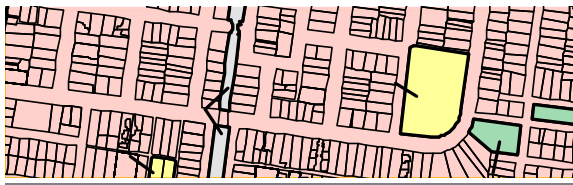


Part 812 and 814 Ballarat Road and 95 Station Street, Deer Park

MARCH 2016





Part 812 and 814 Ballarat Road and 95 Station Street, Deer Park

1. Introduction

812 and 814 Ballarat Road and 95 Station Street, Deer Park, has been declared as being surplus to education requirements by the Department of Education and Training (DET). This report, prepared by Urbis Pty Ltd on behalf of DET, provides a review of the subject land 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 Deer Park Primary School
- ADDRESS:** Part 812 and 814 Ballarat Road and 95 Station Street, Deer Park
- MUNICIPALITY:** Brimbank
- SIZE:** 2.24ha
- COVENANTS/EASEMENTS:** NO

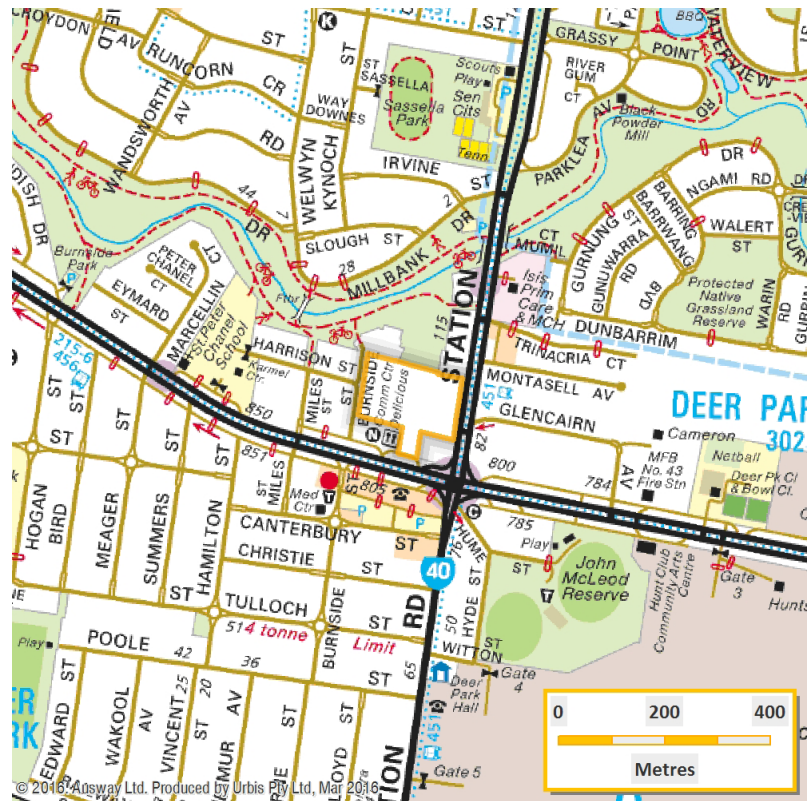
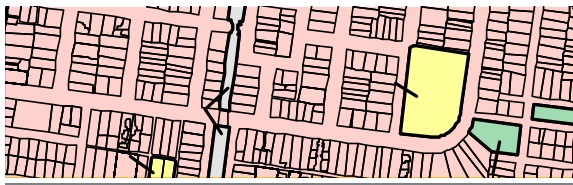


Figure 1



Figure 2



Part 812 and 814 Ballarat Road and 95 Station Street, Deer Park

3. Site & Surrounds

The subject site is located at the north-west quadrant of the intersection of Ballarat Road and Station Road, Deer Park. It is an irregular site that comprises land at Part 812 and 814 Ballarat Road and 95 Station Street, Deer Park. The south-east corner of the site has been acquired by the City of Brimbank and will be retained for community use.

812 Ballarat Road comprises Crown Allotment No2042 (DET Land) and Crown Allotment 2043 (Council Land).

The school site is generally flat and contains a number of trees (refer to Image A). Predominantly all of the buildings have been removed from the site.

An assessment of the vegetation at the site conducted on 9 January 2014 by Treelogic found 48 trees. Sixteen of these have moderate retention value and the remaining trees have low or no retention value.

The site has a frontage to Ballarat Road of approximately 18 metres and a frontage to Station Road of approximately 70 metres. A one way service road along Ballarat Road provides for left-in/left-out movements to and from the site D (refer to Image B). Both Ballarat Road and Station Road are classified as Category 1 Road Zones, providing three lanes in each direction.

The site is located in what can be characterised as a mixed use area:

- The land to the north and west consists of residential areas developed at fairly conventional suburban densities (refer to Image D). The northern boundary of the site also abuts an area of linear parkland associated with the Kororoit Creek, and the north-west boundary adjoins the Burnside Aged Care facility.
- Western interface with the subject site - restaurant in a residential zone
- Further to the east there is vacant land fronting Ballarat Road (refer to Image C), adjoined by a metropolitan fire station and various recreational facilities (netball courts, bowls club, etc) further to the east. To the north east of the site is a small pocket of Mixed Use zoning on Station Road, with a larger residential neighbourhood beyond.
- On the south side of Ballarat Road, directly opposite the site is the 'Deer Park Village' activity centre which supports an IGA supermarket and various specialty retail tenancies (refer Image B).
- To the immediate west of the site is a residential area that includes a mix of multi-unit developments and townhouses with more traditional detached dwellings further to the west.
- A number of properties fronting Ballarat Road are used for various commercial/educational/social service uses, including a restaurant, English language school and Community West (a community service facility) (refer Photo E).



Eastern boundary of the subject site



Shopping Strip located to the south of the site, across Ballarat Road



Industrial land located to the east of the subject site, across Station Road



Looking towards the north across the school site towards the residential area/Kororoit Creek



Western interface with the subject site - restaurant in a residential zone

PUBLIC TRANSPORT ACCESSIBILITY

The site enjoys excellent transport accessibility and options given its location opposite the Deer Park Major Activity Centre. Bus stops are located along both the Station Road and Ballarat Road frontages providing access to four bus services including bus routes 215, 216, 451 and 456. Please refer to the zone assessment criteria table attached to this report for more detailed information on public transport accessibility.

Part 812 and 814 Ballarat Road and 95 Station Street, Deer Park



Figure 3



Part 812 and 814 Ballarat Road and 95 Station Street, Deer Park

4. Zoning & Overlays

ZONING

The subject site is zoned **Public Use Zone (Schedule 2 – Education)** as shown opposite.

Both Ballarat Road and Station Road are Road Zone Category 1.

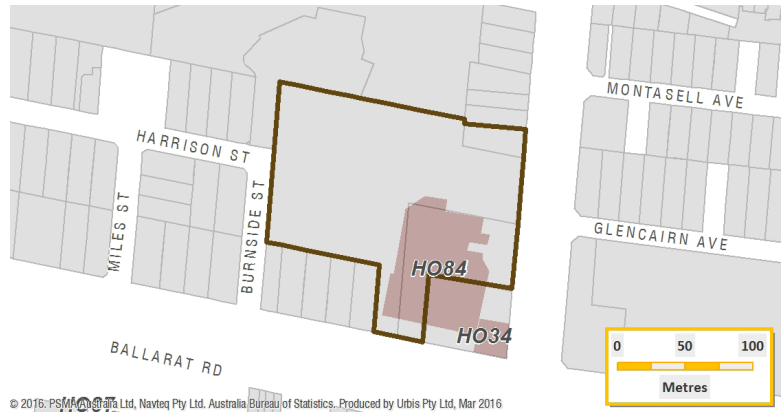
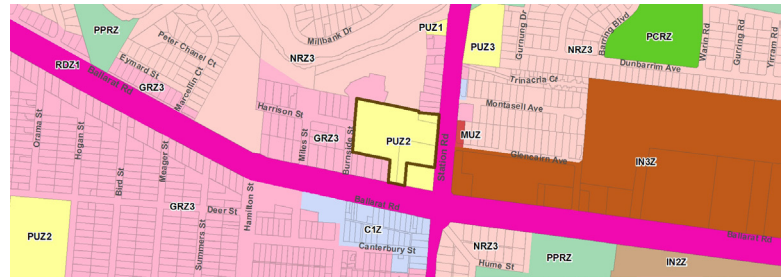
OVERLAYS

The subject site is affected by the Heritage Overlay, predominantly in the South East corner of the site. H084 relates to Deer Park Primary School No.1434.

SURROUNDING ZONING

Land to the west and north of the site is in a General Residential Zone 3 and Neighbourhood Residential Zone 3 Zone. Land to the east, across Station Road is in an Industrial 3 Zone. Land to the south, across Ballarat Road is Commercial 1 Zone.

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. The SPPF is based around nine key themes which are outlined in Clause 10.

Clause 11, Settlement, highlights an overarching objective to accommodate projected growth over at least fifteen years. The Clause seeks to ensure sufficient land is available to support sustainable development and encourages planning which considers the neighbourhood character, landscape considerations and service limitations.

Other relevant Clauses within the SPPF relate to Environmental Risks (Clause 13), Housing (Clause 16) and Transport (Clause 18).



Part 812 and 814 Ballarat Road and 95 Station Street, Deer Park

LOCAL PLANNING POLICY FRAMEWORK

The Local Planning Policy Framework (LPPF) outlines the key strategic planning, land use and development objectives for the municipality and sets out strategies and actions for achieving these. The relevant matters outlined in the LPPF that relate to the potential redevelopment of this land are as follows:

- The Strategic Framework Plan contained in Clause 21.02 shows the site as being located within the Deer Park Village Major Activity Centre (noting that the activity centre is identified conceptually rather than via cadastral boundaries).
- Clause 21.04 (Strategic Land Use Vision) – this Clause supports the development of high quality well-designed neighbourhoods that meet a diversity of housing needs, increase residential density in activity centres and are located within walking distance of public transport nodes.
- The Natural Environment Plan contained in Clause 21.05 shows the site as being within an Area of Environmental Significance associated with Kororoit Creek. It is noted that there is no Environmental Significance Overlay that applies to the subject site. However there is a strategy to discourage development that undermines the environmental significance of Kororoit Creek.
- Clause 21.06 (Built Environment) includes objectives relating to protecting heritage precincts and the character of areas within the municipality.
- The Residential Framework Plan contained in Clause 21.07 indicates that the site is located just to the North of a 'Potential Residential Development Area'. The clause includes objectives and strategies to encourage higher densities within and around activity centres, and to provide a diverse range of housing types.
- Clause 21.08 (Retailing and Activity Centres) contains policies linked to the Deer Park Village Shopping Centre Urban Design Framework that applies to land south of the subject site.
- The Community and Leisure Framework Plan contained in Clause 21.11 classifies the balance area of the school site within the Parks and Open Spaces category. Clause 22.01 provides guidance in relation to demolition, development and subdivision of buildings and sites in the Heritage Overlay.

The Brimbank Housing Strategy was adopted by Council in October 2013 and recognises that surplus government land holdings in Brimbank may be key sites for new residential development. The Strategy recommends that Development Plans be prepared for surplus sites and ensure that they are redeveloped in a suitable way.

The former school site is located in a 'substantial change area.'

6. Analysis

The site is located in a well-established, mixed use area consisting of residential, recreation, business and industrial land uses, and enjoys a relatively prominent location near the intersection of two key north-south/east-west arterial routes serving the municipality. It wraps around the balance area of the site which is to be managed by Council for community and open space purposes. The site is also well serviced by retail facilities and local employment opportunities are available within nearby industrial/business precincts.

A review of the relevant planning framework illustrates that the subject site is at a nexus between General Residential Zone 3 and Neighbourhood Residential Zone 3 land to the north and west, Industrial zoned land to the east and Commercial 1 Zoned land to the south. The site is located opposite the Deer Park Major Activity Centre, with the policy framework providing a high level of support for increasing residential densities in and around Major Activity Centres and in areas that are well serviced by public transport, services and community facilities. The location, scale and context of the site immediately adjacent to a Major Activity Centre is considered to establish a strong basis for its redevelopment for increased densities. Indeed, there are a number of factors which lend support for higher residential densities on the site, including:

- A considerable area of Brimbank is subject to the Airport Environs Overlay which discourages dense residential redevelopments. The absence of this overlay from the subject site provides an opportunity to provide for unrestricted residential development; and
- Kororoit Creek is located immediately north of the subject site. A residential use of the subject site could benefit from outlook and orientation towards the open space, affording direct residential access to these parklands. It is noted that due to the proximity of Kororoit Creek, part of the subject site is identified as an area of high sensitivity. Any future redevelopment of the land will require a Cultural Heritage Management Plan to be prepared.
- C166 has recently rezoned a large area to the south to RGZ.

Based on the above analysis, a consideration of the relevant planning policies and an inspection of the subject site and surrounding area, it is considered a Residential Growth Zone provides the highest and best land use outcome for the land.

Given that the buildings on Crown Allotment 2042 have been removed, it is proposed to remove the lot from the Heritage Overlay Map. The corner allotment (2043) could remain on the Heritage Overlay map.



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 analysis at Appendix 1, DET considers that the Residential Growth Zone represents the most appropriate residential zone fit 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

- | | |
|--|---|
| <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 partially located within an area of sensitivity. |
| <input checked="" type="checkbox"/> HERITAGE ISSUES | N/A |
| <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 Compass Environmental is documented in a report dated 21 January 2013. 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

812-814 BALLARAT ROAD AND 95 STATION ROAD, DEER PARK		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	<p>The Brimbank Housing Strategy was adopted by Council in October 2013 and recognises that surplus government land holdings in Brimbank may be key sites for new residential development.</p> <p>Of specific relevance to the Deer Park site:</p> <ul style="list-style-type: none"> • Focus on higher density housing in and around Deer Park town centre. • Focus on medium density housing around the edge of Deer Park town centre. • There is a need for more variety and choice of housing. 	RGZ
2	Site is identified in Activities Area structure plan / policy	No	No	Yes	The Deer Park Village Shopping Centre Urban Design Framework was adopted October 2009. Although the site is located just to the north of the Deer Park major activity centre, the UDF identifies that there are opportunities for medium density housing in and around the centre.	RGZ
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

812-814 BALLARAT ROAD AND 95 STATION ROAD, DEER PARK	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	
<p>5 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>The site enjoys excellent transport accessibility and options given its location opposite the Deer Park major activity centre.</p> <p>Deer Park railway station is located approximately 840 metres south of the site and provides access to the Melbourne CAD via a VLine Service. Weekday train services to and from the city during peak times operate every 15-30 minutes between 5:28am-9:04am and 3:10pm-6:30pm respectively. Outside of these peak times the frequency ranges between 60-120mins.</p> <p>There is good accessibility to the Metro service from Deer Park. Bus route 451 connects to Sunshine Railway Station (Metro line) where services into Flinders Street operate every 10-15 minutes (approx.) during the peak time. Travel time from Deer Park to Flinders Street is between 42-48 minutes.</p> <p>Bus stops are located along both the Station Road and Ballarat Road frontages providing access to four bus services.</p> <p>Bus route 215 – Caroline Springs – Highpoint. This route operates from Ballarat Road and connects to the Caroline Springs and Highpoint activity centres. Services operate every 30 minutes during the peak times and every 60 minutes outside these times.</p> <p>Bus route 216 – Caroline Springs – Brighton Beach. This route operates from Ballarat Road and connects to Albion, Sunshine, Footscray and North Melbourne railway stations before continuing on to the Melbourne CAD, the Alfred Hospital, South Yarra, Elsternwick and Brighton. Services operate every 30 minutes (approx.) weekdays and Saturdays and hourly on Sundays.</p> <p>Bus route 451 – Sunshine – Deer Park North via Ardeer. This route operates from Station Road and connects to the Brimbank Central Shopping Centre and the Deer Park and Sunshine railway stations. Services operate every 15 – 20 minutes (approx.) weekdays and hourly on the weekends.</p> <p>Bus route 456 – Sunshine – Melton via Caroline Springs. This route operates from Ballarat Road and connects to Sunshine Railway Station, Caroline Springs Boulevard and Woodgrove Shopping Centre in Melton. Services operate every 35 minutes (approx.) weekdays and Saturdays and every hour Sundays.</p> <p>The Nightrider service 942 operates within close proximity to the site and connects to Sunshine, Deer Park and St Albans railway stations.</p>	RGZ

812-814 BALLARAT ROAD AND 95 STATION ROAD, DEER PARK		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</p> <p>Our measures are:</p> <p>For RGZ-</p> <ul style="list-style-type: none"> • Within 400m of an industrial area <p>GRZ</p> <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	<p>The site has excellent access to employment. For example:</p> <ul style="list-style-type: none"> • The site is located opposite Deer Park MAC • The site is located within 500 metres of the Orica Site (employment area) which has recently been rezoned to Commercial 2 Zone • The site is located within 500 metre of an industrial area on Ballarat Road 	RGZ
7	<p>Good access to local shopping</p> <p>Our measures are:</p> <p>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	<p>The site enjoys excellent access to local shopping facilities given its location immediately to the north of the Deer Park major activity centre.</p>	RGZ
8	<p>Good access to local community services</p> <p>Our measures are:</p> <p>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</p> <p>Level of development activity (existing and desired)</p>	No	No	Yes	<p>The site's location opposite a major activity centre provides it with excellent access to community services.</p> <p>The site is located within 500 metres of:</p> <ul style="list-style-type: none"> • A medical centre • A school • A childcare centre and kindergarten <p>Within 800 metres of the site are a bowls club, netball club and the Hunt Club (Community Arts Centre)</p>	RGZ

812-814 BALLARAT ROAD AND 95 STATION ROAD, DEER PARK		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
Character					Character	
9	Level of development activity (existing and desired)	Low	Low/Moderate	High	The site is recognised as a strategic redevelopment site given its size and proximity to a major activity centre and public transport options.	RGZ
10	Identified areas for growth and change (such as evidenced through DDO or similar)	No	No	Yes	The site has been identified for growth and change by the Brimbank Housing Strategy.	RGZ
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 that relate to neighbourhood character considerations. The site has one small abuttal to NRZ land but is otherwise surrounded by RDZ1 and GRZ.	RGZ
12	Heritage areas which impose significant constraints on increased housing development	Yes	Yes	No	The nearby heritage area will not impose significant constraints on future housing development.	RGZ
13	Existing landscape or environmental character/constraints (evidenced through SLO, ESO, local policy)	Yes	Yes	No	There are no overlays affecting the site that relate to landscape or environmental considerations.	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	The site is located within 1000m of Industrial Zoned land.	GRZ
					This site is best suited to RGZ based on the above assessment.	TOTALS: GRZ = 1 RGZ = 13 NRZ = 0 RGZ = 13/14