

430-436 Blackshaws Road, Altona North

FEBRUARY 2016





430-436 Blackshaws Road, Altona North

1. Introduction

The Altona Gate Primary School located at 430-436 Blackshaws Road, Altona Gate has been declared as being surplus to education requirements by DET. This report has been prepared by Urbis Pty Ltd on behalf of DET and comprises a review of the subject school site and its physical and policy context, to determine the most appropriate future land use and zone for the site.

2. Location

- NAME OF SCHOOL:** The former Altona Gate Primary School
- ADDRESS:** 430-436 Blackshaws Road, Altona North VIC 3025
- MUNICIPALITY:** Hobson Bay City Council
- SIZE:** Approximately 2.40ha
- TITLE PROVIDED:** YES

COVENANTS/EASEMENTS: The site includes a drainage easement which runs north-south through the centre of the site and a sewage easement which runs east-west at the rear of Lots 211-214. Covenant 1319212 prevents earthworks except those for the purpose of foundations at the site.

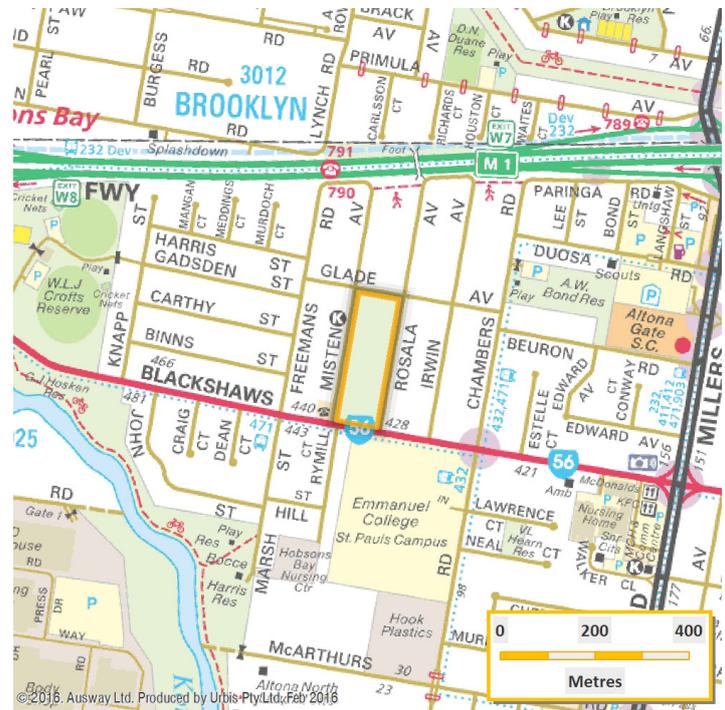


Figure 1

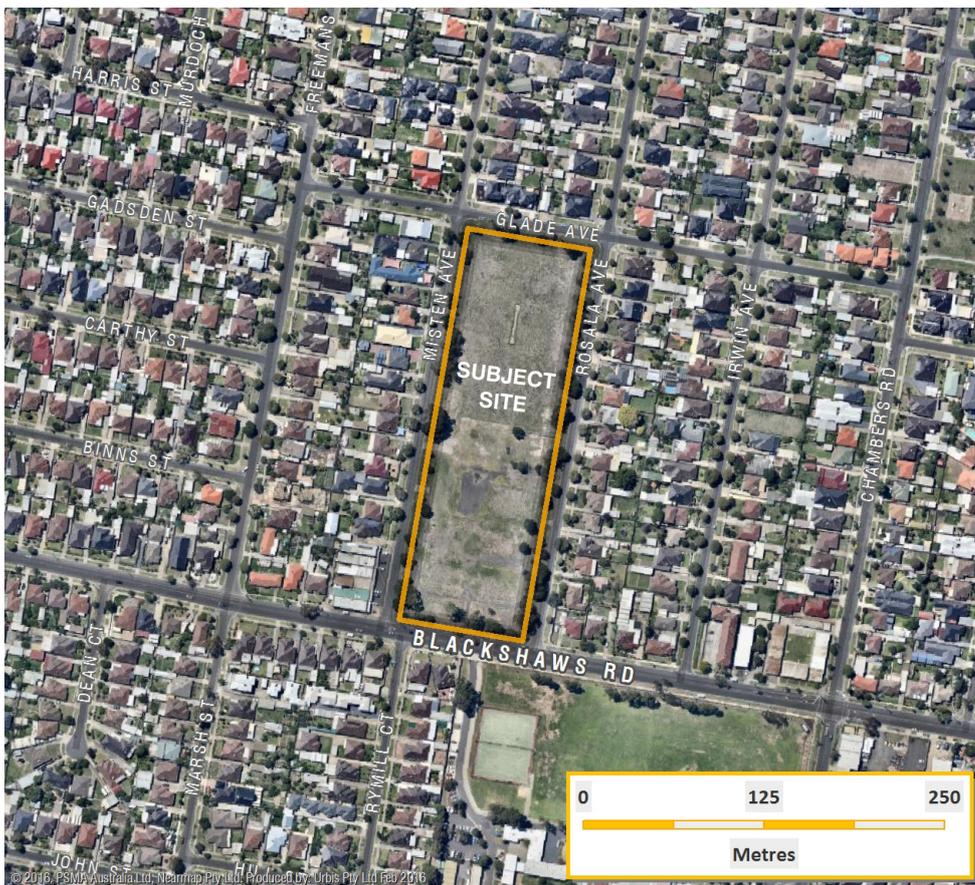


Figure 2



3. Site & Surrounds

THE SITE

The site enjoys a prominent position on Blackshaws Road and is framed on all sides by the local street network. The school buildings were demolished a number of years ago. Mature trees border each of the site boundaries (Refer to Image A).

An assessment of the vegetation at the site conducted on 12 December, 2013 by Treelogic found 81 trees. Twenty-one of these have moderate retention value and are located generally around the edges of the site. The remaining trees have low or no retention value.

SURROUNDING LOCALITY

- North / east / west - To the north, east & west, along Misten, Glade and Rosala avenues, the subject site is surrounded by predominantly single storey, conventional density residential dwellings (Images B and C).

A small convenience retail strip is located to the south-west on the corner of Blackshaw Road and Misten Avenue, which is recognised in a Commercial 1 Zone (Image D).

- South – Directly opposite the site to the south is a large playing field associated with St Paul's College (Image E).

The dominant building styles in the immediate surrounding residential neighbourhood are 1950s/60s single storey brick dwellings with hipped roofs.

Within the broader context, the site is within easy walking distance (approximately 230 metres) of AW Bond Reserve and (around 500 metres) of the Altona Gate Shopping Centre (Image F), situated on Millers Road to the north-east. A large public open space reserve and cycle network is located approximately 500 metres west of the site, adjacent to the Kororoit Creek.

PUBLIC TRANSPORT

A bus stop for the 471 route is located within 40 metres of the site, with services connecting the site to Altona Gate Shopping Centre and Newport Railway Station. Please refer to the zone assessment criteria table attached to this report for more detailed information on public transport accessibility.



Existing mature trees



Surrounding residential development.



Surrounding residential development.



Local convenience retail shops to the southwest.



Emmanuel College



Altona Gate Activity Centre.



430-436 Blackshaws Road, Altona North

4. Zoning & Overlays

ZONING

The site is currently zoned Public Use Zone (Schedule 2).

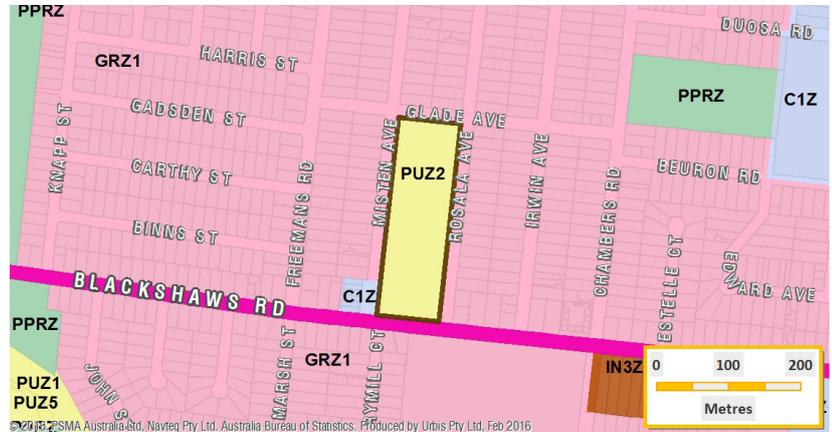
OVERLAYS

The site is not affected by any overlays.

SURROUNDING ZONING

Land surrounding the site is predominately zoned General Residential Zone 1.

Figure 4



5. Strategic Policy Context

STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Clause 11, Settlement, provides strategic objectives and strategies for planning throughout the state. It outlines that planning is to anticipate and respond to the needs of existing and future communities through the provision of appropriately zoned land.

Clause 11.02 outlines urban growth and includes strategies for ensuring land is zoned in a suitable manner. Considerations which are relevant in the determination of an appropriate use for the former school site include:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the cost of providing infrastructure.

Similarly, Clause 15, Built Environment and Heritage outlines the need for planning to ensure all new land use and development appropriately responds to its surrounding landscape, built, natural, cultural or otherwise.

Also relevant to the subject site are Clause 16, Housing, Clause 17, Economic Development and Clause 18 Transport

LOCAL PLANNING POLICY FRAMEWORK

The Municipal Strategic Statement (MSS) outlines the key strategic planning, land use and development objectives for the municipality, and the strategies and actions for achieving them.

The MSS identifies the site as forming part of an established residential area, that is within reasonable proximity of a key Urban Village –Altona Gate Shopping Centre. The site is in Precinct 2 of the North Neighbourhood Character Policy (NNCP), the architectural style of which is characterized by predominantly single storey, brick and tile 1960’s dwellings. The character statement also notes that there is some evidence of weatherboard dwellings within the precinct. One of the key unifying elements within the precinct is street tree planting, giving the streetscapes a sense of ‘green enclosure’.

The NNCP Preferred Neighbourhood Character requires that “The dominance of front gardens and canopy trees throughout the precinct should be maintained and strengthened.”

Clause 21.07 Housing aims to, ‘encourage and facilitate the provision of a range of dwelling types to suit the varying needs of the community in a high quality living environment’. This includes housing of varying sizes including medium density and housing to meet particular needs.

The Western Regional Housing Statement 2006 recognises the potential for residential development on former school sites in the municipality.



**430-436 Blackshaws Road,
Altona North**

6. Analysis

The site is situated on an important east-west local arterial but is otherwise located within a low scale suburban environment, the character and setting of which is typified by single storey residential dwellings. The site is not constrained by any overlay controls or other obvious constraints that may limit its potential for residential redevelopment. It is apparent that the site is within comfortable walking distance of major retail and open space amenity, and is directly served by local bus routes that connect to the Williamstown rail line. Its abuttal to a local convenience strip centre and its separation from adjacent residential dwellings by the surrounding local road network makes it an ideal candidate for some form of medium density residential development.

7. Proposed Zoning

DET has examined which of the new residential zones would best fit the context of the subject site, taking into account the proposed criteria to guide the application of new residential zones that are set out within the Reformed Zones Ministerial Advisory Committee Report (December 2012) and the criteria set out in Practice Note 78 – refer to the table at Appendix 1 to this report.

On the basis of the analysis at Appendix 1, DET considers that the Residential Growth Zone represents the most appropriate residential zone for the subject site, taking into account its location, scale and importance as a significant opportunity for infill urban renewal.

The application of a Development Plan Overlay requiring the achievement of a more intensive urban density on the site than is found within the surrounding low density context is considered to be strategically justified, having regard to the significant scale of the site and the range and quality of lifestyle amenities that are found within reasonable proximity of the site.



8. Other Key Considerations

- | | |
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| <input checked="" type="checkbox"/> ABORIGINAL HERITAGE | The Aboriginal Affairs Victoria (AAV) maps identifying areas of aboriginal cultural heritage sensitivity have been reviewed and the school site is not located within an area of sensitivity. |
| <input checked="" type="checkbox"/> ENVIRONMENTAL EFFECTS | An assessment of the site for the potential presence of contamination has been performed assuming a range of sensitive land uses may eventuate as a result of the proposed zoning, such as residential use, a child care centre, a pre-school centre or a primary school. The assessment performed by Senversa is documented in a report dated 11 May 2012. This report can be made available by contacting Geoffrey Mills at the Department of Education and Training at on (03) 96373096. The site is deemed to have a low potential for contamination, and consequently considered suitable for the sensitive uses described above. |

9. Recommendations

On the basis of the analysis above, DET recommends that the proposed zoning framework for the site comprise:

- THE RESIDENTIAL GROWTH ZONE.
- A DEVELOPMENT PLAN OVERLAY (requiring an integrated redevelopment of the site)

PRACTICE NOTE 78: TABLE 2 CRITERIA AND APPLICABILITY TO ZONES

DET ASSESSMENT AGAINST CRITERIA

430-436 BLACKSHAW ROAD, ALTONA NORTH		Applicable to: Neighbourhood Residential Zone (low levels of residential change)	Applicable to: General Residential Zone (moderate levels of residential change)	Applicable to: Residential Growth Zone (high levels of residential change)	Assessment	Zone Recommendation
Strategic					Strategic	
1	Presence of adopted housing and development strategy (not required for conversion only to GRZ)	Yes	No	Yes	Hobsons Bay City Council has no Housing Strategy.	GRZ
2	Site is identified in Activities Area structure plan / policy	No	No	Yes	There are no structure plans of relevance to the site.	GRZ
3	Site is located in brownfield/urban renewal site/area	No	No	Yes	The site is considered an urban renewal site.	RGZ
4	Commercial or industrial land for redevelopment not in Activities Area (strategic justification for rezoning required)	No	Yes	Yes	The site is not industrial land.	RGZ

430-436 BLACKSHAWS ROAD, ALTONA NORTH		Applicable to: Neighbourhood Residential Zone (low levels of residential change)	Applicable to: General Residential Zone (moderate levels of residential change)	Applicable to: Residential Growth Zone (high levels of residential change)	Assessment	Zone Recommendation
Context					Context	
5	<p>Good access to transport choices (including walkability, public transport, cycling, road access etc.)</p> <p>(eg. within 800 metres)</p> <p>Our measures are:</p> <p>For RGZ-</p> <ul style="list-style-type: none"> • Within 800 metres to a train station <p>Or</p> <ul style="list-style-type: none"> • 100m from bus stop for a high frequency bus service which connects to a train station (bus that runs every 15 mins during peak times). <p>GRZ:</p> <ul style="list-style-type: none"> • For sites outside these areas. 	No	No	Yes	<p>The site enjoys good access to public transport. There is a bus stop located 40 metres from the site on Blackshaws Road for the 471 Bus Route. Bus Route 471 Sunshine via Altona Gate SC connects the site to Altona Gate Shopping Centre in 3 minutes and Newport Railway Station in 13 minutes. Services on weekdays operate every 20-25 minutes between 6:20am-7:00pm and then every 40-60 minutes from 7:00pm-9:30pm. On Saturdays buses operate at a 30-40 minute frequency from 7:00am-6:10pm before slowing to a 40-60 minute frequency until 9:30pm. On Sundays buses run every 50 minutes between 9:30am-10:00pm.</p> <p>A bus stop for the 432 Route is located 230 metres south-east of the site on Chambers Road. Bus route 432 Yarraville via Altona Gate Shopping Centre connects the site to Altona Gate Shopping Centre in 3 minutes and to Newport Railway Station in 19 minutes. Buses operate every 20-30 minutes on weekdays between 6:20am-9:30pm. On weekends bus services operate every 45 minutes, from 7:50am-9:25pm on Saturdays and from 8:40am-9:30pm on Sundays.</p> <p>This site is also serviced by Bus route 232 Altona North- Queen Victoria Market from a stop on Chambers Road. This service connects the site to Bourke Street Mall in 27 minutes and Queen Victoria Market in 30 minutes. Buses operate every 10-20 minutes during weekdays from 6.20am-5.40pm and then every 40 minutes until 8.30pm. On Saturdays buses operate every 30 minutes from 8:00am-5.30pm. On Sundays, buses operate hourly from 8:00am-5:00pm.</p> <p>Routes 411, and 412 have stops slightly further away on Millers Road. Bus Route 411 Laverton - Footscray via Altona Meadows, Altona, Millers Road connects the site to Altona Railway Station in 12 minutes. Buses operate every 25-35 minutes on weekday mornings between 5:50am-8.20am, and then slow to a 40 minute frequency from 8.20am-4.40pm, before picking up slightly to a 20-35 minute frequency until 9:00pm. On weekends buses operate at a 80-100 minute frequency from 6:50am on a Saturday and from 8:15am on a Sunday both finishing at 9:00pm.</p>	RGZ

430-436 BLACKSHAW ROAD, ALTONA NORTH		Applicable to: Neighbourhood Residential Zone (low levels of residential change)	Applicable to: General Residential Zone (moderate levels of residential change)	Applicable to: Residential Growth Zone (high levels of residential change)	Assessment	Zone Recommendation
Context					Context	
5	<p>Good access to transport choices (including walkability, public transport, cycling, road access etc.)</p> <p>Our measures are:</p> <p>For RGZ-</p> <ul style="list-style-type: none"> • Within 800 metres to a train station <p>Or</p> <ul style="list-style-type: none"> • 100m from bus stop for a high frequency bus service which connects to a train station (bus that runs every 15 mins during peak times). <p>GRZ:</p> <ul style="list-style-type: none"> • For sites outside these areas. 	No	No	Yes	<p>Bus Route 412 Laverton - Footscray via Altona Meadows, Altona, Mills Street connects the site to Seaholme Railway Station in 9 minutes and Altona Railway Station in 11 minutes. Buses operate every 30-40 minutes on weekdays during the day between 6am-7:20pm, in the evening from 7:20pm-8:40pm buses operate every 80 mins. On Saturdays bus services operate every 80 minutes between 8:10am-6:50pm and every 110 minutes between 6:50pm-8:40pm. On Sundays bus services operate every 80 minutes between 9:30am-6:50pm and every 110 minutes between 6:50pm-8:40pm.</p> <p>Bus Route 903 Altona to Mordialloc (SMARTBUS Service) connects the site to Altona Gate Shopping Centre in 2 minutes and Altona Railway Station in 12 minutes. Buses operate every 15-30 minutes on weekdays between 5:10am-12:10am. On weekends bus services operate every 30 minutes between 6:10am-12:15am on Saturdays and on Sundays between 7:15am-9:15pm.</p> <p>Newport Railway Station is on the Werribee and Williamstown lines. Weekday train services to and from the CBD operate every 5-10 minutes during the day (5:10am-7:15pm) and at a 20-30 minute frequency from 7:15pm-11:50pm. Saturday train services operate at a 20 minute frequency from 6:30am -7:30pm and every 30 minutes outside of these hours from 7:30pm-11:59pm. Sunday train services operate every 40 minutes from 7:50am-9:15am and every 30 minutes from 9:15am to 11:59pm.</p>	RGZ

430-436 BLACKSHAW'S ROAD, ALTONA NORTH		Applicable to: Neighbourhood Residential Zone (low levels of residential change)	Applicable to: General Residential Zone (moderate levels of residential change)	Applicable to: Residential Growth Zone (high levels of residential change)	Assessment	Zone Recommendation
6	<p>Good access to employment options Our measures are: For RGZ-</p> <ul style="list-style-type: none"> • Within 400m of an industrial area GRZ <p>Or</p> <ul style="list-style-type: none"> • 1km from a National Employment Cluster <p>Or</p> <ul style="list-style-type: none"> • 2km from a CAD, PAC or MAC <p>GRZ:</p> <ul style="list-style-type: none"> • For sites outside these areas. 	No	No	Yes	The site is positioned with good access to employment. There is an industrial area approximately 350 metres south of the site, a major activity centre (Altona Gate Shopping Centre) 430 metres east of the site.	RGZ
7	<p>Good access to local shopping Our measures are: RGZ:</p> <ul style="list-style-type: none"> • Within 800 metres of a MAC or PAC <p>Or</p> <ul style="list-style-type: none"> • Within 400m of a NAC or local centre <p>GRZ:</p> <ul style="list-style-type: none"> • For sites outside these areas. 	No	No	Yes	The site is very well positioned within access of local shopping. Specifically, the site is located directly opposite a strip of local conveniences including a milk bar, hairdressers, clothing and a sandwich and charcoal chicken shop on Misten Avenue. The site is 610 metres north of Urban Village Neighbourhood Centre at the corner of McArthurs and Millers Roads. The site is also located 430 metres west of Altona Gate Shopping Centre, which is a major activity centre.	RGZ
8	<p>Good access to local community services Our measures are: RGZ:</p> <ul style="list-style-type: none"> • Within 500m of 3 of the following: a medical centre, child health centre, school, community centre, park or recreation facility or sporting club. <p>GRZ:</p> <ul style="list-style-type: none"> • For sites outside these areas. <p>Character Level of development activity (existing and desired)</p>	No	No	Yes	<p>There is excellent access to local services due to its location 430m from a major activity centre. Other services include:</p> <ul style="list-style-type: none"> • Childcare and kindergarten (opposite the site on Misten Avenue) • Aged care (280 metres south and 500 metres east) • Church (600 metres north-east) • AW Bond Reserve (230 metres east) • WLJ Crofts Reserve (505 metres west) • Kororoit Creek and Harris Reserve (290 metres south-west) • Ambulance station (400 metres east) • Community centre (660 metres east) 	RGZ

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Character					Character	
9	Level of development activity (existing and desired)	Low	Low/Moderate	High	<p>There is limited existing development activity in the immediate area. However, the Hobsons Bay Planning Scheme supports medium density development and dwelling diversity to meet the needs of the growing population.</p> <p>Key influences listed in Council's MSS include accommodating residential growth to facilitate urban consolidation.</p> <p>Council's housing policy includes the following objective:</p> <p>"To encourage and facilitate the provision of a range of dwelling types to suit the varying needs of the community in a high quality living environment".</p> <p>Strategies for achieving this objective as they relate specifically to medium density housing are:</p> <ul style="list-style-type: none"> • Provide a mix of housing types that better reflects the cross section of household sizes and the provision of housing for people with particular needs. • Encourage subdivision that provides a range of lot sizes to cater for a diversity of housing stock and a better matching of house size and type with varying community needs. • Support medium density residential development where it can be accommodated within the capacity of existing infrastructure. • Support medium density residential development where the character and amenity of the neighbourhood is not prejudiced. 	RGZ
10	Identified areas for growth and change (such as evidenced through DDO or similar)	No	No	Yes	The site is not located in an area identified for growth and change and there is no DDO on the site.	GRZ

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11	Retention of identified neighbourhood character (such as evidenced through HO, NCO, DDO, significant intactness)	Yes	Yes	No	There are no overlays affecting the site. The site is located within Precinct 2 of the Hobsons Bay North Neighbourhood Character Study at clause 22.08. The unifying element within this area is established gardens, canopy trees and consistent street tree planting. Built form is predominantly single storey with some two storey development. The design guidelines suggest built form which does not exceed one storey above the dominant building height in the street. *This may be achieved by positioning higher built form away from the site's interfaces with existing buildings.	RGZ
12	Heritage areas which impose significant constraints on increased housing development	Yes	Yes	No	There are no nearby heritage areas.	RGZ
13	Existing landscape or environmental character/constraints (evidenced through SLO, ESO, local policy)	Yes	Yes	No	There are no overlays affecting the site.	RGZ
Constraints					Constraints	
14	Risk associated with known hazard (evidenced through BMO, LSIO or EMO for fire, flood and landslip or other constraints identified through EPA hazard buffers or similar)	High	Low	Low	There are no overlays affecting the site	RGZ
					The site is best suited to RGZ based on the above assessment.	TOTALS: GRZ = 3 RGZ = 11 NRZ = 0 RGZ = 11/14