

Broadmeadows Activity Centre Plan

WURUNDJERI COUNTRY

MARCH 2025

Acknowledgement of Traditional Custodians

We proudly acknowledge Victoria's First Peoples and their ongoing strength in practising the world's oldest living and continuous culture.

The Broadmeadows Activity Centre is located on the lands of the Wurundjeri Woi-wurrung People and we acknowledge them as Traditional Owners.

We pay our respects to their Elders both past and present, and we acknowledge that they have never ceded their sovereign rights to lands and waters. We recognise their unbroken connection to Country, we celebrate their culture and history, and we honour their rights as custodians.

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1 A network of activity centres

1.1 Strategic context

In September 2023, the Victorian Government released *Victoria's Housing Statement – The Decade Ahead 2024–2034*^{*} which identified 10 activity centres and their surrounds as key locations for a pilot program. This builds on existing policy encouraging more homes and increased housing diversity in activity centres in *Plan Melbourne 2017–2050*^{**} and in *Plan for Victoria*^{***}. Broadmeadows is one of the 60 Housing Choice and Station centres with sufficient public transport, facilities and services to be the location for large numbers of new homes. The distribution of the centres is shown at [Plan 1 Regional Context](#).

The pilot program's seven objectives aim to facilitate increased housing supply through:



Built form controls tailored to place with guidance for ensuring place identity (public realm, amenity and heritage)

The Activity Centre Program delivers a coherent, clear and consistent planning approach. This includes implementing a tailored suite of tools and planning controls to ensure local areas of significance are recognised and enhanced.



A new and simplified approach to infrastructure contributions

A simpler developer contribution approach will be introduced commencing on 1 January 2027 providing funding for infrastructure such as open space improvements, parks, walking, cycling and transport infrastructure.



Focus on catchments, encouraging new housing types and diversity

As well as providing clearer controls to facilitate more homes in the activity centre areas, the program provides guidance for the catchment of the centre, supporting greater housing diversity and choice in areas that are within close distance of jobs, services and amenities.



Transparent plans that set out place objectives, local values, built form requirements, growth expectations and future vision

An activity centre plan has been prepared for each activity centre and has clear planning controls that provide certainty of the built form outcomes. This will drive investment into the centres and provide the community with certainty of the long-term development expected.

Introducing deemed to comply standards provides greater certainty on the supported built form outcomes for each centre. These built form outcomes have been tailored to the local context and ensure development expectations are known.

* State of Victoria (Department of Premier and Cabinet), *Victoria's Housing Statement – The Decade Ahead 2024–2034*, 2023.

** State of Victoria (Department of Environment, Land, Water and Planning), *Metropolitan Planning Strategy: Plan Melbourne 2017–2050*, 2017.

*** State of Victoria (Department of Transport and Planning), *Plan for Victoria: A plan by Victorians, for Victorians*, 2025



Shorter amendment pathway and streamlined approvals

Streamlined planning scheme amendment processes ensure development-ready land is made available as soon as possible. Coupled with efficient planning permit processes, this means more homes for Victorians sooner.



Affordable housing

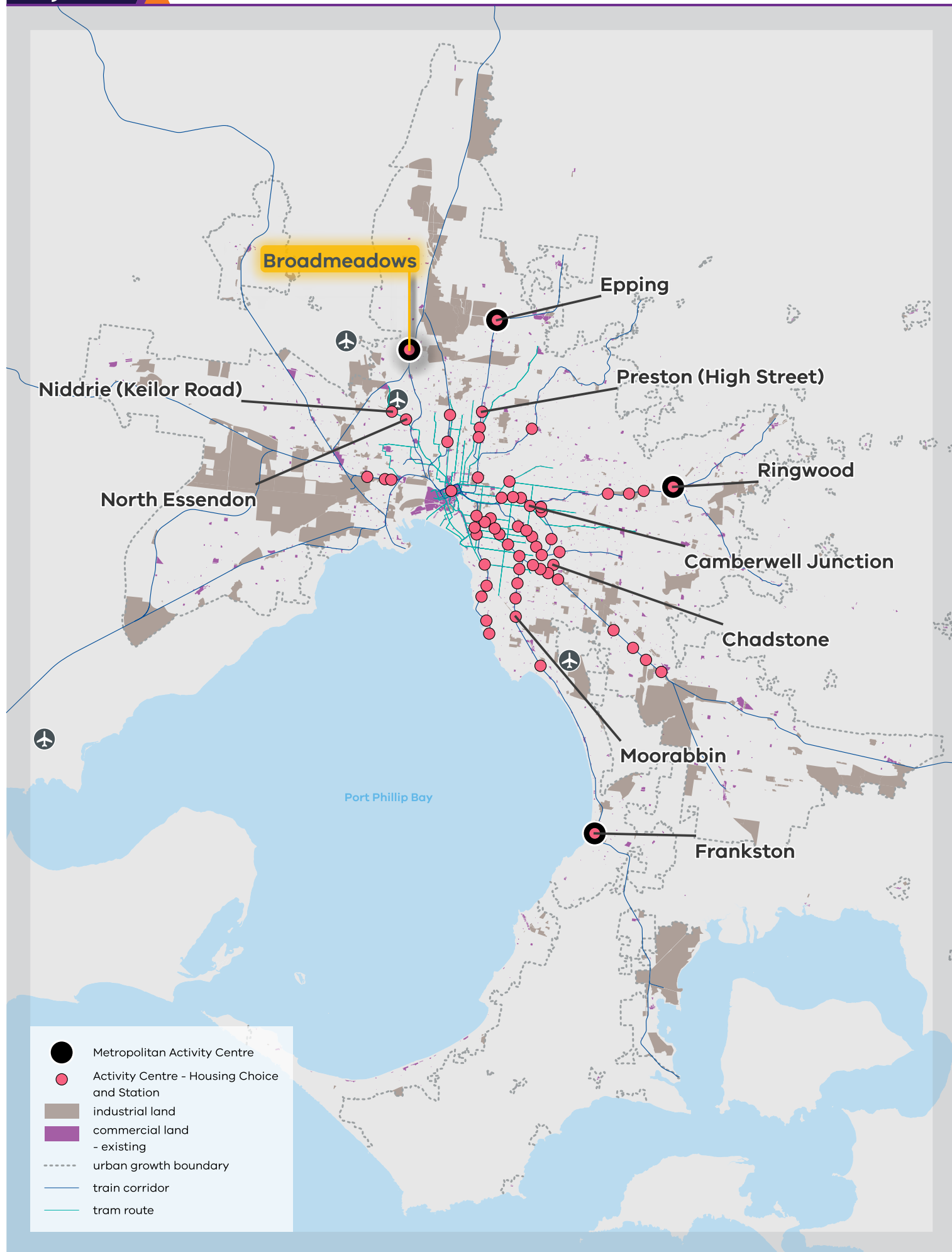
Activity centre planning improves housing affordability by increasing the supply and diversity of homes.

Under *Plan for Victoria*, the Victorian Government will consider developing locally-specific targets for social and affordable housing and explore simpler rules for obtaining a fair and equitable affordable housing contribution from new development as part of the review of the *Planning and Environment Act 1987*.



Using State Government landholdings to showcase new approaches and deliver housing and services

Utilising existing State Government landholdings within the centres provides an opportunity for the government to lead the sector in innovative ways to provide greater housing choice and services.



2 Purpose of this Activity Centre Plan

The *Broadmeadows Activity Centre Plan* addresses development outcomes within Broadmeadows Activity Centre and surrounding catchment areas, shown in [Figure 1 Broadmeadows Activity Centre and catchment area](#).

2.1 The Activity Centre Program

The purpose of the Activity Centre Program, as identified in *Victoria's Housing Statement – The Decade Ahead 2024–2034*, is to unlock 60,000 new homes by 2051. These homes are to be located in 10 pilot activity centres that have been identified as having great access to services, jobs and transport.

The Activity Centre Program forms part of Victoria's commitments under the *National Housing Accord 2022** (the Accord). The Accord is an agreement across all levels of government, institutional investors and the construction sector to address housing supply and affordability. As part of the Accord, all states and territories committed to undertaking expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well-located areas.

This activity centre plan outlines how the Broadmeadows Activity Centre and catchment area can contribute **at least 3,000 new homes**.

2.2 Broadmeadows Activity Centre and catchment area

Encouraging more homes in and around the commercial and community cores of activity centres is a longstanding state policy. Government is now seeking to give clearer direction on the amount of homes needed in these locations in alignment with our housing needs as identified in *Victoria's Housing Statement*.

The *Broadmeadows Activity Centre Plan* guides development outcomes within the Broadmeadows Activity Centre and in the associated catchment areas, shown in [Figure 1 Broadmeadows Activity Centre and catchment area](#).

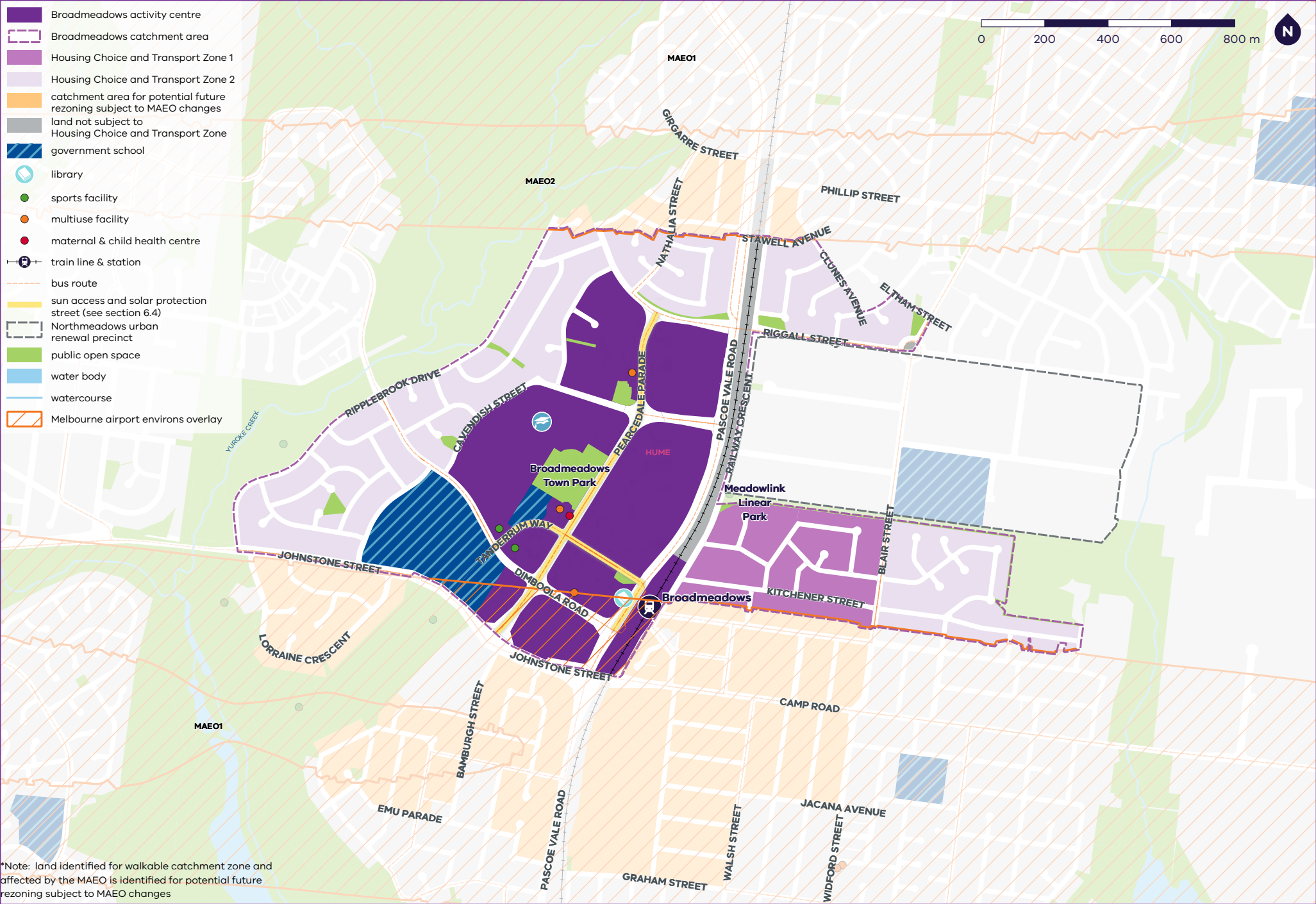
The activity centre plan provides the built form outcomes supported within the Broadmeadows Activity Centre, as specified in [6 Activity centre built form standards](#). The Broadmeadows Activity Centre commercial core is described at [7 Catchment area](#).

The changes to land use and development controls on affected land are described at [8 Implementation](#).

Surrounding the Broadmeadows Activity Centre, the catchment area is made up of predominantly residential neighbourhoods including parts of Broadmeadows, Dallas and Jacana. The extent of the catchment is described at [7 Catchment area](#).

* Australian Government (The Treasury), *National Housing Accord 2022*, 2022.

Figure 1 Broadmeadows Activity Centre and catchment area



3 Broadmeadows Activity Centre

3.1 Activity centre local context

The Broadmeadows Activity Centre is located 15 kilometres north of the Melbourne Central Business District within the City of Hume and along with its catchment is approximately 301 hectares in area. The centre is serviced by Broadmeadows train station and several arterial roads, including Pascoe Vale Road.

Land use in the Broadmeadows Activity Centre comprises a mix of activities providing a focus for commercial activity as well as several key community, educational and residential land uses. Key land uses include the Broadmeadows Central shopping centre, Hume City Council offices and civic buildings, Kangan Institute (TAFE), Hume Secondary College, several early childhood and primary education facilities and the Broadmeadows Magistrates Court.

The Hume Central precinct includes the Town Hall, Hume Global Learning Centre and Library as well as other civic uses. Hume City Council has committed to transforming this precinct into a mixed-use community town centre.

The subdivision pattern is predominantly comprised of large irregular shaped lots and largely developed with low rise buildings set back from street frontages. Commercial development in the centre is largely made up of large-format low rise buildings with at-grade carparking.

Surrounding the centre, the land use is predominantly residential with some mixed use and industrial activity to the east of Broadmeadows train station, known as Northmeadows. To the west of the centre, the land slopes down towards Yuroke Creek and Broadmeadows Valley Park open space area.

The activity centre is recognised as a regionally significant commercial area, strengthened by its proximity to Melbourne Airport, Essendon Airport, nearby industrial areas and the Metropolitan Ring Road. The centre is also connected via a network of public transport including the Craigieburn metropolitan line, V/Line services on the Seymour line, and metropolitan bus services, including SmartBus services.

Key attributes of the centre are shown on [Figure 1 Broadmeadows Activity Centre and catchment area](#) and the local planning context on [Plan 2 Local Planning Context](#).

The introduction of this activity centre plan generally does not propose land use change to the Broadmeadows Activity Centre as a broad range of uses are already allowed under current planning controls, as described in [8 Implementation](#).



3.2 Stakeholder and community engagement

The Victorian Planning Authority (VPA) in partnership with the Department of Transport and Planning (DTP) undertook engagement as part of the Activity Centres Program in March to May 2024* ('Phase 1') and August to September 2024** ('Phase 2') for the Broadmeadows Activity Centre.

The overall purpose of the VPA/DTP broad public community engagement was to build community understanding about what will change in local neighbourhoods and the new planning controls, and also to learn from the community to inform our plans.

Phase 1 sought to build understanding about what the community can influence and ensure the community's knowledge of local places of significance, localised information about the centre and ideas for its future informed our plans. This feedback informed [Plan 4 Broadmeadows Policy & Existing Conditions Plan](#) which in turn contributed to the local variations described in [4.3 Responding to local context](#).

Phase 2 sought to understand community and stakeholder views on the draft Activity Centre Plan to inform updated planning controls.

During community engagement, we heard from the community on what was important to them and their feedback on the draft Activity Centre Plan. We also received feedback from key stakeholders including the council, government agencies, community and trader groups, landowners and peak industry bodies. This feedback was collated, analysed and informed updates to the final activity centre plan.

Following phase 2 community engagement, DTP referred specific matters to the Activity Centres Standing Advisory Committee for advice. The Standing Advisory Committee considered key issues raised across key stakeholder submissions relating to all activity centre plans and then prepared recommendations for the Minister for Planning. These recommendations were considered, and the activity centre plans were updated accordingly.

Refer to the *Community Consultation Phase 1 Engagement Summary Report* and *Community Consultation Phase 2 Engagement Summary Report* on the VPA website: <https://engage.vic.gov.au/project/activitycentres/page/broadmeadows>

3.3 Vision for Broadmeadows

Broadmeadows Activity Centre will be a vibrant community, not only as a place to visit and work, but also as a place to live, in an attractive, safe and inspiring urban environment. Walkable neighbourhoods will have access to services, parks and natural landscape.

New buildings will create activated streetscapes, providing commercial and mixed-use spaces with direct and improved connection to the public realm. Improved pedestrian connections will bring greater connectivity to and from the activity centre, through particular focus on larger development sites.***

* Victorian Planning Authority, *Broadmeadows Activity Centre Program, Community Consultation Phase 1 Engagement Summary Report*, August 2024.

** Victorian Planning Authority, *Broadmeadows Activity Centre Program, Community Consultation Phase 2 Engagement Summary Report*, December 2024.

*** **Note:** The Broadmeadows Activity Centre vision was prepared from Hume City Council strategic documents and Phase 1 community engagement findings to establish an aspirational framework for Broadmeadows.

3.4 Broadmeadows Activity Centre objectives

OBJECTIVES

- 01** To deliver increased capacity for housing, employment, and services.
- 02** To facilitate development of high-quality architecture up to a height of 40 metres (12 storeys) while ensuring the protection of flight paths and transitioning the scale of development to the activity centre catchment.
- 03** To facilitate the delivery of key infrastructure including:
 - Transport improvements
 - Community infrastructure improvements, including to open spaces.
- 04** To enable development that enhances the public realm through high quality design.
- 05** To ensure development appropriately responds to built heritage and environmental constraints.
- 06** To facilitate the delivery of affordable housing in the activity centre to meet projected future demand.
- 07** To facilitate significantly improved pedestrian connection through larger strategic sites.



4 Activity centre built form typologies

4.1 Urban design principles

The following **nine urban design principles** were developed to guide the built form outcomes described in the *Broadmeadows Activity Centre Plan*. The principles reflect research of best practice urban design, and the *Urban Design Guidelines for Victoria**.



Urban consolidation

Facilitate growth



Heritage & character streetscapes

Respect significant heritage & character streetscapes



Skyline

Avoid a 'wall' of taller forms



Street wall & human scale

Contribute to an inviting, visually interesting & vibrant public realm at walking pace



Sunny streets

Maintain solar access to main streets



Sky views

Maintain a relatively open streetscape with sky view between buildings



Residential interfaces

Maintain reasonable amenity in adjacent residential areas



Equitable development

Consider development opportunities on adjacent properties



High quality architecture

Deliver a high quality architectural response

To implement the principles, a typology-based approach to the application of the planning controls has been developed. The typologies have been designed to facilitate the future growth of Melbourne's activity centres and uphold each of the urban design principles. The application of typologies facilitates a broader and faster roll-out of more consistent planning controls, without compromising on the urban design principles.

* State of Victoria (Department of Environment, Land, Water and Planning), *Urban Design Guidelines for Victoria*, 2017.

4.2 Built form typologies

The built form typologies represent the 'typical' built form envelope which meets the outcomes sought. These typologies have been identified for each part of the Broadmeadows Activity Centre as described below, and shown on [Plan 3 Building Typologies](#).

The preferred built form outcome for Broadmeadows is for higher scale development, with buildings up to 12 storeys in the activity centre.

LIMITED SENSITIVITIES

The existing subdivision pattern of this typology is typically larger lots developed with built form that reflects historic low-rise commercial and light industrial land use.

A mixture of commercial and residential built form is supported in the typology.

New development will be expected to provide an active frontage to the public realm.



New buildings may be high-rise (up to 40 metres/twelve storeys) with podiums and upper-level setbacks that relate to the width of the street to provide a comfortable public realm. Larger Limited Sensitivities sites will be able to accommodate taller form, particularly where setback standards are maintained.

94 Buckley Street, Footscray*
10 storeys



LARGE OPPORTUNITY SITES

Large Opportunity Sites typically comprise a single large parcel (generally over 5,000 square metres) or multiple smaller parcels in single ownership that can accommodate multiple buildings in a variety of configurations. These sites are of strategic importance and may require master planning.

New buildings may be high-rise (up to 40 metres/twelve storeys) with podiums and upper-level setbacks that relate to the width of the street to provide a comfortable public realm in terms of wind conditions and access to sunlight.



Development of taller built form on these sites is supported and may exceed the building height standards where supported in a master plan for the precinct and where balanced with other considerations including provision of public spaces, pedestrian connections and internal streets/laneways.

181 Reynolds Road, Doncaster East*
8 storeys



* Cull, Danielle; Sheppard, Mark, *City of Centres: Development of typology-based built form controls*, 2024.

Victorian Planning Authority, *Urban Design Draft Background Summary Report*, 2024.

ENCLOSED SHOPPING CENTRE

Enclosed Shopping Centre sites are large sites with their own distinct characteristics.

Enclosed Shopping Centres may be one or more parcels held in single ownership, occupied by a large-format enclosed shopping centre. These sites often have underutilised land at their edges, typically used for car parking, that provides an opportunity for future development and urban renewal.





New buildings are envisaged to be high-rise with podiums and upper-level setbacks that relate to the width of the street to provide a comfortable public realm in terms of wind conditions and access to sunlight.

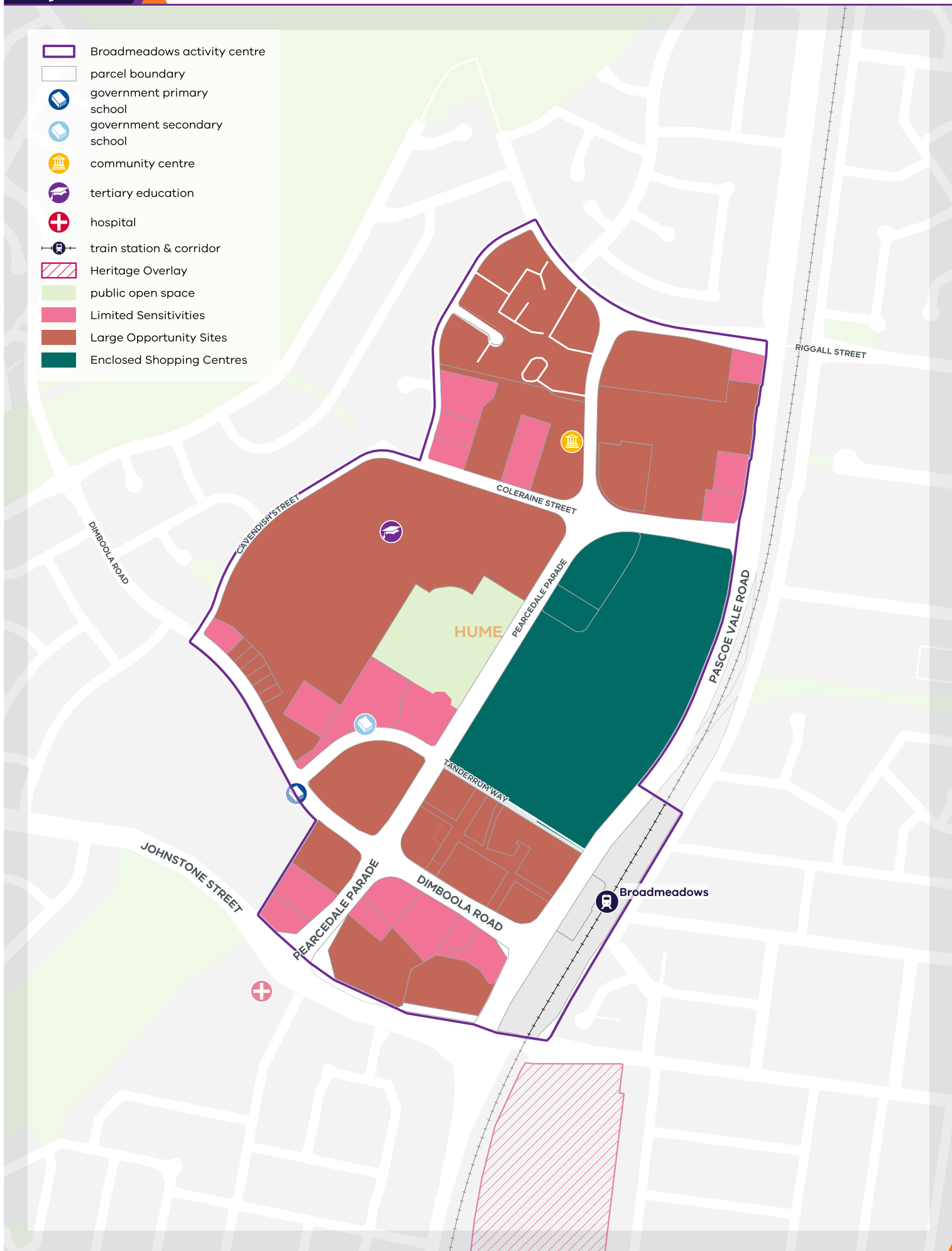
Development of taller built form on these sites is supported where balanced with other considerations including provision of public spaces, pedestrian connections and internal streets/laneways.



181 Reynolds Road, Doncaster East*
8 storeys

* Cull, Danielle; Sheppard, Mark, *City of Centres: Development of typology-based built form controls*, 2024.

-  Broadmeadows activity centre
-  parcel boundary
-  government primary school
-  government secondary school
-  community centre
-  tertiary education
-  hospital
-  train station & corridor
-  Heritage Overlay
-  public open space
-  Limited Sensitivities
-  Large Opportunity Sites
-  Enclosed Shopping Centres



4.3 Responding to local context

The 'typical' built form response (or typology) may not be appropriate in every context and in these cases a local variation has been applied.

Local variations of the built form typologies described in [4 Activity centre built form typologies](#) have been informed by consideration of council strategic work, community consultation and input from key stakeholders. The built form standards respond to the place and will deliver quality outcomes for residents, shoppers and workers in the centre

[Plan 4 Broadmeadows Policy & Existing Conditions Plan](#) identifies the key local features of Broadmeadows, both in context and those in other strategic planning documents. These are considered 'foundations' of the activity centre and have informed the local variations to the built form controls.





5 Activity centre built form outcomes

5.1 Built form standards

The built form controls introduced via the new Built Form Overlay, include standards that are:

- Mandatory (standards that must be met), or
- Discretionary (standards that should be met).

These standards are identified in the Built Form Overlay and will be specified as 'deemed to comply' or not.

5.1.1 Introducing deemed to comply

Proposals in the activity centre that meet the relevant building height, street wall height and setback requirements will be assessed against a 'deemed to comply' pathway. Under the deemed to comply pathway, if an application meets the deemed to comply standard, then an application cannot be refused based on that standard.

Deemed to comply controls provide developers and the community with greater certainty about the likely expected scale and intensity of future development, while still allowing for a more innovative design response on a case-by-case basis if the deemed to comply standards are not met.

A deemed to comply pathway is limited to built form standards. Standards may be specified as a range. For example, buildings that are above or below a specified 'deemed to comply' height range will not be deemed to comply.

6 Activity centre built form standards

6.1 Building height, floor to floor height and street wall/podium height

Preferred building heights are shown on [Plan 5 Maximum Building Height and Street Wall/Podium Height](#), and at [Table 1 Building height standards](#).

While a 40-metre building height limit is provided, the deemed to comply mechanism is turned off for building heights in Broadmeadows. This is due to height limitations associated with Essendon Fields Airport prescribed airspace (known as the Obstacle Limitation Surface, or OLS), which is at a height lower than 40 metres above ground level for parts of the centre. Building heights are therefore discretionary, to ensure appropriate consideration of prescribed airspace in assessing building height. Building heights in relation to the OLS should be measured to the tallest element on a building measured in Australia Height Datum. Refer to the [Essendon Fields Airport Master Plan, 2013](#) for further information about the OLS.

Melbourne Airport's prescribed airspace (OLS) is higher than 40 metres above ground level at its lowest point over Broadmeadows Activity Centre so is unlikely to affect building heights in Broadmeadows Activity Centre. Refer to the [Melbourne Airport Master Plan, 2022](#) for further information.

Table 1 Building height standards

MINIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT*	MANDATORY (M) OR DISCRETIONARY (D)	DEEMED TO COMPLY
Large Opportunity Sites and Enclosed Shopping Centres typologies			
None specified	40.0 metres or 12 storeys, whichever is lesser	D	No

* Maximum building height may be limited by prescribed airspace.

Preferred floor to floor heights are shown on [Table 2 Floor to floor height standards](#). Above ground car parking should have a minimum floor to floor height of 4.0 metres for the ground floor and 3.5 metres for other floors. Car parking facing streets and open spaces should be sleeved with active frontages. Car parking above ground level should be sleeved.

Table 2 Floor to floor height standards

FLOOR TYPE	MINIMUM FLOOR TO FLOOR HEIGHT	MANDATORY (M) OR DISCRETIONARY (D)	DEEMED TO COMPLY
Commercial Ground	4.5 metres	D	Yes
Commercial Upper	4.0 metres	D	Yes
Residential (all)	3.2 metres	D	Yes

6.1.1 Street wall/podium height*

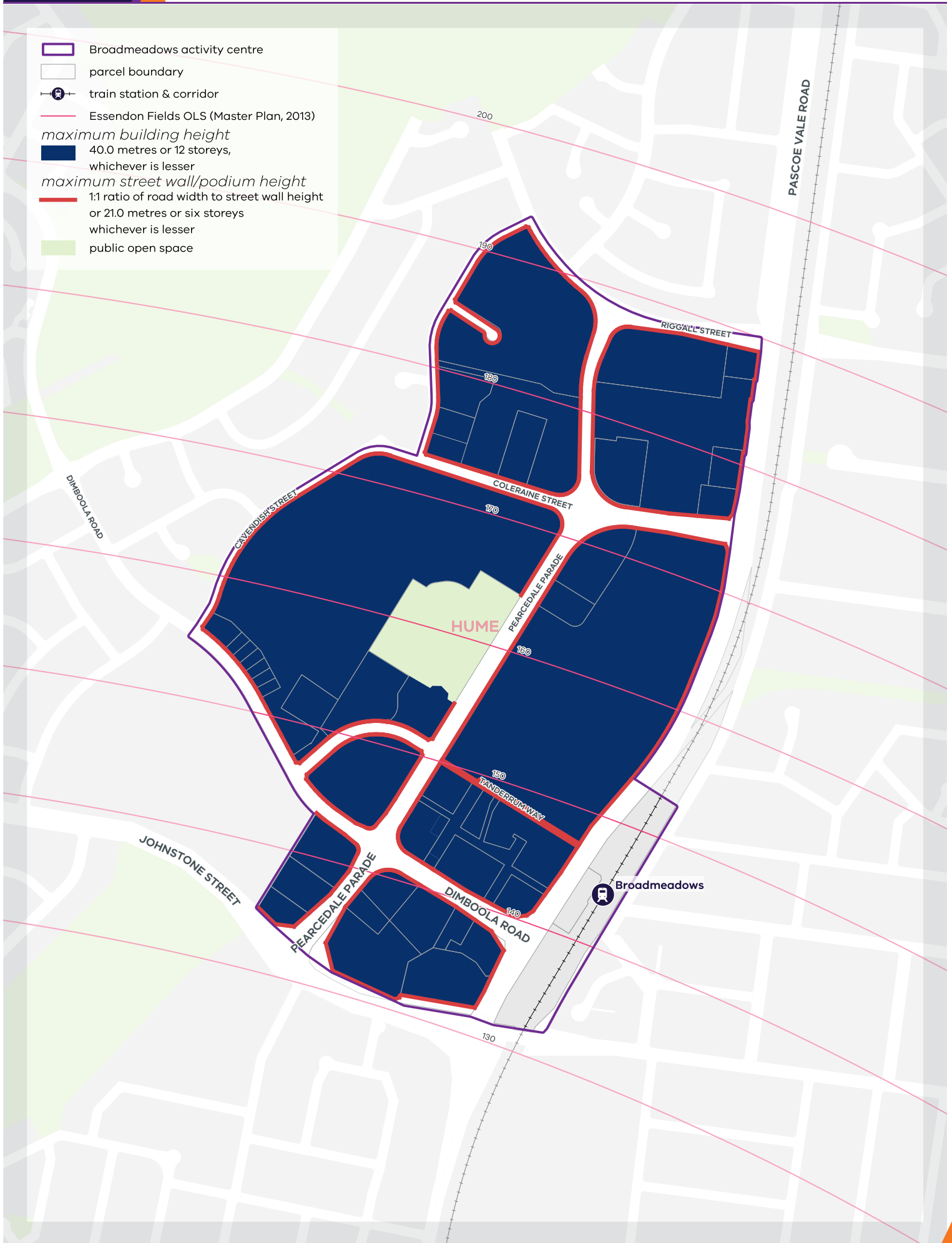
Preferred street wall heights are shown on [Plan 5 Maximum Building Height and Street Wall/Podium Height](#) and at [Table 3 Street wall/podium height standards](#).

Table 3 Street wall/podium height standards

MAXIMUM STREET WALL/ PODIUM HEIGHT	MANDATORY (M) OR DISCRETIONARY (D)	DEEMED TO COMPLY
1:1 ratio of road width to street wall height or 21 metres or six storeys, whichever is lesser	D	No

* The terms 'street wall' and 'podium' are used to describe heights in this standard. This is to provide clarity that these heights apply to front walls built on a boundary or setback from a boundary (e.g., where there is a landscape setback).

- Broadmeadows activity centre
- parcel boundary
- train station & corridor
- Essendon Fields OLS (Master Plan, 2013)
- maximum building height*
 40.0 metres or 12 storeys,
whichever is lesser
- maximum street wall/podium height*
 1:1 ratio of road width to street wall height
or 21.0 metres or six storeys
whichever is lesser
- public open space



6.2 Setbacks

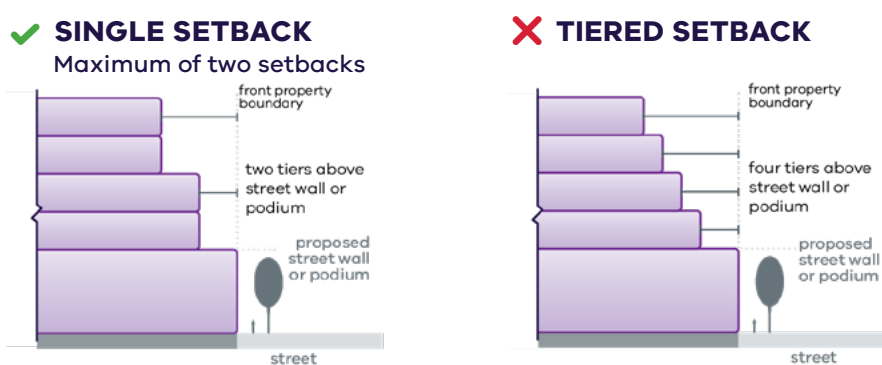
Setback standards are described in [6.2.1 Front setback above street wall or podium](#) and [6.2.2 Side and rear setbacks \(except Residential Typology and sensitive interfaces\)](#). A deemed to comply setback may only be achieved where other standards such as sun access standards are also met.

6.2.1 Front setback above street wall or podium

Front setback above the street wall or podium height is tailored by typology and shown on [Plan 6 Front Setback Above Street Wall/Podium by Typology](#). The applicable front setback standard for each typology is provided in [Table 4 Front setback above street wall or podium](#).

Front setbacks above the street wall or podium height should incorporate a maximum of two setbacks to avoid a tiered built form (see [Figure 2 Side elevation showing front setback above street wall/podium](#)).

Figure 2 Side elevation showing front setback above street wall/podium



Ground floor awnings, architectural features, sunshades and artworks may encroach into the front setback.

The deemed to comply standard does not apply to Large Opportunity Sites.

Table 4 Front setback above street wall or podium

PART OF THE BUILDING	MINIMUM SETBACK	MANDATORY (M) OR DISCRETIONARY (D)	DEEMED TO COMPLY
Limited Sensitivities typology			
Above maximum street wall height	1.0 metre per additional 1 metre in height	D	Yes
Large Opportunity Sites typology			
Enclosed Shopping Centres typology			
Above maximum street wall height	1.0 metre per additional 1.0 metre in height	D	No

- Broadmeadows activity centre
- parcel boundary
- train station & corridor
- public open space
- Limited Sensitivities
- Large Opportunity Sites
- Enclosed Shopping Centres



6.2.2 Side and rear setbacks

Side and rear setback standards are provided in [Table 5 Side and rear setbacks](#).
Setback standards are the same for all built form typologies. The setback standards are, however, not deemed to comply for all built form typologies.

Table 5 Side and rear setbacks

HABITABLE ROOM/BALCONY OUTLOOK TO BOUNDARY LINE MINIMUM SETBACK	NON-HABITABLE OUTLOOK TO BOUNDARY LINE MINIMUM SETBACK	OTHER INTERFACE TO BOUNDARY LINE MINIMUM SETBACK	MANDATORY (M) OR DISCRETIONARY (D)	DEEMED TO COMPLY
Building height up to 11.0 metres (three storeys)				
4.5 metres	3.0 metres	0 metres (party wall)	D	Yes (except for Large Opportunity Sites and Enclosed Shopping Centres)
Building height above 11.0 metres (three storeys) up to 27.0 metres (eight storeys)				
4.5 metres	4.5 metres	Where the average width of the site* is less than 22.0 metres: 0 metres (party wall) on both side boundaries	D	Yes (except for Large Opportunity Sites and Enclosed Shopping Centres)
		Where the average width of the site* is at least 22.0 metres and up to 30.0 metres: 0 metres (party wall) on one side boundary		
		Where the average width of the site* is more than 30.0 metres: 4.5 metres		
Building heights above 27.0 metres (eight storeys) up to 40.0 metres (12 storeys)				
6.0 metres	6.0 metres	6.0 metres	D	Yes (except for Large Opportunity Sites and Enclosed Shopping Centres)
Building heights above 40.0 metres (12 storeys+)				
10.0 metres	9.0 metres	9.0 metres	D	Yes (except for Large Opportunity Sites and Enclosed Shopping Centres)

* Measured parallel to the frontage

See [Plan 3 Building Typologies](#) for building typologies and locations.

Where the neighbouring property is separated by a side or rear laneway, the setback requirement should be measured from the centreline of the laneway.

Setback standards vary, dependent on whether habitable or non-habitable rooms are proposed to face the boundary line and depending on the width of the site. Development on narrow sites can be built with walls on both boundaries. Development on wider sites require walls to be set back from one boundary and development on the widest sites require setbacks from both boundaries (see [Figure 3 Front elevation showing side setbacks for lots of different widths](#)).

[Figure 3](#) shows the side setbacks (and party wall) for lots of varied widths.

Figure 3 Front elevation showing side setbacks for lots of different widths



Side and rear setbacks above the street wall or podium height should incorporate a maximum of two setbacks to avoid a tiered built form. A single setback is preferred.

6.3 Landscape setbacks

Landscape setbacks support urban greening and in particular tree canopy, softening of edges and ensure an appropriate transition.

Areas required to provide a landscape setback are shown on [Plan 7 Landscape Setbacks](#), and the relevant standards are provided in [Table 6 Landscape setbacks](#).

Table 6 Landscape setbacks

MINIMUM LANDSCAPE SETBACK	MANDATORY (M) OR DISCRETIONARY (D)	DEEMED TO COMPLY
4.0 metres	D	Yes
5.0 metres	D	Yes

See [Plan 3 Building Typologies](#) for building typologies and locations.

- Broadmeadows activity centre
- parcel boundary
- train station & corridor
- public open space
- 4m landscape setback
- 5m landscape setback



6.4 Sun access and wind management

Given the importance of the open space network for an increasing population, sun access and protection against adverse wind impacts to public spaces and the open space network is vital. Therefore, some of the sun access and wind-related standards are mandatory and cannot be varied.

6.4.1 Sun access

As the centre develops, the impact of overshadowing from new buildings on public spaces needs to be considered.

Streets

Sun access requirements to streets were investigated in the context of the *Movement and Place Framework** and the different purposes and uses of streets. Streets with highest pedestrian activity have been identified as requiring the highest protection from additional overshadowing.

Parks and open spaces

Sun access requirements for parks and open spaces including waterbodies/ waterways were investigated and considered existing overshadowing from current and recent developments. Sunlight plays a vital role in preserving the health and ecological integrity of parks and open spaces, making them inviting destinations for residents and visitors. Parks that are not heavily impacted by overshadowing from existing developments are identified with the highest level of protection. In applying the most appropriate standard to public open space, consideration must be made to the size, use, and shadows in existing parks, as well as adjacent development outcomes.

No waterbodies/waterways have been identified in the Broadmeadows Activity Centre.

The sun access protection areas are shown on [Plan 8 Sun Access and Solar Protection](#), and the relevant standards for sun access are provided in [Table 7 Sun access standards – streets, parks and open spaces](#).

* State Government of Victoria (Department of Transport), *Movement and Place in Victoria*, 2019.

Table 7 Sun access standards – streets, parks and open spaces

TYPES	SUN ACCESS STANDARDS	MANDATORY (M) OR DISCRETIONARY (D)	DEEMED TO COMPLY
SUN ACCESS STANDARDS: STREETS			
Boulevards	Maintain sun access to the central median between 10am and 2pm on 22 September	D	Yes
Key pedestrian streets/green streets	Maintain sun access to the opposite footpath measured at least 5 metres from the property boundary between 10am and 2pm on 22 September	D	Yes
All other streets	<p>Buildings should minimise additional overshadowing of opposite footpaths between 10am and 2pm on 22 September.</p> <p>This sun access standard does not apply to buildings that meet all of the following discretionary standards:</p> <ul style="list-style-type: none"> • Table 1 Building height standards • Table 3 Street wall/podium height standards • Table 4 Front setback above street wall or podium • Table 6 Landscape setbacks 	D	No
SUN ACCESS STANDARDS: PARKS & OPEN SPACES			
High protection	No additional overshadowing between 10am and 3pm on 21 June	M	Yes
Moderate protection	No additional overshadowing beyond the theoretical shadow cast by the maximum street wall/podium height between 10am and 3pm on 21 June	M	Yes
All other parks and open spaces (including waterways, any future parks and open spaces)	<p>Buildings should minimise additional overshadowing beyond the theoretical shadow cast by the existing buildings between 10am and 3pm on 21 June.</p> <p>This sun access standard does not apply to buildings that meet all of the following discretionary standards:</p> <ul style="list-style-type: none"> • Table 1 Building height standards • Table 3 Street wall/podium height standards • Table 4 Front setback above street wall or podium • Table 6 Landscape setbacks 	D	No

- Broadmeadows activity centre
- parcel boundary
- boulevards
- key pedestrian streets/green streets
- high protection
- public open space



6.4.2 Wind

The wind impacts from new buildings will need to be managed as the centre develops. The impact of wind on public and open spaces must be managed to meet the requirements of [Table 8 Wind control specifications](#).

Development of five or more storeys, excluding a basement:

- Must not cause unsafe wind conditions as specified in [Table 8 Wind control specifications](#) in publicly accessible areas, including spaces identified with solar protection, within the assessment distance from all façades.
- Should achieve comfortable wind conditions as specified in [Table 8 Wind control specifications](#) in publicly accessible areas within the assessment distance from all façades.

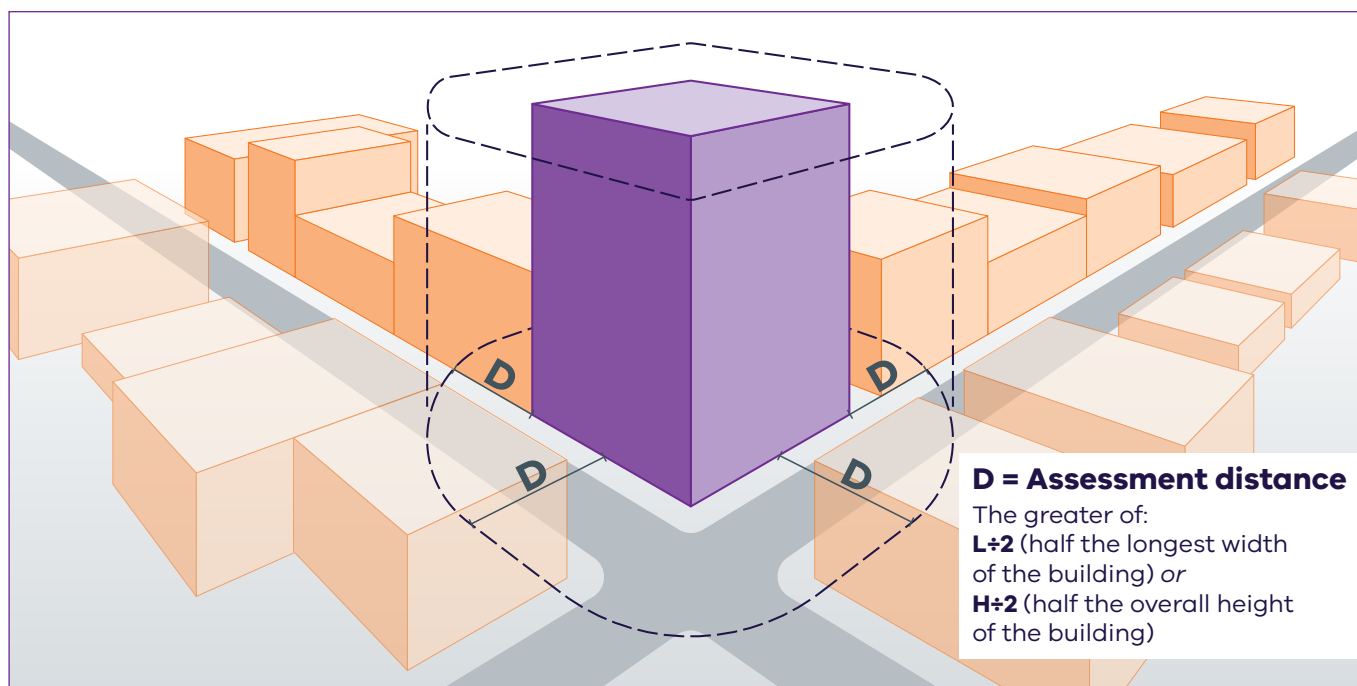
Table 8 Wind control specifications

WIND CONDITION	SPECIFICATION
Comfortable wind conditions	<p>Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20 per cent of the time, equal to or less than:</p> <ul style="list-style-type: none"> • 3 metres per second for sitting areas • 4 metres per second for standing areas • 5 metres per second for walking areas
Unsafe wind conditions	<p>Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions</p>

The assessment distance is shown in [Figure 4 Wind assessment distance](#) below and is the greater of:

- Half the longest width of the building, or
- Half the total height of the building.

Figure 4 Wind assessment distance



6.5 Active frontages

Public interfaces should be designed to contribute to the use, activity, safety and interest of the public realm. They should also provide continuity of ground floor activity along streets (and laneways where relevant).

Active frontages should be made up a combination of glazing, entries, and commercial activities such as dining areas. Retail will be a key component of the activation. However, other land uses will also contribute, including restaurants with street dining, residential development with balconies fronting the street, and other uses which provide passive surveillance such as gyms, banks and post offices.

Areas required to provide an active frontage are shown on [Plan 9 Active Frontages](#). The relevant requirements for active frontages are provided in [Table 9 Active frontages](#).

Table 9 Active frontages

STREETS OR AREAS ON PLAN 9	CLEAR GLAZING	MANDATORY (M) OR DISCRETIONARY (D)	DEEMED TO COMPLY
Primary active frontage	At least 80 per cent clear glazing along the ground level frontage to a height of 2.5 metres, excluding any solid plinth or base	D	No
Secondary active frontage	At least 60 per cent clear glazing along the ground level frontage to a height of 2.5 metres, excluding any solid plinth or base	D	No

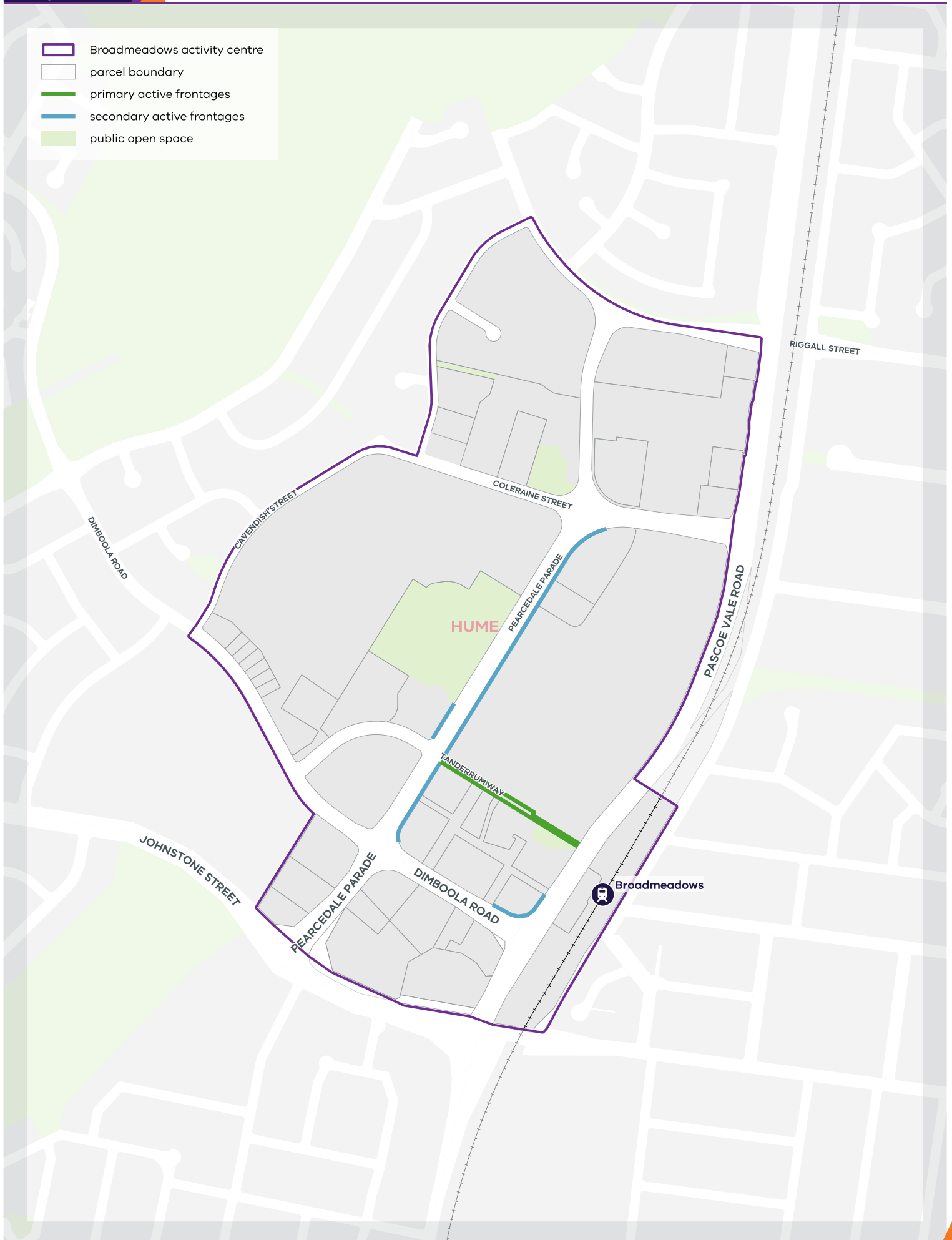
Developments with **primary** active frontages should:

- Prioritise ground level functions with public offering and access.
- Have ground levels built to the street edge. Ground level setbacks should only be provided where they support on-street activity, footpath widening or landscaping opportunities.
- Prioritise frequency in direct building entrances to ground level functions.
- Ensure the composition of fenestration and architectural façade detailing maximises grain, depth, tactility and preserves streetscape rhythm.
- Minimise the presence of building services and cabinets presented to the frontage where possible. Where they are present, ensure they are integrated within the architectural response, and positioned no more than 500mm from the street edge.
- Avoid the location of vehicle access and loading bays on sites with narrow frontages, or where a secondary access point is available, to minimise impact on public realm activation and safety.

Developments with **secondary** active frontages should:

- Maximise visual interest of non-glazed frontage segments through textured materials and architectural façade detailing that is integrated with upper levels.
- Minimise the presence of building services and cabinets presented to the frontage where possible. Where they are present, ensure they are integrated within the architectural response, and positioned no more than 500mm from the street edge.
- Minimise the location of vehicle access and loading bays where a secondary access point is available.
- Where secondary access is unavailable, minimise the cumulative presence of vehicle entries and building services.

- Broadmeadows activity centre
- parcel boundary
- primary active frontages
- secondary active frontages
- public open space



6.6 Large Opportunity Sites

In addition to the planning controls identified in [6 Activity centre built form standards](#), it is recognised that sites over 5,000 square metres require additional controls to manage the built form outcome. Sites of this size are identified as Large Opportunity Sites, shown on [Plan 10 Large Opportunity Sites and Enclosed Shopping Centres](#).

The controls that are to be unique to these sites may include:

- Master planning
- Tower floor plate size
- Building separation
- Deep soil requirements
- Pedestrian connections.

6.6.1 Master planning

For Large Opportunity Sites identified on [Plan 10 Large Opportunity Sites and Enclosed Shopping Centres](#), a master plan is required to be prepared to the satisfaction of the responsible authority before the issue of a permit for the site. A master plan will need to address matters such as (but not limited to):

- Site constraints, such as flood hazard
- Scale of development
- Siting and orientation of buildings
- Any open space, canopy trees or pedestrian connections required
- Key interfaces
- Internal street network and layout, if applicable
- Indicative vehicle (including for waste, loading or other service vehicles), pedestrian and cycling entries, if relevant
- The proposed land use and floor area of each building proposed
- Green infrastructure and alternative water sources/treatments, if applicable.

A master plan requirement may also be identified for sites smaller than the 5,000 square metres to respond to other strategic outcomes.

6.6.2 Tower floor plate size

Residential built form above the preferred maximum street wall height should apply a preferred maximum floorplate size of not more than 1,000 square metres per tower.

The preferred maximum tower floorplate was informed by studying recent precedents, as well as an understanding of relevant design guidelines for apartments, building regulations, buildings recognised for design quality and general commercial viability.

6.6.3 Building separation requirements within a site

Buildings above the street wall height should provide a minimum separation distance in accordance with [Table 10 Building separation distance for buildings within a site](#).

Table 10 Building separation distance for buildings within a site

PART OF THE BUILDING	MINIMUM SEPARATION	MANDATORY (M) OR DISCRETIONARY (D)	DEEMED TO COMPLY
Up to and including 27 metres (8 storeys)	9.0 metres	D	No
Above 27 metres (8 storeys) up to and including 40 metres (12 storeys)	12.0 metres	D	No
Above 40 metres (12 storeys)	20.0 metres where a habitable window or balcony is proposed 18.0 metres in all other instances	D	No

6.6.4 Deep soil requirements

Deep soil requirements to enable larger trees to be planted in apartment developments are already managed via controls in the planning scheme at Standard D10 Landscaping objectives (Clause 58.03-5). Large Opportunity Sites are required to provide a minimum 10 per cent of the site for deep soil planting at ground level. Provision of adequate space for deep soil planting for canopy trees will support a high amenity public realm and reduce the urban heat island effect.

All other developments in Large Opportunity Sites (e.g. commercial and office) should:

- Provide a minimum 10 per cent of the site for deep soil planting at ground level; and
- Provide at least:
 - Two trees with a minimum canopy and height at maturity of eight metres, or
 - One tree with a minimum canopy and height at maturity of 12 metres.

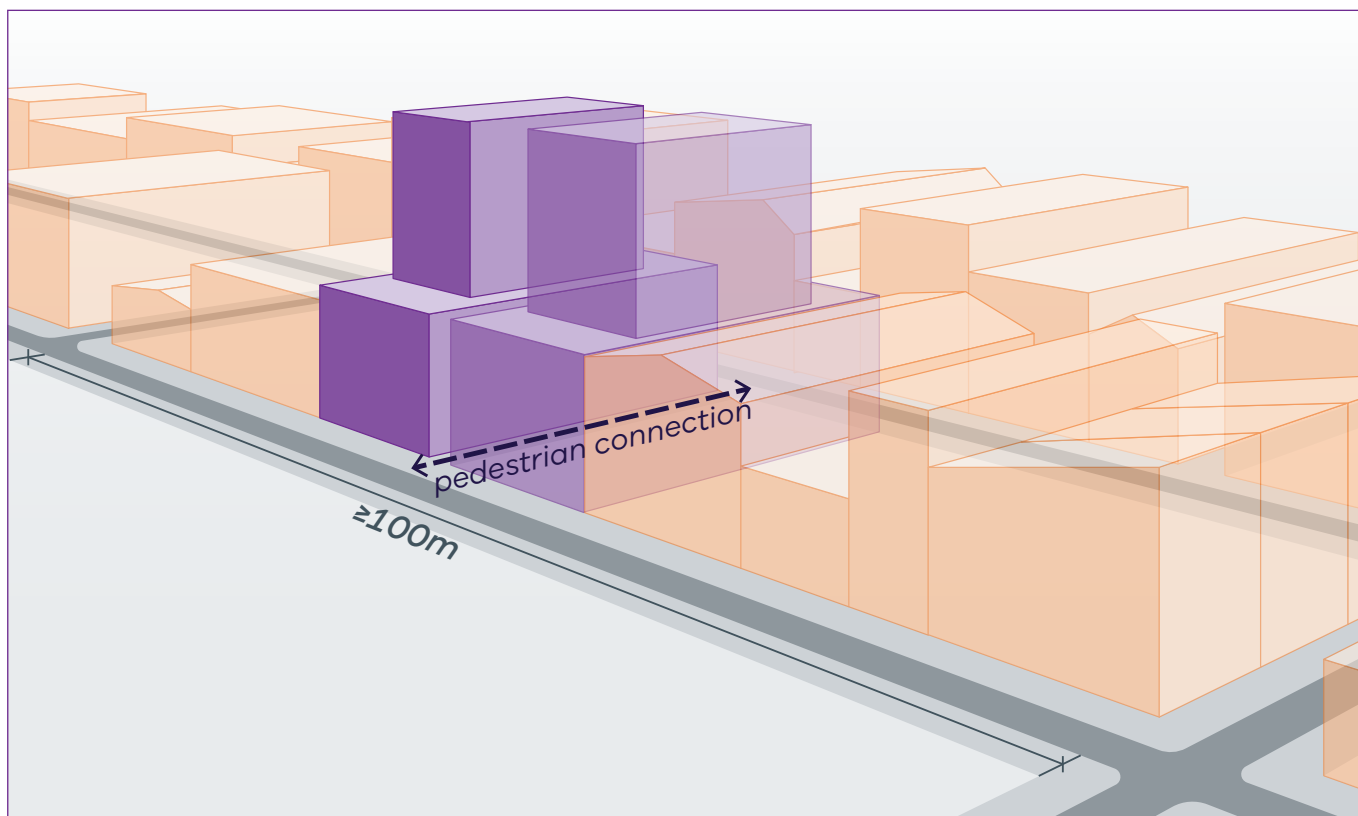
Deep soil planting requirements are currently required for apartment developments in the *Hume Planning Scheme*. These controls are intended to complement those requirements at Clause 58 Apartment Developments, while ensuring apartment developments also consider the need for deep soil planting.

6.6.5 Pedestrian connections

Pedestrian connections provide access to and from the activity centre as well as transport interchanges, train stations and public open space.

Where the urban block length is greater than 100 metres, development on a Large Opportunity Site, with an abuttal to two or more streets or laneways, should provide a new through-block pedestrian connection (see [Figure 5 Pedestrian connections](#)).

Figure 5 Pedestrian connections



- Broadmeadows activity centre
- parcel boundary
- train station & corridor
- public open space
- Large Opportunity Sites
- Enclosed Shopping Centres
- master plan required



7 Catchment area

The catchment is the residential area within walking distance of the local jobs, services and public transport of the Broadmeadows Activity Centre commercial and community core. Building more homes here is a good way to create a more lively, inclusive and sustainable local community.

The *Broadmeadows Activity Centre Plan* make sure the right types of homes are built in the places people want to live.

The plan encourages greater housing diversity and choice to meet the community's changing needs. The plan also encourages more efficient use of land through site consolidation, creating space for trees and greenery, as well as liveable and sustainable homes and neighbourhoods.

The catchment provides an opportunity to increase accessibility for more people to meet most of their daily needs within a close distance to and from their home.

The extent of the catchment area is shown at [Figure 1 Broadmeadows Activity Centre and catchment area](#).

7.1 Defining the catchment

The catchment area generally extends up to 800 metres from the edge of key commercial areas and community amenities within the Broadmeadows Activity Centre.

Key commercial areas include those which people will access regularly for employment, services and everyday needs. Key commercial areas generally include the land within the activity centre – usually Commercial 1 Zone or Activity Centre Zone, but excluding open space and Commercial 2 zoned land where it is located at the periphery of the activity centre.

The catchment area applies to whole blocks and follows roads or other discernible and consistent boundaries, such as waterways, planning scheme zones, and future project boundaries.

7.2 Residential change

Encouraging more homes in catchment areas around the commercial and community cores of activity centres is a longstanding state policy. Government is now seeking to give clearer direction on the level of growth needed in these locations in alignment with our housing needs as identified in Victoria's Housing Statement.

The catchment provides an opportunity to facilitate a gradual change in scale, increasing the amount of homes and provide for more housing diversity and choice including quality social and affordable housing, medium- and higher-scale apartments, townhouses and semi-detached houses close to the activity centre.

Planning controls for the catchments will allow for graduated building heights, based on levels of access to the activity centre and public transport.

Most of the catchment is covered by Housing Choice and Transport Zone 2, which is based on the 800 metre distance outlined in [7.1 Defining the catchment](#) and allows for building heights up to three storeys. Where a lot is at least 1,000 square metres in size and has a 20-metre frontage, buildings up to four storeys are allowed. These areas support a mix of low-rise apartments, townhouses, detached, and semi-detached houses.

The Housing Choice and Transport Zone 1 allows for building heights up to four storeys. Where a lot is at least 1,000 square metres in size and has a 20-metre frontage, buildings up to six storeys are allowed. The areas to which it is applied are identified by locational criteria, including closer proximity to the activity centre's commercial and community facilities and public transport services. These are preferred locations for

mid-rise/medium-scale apartment developments. The size and height of buildings will need to respond to standards to:

- ensure good internal amenity within the new homes
- maximise opportunities for planting of canopy trees
- ensure appropriate provision of car parking and storage facilities
- minimise impact on neighbours.

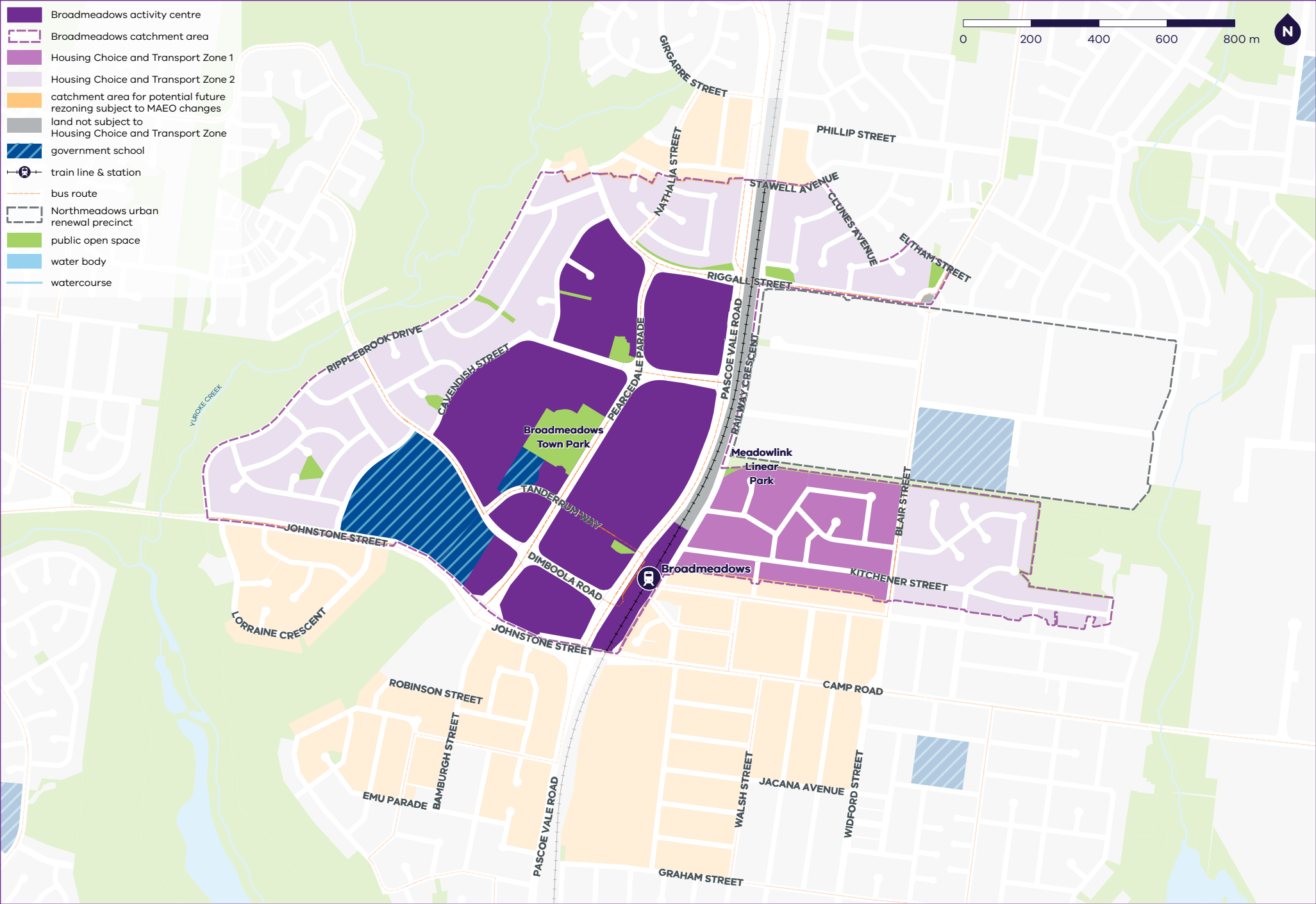
The catchment areas where the Housing Choice and Transport Zone 1 and Housing Choice and Transport Zone 2 will apply is shown in [Figure 6 Broadmeadows catchment areas](#).

The Northmeadows urban renewal precinct is currently zoned a mix of Commercial 2 Zone (C2Z) and Mixed Use Zone (MUZ). The C2Z prohibits residential land use. This area may be suitable for future rezoning to allow for residential land use to occur.

Areas within the northern and southern portions of the catchment are affected by the Melbourne Airport Environs Overlay (MAEO1 and MAEO2), which impose restrictions to residential densities in response to existing and future aircraft noise.

Due to the current limitations placed on residential development via these controls, these areas are not being rezoned but are identified as being suitable for future rezoning to allow for greater residential densities should MAEO1 and/or MAEO2 be amended.

Figure 6 Broadmeadows catchment areas



8 Implementation

8.1 Built form control – activity centre

The *Broadmeadows Activity Centre Plan* is a background document at Clause 72.08 in the *Hume Planning Scheme*.

The Built Form Overlay (BFO) has been introduced into the *Hume Planning Scheme* for the Broadmeadows Activity Centre to implement new built form and height controls described in this Activity Centre Plan, and to support growth in the activity centre. The activity centre is the preferred location for more development.

8.2 Built form control – catchment

The Housing Choice and Transport Zone (HCTZ) has been introduced to residential land close to the activity centre to support greater housing growth. Land in closer proximity to the activity centre and public transport services is rezoned to HCTZ1 and is the preferred location for medium-rise apartments. A maximum building height of four storeys applies in the HCTZ1. Buildings up to six storeys can be supported on lots that are equal to or greater than 1,000 square metres in area and have a street frontage of at least 20 metres. This also applies to buildings constructed on two or more contiguous lots that meet the same site dimensions.

The remainder of the catchment (including all land in the catchment affected by the Heritage Overlay) is rezoned to HCTZ2 and is intended to support a mix of low-rise apartments, townhouses, detached, and semi-detached houses. A maximum building height of three storeys applies in the HCTZ2. Buildings up to four storeys can be supported on lots that are equal to or greater than 1,000 square metres and have a street frontage of at least 20 metres.

The Built Form Overlay does not apply to catchment areas.

8.3 Land use control – activity centre

There are no changes to the zoning in the Broadmeadows Activity Centre, which is zoned Commercial 1 Zone (C1Z).

Zoning for the activity centre is shown on [Plan 11 Land Use Zoning](#).

8.4 Aligning existing controls

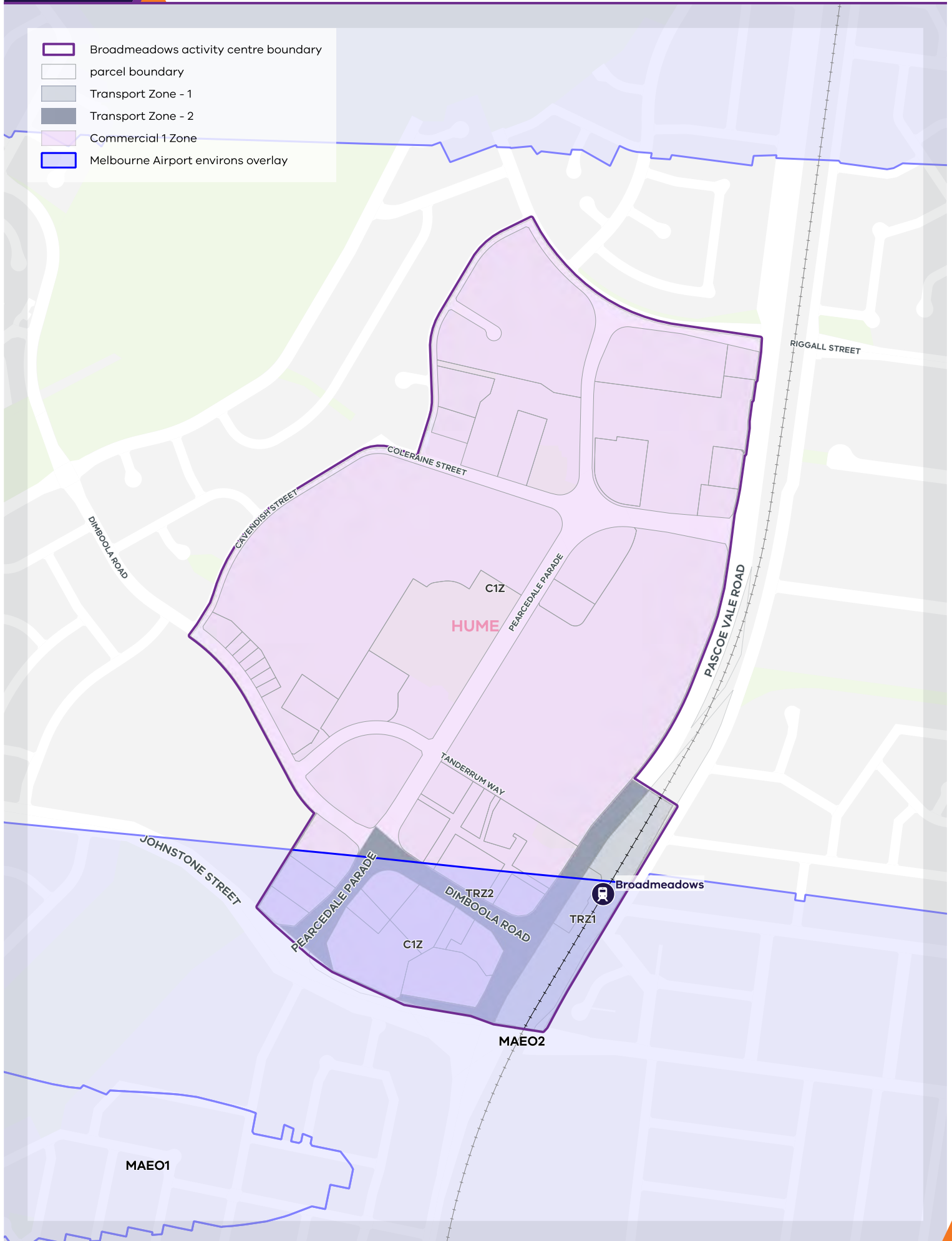
8.4.1 Activity Centre

In Broadmeadows, no planning controls have been removed from the activity centre.

8.4.2 Catchment

No planning controls have been removed from the catchment, other than where the Housing Choice and Transport Zone has replaced existing residential zones.

- Broadmeadows activity centre boundary
- parcel boundary
- Transport Zone - 1
- Transport Zone - 2
- Commercial 1 Zone
- Melbourne Airport environs overlay



8.5 Infrastructure delivery

As more people call Broadmeadows home, it is important that they have the services and community infrastructure they need to maintain their liveability and connectivity. During consultation, the community has been clear that vibrant places with green parks and local community facilities are important to support housing growth.

8.5.1 A fairer approach to infrastructure contributions

A simplified infrastructure funding mechanism will be introduced to fund the public infrastructure Broadmeadows will need into the future.

This mechanism will directly result in more funding for things like roads, paths, and public transport services, new and upgraded schools, upgrades to health and community facilities, plus parks, playgrounds, sport and recreation, open space, and more.

8.6 Affordable housing

Affordable housing is defined in the *Planning and Environment Act, 1987* (The Act) as “housing, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households.” The Act specifies annually updated income range classifications for very low- to moderate-income households.

Under *Plan for Victoria*, the Victorian Government will consider developing locally specific targets for social and affordable housing and explore simpler rules for obtaining a fair and equitable affordable housing contribution from new development as part of the review of the Act.

Applications for residential subdivision and development should consider how they contribute to meeting the need for affordable housing.

Where affordable housing is provided, it should contribute to meeting the needs of very low- to moderate-income ranges.

This is in conjunction with the other local, state and federal government initiatives aimed at delivering more affordable housing such as:

- Unlocking surplus government land (State)
- The *Development Facilitation Program* (State)
- The *Short Stay Levy* (State)
- The *Regional Housing Fund* (State)
- The *Big Housing Build* (State)
- The *Public Housing Renewal Program* (State)
- The *Affordable Housing Investment Partnership* (State)
- The *Social Housing Accelerator* (Federal)
- The *National Housing Accord* (Federal).

8.7 Environmental constraints

The *Hume Planning Scheme* includes policy, zones, overlays and other provisions requiring development to identify and respond to environmental impacts. Local conditions that may result in adverse impacts on amenity and human health in and around activity centres may include increased flood risk associated with climate change, sources of potential noise and vibration (including aircraft noise), as well as the potential for land use conflict due to the presence of existing industry or industrial zoned land.

8.7.1 Flood risk

Flood risk is an important consideration when planning for new development across the entire Greater Melbourne area. This includes risks associated with waterways, stormwater drains and sea level rise in line with climate change forecasts to the year 2100.

Melbourne Water is remodelling riverine/waterway and stormwater flood risk and factoring climate change forecasts to the year 2100. As each new modelling project is completed (projected by 2026), they will be translated into planning controls that will play an important role in identifying future risk/hazard. In the interim, the planning scheme includes policy at Clause 19.03-3S (Integrated Water Management) to minimise flood risk, protect waterway health and guide appropriate development outcomes.

8.7.2 Amenity (dust and odour)

The *Hume Planning Scheme* includes policy at clauses 13.06-1S (Air Quality Management) and 13.07-1S (Land Use Compatibility) designed to protect community amenity, human health and safety while facilitating appropriate development. Clause 53.10 identifies land uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the community.

8.7.3 Noise

This activity centre plan does not facilitate any new noise sensitive uses in this centre; however, the application of the BFO will support the intensification of already permitted residential uses in areas where there may be impacts from nearby major roads/freeways and rail corridors. As such, where applicable, the design of new apartments will be required to comply with Standard D16, Clause 58.04-3 Noise Impacts Objectives.

8.7.4 Protection of nearby airports

The Broadmeadows Activity Centre and surrounding catchment areas are located beneath and in close proximity to existing and planned future flight paths serving Melbourne Airport, which operates without curfew (24 hours). As a result, existing and future residents are likely to be affected by aircraft noise on a day-to-day basis.

Several considerations apply to construction of new homes in areas that are within close proximity of the flight paths of Victoria's airports. These considerations are set out in the *National Airports Safeguarding Framework* and included at Clause 18.02-7S of the *Hume Planning Scheme*, in addition to the state planning strategies, policies and controls protecting the airports' operations. They include aircraft noise and construction standards, height controls and limits on sensitive uses including dwellings.

The Melbourne Airport Environs Overlay Schedules 1 and 2 (MAEO1 and MAEO2) apply to areas of the Broadmeadows Activity Centre. The planning controls include limitations on residential density and require noise attenuation for aircraft noise sensitive land use and development based on Australian Noise Exposure Forecast (ANEF) contours. MAEO1 prohibits development and subdivision of land that would result in more than one dwelling on a lot, whereas MAEO2 applies a density limit of one dwelling per 300 square metres.

N-contours (the number of potential daily aircraft noise events exceeding certain decibels) that apply to Broadmeadows are set out in the approved *Melbourne Airport Master Plan*. While these conditions are not translated into a specific overlay or planning control, clause 18.02-7S addresses N-contours in the context of encouraging

measures to reduce the impact of aircraft noise in planning for areas within the urban growth boundary. This can be achieved through measures such as construction techniques for noise mitigation and disclosure of impacts to future residents (see NASF Guideline A).

Prescribed airspace is outlined in the *Essendon Fields Master Plan* via Obstacle Limitation Surface (OLS) mapping. The OLS maps show prescribed airspace as a height above Australian Height Datum (AHD). Buildings or structures (including cranes) that encroach within that require relevant consent. This restriction is not addressed through a planning overlay in the *Hume Planning Scheme* but is a relevant consideration under Clause 18.02-7S, and an obligation on Hume City Council under Commonwealth prescribed airspace regulations. To address these policies and requirements, the 'deemed to comply' mechanism is not applied to building heights in Broadmeadows to allow for notice to airport authorities be undertaken in accordance with Section 52 of the *Planning and Environment Act 1987*.

