

Greater Broadmeadows

Draft Framework Plan

April 2017



Contents

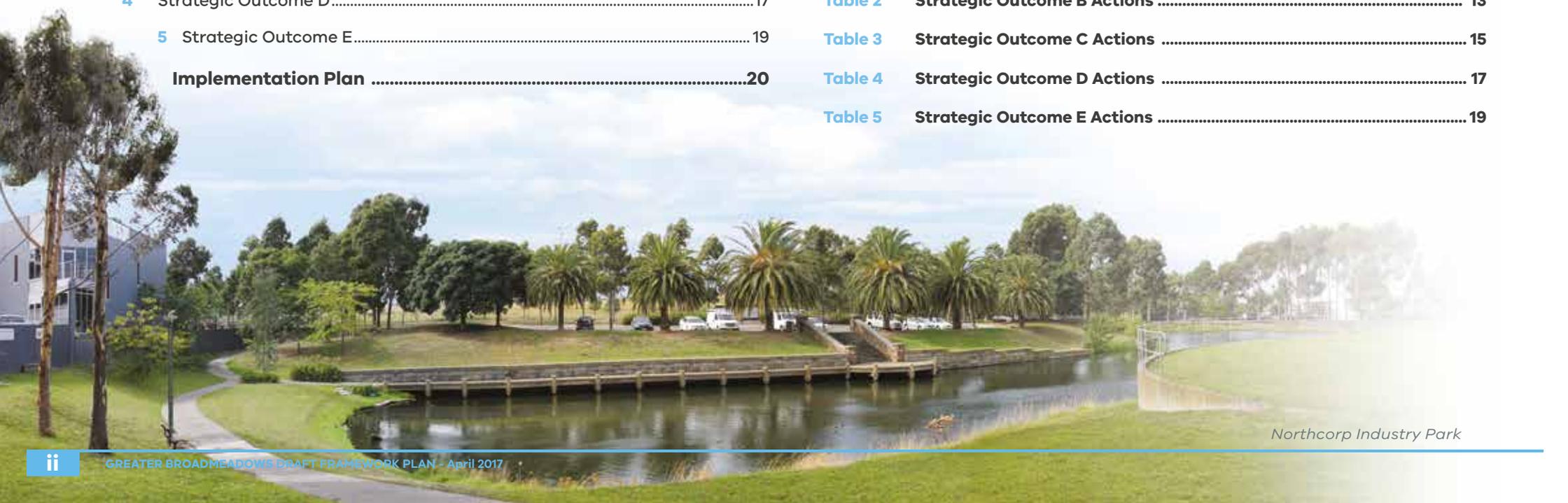
Executive Summary	1
Planning for Urban Renewal	3
The Framework Plan	5
Vision	6
Key Principles	7
Strategic Outcome Areas	9
1 Strategic Outcome A	11
2 Strategic Outcome B	13
3 Strategic Outcome C	15
4 Strategic Outcome D	17
5 Strategic Outcome E	19
Implementation Plan	20

Plans

Plan 1	Local Context Plan	2
Plan 2	Greater Broadmeadows Urban Renewal Area	4
Plan 3	Broadmeadows Town Centre Strategic Outcome A	10
Plan 4	Meadowlink Strategic Outcome B	12
Plan 5	Maygar Barracks Strategic Outcome C	14
Plan 6	Campbellfield Strategic Outcome D	16
Plan 7	Upfield Ford Site Strategic Outcome E	18

Tables

Table 1	Strategic Outcome A Actions	11
Table 2	Strategic Outcome B Actions	13
Table 3	Strategic Outcome C Actions	15
Table 4	Strategic Outcome D Actions	17
Table 5	Strategic Outcome E Actions	19



Northcote Industry Park

Executive Summary

RESHAPING BROADMEADOWS

Greater Broadmeadows is located at the gateway to the northern growth corridor of Melbourne, 15km and a 30 minute train ride from Melbourne's CBD. The area features strong strategic transport connections - 8km from the Melbourne International and Essendon Airports, adjacent the M80 freeway, serviced by both the metropolitan and regional rail network.

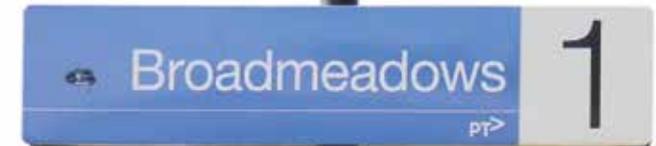
Greater Broadmeadows is in transition. To date, these locational advantages have not led to significant private sector investment in Greater Broadmeadows. However, funding of catalyst infrastructure projects by the Victorian State Government and Hume City Council is providing a strong incentive for renewal and redevelopment to occur within Greater Broadmeadows. The underlying potential of Greater Broadmeadows, including large tracts of undeveloped land, will be realised once its capacity to respond to Melbourne's growing population and economy is fully appreciated.

The Greater Broadmeadows Framework Plan will guide investment and urban renewal to unlock this potential, and support the revitalisation of Broadmeadows Metropolitan Activity Centre. The Plan also seeks to attract a broader residential community by planning for and creating opportunities for a diverse range of housing choices.

The Framework Plan sets out a shared vision for the next three decades by outlining a range of actions required to achieve this vision, including:

- Creating a vibrant heart for Broadmeadows Town Centre.
- Facilitating a range of diverse housing opportunities, initially focussing on the Meadowlink Strategic priority area.
- Planning for growth in local jobs within the Broadmeadows Town Centre and the state significant Northern Industrial Employment Precinct (including Campbellfield, the Northcorp Business Park, and Ford's Upfield site).
- Planning for redevelopment of significant government surplus sites such as Maygar Barracks.
- Identifying and supporting improvements in public transport and local road, walking and cycling connectivity to create 20 minute neighbourhoods within Greater Broadmeadows.
- Improving the public realm and encouraging both public and private sector development to incorporate long-term sustainability and resilience actions.

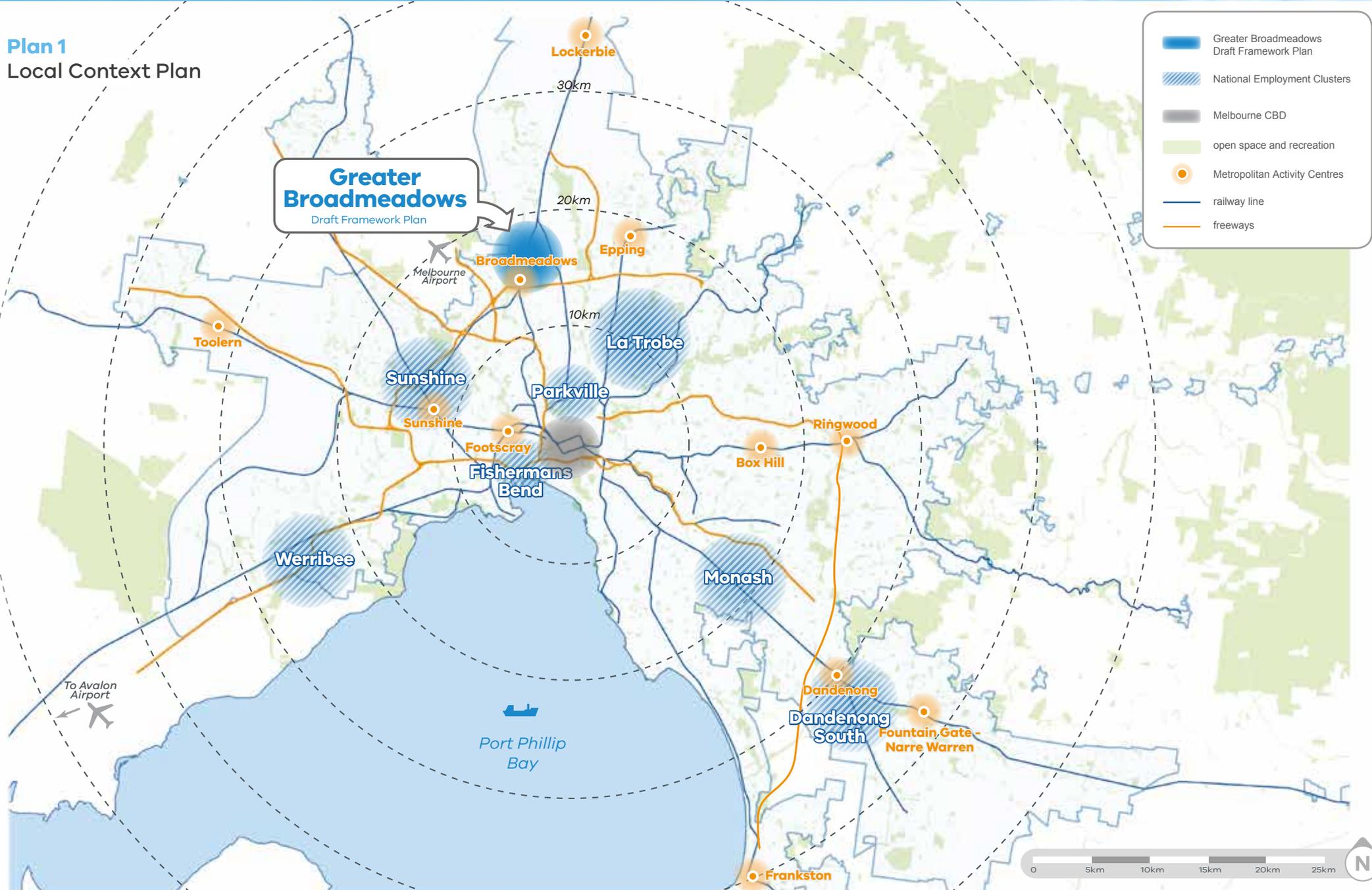
The Greater Broadmeadows Framework Plan is an important step forward in the implementation of Plan Melbourne 2017-2050. It is an action plan to promote partnerships between the public and private sector and to guide the future detailed planning of the many development opportunities identified within Greater Broadmeadows.



Plan 1
Local Context Plan

Greater Broadmeadows
Draft Framework Plan

-  Greater Broadmeadows Draft Framework Plan
-  National Employment Clusters
-  Melbourne CBD
-  open space and recreation
-  Metropolitan Activity Centres
-  railway line
-  freeways



Copyright, Victorian Planning Authority, 2016 The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

Planning for Urban Renewal

Metropolitan Melbourne’s population is forecast to grow to 8 million people by 2050, so it is imperative that we plan for a more populous city that is also more sustainable, productive and liveable.

Plan Melbourne 2017-2050, the Victorian Government’s planning strategy, sets out the key directions to meet our future challenges, outlining the vision for Melbourne’s growth over the next three decades.

A core principle of *Plan Melbourne 2017-2050* is to develop a ‘city of centres linked to regional Victoria’ - with less reliance on the central city, providing larger numbers of suburban jobs and services, closer to people’s homes. To achieve this *Plan Melbourne 2017-2050* promotes the creation of development opportunities within urban renewal precincts across Melbourne.

The Greater Broadmeadows urban renewal area comprises more than 1300 hectares of land, and includes a Metropolitan Activity Centre (Broadmeadows), the southern part of Melbourne’s state significant northern industrial precinct, two rail lines, areas of underutilised and undeveloped land, significant surplus government sites, and extensive residential areas that include a component of social housing.

At the heart of the Greater Broadmeadows urban renewal area is the Broadmeadows Town Centre which is designated as a Metropolitan Activity Centre (MAC) in *Plan Melbourne 2017-2050*. Under this metropolitan plan the wider urban renewal area of Greater

Broadmeadows is set to play a strategically important role in providing a diverse range of local jobs, activities, services and diverse housing.

There has been substantial recent and on-going state and local government investment in educational, transport and community infrastructure in Greater Broadmeadows, with further opportunities for new public and private sector investment identified in this Framework Plan.

Urban renewal in Greater Broadmeadows will strengthen the role of the MAC as a key centre in the north of Melbourne, supporting the growing population of Hume City and the wider Northern Subregion, and harnessing greater economic activity by leveraging off existing businesses which include:

- Health and medical technology manufacturing;
- Technology businesses, including advanced and value adding manufacturing; and
- Transport, defence and construction technologies.

Expanding the diversity of housing options available for current and future residents within Greater Broadmeadows can be achieved through actions ranging from small scale infill development within existing residential areas, to the master planned redevelopment of large sites (such as the Nicholas Street former school site and parts of Seabrook Reserve) and former industrial land to the north of Meadowlink.

Opportunities also exist immediately to the east of Broadmeadows train station and in the regeneration of sites owned by the Department of Health and Human Services. In the longer term the Broadmeadows MAC itself will provide the setting for residential redevelopment, co-existing with commercial and community uses, providing a population to support the activities of the city centre of Broadmeadows.

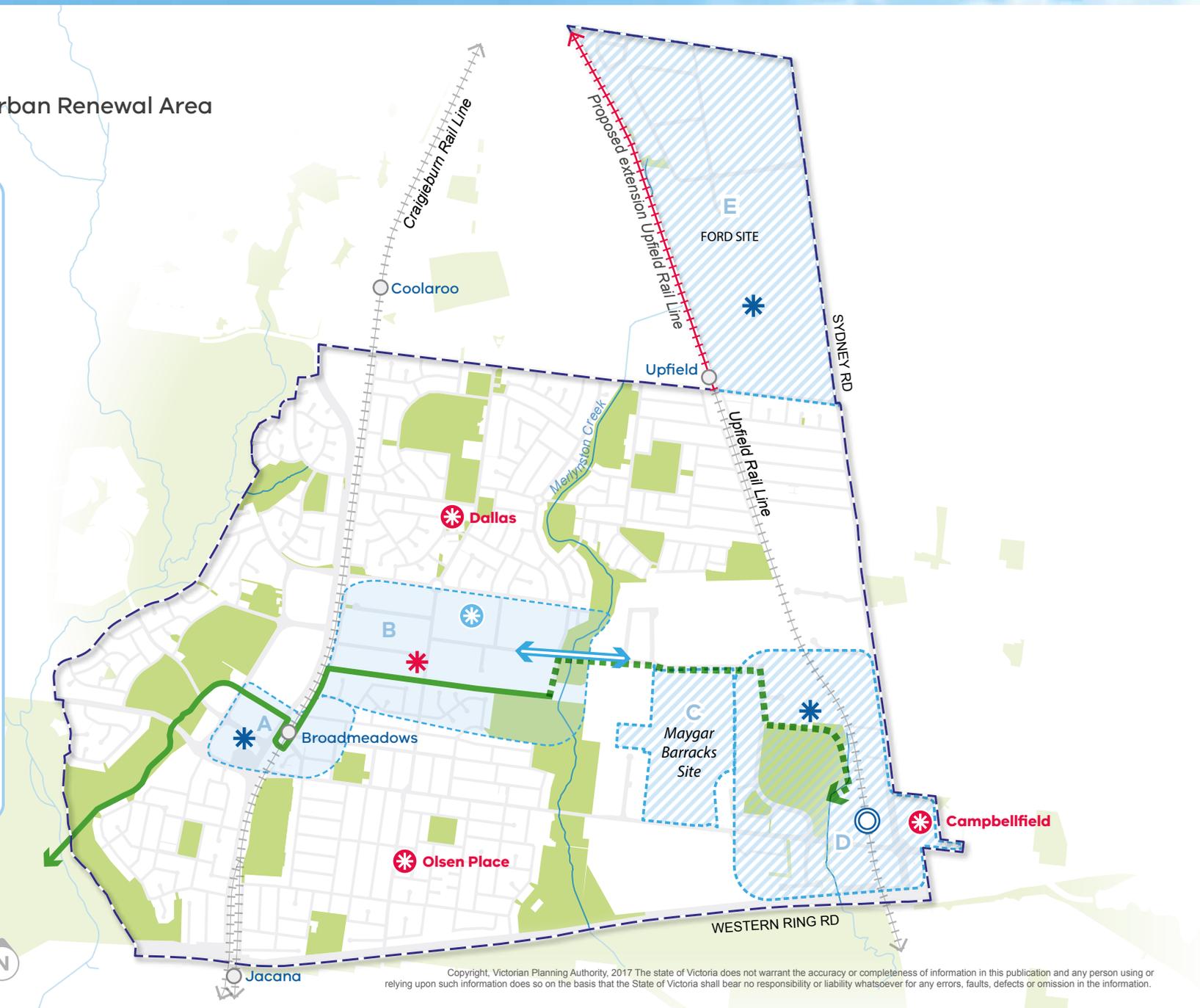
Growth and future development in Greater Broadmeadows will be informed by a number of existing planning policies and documents in addition to *Plan Melbourne 2017-2050*, particularly the *Broadmeadows Activities Area Structure Plan 2012*, a 20 year plan for development and renewal in Broadmeadows prepared by Hume City Council in conjunction with the then Department of Planning and Community Development and informed by the input of community, business and other key stakeholders.

The *Greater Broadmeadows Framework Plan* acknowledges the on-going role and implementation of the *Broadmeadows Activities Area Structure Plan 2012*, and extends the strategic planning framework to include the key development areas of Maygar Barracks, Campbellfield and the Upfield Ford site.

The *Hume Planning Scheme* also includes specific policies and controls to support revitalisation of the Broadmeadows town centre, and to more generally guide development within Greater Broadmeadows.

Plan 2 Greater Broadmeadows Urban Renewal Area

-  greater broadmeadows framework plan boundary
-  strategic priority area
- A & B short-medium term
A - broadmeadows town centre
B - meadowlink
-  strategic priority area
- C, D & E medium-long term
C - maygar barracks site
D - campbellfield
E - ford site
-  existing open space
-  railway line and station (existing)
-  rail line (proposed)
-  existing meadowlink open space link
-  proposed meadowlink open space link extension
-  proposed merlynston creek road crossing
-  focus for future employment growth
-  future mixed use urban renewal
-  future campbellfield railway station
-  local activity centres (existing)
-  local activity centres (proposed)



Copyright, Victorian Planning Authority, 2017 The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

The Framework Plan

The Greater Broadmeadows Framework Plan is a high-level strategy that:

- Outlines the future vision and principles for land use and development in Greater Broadmeadows.
- Guides sustainable future growth and development over the next three decades - the time frame adopted in Plan Melbourne 2017-2050.
- Builds on the previous Broadmeadows Activities Area Structure Plan 2012 and is aligned with both metropolitan and local policy.
- Identifies the steps needed to facilitate and manage growth.
- Creates opportunities for housing diversity.
- Defines key projects and infrastructure required to support sustainable growth and development.

- Provides an improved and more certain environment for making both public and private sector investment decisions.
- Will be used to coordinate, guide and inform the preparation and consideration of future, more detailed plans for development and re-development within the Greater Broadmeadows urban renewal area.
- Identifies five strategic priorities for development leveraging off existing, approved and proposed investment by the public and private sector.

Through development of new mixed use areas within the Meadowlink area, an increased residential presence in the Broadmeadows Town Centre, and incremental growth in established residential areas, Greater Broadmeadows has the potential to accommodate an increase in population of up to 20,000 new residents by 2050.

Local job numbers in Greater Broadmeadows and the Upfield rail corridor have the potential to grow from 27,000 jobs in 2011 to more than 60,000 jobs by 2050 in the employment areas identified in this Framework Plan.

Vision

Greater Broadmeadows will become the powerhouse of Melbourne's north. Catalyst investments and actions will unlock development potential for growth in local employment and for diversified housing.

Greater Broadmeadows will be transformed into a series of connected 20 minute neighbourhoods with improved amenity and enhanced access to local jobs.

Development within Greater Broadmeadows will build on recent and current state and local government investment in key infrastructure such as the Hume Global Learning Centre, Broadmeadows Schools Regeneration, the Broadmeadows Town Hall Redevelopment, and the Meadowlink open space link.

Greater Broadmeadows will have a network of lively town centres, walkable neighbourhoods featuring a range of diverse housing options, easy access to public transport and community facilities, all connected through enhanced and safer public realm. Open spaces, gathering places and pedestrian and cycling links, will also be characteristics of Greater Broadmeadows.

Improved road, pedestrian and cycling connections to the east and west will unlock the renewal potential of underutilised industrial land in the Meadowlink strategic priority area.

Neighbourhood based social and community infrastructure will meet individual and community social needs. Residents and workers of all ages and cultures will have access to community services, be able to make connections and take part in a range of social, educational and recreational activities.

Further upgrades to the Broadmeadows train station will improve safety and enhance pedestrian access to this key transport interchange. Development of an east-west pedestrian and cycling link to cross the Craigieburn railway line will better connect Broadmeadows Town Centre to the urban renewal areas to the east of the rail line.

A new train station at Campbellfield and the future upgrading of the Upfield rail line will expand public transport options and provide a catalyst for redevelopment at Maygar Barracks, Campbellfield and the Upfield Ford site.



Key Principles

The overarching vision and potential for urban renewal in Greater Broadmeadows will be realised through application of the following principles:



P1 Broadmeadows Town Centre as the heart of Greater Broadmeadows - a place for business, services, education, culture, shopping and entertainment.



P2 New and diverse housing options offering a mix of public, private and social housing developed over time within Greater Broadmeadows, delivering safe and welcoming new neighbourhoods each with their own focus of community activity.



P3 New community and social infrastructure, located together to enhance community access, delivering opportunities for new and existing residents to meet and connect, and enhance the liveability of Greater Broadmeadows



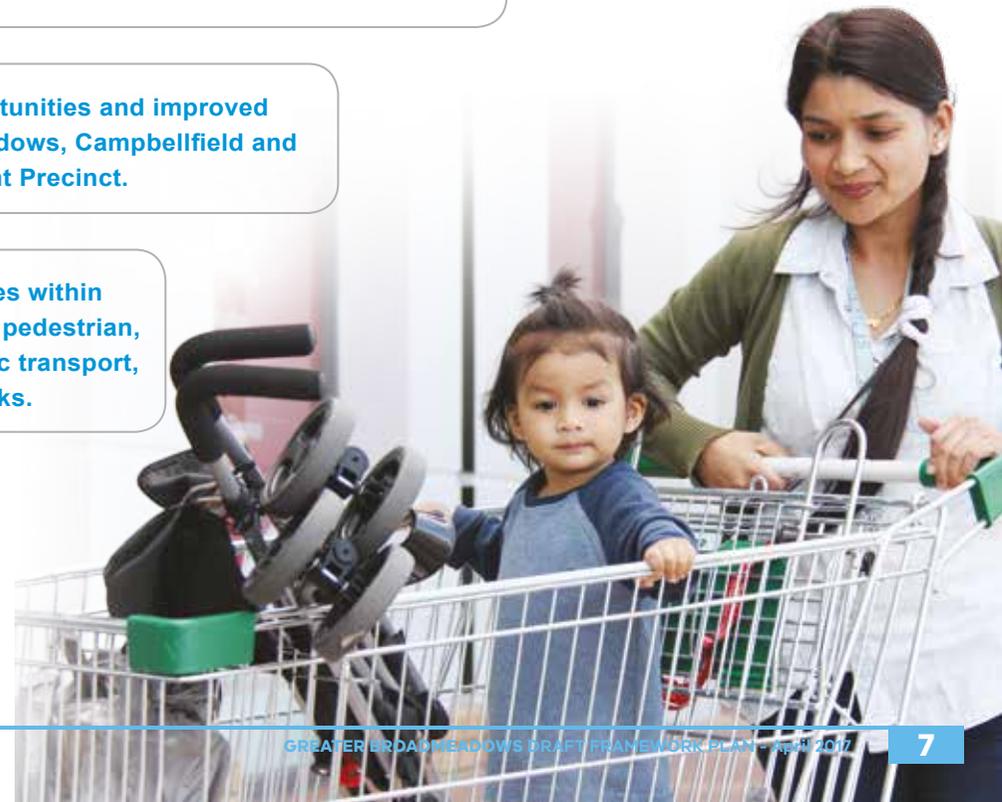
P4 Expanded local employment opportunities and improved transport links between Broadmeadows, Campbellfield and the Northern Industrial Employment Precinct.



P5 Providing a network of safe and connected spaces within Greater Broadmeadows, supported by enhanced pedestrian, cycle and transport connections, improved public transport, and high quality public realm and open space links.



P6 Environmental sustainability and resilience incorporated into the design of new development and redevelopment of existing buildings, public realm and infrastructure in Greater Broadmeadows.





Broadmeadows Festival 2016



Jemena Office development – Meadowlink Strategic Priority Area



Broadmeadows Town Hall redevelopment – Hume Central



Hume Central Secondary College

Strategic Outcome Areas

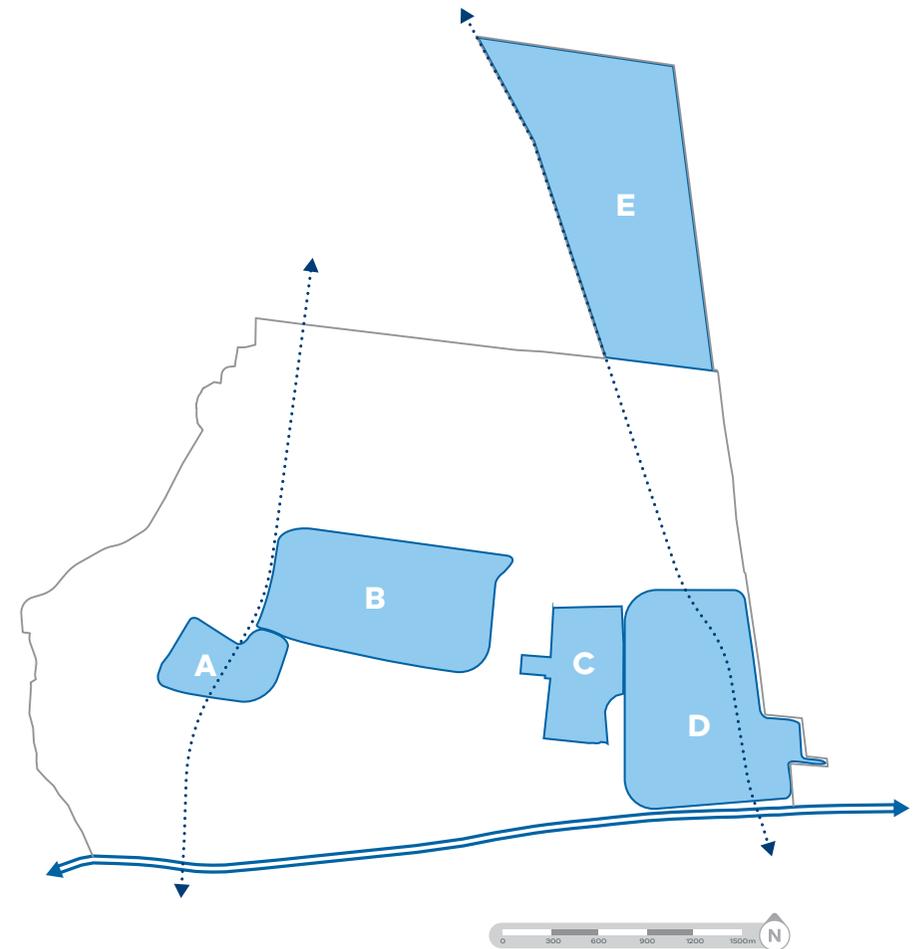
This framework plan identifies five strategic outcome areas to unlock the potential for redevelopment within Greater Broadmeadows.

The five strategic outcome areas are:

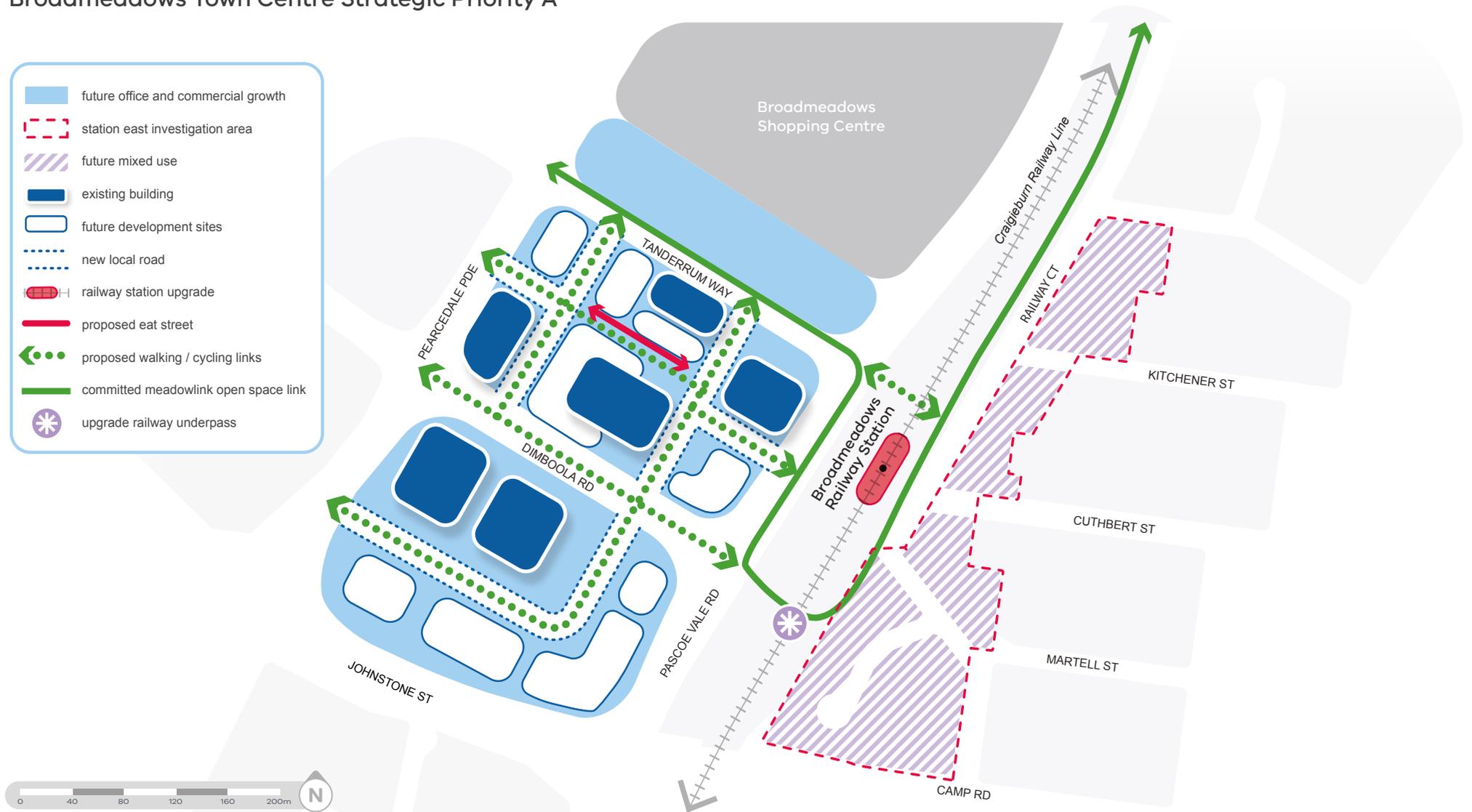
- A. Broadmeadows Town Centre
- B. Meadowlink
- C. Maygar Barracks
- D. Campbellfield
- E. Upfield Ford site

This plan includes actions for each strategic outcome area that:

- Identifies and provides cost investments for key transport infrastructure required to support better connections within the Greater Broadmeadows urban renewal area.
- Identifies existing social and community infrastructure and examines the demands of future population in the Greater Broadmeadows area.
- Promotes opportunities for affordable housing.
- Improves the public realm and green local places and connections.



Plan 3
Broadmeadows Town Centre Strategic Priority A



Copyright, Victorian Planning Authority, 2017 The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

STRATEGIC OUTCOME A:

REVITALISE BROADMEADOWS TOWN CENTRE AND INCREASE EMPLOYMENT OPPORTUNITIES

Broadmeadows Town Centre is the civic, commercial and retail core of Greater Broadmeadows with a potential catchment extending to northern industrial areas of Upfield and Somerton, and into the rapidly developing northern growth corridor. (Refer to Plan 3.)

Hume City Council is facilitating the ongoing development of the Hume Central project, a new development project for the town centre, envisaged to create a true town centre in Broadmeadows, and space to grow the professional services sector.

Previously under-utilised land will be developed with innovative buildings and public spaces including a new 'Eat Street', and the redevelopment of the Broadmeadows Town Hall as a jobs and office hub with a multi-purpose venue for events and community development.

The Town Centre will be transformed from an area dominated by car parking to take on the qualities of a mature city centre through the redevelopment of both the Hume Central block and the Loop Road block (situated to the south of Dimboola Road).

Improving pedestrian and cycle connections between the Town Centre and the residential area east of the railway station is a key action to unlock development opportunities to the east of the railway line.

Increased accessibility together with new and diverse housing options that will encourage redevelopment of underutilised retail and commercial sites premises on the eastern side of the railway line, and deliver improved amenity.

Table 1: Strategic Outcome A Actions

A1	Plan a land-use response to current and proposed upgrades to Broadmeadows Train Station through the preparation of a development plan for the area to the east of the train station.
A2	Prepare Loop Road Block Development Plan and planning scheme amendment.
A3	Implement the Hume Central Vision Development Plan and secure adoption of a planning scheme amendment to rezone this strategic priority area.
A4	Promote and facilitate affordable housing opportunities on government and privately owned land.
A5	Promote initiatives for public realm, safety, walkability, liveability, sustainability (to be included in planning scheme amendments to rezone land for urban renewal).
A6	Prepare an Infrastructure Contributions Plan (ICP) to provide for developer contributions, including the Loop Road Block development.
A7	Undertake transport modelling to confirm and prioritise key transport infrastructure required to support future development and urban renewal in the Broadmeadows Town Centre strategic priority area.
A8	Undertake a community and social infrastructure study to identify future requirements in the Broadmeadows Town Centre strategic priority area.

Plan 4
Meadowlink Strategic Priority B



Copyright, Victorian Planning Authority, 2017. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

STRATEGIC OUTCOME B: MEADOWLINK - A THRIVING MIXED USE URBAN VILLAGE

The Meadowlink strategic priority area is located to the east of the Craigieburn railway line. It encompasses 60ha of employment areas in Northmeadows and Eastmeadows, as well as residential areas immediately to the south of the former Meadowlink rail corridor, and Hume Secondary College and Broadmeadows Primary School. (Refer to Plan 4.)

This area is in transition. Northmeadows and Eastmeadows traditionally supplied local jobs in manufacturing and warehousing. Change has occurred, with the departure of major businesses (e.g. Yakka, Betta and Ericsson), recent rezoning of sites for mixed use development, the Hume Schools regeneration project and acquiring land for Meadowlink open space link, the area is ready for renewal and catalytic development that will reshape Broadmeadows.

There is an opportunity to transform this area into a new mixed use precinct, providing a range of housing choices, better transport connections, local jobs, and open space. New working and residential populations will be supported by the Dallas and Olsen Place Neighbourhood Activity Centres, while in the longer term development will deliver a new local activity centre and community hub within the Meadowlink Strategic priority area.

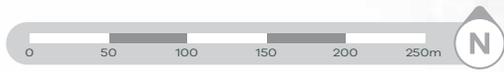
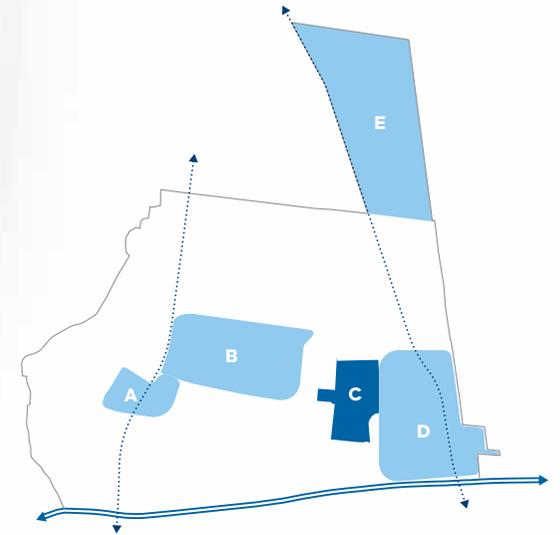
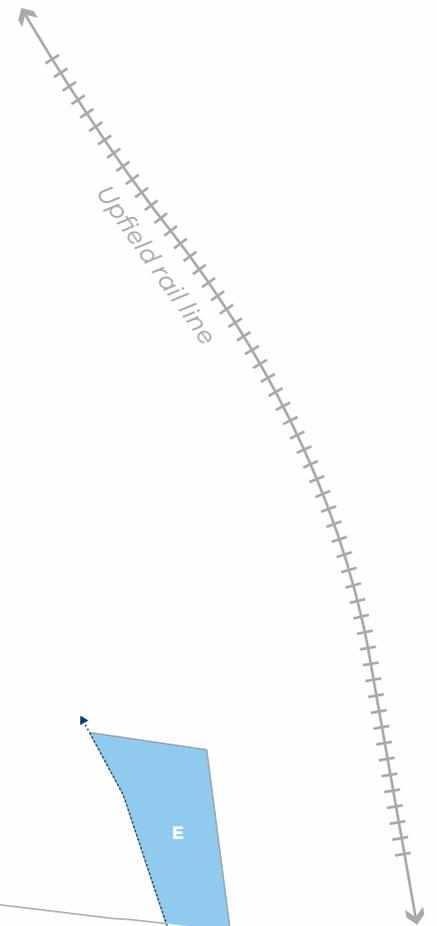
The Meadowlink open space link from Seabrook Reserve to Broadmeadows Railway Station will provide increased amenity and connectivity for residential and mixed use redevelopment in these areas providing safe recreation opportunities and walking and cycling routes.

Within the Meadowlink strategic priority area, opportunities exist for the regeneration of existing social housing and provision of new and diverse housing options. This framework plan identifies a number of potential sites, with the possibilities of public/private partnerships being utilised to deliver affordable housing on surplus government land. This can build on the successful model of public/private partnerships already trialled in the Valley Park redevelopment.

Table 2: Strategic Outcome B Actions

B1	Provide a zoning framework that facilitates the intensification and redevelopment of the employment and residential areas in the Meadowlink strategic priority area, while enhancing the Meadowlink open space link.
B2	Design and construct Meadowlink open space link from Broadmeadows Railway Station to Merlynston Creek.
B3	Progress implementation of Seabrook Reserve Design Framework, secure the rezoning of and development of surplus Council land to deliver residential development and enhance the use of the Reserve's open space.
B3a	Facilitate rezoning and inclusionary housing pilot for the former Broadmeadows Primary School site.
B4	Undertake a community and social infrastructure study to identify future requirements in the Meadowlink strategic priority area.
B5	Undertake transport modelling to confirm and prioritise key transport infrastructure required to support future development and urban renewal in the Meadowlink strategic priority area. Plan for a new road link to the future Campbellfield train station.
B6	Secure the funds needed to meet identified community and infrastructure priorities in the Meadowlink strategic priority area through the preparation of a Development Infrastructure plan (DCP) or an Infrastructure Contributions Plan (ICP) to provide for developer contributions.

Plan 5
Maygar Barracks Site Priority C



STRATEGIC OUTCOME C: REDEVELOPMENT OF THE MAYGAR BARRACKS SITE

The 40 hectare Commonwealth owned Maygar Army Barracks was established as the training area for the Australian Light Horse Brigade during World War I. The barracks was named after Victoria Cross winner Leslie Maygar, who received the award for his actions during the Second Boer War 1901 and later assisted in establishing the base in 1914.

In the 1970's, the Maygar Barracks site became a holding camp for refugees, and today is used for the 'Melbourne Immigration Transit Accommodation' (MITA) and for defence logistics management and reserve training activities.

Whilst the Federal Government is investigating options relating to the MITA, plans for the future of the Maygar Barracks site are yet to be determined. Its location, adjacent to Northcorp Business Park and opposite CSL Behring, Australia's only plasma manufacturing facility, could see expanded industrial and employment related activities. There are also opportunities for mixed use and residential development, supported by enhanced connections to a future Campbellfield train station and to the Meadowlink strategic priority area.

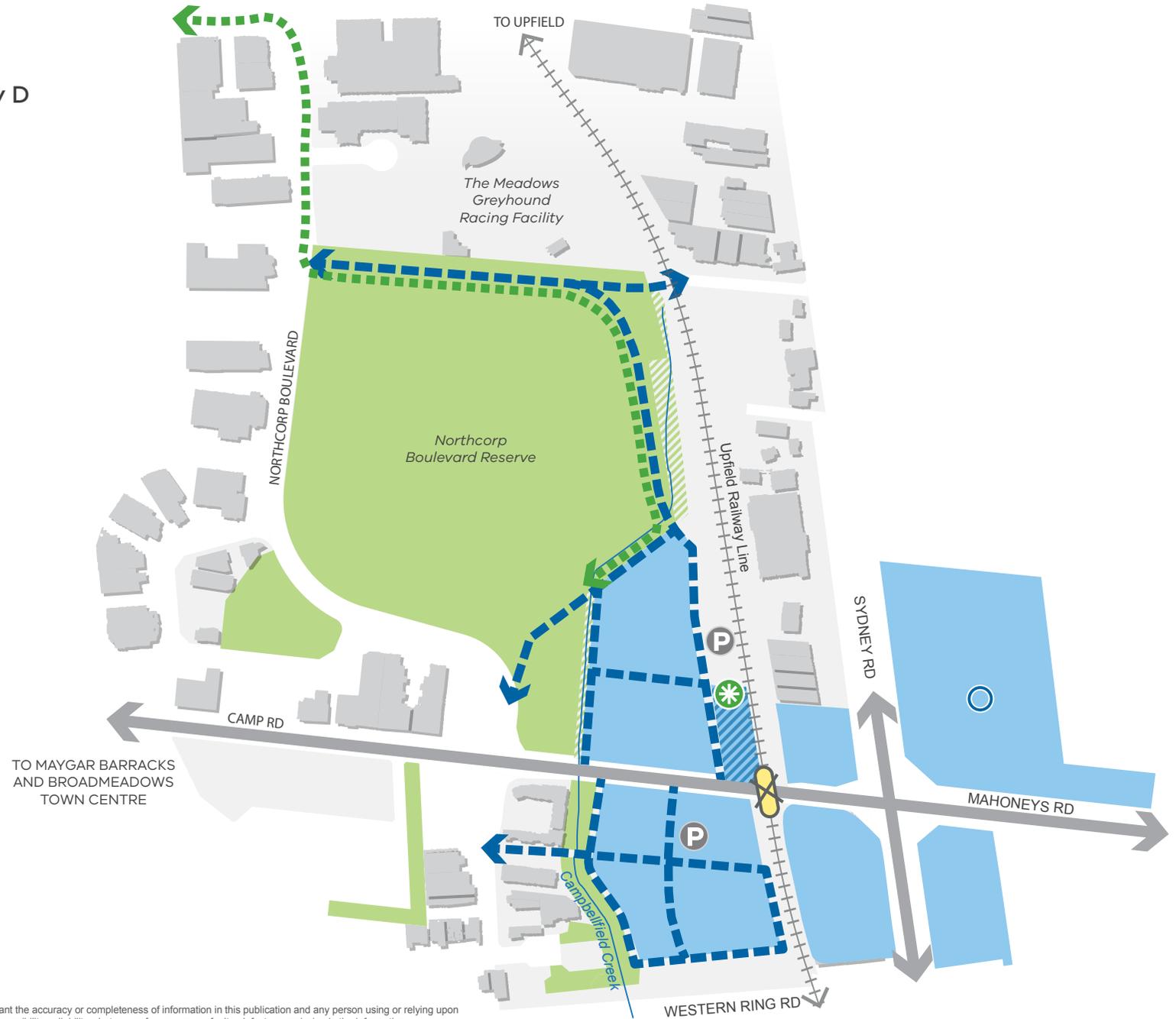


Table 3: Strategic Outcome C Actions

- | | |
|-----------|---|
| C1 | Undertake planning for redevelopment of the Maygar Barracks site. |
| C2 | Undertake transport modelling to confirm and prioritise key transport infrastructure required to support future development and urban renewal of the Maygar Barracks site. |
| C3 | Prepare an Infrastructure Contributions Plan (ICP) to provide for developer contributions for urban renewal areas for the Maygar Barracks site. |
| C4 | Promote initiatives for public realm, safety, walkability, liveability, sustainability (to be included in the planning scheme amendments to rezone land for urban renewal). |

Plan 6
Cambellfield Strategic Priority D

-  future office and commercial growth
-  future cambellfield railway station
-  existing public open space
-  future public open space
-  existing building footprint
-  proposed meadowlink open space link extension
-  proposed local road extension
-  railway line and station
-  arterial road - existing
-  local activity centre (existing)
-  future activity centre open space
-  proposed level crossing removal
-  future railway station car park



Copyright, Victorian Planning Authority, 2017 The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

STRATEGIC OUTCOME D:

CAMPBELLFIELD PROVIDING A BUSINESS HUB FOR MAJOR EMPLOYMENT AREAS

The Campbellfield strategic priority area is part of state significant northern industrial area, and includes the Northcorp Business Park and Northcorp Boulevard Reserve. (Refer to Plan 6.)

Campbellfield is characterised by a disconnected local road network, with poor access to the Upfield rail line. The Merlynston Creek crossing and proposed investment in Campbellfield train station will improve access and allow Campbellfield to develop into a business services hub for the significant employment areas in Greater Broadmeadows and in the northern industrial precinct.

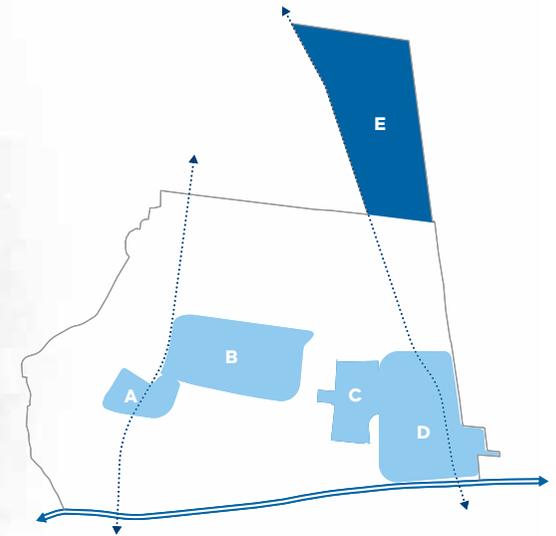
Proposed infrastructure projects include the level crossing removal at Camp Road in 2018, and the potential upgrade and duplication of the Upfield rail line, including the potential construction of a new railway station at Campbellfield.

Future proofing a site for a future Campbellfield Railway Station would facilitate the earlier development of a business services hub and activity centre focussed on the station, as well as enhancing access to Northcorp Boulevard Reserve and Business Park.

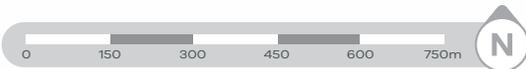
There are also enhancements proposed to the road, pedestrian and cycling network to link Campbellfield to Meadowlink and to Broadmeadows Town Centre. Northcorp Boulevard Reserve offers the opportunity for major sporting facilities (private and public) as well as open space providing amenity for future local workers and residents.

Table 4: Strategic Outcome D Actions

D1	Ensure future proofing of the proposed Campbellfield train station site.
D2	Investigate options for future recreational use and development of Northcorp Boulevard Reserve.
D3	Prepare a structure plan for Campbellfield activity centre.
D4	Promote initiatives for public realm, safety, walkability, liveability, sustainability (to be included in the planning scheme amendments to rezone land for urban renewal in the Campbellfield strategic priority area).
D5	Prepare an Infrastructure Contributions Plan (ICP) to provide for developer contributions to urban renewal in the Campbellfield strategic priority area.
D6	Undertake transport modelling to confirm and prioritise key transport infrastructure required to support future development and urban renewal in the Campbellfield strategic priority area.



Plan 7
Upfield Ford Site Priority E



STRATEGIC OUTCOME E: REDEVELOPMENT OF THE UPFIELD FORD SITE

The 87 hectare Upfield Ford site includes the Ford Car Factory where manufacturing ceased in 2016 and adjacent areas between the Upfield rail line and Sydney Road. (Refer to plan 7). This site presents a longer term redevelopment opportunity to meet future needs for growth in freight, logistics and manufacturing.

The Upfield rail line is scheduled for a potential major upgrade, and the Upfield rail line may also be duplicated and electrified in the future.

Planning for the future employment use of the Ford site is a key action that should align with the proposed disposal of the site post 2018, after remediation has been undertaken.

Table 5: Strategic Outcome E Actions

- | | |
|-----------|--|
| E1 | Undertake detailed planning for Ford site to respond to changing demand for employment land. |
| E2 | Investigate potential for redevelopment of employment land within the Upfield rail corridor. |
| E3 | Promote initiatives for public realm, safety, walkability, liveability, sustainability (to be included in the planning scheme amendments to rezone land for urban renewal within the Upfield rail corridor). |



Implementation Plan

	Action	Timing	Lead/Support
STRATEGIC OUTCOME AREA A - BROADMEADOWS TOWN CENTRE			
A1	Plan a land-use response to current and proposed upgrades to Broadmeadows Train Station through the preparation of a development plan for the area to the east of the train station.	Short	HCC/VPA
A2	Prepare Loop Road Block Development Plan and planning scheme amendment.	Short-medium	VPA/HCC
A3	Implement the Hume Central Vision Development Plan and secure adoption of a planning scheme amendment to rezone this strategic priority area.	Short	HCC/VPA
A4	Promote and facilitate affordable housing opportunities on government and privately owned land.	Short-medium	VPA/HCC
A5	Promote Initiatives for public realm, safety, walkability, liveability, sustainability (to be included in the planning scheme amendments to rezone land for urban renewal).	Short-medium	HCC
A6	Prepare an Infrastructure Contributions Plan (ICP) to provide for developer contributions, including the Loop Road Block development.	Short-medium	HCC
A7	Undertake transport modelling to confirm and prioritise key transport infrastructure required to support future development and urban renewal in the Broadmeadows Town Centre strategic priority area.	Short	HCC/VPA
A8	Undertake a community and social infrastructure study to identify future requirements in the Broadmeadows Town Centre strategic priority area.	Short	HCC/VPA

	Action	Timing	Lead/Support
STRATEGIC OUTCOME AREA B - MEADOWLINK			
B1	Provide a zoning framework that facilitates the intensification and redevelopment of the employment and residential areas in the Meadowlink strategic priority area, while enhancing the Meadowlink open space link.	Short	HCC/VPA
B2	Design and construct Meadowlink open space link from Broadmeadows Railway Station to Merlynston Creek.	Short	HCC
B3	Progress implementation of Seabrook Reserve Design Framework, secure the rezoning of and development of surplus Council land to deliver residential development and enhance the use of the Reserve's open space.	Short	HCC/VPA
B3a	Facilitate rezoning and inclusionary housing pilot for the former Broadmeadows Primary School site.	Short	DELWP/HCC
B4	Undertake a community and social infrastructure study to identify future requirements in the Meadowlink strategic priority area.	Short	HCC/VPA
B5	Undertake transport modelling to confirm and prioritise key transport infrastructure required to support future development and urban renewal in the Meadowlink strategic priority area. Plan for a new road link to the future Campbellfield train station.	Short	HCC/VPA
B6	Secure the funds needed to meet identified community and infrastructure priorities in the Meadowlink strategic priority area through the preparation of a Development Infrastructure plan (DCP) or an Infrastructure Contributions Plan (ICP) to provide for developer contributions.	Short	HCC
B7	Promote initiatives for public realm, safety, walkability, liveability, sustainability (to be included in the planning scheme amendments to rezone land for urban renewal).	Short-medium	HCC

	Action	Timing	Lead/Support
STRATEGIC OUTCOME AREA C – MAYGAR BARRACKS SITE			
C1	Undertake planning for redevelopment of the Maygar Barracks site.	Short-medium	VPA/HCC
C2	Undertake transport modelling to confirm and prioritise key transport infrastructure required to support future development and urban renewal of the Maygar Barracks site.	Short	HCC/VPA
C3	Prepare an Infrastructure Contributions Plan (ICP) to provide for developer contributions for urban renewal areas for the Maygar Barracks site.	Short	HCC
C4	Promote initiatives for public realm, safety, walkability, liveability, sustainability (to be included in the planning scheme amendments to rezone land for urban renewal).	Short-medium	HCC
STRATEGIC OUTCOME AREA D - CAMPBELLFIELD			
D1	Ensure future proofing of the propose Campbellfield train station site.	Short-medium	PTV
D2	Investigate options for future recreational use and development of Northcorp Boulevard Reserve.	Short	HCC
D3	Prepare a structure plan for Campbellfield activity centre.	Short	VPA/HCC
D4	Promote initiatives for public realm, safety, walkability, liveability, sustainability (to be included in the planning scheme amendments to rezone land for urban renewal in the Campbellfield strategic priority area).	Medium-long	HCC
D5	Prepare an Infrastructure Contributions Plan (ICP) to provide for developer contributions to urban renewal in the Campbellfield strategic priority area.	Short-medium	HCC
D6	Undertake transport modelling to confirm and prioritise key transport infrastructure required to support future development and urban renewal in the Campbellfield strategic priority area.	Short	HCC/VPA

	Action	Timing	Lead/Support
STRATEGIC OUTCOME AREA E- UPFIELD FORD SITE			
E1	Undertake detailed planning for Upfield Ford site to respond to changing demand for employment land.	Medium	VPA/HCC
E2	Investigate potential for redevelopment of employment land within the Upfield rail corridor.	Medium	VPA/HCC
E3	Promote initiatives for public realm, safety, walkability, liveability, sustainability (to be included in the planning scheme amendments to rezone land for urban renewal within the Upfield rail corridor).	Medium-Long	HCC

Jack Roper Reserve





GREATER BROADMEADOWS DRAFT FRAMEWORK PLAN - April 2017

