

27 Driscolls Road, Kealba

MARCH 2016





1. Introduction

27 Driscolls Road, Kealba 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 Kealba Secondary College
- ADDRESS:** 27 Driscolls Road, Kealba
- MUNICIPALITY:** Brimbank
- SIZE:** 6.07ha
- COVENANTS/EASEMENTS:** DRAINAGE EASEMENT



Figure 1



Figure 2



3. Site & Surrounds

The subject site is on the western side of Driscolls Road, which runs parallel to Sunshine Avenue in Kealba. The site has an irregular shape with an approximate frontage to Driscolls Road of 159 metres. A pedestrian path connects the site to Sunshine Avenue. The path is on the same title as the site and is currently zoned Neighbourhood Residential Zone.

An assessment of the vegetation at the site conducted on 16 January 2014 by Treelogic found 125 trees. Fifty of these trees have moderate retention value and are located generally around the edges of the site. The remaining trees have low or no retention value.

The school site is generally flat. The school buildings have been removed from the site and there are remnants of tennis and netball courts.

The site is located in a residential area characterised by a mix of single and double storey conventional dwelling development. The site's immediate interfaces can be described as follows:

- A grassed public reserve area abuts the site along its northern property boundary. The reserve includes a playground. A number of residential properties have backyards that adjoin this reserve. The entrance to the reserve is shown in Photo B.
- Residential areas are located to the east, south and west of the subject site. St Paul's School is located within this residential area on the southern side of the site and is associated with St Paul's church, located to the south west of the site, fronting Sunshine Avenue. Photographs of the residential area to the north-east and south east are shown in Photos C and D respectively.
- A child care centre / Kindergarten and a convenience store are located to the south east of the site and a medical centre is also located further south east of the site along Driscolls Road.
- A grassed walkway provides access from the south west corner of the site to Sunshine Avenue to the west. The entrance to the walkway is currently closed and the walkway is overgrown.

Generally, the residential areas that surround the school site to the north, east and west are characterised by conventional density development. The residential area to the west of the site, fronting Sunshine Avenue contains more intensive residential development including a three storey apartment building.

Brimbank Park (approximately 300 metres) which is a major metropolitan park with wide ranging active and passive recreational facilities is located within easy walking distance of the site. The Keilor Downs Shopping Centre is also within convenient access to this site, with a bus route on Driscolls Road that directly connects the site to the activity centre and Leisure Centre. Stenson Road local activity centre is located approximately 770 metres to the south-east of the subject site.

PUBLIC TRANSPORT ACCESSIBILITY

The site is serviced by bus route No. 418 on Driscolls Road. This service runs between St Albans Railway Station and Caroline Springs Square Shopping Centre, with Keilor Downs Plaza Shopping Centre (sub-regional activity centre) accessible on this route.

The property is approximately 2.2 kilometres south-west of the nearest interchange to the Calder Freeway, via Green Gully Road, providing good access to the CBD. Please refer to the zone assessment criteria table attached to this report for more detailed information on public transport accessibility.



School playing field, looking towards the south



Entrance to the public reserve located to the north of the site. Residential properties back onto the reserve



Eastern side of Driscolls Road, opposite the subject site



Residential area located to the south east of the site



Sunshine Avenue frontage showing the closed walkway to the left and St Paul's School to the right



Figure 3



4. Zoning & Overlays

ZONING

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

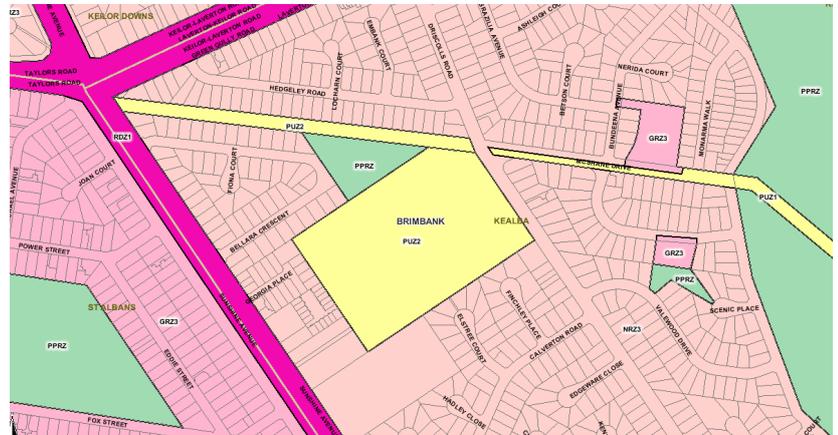
OVERLAYS

The site is not subject to any overlays.

SURROUNDING ZONING

The surrounding areas to the north are predominately zoned Neighbourhood Residential 3 Zone. A small public park and playground is located to the north-west of the site and is zoned Public Park and Recreation Zone. A linear strip of Public Use Zone adjoins the northern boundary of the site, being the same zoning as the subject site. The Public Use Zone – Schedule 2 extends to the east of the subject site and is set aside for ‘Service & Utility’ purposes.

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 encourages opportunities for the consolidation, redevelopment and intensification of existing urban areas that take advantage of existing settlement patterns.

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 residential land uses are summarised as follows:

- Kororoit River and its banks are considered an important open space area within the Brimbank Municipality as is highlighted in Clause 21.05.
- 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.
- Clause 21.07 (Housing) - recognises that the City of Brimbank could accommodate an increase of 7,800 additional households to the year 2030.

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.



6. Analysis

The subject land is no longer required by the DET and requires rezoning to facilitate future redevelopment. The site is located in a well-established residential area which comprises a variety of dwelling types, including a 3 storey apartment development.

Based on the location of the site, the surrounding land uses and the relevant planning policies, the site is well suited to residential infill development. The site is located in an area that is already characterised by residential land uses and enjoys good access to employment, community facilities and recreational opportunities. However, the site has adequate but not excellent access to public transport options and shops.

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. As the existing pedestrian path is on the same title as the site, it is proposed to also rezone the path (from NRZ to GRZ).

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"/> 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 4 March 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. |

10. 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

27 DRISCOLLS ROAD, KEALBA		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	The Brimbank Housing Strategy was adopted by Council in October 2013. The Strategy recognises that surplus government land holdings in Brimbank may be key sites for new residential development.	RGZ
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
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>The site has good accessibility to public transport but it has no nearby rail or high frequency bus services.</p> <p>Bus route 418 – Caroline Springs Square Shopping Centre – St Albans. This route connects the site to St Albans Railway Station, Caroline Springs Square Shopping Centre and Keilor Downs Plaza Shopping Centre (sub-regional activity centre). Frequency – every 20 mins during peak times and every 30-40 mins at other times on weekdays and every hour (approx.) on the weekend.</p> <p>Bus route 419 - Watergardens Railway Station via Taylors Lakes. This route operates from Sunshine Avenue (to the west) and connects to Watergardens Railway Station and Activity Centre. Frequency – every 20-40 minutes during weekdays and every hour (approx.) on the weekend.</p> <p>St Albans Railway station is located approx. 3.0kms to the west of the site and is easily accessible via Taylors Road. Direct services to the Melbourne CAD operate every 15-20 minutes.</p> <p>The Nightrider bus 942 operates within close proximity to the site</p> <p>The site has good pedestrian linkages via the reserve to the north of the site, connecting Driscolls Road to Sunshine Parade/Green Gully & Taylors Roads. A pedestrian link also connects the south west of the site to Sunshine Parade.</p>	GRZ

27 DRISCOLLS ROAD, KEALBA		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 <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 1.5km from a major activity centre 	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	<p>The site is located approximately 2.2Kms from the Calder Freeway (via Green Gully Road) providing good access to Keilor Park Drive and also to Melbourne CAD.</p> <p>Keilor Downs shopping centre is located within 1.5Km.</p> <p>Stenson Road local activity centre is located within 770m.</p>	GRZ
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>The site's location within proximity to an 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/kindergarten • Community centre • Place of worship 	RGZ

27 DRISCOLLS ROAD, KEALBA		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	A new residential development is under construction within 400m east of the site along McShane Drive. This development comprises predominantly two level, town-house style development.	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.	GRZ
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 now surrounded by NRZ land.	GRZ
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
					Although the site meets the criteria for Residential Growth Zone in 9 of the 14 instances, due to its position surrounded by Neighbourhood Residential Zone and without excellent access to public transport options and shopping, the site is proposed to be rezoned to General Residential Zone	TOTALS: GRZ = 5 RGZ = 9 NRZ = 0 RGZ = 9/14