

Hume and Mitchell Planning Scheme

Amendment GC295

Explanatory Report

Overview

This draft amendment proposes the implementation of the Merrifield North Precinct Structure Plan (PSP) and the Merrifield North Infrastructure Contributions Plan (ICP). The Merrifield North PSP facilitates development of the precinct for primarily industrial and employment purposes. The precinct is estimated to enable delivery of more than 4,700 jobs along with associated services and open space, providing convenience and amenity for future employees.

The draft amendment incorporates the Merrifield North PSP and ICP into the Hume and Mitchell Planning Schemes. New schedules to the Urban Growth Zone (UGZ) will also be applied to facilitate development of the precinct for predominately industrial and commercial uses. Additional changes to the zoning, overlays, particular provisions, general provisions and operational provisions of the Hume and Mitchell Planning Schemes are also required to facilitate development of the precinct and the protection of areas of nationally significant biodiversity and regionally important drainage.

The draft amendment applies a Specific Controls Overlay to restrict development within the precinct until the construction of the Gunns Gully Road Interchange has been completed and the road is open to traffic.

Where you may inspect this amendment

The draft amendment can be inspected free of charge between 18 August 2026 and 15 September 2026 online at:

Engage Vic

<https://engage.vic.gov.au/project/merrifieldnorth>

Submissions

Any person may make a submission to the planning authority about the draft amendment. Submissions about the draft amendment must be received by 15 September 2026.

A submission must refer to the Merrifield North Precinct Structure Plan and be sent

to:

Online: <https://engage.vic.gov.au/project/merrifieldnorth>

Email: merrifieldnorthpsp@transport.vic.gov.au

Standing advisory hearing dates

If required, this project may be subject to the Victorian Planning Authority (VPA) Projects Standing Advisory Committee (SAC), appointed pursuant to Part 7, section 151 of the *Planning and Environment Act 1987* (the Act), to advise the Minister for Planning and the VPA on referred projects and plans and associated draft planning scheme amendments.

While the VPA (now part of Department of Transport and Planning) will seek to resolve any issues raised, unresolved issues or particular matters may be referred to the VPA SAC. The VPA SAC will contact submitters and then determine the best way to consider unresolved matters – either by round table discussions, written submissions or a public hearing.

The VPA SAC will provide advice on the draft amendment to the VPA and Minister for Planning.

The VPA as part of Department of Transport and Planning (DTP) will then make recommendations to the Minister for Planning, who will consider the appropriate approval pathway for the amendment.

If required, the following hearing dates have been set for this amendment:

- Directions hearing: during the week commencing 10 May 2027
- Committee hearing: commencing week of 21 June 2027

Details of the amendment

Who is the planning authority?

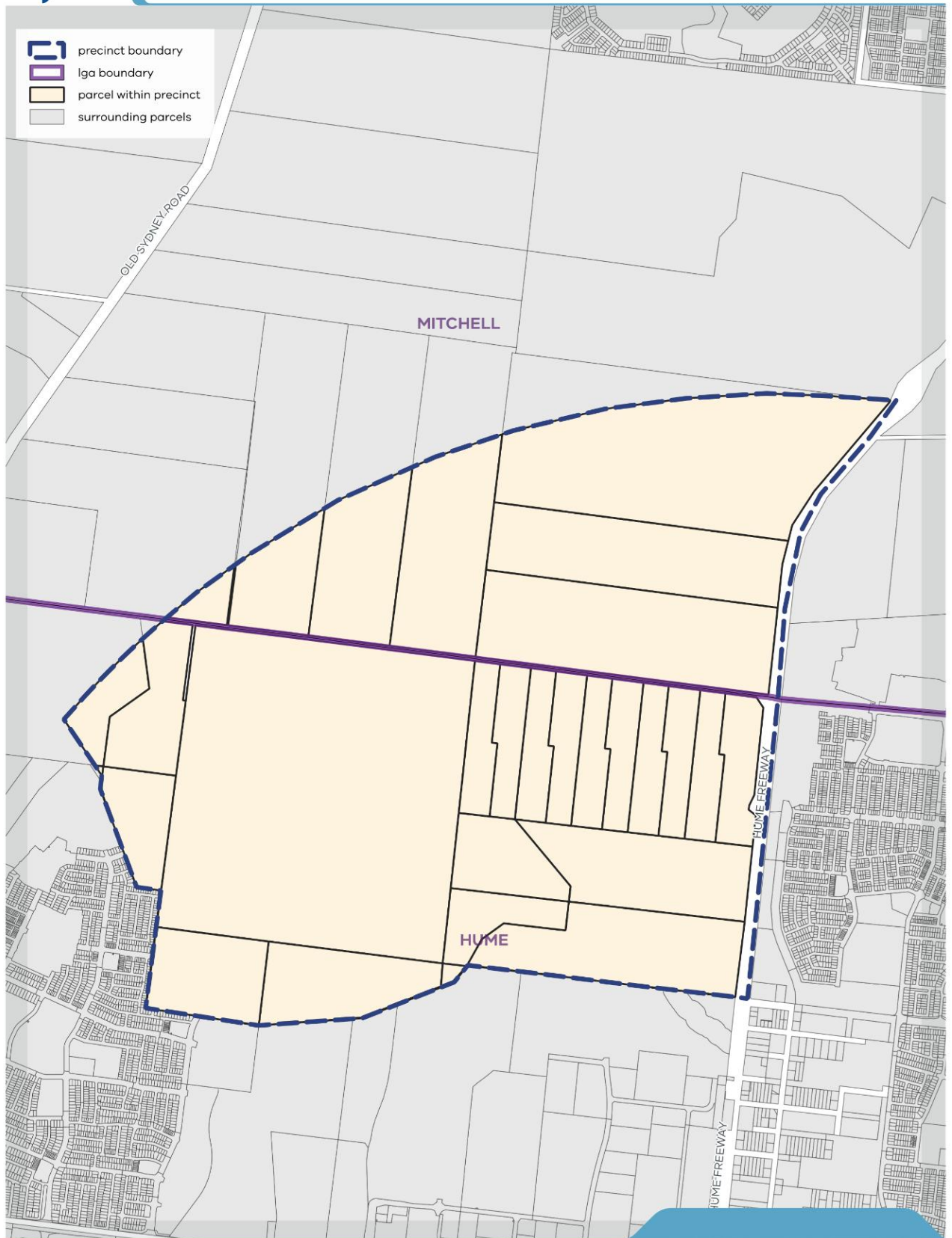
This draft amendment (the amendment) has been prepared by the VPA, which is now part of DTP on behalf of the Minister for Planning, who is the intended planning authority for this amendment.

Land affected by the amendment

The amendment applies to land identified as the Merrifield North PSP, referred to as the precinct.

The precinct is approximately 970 hectares in size and is located 35 kilometres northwest of Melbourne's Central Business District and to the west of the existing Kalkallo Township. The precinct sits in both Mitchell Shire Council and Hume City Council local government areas.

Map 1 – GC295 Amendment Area (Merrifield North Precinct).



What the amendment does

The draft amendment proposes changes to the Hume and Mitchell Planning Schemes to facilitate land use and development within the Merrifield North PSP area and to protect areas of nationally significant biodiversity and regionally important drainage.

The draft amendment also applies a Specific Controls Overlay (SCO) to the entire precinct to restrict development from occurring within the precinct until the construction of the Gunns Gully Road Interchange has been completed and the road is open to traffic.

The draft amendment introduces the Urban Growth Zone Schedule 15 to the Hume Planning Scheme and Urban Growth Zone Schedule 6 to the Mitchell Planning Scheme and proposes to apply these schedules to most of the precinct within the respective municipal boundaries.

Specifically, the draft amendment:

- Incorporates the *Merrifield North Precinct Structure Plan, August 2026* and *Merrifield North Infrastructure Contributions Plan, August 2026* into both the Hume Planning Scheme and the Mitchell Planning Scheme by listing it in the Schedule to Clause 72.04.

Hume Planning Scheme

- Inserts Schedule 15 to Clause 37.07 Urban Growth Zone (UGZ15) and rezones land from Urban Growth Zone (UGZ) to UGZ15 and Rural Conservation Zone 1 (RCZ1) for land included within conservation areas 23 and 34 established under the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (BCS).
- Applies Schedule 10 to Clause 42.01 Environmental Significance Overlay (ESO10) to land within the BCS conservation areas and zoned RCZ1 within the amendment area.
- Amends the schedule to Clause 43.01 Heritage Overlay (HO) to apply HO395 to Clifton Downs at 63 Gunns Gully Road Mickleham and updates the Statement of Significance and curtilage extent for HO262 Bleak House (ruin) 155 & 135 Gunns Gully Road, Mickleham.
- Inserts Schedule 8 to Clause 43.03 Incorporated Plan Overlay (IPO8) and applies it to land zoned Public Use Zone 1 (PUZ1) and RCZ1 within the amendment area to give effect to the PSP on that land.
- Inserts Schedule 5 (ICO5) to Clause 45.11 and applies ICO5 to all land within the amendment area.
- Inserts Schedule 16 to Clause 45.12 Specific Controls Overlay (SCO16) and applies to all land within the amendment area to give effect to the *Merrifield North Staging Document (August 2026)*.
- Amends the Schedule to Clause 52.17 Native Vegetation to include native

vegetation removal exemptions for the Merrifield North Precinct Structure Plan.

- Amends the Schedule to Clause 66.06 to notify the licensee or operator of the gas pipeline of applications within the 'Area of Consequence' as shown on Plan 1 of the Schedule to Clause 37.07-15.
- Amends the Schedule to Clause 72.03 to include the revised list of maps in the Hume Planning Scheme.
- Amends the Schedule to Clause 72.04 Incorporated Documents to include the following new documents:
 - *Bleak House (ruin), 155 & 135 Gunns Gully Road, Mickleham Statement of Significance (Biosis, April 2026)*
 - *Clifton Downs, 62 Gunns Gully Road Mickleham (Biosis, April 2026)*
 - *Merrifield North Development Staging Incorporated Document (August 2026)*

Mitchell Planning Scheme

- Inserts Schedule 6 to Clause 37.07 Urban Growth Zone (UGZ6) and rezones the precinct from Farming Zone (FZ) and Urban Growth Zone (UGZ) to UGZ6.
- Inserts Schedule 4 to Clause 45.11 (ICO4) and applies the ICO4 to all land within the amendment area.
- Inserts Schedule 21 to Clause 45.12 Specific Controls Overlay (SCO21) and applies to the precinct to give effect to the *Merrifield North Staging Document (August 2026)*.
- Amends the Schedule to Clause 52.17 Native Vegetation to include native vegetation removal exemptions for the Merrifield North Precinct Structure Plan.
- Amends the Schedule to Clause 66.06 to notify the licensee or operator of the gas pipeline of applications within the 'Area of Consequence' as shown on Plan 1 of the Schedule to Clause 37.07-6
- Amends the Schedule to Clause 72.03 to include the revised list of maps in the Mitchell Planning Scheme.
- Amends the Schedule to Clause 72.04 Incorporated Documents to include one new document:
 - *Merrifield North Development Staging Incorporated Document (August 2026)*

Strategic assessment of the amendment

Why is the amendment required?

The draft amendment implements the Merrifield North PSP into the Hume and Mitchell Planning Schemes.

The precinct is identified as a 'State Significant Industrial Area' in *Plan for Victoria – A Plan by Victorians* and the *Melbourne Industrial and Commercial Land Use Plan* (MICLUP). The Northern Growth Corridor Plan identifies this land for industrial and business uses to cater for Melbourne's economic growth.

The draft amendment provides for the development of approximately 314 hectares to accommodate land for industrial and commercial development estimated to create at least 4,700 jobs in a variety of sectors in the region over the long term.

The draft amendment includes provisions to appropriately recognise the role of the Kalkallo Retarding Basin (KRB), a significant Melbourne Water asset, and conservations areas 23 and 34 established under the BCS.

The draft amendment applies a Specific Controls Overlay (SCO) to restrict development within the precinct until the Gunns Gully Road Interchange has been delivered and is open to traffic. The Guns Gully Road Interchange is critical to the road network, and its construction is a key element in unlocking development within the precinct.

The draft amendment complements and, in some cases, replaces existing provisions of the scheme. In particular, the draft amendment streamlines and integrates processes for native vegetation management and conservation, infrastructure provision and bushfire protection. In most cases, all aspects of development within the precinct will be addressed through the issue of a single planning permit following the approval of the draft amendment.

The Hume UGZ15 and Mitchell UGZ6 detail the uses permitted within the precinct, along with the statutory requirements for planning permits and permit applications in accordance with the PSP. The draft amendment does not duplicate any management provisions for land use and development in other acts or regulations.

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

The draft amendment will facilitate commercial and industrial development by introducing planning provisions that apply fairly and transparently to all affected landowners.

The draft amendment implements Section 12(1)(a) of the *Planning and Environment Act 1987* (the Act) by facilitating the development of land within the Urban Growth Boundary of Melbourne and will provide for the efficient and sustainable servicing of the land.

The draft amendment allows for further urban development in Melbourne to provide employment opportunities and create distinct employment neighbourhoods.

Infrastructure projects are proposed to be funded through the implementation of an ICP to service future uses within the Merrifield North PSP.

The Merrifield North ICP will implement applicable objectives of planning in Victoria

under Section 4 of the Act through the implementation of a contributions collection scheme to facilitate the delivery of infrastructure to service the PSP. The draft amendment applies the necessary planning controls to implement the ICP, which will provide a clear structure of contributions required to fund development within the precincts for commercial and industrial development and will ensure the fair and equitable provision of infrastructure.

The draft amendment implements the objectives of planning in Victoria under Section 4 of the Act. In particular:

- *To provide for the fair, orderly, economic and sustainable use and development of land*

The draft amendment will facilitate the development of a new employment precinct, generating employment through the application of applied zones that provide for a range of commercial and industrial land uses. Essential infrastructure such as intersections and roads will be funded via the Merrifield North ICP.

- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity*

The PSP is included within the Melbourne Strategic Assessment (MSA) area and as previously noted, contains BCS conservation areas 23 and 34. Development of Melbourne's growth areas carried out in accordance with the MSA does not need referral under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) as the environmental outcomes have already been agreed upon by both State and Federal Governments.

The precinct contains vegetation of varying arboricultural and amenity value. The PSP includes requirements to retain these trees to enhance the landscape character of the area where possible.

An integrated stormwater management system will convey stormwater runoff through the PSP in natural waterways, control the rate of flow and treat runoff to meet best practice standards.

- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

A safe and high-amenity working environment will be encouraged through zoning for employment uses in appropriate locations. Dedicated land for public parks will be provided throughout the precinct, consistent with the demand generated by employment uses.

- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

The draft amendment plans for the protection of Kalkallo Creek, and guidelines are included in the PSP to preserve view lines in the precinct area and maintain landscape values.

- *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The draft amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure future development is connected to reticulated electricity, gas, water and sewer.

The ICP sets out how local roads, intersections and culverts will be funded for construction.

A high-pressure gas pipeline, also known as the Western Outer Ring Main, is present within the precinct. The PSP and accompanying ordinance include provisions requiring appropriate consideration of the risks associated with the pipeline for future use and development of land in its vicinity.

The precinct is within the Melbourne Water 6550 Kalkallo Creek Development Services Scheme (DSS). Melbourne Water will prepare a Drainage Strategy Concept Design, which sets out the preferred concept design for the provision of drainage infrastructure to support urban development of the precinct.

- *To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

The draft amendment facilitates development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

- *To balance the present and future interests of all Victorians.*

The PSP identifies land for significant employment opportunities, local parks and the provision of utilities utilised by the precinct and wider community.

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

Environmental effects

The draft amendment identifies vegetation to be protected and retained where appropriate, as informed by a biodiversity and arborist reports. The precinct is partially included within the MSA and includes BCS conservation areas 23 and 34. These areas are proposed to be protected through the draft amendment.

A portion of the precinct is set aside for open space of varying types, including local parks surrounding identified heritage places and significant trees to support long-term conservation and provide opportunities for informal recreational activities within the precinct.

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct at generally pre-development levels. The precinct will require a range of constructed assets to manage flooding, in accordance with the Development Services Scheme to be prepared by Melbourne Water.

The draft amendment contributes towards increased transport choice through

provision of bus-capable roads, a high frequency public transport corridor along Aitken Boulevard, and active transport links.

Social effects

Development facilitated by the draft amendment is expected to generate social benefits through the provision of an employment precinct that is well serviced by key infrastructure. The precinct will provide employment opportunities for residents in neighbouring precincts.

Development staging seeks to align the subdivision and development of the PSP with the required infrastructure delivery to ensure that new development has timely and coordinated access to infrastructure.

Economic effects

The draft amendment facilitates the delivery of land for urban growth that will include the provision of employment and residential land consistent with the objectives of the MICLUP and the *North Growth Corridor Plan*. The precinct is anticipated to deliver more than 4,700 jobs in a variety of sectors by creating industrial and commercial areas capitalising on the land's locational advantages and access to the principal freight network.

The precinct will predominantly be rezoned to UGZ6 and UGZ15 with an applied Industrial 1 Zone (IN1Z) to facilitate a range of industrial uses can evolve to suit the needs of surrounding residents and neighbouring employment areas in Melbourne's outer north.

The draft amendment also proposes to implement an ICP for the PSP area to identify the levy required to be paid by developers to fund the infrastructure required for the precinct. The ICP sets out an equitable and transparent means of collecting financial contributions towards servicing the precinct, reducing the burden on the responsible authority and existing communities to fund future local infrastructure.

Does the amendment address climate change?

The PSP promotes the inclusion of Integrated Water Management infrastructure as part of building and subdivision design to boost the ecological sustainability of new development. Melbourne Water's Development Services Scheme is informed by climate change modelling scenarios using Australian Rainfall and Runoff (ARR) data for the estimation of design flood characteristics in Australia to ensure flood risk is adequately planned for.

Does the amendment address relevant bushfire risk?

The draft amendment was prepared following the recommendations of a *Bushfire Risk Assessment Report to inform the Merrifield North Employment Precinct* (Terramatrix, March 2026). The recommendations of the report have been included in the requirements of the PSP and the permit application requirements of the UGZ6

and UGZ15.

The precinct is within an identified Bushfire Prone Area (BPA), requiring minimum bushfire construction standards for defined building types.

Grasslands exist in the precinct that present a low fire risk in the short to medium term. In the medium to long term most of the land within the precinct (except for BCS conservation areas and natural waterways and retarding basins) will be developed for urban purposes, substantially reducing the identified fire risk. Drainage land is expected to be revegetated by Melbourne Water as assets are delivered and subsequently carry an associated bushfire hazard setback.

This draft amendment has responded to bushfire risk and the requirements of Clause 13.02-1 (Bushfire Planning) and Clause 71.02-3 (Integrated Decision Making) of the Planning Policy Framework and the Operational Provisions respectively. Planning controls are included that will ensure fire risk is managed through a combination of setbacks for buildings from hazardous vegetation at the development edge and construction management requirements. These controls will work in combination with new building regulations and standard bushfire risk management provisions in a manner suitable for an area transitioning from rural to urban land uses.

This approach to bushfire is consistent with state planning policy as it ensures development is appropriately located with adequate access and egress for future residents and emergency service vehicles. Development areas can be sufficiently setback from retained areas of grassland in the conservation area and proposed drainage reserves to provide enough separation distance such that development is not exposed to a radiant heat flux above 12.5 kilowatts/square metre under *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas*.

Overall, the bushfire assessment notes the Merrifield North precinct is in an area of low bushfire risk.

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

In answering this question consider:

The draft amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act and meets the requirements of the following relevant Ministerial Directions:

Direction No. 1 - Potentially contaminated land

A land capability assessment has been completed (*Merrifield North Precinct Structure Plan Land Capability Assessment, June 2026*) to determine whether any land in the precinct may be potentially contaminated.

Any properties with a medium potential for contamination are required by the UGZ6 and UGZ15 to complete a Preliminary Site Investigation prior to subdivision, use or

development, consistent with the guidance contained in Planning Practice Note 30 – Potentially Contaminated Land.

Direction No. 11 – Strategic assessment of amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

Direction No. 12 – Urban Growth Areas

Parts 4, 5 and 6 of Ministerial Direction No. 12 require that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

How the amendment implements any Growth Area Framework Plan applying to the land.

The PSP is consistent with the *North Growth Corridor Plan* which identifies the precinct as 'Business' and 'Industrial' land uses. The precinct provides for the extension of Aitken Boulevard to support high-capacity public transport and accommodates land reserved for the Outer Metropolitan Ring.

Is the amendment in accordance with the Precinct Structure Planning Guidelines approved by the Minister for Planning?

The PSP was prepared in accordance with the *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, October 2021). This is demonstrated throughout this explanatory report. UGZ15 (Hume) and UGZ6 (Mitchell) were prepared to give effect to the intended outcomes of the Merrifield North (Employment) PSP.

In introducing or changing provisions in a schedule to the Urban Growth Zone, how the provisions give effect to the intended outcomes of the precinct structure plan

The UGZ15 and UGZ6 achieve the following:

- Application of standard VPP zones including a mix of commercial and industrial zones to facilitate employment uses.
- Inclusion of application requirements to ensure future development appropriately responds to matters such as bushfire hazard and potential for contamination.
- Specific provisions to streamline planning permits for buildings and works for local parks in locations generally in accordance with the PSP.

How a translation of provisions can be achieved once development anticipated by the precinct structure plan is substantially complete

A translation of zoning provisions could be achieved through a future planning scheme amendment once the PSP is substantially developed in accordance with the PSP based on the actual development in relation to the place-based plan and

applied zones within the UGZ15 and UGZ6.

Direction No. 19 – Amendments that may result in impacts on the environment, amenity and human health

The Environment Protection Authority (EPA) was engaged during public consultation on the draft amendment.

Direction No. 22 – Climate Change Consideration

This is addressed separately in this explanatory report.

Ministerial Direction on the preparation and content of Infrastructure Contributions Plans and ministerial reporting requirements for Infrastructure Contributions Plans

The Planning & Environment (Public Land Contributions) Act 2018 introduced a land contribution model for the ICP system. This model enables land for public purposes to be provided as part of an infrastructure contribution when land is developed.

The ICP system came into effect on 2 July 2018. The system is based on standard levies that are pre-set for particular development and land uses to fund the construction of basic and essential infrastructure to service growing urban communities. The system also allows for a supplementary levy, if required to fund infrastructure that cannot be adequately funded by the standard levy.

This direction guides planning authorities in relation to the preparation and content of Infrastructure Contributions Plans.

The draft amendment proposes to insert Schedules 5 and 4 to the Infrastructure Contributions Overlay (ICO4 and ICO5) in the Hume and Mitchell Planning Schemes respectively to include the monetary component and levy rate payable within the amendment area. The overlay reflects the *Planning & Environment Amendment (Public Land Contributions) Act 2018* model for collection of infrastructure contributions.

The ICP sets out funding for infrastructure works within the precinct and levies contributions from developers in the precinct. The remaining funding is the responsibility of Council and other State agencies, as well as being directly funded by developers through developer works.

The PSP provides the strategic justification for the ICP items.

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

This strategic consideration is not relevant as the land is not identified for residential development.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic

Statement?

This strategic consideration does not apply as neither planning scheme includes an LPPF at Clause 20.

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

Hume Planning Scheme

Clause 02.03-1 Settlement - The PSP will enable the development of an employment precinct supported by existing residential areas in the Kalkallo township and adjoining PSP areas.

Clause 02.03-2 Environmental and landscape values - The amendment supports the protection, conservation and enhancement of natural heritage including vegetation, and protects two conservation areas consistent with the BCS.

Clause 02.03-5 Built environment and heritage – the PSP includes provisions for industrial and commercial design that seek to improve the appearance and amenity of both the built and natural environment. This is achieved through controls that encourage appropriate building massing and preservation of views to natural features.

The draft amendment proposes a new heritage overlay at 63 Gunns Gully Road Mickleham to manage impacts of development while preserving the significance of Clifton Downs. The draft amendment also proposes to expand the curtilage of existing heritage protection for the 'Bleak House' ruins at 155 & 135 Gunns Gully Road, Mickleham to in recognition of archaeological significance of the site. These heritage places are included within new local parks within the precinct.

Clause 02.03-7 Economic Development – The PSP seeks to improve Hume's competitive edges through the creation of an industrial precinct which will provide further employment opportunities for residents of Hume.

Clause 02.03-8 Transport – The PSP identifies higher-order roads needed to allow for the efficient movement of people and goods through the precinct, and guidance on local road typologies and design to support sustainable transport.

As noted, the SCO will appropriately restrict development within the precinct until the Gunns Gully Road Interchange has been constructed and is open to traffic.

Clause 02.03-9 Infrastructure – The PSP encourages development of integrated water management infrastructure in new industrial developments and is accompanied by an ICP which provides a mechanism to fund essential precinct infrastructure.

Mitchell Planning Scheme

Clause 02.03-1 Settlement - The PSP supports the strategic directions of this Clause by rezoning land within the Urban Growth Boundary.

Clause 02.03-2 Environmental and landscape values - The draft amendment supports the preservation of native vegetation through the identification of high-

quality native vegetation.

Clause 02.03-5 Built environment and heritage – the PSP includes provisions for industrial design that seek to improve the appearance and amenity of development.

Clause 02.03-7 Economic Development – The PSP implements the strategic direction of this clause by providing zoned industrial land for the shire to house new and expanding industries.

Clause 02.03-8 Transport – The PSP identifies higher-order roads needed to allow for the efficient movement of people and goods through the precincts and includes guidance on local road typologies and design to provide for sustainable transport.

As noted, the SCO will appropriately restrict development within the precinct until the Gunns Gully Road Interchange has been constructed and is open to traffic.

Clause 02.03-9 Infrastructure – The PSP encourages timely delivery of infrastructure through staging provisions and plans for open space provision that is commensurate with the demand generated by employment uses.

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

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

- Clauses 11.01 Victoria, 11.02 Managing Growth, 11.03 Planning for Places – The PSP plans for orderly and coordinated urban growth by providing industrial land with access to existing and planned amenities, services and infrastructure.
- Clause 11.02 and 11.03 list the *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021) as a policy document to consider.
- Clause 12.01-2S Native vegetation management – The PSP identifies vegetation to be retained and areas of vegetation that are appropriate for removal to accommodate development. The draft amendment streamlines the process for native vegetation removal in accordance with the PSP.
- Clause 13.02-1S Bushfire Planning – The PSP has responded to the requirements of Clause 13.02 (Bushfire) of the Planning Policy Framework through a combination of defensible space at the development edge and construction management requirements as described earlier in this report.
- Clause 13.04-1S Contaminated and potentially contaminated land - The draft amendment responds to this clause as described earlier in this report.
- Clause 17 Economic development – The PSP will also provide for employment land to support in excess of 4,700 jobs in the long term within commercial and industrial areas. These areas will contribute to an employment hub in Melbourne's north that is conveniently served by major arterial roads.

- Clauses 17.01 Employment, 17.02 Commercial, 17.03 Industrial – The PSP plans for an employment precinct which contributes to local services and employment opportunities.
- Clauses 18.01 Integrated Transport, 18.02 Movement networks – The PSP plans for a transport network that is well-integrated with the existing surrounding network. The SCO will appropriately restrict development within the precinct until the Gunns Gully Road Interchange has been constructed and is open to traffic.
- Clause 19.03 Development Infrastructure – The draft amendment proposes an ICP to collect developer contributions to fund infrastructure throughout the precinct.

How does the amendment balance any competing policy objectives or strategies?

The draft amendment balances competing policy and objectives by facilitating the development of State-significant employment land while protecting areas identified for biodiversity conservation and waterways.

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

The draft amendment makes proper use of the Victorian Planning Provisions. The UGZ is the most appropriate planning tool to guide future use and development intended by the PSP. In addition, the ICO is the most appropriate mechanism to give effect to the ICP.

The RCZ is appropriately applied to BCS areas alongside the ESO to further prescribe permit requirements and decision guidelines associated with environmental values of the conservation area. The IPO applies the provisions of the PSP to the conservation areas and PUZ1 land in the absence of the UGZ.

The SCO is the appropriate tool to give effect to the delivery of the Gunns Gully Road Interchange as a 'hard stage gate' before the precinct can be fully developed. In the absence of a dedicated planning provision to coordinate development staging, the SCO provides certainty that allowable planning permits are limited to identified infrastructure items in the PSP and ICP and minor other development that will not adversely impact safety and traffic to the Hume Freeway. The application of the SCO to the precinct will be reviewed in the future once Gunns Gully Road Interchange has been delivered.

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

Relevant agencies and government departments were consulted during preparation of the draft amendment.

Does the amendment address relevant requirements of the

Transport Integration Act 2010?

The draft amendment is likely to have a significant impact on the transport system at a local level. It plans for a new local road network and will contribute to the development of an expanded bus network in the area.

The use of the SCO will appropriately restrict development within the precinct until the construction of the Gunns Gully Road Interchange has been completed and the road is open to traffic.

The proposed additions and changes to the existing transport system in and surrounding the PSP area will meet the transport system objectives by:

- providing an interconnected road system that responds to the likely level of use generated by the PSP area, thereby encouraging development and services investment
- enabling efficient access to existing and planned employment and services, and planned extensions to bus services
- ensuring the road network minimises impacts on the site's topography, native vegetation and water flow regimes, and
- designing road function and scale to match the expected travel demand.

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 draft amendment is not within land identified as Yarra River land in Part 3 of the *Yarra River Protection (Wilip-gin Birrarung murrong)* Act 2017. The draft amendment is unlikely to have a significant impact on Yarra River land as it facilitates the use and development of the land in the Merrifield North PSP. It has been assessed against state and local policy of the planning scheme as well as the site context, including potential amenity and environmental impacts.

Resource and administrative costs

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

The draft amendment is expected to have minimal impact on the resources and administrative costs of the responsible authority. The incorporated PSP will facilitate the orderly and proper planning of the area and appropriately allows for a reduction in notice provisions for future planning permit applications.