

Hume Planning Scheme

Amendment C272hume

Explanatory Report

Overview

The proposed amendment seeks to allow consideration of planning permit applications to use land for Materials recycling in the Merrifield Employment Precinct (Schedule 2 to the Comprehensive Development Zone - CDZ2). It also proposes to make Yarra Valley Water a Recommending referral authority for such applications and make administrative updates to existing CDZ2 permit conditions.

Additionally, the amendment proposes to delete a redundant Heritage Overlay (HO259) from a site within the Merrifield Employment Precinct.

While Materials recycling is currently prohibited in the CDZ2, updated State planning policy and provisions relating to amenity, human health and safety buffers provide a robust framework to guide decision-making around the potential use of land for Materials recycling. The intent of the amendment is to allow Materials recycling applications to be considered in appropriate locations and ensure that heritage controls only apply to current places of heritage significance.

Where you may inspect this amendment

The proposed amendment can be inspected free of charge at the Hume City Council website at <https://participate.hume.vic.gov.au/>

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

- Mickleham North Community Centre at 82-90 St Georges Boulevard, Mickleham 3064
- Broadmeadows Customer Service Centre at 1079 Pascoe Vale Road, Broadmeadows 3047
- Hume Global Centre Craigieburn at 75-95 Central Park Avenue, Craigieburn 3064
- Hume Global Learning Centre Sunbury at 44 Macedon Street, Sunbury 3429

The proposed 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 about the proposed amendment to the planning authority. Submissions about the amendment must be received by 11.59pm on Friday 6 March 2026.

A submission must be sent to:

Hume City Council
Attention: City Strategy Department
PO Box 119
Dallas VIC 3047

or 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: 25 May 2026
- Panel hearing: 13 July 2026 to 16 July 2026

Details of the amendment

Who is the planning authority?

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

The proposed amendment has been made at the request of Merrifield Corporation Pty Ltd.

Land affected by the amendment

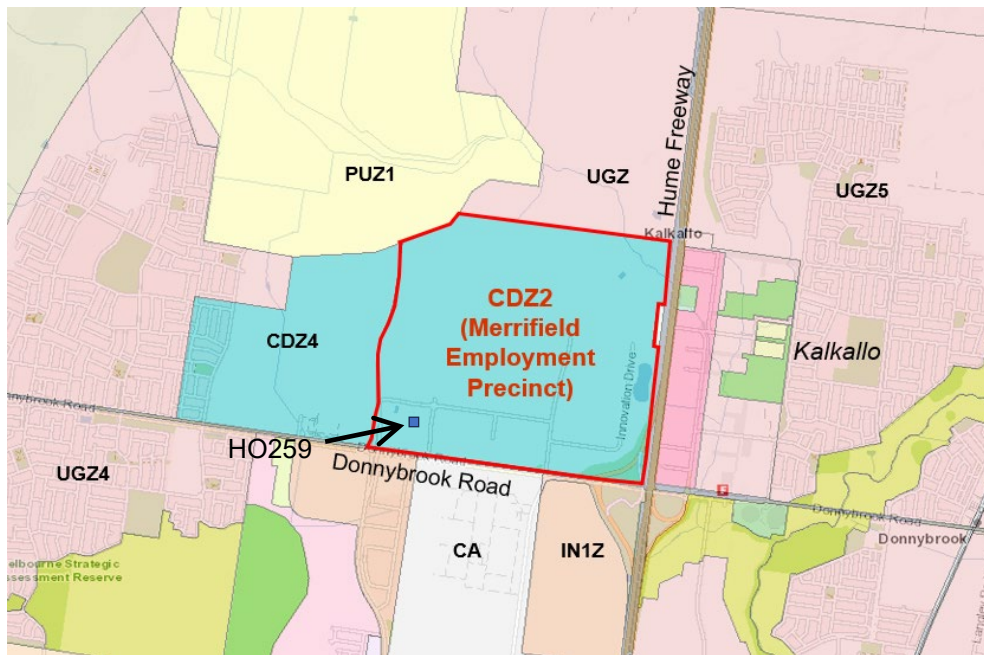


Figure 1 Land affected by the proposed amendment

The proposed amendment applies to the land zoned CDZ2 within the Merrifield Employment Precinct, generally located on the northwest corner of the intersection of Donnybrook Road and the Hume Freeway, as indicated in the above map. The CDZ2 encompasses an area of approximately 280 hectares.

The proposed amendment also includes land affected by Heritage Overlay HO259, located at the southwest corner of the Employment Precinct.

What the amendment does

The amendment proposes to amend Schedule 2 to Clause 37.02 (Comprehensive Development Zone) to include Materials recycling as a Section 2 use and update permit conditions to align with changes introduced by Amendment VC175, update the Schedule to Clause 43.01 (Heritage Overlay) to delete HO259 following the demolition of the former Kalkallo Park homestead at 200 Donnybrook Road, Mickleham, update the Schedule to Clause 66.04 (Referral of permit applications under local provisions) to include Yarra Valley Water as a Recommending referral authority for Materials recycling permit applications, and make associated mapping changes.

Specifically, the proposed amendment makes the following changes to the Hume Planning Scheme:

Overlays maps

- Amend Planning Scheme Map 4HO to delete HO259 from 200 Donnybrook Road, Mickleham.

Planning scheme ordinance

- Amend Schedule 2 to Clause 37.02 (Comprehensive Development Zone - CDZ2) to:

- Update conditions for various Section 1 – Permit not required uses to align the wording of conditions for the same land uses in Clause 33.01 (Industrial 1 Zone - IN1Z) and to reflect changes to Clause 53.10 made by Amendment VC175.
- Include Materials recycling (with conditions) in the list of Section 2 – Permit required uses.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to delete HO259.
- Amend the Schedule to Clause 66.04 (Referral of permit applications under local provisions) to reference CDZ2 and include Yarra Valley Water as a Recommending referral authority for Materials recycling permit applications.

Strategic assessment of the amendment

Why is the amendment required?

CDZ1 changes

When CDZ2 was introduced in 2008, Materials recycling was generally associated with noxious activities such as junk yards or scrap metal yards. Consequently, the CDZ2 land use table was intended to prevent Materials recycling given its potential negative impact on the environment and amenity of the area.

Since 2008, policy and statutory controls regarding Materials recycling have evolved in response to growing support for recycling and its environmental benefits. Materials recycling is now defined in the Planning Scheme as:

“Land used to dismantle, treat, process, store, recycle, or sell refuse, used or surplus materials.”

The type of activities that now fall within the definition include beneficial and clean processes that produce useful products, many of which contribute to a circular economy.

A series of policies and controls introduced to the Hume Planning Scheme since 2018 provide further layers of consideration to ensure appropriate Materials recycling activities will have minimal impact on the environment. These include Clause 53.14 (Resource recovery) and the update to Clause 53.10 (Uses and activities with potential adverse impacts). Therefore, listing Materials recycling as a Section 2 (Permit required) land use allows the suitability of proposed recycling activities to be assessed under a more robust framework.

Updates to conditions for various Section 1 (Permit not required) uses in CDZ2 are required to align their wording with that of the IN1Z and to reflect changes to Clause 53.10 introduced by Amendment VC175, ensuring consistency and clarity across related planning controls and provisions.

HO259 deletion

Furthermore, the amendment proposes to delete HO259, which applied to a former

farm homestead known as 'Kalkallo Park'. HO259 is located near the southwest corner of the employment precinct, on CDZ2 land at 200 Donnybrook Road, Mickleham.

In 2021, Merrifield Corporation obtained a planning permit to demolish the former Kalkallo Park homestead at 200 Donnybrook Road, Mickleham. The application was supported by a Heritage Impact Statement, which concluded that the building had limited heritage value and that retaining it was impractical due to the site's fill and drainage requirements.

As part of planning permit conditions, Council required the preparation of photographic study, an architectural statement, and a management plan for reusing bluestone from the heritage building in the precinct's future development. The conditions were satisfied and site was cleared in late 2021.

HO259 is no longer required following the demolition of the heritage building. Removing the redundant overlay will ensure the planning scheme remains accurate and reflective of the site's current state.

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

The proposed amendment is consistent with the following objectives of planning in Victoria detailed at Section 4(1) of the *Planning and Environment Act 1987*:

- (a) 'to provide for the fair, orderly, economic and sustainable use, and development of land.'
- (f) 'to facilitate development in accordance the objectives set out in paragraphs (a), (b), (c), (d) and (e).'
- (g) 'to balance the present and future interests of all Victorians.'

The proposed amendment implements these objectives by providing the opportunity for suitable recycling of materials following the changes to how Material recycling is defined in the planning scheme and by ensuring that the heritage controls accurately reflect current places of heritage significance.

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

Environmental

The proposed amendment has the potential to deliver environment benefits, such as reducing waste sent to landfills, enhancing resource recovery, lowering greenhouse gas emissions and providing support to Victoria's circular economy.

While some potential adverse environmental impacts may arise from Materials recycling, these impacts depend on the specific type of recycling activity. Certain recycling activities may be more environmentally friendly than others. However, it is important to note that industrial uses are already permitted in the zone, and the

potential environmental impacts of Materials recycling are expected to be comparable to industrial uses. Any potential adverse impacts can be appropriately managed through the planning permit assessment process, including referrals to relevant state agencies such as the Environment Protection Authority (EPA). Furthermore, the planning permit process ensures compliance with threshold distances and guidance under Clause 53.10 (Uses and activities with potential adverse impacts) and Clause 53.14 (Resource recovery) to mitigate any adverse effects.

The proposed deletion of HO259 involves the removal of heritage protection and is not anticipated to impact on environmental values or sustainability outcomes.

Social

The proposed amendment could generate positive social effects, such as creating employment opportunities within the recycling industry and promoting community well-being through the reduction of waste sent to landfills.

The proposed deletion of HO259 supports a local heritage framework that is accurate and focused on preserving existing places of heritage significance. This approach ensures that planning decisions are based on reliable and up-to-date information which fosters public confidence in the planning system.

Economic

The proposed amendment could encourage investment and create employment opportunities in the Materials recycling sector. With its strategic location offering easy access to major transport infrastructure and designation as State Significant Industrial Land, the Merrifield Employment Precinct is well-suited for attracting advanced recycling operations. This could, in turn, attract related businesses along the supply chain and promote the growth of other sustainable industries.

The proposed deletion of HO259 is not anticipated to have an economic impact on the Precinct or Council.

Does the amendment address climate change?

The proposed amendment allows for permit applications for Materials recycling. Some recycling activities can help reduce the impact on climate change as appropriate recycling can result in lower greenhouse gas emissions, reduce landfill-produced methane gasses, and contribute to the conservation of natural resources.

Does the amendment address relevant bushfire risk?

The proposed amendment is not expected to increase the precinct's vulnerability to bushfires, as the allowing of Materials recycling does not alter the bushfire risk profile or create new risks to human life. The associated risks from Material recycling are considered to be comparable to those of existing industrial land uses permitted within the CDZ2. While the Merrifield Employment Precinct is partially located in a

designated Bushfire Prone Area (BPA), it is not affected by a Bushfire Management Overlay. Planning permit applications at locations within the BPA will need to consider Clause 13.02 (Bushfire) of the Planning Scheme. Additionally, comments from the Country Fire Authority (CFA) will be sought during the amendment's exhibition period.

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

The proposed amendment complies with the requirements of the *Ministerial Direction – The Form and Content of Planning Schemes* (section 7(5) of the PE Act).

Direction No. 11: Strategic Assessment of Amendments (MD 11)

The proposed amendment complies with MD 11 and its direction to ensure *a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces*. This explanatory report fulfills that requirement.

Direction No. 19: The preparation and content of Amendments that may significantly impact the Environment, Amenity and Human Health (MD 19)

The proposed amendment complies with MD 19 which requires planning authorities to seek the views of the EPA if the amendment could result in impacts on the environment, amenity and human health. The views of the EPA were sought during the preparation of the amendment and are discussed below.

Direction No. 22: Climate Change Consideration (MD 22)

The proposed amendment complies with MD 22, specifically with the *Requirements to be met – minimising greenhouse gas emissions*. As stated above, some recycling activities can help reduce the impact on climate change as appropriate recycling can result in the lowering of greenhouse gas emissions and the reduction of landfill-produced methane gasses.

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 these clauses:

Clause 11.01-1S – Settlement

The proposed amendment will contribute towards Settlement strategies through the ability to consider Materials recycling within the existing planning framework. Materials recycling can contribute towards the facilitation of environmentally resilient settlements by contributing to net zero greenhouse gas emissions as stated above.

Clause 14 Natural Resource Management

The proposed amendment will contribute towards the sustainable use and conservation of natural resources by facilitating recycling.

Clause 15-03-1S Heritage Conservation

The proposed amendment will contribute towards the identification and documentation of places of heritage significance by keeping the heritage significance list updated and removing heritage places which no longer require HO protection.

Clause 17.03-2S Sustainable Industry

The inclusion of Materials recycling as a permitted use in the CDZ2 will support the objective of facilitating the sustainable operation of industry.

Clause 17.03-3S State Significant Industrial Land

The proposed amendment will ensure the availability of strategically located land for Materials recycling with sufficient distance from sensitive land uses. This change supports the development of essential recycling and resource recovery facilities in a location suitable for such operations.

Clause 19.03-5S Waste and Resource Recovery

The proposed amendment will support the objective of reducing waste and maximizing resource recovery to lessen the reliance on landfills, while minimizing environmental, amenity, and public health impacts. It also aligns with the *Victorian Recycling Infrastructure Plan 2024*, particularly Section 7: Land Use Planning and Environmental Approvals. The Merrifield Employment Precinct meets the key criteria for locating recycling and resource recovery infrastructure with its industrial zoning, adequate site size, separation from incompatible uses, and access to transport infrastructure.

Lastly, the proposed amendment aligns with the State Government's *Plan for Victoria*, specifically Pillar 4: Sustainable Environments, which seeks to enable natural resource conservation, waste reduction and recycling, and investment in Victoria's circular economy.

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 already zoned CDZ2.

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

The proposed amendment will support and implement the strategic directions in the following clauses of Municipal Planning Strategy:

Clause 02.03-7 Economic development

- Enabling applications to use land in the Merrifield Employment Precinct for Materials recycling could not only meet Victoria's essential waste and resource recovery needs, but also create job opportunities in Hume.

Clause 02.03-5 Built environment and heritage

- Removing a redundant Heritage Overlay will ensure that only current heritage places are protected, and will help maintain the relevance and accuracy of the Hume Planning Scheme.

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

The proposed amendment makes proper use of the Victoria Planning Provisions (VPP) by updating CDZ2 to reflect changes to Clause 53.10 following the gazettal of Amendment VC175. The proposed change to make Materials recycling a permit-required use is consistent with the framework for land use and development established under the Comprehensive Development Zone.

The proposed deletion of HO259 from the Schedule to Clause 43.01 and the Heritage Overlay map is consistent with guidance provided in *Planning Practice Note 1 – Applying the Heritage Overlay* to conduct regular reviews of the planning scheme and ensure all heritage places are accurate and correctly mapped.

The proposed introduction of new referral provisions to designate Yarra Valley Water as a Recommending referral authority for Materials recycling uses in the CDZ2 is consistent with guidance provided in *Planning Practice Note 54 – Managing Referral and Notice Requirements* to consider the need and appropriateness of new referral requirements and ensure they support informed decision-making and achieve state and local policy outcomes.

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

The Environment Protection Authority (EPA) and Yarra Valley Water provided views during the preparation of the proposed amendment.

The EPA noted that future permit applications for Materials recycling will be assessed against Clause 53.14 (Resource recovery) and may be referred to the EPA for consideration under existing planning scheme requirements. This ensures that any risks associated with Materials recycling activities will be appropriately reviewed during the permit application process.

Yarra Valley Water expressed concerns about the potential impact of Materials recycling on the catchment of the Kalkallo Stormwater Treatment Plant and recommended to be added as a Recommending referral authority to ensure that permit applications for Materials recycling use are referred to it for consideration.

Input from other agencies (including the CFA, Melbourne Water and Heritage Victoria) will be sought during public exhibition of the amendment.

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

The proposed amendment is unlikely to impact the transport system, as Materials

recycling uses are expected to result in transport impacts similar to other Section 1 and Section 2 uses in the CDZ2. The requirements of the *Transport Integration Act 2010* were considered when the land was rezoned to CDZ2.

The proposed removal of HO259 is not relevant to the requirements of the *Transport Integration Act 2010*.

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?

The proposed amendment to allow the consideration of planning applications for Materials recycling is unlikely to impact on Council's resource and administrative costs as the number of additional applications received for the Precinct is expected to be minimal.

The proposed removal of HO259 will reduce the administrative burden on Council by removing an unnecessary planning permit trigger.