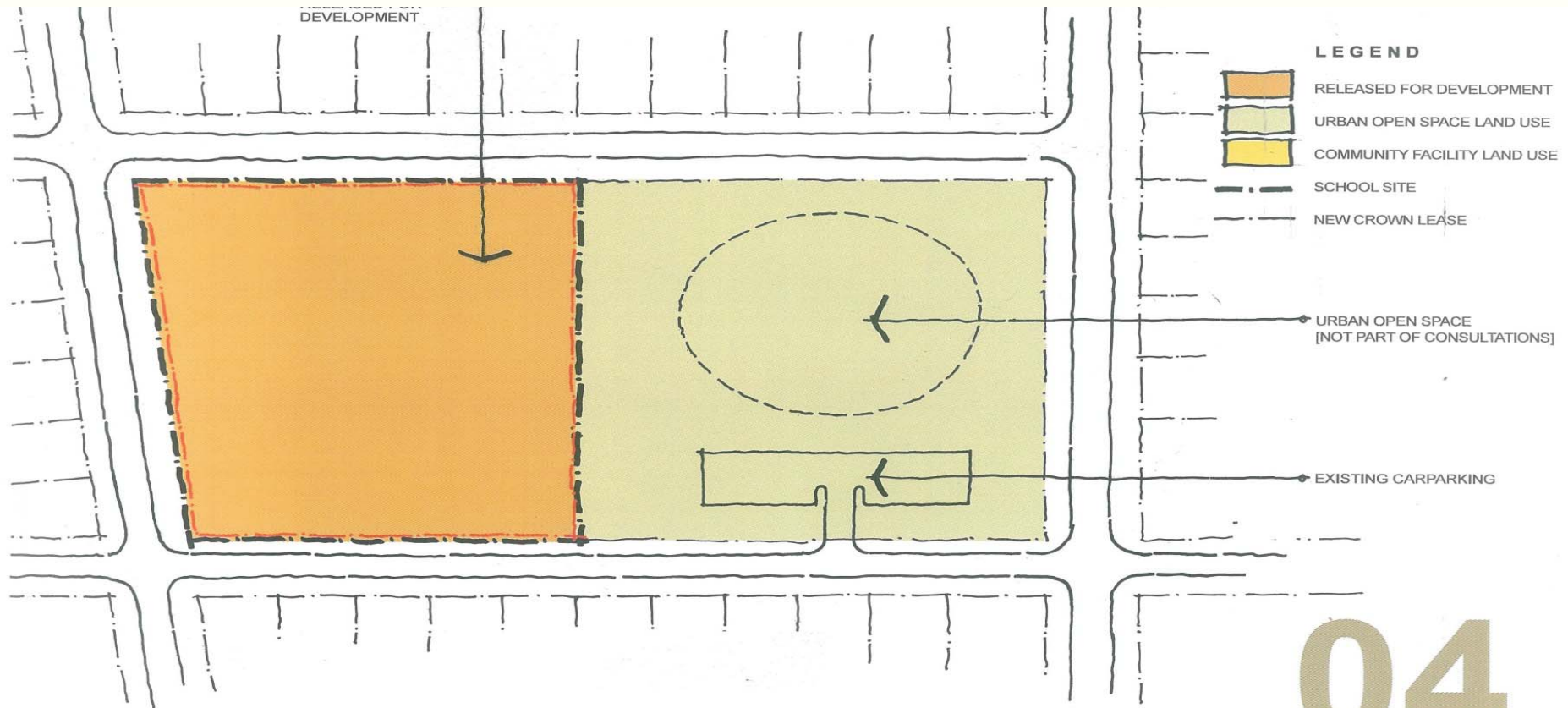


**School building/s partially retained, with some development**



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# Generic Option 4



**Site fully redeveloped**



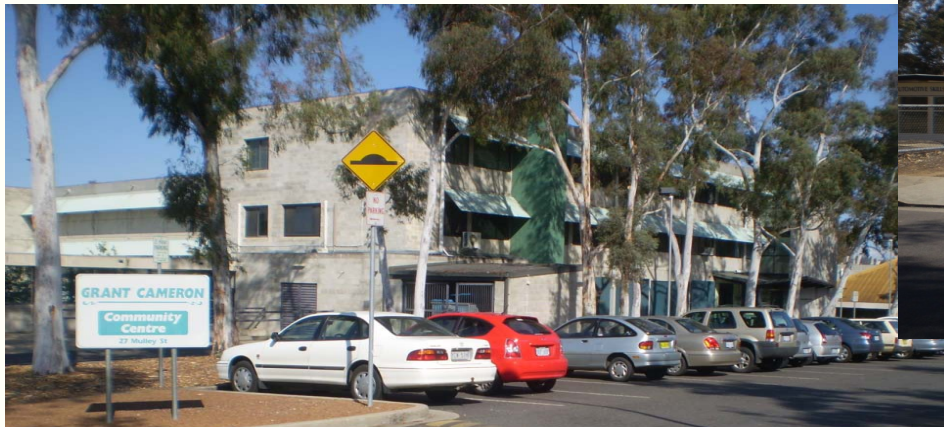
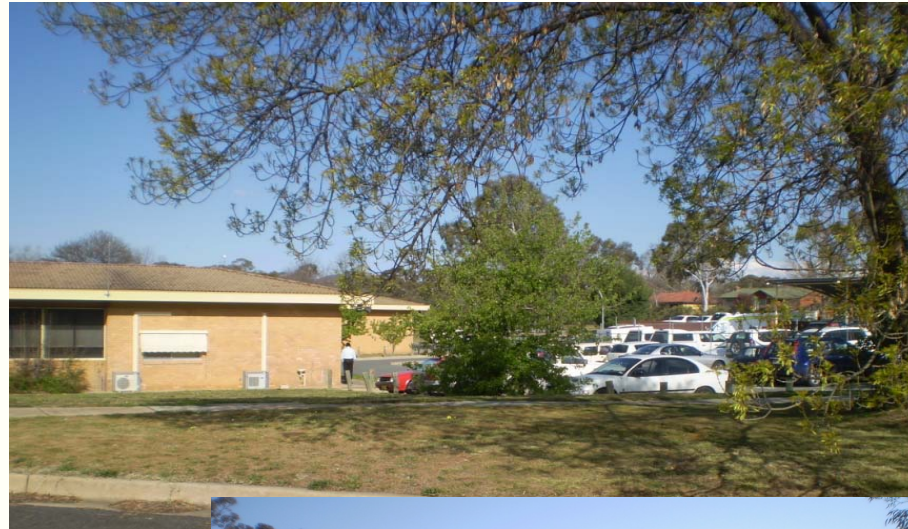
# Other experiences

- **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



**New Opportunities**  
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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:
    - Session 1 – end October
    - Session 2 – end November
- Final report to Government - mid Dec



# Comments

## ➤ Welcomed and encouraged:

✓ What?

**General or site specific**

✓ When?

**Until early December 2007**

✓ How?

**Via website / In writing**

