

Redevelopment decisions

The influence people have on the human characteristics of places and the management of spaces within them
(ACHGK029)



Elaborations

Exploring issues to be considered when redevelopment projects are being proposed and understanding some of the processes that councils must follow.

Identifying redevelopment decisions and issues in own locality.

Key inquiry questions

- How do people and environments influence one another?
- How do people influence the human characteristics of places and the management of spaces within them?

Geographical Inquiry and Skills

- Develop geographical questions to investigate and plan an inquiry (ACHGS033)
- Collect and record relevant geographical data and information, using ethical protocols, from primary and secondary sources, for example, people, maps, plans, photographs, satellite images, statistical sources and reports (ACHGS034)
- Interpret geographical data and other information, using digital and spatial technologies as appropriate, and identify spatial distributions, patterns and trends, and infer relationships to draw conclusions (ACHGS037)
- Present findings and ideas in a range of communication forms, for example, written, oral, graphic, tabular, visual and maps; using geographical terminology and digital technologies as appropriate (ACHGS038)
- Reflect on their learning to propose individual and collective action in response to a contemporary geographical challenge and describe the expected effects of their proposal on different groups of people (ACHGS039)

Geographical concepts

- place • space • environment • interconnection
- change • sustainability • scale

Geographical vocabulary

zoning, redevelopment, developers, ratepayers, shire, suburb, housing estate, retirement village, apartment, family home, community centre, open space, lake, facilities, neighbouring, kilometres

Teacher information



Teaching notes

- An newspaper article about two proposals for a fictitious, but plausible redevelopment has been included on page 55. Its aim is to give students an insight into the process local councils go through when making decisions about redevelopment and the advantages and disadvantages for the people living in the community. Read and discuss the article with students who can identify the various issues and opinions and write answers on page 56.
- Page 57 requires students to investigate possible redevelopment in their locality. This could be completed in pairs or in a small group. Suggestions have been given on the page for students to develop a practical proposal and present a report after investigating this planning issue. Students should incorporate geographical terms in their report; e.g. relative location, scale, environmental concern, sustainability.



Background information

- Local government is elected by the community to respond to its aspirations and concerns and to meet its needs within available resources. It must be electorally accountable to the local community and manage its affairs in an open way.
- We have a responsibility to contribute to the development of a community. Different sections of a community have different needs and beliefs about the direction of their community. All community members must recognise the needs of all parts of the community when providing support or fostering change. It is important, however, to allow reasonable viewpoints to be heard in order for fair compromises to be reached.
- Planning and zoning can be very political issues because developers try to influence planning and zoning for their own benefit. It can also be influenced by people who oppose the building of a facility such as a hospital or prison in their local area, but who would be happy to see the development elsewhere.



Resources

- Visit <<http://www.geogspace.edu.au/core-units/years-5-6/inquiry-and-skills/years-5-6/y56-is-illus1.html>> for examples of scenarios and resource sheets relating to issues arising from changing the human characteristics of places. This is supplied by the Geography Teachers Association of Australia.

Additional activities

- Choose one or more of the proposals investigated by the students on page 57 and use as the basis for a class debate.
- Prepare questions for an interview with a local council member about the processes council must go through when deciding on a planning issue.

The Canning Times.

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MONDAY MORNING NEWS

Published Weekly

Redevelopment: Decision time

Reporter: Jonathon Dodd

An announcement on the fate of the disbanded Riverton Primary School site is well overdue.

Ratepayers in the Shire of Canning, particularly those who reside in the suburb of Riverton, have been waiting for months on the local council's decision on two proposals for its redevelopment.

The first involves selling the land to developers for a housing estate. One developer, Rushland Group Limited, has spent months carrying out feasibility studies and has presented a comprehensive proposal for the area's redevelopment.

These plans have been available for public scrutiny for some time. Their development includes several residential options—a retirement village, a housing estate and some four-storey apartments.

A spokesperson for the developer said their proposal has been well received by ratepayers. It caters for older residents, families keen to build their own homes and



those wishing to rent or buy smaller apartments.

Council favours this development as it is in line to make a substantial amount of money on the deal.

However, many ratepayers have other ideas for the school's buildings and its land.

A large group have put forward a proposal for the school site to be modified and made into a community centre. Facilities would include a library; indoor courts for sports such as netball and basketball; room for exercise classes such as yoga, pilates and zumba; a creche; and areas for craft lessons in art, painting or pottery, and pursuits such as bridge or bingo.

Council has taken note of the community's proposal for such

a centre, but it has expressed some misgivings. The school buildings are in disrepair and it would be very expensive to refurbish and redevelop the site as a community centre. They also claim that there is no room in its present budget for such a proposal.

It was also pointed out that Riverton has recently had an open space area surrounding the lake redeveloped with a playground, bike tracks and picnic facilities, and a new swimming pool. Although a few kilometres away, there is a community centre in the neighbouring suburb of Williams with easily accessible Public transport.

The next edition of the Times should include the final decision, which would seem to be a foregone conclusion.

Redevelopment decisions - 2

1. What planning issue has the reporter written about for The Canning Times?

2. In the table, summarise the developers proposal and the opinions of ratepayers and the council.

Developer's proposal	Council's opinion	Ratepayers' opinions

3. In this table, summarise the community group's proposal and the opinions of the ratepayers and council.

Community group's proposal	Council's opinion	Ratepayers' opinions

4. Do you agree with the statement in the final paragraph? Give reasons for your answer.

- ? *Planning and zoning can become quite political issues when developers are involved. Discuss this issue and identify if this has happened in your locality.*

Redevelopment in my locality

- Think about a redevelopment that could improve or restore something in your local natural, constructed or managed environment. It could be reducing sand dune erosion if you live near the coast, adding bike lanes on busy roads and in a park, restoring a historical building or creating a skate park or bike track.
- Present a report on this planning issue, taking into account who or what it will affect both positively and negatively and any financial issues. Interview community members for their opinions.
- Make notes in the report framework below before you publish a final copy.

Title

Classification (General or classifying statement about what is being reported)

Description (A detailed and accurate description and facts)

Conclusion (A summarising statement to tie in with the title of report)