

# 74-76 Glasgow Avenue, Reservoir

FEBRUARY 2016



# 74-76 Glasgow Avenue, Reservoir

## 1. Introduction

74-76 Glasgow Avenue, Reservoir, has been declared as being surplus to education requirements by the Department of Education and Training (DET). This report has been prepared by Urbis Pty Ltd on behalf of DET and 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 Ruthven Primary School
- ADDRESS: 74-76 Glasgow Avenue, Reservoir
- MUNICIPALITY: Darebin
- SIZE: Approximately 3.06ha
- TITLE PROVIDED: YES

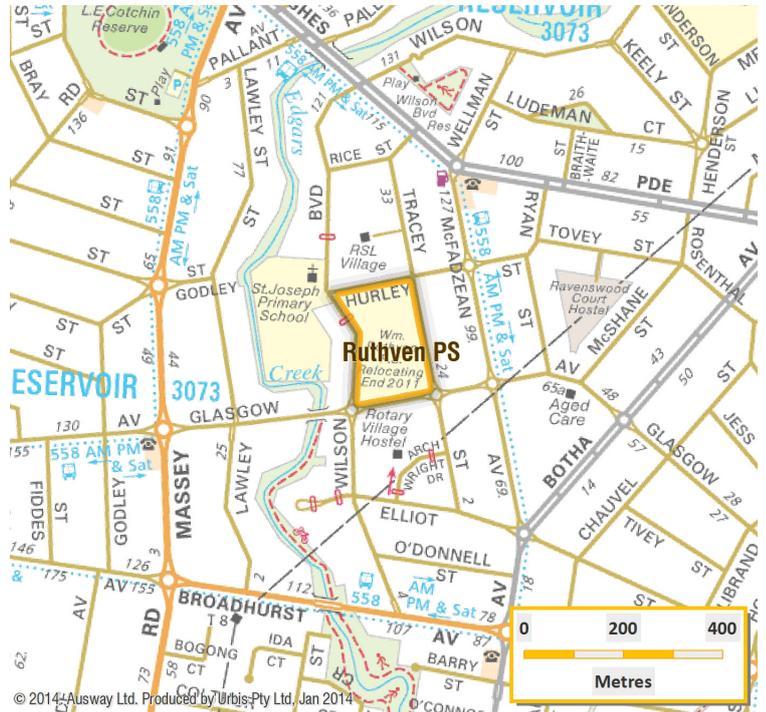


Figure 1

COVENANTS/EASEMENTS: This property has 1 title and has no easements or covenants.



Figure 2



# 74-76 Glasgow Avenue, Reservoir

## 3. Site & Surrounds

### THE SITE

The subject site is located on the northern side of Glasgow Avenue and is surrounded on all sides by the local street network. The site enjoys a prominent frontage to Glasgow Avenue, which connects directly to High Street, Reservoir, a major arterial road servicing the region.

The site's frontage to Glasgow Avenue is shown in Photo A. All of the school buildings have been demolished.

An arboricultural assessment of the site identifies 71 trees with low or no arboricultural importance. There are 66 identified with moderate importance, and none of high importance. Most of these trees are located around the site boundary with greater clusters along Glasgow Avenue.

### SURROUNDING LOCALITY

The areas surrounding the school site are characterised by conventional density residential neighbourhoods. Large parts of these neighbourhoods are affected by single dwelling covenants.

The residential neighbourhood is characterized by largely single storey dwellings with some examples of double storey to the north and west of the subject site. Fences are in some cases not present at all, or range from low to high wall in style (see photos B, C and D).

St Joseph the Worker Primary School is located north-west of the site and is accessed from Wilson Boulevard.

While the site is located in a predominantly residential area, it also enjoys access to open space and local retail facilities including:

- Edwardes Park located approximately 450 metres to the south of the site which is home to Reservoir Bowling Club, Scouts Centre, Athletics Track and Edwardes Lake. A walking/bicycle track to the parkland is accessed from Glasgow Avenue approximately 100 metres to the site's west.
- Reservoir Activity Centre, which is located approximately 1.5 km to the site's south-east.

### PUBLIC TRANSPORT

The site is serviced by public transport with bus route 558 (approximately 100 metres east of the site) operating along McFadzean Avenue and Broadhurst Avenue, connecting to Reservoir train station. Bus route 555 (approximately 1km east of the site, not visible in Figure 3) operating along part of Hughes Parade, connects the site to Ruthven train station approximately 1.3 km to the east, and to Northland Shopping Centre via Reservoir. Both routes operate approximately half hourly on weekdays, and the 555 route operates approximately every 45 minutes on weekends. The site is a 10 minute bus journey from Reservoir station. Train services connect to the CBD within 30 minutes.



# 74-76 Glasgow Avenue, Reservoir



Figure 3



# 74-76 Glasgow Avenue, Reservoir

## 4. Zoning & Overlays

### ZONING

The site is zoned **Public Use Zone (Schedule 2 - Education)**.

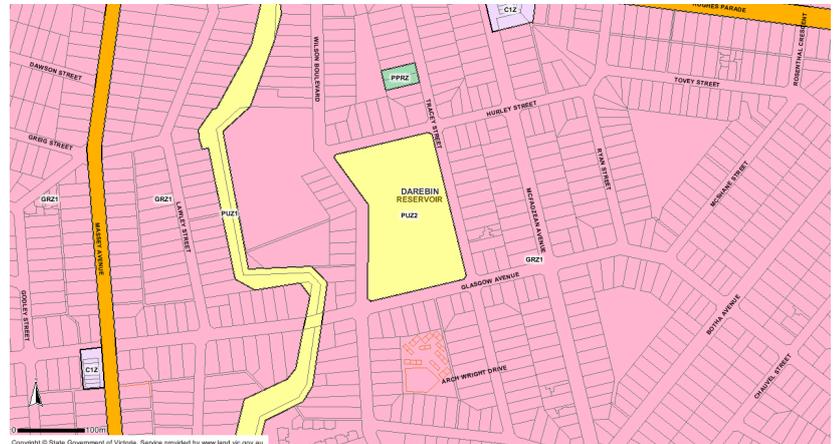
### OVERLAYS

The site is subject to a Development Contributions Plan Overlay (Schedule 1). This overlay requires contributions to be made as part of any redevelopment of the land.

### SURROUNDING ZONING

The land immediately surrounding the site is zoned **General Residential Zone (Schedule 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. 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).

### 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 vision for Darebin as defined in Clause 21.04-1 specifically promotes:

- Housing affordability;
- Communities that are well connected;
- Sustainability;
- Good urban design; and
- Open space and recreation

Relevant matters outlined in the LPPF relating to residential land use and development are summarised as follows:

- Clause 21.03 (Housing) recognises the need to accommodate at least 30,000 more people by 2031. It envisages that the majority of growth will be achieved through infill housing in established areas.
- Clause 22.02 (Neighbourhood Character) seeks to identify and retain elements that contribute to the character of the area and ensure that development responds to the preferred neighbourhood character. The subject land is identified as being located in character area G4 in an area that contains buildings constructed predominantly between the 1960's and the 1980's.
- The existing character of Character Area G4 as described by the Darebin Neighbourhood Character Precinct Guidelines (2007) comprises:  
Average to large lot sizes, spacious streetscapes, brick dwellings with pitched tiled roofs, dwellings of a large scale, particularly in the west. Highly consistent streetscapes with dwellings of similar scale, shape and materials. Low level gardens, infill development, particularly in the west of the precinct, and pockets of more recent development.



### 6. Analysis

The subject land has been declared surplus to educational requirements and requires a rezoning to facilitate its future redevelopment.

The site is located in an area that is predominantly residential, and is subject to a Development Contributions Plan Overlay. The existing residential area is served by good access to a range of public transport options and is within close walking distance of public open space, which enhance the subject land's amenity and attractiveness for 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 General Residential 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

- |                                     |                              |   |
|-------------------------------------|------------------------------|---|
| <input checked="" type="checkbox"/> | <b>ABORIGINAL HERITAGE</b>   | The Aboriginal Affairs Victoria (AAV) maps identifying areas of Aboriginal cultural heritage sensitivity have been reviewed and the school site is located within an area of sensitivity. Accordingly, a Cultural Heritage Management Plan may be required prior to development occurring on this land, dependent on the activity proposed.   |
| <input checked="" type="checkbox"/> | <b>HERITAGE ISSUES</b>       | N/A   |
| <input checked="" type="checkbox"/> | <b>OTHER</b>                 | N/A   |
| <input checked="" type="checkbox"/> | <b>ENVIRONMENTAL EFFECTS</b> | 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 Landserv Environment is documented in a report dated 19 June 2014. 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 GENERAL RESIDENTIAL 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

74 – 76 GLASGOW AVENUE, RESERVOIR		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
<b>Strategic</b>					<b>Strategic</b>	
1	Presence of adopted housing and development strategy (not required for conversion only to GRZ)	Yes	No	Yes	Darebin City Council has a Housing Strategy, identifying the surrounding area as suitable for minimal change.  *However, local housing policy at Clause 21.05-2 supports the provision of medium density development within the capacity of existing infrastructure in Darebin.	NRZ  *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
<b>Context</b>					<b>Context</b>	
5	Good access to transport choices (including walkability, public transport, cycling, road access etc.)  Our measures are: For RGZ- <ul style="list-style-type: none"> <li>• Within 800 metres to a train station</li> </ul> Or <ul style="list-style-type: none"> <li>• 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).</li> </ul> GRZ: <ul style="list-style-type: none"> <li>• For sites outside these areas.</li> </ul>	No	No	Yes	The site enjoys excellent access to public transport within 100 metres of the site. Bus routes with train linkages approximately 1.5kms away. The site does not have any high frequency bus routes within 100 metres of the site which connect to railway stations. Route 558 runs approximately every 25 minutes during peak times.  More specifically, the site is serviced by public transport with bus route 558 (approximately 100 metres east of the site) operating along McFadzean Avenue and Broadhurst Avenue, connecting to Reservoir train station. Bus route 555 (approximately 1km east of the site) operating along part of Hughes Parade, connects the site to Ruthven train station approximately 1.3 kilometres to the east, and to Northland Shopping Centre via Reservoir. Both routes operate approximately half hourly on weekdays, and the 555 route operates approximately every 45 minutes on weekends. Train services from Reservoir station run at 10 minute intervals during peak times with 20 – 30 minute frequencies at non-peak or weekend times.  The site is a 10 minute bus journey from Reservoir station. Train services connect to the CBD within 30 minutes.	GRZ

<b>74 – 76 GLASGOW AVENUE, RESERVOIR</b>		<b>Applicable to:</b> Neighbourhood Residential Zone (low levels of residential change)	<b>Applicable to:</b> General Residential Zone (moderate levels of residential change)	<b>Applicable to:</b> Residential Growth Zone (high levels of residential change)	<b>Assessment</b>	<b>Zone Recommendation</b>
<b>6</b>	<p>Good access to employment options Our measures are: For RGZ-</p> <ul style="list-style-type: none"> <li>• Within 400m of an industrial area GRZ</li> </ul> <p>Or</p> <ul style="list-style-type: none"> <li>• 1km from a National Employment Cluster</li> </ul> <p>Or</p> <ul style="list-style-type: none"> <li>• 2km from a CAD, PAC or MAC</li> </ul> <p>GRZ:</p> <ul style="list-style-type: none"> <li>• For sites outside these areas.</li> </ul>	No	No	Yes	<ul style="list-style-type: none"> <li>• The site is located 1.5km south of a state significant industrial precinct (the Northern Industrial Precinct along the Hume corridor)</li> <li>• The site is approximately 550 metres north of an industrial area</li> <li>• The site is located 1.5km from Reservoir Village which is a major activity centre and The Broadway which is a primary neighbourhood centre.</li> </ul>	<b>RGZ</b>
<b>7</b>	<p>Good access to local shopping Our measures are: RGZ:</p> <ul style="list-style-type: none"> <li>• Within 800 metres of a MAC or PAC</li> </ul> <p>Or</p> <ul style="list-style-type: none"> <li>• Within 400m of a NAC or local centre</li> </ul> <p>GRZ:</p> <ul style="list-style-type: none"> <li>• For sites outside these areas.</li> </ul>	No	No	Yes	The site is located approximately 500 metres north of a cluster of local shops along McFadzean Avenue, and 1.5km away from Reservoir Village.	<b>GRZ</b>
<b>8</b>	<p>Good access to local community services Our measures are: RGZ:</p> <ul style="list-style-type: none"> <li>• Within 500m of 3 of the following: a medical centre, child health centre, school, community centre, park or recreation facility or sporting club.</li> </ul> <p>GRZ:</p> <ul style="list-style-type: none"> <li>• For sites outside these areas.</li> </ul> <p>Character Level of development activity (existing and desired)</p>	No	No	Yes	<p>There is reasonable access to some local services. Specifically, within 500 metres of the site are:</p> <ul style="list-style-type: none"> <li>• A school</li> <li>• Child care/kindergarten</li> </ul>	<b>GRZ</b>
<b>Character</b>					<b>Character</b>	
<b>9</b>	Level of development activity (existing and desired)	Low	Low/Moderate	High	There is limited existing development activity in the immediate area.	<b>GRZ</b>
<b>10</b>	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.	<b>GRZ</b>

<b>74 – 76 GLASGOW AVENUE, RESERVOIR</b>		<b>Applicable to:</b> Neighbourhood Residential Zone (low levels of residential change)	<b>Applicable to:</b> General Residential Zone (moderate levels of residential change)	<b>Applicable to:</b> Residential Growth Zone (high levels of residential change)	<b>Assessment</b>	<b>Zone Recommendation</b>
<b>11</b>	Retention of identified neighbourhood character (such as evidenced through HO, NCO, DDO, significant intactness)	Yes	Yes	No	There are no such overlays affecting the site (only DCPO).	<b>RGZ</b>
<b>12</b>	Heritage areas which impose significant constraints on increased housing development	Yes	Yes	No	There are no nearby heritage areas.	<b>RGZ</b>
<b>13</b>	Existing landscape or environmental character/constraints (evidenced through SLO, ESO, local policy)	Yes	Yes	No	There are no such overlays affecting the site.	<b>RGZ</b>
<b>Constraints</b>					<b>Constraints</b>	
<b>14</b>	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 only affected by a DCPO.	<b>RGZ</b>
					<b>Despite fitting the RGZ criteria in 7 of the 14 instances, the site is considered to be appropriate for GRZ due to its reasonably isolated position in relation to public transport and major activity centres.</b>	<b>TOTALS</b> <b>GRZ = 6</b> <b>RGZ = 7</b> <b>NRZ = 1</b>