



Broadmeadows Activities Area

Draft Broadmeadows Structure Plan

November 2011





Printed on recycled paper

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INTRODUCTION

This document is a 20 year plan for the development and renewal of Broadmeadows Activities Area.

The draft plan sets out a vision for the future of Broadmeadows, and the strategies and measures necessary to realise that vision. It builds on the investment undertaken by government over recent years to improve local infrastructure and facilitate investment in the local economy.

The draft plan has been prepared by the Victorian Government and Hume City Council, in collaboration with the community, businesses and other stakeholders.

Central Activities Area

Over recent years Melbourne has grown rapidly and it is predicted an additional 600,000 new dwellings will need to be built over the next 20 years to meet this demand. As the city grows, the current settlement pattern, with jobs predominantly based around Melbourne's Central Business District (CBD), will become increasingly unsustainable.

To help create a more liveable and sustainable city, the government plans to develop key locations throughout metropolitan Melbourne as Central Activities Areas, or 'mini-CBD's'.

Central Activities Areas will have similar services and functions to central Melbourne, such as:

- significant jobs and commercial services
- a strong and diverse retail sector
- specialised goods and services
- significant opportunities for housing
- high levels of regional and local accessibility through transport and open space networks
- vibrant centres of community activity and public services.

As a designated Central Activities Area, Broadmeadows will play a significant role in providing these services and functions to the local community, the Hume growth corridor and the northern Melbourne region.

The Draft Broadmeadows Structure Plan

As a designated 'Central Activities Area', there is a need to plan early for the housing, employment, services and infrastructure to support their growth to it to become a 'mini-CBD'.

The primary role of this Draft Broadmeadows Structure Plan is to actively manage growth in a logical and sustainable way.

The draft plan establishes both the strategic policy directions that need to be incorporated in the Hume Planning Scheme as well as detailed provisions that set the parameters for how land should be used, what services and infrastructure should be provided, and the appropriate character and scale of new development.

This will help provide an overall framework to achieve the joint community, stakeholder and government vision for Broadmeadows, and inform government decision-making about further investment.





A guide to this document

The Draft Broadmeadows Structure Plan consists of the following components:

Section 1:

- A shared community and stakeholder vision for the future of Broadmeadows.
- The **strategic directions** for Broadmeadows to become a regional centre
- A discussion of the **features, issues and key characteristics** of the existing centre, and opportunities.

Section 2:

- The Plan for Broadmeadows and **objectives and strategies in relation** to the following themes:
 - Built form, public realm and sustainability
 - Enterprise, retail and business
 - Housing
 - Community and culture
 - Transport and access
 - Open space and recreation

Section 3: Precinct Plans

Broadmeadows Central Activities Area comprises **5 precincts**.

- Precinct 1: Town centre
- Precinct 2: Health, education and wellbeing
- Precinct 3: Northmeadows
- Precinct 4: Eastmeadows
- Precinct 5: Residential neighbourhoods

Each precinct provides details of the preferred future form and character.

› **Figure 1** Boundary of Activities Area



Section 4: Implementation

- An **Implementation Plan** comprising a schedule of individual actions and the timing required to realise the vision and objectives for Broadmeadows.
- **Monitoring and evaluation tools** to enable government to measure progress towards achieving the vision.