

Hume Planning Scheme

Amendment C237hume Explanatory Report

Explanatory Report

Overview

This amendment proposes to rezone land at 2 Northcorp Boulevard, Broadmeadows from Special Use Zone Schedule 5 (SUZ5) to Commercial 2 Zone (C2Z) to facilitate the use and development of the land for industrial and commercial purposes.

The amendment also introduces a Section 173 Agreement requiring that no below-ground structures be constructed unless an environmental audit addressing landfill gas risks is undertaken and assessed by the relevant Responsible Authority.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Hume City Council website at <https://www.hume.vic.gov.au/Building-and-Planning/Strategic-Planning/Planning-Scheme-Amendments/Current-amendments>

The amendment is available for public inspection, free of charge, during office hours at the following places:

<i>Hume City Council</i>	<i>Hume Global Learning</i>	<i>Hume Global</i>
Broadmeadows Office	Centre – Craigieburn	Learning
1079 Pascoe Vale Road	75-95 Central Park	Centre – Sunbury
Broadmeadows 3047	Avenue	40 Macedon Street
	Craigieburn 3064	Sunbury 3429

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **12 June 2026**.

A submission must be sent to:

Hume City Council

PO Box 119

Dallas 3047

Via email to: CityStratEnquiries@hume.vic.gov.au.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: 27 July 2026
- Panel hearing: 31 August 2026

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Hume City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Lakeside Drive Investments Pty Ltd.

Land affected by the amendment

The amendment applies to 2 Northcorp Boulevard, Broadmeadows.



Figure 1 Land affected by the amendment

The land is located on the northeast corner of the intersection between Camp Road and Northcorp Boulevard, Broadmeadows. The site is currently vacant and is approximately 1.1 hectares. The land is currently affected by the Special Use Zone Schedule 5 (SUZ5) at 2 Northcorp Boulevard (Lot S5 on PS348064), Broadmeadows. The site is affected by Environment Audit Overlay (EAO), Melbourne Airport Environs Overlay (MAEO) and Special Building Overlay (SBO).

The Meadows” Greyhound Racing Complex abuts this vacant land to the north, comprising a racing track, stadiums and associated onsite car parking and is currently zoned SUZ5.

The subject site is located within a State-Significant Industrial Precinct, which includes the Northcorp Industrial Park to the west. In keeping with this, the site is surrounded by almost entirely Commercial 2 Zone (C2Z).

What the amendment does

The amendment rezones land at 2 Northcorp Boulevard, Broadmeadows from Special Use Zone Schedule 5 (SUZ5) to Commercial 2 Zone (C2Z) to facilitate the use and development of the land for industrial and commercial purposes.

The amendment also introduces a Section 173 Agreement requiring that no below-ground structures be constructed unless an environmental audit addressing landfill gas risks is undertaken and assessed by the relevant Responsible Authority.

Specifically, the amendment:

- Rezones the land from a Special Use Zone (Schedule 5) to the Commercial 2 Zone (C2Z).

Zoning maps

- Amends Planning Scheme Map No 24 to rezone land at 2 Northcorp Boulevard, Broadmeadows from Special Use Zone Schedule 5 (SUZ5) to Commercial 2 Zone (C2Z).

Strategic assessment of the amendment

Why is the amendment required?

The site is currently zoned Special Use Zone Schedule 5 (SUZ5), which was applied to facilitate the development of the Melbourne Greyhound Racing Association Complex by Greyhound Racing Victoria (GRV). This development did not proceed, and as the land became surplus to GRV’s operational requirements, it was subsequently sold to the current landowner, Lakeside Drive Investments Pty Ltd. Given that the existing zoning restricts use and development to regional sporting facilities, it no longer reflects the site’s context or strategic role. The proposed rezoning to Commercial 2 Zone (C2Z) will enable a broader range of commercial uses that are more consistent with the surrounding industrial area. This amendment will support economic activity and employment generation within Broadmeadows, leveraging the site’s strategic location adjacent to the Hume Highway as well as being situated within the State Significant Industrial Precinct.

How does the amendment implement the objectives of planning in Victoria?

The objectives of planning in Victoria are outlined within Section 4(1) of the *Planning and Environment Act 1987*. They include:

- *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.*
- *To balance the present and future interests of all Victorians.*

The proposed amendment will facilitate use and development of land for employment purposes. The land is appropriately located within the Hume Highway Corridor where there is a range of industries employing local people across a range of trades and professions. The rezoning will ensure employment opportunities are enhanced within the municipality for present and future residents.

How does the amendment address any environmental, social and economic effects?

- Rezoning of the land to C2Z will allow for a range of commercial uses which complement those that exist within the surrounding area, including the adjoining Northcorp Industry Park.
- Positive social and economic benefits will result from opportunities to enhance the supply of land fostering local jobs and employment in sectors such as industry, warehousing, service business, hospitality, entertainment, other retail uses, and associated business and commercial services.
- The proposed amendment is unlikely to have any significant impacts on the environment due to the site's location in an area designated as "existing employment land" under Council's Strategic Framework Plan at Clause 2.04 *Vision and Strategic Framework Plan*.

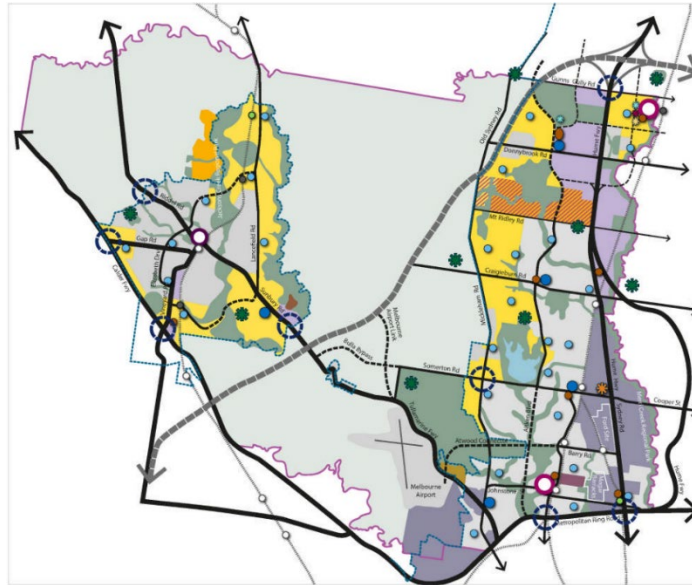


Figure 2 Council's Strategic Framework Plan

Does the amendment address climate change?

The proposed amendment has considered a Climate Change Consideration Report under Section 12(2A) of the Act and under Ministerial Direction Number 22.

The proposed amendment enables intensification of the use and development of urban land. This is highlighted by the amendment proposing to facilitate industrial or commercial development within an area designated as 'state significant existing industrial land' under the Melbourne Industrial and Commercial Land Use Plan.

The proposed amendment also enables a new use and development of land (whether or not subject to the grant of a planning permit) that may be exposed to a natural hazard that arises from, or is likely to arise from, the impacts of climate change. It is considered that:

- The subject site is not within an area at risk from bushfire, coastal inundation, landslip or erosion.
- The limited risk of flooding from the urban drainage system can be managed to preserve life and property from flooding. Melbourne Water as the floodplain authority will be further consulted during the exhibition phase of the Amendment, and any future development proposal at the subject site.

A future development of the site will need to demonstrate alignment with the environmentally sustainable design policies at Clause 15 – Built Environment and Heritage, of the Hume Planning Scheme.

A separate Climate Change Consideration Report has been prepared and attached with the proposed amendment.

Does the amendment address relevant bushfire risk?

There is no bushfire risk relevant to the proposed amendment given the site is located within an established urban area and is not covered by a Bushfire Management Overlay.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The proposed amendment complies with **Ministerial Direction No. 1 (Potentially Contaminated Land)** which relates to the protection of "sensitive uses" on land formally used for industry, mining, or the storage of potential contaminants.

The proposed C2Z permits sensitive uses, as well as buildings and works, either as-of-right or subject to permit. The existing Environmental Audit Overlay (EAO) applying to the site would also trigger the requirement for further environmental assessments and, where necessary, an environmental audit should a current or future landowner seek to establish a sensitive use. Together, these controls ensure that permit applications for sensitive uses, as well as related buildings and works, appropriately consider potential contamination issues.

In addition, where a planning scheme amendment proposes to allow—whether or not by permit—a sensitive use, children's playground, or secondary school on land that may be contaminated, Ministerial Direction No. 1 requires the planning authority to be satisfied that the land is suitable for the intended use. This can be demonstrated through one of the following:

1. A Preliminary Risk Screen Assessment (PRSA) statement confirming that no environmental audit is required;
2. An environmental audit statement confirming that the land is suitable for the proposed use; or
3. Where compliance with options 1 or 2 is difficult or inappropriate, deferring these requirements through the application of an Environmental Audit Overlay or another appropriate mechanism.

A Preliminary Site Investigation (PSI) report, prepared in October 2023 by an environmental consultant, assessed the potential for contamination and landfill gas. The subject site forms part of a broader area previously used as a council landfill. The PSI concluded that there is a negligible risk of landfill gas migration and that the land is suitable for the proposed industrial and commercial uses, subject to clarification of agreement title matters.

The PSI also recommended the preparation of a Section 173 Agreement to prohibit the construction of below-ground structures unless an environmental audit addressing landfill gas has been undertaken and assessed as satisfactory by the relevant responsible authority. A draft Section 173 Agreement has been prepared to give effect to these recommendations and will be exhibited as part of the amendment

documentation.

The proposed amendment complies with **Ministerial Direction No.9 – Metropolitan Strategy** which relates to “Plan Melbourne” and requires planning scheme amendments to address the extent to which they are consistent with any of the directions or policies of this document. In accordance with the Strategy, the rezoning will improve access to jobs within the Broadmeadows area and responds to Policy 1.1.6 which is to “plan for industrial land in the right locations to support employment and investment opportunities”.

The proposed amendment complies with **Ministerial Direction No. 11 (Strategic Assessment of Amendments)** under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. The proposed amendment is consistent with the relevant policy as detailed within this explanatory report.

The proposed amendment complies with **Ministerial Direction Form and Contact of Planning Schemes** as it makes proper use of the Victorian Planning Provisions and is prepared and presented in accordance with the Guidelines.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The proposed amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives of the clauses:

Clause 11.01-1S Settlement

Objective: To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 13.04-1S Contaminated and Potentially Contaminated Land

Objective: To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

13.07-1S Land Use Compatibility

Objective: To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

Clause 17.01-1S Diversified Economy

Objective: To strengthen and diversify the economy.

Clause 17.03-1S Industrial supply

Objective: To ensure availability of land for industry.

Clause 18.01-1S Land use and transport planning

Objective: To create a safe and sustainable transport system by integrating land-use and transport.

Melbourne Industrial and Commercial Land Use Plan

It is noted that the site is designated as *state significant existing industrial land in MICLUP*. It is state policy that these areas are to be protected from incompatible land uses to allow continual growth in freight, logistics and manufacturing investment. By rezoning the land to C2Z, urban land for commercial and industrial uses is unlocked within a state significant industrial precinct that is well-connected to adjacent existing employment and transport infrastructure such as the Western Ring Road and Hume Highway.

Cultural Heritage Management Plan

As the site is within 200 m of a waterway (Campbellfield Creek), it is classified the under the Aboriginal Heritage Act 2006 as an area of cultural heritage sensitivity. A cultural heritage management plan (CHMP) is required unless evidence confirms that the ground has previously been significant disturbed.

A heritage assessment prepared by a Heritage Advisor has been provided indicating the site has been significantly disturbed by extensive earthworks and the risk of harm to Aboriginal cultural heritage places is negligible. On this basis, a mandatory CHMP is not required for the proposed rezoning under the Aboriginal Heritage Act 2006 and in accordance with the Aboriginal Heritage Regulations 2018.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The proposed amendment does not impact the existing or new land available for housing in the municipality as it is only related to land that is proposed to be rezoned to C2Z.

How does the amendment support or implement the Municipal Planning Strategy?

The Planning Policy Framework identifies land use and employment opportunities within the Hume Highway Corridor that are integral to the economic strength of the municipality. *Clause 2.02 Vision* in particular states the importance of

- Enabling economic growth through the creation of local jobs and supporting local industries.

The proposed amendment responds to this vision, together with the objectives and strategies at *Clause 2.03-7 Economic development* by enhancing employment opportunities within an existing industrial area of Broadmeadows, alongside the Hume Highway.

The proposed amendment reflects the existing and future strategic direction for the area and facilitates industrial and commercial development surrounding subject site.

The proposed amendment supports the employment aim of the Hume Corridor integrated Growth Area Plan (HIGAP) Spatial Strategy 2015 to

build on the economic strengths of the Hume Corridor whilst seeking to diversify the economy and increase the number, accessibility and range of business and employment opportunities.

Hume HIGAP seeks to achieve this through developing underutilised land along Camp Road to enable its renewal and re-use for employment generating uses. This can be facilitated through the proposed rezoning of the site.

Local planning policy regarding economic development at Clause 2.03-7 of the Hume Planning Scheme further supports the proposed amendment as rezoning the site will:

- contribute to growing and diversifying the employment options within the municipality.
- protect the existing industrial land from non-industrial uses that might otherwise be sought for the subject site, which could compromise the continued operation of the existing industrial uses surrounding the site.

Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes proper use of the Victoria Planning Provisions by applying the Commercial 2 Zone (C2Z) to land which is now surplus to requirements of Greyhound Racing Victoria and is not proposed to be developed for a regional sporting facility in accordance with the purpose of the existing zoning control.

The subject site is located within a State-Significant Industrial Precinct under the MICLUP, which includes the Northcorp Industrial Park to the west. In keeping with this, the site is surrounded by almost entirely C2Z. Given the current underutilisation of the site and high demand for industrial land with good road connections, rezoning the site to C2Z would serve to align the future development of the site with the surrounding industrial development and state policy directions.

The proposed rezoning of C2Z enacts state planning policy of *Plan Melbourne 2017-2050* 1.1.6 and 1.1.7 by planning for and unlocking industrial and commercial land in a significant industrial precinct.

The existing EAO on the site will remain unaffected to address any potential for contamination and trigger assessment requirements for any proposed sensitive uses.

In addition, the Preliminary Site Investigation Report (PSI) (October 2023) concluded that the risks associated with soil contamination and landfill gas for the proposed industrial and commercial development is low. And as per the PSI recommendation, the draft section 173 agreement prohibits any below-ground structures before undertaking an audit assessment which is assessed by the relevant responsible authority.

How does the amendment address the views of any relevant agency?

The proposed amendment was referred to the Environmental Planning Authority (EPA) which categorized the site to be of 'medium' risk for contamination according to Planning Practice Note 30 – Potentially Contaminated Land (DELWP 2020).

A Land Fill Gas Risk Assessment (May 2022) was prepared that outlined that there was a low risk to develop the site for a warehouse/industry use as intended. However, as the assessment did not consider or explicitly exclude substructures, it was recommended by the EPA to prepare a Preliminary Site Assessment (PSI, October

2023) for the site with a focus on landfill gas. The PSI report recommends drafting a section 173 agreement to prohibit below-ground structures unless an environmental audit for landfill gas is conducted and assessed by the appropriate responsible authority. This approach was supported by the EPA.

The draft Section 173 Agreement has been prepared to incorporate the recommendations from the PSI report and will be exhibited as part of the amendment documentation.

The views of any relevant agencies will also be sought during exhibition stage.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The proposed amendment is not considered to have a significant impact on the transport system.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murrong)* Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The amendment does not affect Yarra River Land subject to the [Yarra River Protection \(Wilip-gin Birrarung murrong\) Act 2017](#). Therefore, the principles under the Act have not been considered.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

There are no additional impacts on resources or administration costs associated with this proposed amendment.