



Merrifield North Development Staging

Department of Transport and Planning, August 2026

HUME AND MITCHELL PLANNING SCHEMES

Incorporated Document

This document is an incorporated document in the Hume Planning Scheme and the Mitchell Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987



Department
of Transport
and Planning

1.0 INTRODUCTION

- 1.1 This document is an Incorporated Document in the schedules to Clause 45.12 - Specific Controls Overlay and Clause 72.04 - Incorporated Documents of the Hume Planning Scheme and the Mitchell Planning Scheme.
- 1.2 This document applies to land mapped SCO21 under Clause 45.12 Specific Controls Overlay within the Mitchell Planning Scheme, and SCO16 under Clause 45.12 within the Hume Planning Scheme.
- 1.3 In this document:
 - **Gunns Gully Road Interchange** means the proposed interchange on the Hume Freeway at Gunns Gully Road, Mickleham and associated road improvements, required to provide primary vehicular access to the Merrifield North precinct.
 - **Merrifield North PSP** means the Merrifield North Precinct Structure Plan, being an incorporated document in the Hume Planning Scheme and the Mitchell Planning Scheme.
 - **Precinct** means the land within the Merrifield North Precinct Structure Plan area.

2.0 BACKGROUND

- 2.1 The existing precinct road network does not have sufficient capacity to safely accommodate the additional traffic demand that is anticipated to be generated from all development within the Merrifield North Precinct Structure Plan (PSP).
- 2.2 Access to the Merrifield North precinct is reliant on the delivery of key transport infrastructure, including the Gunns Gully Road Interchange to provide safe and efficient vehicular access to the Hume Freeway and the broader principal freight network.
- 2.3 The delivery of the Gunns Gully Road Interchange will ensure development within the Merrifield North PSP is supported by adequate transport infrastructure and avoids inappropriate and unsafe traffic impacts.

3.0 PURPOSE

The purpose of this incorporated document is to restrict the use and development of the precinct prior to the delivery of the Gunns Gully Road Interchange, while allowing existing lawful uses to continue and enabling the provision of infrastructure in accordance with the Merrifield North PSP.

4.0 LAND DESCRIPTION

This document applies to:

- 4.1 All land within SCO21 in Mitchell Shire Council, being all the land shown in Figure 1 below; and
- 4.2 All land within SCO16 in Hume City Council, being all the land shown in Figure 2 below.

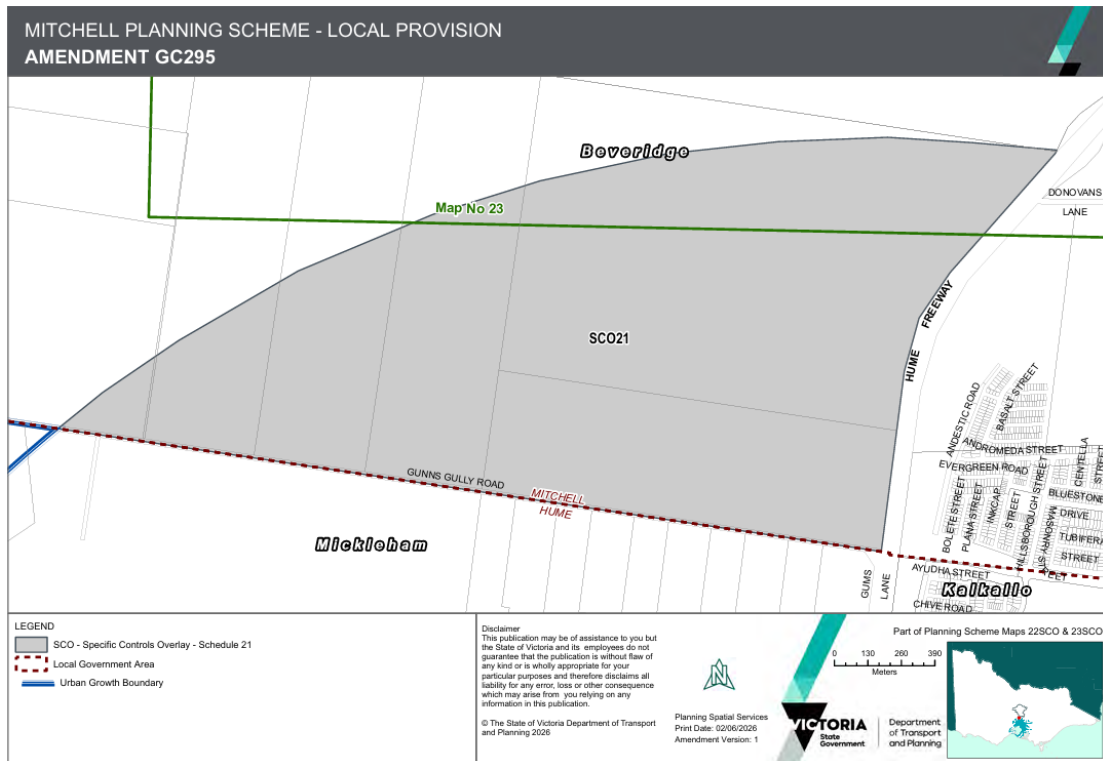


Figure 1. Precinct within Mitchell Shire Council affected by this incorporated document

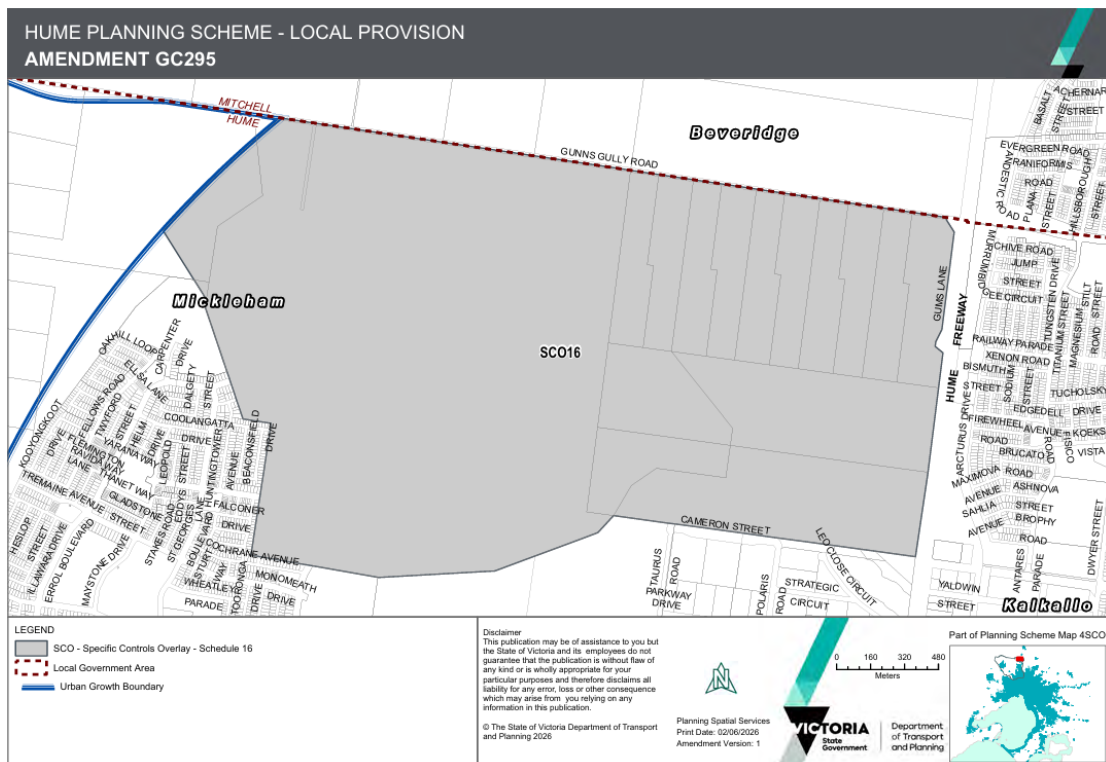


Figure 2. Precinct within Hume City Council affected by this incorporated document

5.0 APPLICATION OF PLANNING SCHEME PROVISIONS

- 5.1 Despite any provision to the contrary or any inconsistent provision in the scheme, pursuant to Clause 45.12 of the scheme the land identified in this incorporated document may be used and developed in accordance with the specific controls contained in this document.
- 5.2 In the event of any inconsistency between the specific controls contained in this document and general provisions of the scheme, the specific controls contained in this document will prevail.

6.0 SPECIFIC CONTROLS

- 6.1 A planning permit must not be granted pursuant to the provisions of Clauses 37.07-9 to 37.07-16 (Urban Growth Zone - Part B), unless a planning permit is required for construction or delivery of an Infrastructure Item identified on the Precinct Infrastructure Plan of the Merrifield North PSP, in which case a planning permit may be granted only for the construction or delivery of the Infrastructure Item.
- 6.2 Notwithstanding that a precinct structure plan applies, a planning permit may be granted pursuant to the provisions of Clause 37.07-1 to 37.07-8 (Urban Growth Zone – Part A) as if no precinct structure plan applied to the land covered by this Specific Controls Overlay.

7.0 EXPIRY OF SPECIFIC CONTROLS

- 7.1 This incorporated document will expire on the opening of the Gunns Gully Road Interchange to traffic; or
- 7.2 The specific controls contained in this incorporated document will expire when the Minister for Planning publishes a notice in the government gazette confirming that the prohibition contained in this document has expired. This notice will be published on a website maintained by the responsible authority.

8.0 REVIEW OF THIS DOCUMENT

The Minister for Planning may review the application of this SCO to the Merrifield North PSP area. In reviewing the extent of land to which this document applies, the Minister for Planning may consult with the Minister for Transport Infrastructure and the Treasurer of Victoria.

END OF DOCUMENT