

# **NO.2-16 NICHOLAS STREET, BROADMEADOWS**

**DEPARTMENT OF TREASURY AND FINANCE**

**URBIS**

SEPTEMBER 2017

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# 1. INTRODUCTION

The land comprising the No.2-16 Nicholas Street, Broadmeadows, has been declared as surplus to requirements of the Department of Education and Training (DET) and the Department of Treasury and Finance (DFT) is undertaking the disposal process on behalf of DET. This report has been prepared by Urbis Pty Ltd on behalf of DFT and provides a review of the subject land and its physical and policy context to determine the most appropriate future planning provisions.

Based on a review and analysis of the existing planning controls and policies applying to the site and locality it is recommended that a planning scheme amendment include:

- Rezoning the site to the **RESIDENTIAL GROWTH ZONE**
- Applying a site specific **DEVELOPMENT PLAN OVERLAY**
- Applying the **ENVIRONMENTAL AUDIT OVERLAY**

# 2. BACKGROUND

The Victorian Government is a major land holder in the state and the *Victorian Government Landholding Policy and Guidelines 2015* requires Government departments and agencies to regularly review their land assets. Any land that is no longer required for current or future service delivery must be sold.

The subject site previously accommodated the Broadmeadows Primary School, which relocated to a new site at No.62-70 Blair Street, Broadmeadows in 2009. The new site is shared with the Hume Central Secondary College Blair Street Campus. As a result, the former school site at No.2-16 Nicholas Street, Broadmeadows has been identified as surplus land.

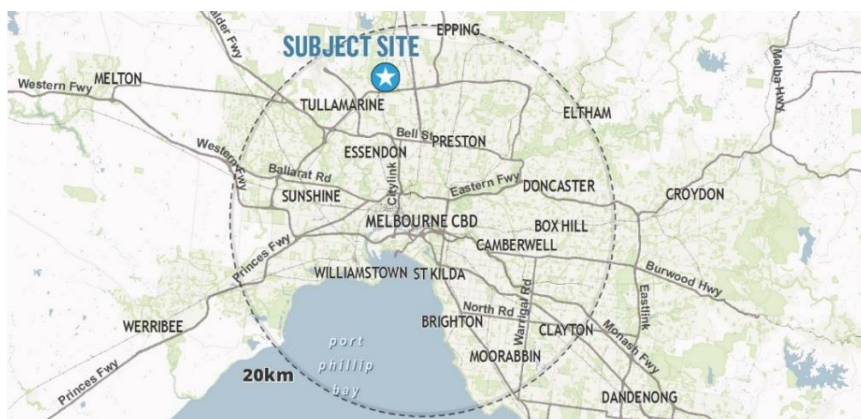
Surplus sites are offered for sale to Victorian Government agencies, local government and the Commonwealth Government via a First Right of Refusal (FROR) process. In relation to the subject land this process occurred from 26/07/2016 to 24/09/2016, with no other government authority or agency electing to purchase the land.

In the absence of purchase by other government authorities or agencies (or if the terms of sale cannot be agreed), land may be publicly sold. The land is currently zoned Public Use Zone 2 (Education) (apart from a small portion of land zoned General Residential Zone 2 in the north west corner of the site) and in accordance with Government Policy it cannot be sold until it is rezoned to an appropriate non 'Public Use' zone. The Fast Track Government Land Service provides a process to facilitate the rezoning of the land to an appropriate zone.

# 3. LOCATION

<b>Address:</b>	2-16 Nicholas Street, Broadmeadows
<b>Municipality:</b>	Hume City Council
<b>Size:</b>	2.1620 Ha
<b>Land Title Description:</b>	Lot 11 on Plan of Subdivision 079563
<b>Covenants/Easements:</b>	None present

Figure 1 – Regional Context map



## 4. SITE AND SURROUNDS

### 4.1 THE SITE

The subject site is located within the suburb of Broadmeadows, approximately 15 kilometres from Melbourne's Central City. The site is currently vacant, with all buildings associated with the former Broadmeadows Primary School having been cleared from the site. A number of mature trees are present on the site, which are predominantly located towards the site boundaries.

The site is of an irregular shape and has three site frontages including to Nicholas Street (102 metres), Marlo Court (140 metres) and Gosford Crescent (161 metres). Vehicular access to the site is provided via a single width crossover to Marlo Court and a single width crossover to Gosford Crescent. To the north, the site immediately abuts the proposed 'Meadowlink' reserve, which will be a 3.2 kilometre bicycle, pedestrian and open space link, connecting Moonee Ponds and Merlynston Creek via the Broadmeadows Town Centre. Funding has been allocated for construction to start on the section of Meadowlink directly abutting the subject site within the 2017/18 State Government budget.



Picture 1 – Subject site viewed north



Picture 2 – Subject site viewed east



Picture 3 – Subject site interface with Marlo Court



Picture 4 – Future 'Meadowlink' land north of the site



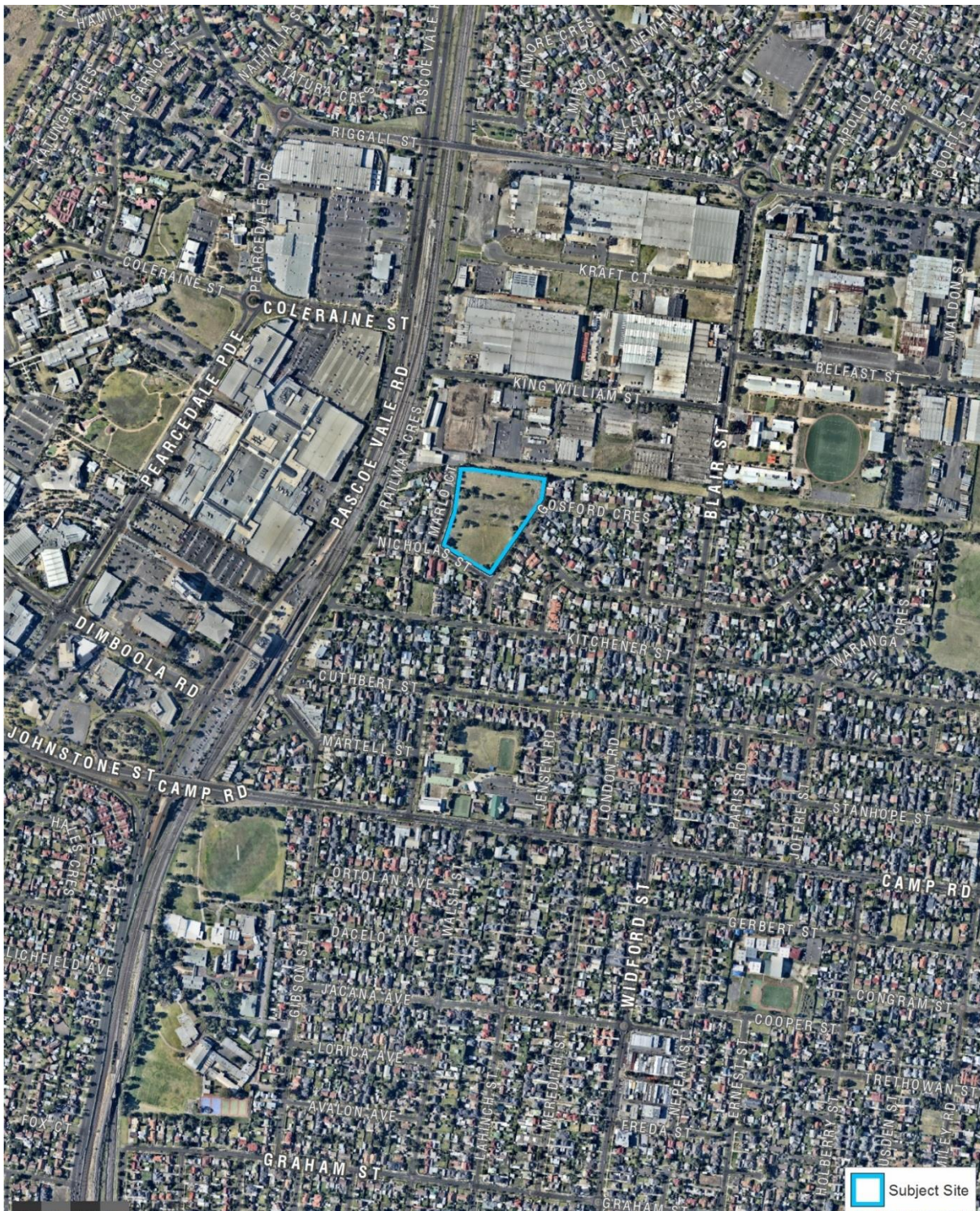
## 4.1.1 TREES

There are a number of trees present on the site, generally located towards the boundaries with some scattered centrally within the site. An arboricultural report has not yet been prepared for the site and will be a requirement of the Development Plan Overlay Schedule.

## 4.1.2 SITE CONTAMINATION

A preliminary site investigation is currently underway for the site. The proposal will be updated as soon as the results of this investigation become available.

Figure 1 – Subject site aerial map (one of the location maps should include Marlo Court)





## 4.2 WIDER SURROUNDS

The site is located on the periphery of an established residential area, with adjoining development largely characteristic of residential development remnant from public housing developed in the area during the 1950's. The housing stock generally consists of single storey detached dwellings with an emergence of dual occupancy and double storey townhouse developments. To the north of the site, land predominantly accommodates manufacturing and warehouse uses, with a large portion of ageing buildings which are currently vacant.

The subject site is located approximately 250 metres east of the Broadmeadows Town Centre, offering access to a range of services and facilities. The train line runs north-south to the east of the Town Centre, as such, direct pedestrian access to the town centre is only available via the pedestrian underpass at the Broadmeadows Train Station located approximately 400 metres south of the subject site.

Broadmeadows Station is serviced by the Craigieburn Line, providing connections between Melbourne's CBD and the northern suburbs. Broadmeadows Station is also utilised for V-Line services, with regional connections to Seymour, Shepparton and Albury. Several bus routes are also located within the vicinity of the subject site, including Route 504 traversing Blair Street, which provides connections to a number of primary and secondary schools located to the north of the site.

The site is located approximately 350 metres west of Hume Central Secondary College and the adjoining Broadmeadows Primary School. The subject site will be provided with a direct link to these schools on completion of the Meadowlink.

Areas of public open space within proximity of the site include Seabrook Reserve, located approximately 700 metres to the east and the Merlynston Creek and surrounding parkland located beyond.



Picture 5 – Residential interface, Marlo Court



Picture 6 – Townhouse development, Gosford Crescent



Picture 7 – Urban renewal site, north of Meadowlink



Picture 8 – Residential interface, Gosford Crescent

## 4.2.1 EMERGING CHARACTER

The greater Broadmeadows area is currently undergoing a period of transition, with the predominantly industrial land to the north experiencing the departure of major business including Yakka and Ericsson, which previously occupied large land parcels. This area of land is earmarked for major residential and employment centred redevelopment that will provide the basis for the renewal of the surrounding area.

Strategic policy aimed at this portion of greater Broadmeadows seeks to achieve higher density in new developments and ensure that the precinct is integrated with the surrounding residential area. Of note is the Development Plan for the former Yakka site, known as 'The Hub: Northmeadows', to the north east of the subject site. The Development Plan, approved in 2013, envisages approximately 550 dwellings, 6,000sqm of retail, and 5,500sqm of commercial office in buildings ranging from 1 to 8 storeys.

The established residential area surrounding the site is also experiencing a transition in development. The emerging character of the area is reflective of urban consolidation and the need to provide for a higher density of housing within proximity to existing services and facilities. Within the immediate vicinity of the subject site, recent development includes an increasing number of double storey townhouse, dual occupancy and multi-unit developments.

Recent planning permit approvals within the area, as outlined below, highlight the foundations for this time of transition. These are:

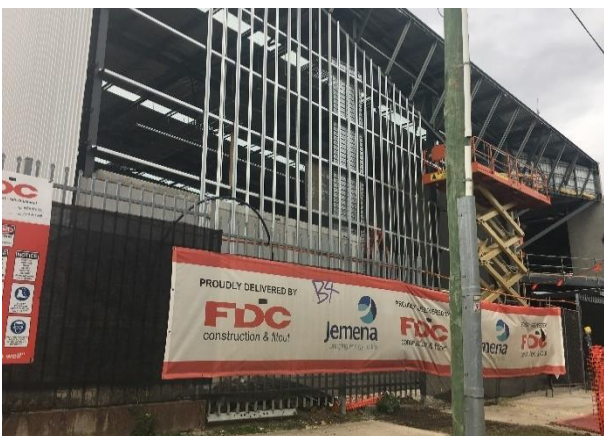
- 1 Marlo Court – four double storey townhouses
- 42 Gosford Crescent – Four townhouses
- 27 Gosford Crescent – Four townhouses
- 48-56 King William Street – Jemena Broadmeadows Depot.



Picture 9 – Townhouse development, Marlo Court



Picture 10 – Townhouse development, Gosford Crescent



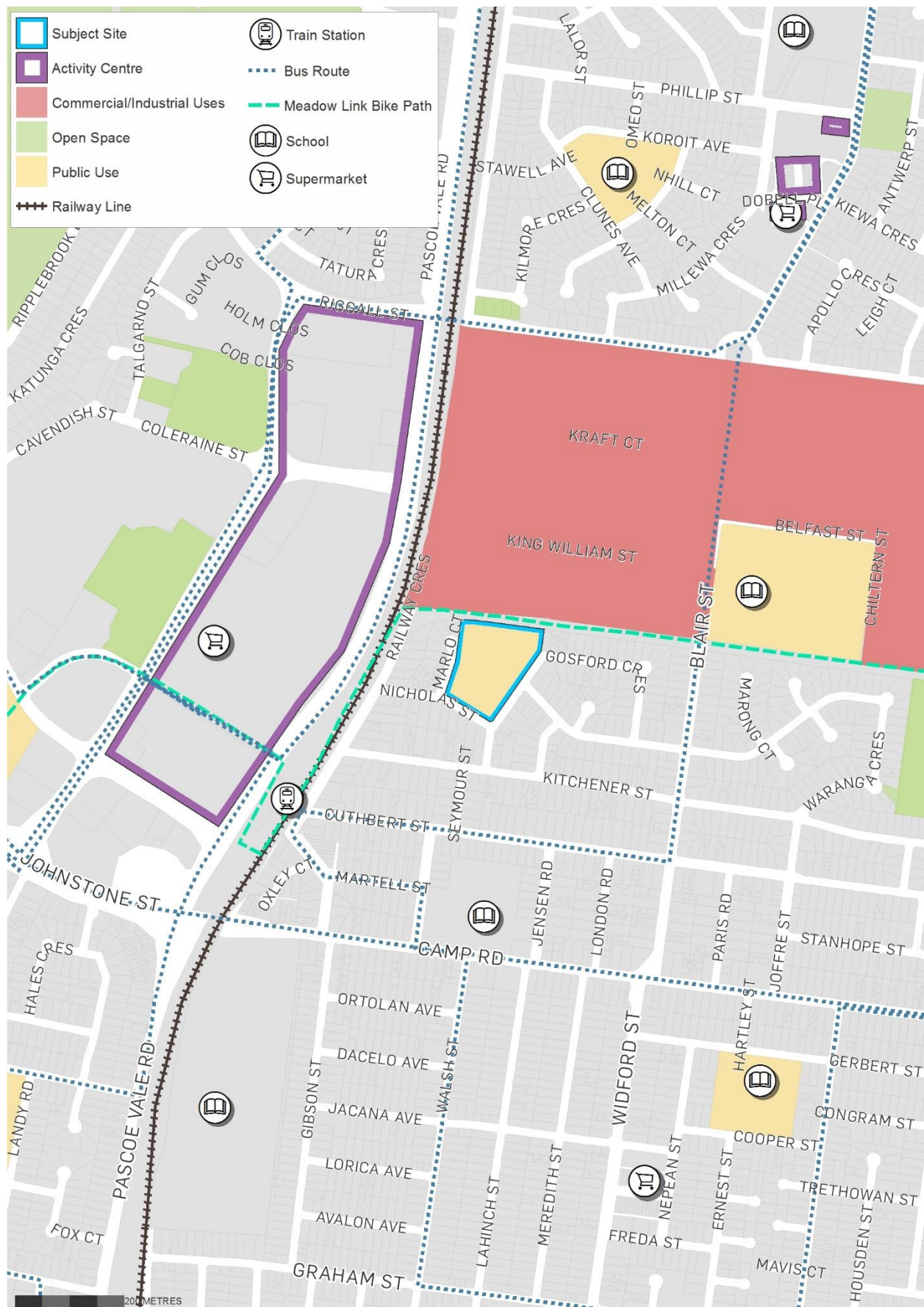
Picture 11 – New commercial development within urban renewal precinct north of Meadowlink



Picture 12 – Former 'Yakka' site fronting Meadowlink



Figure 2 – Site context map





## 5. ZONING & OVERLAYS

This section of the report identifies the existing zoning and overlays which apply to the site and surrounding area.

### 5.1 ZONING

The large majority of the site is zoned **Public Use Zone – Education (PUZ2)**, with a small portion of the land in the northwest corner located within the **General Residential Zone – Schedule 1 (GRZ1)**.

### 5.2 OVERLAYS

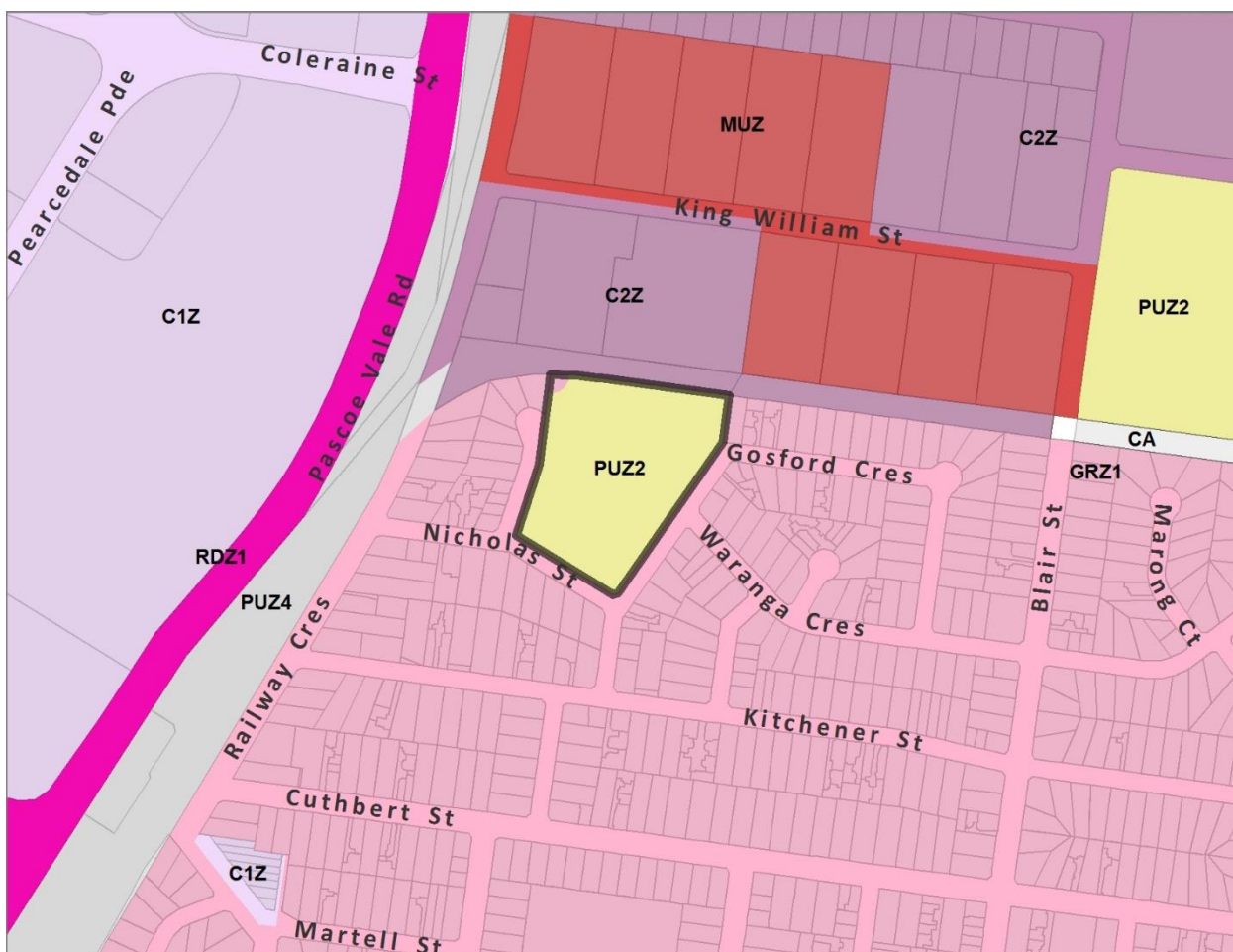
The subject site is not affected by any overlays.

### 5.3 SURROUNDING ZONING & OVERLAYS

The surrounding residential land to the south, east and west is zoned General Residential Zone (Schedule 1) and land to the immediate north is zoned Commercial 2 Zone (C2Z). Further north and north-east, land is zoned Mixed Use Zone (MUZ) and is affected by the Environmental Audit Overlay (EAO) and Development Plan Overlay – Schedule 24 (DPO24).

It is noted that a land to the north is likely to be rezoned as part of the *Greater Broadmeadows Framework Plan* implementation process which identifies this land for mixed-use purposes, including the intensification of residential and employment opportunities.

Figure 3 – Zoning map



## 6. STRATEGIC POLICY CONTEXT

This section of the report provides an overview of the main aims and objectives of the policy context for the City of Hume, taking into account the site at No.2-16 Nicholas Street, Broadmeadows and its potential future rezoning.

### 6.1 STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) seeks to promote the objectives of planning in Victoria through appropriate land use and development policies in the interests of net community benefit and sustainable development.

**Clause 9 Plan Melbourne** – seeks to guide the growth of the city and suburbs over the next 35 years through the integration of long term land use, transport and infrastructure planning to meet the population's environmental, housing and employment needs.

Plan Melbourne identifies Broadmeadows as a Metropolitan Activity Centre, which will provide a diverse range of jobs, activities and housing for regional catchments that are well served by public transport.

**Clause 11 Settlement** - highlights the objective to accommodate projected growth over at least fifteen years. The Clause seeks to ensure that sufficient supply of land is available for a mix of land uses, including residential, commercial, retail, recreational and other community uses. It encourages opportunities to consolidate urban areas that take advantage of existing settlement patterns.

**Clause 16 Housing** - highlights the objective to ensure that a diversity of housing is provided and that new housing should have access to services including public transport, schools and open space. It encourages the consolidation of new housing in existing settlements where existing physical and community infrastructure, and services are in place.

### 6.2 LOCAL PLANNING POLICY FRAMEWORK

The Local Planning Policy Framework outlines the key strategic planning, land use and development objectives that apply to the City of Hume (selected as relevant):

**Clause 21.01 Municipal Profile – Hume City Council** – outlines the vision for the Municipality, which seeks to reinforce the City's reputation of offering an attractive environment and strategic transport advantage, while sustaining a balance in the provision of jobs and housing.

**Clause 21.05 Natural Environment and Built Environment** – encourages the provision of a network of open spaces that are appropriately located to meet the various recreation and open space needs of the community.

**Clause 21.06 Local Areas** – encourages a range of house types and sizes to be developed in residential areas, particularly one and two bedroom houses, with higher density housing to be developed in close proximity to the Broadmeadows railway station.

### 6.3 BROADMEADOWS ACTIVITIES AREA STRUCTURE PLAN (2012)

The Broadmeadows area is envisaged to undergo major redevelopment and renewal. Hume City Council prepared and adopted the Broadmeadows Activities Area Structure Plan in 2012. The Structure Plan identifies the site as a strategic redevelopment site, which includes the provision of open space adjacent to the 'Meadowlink' shared walking/cycling path.

The Structure Plan outlines that the subject site should provide for:

- An extension of Gosford Crescent north to form part of the street grid in Northmeadows
- A local neighbourhood park interfacing with Meadowlink and overlooked by new residential development
- A transition in scale and density to existing residential areas.



The Structure Plan identifies land to the north of the site for major mixed use regeneration, where higher density built forms and greater building heights and scale are encouraged. Land to the west (to the east of the railway line) is identified for commercial mixed use.

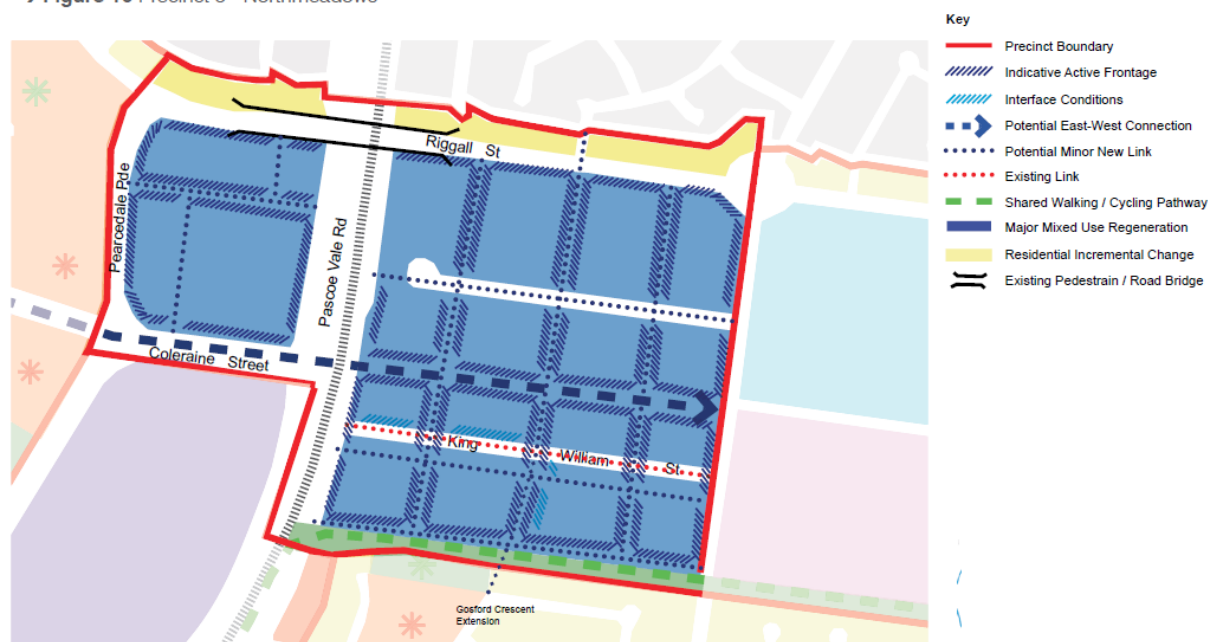
Figure 4 – Broadmeadows Structure Plan – Precinct 5A (Source: City of Hume)

Figure 14 Precinct 5a - Residential neighbourhoods



Figure 5 - Broadmeadows Structure Plan – Precinct 3 (Source: City of Hume)

Figure 10 Precinct 3 - Northmeadows



## 6.5 GREATER BROADMEADOWS DRAFT FRAMEWORK PLAN (APRIL 2017)

The Victorian Planning Authority (VPA) has recently issued the Greater Broadmeadows Draft Framework Plan which builds on the Broadmeadows Activities Area Structure Plan. The Framework Plan has been prepared to guide investment and urban renewal of the area and support the revitalisation of the Broadmeadows Metropolitan Activity Centre and seeks to attract a broader residential community through the provision of a diverse range of housing choices.

The Draft Framework Plan identifies the site within the Meadowlink Strategic Priority Area B, to be rezoned for residential purposes to facilitate an inclusionary housing pilot on the site and the provision of public open space on the northern portion of the site. The Plan also seeks to transform the land to the north of the site

into a new mixed use precinct that will provide a range of housing options, better transport connections, local jobs and open space. A new local town centre is proposed to the north-east of the site.

The Draft Framework Plan has recently been on public exhibition (April – May 2017) and the VPA are in the process of drafting a planning scheme amendment for the rezoning of the land within the Strategic Priority Area to the Comprehensive Development Zone.

Figure 6 – Greater Broadmeadows Draft Framework Plan - Meadowlink Strategic Priority Map (Source: VPA)



## 7. INCLUSIONARY HOUSING PILOT

The Government's housing strategy: Home for Victorians commits to undertaking an Inclusionary Housing Pilot (IHP) to deliver up to 100 new social housing homes, to be facilitated by the Fast Track Government Land Service.

Six sites across Victoria have been nominated for the IHP, including the subject site. The IHP seeks to deliver new social housing homes by securing planning certainty through the Fast Track Government Land Service and establishing partnerships with private sector developers. Proposals will be evaluated to make sure they deliver the best outcomes for social housing and value for money.



## 8. ANALYSIS

The site's locational and policy context can be summarised as follows:

- Located in close proximity to a Metropolitan Activity Centre that has a range of shops, services and facilities;
- Within 400 metres of Broadmeadows train station that provides both metropolitan and V-Line services;
- Located south of an area identified to undergo urban renewal for residential and employment uses (currently zoned Commercial 2 and Mixed Use);
- A new local town centre is proposed approximately 300 metres to the north east;
- Primary and secondary schools are located in easy walking distances;
- Surrounded by residential uses on three sides (in the General Residential Zone);
- Frontage to three roads providing excellent vehicle access;
- Adjacent to a proposed new pedestrian / cycle route (Meadowlink);
- Limited direct abutments to residential properties;
- Site identified as a strategic redevelopment site for future residential in the Broadmeadows Structure Plan and the draft Greater Broadmeadows Framework Plan;
- Policy support to increase residential densities close to public transport, shops, facilities and services.

From an analysis of existing surrounding land uses and the context of the site, three potential zones have been identified. These are the General Residential Zone (Schedule 1), the Residential Growth Zone and the Mixed Use Zone. These zones are considered below.

Table 1 – Zoning options

Zone Option	Commentary
General Residential Zone - Schedule 1 (GRZ1)	<p>The GRZ1 is an existing zone within the Hume Planning Scheme. The purpose of the General Residential Zone includes (as relevant):</p> <ul style="list-style-type: none"> <li>• <i>To encourage development that respects the neighbourhood character of the area.</i></li> <li>• <i>To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.</i></li> <li>• <i>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</i></li> </ul> <p>A mandatory maximum height of 11m, or 3 storeys applies to the parent clause of the GRZ. Given the mandatory maximum height, contextual arguments cannot be made to support a greater height for any future development approval.</p> <p>The General Residential Zone also applies a mandatory garden area provision to all residential developments of between 25% and 35%, dependent of the size of the lot.</p> <p><b>Whilst the adjacent residential areas are located in the General Residential Zone, given the size of the site, its location adjacent to a large mixed use renewal area, limited direct residential abutments, and its proximity to a train station and a Metropolitan Activity Centre, the application of the GRZ may result in an underdevelopment of the site.</b></p>

Zone Option	Commentary
Mixed Use Zone (MUZ)	<p>The purpose of this zone is:</p> <ul style="list-style-type: none"> <li><i>To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.</i></li> <li><i>To provide for housing at higher densities.</i></li> <li><i>To encourage development that responds to the existing or preferred neighbourhood character of the area.</i></li> <li><i>To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.</i></li> </ul> <p>There is no maximum building height specified in the parent clause of the MUZ. A mandatory height can be specified in a Schedule to the Zone.</p> <p><b>Whilst there are areas to the north that are located in the MUZ, the site is surrounded by General Residential Zoned land on three sides and is located within an established residential pocket. Strategic documents support the future use and development of the site for residential purposes, rather than mixed use or commercial purposes, which are designated in areas to the north of the Meadowlink reserve and within the Broadmeadows Town Centre.</b></p>
Residential Growth Zone (RGZ)	<p>The RGZ is not currently applied to any land within the City of Hume. The purpose of the Residential Growth Zone includes (as relevant):</p> <ul style="list-style-type: none"> <li><i>To provide housing at increased densities in buildings up to and including four storey buildings.</i></li> <li><i>To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.</i></li> <li><i>To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.</i></li> <li><i>To ensure residential development achieves design objectives specified in a schedule to this zone.</i></li> <li><i>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</i></li> </ul> <p>A discretionary maximum height of 13.5 metres applies to the parent clause of the RGZ. A mandatory height can be specified in a Schedule to the Zone.</p> <p><b>Having regard to the size of the site, its location adjacent to a large mixed use renewal area, limited direct residential abuttals, and its proximity to a train station and a Metropolitan Activity Centre, the site has potential for housing growth and diversity. Further the site has been identified as a strategic redevelopment site. Accordingly, the site is considered to be appropriately located to accommodate increased densities consistent with its strategic context.</b></p>



From an investigation of the site in the context of the objectives and provisions of the Hume Planning Scheme, the emerging planning context (the Greater Broadmeadows Draft Framework Plan) and a site inspection to establish the prevailing local character of the area, it is considered that the Residential Growth Zone (RGZ) would be the 'best fit' for the future zoning of the land. The RGZ is also considered appropriate having regard to the criteria for Applying the Residential Zones in Planning Practice Note 78, noting that the site:

- Is identified as a strategic development site in the Structure Plan and draft Framework Plan.
- Has excellent access to transport choices (including walkability, public transport, cycling, road access) being in close proximity to a train station, bus routes, and the Meadowlink bike and pedestrian route;
- Has good access to employment options – both in the Broadmeadows MAC and land to the north that will be a mixed employment / residential area;
- Has good access to local shopping – close proximity to a MAC;
- Has good access to local community services – close proximity to primary and secondary schools, public open space and community facilities within the MAC;
- Has potential for a higher level of development activity given the size of the site and its location adjacent to a major redevelopment area.
- Is not located in an area of identified neighbourhood character (No Heritage Overlay, Neighbourhood Character Overlay or Design and Development Overlay affect the site or surrounding area).
- Is not located in a heritage area.
- Is not subject to any existing landscape or environmental character/ constraints (No Significant Landscape Overlay, Environmental Significance Overlay or local policy applies)
- Is considered a low risk hazard as the site not affected by Bushfire Management Overlay, Land Subject to Inundation Overlay or Erosion Management Overlay for fire, flood or landslip

The RGZ aligns with the strategic intent of the site and surrounding area, where housing growth and diversity is encouraged and would make best use of the site's locational opportunities. It also provides the opportunity for increased density with minimal impact on the surrounding area given the size of the site and a transition to the urban renewal area to the north. Having regard to the size of the site and the proposed DPO requirements, it is not proposed to include any variations in the RGZ Schedule.

It is considered that a Development Plan Overlay (DPO) should also be applied to the site to guide the form of future development. The purpose of the DPO is to identify areas that require the planning of future use or development to be shown on a plan before a permit can be granted and allows strategic master planning to occur upfront. A 'site-specific' Development Plan Overlay Schedule is proposed.

The DPO for the subject site should require the preparation of a Development Plan that seeks to achieve the following:

- A range of dwelling types and variation of built form.
- To protect the amenity of adjacent sites, a maximum of 2 storey built form adjacent or opposite existing single or double storey dwellings.
- Graduation of taller building forms across the balance of the site.
- Internal amenity for future residents.
- A positive interface to adjacent public open space
- A street network and pedestrian / cycle pathways that improve connectivity within the neighbourhood and permeability through the site.
- Sustainable design features.

The Development Plan Overlay will also specify the requirements that the Development Plan should address, including:

- Concept plans for the layout of the site.
- Traffic management report
- Arboricultural assessment
- Concept Landscape Plan
- Demonstration of best practice ESD principles.

The implication of applying the DPO means that third party notice and review rights are removed if a DPO is approved. However, it is considered that the development proposal would unlikely significantly affect third party interests given the site:

- Is predominantly surrounded by roads, potential new roads, or future pedestrian / cycle link;
- Is in single ownership;
- Contains no existing residential population.

Whilst the site is adjacent to an established residential area, the amenity of existing residents will be appropriately protected having regard to the requirements of the DPO, which includes limiting building heights to two storey adjacent to existing one or two storey development.

It is considered that the Environmental Audit Overlay (EAO) should also be applied to the site to ensure appropriate testing is undertaken prior to any future sensitive use of the land. The application of an EAO is standard practice to ensure that environmental matters are dealt with appropriately prior to sensitive uses commencing. The application of an EAO is consistent with requirements of Ministerial Direction 1 which relates to 'potentially contaminated land'.

As mentioned, further contamination tests are currently being undertaken on the site to confirm current status. Should the further testing show that the site has no contamination issues, the EAO can be removed.



## **9. STRATEGIC ASSESSMENT**

### **8.1 WHY IS AN AMENDMENT REQUIRED?**

The subject land has been declared surplus to the needs of the State Government. The site is zoned Public Use Zone 2 (Education) and General Residential Zone 2 and is required to be rezoned prior to its sale to facilitate its future use and development.

### **8.2 HOW DOES THE AMENDMENT IMPLEMENT THE STRATEGIC OBJECTIVES OF PLANNING IN VICTORIA?**

The amendment of the land to the Residential Growth Zone meets the objective to provide for the fair, orderly and sustainable use and development of the land. The RGZ will allow for use and development which encourages a scale of development that provides a transition between the established residential area to the south of 'Meadowlink' and the future mixed-use precinct to the north. The proposed DPO will provide guidance to future permit applicants and ensure that the site is developed in response to the conditions of the site and immediate surrounds. The application of the EAO will ensure that the site is safe for future sensitive uses, including residential development.

### **8.3 HOW DOES THE AMENDMENT SUPPORT OR IMPLEMENT THE STATE PLANNING POLICY FRAMEWORK AND ANY ADOPTED STATE POLICY?**

From review of the Hume Planning Scheme and the emerging planning context, and the locational characteristics of the site, it is recommended that the future zone is the Residential Growth Zone. Rezoning the land to the RGZ will allow for redevelopment of the site in keeping with the existing and emerging residential character and land use patterns of the surrounding environment, while providing a transition in the built form context that is envisioned for land north of the site. The application of the RGZ on this site will signify the transition of future development in this part of Broadmeadows, as supported by strategic planning policy.

The RGZ accords with the State Planning Policy Framework with respect to Clause 11 (Settlement), through the provision of land to accommodate projected growth, particularly through the consolidation of existing urban areas that take advantage of existing settlement patterns. Additionally, the RGZ allows for future development of the site to provide for a diversity of housing types and densities, in a location that has existing access to services and facilities, including public transport, in accordance with Clause 16 (Housing). As encouraged by Clause 9 (Plan Melbourne), the application of the RGZ to the subject site will contribute to the growth of Broadmeadows as a Metropolitan activity centre, through the provision of higher density housing that is well serviced by public transport. The application of the EAO to the site aligns with the requirements of Clause 13 (Environmental Risks), which seeks to ensure that potentially contaminated land is suitable for its intended future use and development.

### **8.4 HOW DOES THE AMENDMENT SUPPORT OR IMPLEMENT THE LOCAL PLANNING POLICY FRAMEWORK AND SPECIFICALLY THE MUNICIPAL STRATEGIC STATEMENT?**

The proposed rezoning is considered a logical transition between the existing General Residential zoned land and the urban renewal area to the north, which is earmarked for higher density development. The RGZ has specifically been chosen to signify change in the built form context of the area and ensure future development on the site can facilitate residential housing growth, in a strategically appropriate location, at a level that can accommodate some of the projected growth of the Greater Broadmeadows area.

Clause 21.01 (Municipal Profile – Hume City Council) of the Hume Planning Scheme outlines the vision for the municipality, which specifically seeks to sustain a balance in the provision of jobs and housing. Rezoning of the land to the RGZ will allow for an increase in the provision of residential land within the greater

Broadmeadows area, that can be developed at a higher density, providing support for the growth in employment that is anticipated within the nearby Broadmeadows Metropolitan Activity Centre. In accordance with Clause 21.06 (Local Areas), the application of the RGZ to the subject site will allow for higher density housing and the provision of housing diversity, in a location that is well serviced by public transport and existing community infrastructure.

The application of the Development Plan Overlay to the site will guide future development in line with Clause 21.05 (Natural Environment and Built Environment), including consideration for the open spaces needs of the community and public realm transition to 'Meadowlink'.

The application of the Environmental Audit Overlay to the site will ensure that any potentially contaminated land is identified, and appropriately managed and remediated to a standard suitable for the intended future use or development, in accordance with Clause 21.08 (Natural Environment and Environmental Risk).

## 10. OTHER KEY CONSIDERATIONS

<b>Environmental Effects</b>	The site is a former primary school and its rezoning does not give rise to any significant environmental effects. It is noted that an Arborcultural assessment has not yet been prepared for the site, but this will be a requirement of the proposed DPO.
<b>Social Effects</b>	The land will be rezoned to provide a transition between the existing and emerging nature of the area. It supports housing growth and dwelling diversity through infill development in a strategic location.
<b>Economic Effects</b>	It is anticipated that the proposed rezoning will result in an increase in population that will support existing services and make use of existing infrastructure.
<b>Aboriginal Heritage</b>	The Aboriginal Affairs Victoria (AAV) maps identifying areas of Aboriginal cultural heritage sensitivity have been reviewed and the site is not located within an area of sensitivity.
<b>Heritage Issues</b>	The site is not affected by any heritage restrictions and the rezoning will not impact on the heritage nature of any sites within the surrounding area.
<b>Land Contamination</b>	A preliminary site investigation is currently underway. The results will identify whether there are any land contamination issues. The Environmental Audit Overlay is proposed to be applied to the site to ensure any the future use of the site is protected. If further testing reveals that the site has no contamination issues the EAO can be removed.
<b>Compliance with Ministerial Directions</b>	<p>The Environmental Audit Overlay is to be applied to the site in accordance with Ministerial Direction 1 'Potentially contaminated land'.</p> <p>The drafting of the proposed DPO has had regard to the Ministerial Direction 'Form and Content of Planning Schemes'.</p> <p>The amendment aligns with the relevant strategies of Plan Melbourne, as outlined in Section 6.1, in accordance with Ministerial Direction 9 'Metropolitan Planning Strategy'.</p> <p>The amendment also complies with Ministerial Direction 11 'Strategic Assessment of Amendments', as outlined in Section 8 &amp; 9 of this report.</p>
<b>Proper Use of Victorian Planning Provisions</b>	The Residential Growth Zone will allow for a transition in density between residential land to the south and higher density uses encouraged to the north. The proposed site specific DPO will provide further guidance regarding the future development of the site. The application of the EAO to the site will ensure that the is safe for future residential use.
<b>View of Any Relevant Agency</b>	Consultation has been undertaken with the VPA and City of Hume in the preparation of the proposed planning controls for the site. Relevant agencies will be notified as part of the exhibition process.
<b>Requirements of The Transport Integration Act</b>	The proposed rezoning will provide for an increase in population, facilitating convenient access and use of the existing transport system in this location having regard to the objectives of the Transport Integration Act.



<b>Resource and Administrative Costs of the Responsible Authority</b>	The amendment will not create any burden on the resource and administrative costs of the City of Hume. The usual requirements and fees for planning permit applications will apply.
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# 11. CONCLUSION

The site at No.2-16 Nicholas Street, Broadmeadows displays a series of locational attributes within close proximity to the Broadmeadows Metropolitan Activity Centre. The site’s interface to the future ‘Meadowlink’ and urban renewal area to the north, along with access to the Principal Public Transport Network and a range of services and facilities means that the site is ideally located for redevelopment for higher density residential use.

Based on review and analysis of the existing planning controls and policies applying to the site and locality it is recommended that a planning scheme amendment include:

- Rezoning the site to the **RESIDENTIAL GROWTH ZONE (RGZ) – Schedule 1**
- Applying to the site a site specific **DEVELOPMENT PLAN OVERLAY**
- Applying to the site the **ENVIRONMENTAL AUDIT OVERLAY**



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