

Referral 3: Broadmeadows Activity Centre

Activity Centres Standing Advisory Committee Report

12 November 2024

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Activity Centres Standing Advisory Committee Report

Referral 3: Broadmeadows Activity Centre

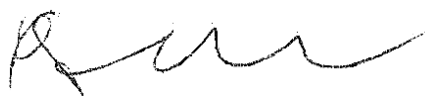
12 November 2024



Con Tsotsoros, Chair



Kate Partenio, Member



Rebecca Finn, Member



Rodger Eade, Member

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Glossary and abbreviations

Activity Centre	Broadmeadows Activity Centre
Activity Centre Plan	draft Broadmeadows Activity Centre Plan (September 2024)
Committee	Activity Centres Standing Advisory Committee
DTP	Department of Transport and Planning
Minister	Minister for Planning

Overview

Referral summary

Referral	3:Broadmeadows
Subject land	See Figure 1
Referred submissions and information	See Appendix C
Referred issues	Advice sought on: <ul style="list-style-type: none"> - Landscape setbacks - Sun access - Active frontages - Master plans - Building height - Spatial application of built form typologies - Catchment boundary Advice not to be provided on any other matter

Committee

The Committee	Con Tsotsoros (Chair), Kate Partenio, Rebecca Finn, Rodger Eade
Supported by	Georgia Brodrick
Hearing	Not required
Site inspection	Unaccompanied, 31 October 2024
Date of this report	12 November 2024

1 Introduction

1.1 Terms of Reference and referral letter

The Minister for Planning (Minister) appointed the Activity Centres Standing Advisory Committee (Committee) on 22 August 2024. The purpose of the Committee is set out in its Terms of Reference dated 22 August 2024 (see Appendix A):

... provide timely advice to the Minister for Planning on specific matters referred to it relating to strategic and built form work undertaken in relation to the [Activity Centres Program] ACP to inform the preparation of clear new planning controls in and around the 10 activity centres identified in *Victoria's Housing Statement, The decade ahead, 2024-2034* to deliver 60,000 more homes.

This is Referral 3. The Minister's referral letter for Broadmeadows dated 25 October 2024 is included in Appendix B.

The Minister seeks the Committee's advice on specific issues as outlined in the referral letter and shown in the Overview.

1.2 Broadmeadows Activity Centre

The Broadmeadows Activity Centre (Activity Centre) is located about 16 kilometres from the Melbourne Central City, as shown in Figure 1.

Section 2 in the draft Broadmeadows Activity Centre Plan (Activity Centre Plan) advises the catchment area is made up of residential, commercial and industrial areas surrounding the Activity Centre. Commercial development in the Activity Centre includes the Broadmeadows Central Shopping Centre and large format retail premises, alongside key community and institutional facilities.

(i) How the catchment boundaries were determined

Section 7 of the Activity Centre Plan sets out how the catchment boundaries were determined:

- the residential and non-residential areas in the Activity Centre were identified
- an 800-metre walkable catchment was identified from the edge of the non-residential areas of the Activity Centre, using streets rather than 'as the crow flies'
- the catchment area was then refined to apply to whole blocks, and reduced to remove:
 - areas separated by natural and physical barriers
 - areas where planning controls or environmental constraints make the intensification envisaged under the Walkable Catchment Zone inappropriate
 - areas subject to future planning investigations.

Figure 1 Broadmeadows Activity Centre regional context

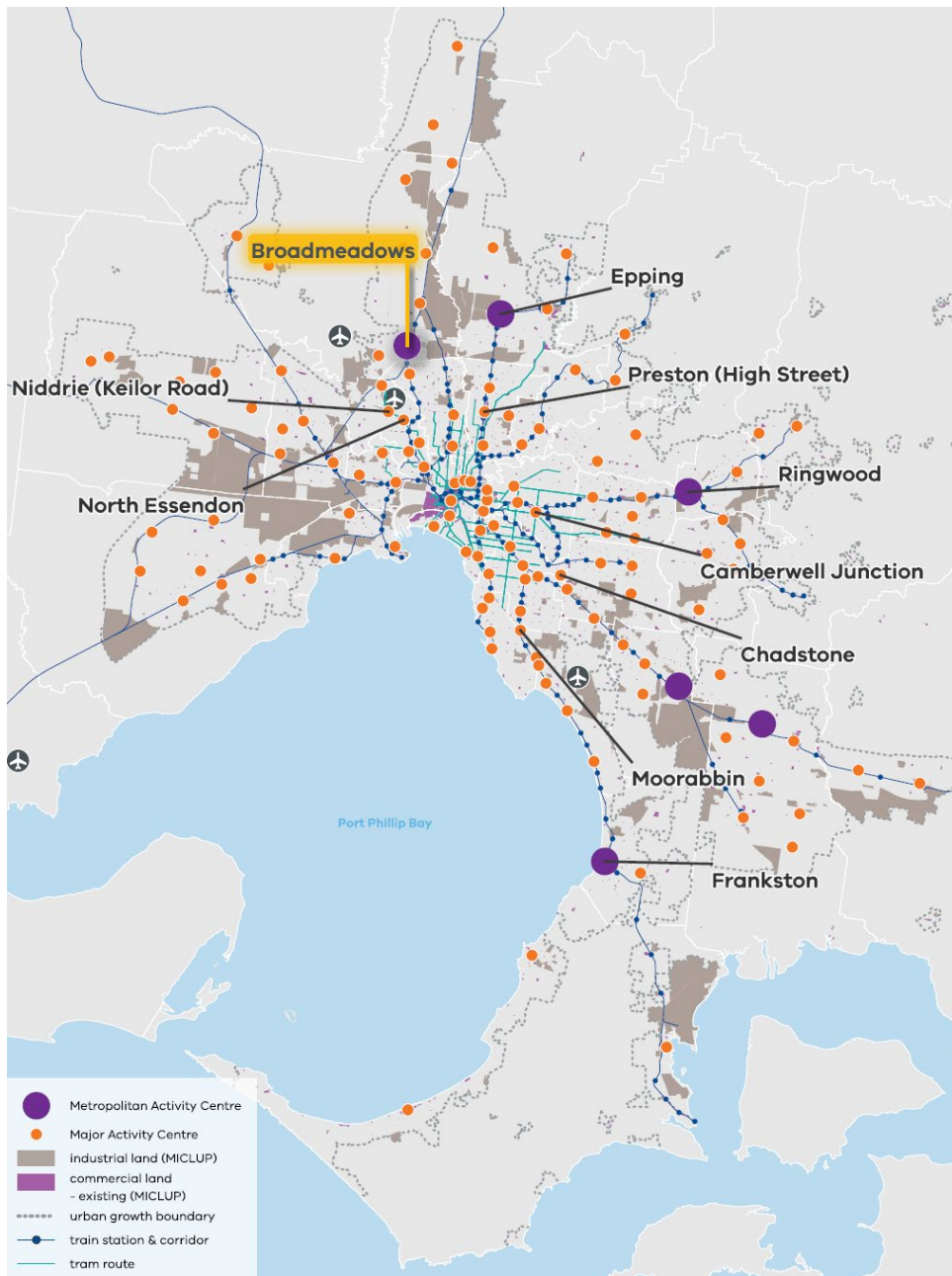
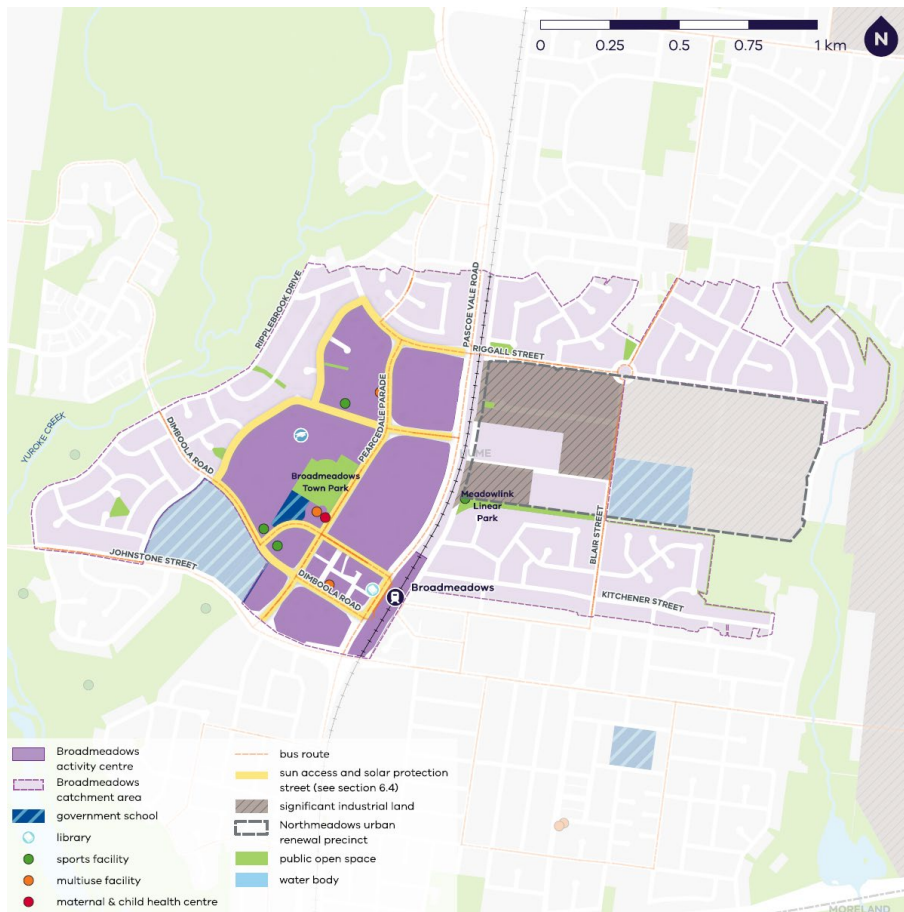


Figure 2 shows the Activity Centre in dark purple and the walkable catchment in light purple.

Figure 2 Activity Centre and walkable catchment

1.3 The Committee's approach

The Committee has conducted its assessment process in accordance with the procedural requirements of the Terms of Reference, in particular Clauses 9, 10, 12 and 18. It has reported on all relevant matters in accordance with its Terms of Reference, particularly Clause 16.

Not all submissions were referred to the Committee for consideration and the Committee has only considered those which were referred. Matters not referred to the Committee are listed in the Overview.

Clause 12 of its Terms of Reference require the Committee to:

... conduct its work with a view to maximising efficiency and timeliness. This may include conducting reviews 'on the papers' without oral hearings where the Committee considers it appropriate depending on the nature of the matter referred.

Clause 18 requires the Committee to submit its report to the Minister and the Department of Transport and Planning (DTP) no later than 10 business days from receipt of the referral. This timeframe did not allow for a Hearing to consider oral submissions or evidence on the Referral.

Given the very targeted nature of the Committee's scope, issues to be considered and advice required, and reporting timeframes, the Committee considered an on-the-papers process to be appropriate.

1.4 Limitations

The Committee has confined its consideration to the referred matters, as directed in the referral letter (see Appendix A). The Committee did not have the benefit of:

- a Public Hearing or any discussions
- any evidence (in support or contradictory) that may have assisted it to better understand the strategic basis of the planning documents which support the proposed standards and provisions
- hearing from those in State Government who prepared the proposed planning provisions
- discussion with the consultants who prepared the supporting documents
- discussing any aspect of this work with the relevant local Council officers.

The Committee has prepared this report taking these limitations into account within the 10-day timeframe available to it. It has had to accept the information before it at face value.

2 Summary of referred issues and findings

The issue and summary of the referred matters is taken directly from the referral letter.

Table 1 Summary of referred issues and recommendations

Issue	Summary	Findings
Landscape setbacks	<p>It is proposed that landscape setbacks will support urban greening. Please advise whether:</p> <ul style="list-style-type: none"> - the designated locations in the draft Broadmeadows Activity Centre Plan (September 2024) for landscape setbacks are suitable to achieve the intended purpose. 	<p>The designated locations in the Activity Centre Plan for landscape setbacks are suitable to achieve the intended purpose.</p>
Sun access	<p>It is proposed that sun access and protection is vital for public spaces and the open space network. It is proposed that sun and solar access standards are applied to streets, parks and open spaces. Please advise whether:</p> <ul style="list-style-type: none"> - the designated locations in the draft Broadmeadows Activity Centre Plan (September 2024) are suitable to achieve the intended purpose. 	<p>The designated locations in the Activity Centre Plan for sun access are suitable to achieve the intended purpose.</p>
Active frontages	<p>It is proposed that some public interfaces should be designed to contribute to the use, activity, safety and interest of the public realm. Please advise whether:</p> <ul style="list-style-type: none"> - modifying the designated locations in the draft Broadmeadows Activity Centre Plan (September 2024) is suitable to achieve the intended purpose, - removal of the active frontage requirement from the internal roads of Hume Central. 	<p>The modified designated locations in the Activity Centre Plan (September 2024) are suitable to achieve the intended purpose.</p> <p>Removing the active frontage requirement from the internal roads of Hume Central is suitable to achieve the intended purpose.</p>

Issue	Summary	Findings
Master plans	<p>It is proposed that sites over 5,000 sqm require additional controls to manage built form outcomes. The Broadmeadows Activity Centre Plan (September 2024) designates the sites recommended for a master plan. Please advise whether:</p> <ul style="list-style-type: none"> - the designated locations in the Activity Centre Plan are suitable to achieve the intended purpose. - modifying the designated locations by adding Kangan Institute, Banksia Gardens, Hume Central, and 16-22 Pearcedale Parade is consistent with the intended purpose. 	<p>The designated locations for master plans in the Activity Centre Plan are suitable to achieve the intended purpose.</p> <p>Modifying the designated locations to add Kangan Institute, Banksia Gardens, Hume Central, and 16-22 Pearcedale Parade is consistent with the intended purpose.</p> <p>Consistent with comments regarding master planning in the Referral 2 report, 16-22 Pearcedale Parade should be designated a Large Opportunity Site.</p>
Building height	<p>Please advise whether the proposed changes to the Building Height standard provide sufficient clear guidance for responsible authority's decision-making. Specifically:</p> <ul style="list-style-type: none"> - Discretionary building height controls for managing airport OLS¹ constraints (Local variation). 	<p>The proposed discretionary building height controls for managing airport OLS constraints provide sufficient clear guidance for responsible authority's decision-making.</p> <p>Any proposal seeking to protrude into prescribed air space will be subject to a separate Federal referral process.</p>
Spatial application of built form typologies	<p>Please advise whether the proposed changes to the spatial application of built form typologies provide sufficient clear guidance for responsible authority's decision-making. Specifically:</p> <ul style="list-style-type: none"> - application of Large Opportunity Site typology to an additional site (16-22 Pearcedale Parade). 	<p>Designating 16-22 Pearcedale Parade as a Large Opportunity Site would provide sufficient clear guidance for the responsible authority's decision-making.</p>

¹ Obstacle Limitation Surface

Issue	Summary	Findings
Catchment boundary	Having regard to the advice sought on the catchment boundary in the common matters (Referral 2), please advise if the recommended change to the extent of the proposed catchment boundary for Broadmeadows is consistent with the intended purpose.	<p>The walkable catchment is inconsistent with the intended purpose and should be remeasured as recommended in the Referral 2 report.</p> <p>To achieve the intended purpose, the Broadmeadows walkable catchment boundary should be revised to:</p> <ul style="list-style-type: none">- exclude Area 2- include only those parts of Area 1 within a walkable catchment of the core of the Activity Centre, including allowance for time to cross over arterial roads and the rail line.

3 Analysis

3.1 Key policy drivers

The Terms of Reference (in Clause 16) require the Committee to address the referred matters and its recommendations in the context of:

- Victoria's Housing Statement, The Decade Ahead 2024-2034
- Plan Melbourne 2017-2050 or any equivalent replacement planning strategy.

Key policy drivers in the Housing Statement relevant to planning for activity centres include to:

- introduce clear planning controls to deliver an additional 60,000 homes around an initial 10 activity centres across Melbourne: Broadmeadows, Camberwell Junction, Chadstone, Epping, Frankston, Moorabbin, Niddrie (Keilor Road), North Essendon, Preston (High Street) and Ringwood
- introduce activity centre plans to guide investment in the things a growing suburb needs like community facilities, public spaces and parks
- incentivise affordable housing.

Key policy drivers in Plan Melbourne relevant to planning for Activity Centres include, to:

- encourage increased housing diversity and density in activity centres
- create inclusive, vibrant and healthy neighbourhoods
- provide a diverse range of jobs, activities and housing in centres that are well served by public transport
- provide certainty about the scale of growth in the suburbs
- support a network of vibrant neighbourhood activity centres Support new housing in activity centres and other places that offer good access to jobs, services and public transport
- facilitate housing that offers choice and meets changing household needs.

3.2 Landscape setbacks

Whether the designated locations in the draft Broadmeadows Activity Centre Plan (September 2024) for landscape setbacks are suitable to achieve the intended purpose.

The intention of the landscape setbacks as outlined in section 6.3 of the Activity Centre Plan is to support urban greening, soften edges and ensure appropriate transitions.

Within the Broadmeadows Activity Centre:

- a 5-metre-wide landscape setback is proposed on the western side of Pascoe Vale Road
- a 4-metre-wide landscape setback is proposed along the western edge of the Activity Centre.

No submissions were received in relation to landscape setbacks in the Broadmeadows Activity Centre.

The Committee considers the designated locations in the Activity Centre for landscape setbacks are suitable to achieve the intended purpose.

The landscape setbacks will provide the space required to facilitate urban greening efforts beyond the road reserve. Specifically, the Committee sees benefit in the 5-metre landscape setbacks proposed on Pascoe Vale Road to also soften the edge of future development, particularly of the enclosed shopping centre site.

Similarly, there is value in the 4-metre-wide landscape setbacks proposed along the western edge of the Activity Centre where several Large Opportunity Sites are located. These landscape setbacks are an appropriate way to create urban greening opportunities and transition to the existing neighbourhoods opposite.

3.3 Sun access

Whether the designated locations in the draft Broadmeadows Activity Centre Plan (September 2024) are suitable to achieve the intended purpose.

The intended purpose for sun access standards in activity centres is to protect streets, parks and open spaces from the impacts of overshadowing from new buildings as the Activity Centre develops.

As described in the Activity Centre Plan, the Movement and Place Framework was used to determine the streets with the highest pedestrian activity and therefore those which require the highest protection from additional overshadowing. The Activity Centre Plan also prioritises those existing parks not impacted by existing developments as needing the highest level of protection.

Three categories of solar protection are identified across the Activity Centre, all of which are mandatory. The locations identified for solar controls represent most existing streets across the Activity Centre and a major park. This coverage will ensure a high level of solar protection from excessive overshadowing as the Activity Centre develops.

Two submissions were received regarding the requirement for the controls to be mandatory, however the Committee was not asked to consider this aspect of the proposed controls.

The Committee considers that the locations identified in the Activity Centre Plan are appropriate to ensure widespread access to sunlight across the key streets and open spaces in the Activity Centre.

The Committee agrees with content in the Activity Centre Plan that access to sunlight in key public streets and open spaces is vital to the health and ecology of these landscapes, and thermal comfort and opportunities for lingering in the colder months. Consistent with Section 4.1.6 of the Activity Centres Program Universal Submission Key Matters Report, the Committee agrees that protecting the sunlight to key streets and existing parks is critical as land acquisition for new open space becomes increasingly expensive. The Committee supports the idea in the Key Matters Report that public realm must create spaces that ensure 'life and attraction' at street level and suggests that sunlight plays a key role in creating these kinds of environments.

The Committee recognises that the solar controls put forward as part of the Activity Centre Plan are like other controls across Melbourne that support mixed use mid-rise outcomes as envisioned for the activity centres.

3.4 Active frontages

Whether modifying the designated locations in the draft Broadmeadows Activity Centre Plan (September 2024) is suitable to achieve the intended purpose.

Whether removing the active frontage requirement from the internal roads of Hume Central is suitable to achieve the intended purpose.

The intended purpose of the active frontage requirement is to ensure that some key interfaces throughout the Activity Centre contribute to the public realm through a combination of glazing, entries and commercial activities such as retail and restaurants. The Activity Centre Plan highlights areas of primary active frontage defined as 80 per cent glazing and secondary active frontage which is defined as 60 per cent glazing. All proposed active frontages are discretionary.

The proposed modification is to remove the active frontage requirement from the internal roads of Hume Central, the Council offices at 1079 Pascoe Vale Road.

Hume City Council submitted the active frontage requirement for Hume Central and Tanderrum Way is inappropriate given that *“the internal road layout to Hume Central (Council land) shown on the active frontage plan does not exist. Instead, Council submits that a ‘design-led approach would be more appropriate”*.

While the proposed modification is to remove the active frontage requirement from the internal roads at Hume Central, there is no proposed modification to remove the active frontage requirement along Tanderrum Way.

The active frontage requirement at Hume Central is unnecessary given that the internal roads do not currently exist, and that the site may ultimately be developed without regard to the currently shown internal road layout. The Committee has not been asked to advise on the active frontage requirement along Tanderrum Way.

A design-led approach is appropriate for the Hume Central site. Hume Central is identified as a Large Opportunity Site and will be subject to a master planning process before it is redeveloped.

3.5 Master plans

Whether the designated locations in the Activity Centre Plan are suitable to achieve the intended purpose.

The intended purpose of master planning is found in section 3.10 of the Urban Design Background Report. It is to provide certainty regarding nature and use of development proposals by requiring further specified standards are met.

The Committee considers the designated locations in the Activity Centre Plan are suitable to achieve the intended purpose.

Whether modifying the designated locations by adding Kangan Institute, Banksia Gardens, Hume Central, and 16-22 Pearcedale Parade is consistent with the intended purpose.

Kangan Institute – Because there has been no submission from Kangan it is unclear whether a campus master plan exists and if the health and community complex under construction is consistent with that. The site should be designated as requiring a master plan with any existing

campus master plan fulfilling that requirement. Any future redevelopment of the site for non-educational purposes should require a master plan.

Banksia Gardens – The same comments for the Kangan Institute site apply here in the context of a 120 unit social housing development which the Committee understands is in progress.

Hume Central – Hume City Council has a 10-year redevelopment process underway for this precinct which the Committee understands involves a master plan. The site should be designated as requiring a master plan with the current process meeting that requirement. Future redevelopment of the site for non-civic functions should require a master plan.

16-22 Pearcedale Parade – A submission on behalf of the owner seeks to designate this as a Large Opportunity Site, despite it appearing to be below the 5,000 square metres threshold. Because this site abuts Hume Central and currently turns its back onto the Town Hall, the Committee accepts that outcomes could be improved by master planning that aligns development of the site with the abutting Hume Central. The site should be designated as a Large Opportunity Site to align with the recommendation for master planning.

Accordingly, modifying the designated locations to add Kangan Institute, Banksia Gardens, Hume Central, and 16-22 Pearcedale Parade is consistent with the intended purpose.

3.6 Building height

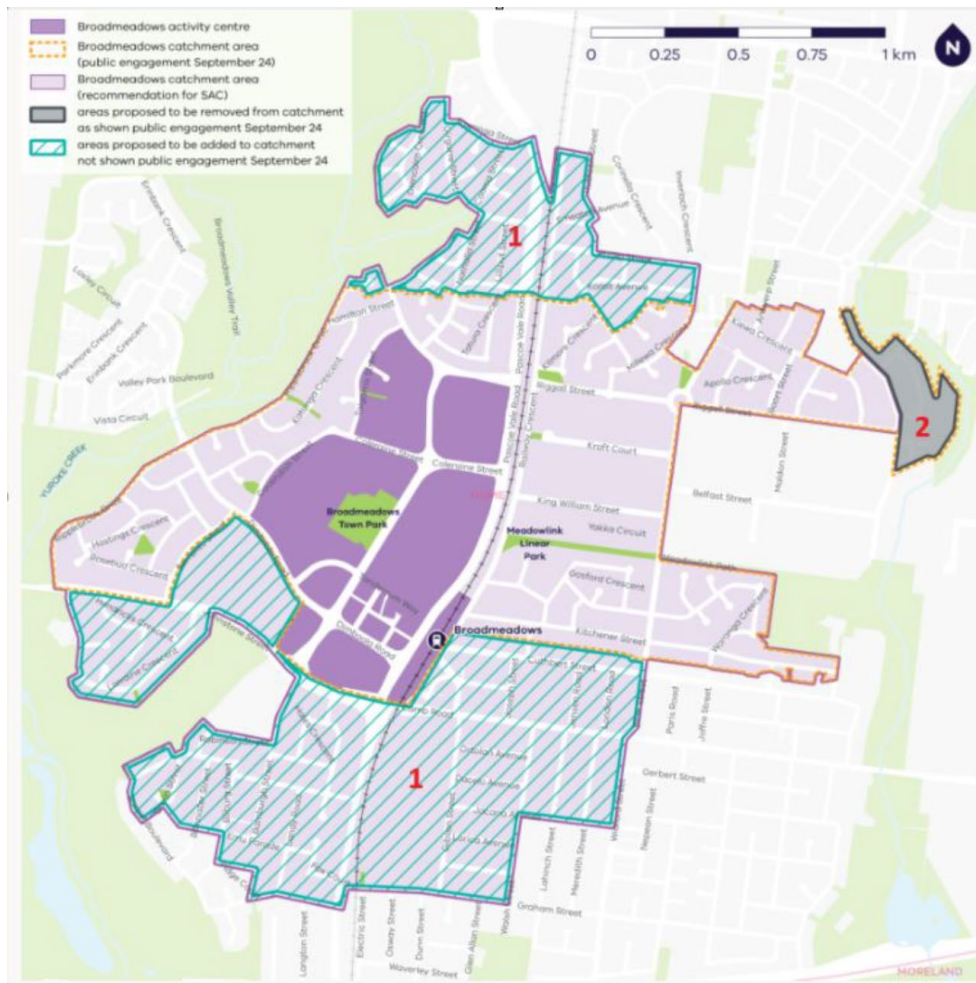
Whether the proposed changes to the Building Height standard provide sufficient clear guidance for responsible authority's decision-making. Specifically, discretionary building height controls for managing airport OLS constraints (Local variation).

The proposed discretionary building height controls for managing airport OLS constraints provide sufficient clear guidance for the responsible authority's decision-making. It is acknowledged that:

- some land will not be able to achieve these heights while it may be appropriate for others to exceed them
- any proposal seeking to protrude into prescribed air space will be subject to a separate Federal referral process.

3.7 Catchment boundary

Having regard to the advice sought on the catchment boundary in the common matters (Referral 2), please advise if the recommended change to the extent of the proposed catchment boundary for Broadmeadows is consistent with the intended purpose.

Figure 3 Proposed catchment boundary changes

Source: Document 2

The area subject to the Melbourne Airport Environs Overlay has been removed from Hume Planning Scheme Amendment 263hume (Housing Diversity Strategy) in response to a request from the Department of Transport and Planning.

The Activity Centre Plan under 'Strategic context' includes an objective to support housing diversity in areas that are within walking distance of activity centres. The Activity Centre Plan identifies the catchment provides an *"opportunity to increase accessibility for more people to meet most of their daily needs within a walkable distance to and from their home"*. It further identifies that for Epping, it is the area within walking distance of the local jobs, services and public transport of the Activity Centre. The Committee has assumed this is its purpose.

The catchment area is identified as *"generally up to 800 metres from the edge of the non-residential areas of the activity centre"*. It is understood this represents a 10-minute walk. The metric is also consistent with *Planning Practice Note 58: Structure planning for activity centres* and the 20-minute neighbourhood principles of Plan Melbourne. A 20-minute return journey (10 minutes each way) being the maximum walking time people are willing to walk to meet their daily needs including supermarkets and health facilities and services.

The Referral 2 Committee found the Victorian Planning Authority's methodology for defining catchments to be generally sound and generally consistent with Planning Practice Note 58, but it has not been applied consistently across all centres. It found boundaries:

- should be measured 800 metres (walkable distance) from the Activity Centre 'core', which is the 'Heritage Main Street Core' and the 'Non-Heritage Main Street Core' precincts
- should not be measured from the edge of the whole Activity Centre area, as these include land uses that do not relate to the need for day-to-day walkability
- should be measured from points that exclude:
 - fringe precincts
 - Large Opportunity Sites and areas with limited sensitivities (depending on their current land use)
 - residential areas
 - public open space located on the periphery of the Activity Centre core.

Applying these principles to Broadmeadows

The Activity Centre boundary includes a range of large format sites that do not meet the day-to-day needs of residents. For example, the area to the west of Pearcedale Parade contains education and health uses.

The rail line arterial roads also provide significant barriers to walkability, adding significant time and distance to safely cross to reach the Broadmeadows Central Shopping Centre with the Committee noting the time to cross over Pascoe Vale Road and the rail line being around 4 minutes, equivalent to around 300 metres.

The walkable catchment should be remeasured as recommended in the Referral 2 report.

Area 1

Regarding the proposed extension to the south, there is a signalised crossing point on Johnstone Street, at the Pearcedale Parade and Bamburgh Street intersection that provides safe access into the Activity Centre from the residential precinct west of Pascoe Vale Road. To the east of Pascoe Vale Road there is only a pedestrian refuge near Gibson Street which affords minimal safety. Given the observed volume of traffic the area to the south of Camp Road should only be included if a signalised crossing is provided on Camp Road.

The additional area to the north is generally appropriate but should exclude land subject to the Melbourne Airport Environs Overlay, consistent with the approach taken for Amendment C263hume.

All areas should also be limited based on walkability assessed, include time to cross over Pascoe Vale Road and the rail line to reach the core of the Activity Centre.

Area 2

It is appropriate to delete Area 2 given the excessive walking distance.

To achieve the intended purpose, the Broadmeadows walkable catchment boundary should be revised to:

- exclude Area 2
- include only those parts of Area 1 within a walkable catchment of the core of the Activity Centre, including allowance for time to cross over arterial roads and the rail line.

Appendix A Terms of Reference

Relevant clauses are extracted below.

Purpose

4. The purpose of the Committee is to provide timely advice to the Minister for Planning on specific matters referred to it relating to strategic and built form work undertaken in relation to the ACP to inform the preparation of clear new planning controls in and around the 10 activity centres identified in *Victoria's Housing Statement, The decade ahead, 2024-2034* to deliver 60,000 more homes.
5. The objective of the Committee is to provide consistent advice for activity centre planning and outcomes in relation to the Activity Centres Program in a transparent, timely and cost-efficient process on any matter referred to it.

Referral

14. A referral may be provided by the Minister or delegate. A referral letter will set out the specific matters on which the Committee is to provide advice, as well as any specific matters on which advice is not to be provided. The referral letter to the Committee will be a public document.
15. Any referral must be accompanied by relevant information to assist the Committee's review provided by DTP and/or the VPA. This may include (but will not necessarily be limited to):
 - a. Relevant strategic work undertaken by Council, DTP or VPA for the relevant activity centre
 - b. Referred submissions
 - c. A summary of key issues raised in submissions
 - d. Proposed changes in response to issues raised in submissions
 - e. An index listing each document referred to the Committee.

Advisory committee report and recommendations

16. For each matter referred, the Committee must produce a written report that provides a succinct summary of the key issues and its recommendations. The report must address the referred matters and its recommendations in the context of:
 - a. *Victoria's Housing Statement, The Decade Ahead 2024-2034*;
 - b. Plan Melbourne 2017-2050 or any equivalent replacement planning strategy;
17. The Committee may address more than one referred matter and combine its assessment of these in a single report.
18. The Committee is required to submit each report to the Minister and DTP no later than 10 business days from receipt of the referral and all accompanying information required by clause 15. DTP must give at least five business days' notice of each likely referral to ensure the Committee is able to source appropriately skilled Members.

Appendix B Referral letter

25 October 2024

Sarah Raso
Lead Chair
Activity Centres Standing Advisory Committee
Planning Panels Victoria
planning.panels@transport.vic.gov.au

Dear Sarah,

Referral No. 3: Activity Centres Program – Broadmeadows Activity Centre Plan Referral to the Activity Centres Standing Advisory Committee

I refer to planning matters that form part of the Activity Centres Program (ACP), an initiative from *Victoria's Housing Statement, The decade ahead, 2024-2034*.

This referral relates specifically to the Broadmeadows Activity Centre Plan. The Broadmeadows Activity Plan will be implemented through a forthcoming Planning Scheme Amendment to introduce new planning controls for the activity centre.

Background

The Activity Centres program is included in the Victorian Government's Housing Statement and seeks to deliver an additional 60,000 homes around an initial 10 activity centres across Melbourne. The Department of Transport and Planning (DTP) is leading the Activity Centres Program in partnership with the Victorian Planning Authority (VPA).

The Broadmeadows Activity Centre plan has been prepared by the VPA on behalf of DTP and will enable delivery of approximately 3,000-4,500 dwellings in proximity to established jobs, services and public transport.

On 22 August 2024, the Minister for Planning appointed the Activity Centres Standing Advisory Committee (the Committee) to provide consistent advice for activity centre planning and outcomes in relation to the Activity Centres Program in a transparent, timely and cost-efficient process on any matter referred to it.

Between 22 August and 29 September 2024, DTP and the VPA undertook public consultation for the Broadmeadows Activity Centre plan. The project has generated significant community interest and a total of 332 submissions, including survey responses (numeric and free text), in-person feedback at consultation events, and written submissions were received for the Broadmeadows activity centre. Responses were received from current and potential future residents, businesses, government agencies, authorities, community groups, members of the development industry and Hume City Council.

A summary of the targeted engagement undertaken and analysis of the matters raised following the targeted engagement; and changes proposed to the Broadmeadows Activity Centre plan in response to these submissions; is included with the referral of documentation.

Referral

In accordance with Clause 14 of your Terms of Reference (August 2024), and delegation provided to me, I have determined to seek advice and recommendations from the Committee on activity centre planning matters. Only select submissions received during consultation which are relevant to the matters listed in the table below are being referred to the Committee. The Committee's advice is only sought on the matters listed in the table below.

MATTER	ADVICE TO BE PROVIDED
Landscape setbacks	<p>It is proposed that landscape setbacks will support urban greening. Please advise whether:</p> <ul style="list-style-type: none"> the designated locations in the <i>draft Broadmeadows Activity Centre Plan (September 2024)</i> for landscape setbacks are suitable to achieve the intended purpose.
Sun access	<p>It is proposed that sun access and protection is vital for public spaces and the open space network. It is proposed that sun and solar access standards are applied to streets, parks and open spaces. Please advise whether:</p> <ul style="list-style-type: none"> the designated locations in the <i>draft Broadmeadows Activity Centre Plan (September 2024)</i> are suitable to achieve the intended purpose.
Active Frontages	<p>It is proposed that some public interfaces should be designed to contribute to the use, activity, safety and interest of the public realm. Please advise whether:</p> <ul style="list-style-type: none"> modifying the designated locations in the <i>draft Broadmeadows Activity Centre Plan (September 2024)</i> is suitable to achieve the intended purpose, removal of the active frontage requirement from the internal roads of Hume Central.
Master plans	<p>It is proposed that sites over 5,000sqm require additional controls to manage built form outcomes. The <i>Broadmeadows Activity Centre Plan (September 2024)</i> designates the sites recommended for a master plan. Please advise whether:</p> <ul style="list-style-type: none"> the designated locations in the Activity Centre Plan are suitable to achieve the intended purpose. modifying the designated locations by adding Kangan Institute, Banksia Gardens, Hume Central, and 16-22 Pearcedale Parade is consistent with the intended purpose.
Building Height	<p>Please advise whether the proposed changes to the Building Height standard provide sufficient clear guidance for responsible authority's decision-making. Specifically:</p> <ul style="list-style-type: none"> Discretionary building height controls for managing airport OLS constraints (Local variation).
Spatial application of built form typologies	<p>Please advise whether the proposed changes to the spatial application of built form typologies provide sufficient clear guidance for responsible authority's decision-making. Specifically:</p>

	<ul style="list-style-type: none"> • application of Large Opportunity Site typology to an additional site (16-22 Pearcedale Parade).
Catchment boundary	Having regard to the advice sought on the catchment boundary in the common matters (Referral 2), please advise if the recommended change to the extent of the proposed catchment boundary for Broadmeadows is consistent with the intended purpose.

In accordance with Clause 12 of your Terms of Reference, the Committee must conduct its work with a view to maximising efficiency and timeliness. As such, I look forward to the Committee providing its report to the Minister for Planning no later than 10 business days from receipt of this referral, in accordance with Clause 18 of the Terms of Reference.

Please find enclosed the supporting documents required by Clause 15 of the terms of reference.

If you have any questions about this matter, please contact Stefan Bettiol, Planning Manager at the Department of Transport and Planning.

Yours sincerely,



Natalie Reiter
Deputy Secretary Strategy & Precincts
Department of Transport and Planning

Encl. Att A: Report addressing key matters (Broadmeadows AC)
 Att B: Urban Design Draft Background Summary Report
 Att C: Urban Design Draft Background Summary Report (Engagement Version)
 Att D: City of Centres Report
 Att E: Schedule to the Built Form Overlay (example)
 Att F: Broadmeadows Draft Activity Centre Plan
 Att G: Submissions
 Att H: Document list

Appendix C Referred information

No.	Date	Description	Provided by
1	28 Oct 24	Referral Letter dated 25 October 2024	Department of Transport and Planning (DTP)
2	28 Oct 24	Broadmeadows Key Matters Report, VPA, 2024	DTP
3	28 Oct 24	Broadmeadows Draft Activity Centre Plan, VPA, 2024	DTP
4	28 Oct 24	<i>City of Centres: Development of typology-based built form controls</i> , Sheppard & Cull, May 2024	DTP
5	28 Oct 24	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, August 2024 (engagement version)	DTP
6	28 Oct 24	<i>Activity Centre Program Urban Design draft background summary report</i> , VPA, October 2024 (Committee version) including Appendices	DTP
7	28 Oct 24	Built Form Overlay Schedule (BFO1 Moorabbin example)	DTP
8	28 Oct 24	Universal Submissions Key Matters Report	DTP
9	28 Oct 24	Submission – Hume City Council	DTP
10	28 Oct 24	Submission – Melbourne Airport	DTP
11	28 Oct 24	Submission – Vicinity Centres	DTP
12	28 Oct 24	Submission – Essendon Fields Airport	DTP
13	28 Oct 24	Submission – Planning and Property Partners on behalf of DMLR DTP Investments Pty Ltd	DTP
14	28 Oct 24	Broadmeadows Document list	DTP