

18-24 Robertsons Road & 16-28 McCubbin Drive, Taylors Lakes

MARCH 2016





18-24 Robertsons Road & 16-28 McCubbin Drive Taylors Lakes

1. Introduction

18-24 Robertsons Rd and 16-28 McCubbin Drive, Taylors Lakes 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 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

ADDRESS: 18-24 Robertsons Rd and 16-28 McCubbin Drive, Taylors Lakes

MUNICIPALITY: City of Brimbank

SIZE: Approximately 9.13ha

COVENANTS/EASEMENTS: N/A

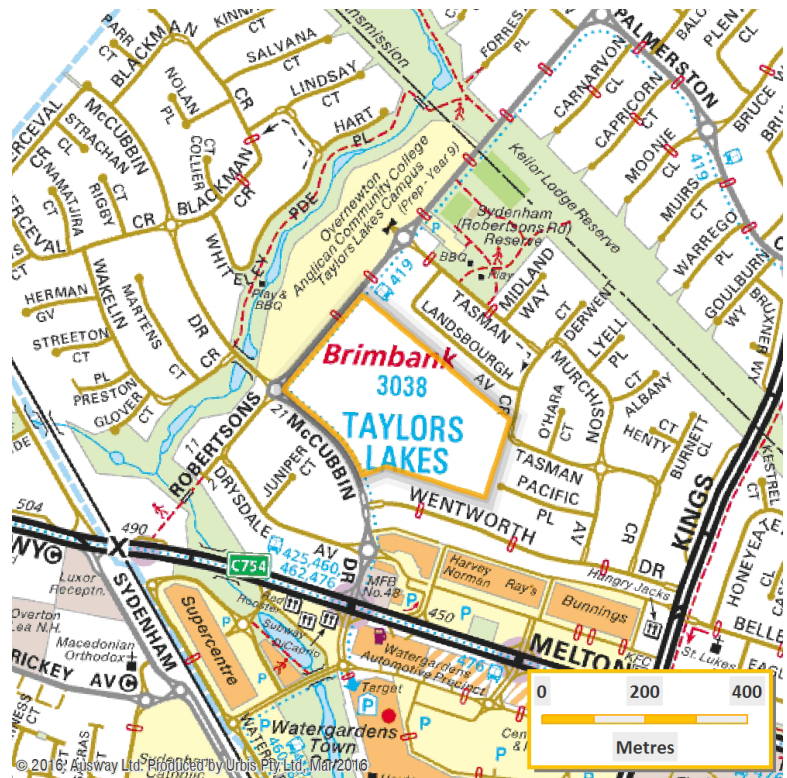
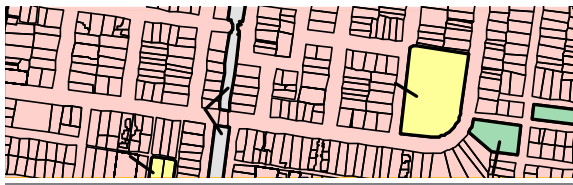


Figure 1



Figure 2



18-24 Robertsons Road & 16-28 McCubbin Drive Taylors Lakes

3. Site & Surrounds

THE SITE

The subject site comprises some 9ha of undeveloped land immediately north of the Watergardens Principal Activity Centre. The site enjoys significant frontages to Robertsons Road and McCubbin Drive, and otherwise abuts the rear of residential properties on the remaining side boundaries. The site was originally purchased by DET for future expansion, but was never developed and remains largely vacant.

The site contains limited vegetation, save for a small cluster of trees towards the centre of the site.

An assessment of the vegetation at the site conducted on 31 January 2014 by Treelogic found one tree group comprising 21 trees. The tree group was concluded to be in poor health and structurally declining.

SURROUNDING LOCALITY

- **North / East / South** - The site is located in a predominantly residential area, and is bordered to the north, east, and south-east by conventional density residential development. The residential properties generally consist of detached two storey dwellings (Images C, D and E).
- **West** – To the west the site enjoys a significant frontage to Robertsons Road, beyond which is the Overnewton Anglican Community College and its associated outdoor sports facilities (Image F).
- The Sydenham Principal Activity Centre is located approximately 100 metres to the south of the site. This centre (Watergardens Shopping Centre) includes a wide range of commercial, retail, restaurants and leisure facilities. (Image G). Between the subject site and the activity centre is a mix of conventional density and medium density residential development.
- Within the broader context, the site is located immediately south of the Robertsons Road Reserve, which includes playground and BBQ facilities.

PUBLIC TRANSPORT ACCESSIBILITY

The site enjoys excellent accessibility to both bus and rail networks. The Watergardens Railway Station is located approximately 800 metres to the south of the site. A bus-stop for the 476 Route is located on Robertsons Road providing links to the Moonee Ponds Activity Centre, Sydenham Railway Station and Watergardens Regional Activity Centre. Route 419 operates along McCubbin Drive linking the site to Sydenham Railway Station and St Albans via Sunshine Avenue and Keilor. Please refer to the zone assessment criteria table attached to this report for more detailed information on public transport accessibility.



Vacant school site.



Vacant school site.



Surrounding two storey residential development.



Surrounding two storey residential development.



Anglican Community School.



Watergardens Shopping Centre.



Homemaker centre

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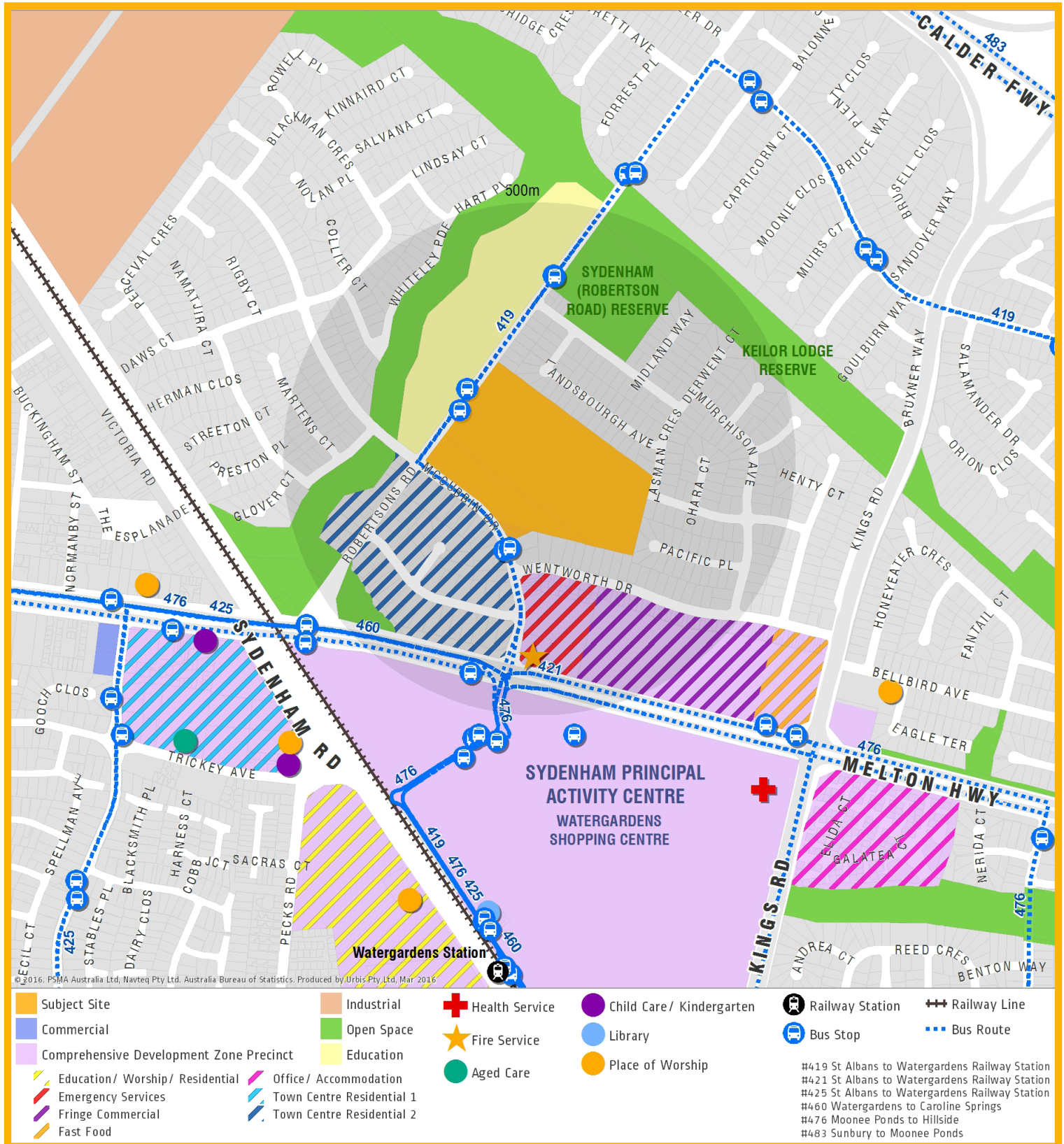


Figure 3



18-24 Robertsons Road & 16-28 McCubbin Drive Taylors Lakes

4. Zoning & Overlays

ZONING

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

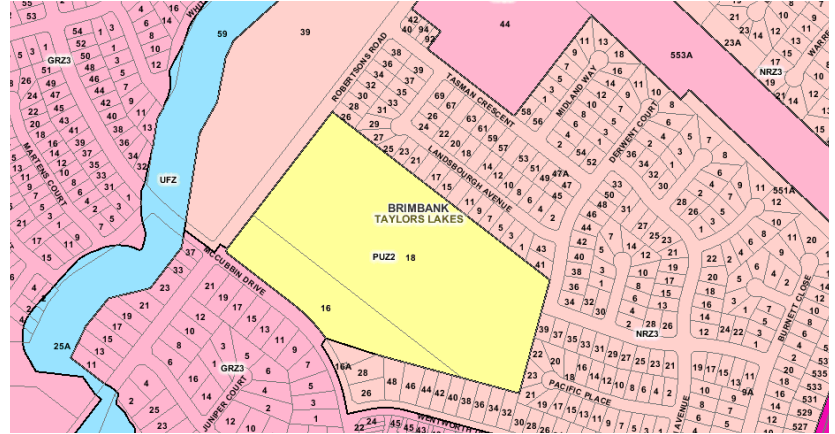
OVERLAYS

The site is not affected by any overlays.

SURROUNDING ZONING

Land surrounding the site is Neighbourhood Residential Zone 3 on 3 sides and General Residential Zone 3 on one side. The Sydenham Activity Centre to the south is included in a Comprehensive Development Zone (CDZ).

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:

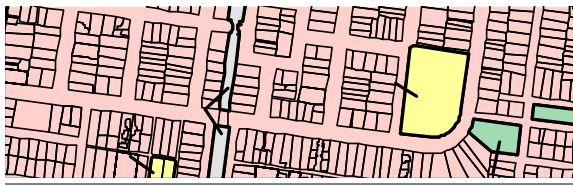
- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the cost of providing infrastructure.

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.

Other relevant Clauses within the SPPF relate to Housing (Clause 16), Economic Development (Clause 17) and Transport (Clause 18).

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.



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The LPPF outlines strategic statements for various land uses and development issues affecting the municipality. The following clauses are of specific relevance:

- 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 Clause encourages residential growth by supporting residential densities in highly accessible locations whilst protecting the operations of Melbourne Airport.

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 Sydenham Regional Activity Centre Structure Plan was adopted by Council in 2009. The site is located just to the north of the structure plan area and more specifically is located opposite a number of lots along McCubbin Drive which form part of the Town Centre Residential 2 precinct. The primary purpose of this precinct is to accommodate 'housing and other compatible uses.'

6. Analysis

A review of relevant strategic policy confirms that the site is located just to the north of the Sydenham Principal Activity Centre, with the policy frameworks providing a high level of policy support for medium density residential development and associated community facilities and public open space in the area.

The site analysis shows that to the north of the site, the area is characterised by modern two storey residential dwellings. The built form to the immediate south is characterised by a mixture of detached dwellings and higher density residential units, with large bulky goods uses further to the south. The location, scale and context of the site immediately adjacent to a Principal Activity Centre is considered to establish a strong basis for its redevelopment for medium-higher density housing. The area of General Residential Zone to the South-West does not have any height or other build form controls. Much of the area to the North and East has changed to Neighbourhood Residential Zone. Therefore, despite the site's excellent position with access to shops, services, public transport and other facilities, the site is proposed to be rezoned to General Residential Zone.

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, and its location surrounded mostly by Neighbourhood Residential Zone.

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 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 Senversa is documented in a report dated 13 February 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:

- **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

18-24 ROBERTSONS ROAD & 16-28 MCCUBBIN DRIVE, TAYLORS LAKES		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 subject site:</p> <ul style="list-style-type: none"> The Strategy identifies the subject site as a 'strategic redevelopment area'. Recognises that Sydenham will have moderate population growth. Focus on higher density housing in and around Watergardens town centre. Focus on medium density housing around the edge of Watergardens town centre. 	RGZ
2	Site is identified in Activities Area structure plan / policy	No	No	Yes	<p>The Sydenham Regional Activity Centre Structure Plan was adopted by Council in 2009. The site is located just to the north of the structure plan area and more specifically is located opposite a number of lots along McCubbin Drive which form part of the Town Centre Residential 2 precinct. The primary purpose of this precinct is to accommodate housing and other compatible uses.</p>	GRZ
3	Site is located in brownfield/urban renewal site/area	No	No	Yes	<p>The site is considered an urban renewal site.</p>	RGZ
4	Commercial or industrial land for redevelopment not in Activities Area (strategic justification for rezoning required)	No	Yes	Yes	<p>The site is not industrial land.</p>	RGZ

<p>18-24 ROBERTSONS ROAD & 16-28 MCCUBBIN DRIVE, TAYLORS LAKES</p>	<p>Applicable to: Neighbourhood Residential Zone (low levels of residential change)</p>	<p>Applicable to: General Residential Zone (moderate levels of residential change)</p>	<p>Applicable to: Residential Growth Zone (high levels of residential change)</p>	<p>Assessment</p>	<p>Zone Recommendation</p>
<p>Context</p>				<p>Context</p>	
<p>5 Good access to transport choices (including walkability, public transport, cycling, road access etc.) Our measures are: 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. 	<p>No</p>	<p>No</p>	<p>Yes</p>	<p>The site enjoys excellent transport accessibility and options given its location adjacent to the Watergardens Activity Centre. The site is serviced by 2 high frequency bus routes adjacent to the site which connect to railway stations.</p> <p>Watergardens Railway Station is located 800m to the south of the site and provides direct services into the Melbourne CAD operate every 5-10 minutes during weekday peak times. Services to Sunbury also operate from this train line.</p> <p>Bus route 419 – St Albans via Taylors Lakes operates along McCubbin Drive and connects to Watergardens Activity Centre and Railway Station. Buses operate every 20 minutes during school morning peak times (6:31am-8:10am) and in the afternoon (2:51pm-4:21pm). Outside these times, buses operate at a 30-40 minute frequency during the day (8:10am-6:25pm). During the late evening (6:25pm-9:18pm) buses operate every 45-60 minutes. On weekends buses operate hourly from 8:25am-9:09pm on Saturdays and from 9:30am-9:30pm on Sundays.</p> <p>Bus route 476 – Hillside – Moonee Ponds via Taylors Lakes & Watergardens. This route operates from Robertsons Road and provides links to the Moonee Ponds Activity Centre and Watergardens Railway Station. Frequency – every 10-20 minutes during weekday peak times both in the morning and afternoon. During the day the service operates every 30 minutes (approx). On Saturdays buses operate at a 30 minute frequency from 8:43am-7:13pm. Buses operate hourly during Saturday mornings and evenings from 6:43am-8:43am and 7:13pm-9:13pm respectively. On Sundays buses operate every 60 minutes.</p> <p>Other bus routes that operate from the Watergardens Activity Centre / Railway Station (or within close proximity to) include:</p> <ul style="list-style-type: none"> • Route 425 – St Albans – Watergardens Railway Station via Keilor Downs. • Route 460 – Watergardens – Caroline Springs. • Route 483 – Sunbury – Moonee Ponds via Diggers Rest. <p>The Nightrider bus 942 operates within close proximity to the site.</p> <p>The site has good access to walking tracks located to the north and west of the site.</p>	<p>RGZ</p>

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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>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 is positioned with good access to employment. The site is located approximately 100 metres to the north of the Sydenham Principal Activity Centre providing good access to employment options.</p> <p>The site also has excellent accessibility to the Calder Freeway linking into the employment areas along Keilor Park Drive and also the Melbourne CAD.</p>	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 Sydenham Principal 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 immediately adjoining the Principal Activity Centre ensures it has excellent accessibility to local community services. Further west and north of the site are Overnewton Anglican Community College and Sydenham (Robertsons Road) Reserve.</p> <p>Specifically, within 500 metres of the site are:</p> <ul style="list-style-type: none"> • A school • Sydenham Reserve and a soccer club • Fire station • Keilor Lodge Reserve 	RGZ
Character					Character	
9	<p>Level of development activity (existing and desired)</p>	Low	Low/Moderate	High	<p>The site has been formally recognised as a strategic development site which is encouraged to provide either high or medium density housing.</p>	RGZ
10	<p>Identified areas for growth and change (such as evidenced through DDO or similar)</p>	No	No	Yes	<p>The site has been identified for growth and change by the Brimbank Housing Strategy.</p>	RGZ

18-24 ROBERTSONS ROAD & 16-28 MCCUBBIN DRIVE, TAYLORS LAKES		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
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 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 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 not affected by any overlays.	GRZ
					This site is best suited to General Residential Zone due to its location near a CAD and now being surrounded by NRZ land.	TOTALS: GRZ = 2 RGZ = 12 NRZ = 0 RGZ = 12/14