



Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

9 June 2026

Catherine Sherwin
Acting Director Planning Facilitation
Department of Transport and Planning

Dear Catherine,

PROPOSED PLANNING SCHEME AMENDMENT – PART OF 2-90 CIRCULAR DRIVE, JACKSONS HILL, SUNBURY

I am writing to formally request your consideration of an amendment to the Hume Planning Scheme to support the rezoning of government surplus land on part of Jackson Hill, Sunbury.

The Minister for Planning declared this land surplus to its requirements on 29 March 2026, as it no longer contributes to current or future service delivery outcomes.

The land is currently zoned Public Use Zone 2 - Education (PUZ2) in the Hume Planning Scheme.

Within the *Victorian Government Land Transactions Policy* (Department of Environment, Land, Water and Planning, April 2022), it is policy that '*agencies must not offer land with a public land zone for sale*'. It must therefore, prior to sale, put in place the most appropriate zoning and other relevant planning provisions for the land to achieve the highest and best use of the land and to facilitate its sale. Accordingly, the land needs to be rezoned to facilitate the future sale of the surplus land.

To recognise the land is no longer required for a public purpose and to allow a future use to occur on the site, a planning scheme amendment is proposed to rezone the site to Mixed Use Zone – Schedule 1 (MUZ1). An Environmental Audit Overlay (EAO) is also proposed for the site.

The site is on the Victorian Heritage Register (VHR HO937) and the corresponding Heritage Overlay – Schedule 38 (HO38) will remain on site.

The following sets out reasons as to why the Landholding and Sales team is requesting that the Minister for Planning exercise her powers to prepare, adopt and approve an amendment to the Hume Planning Scheme, under section 20(4) of the *Planning and Environment Act 1987* (the P&E Act) to exempt the amendment from the requirements of sections 17, 18 and 19 of the P&E Act is considered appropriate:

- The current PUZ2 is no longer fit for purpose given the land has been declared surplus by the Minister for Planning.
- No changes to the current overlays are being sought.
- The relevant requirements of section 20(4) of the P&E Act are considered to be met, namely that the interests of Victoria make an exemption from notice appropriate.

- The exemption will enable a prompt decision on the adoption and approval of the amendment, which will help bring forward the delivery of urgently needed housing in accordance with Victoria's Housing Statement.
- Once rezoned, use and development of the site in the future will be subject to the requirements of a planning and heritage permit, in which detailed plans and supporting information will be required as part of the application process. Community and key stakeholders are expected to be consulted as part of any future planning permit application.
- It enables a prompt decision to be made on surplus government land and provide for the reinvestment of funds into service and infrastructure delivery.

In summary, the relevant requirements of section 20(4) of the P&E Act are considered to be met, namely that the interest of Victoria make an exemption from notice appropriate.

On the 4 June 2026, the Minister for Finance exempt the proposed new lot CA2043, from the First Right of Refusal (FROR) process. The balance of the site will go on the FROR database in due course.

If you have any queries or comments, or require any additional information, please feel free to contact me by email kerrie.scott@transport.vic.gov.au or mobile phone on 0417 319 436.

Yours sincerely



Kerrie Scott
Lead, Town Planning
Landholding and Sales