Section 4
Hume City
Precinct Objectives
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1 PRECINCT OBJECTIVES

This section provides key objectives for new developments in each open space precinct. These objectives are based on a broad analysis of each precinct, recommendations from Council planning documents, and state and federal legislation. Plans relating to the provision of open space will be assessed against these objectives, as well as other relevant planning documents.

Council’s Open Space Strategy divides the City into eleven open space precincts. For the purpose of these guidelines, the four rural precincts are integrated into one category, resulting in eight precincts:

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The key open space recommendations for the eight precincts are discussed in relation to the following:

- Key Assets/ Special Features
- Key Concerns
- Location/Distribution
- Design
- Diversity of Function and Landscape Character
- Open Space Contribution

Five maps are attached that symbolically depict a selection of key elements for each precinct, including:

- **Landform**: Hills, escarpments, geological formations.
- **Existing Significant Vegetation**: Red gums and other remnant native trees and shrubs, native grasslands, riparian vegetation, and exotic and non-local species like historical cypress pines, sugar gums, elms, and trees associated with previous land use etc.
- **Heritage Features**: Aboriginal and/or non-Aboriginal Historical Features
- **Linkage**: Pedestrian, Bicycle, Equestrian, and visual links between spaces. May be along waterways and other linear corridors or link between key open space areas.
- **Weed Infestation**: Area where Category One Weeds are a problem.
## 2 GREENVALE / ATTWOOD PRECINCT

Active Developments: Shannon Rise, Cambridge Gardens, Greenvale Rise, Western Avenue (MAB), Western Avenue (McGoughlin), Field house

<table>
<thead>
<tr>
<th>Issues</th>
<th>Objectives</th>
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</thead>
</table>
| Key Assets/Special Features | • Pre and Post Contact Heritage Sites/Areas:  
  o Aboriginal Scatter sites along waterways  
  o Historic Blue Stone Bridge  
  o Buildings in original Greenvale settlement  
  o Westmeadows Historic Town Centre  
  o Historically significant quarry sites along the Moonee Ponds Creek  
  • Natural features including:  
    o Rocky outcrops  
    o Extensive Waterways  
    o The Moonee Ponds Creek and Catchment including the Attwood and Yuroke Creeks and their tributaries  
    o Aitken Hill and views to and from this location  
  • Existing vegetation:  
    o Native trees, grasses, shrubs and exotic sugar gum and cypress pine windrows  
    o Remnant red gums along waterways  
    o Grassy Woodlands in Greenvale Reserve and Woodlands Historic Park and lands adjacent  
    o Grey Box Woodland adjacent to Attwood Creek on private land in Airport flight path.  
  • High Conservation Significance Roadsides:  
    o Mickleham Road  
    o Providence Road  
  • Existing Parks and Open Space:  
    o Physical and Visual Access to Broadmeadows Valley Park  
    o Greenvale Reserve  
    o Greenvale Reservoir  
    o Woodlands Historic Park and adjacent sanatorium site, including equestrian trails  
    o The Moonee Ponds Creek Regional Bicycle Link  
    o Airport Flight Path  
    o Melbourne Water Pipe Track |

| Key Concerns | • Weed infestations  
  • Erosion and water quality of Moonee Ponds Creek Catchment  
  • Protection of remnant native vegetation and waterways |

| Location/Distribution | • Maximise protection of natural and cultural features in open space including waterways, wildlife corridors and heritage landscapes.  
  o Maximise provision of open space along the Yuroke, Attwood and Moonee Ponds Creeks and their tributaries.  
  o Protection of locally significant native plant communities and other remnant vegetation areas including native grasses, shrubs and trees (e.g. themeda, red river gums)  
  o Protect geologically landforms such as escarpments and rock outcrops  
  o Protect Aitkin Hill |
<table>
<thead>
<tr>
<th>Issues</th>
<th>Objectives</th>
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</thead>
</table>
| Location/Distribution | • Distribution of neighbourhood parks within 500 metres of residences (except in semi-rural/rural subdivisions where lot size is > 1 acres)  
• Maximise pedestrian and bicycle linkages with regard to adjacent subdivisions, existing open spaces, linear natural features, industrial areas, the airport, regional parks (Greenvale Reservoir and Woodlands Historic Park), and Town Centres (e.g. Westmeadows).  
• Provide open space link between Shanklands Wetland in Broadmeadows Valley Park and the Shannon Rise development.  
• Ensure protection of open space:  
  o within the Airport flight path,  
  o along the E14,  
  o along the Melbourne Water Pipe Track, and  
• Increase open space adjacent to existing reserves (eg. Greenvale Reservoir, Greenvale Reserve, Woodlands Historic Park, Broadmeadows Valley Park, etc.) |
| Design | • Demonstrate design context with regard to site conditions, adjacent land uses and the existing town centres (e.g. Westmeadows, Greenvale)  
• Use of thematic design encouraged especially in relation to existing landuse  
  o natural and cultural heritage areas,  
  o use of on site rock,  
  o rural themes,  
  o historic town centre (Westmeadows), etc.  
• Maintain and enhance visual amenity  
  o Protect views to Broadmeadows Valley Park and surrounding hilltops including Aitken Hill  
  o create feature nodes,  
  o plant appropriate vegetation, etc. |
| Diversity of Function/Landscape Character | • Provide and enhance Landscape Characters including:  
  o waterways, wetlands, bushland, geological land forms, roadside reserves, heritage landscapes, and native grasslands.  
• Provide and enhance the following functions:  
• Investigate provision of equestrian trails in Greenvale |
| Open Space Contribution | • Maximise opportunities to obtain open space contribution:  
  o along waterways and to include, buffer or link key features.  
  o to protect significant vegetation such as the Grey Box Woodland on the Attwood Creek.  
  o adjacent to existing regional reserves.  
• Cash contributions should be used to:  
  o enhance useability of the many undeveloped parks in Greenvale south of Somerton Road and East of Mickleham Rd.  
  o Embellish built space and heritage areas. |
2.1 Map 1 - Greenvale / Attwood precinct

GREENVALE, ATTWOOD, GLADSTONE PARK AND TULLAMARINE

LEGEND

- Native Remnant Vegetation
- Exotic Remnant Vegetation
- Significant Land Forms
- European Cultural Heritage Sites
- Aboriginal Cultural Heritage Sites
- Area of Weed Infestation
- Links
- Waterway Links
- Views
- Melbourne Water Pipe Track
- Proposed Freeway
### 3 Bulla and Rural

**Active Developments: Properties within the Inter-Urban Break (north of Craigieburn)**

<table>
<thead>
<tr>
<th>Issues</th>
<th>Objectives</th>
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</thead>
</table>
| **Key Assets/ Special Features** |  - Numerous significant waterways within the Werribee, Maribyrnong and Yarra River Catchments including Kororoit, Jacksons, Emu, Deep, Moonee Ponds, Merri Creeks and their extensive tributaries.  
  - Pre and post contact Cultural Heritage Features (e.g. Aboriginal Rings, Scatter sites, Bridges, Homesteads, Ruins of farming enterprises, Stone Walls, Wineries, Quarries, Cemeteries, etc.  
  - Mickleham, Bulla and Kalkallo Township Heritage Significance  
  - National Trust listed Mt. Ridley Homestead  
  - High Conservation Value Roadsides  
  - Varying landforms including escarpments, rocky outcrops, hilltops, and incised valleys.  
  - Wetlands, dams and depressions  
  - Views across rural and heritage landscapes  
  - Existing vegetation: Indigenous trees, grasses, shrubs, and exotic trees with Heritage value (sugar gums, elms, and cypress pines)  
  - State significant Kalkallo Grasslands, Mt. Ridley Grassland Complex (including NRE land), and grassland areas along the Melbourne Bendigo Railway line  
  - Mt. Ridley Cemetery  
  - Remnant River Redgums, Grey Box, Yellow Box and Yellow Gum. |
| **Key Concerns** |  - Pest Plants and Animals  
  - Water quality and erosion along waterways  
  - Maintaining heritage landscapes and views to them (e.g. planting of cypress hedges, inappropriate housing, fencing)  
  - Planting of exotic species near areas with conservation significance (Inter Urban Break)  
  - Protection of indigenous vegetation and wildlife habitat corridors/features  
  - Shortage of opportunities for regeneration of remnant vegetation  
  - Provision of family/social recreation reserves in rural hamlets including playground facilities  
  - Provision of regional level pedestrian/bicycle links, and equestrian trails  
  - Fire management and understanding/perception of risk |
| **Location/ Distribution** |  - Maximise protection of natural and cultural features in open space including waterways, wildlife corridors and heritage landscapes.  
  o Protection of extensive waterway systems (E.g. Jacksons, Deep, Emu, Merri, and Malcolm Creeks and their tributaries)  
  o Protection of locally significant native plant communities and other remnant vegetation areas including native grasses, shrubs and trees (e.g. themeda, red river gums, bundy, longleaf box, ironbark and greybox).  
  o Protection of Aboriginal Rings, European Homesteads, bridges, and other features.  
  o Creation of regional park along entire Malcolm Creek corridor (ensure protection of conservation values).  
  o Protect geologically landforms such as escarpments and/or rock outcrops |
<table>
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<tr>
<th>Issues</th>
<th>Objectives</th>
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</thead>
</table>
| Location/Distribution (continued)              | • Creation of regional open space link between Organ Pipes and Sunbury - Emu Bottom  
• Maximise pedestrian and bicycle linkages with regard to adjacent subdivisions, land use and other existing Public Open Spaces. Use linear features such as waterways and/or railway lines whenever possible.  
• Expansion of existing reserves, crown land, and/or high conservation significance roadsides. (e.g. Riddell Road/Jackson’s Creek Reserve, the Mt. Ridley conservation area and the Kalkallo Grasslands area)  
• Provide open space areas in rural hamlets  
• Investigate equestrian linkages with consideration of environmental values |
| Design                                          | • Demonstrate design context with regard to site conditions, adjacent land use, open space network links, rural hamlets, and the main Town Centres  
• Maintain and enhance overall visual amenity e.g. Protect views to and from open spaces, protect hilltops, create feature nodes, protect existing indigenous vegetation, and plant indigenous vegetation where appropriate.  
• Utilize thematic design details e.g. Heritage or rural themes, use of on site rock and complementary materials.  
• Demonstrate consideration of environmental values.  
• Fencing and landscaping of lots adjacent to open space to reflect desirable local landscape character |
| Diversity of Function/Landscape Character       | • Provide bicycle and pedestrian linkages  
• Provide, protect and/or enhance Landscape Characters including: waterways, wetlands, bushland, native grassland, roadside reserves, water based recreation, family/social recreation areas, heritage landscapes.  
• Provide and/or enhance areas with, the following functions:  
| Open Space Contribution                         | • Land contributions should be obtained along all waterways and drainage lines, or link into these areas.  
• Land contributions to increase and/or buffer significant areas (e.g. heritage features, remnant vegetation, etc)  
• Cash contributions should be used to embellish existing reserves to enhance usability, to purchase key sites within the precinct and restore adjacent waterways.  
• Protection of rural lifestyle and views through land purchase or contribution in key areas key views along Bulla Sunbury Road, Lancefield Road, Wildwood Road, and Mt. Ridley Roads, etc. |
3.1 Map 2 - Bulla and Rural
### 4 CRAIGIEBURN/ROXBURGH PARK

Active Developments: Roxburgh Park, Highlands, Fairways, Creekwood, Aitken Lake, Hamilton Park, Woodland Grove.

<table>
<thead>
<tr>
<th>Issues</th>
<th>Objectives</th>
</tr>
</thead>
</table>
| Key Assets/ Special Features | • Pre and Post Contact Heritage Sites  
• Olrig and Roxburgh Park Homesteads  
• Scatter sites and redgums along all waterways  
• Malcolm and Aitken Creeks, and the tributary of the Yuroke Creek within Roxburgh Park  
• Views to Aitkin Hill and Mt. Ridley  
• Redgum Grassy Woodland Remnant Natural Communities  
• Views to and from Aitkin Hill and Mt. Ridley  
• Scattered existing vegetation: Native trees (Red gums), grasses, shrubs and exotic vegetation including Sugar gum and cypress pine wind rows  
• Wetlands and depressions  
• Regional Bike Path along spur of Yuroke Creek valley |
| Key Concerns | • Weed infestations  
• Erosion and water quality in waterways  
• Protection of remnant vegetation  
• Need for comprehensive planning for Regional Open Space. |
| Location/ Distribution | • Maximise protection of natural and cultural features in open space including waterways, wildlife corridors and heritage landscapes.  
  o Protect waterways and the associated native vegetation along Malcolm and Aitken Creeks  
  o Protection of locally significant native plant communities and other remnant vegetation areas including native grasses, shrubs and trees (e.g. themeda, red river gums)  
  o Protect geologically landforms such as escarpments and rock outcrops.  
• Distribution of neighbourhood parks within 500 metres of residence  
• Maximise pedestrian and bicycle linkages along linear corridors such as waterways, railways and highways.  
  o Specifically Aitken and Malcolm Creek, the Regional Bike Path within Roxburgh Park,  
  o Along the proposed E14 route  
  o Along the Railway line between Roxburgh Park and Craigieburn Station  
  o Integrate pedestrian and bicycle linkages to other reserves, schools, commercial districts and Town Centres.  
• Regional Park located along Malcolm Creek to link with the Merri Creek regional corridor. |
| Design | • Demonstrate design context in relation to the site conditions, adjacent land use, district centres, and the region.  
• Utilise thematic design in relation to existing landuses (e.g. Rural themes, use of on site rock, cultural heritage, etc.)  
• Maintain and enhance visual amenity e.g. Protect views to hills, and toward Melbourne, create feature nodes, plant appropriate vegetation.  
• Develop an integrated design for entire Malcolm Creek Regional Park corridor and demonstrate links to Mt. Ridley conservation area and the Merri Creek. |
<table>
<thead>
<tr>
<th>Issues</th>
<th>Objectives</th>
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</table>
| Diversity of Function/      | • Provide and/or enhance Landscape Characters including:  
| Landscape Character          |   o waterways, wetlands, native grassland, geological land forms (rock outcrops), roadside reserves, and open parklands.  
|                              | • Provide and enhance existing areas which provide the following functions:  
| Open Space Contribution      | • Maximise opportunities to obtain land contributions along waterways and to create links (physical and or visual) to key features above.  
|                              | • Cash contribution should be allocated to obtaining or enhancing civic space in the district centres (e.g. provide bicycle parking and links, artwork, and/or appropriate planting, etc.).                                                                                                                                                                                                                                                                                    |
4.1 Map 3 - Craigieburn/Roxburgh Park

CRAIGIEBURN AND ROXBURGH PARK
5 SUNBURY

Active Developments: Ashfield, Millet Land, Kingsley Park, Mt. Holden, Green Gables, Canterbury Hills, Rolling Meadows, Jacksons Hill, Riddell Road, Spavin Drive and Reservoir Road Subdivisions.

<table>
<thead>
<tr>
<th>Issues</th>
<th>Objectives</th>
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</table>
| Key Assets/ Special Features | • Pre and Post Contact Heritage Sites e.g. Aboriginal Rings, scatter sites, Churches and other civic buildings, Emu Bottom Homestead, Rupertswood Mansion and other residences, Salesian College, Caloola, Wineries, vineyard terraces, Eadie’s Mill, Zig Zag track, bridges (rail and creek crossings) etc.  
  • Jacksons, Blind, Melba, Emu and Kismet Creeks and their tributaries  
  • Escarpment and rock out crops on hills and along various waterways and tributaries, including Hanging Rock geological feature  
  • Mt. Holden and Burke’s Hill and views to Bald Hill, Jacksons Hill and Redstone Hill.  
  • Views to and from hill tops and across rural landscape  
  • Scattered areas of existing native vegetation including Native grasslands, riparian vegetation, remnant redgum / yellow gum/ yellow box/ manna gum grassy woodlands, Bundy eucalyptus, etc.  
  • Scattered areas of existing exotic vegetation including the Elms and Oaks in Sunbury Town Centre, Sugar gum and pine windrows.  
  • High Conservation Significance Roadsides along Riddell Road  
  • Link to Holden Flora and Fauna Reserve  
  • Evan’s Street Grassland  
  • Wetlands and depressions  
  • Known populations of platypus in Jacksons Creek and other animals including koalas, echidnas and kangaroos. |
| Key Concerns | • Weed infestations  
  • Erosion and water quality of waterways  
  • Protection of remnant native vegetation and waterways |
| Location/ Distribution | • Maximise protection of natural and cultural features in open space including waterways, wildlife corridors and heritage landscapes.  
  o Protection of locally significant native plant communities and other remnant vegetation areas including native grasses, shrubs and trees (e.g. themeda, red river gums)  
  o Protect geologically landforms such as escarpments and rock outcrops, and hilltops.  
  o Heritage features such as Aboriginal rings, historic bridges, etc.  
  • Distribution of neighbourhood parks within 500 metres of residence  
  • Maximise pedestrian and bicycle linkages with regard to adjacent subdivisions and linear natural features, and the broader region. |
| **Design** | • Demonstrate design context with regard to adjacent land use and the Sunbury Township  
  • Use of thematic design encouraged especially in relation to existing landuse:  
    o Rural theme,  
    o Heritage themes  
    o Use of on site rock, etc.  
  • Maintain and enhance visual amenity:  
  • Protect views,  
    o Create feature nodes along waterways and within built environments  
    o Protect rural landscape and heritage qualities (English Elms in Sunbury, windrows of Cyprus pines and sugar gums)  
    o Plant appropriate species  
  • Demonstrate consideration of environmental values |
| **Diversity of Function/Landscape Character** | • Provide and enhance Landscape Characters including:  
  o Waterways, wetlands, native grassland, bushlands, heritage landscapes, and roadside reserves.  
  • Provide, maintain and enhance functions including:  
| **Open Space Contribution** | • Land Contributions should focus on:  
  o Increasing land adjacent to waterways and enhancing linkages between waterways and open spaces eg. Linkages between Melba Creek to Mt. Holden and Blind Creek.  
  o Protection of native vegetation within the Town of Sunbury and in greenfield sites.  
  o Protecting lands adjacent to existing open space eg. areas adjacent to Albert Park Nature Reserve and Holden Flora and Fauna Reserve.  
  o Protection of rock outcrops and Bundy trees (long leaf box) and Ironbark within Canterbury Hills and the proposed Woodbourne Hills areas.  
  • Cash contributions may be used to:  
    o Embellishment of the Built environment and Civic Space with art and bicycle facilities/links within the Town Centre. |
5.1 Map 4 - Sunbury
### 6 BROADMEADOWS/CAMPBELLFIELD/MEADOW HEIGHTS (MAP 5)

#### 6.1 Campbellfield North

Active Developments: National Business Park, Stanley Drive

<table>
<thead>
<tr>
<th>Key Assets/ Special Features</th>
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<tbody>
<tr>
<td>• Escarpments and rock out crops along waterways</td>
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<td>• Merri and Merlynston Creeks, including Galada Tamboore</td>
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<tr>
<td>• Scattered Native Grassland and Grassy Woodland remnants</td>
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<tr>
<td>• State Significant Cooper St. Grassland</td>
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<tr>
<td>• Upfield Railway Line</td>
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<tr>
<td>• Heritage sites around Scots Church and along the creek</td>
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<td>• High level of aboriginal artefacts along Merri Creek</td>
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<table>
<thead>
<tr>
<th>Key Concerns</th>
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<tbody>
<tr>
<td>• Weed infestations</td>
<td></td>
</tr>
<tr>
<td>• Erosion and water quality of waterways</td>
<td></td>
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<tr>
<td>• Lack of safe access along open space corridors</td>
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<td>• Lack of integration and development of POS along key regional waterway (Merri Creek)</td>
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<td>• Possible location of striped legless lizard - maintain rocks for habitat</td>
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<td>• Stormwater output drains needing improvement</td>
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<thead>
<tr>
<th>Location/ Distribution</th>
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<tbody>
<tr>
<td>• Maximise protection of native grassland areas, escarpments, rocky outcrops, waterways, wildlife corridors and cultural features in open space</td>
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<tr>
<td>• Maximise opportunities to add open space adjacent to the Merri and Merlynston Creeks, including drainage reserves and the Cooper St. Grassland.</td>
<td></td>
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<tr>
<td>• Target distribution of open space in industrial precincts to:</td>
<td></td>
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<tr>
<td>o Provide linkages to other open spaces in adjacent areas (e.g. via drainage areas, and on and off road pedestrian and bicycle links) to create tree reserves and protect isolated remnants;</td>
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<tr>
<td>o Maximise pedestrian and bicycle links along the Merri and Merlynston Creeks, and Upfield Railway line.</td>
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<thead>
<tr>
<th>Design</th>
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<tbody>
<tr>
<td>• Demonstrate design in relation to the subdivision and site context, adjacent land uses, and open spaces.</td>
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<tr>
<td>• Maintain and enhance visual amenity through:</td>
<td></td>
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<tr>
<td>o use of indigenous species in site landscaping,</td>
<td></td>
</tr>
<tr>
<td>o promotion of views into and from open spaces</td>
<td></td>
</tr>
<tr>
<td>o siting of private open spaces with clear links to the existing or planned POS network</td>
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</tr>
<tr>
<td>• Encourage appropriate and environmentally sustainable use of on-site materials in design theme, e.g. basalt boulders</td>
<td></td>
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<tr>
<td>• Provide wind breaks and/or sheltered areas</td>
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<tr>
<td>• Use of industrial or innovative art works encouraged.</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Diversity of Function/ Landscape Character</th>
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<tbody>
<tr>
<td>• Provide and enhance Landscape Characters including:</td>
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</tr>
<tr>
<td>o waterways, wetlands, native grassland, geological land forms, remnant native bushland and roadside reserves.</td>
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<tr>
<td>• Provide and enhance areas which provide the following functions:</td>
<td></td>
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</tbody>
</table>
### Open Space Contribution

- **A land contribution:**
  - is preferable in this precinct where subdivision abuts the Merri and Merlynston Creek, and the Upfield Railway line.
  - should be sought in areas where there are important natural and/or cultural features to protect, however, these may be over and above what is considered the open contribution as established within the Subdivisions Act.

- **A cash contribution or a level of embellishment may be negotiated in other locations.** These funds should be used to purchase land in priority areas (e.g. the Merri Creek), enhance bicycle and pedestrian linkages and facilities, and/or embellish existing POS in the precinct.

---

### 6.2 Broadmeadows/Campbellfield

**Active Subdivisions:** Northcorp Industrial Park, various industrial subdivisions

#### Key Assets/ Special Features

- Broadmeadows Valley Park (including two remnant grassland sites)
- Merri, Merlynston and Yuroke Creeks
- Galada Tambore
- Escarpment and associated rock out crops along the Merri Creek
- Existing remnant Plains Grassy Woodland vegetation: Native trees, grasses, and shrubs scattered through the area (e.g. Maygar Grasslands)
- Will Will Rook Cemetery
- Upfield and Broadmeadows Railway lines
- Broadmeadows Town Centre

#### Key Concerns

- Weed infestations in Industrial zones and along waterways
- Erosion and water quality in waterways
- Neighbourhoods without POS within 500 metres.
- Protection of remnant native vegetation
- Enhancement of visual amenity and lack of designed playspaces and facilities in many existing POS’s.
- Inadequate links between open space corridors (e.g. Merlynston Creek)
- Loss of trees

#### Location/ Distribution

- Maximise protection of natural and cultural features in open space
  - Maximise opportunities to add POS to the Merlynston and Merri Creeks
  - Protect remnant vegetation identified along Upfield Railway line
  - Acquire vacant land adjacent to J ack Roper Reserve when and if appropriate.
  - Ensure distribution of neighbourhood parks within 500 metres of residence
  - Maximise pedestrian and bicycle links:
    - Along the Merri Creek to link with the Craigieburn area and Malcolm Creek Regional Park.
    - Along the Merlynston Creek to link Seabrook and Jack Roper Reserve
    - Along the Upfield Railway line as per Concept Plan.
    - To and within Broadmeadows Valley Park
### Issues | Objectives
---|---
**Design** | - Demonstrate design context in relation to the subdivision and site context, adjacent land uses, open spaces, and the Broadmeadows Town Centre and Campbellfield Commercial Centre.  
- Use of thematic design encouraged especially in relation to existing landuse  
- Creation of activity nodes  
- Maintain and enhance visual amenity  
  - Use existing site features in design  
  - Plant appropriate trees,  
  - Enhance views to and from POS  
  - Use of artwork in POS especially in Civic Spaces.
**Diversity of Function/ Landscape Character** | - Provide and enhance Landscape Characters including:  
  - Waterways, wetlands, lakes, native grassland, geological land forms, roadside reserves, wildlife corridors, open parklands  
- Provide and/or enhance areas which provide the following functions:  
**Open Space Contribution** | - Maximise the land contribution  
  - in industrial zones where subdivision abuts the Merri and Merlynston Creek, and the Upfield Railway line.  
  - in areas where there are important natural and/or cultural features to protect, however, these may be over and above the open space contribution as established within the Subdivisions Act.  
- A cash contribution or a level of embellishment may be negotiated in other locations. These funds should be used to purchase land in priority areas (e.g. the Merri and Merlynston Creek or areas having no open space within 500 metres) and/or embellish existing POS in the precinct.

### 6.3 Meadow Heights

**Active Subdivisions: Not Applicable**

### Issues | Objectives
---|---
**Key Assets/Special Features** | - Broadmeadows Valley Park/Shankland Wetland  
- Views to Broadmeadows Valley Park, Greenvale Reservoir/Aitken Hill  
- Linkages to other parts of the municipality.  
- Regional Bicycle link through Broadmeadows Valley Park to Moonee Ponds Creek Trail, which connects Woodlands to greater Melbourne.  
- Native Grassland areas in Broadmeadows Valley Park
**Key Concerns** | - Visual amenity of parks  
- Provision of shade/trees  
- High occurrence of unembellished open spaces  
- Weed invasion and fire risk  
- Degraded and highly modified waterways
<table>
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<th>Issues</th>
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| Location/Distribution          | • Maximise protection of natural and cultural features in open space including waterways and wildlife corridors  
  - Continue to protect/enhance the Yuroke Creek and tributaries  
  - Distribution of neighbourhood parks within 500 metres of residence  
  - Maximise pedestrian and bicycle linkages to and within Broadmeadows Valley Park (e.g. Yuroke Creek and Shankland), other reserves, schools and civic spaces.  
  - Maximise opportunities to locate Civic Open Space near commercial and school areas.  
  - Maintain and enhance POS in Broadmeadows Valley Park (e.g. Yuroke Creek, Shankland, etc.) |
| Design                         | • Demonstrate connectivity of open space within and to adjacent precincts.  
  • Demonstrate safety considerations  
  • Maintain and enhance existing POS sites visual quality and permeability. (e.g. Protect views, create feature nodes, entrances and formal linkages and protect existing indigenous vegetation, and plant indigenous vegetation where appropriate)  
  • Use thematic design, artwork and interpretation to foster community spirit and ownership of existing open spaces. |
| Diversity of Function/Landscape Character | • Provide and/or enhance Landscape Characters including:  
  - waterways, wetlands, native grassland, bushland, accessways, and open parklands  
  • Increase function diversity by providing and enhancing:  
  • Plant indigenous species along accessways/bicycle and pedestrian linkages to promote wildlife corridors within and between existing POS.  
  • Create activity nodes within Broadmeadows Valley Park/Yuroke Creek/Shankland Wetland areas. |
| Open Space Contribution        | • Land contribution if adjacent to or a portion of the land represents a key link to Council’s reserve system.  
  • Cash contribution and/or embellishment of an existing facility may be appropriate given the large number of reserves in this precinct and their need for embellishment.  
  • Maximise opportunities to purchase land to create better access to Broadmeadows Valley Park. |
6.4 Broadmeadows/Campbellfield/Meadow Heights (Map 5)

CAMPBELLFIELD NORTH, BROADMEADOWS AND MEADOW HEIGHTS