Merrifield North PSP

Landscape Character and Visual Impact Assessment

Department of Transport & Planning

August 2026

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Client	Department of Transport & Planning
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Acknowledgement
Mesh acknowledges and celebrates the Wurundjeri People of the Kulin Nation, as the Traditional Owners of the land on which this project is located, and we pay our respects to Elders past, present and emerging.

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0 EXECUTIVE SUMMARY

Mesh Planning was engaged in November 2025 by the Department of Transport & Planning (DTP) to undertake a Landscape Character and Visual Impact Assessment (LCVIA) for the Merrifield North Precinct Structure Plan (PSP) area.

The key objectives of this LCVIA are to identify the key landscape / visual character features, significant views and interfaces to provide high-level recommendations that will inform the future urban design of the Merrifield North PSP area.

The approach to the LCVIA commenced with building up a foundational understanding of the site through the analysis of background documentation, spatial desktop analysis, a site visit and understanding the PSP development proposed. Comprehensive mapping of the existing views was completed (**Figures 20-31**), alongside Design principles diagrams and High-level Key Concept Design (**Figures 44-46**),and supporting photographic inventory in **Appendix A** to aid readers in further understanding the existing landscape features and importance of each view and the role it plays in the PSP.

A combination of a desktop and an in-person fieldwork assessment have formed the basis of the identified landscape principles, opportunities and associated recommendations, as well as the potential further considerations for the PSP. In response to each of the landscape principles the assessment describes the opportunity presented by each principle, and high-level recommendations. Key concept design diagrams are provided for how these recommendations may be implemented or achieved within the future design of the PSP for key areas and any relevant additional consultations or experts that may need to be engaged to achieve them. High-level mapping has been produced to spatially demonstrate the potential outcomes of the recommendations (**Figure 32-33**).

Some of the key recommendations identified for the Merrifield North PSP are as follows:

- Finalise the alignment and design of Aitken Boulevard in a manner that avoids or minimises impacts on sensitive landscapes such as the BCS areas, Kalkallo Creek and the Kalkallo Retarding Basin.
- Design high-quality landscaped interfaces between developable land and the marram baba Merri Creek Regional Parklands, incorporating buffers, Water Sensitive Urban Design (WSUD) and access outcomes that protect environmental values while providing amenity.
- Enhance the Kalkallo Retarding Basin as a multifunctional asset that performs its critical flood management role while contributing to landscape, ecological and place-based outcomes.
- Ensure landscape design strengthens the integrated transport network to support efficient freight movement, safe access for workers, and strong connections to surrounding employment precincts and residential areas.
- Ensure high-quality built form and landscape outcomes are delivered concurrently with precinct staging by tying early development parcels to the delivery of arterial roads, key servicing infrastructure and state projects, supported through interim landscape treatments to enable early employment outcomes without compromising long-term precinct character.

The recommendations proposed within this Merrifield North PSP Landscape Character and Visual Impact assessment (LCVIA) will be used to inform the future of the PSP development process with regards to urban design, landscape, and neighbourhood character direction. These LCVIA recommendations should be considered in conjunction with the overarching objectives and recommendations of the PSP and technical inputs being prepared by others. At the time this report has been written, some further considerations have been identified and summarised, noting' other technical inputs for the future PSP may be currently being prepared and/or reviewed by DTP.

1 INTRODUCTION

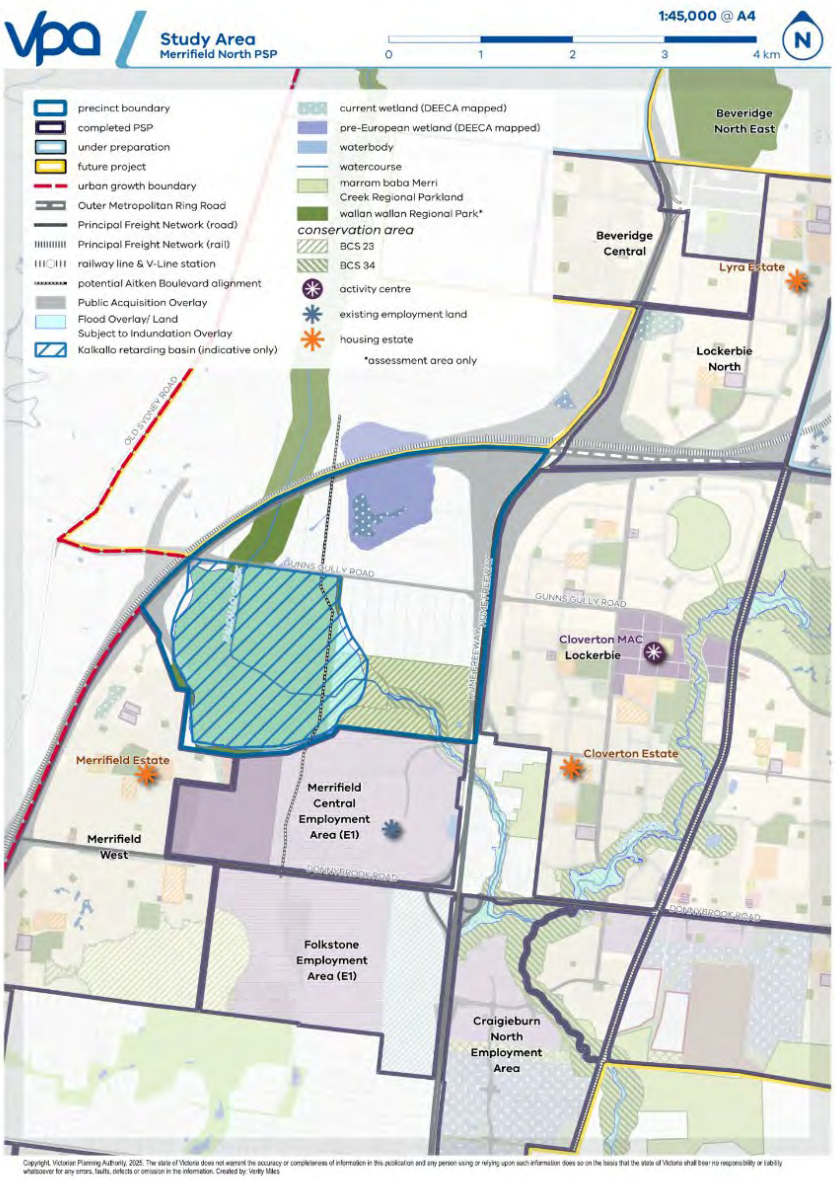
1. 1.1 INTRODUCTION

Mesh Planning was engaged by the Department of Transport and Planning (DTP) to prepare a landscape character and visual impact assessment for Merrifield North Precinct Structure Plan (PSP) area (approx. 988 hectares) as shown in **Figure 1**.

The Merrifield North PSP landscape character and visual impact assessment endeavours to identify and assess the key landscape features, visual connections and interfaces within and extending from the PSP area that are integral to the character of the site and establish design principles and recommendations as to how these features and visual connections can be incorporated into the future design of the PSP area.

Figure 1: *Merrifield North - Precinct Plan.*

Source: Department of Transport & Planning (DTP)



This report is informed by:

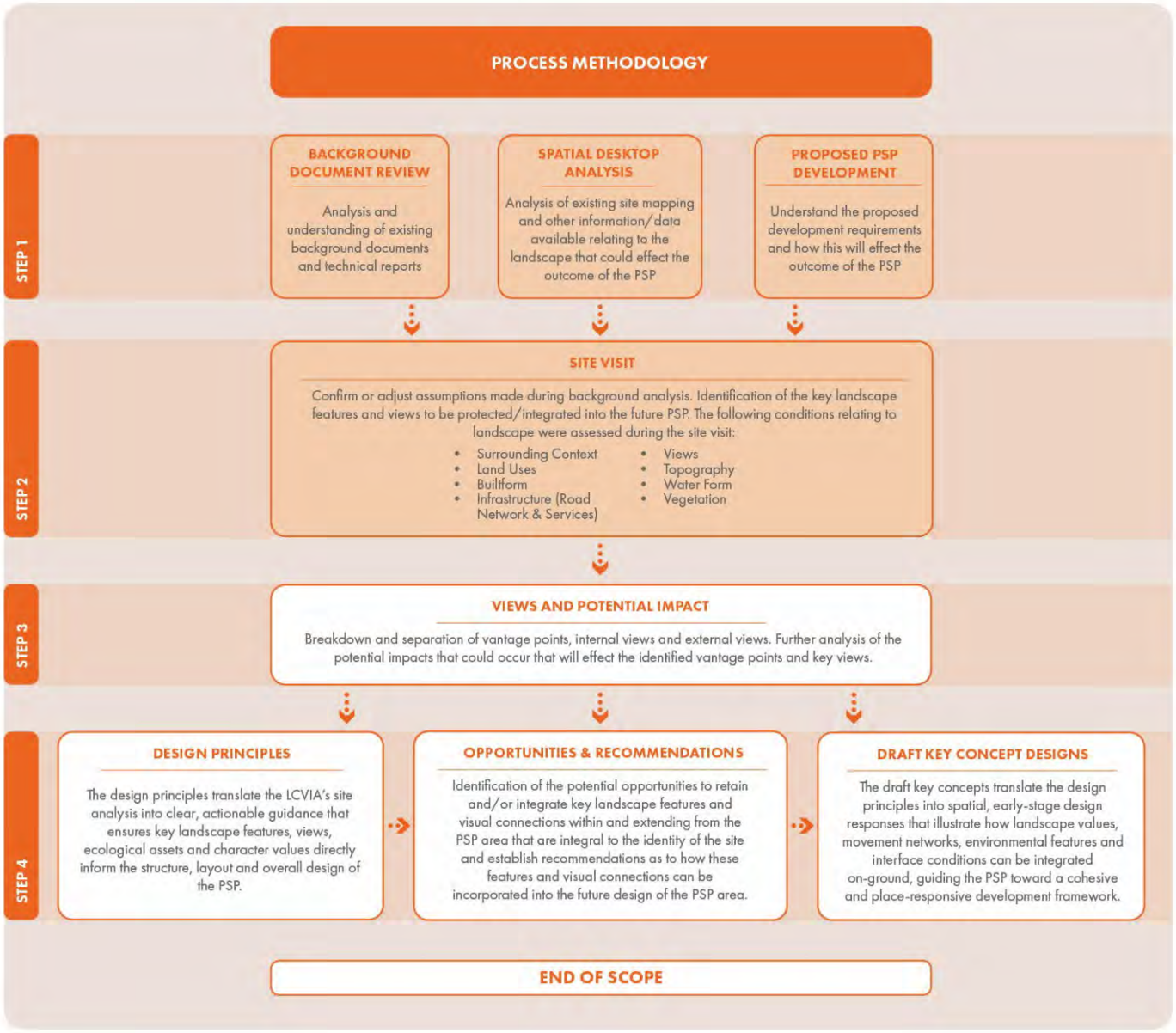
- an analysis of background documentation,
- a spatial desktop analysis and layered mapping,
- an in-person site assessment, and
- a high-level understanding of the PSP development proposed.

A comprehensive site visit of the Merrifield North PSP and its surrounding context was undertaken on 4 December 2025 to verify and supplement the findings of the background research and desktop analysis. The site inspection identified key landscape features, important vantage points, and critical views and interfaces extending to and from the PSP site. These elements were assessed as fundamental to the existing landscape character and the overall 'sense of place' of the PSP area.

The combined desktop research, spatial analysis and field investigations informed the identification of key features and view corridors to be protected, retained and integrated within the future PSP area. This formed the basis for a series of recommendations to guide future development outcomes.

The final section of this report addresses further considerations, identifying and categorising minor or cumulative effects that should be considered prior to, or during, the detailed design of the PSP. While these matters fall outside the primary scope or scale of this assessment, they remain relevant to achieving an appropriate landscape and visual outcome.

Figure 2: *Merrifield North PSP LCVIA – Project Methodology*



1.2 GLOSSARY & ABBRIEVIATIONS

Based on the Australian Institute of Landscape Architects (AILA) Guidance Note for Landscape and Visual Assessments, the following list provides a number of general terms and definitions that are important to remain consistent across the Ballarat North PSP Landscape and Visual Assessment (LVA):

- **Amenity:** The pleasantness of a place as conveyed by desirable attributes including views, noise, odour etc.
- **Character:** A distinct, recognisable, and consistent pattern of elements in the landscape that makes one landscape different from another, and often conveys a distinctive 'sense of place'. This term does not imply a level of value or importance.
- **Effect:** The landscape or visual outcome of a proposed change. It may be the combined result of sensitivity together with the magnitude of the change.
- **Impact:** The categorisation of effects. Legislative context should be considered in defining 'impacts' and their significance.
- **Landscape:** Landscape is an all-encompassing term that refers to areas of the earth's surface at various scales. It includes those landscapes that are: urban, peri-urban, rural, and natural; combining bio-physical elements with the cultural overlay of human use and values.
- **Mitigation:** Measures to avoid, reduce and manage identified potential adverse impacts.
- **Offset:** Measures to compensate for potential adverse impacts that cannot be otherwise mitigated.
- **Scenic amenity:** A measure of the relative contribution of each place to the collective appreciation of the landscape. The term scenic amenity has a specific meaning and application in GIS mapping (a combination of visual exposure and scenic preference) and has been incorporated into several local planning schemes across Queensland.
- **Sensitivity:** Capacity of a landscape or view to accommodate change without losing valued attributes. Includes the value placed on a landscape or view by the community through planning scheme protection, and the type and number receivers.
- **Values:** Any aspect of landscape or views that people consider to be important. Landscape and visual values may be reflected in local, state or federal planning regulations, other published documents or be established through community consultation and engagement, or as professionally assessed.
- **View:** Any sight, prospect or field of vision as seen from a place, and may be wide or narrow, partial or full, pleasant or unattractive, distinctive or nondescript, and may include background, mid ground and/or foreground elements or features.
- **Viewpoint/Viewline:** The specific location of a view, typically used for assessment purposes.
- **Visual amenity:** The attractiveness of a scene or view.
- **Visual catchment:** Areas visible from a combination of locations within a defined setting (may be modelled or field validated).

The following lists of abbreviations are used across the Landscape Character and Visual Impact Assessment (LCVIA):

- **PSP:** Precinct Structure Plan
- **VPO:** Vegetation Protection Overlay
- **DCPO**: Development Contributions Plan Overlay
- **LSIO:** Land Subject to Inundation Overlay
- **PAO:** Public Acquisition Overlay
- **RFO:** Rural Floodway Overlay
- **WSUD:** Water-sensitive Urban Design
- **BCS:** Biodiversity Conservation Site

2. BACKGROUND DOCUMENTS

Below is the list of background documents that were reviewed to assist in informing this Landscape Character and Visual Impact Assessment of the Merrifield North PSP alongside the site analysis and site visit:

- **Merrifield North - Desktop Due Diligence Report** – Victorian Planning Authority (June 2024 – Revised June 2025)
- **Merrifield North – Draft Vision and Purpose Preliminary Report** – Department of Transport and Planning (September 2025)
- **Merrifield North Precinct Structure Plan – Pitching Summary Report** – Victorian Planning Authority (August 2025)
- **Merrifield North Precinct Structure Plan – Aboriginal Cultural Heritage Impact Assessment** – Eco Logical Australia (December 2025)
- **Merrifield North Employment and Beveridge South West PSP Pre-European Wetland Investigation** – Alluvium (July 2024)
- **Merrifield North PSP: Arboricultural Assessment and Report** – Tree Logic (January 2026)

The LCVIA should be read in the broader context of the following documents being prepared, noting that these reports were not available at the time of issue of the LCVIA. Accordingly, the findings, opportunities and recommendations of the LCVIA reflect the information available at the time of preparation and should be considered alongside the strategic direction, technical inputs and implementation requirements set out in these subsequent documents. Where relevant, future planning, design and delivery of the Merrifield North PSP should reconcile the LCVIA recommendations alongside these reports to ensure an integrated approach to landscape character, visual amenity, drainage, water management, open space and environmental outcomes.

- **maram baba Merri Creek Regional Park Future Directions Plan**
- **Drainage Services Scheme**
- **Integrated Water Management Plan**

2 EXISTING CONDITIONS

2.1 REGIONAL CONTEXT

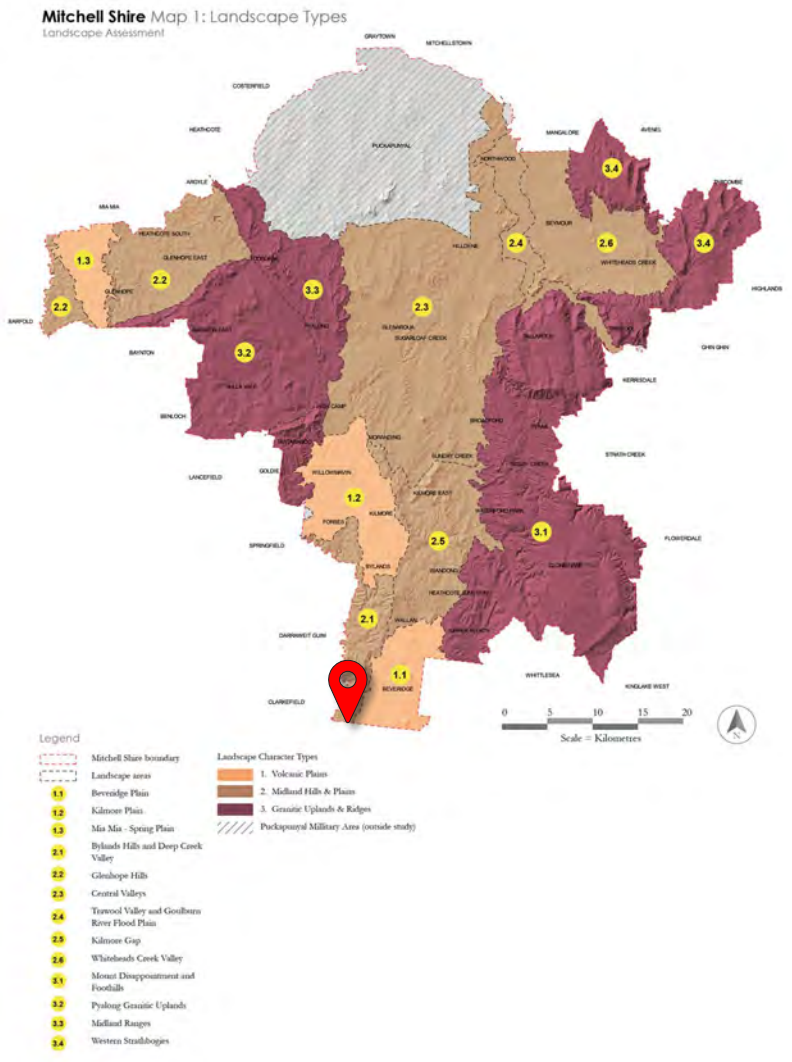
In accordance with the Mitchell Shire Landscape Assessment Study (May 2020), the Merrifield North PSP area is situated within the broader Volcanic Plains landscape character type. The site forms part of an extensive volcanic plain shaped by historic lava flows, characteristic of the wider region.

The Beveridge Plain is defined by a flat to gently undulating basaltic landscape, incised by shallow, ephemeral waterways and punctuated by prominent volcanic rises, including Mount Fraser, Odometer Hill (also known as Bald Hill), Spring Hill and Green Hill. While the immediate plain is relatively low-lying and expansive, it is framed by more complex rolling hills and valleys to the north, west and east, which provide a distinctive topographic backdrop in longer-range views.

Vegetation within the broader landscape is limited. Scattered remnant eucalypts remain; however, much of the indigenous vegetation has been cleared for grazing and agricultural purposes. The resulting landscape is characterised by open grassland, expansive skies and long, uninterrupted views, with minimal roadside vegetation reinforcing the broad, exposed and predominantly basaltic character of the Beveridge Plain.

Figure 3: *Mitchell Landscape Types Map*

Source: Mitchell Shire Landscape Assessment Study. May 2020. By Claire Scoot Planning on behalf of Mitchell Shire Council



The Beveridge Plain forms part of the East Port Phillip Bay catchment. Kalkallo Creek, a low ephemeral waterway, traverses the plain to the west, while the headwaters of Merri Creek, including natural springs and associated wetlands, are also located within the broader landscape. These watercourses contribute subtle drainage lines within an otherwise expansive and open volcanic setting.

The Hume Freeway and the V/Line railway corridor run in a north–south alignment through the centre of the broader area and represent primary movement corridors from which the landscape is experienced. Mount Fraser is a prominent landmark along this journey, located immediately east of the Hume Freeway, north of Beveridge, and serves as a key visual reference point within the regional context.

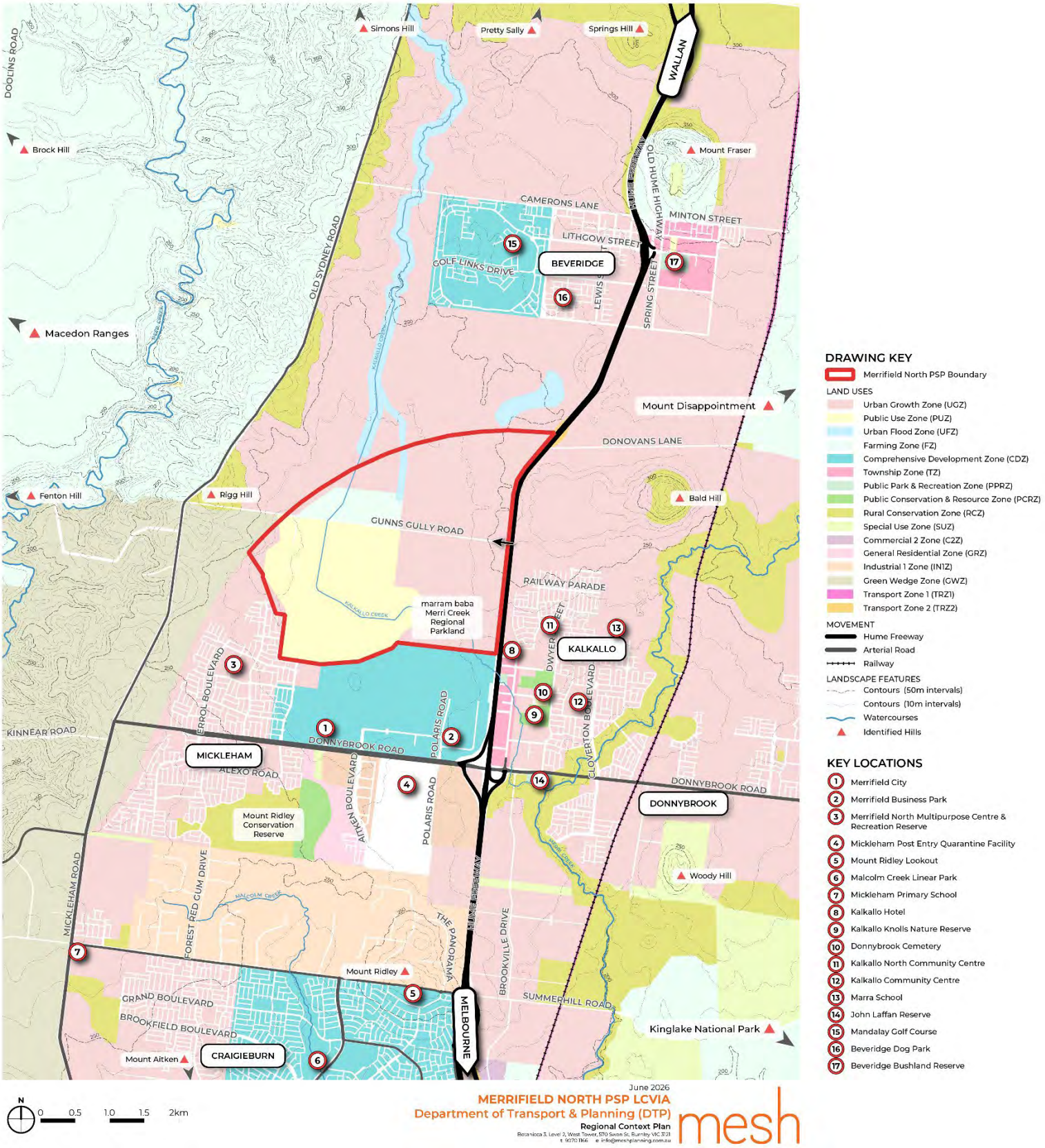
Views across the landscape are typically open and expansive, reflecting the relatively flat topography and limited roadside vegetation. Longer-range views are generally terminated by the elevated landforms of the surrounding Bylands Hills, including Rigg Hill to the west and Bald Hill to the east, which provide visual containment and a defined horizon.

The Merrifield North PSP area is located approximately 10 kilometres north of Craigieburn. The site is bound to the north and west by the future Outer Metropolitan Ring Road (OMR), which will provide strategic road and rail connections between Werribee, Melton, Tullamarine, Craigieburn/Mickleham and Epping/Thomastown. Beyond the OMR to the north lies the Beveridge South West PSP area.

To the east, the PSP area is defined by the Hume Freeway, a major transport corridor between Melbourne and Sydney. To the south, the site interfaces with the Merrifield Central Employment Area (E1) and the Merrifield West Precinct. Further south, beyond Donnybrook Road, are established and emerging residential communities within Mickleham and the northern extent of the Craigieburn growth area, characterised by a mix of industrial land, public open space and residential development.

Gunns Gully Road runs east–west through the central portion of the PSP area, reinforcing its strategic accessibility. The convergence of major transport infrastructure and proximity to established and planned growth areas positions the site as a logical and well-connected location for future employment development. To the east of the Hume Freeway, the Lockerbie growth area comprises emerging residential neighbourhoods and activity centres, which transition relatively abruptly to rural farming land further east.

Figure 4: *Merrifield North PSP Regional Context Plan*



2.2 LOCAL CONTEXT & CONDITIONS

The PSP area is comprised of twenty (20) landowners in the precinct and the area is largely undeveloped with predominately agricultural and associated low-density residential uses as well as a portion interfacing employment land to the south-east. The properties are largely cleared or framed with planted tree rows of *Cypress sp.* or *Eucalyptus sp.* to create privacy and windbreaks.

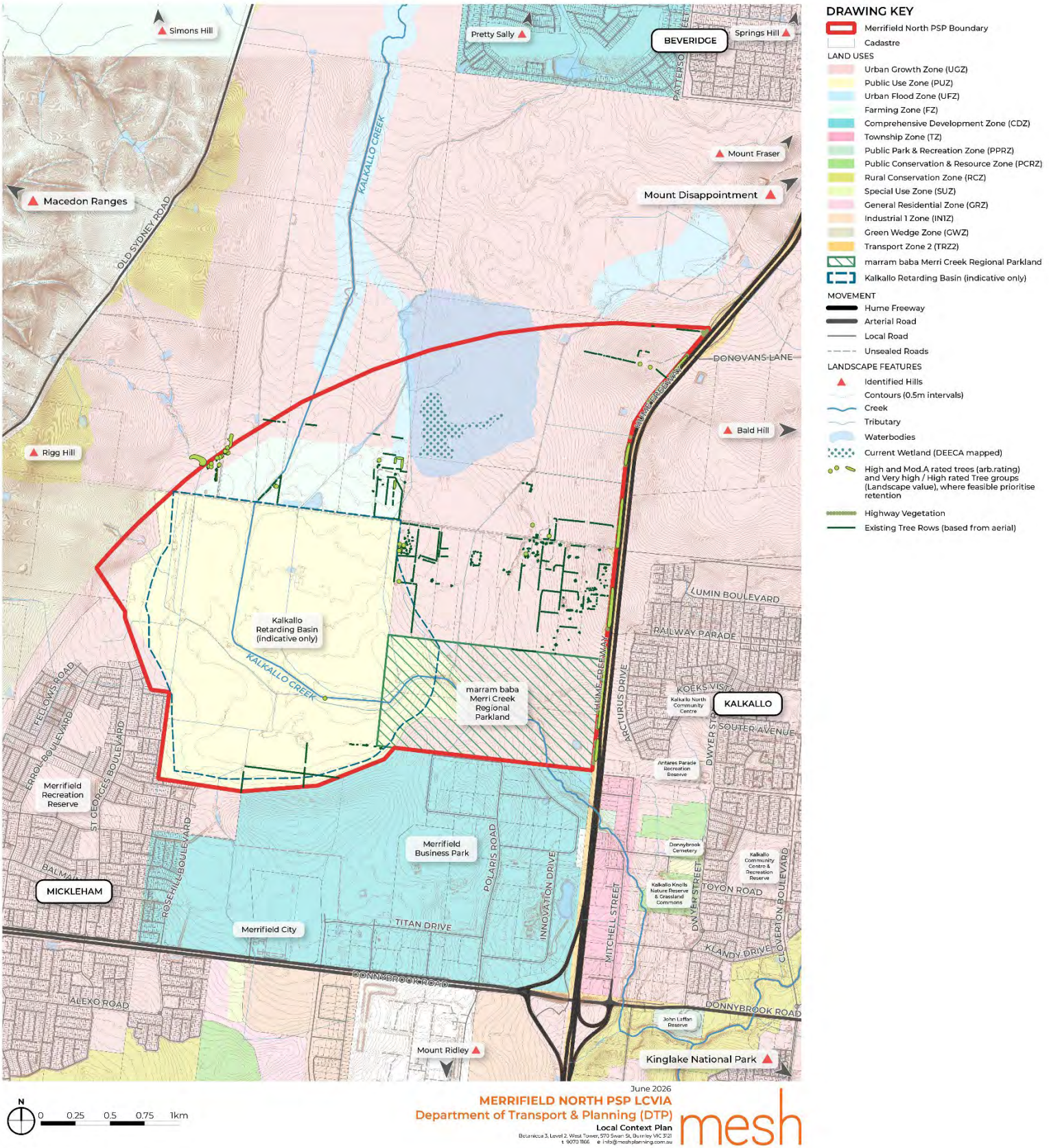
PSP AREA

The western and south western portion of the PSP area comprises the Kalkallo Creek and its riparian corridor, including through the Kalkallo Retarding Basin to the south-west of the PSP. Extending to the-south west is an established residential development, presenting a hard interface edge of rear fencelines to the PSP area. The Kalkallo Creek and its riparian corridor extend to the east along the south of the PSP area through the marram baba Merri Creek Regional Parkland, including biodiversity conservation sites (BCS) BCS 233 and BCS24. This conservation area forms the balance of the south and south-eastern area of the PSP area to the Hume Freeway.

To the north of the marram baba Merri Creek Regional Parkland is a portion of rural-living properties with primary vehicle access to Gunns Gully Road to the north. An extension of Gunns Gully Road, known as Gunns Gully Lane, stretches for a short length along the eastern interface of the PSP area along the Hume Freeway. Gunns Gully Road is an informal local, unsealed road that transects the PSP area, east-west. Gunns Gully Road is the principal and sole existing point of access into the PSP area, coming from the Hume Freeway.

The balance of the PSP area north of Gunns Gully Road is indicated through a desktop exercise by DEECA as being a pre-European wetland known as Inverlochy wetland. The mapping was not undertaken in consultation with the RAP and did not include onsite surveying. The wetland is not shown as encumbered land but may be subject to further cultural heritage investigations at permit stage. The northern extent of the PSP Area is bound by the OMR, of which a portion of the PSP land will be set aside for acquisition to support its delivery.

Figure 5: *Merrifield North PSP - Local Context Plan*

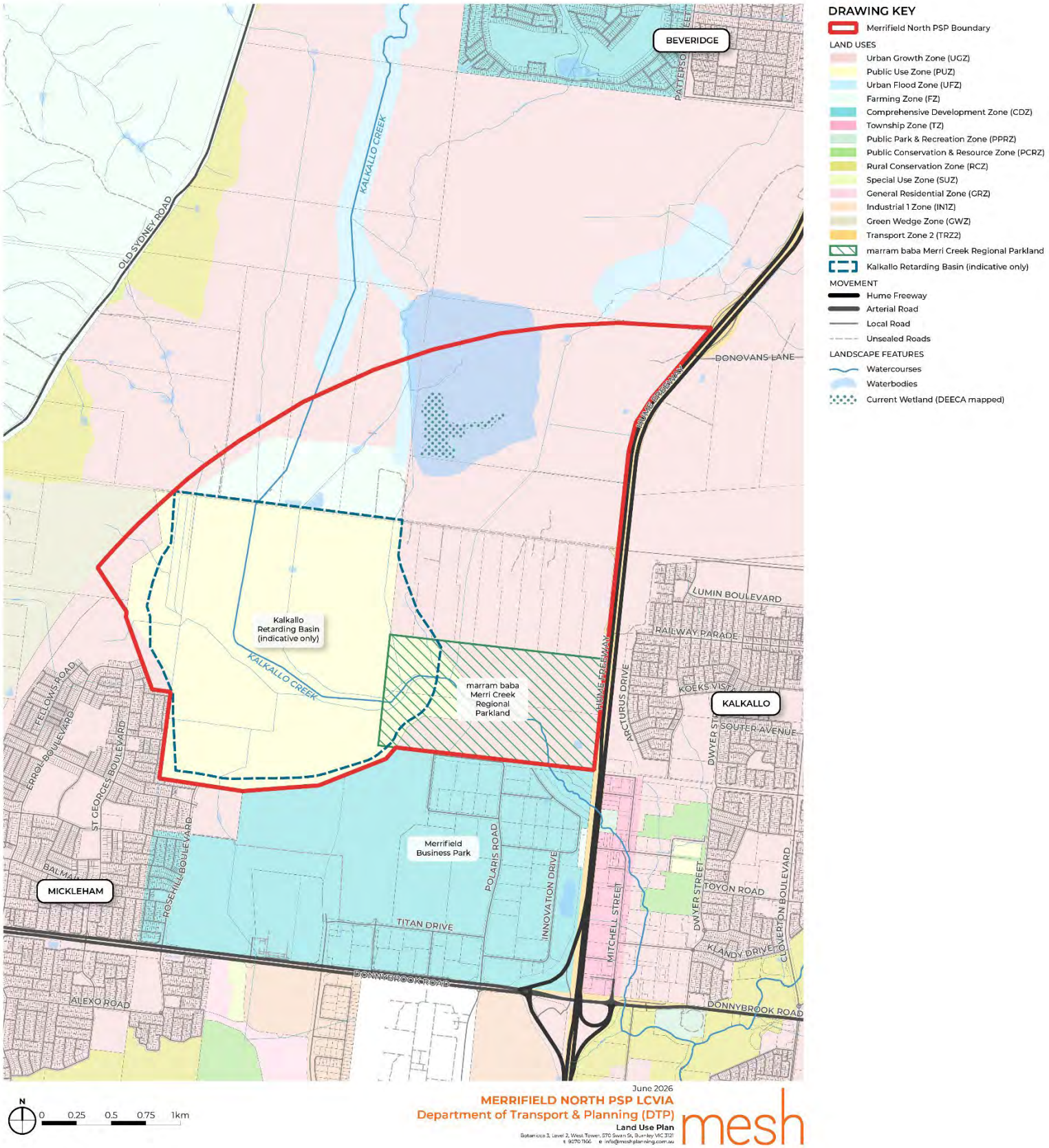


2.3 OTHER EXISTING CONDITIONS MAPPING

2.3.1 Land Use

The land uses contained within the core area of the PSP is agricultural land and rural-living residential properties. Existing open spaces identified in this PSP are the Kalkallo retarding basin, covering the entirety of the south-western corner of the PSP area, the marram baba Merri Creek Regional Parklands and BCSs, covering the south-east of the PSP area, and the pre-European wetland (Inverlochy Wetland) in the north-east of the PSP area.

Figure 6: *Merrifield North PSP – Land Use Plan*



2.3.2 Overlays

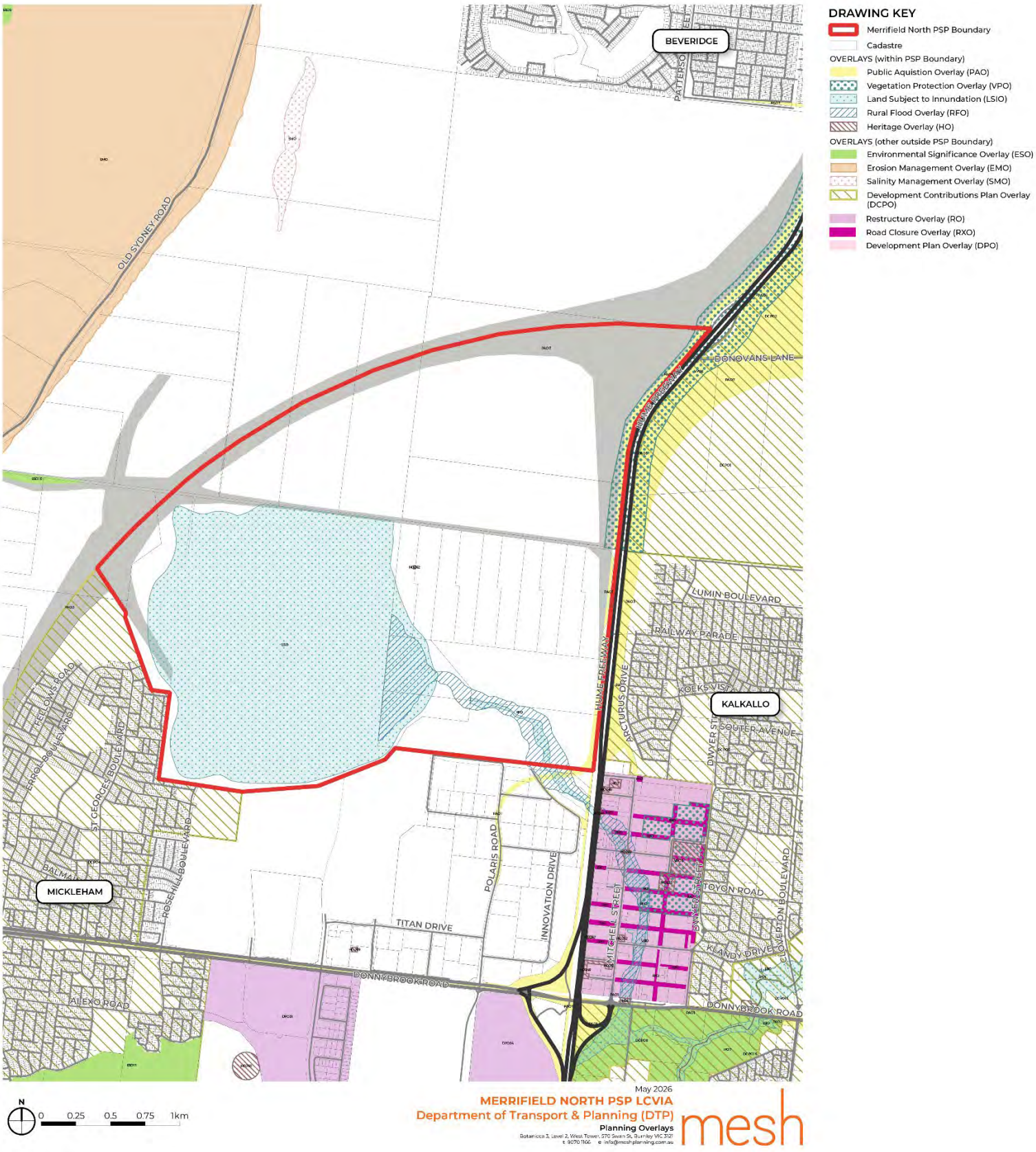
The overlays that apply to the PSP area include:

- Vegetation Protection Overlay (VPO)
    - Exists along the eastern boundary of the PSP area, north from Gunns Gully Road following the Hume Freeway.
- Heritage Overlay
    - HO262 identified south of Gunns Gully Road as a ruin of Bleak House.
- Rural Floodway Overlay (RFO)
    - Applied to Kalkallo Creek to the extent of the waterway that is situated in marram baba Merri Creek Regional Parkland.
- Land Subject to Inundation (LSIO)
    - Covers the full extent of the south-west of the PSP where the Kalkallo Retarding Basin is located as well as the continuation of Kalkallo Creek for a portion of the western extent that is located in Merri Creek Regional Parkland.
- Public Acquisition Overlay (PAO)
    - A PAO applies to areas of the Merrifield North PSP land to be set aside for the OMR and future widening of the Hume Freeway.

Other relevant overlays include:

- Development Contributions Plan Overlay (DCPO)
    - A DCPO applies to the Merrifield West PSP to the south-west of the Merrifield North PSP area.
- Environmental Significance Overlay (ESO):
    - ESO1 applies to Rural Waterways and Environs to the east of Old Sydney Road applying to Deep Creek and its environs.

Figure 7: *North Merrifield PSP– Overlays Plan*

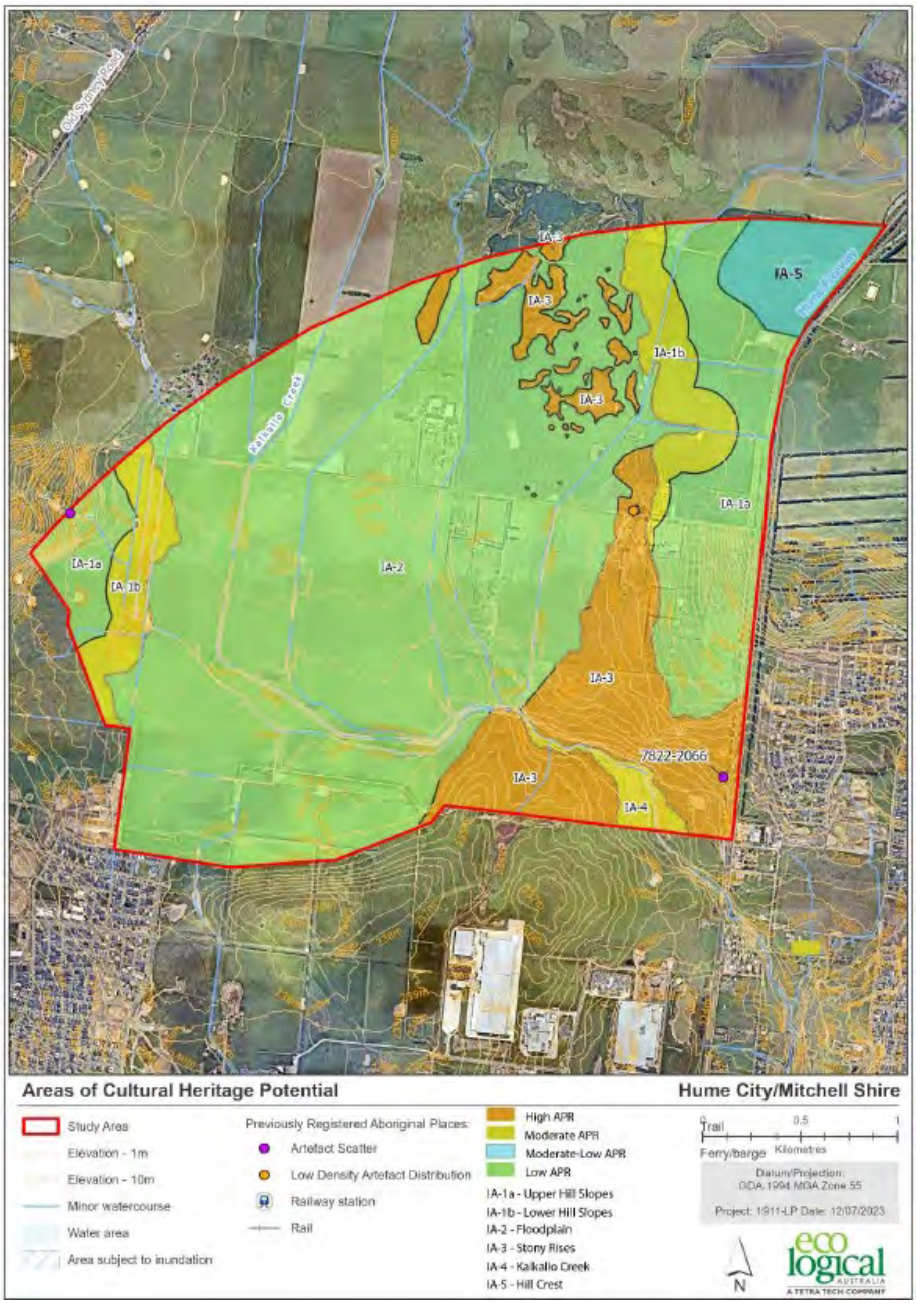


2.3.3 Cultural Significance

The Aboriginal Cultural Heritage Impact Assessment (ACHIA), prepared by Eco Logical Australia, identifies areas of varying archaeological sensitivity across the Merrifield North Precinct based on landform, proximity to waterways and landscape characteristics. The assessment highlights the importance of Kalkallo Creek and associated stony rise landforms as culturally significant landscape features that have historically supported movement, occupation and resource use by Aboriginal people.

The ACHIA has informed the broader landscape and visual assessment by identifying areas where landscape character, landform and visual interfaces should be carefully considered in future planning and development outcomes. In particular, recommendations relating to the retention of key landforms, waterways and open space interfaces have informed the identification of sensitive landscape areas and opportunities for protection within the future PSP framework.

***Figure 8**: Merrifield North PSP – Areas of Cultural Heritage Potential*
***Source:** Figure 54 Aboriginal Cultural Heritage Impact Assessment (ACHIA), prepared by Eco Logical Australia*

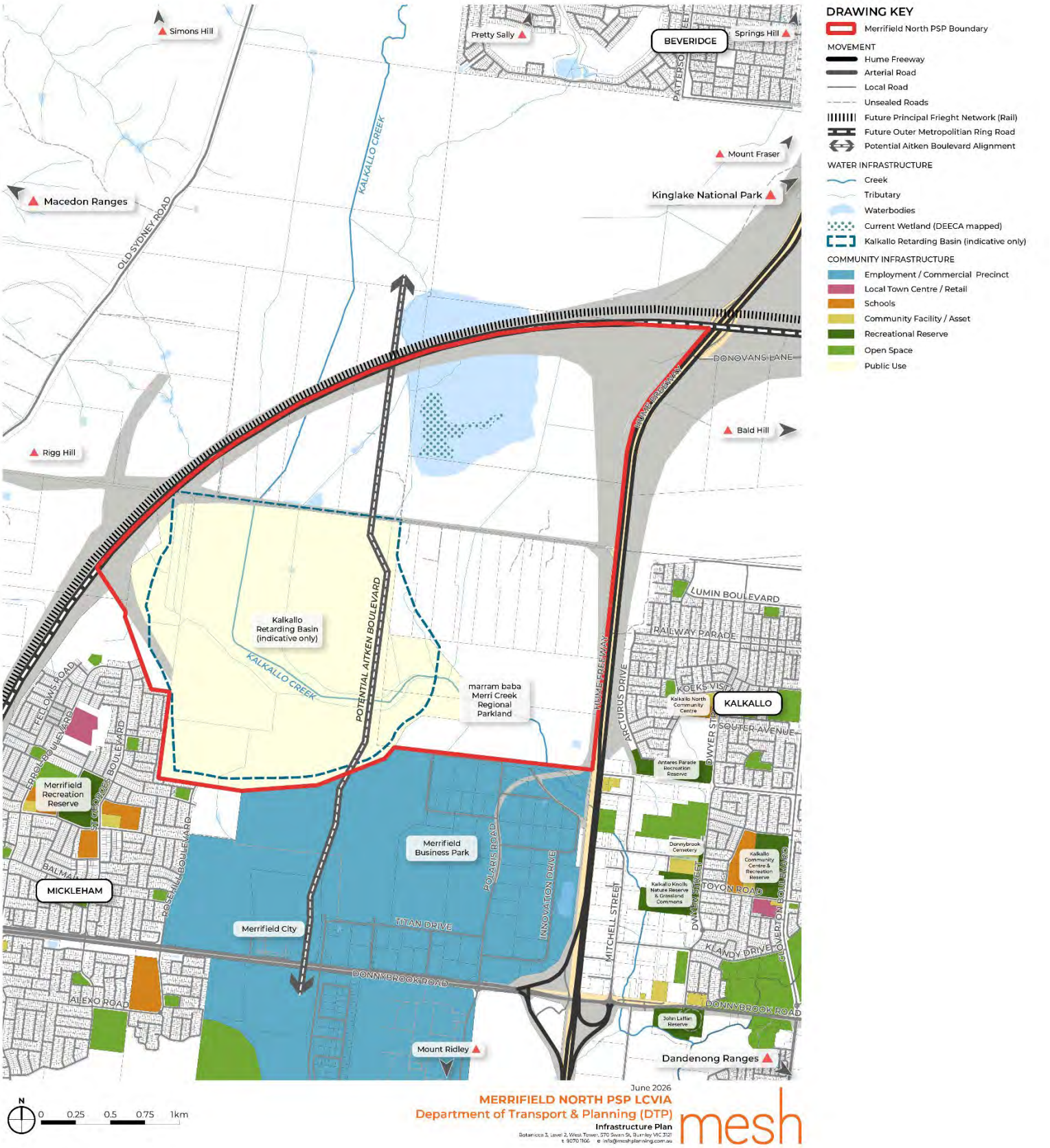


2.3.4 Infrastructure

The PSP area is bound by the Hume Freeway to the east and the future OMR to the north and west. Gunns Gully Road transects the site east-west, while the proposed Aitken Boulevard will provide a north-south connection through the precinct. Future transport infrastructure and road upgrades will influence the visual character, access patterns and landscape interfaces across the precinct.

Infrastructure corridors, drainage infrastructure and utility easements will also shape future landscape outcomes and the spatial structure of the PSP area. In particular, the Kalkallo Retarding Basin and Western Outer Ring Main (WORM) corridor introduce constraints and opportunities that may influence open space integration, landscape buffers and the treatment of key visual interfaces.

***Figure 9**: Merrifield North PSP - Infrastructure Plan*



2.3.5 Topography

The Merrifield North Precinct is characterised by a predominantly flat to gently undulating landform that supports its suitability for large-scale employment development. Much of the precinct sits at an average elevation of approximately 230 metres AHD across the western half and south-eastern quadrant. Elevations increase gradually toward the north-east, rising to approximately 261 metres AHD along the Hume Freeway and reaching a local high point of approximately 267.5 metres AHD in the north-eastern corner of the precinct.

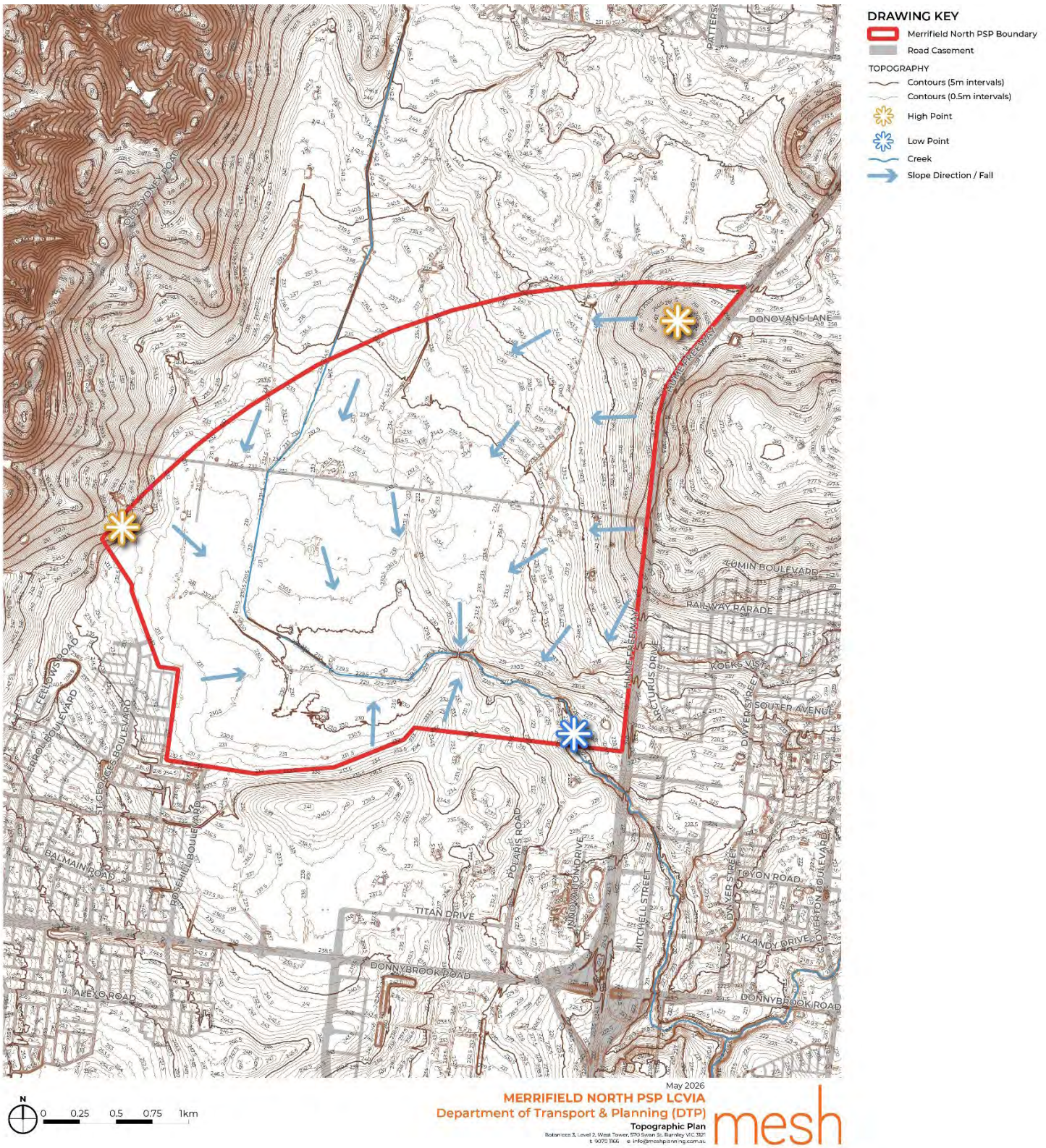
Localised low-lying areas occur within the Kalkallo Retarding Basin and along the Kalkallo Creek corridor, where landform and hydrological processes combine to define floodplain conditions and contribute to the broader landscape structure.

Slopes across the precinct are generally gentle, typically ranging between 0 and 5 per cent, with steeper gradients limited to narrow areas adjacent to watercourses and drainage lines. These localised slopes drain naturally toward Kalkallo Creek and associated wetlands, reinforcing the creek corridor as the primary landscape and hydrological spine of the precinct.

Elevated land toward the north-eastern edge of the precinct provides subtle vantage points across the broader Beveridge Plain. The topographic character of the site establishes key view corridors occur along existing and future transport routes, including the Hume Freeway, Gunns Gully Road and the future OMR, from which the volcanic plain and distant rises such as Bald Hill form the dominant visual experience.

The south-eastern corner of the precinct accommodates the marram baba Merri Creek Regional Parklands, where the low-lying topography, riparian landforms and broader floodplain contribute to both environmental values and landscape character.

***Figure 10**: Merrifield North PSP – Topographical Mapping*



2.3.6 Geology

The Merrifield North Precinct is underlain by basaltic geology associated with the Victorian Volcanic Plains, which strongly influences both the landscape character of the precinct and its broader regional setting. This geology has formed the expansive, open basalt plains that define much of the site, as well as the surrounding volcanic hills and rises that frame the precinct in long-range views, including Mount Fraser, Bald Hill, Simons Hill, Pretty Sally, Spring Hill and Rigg Hill.

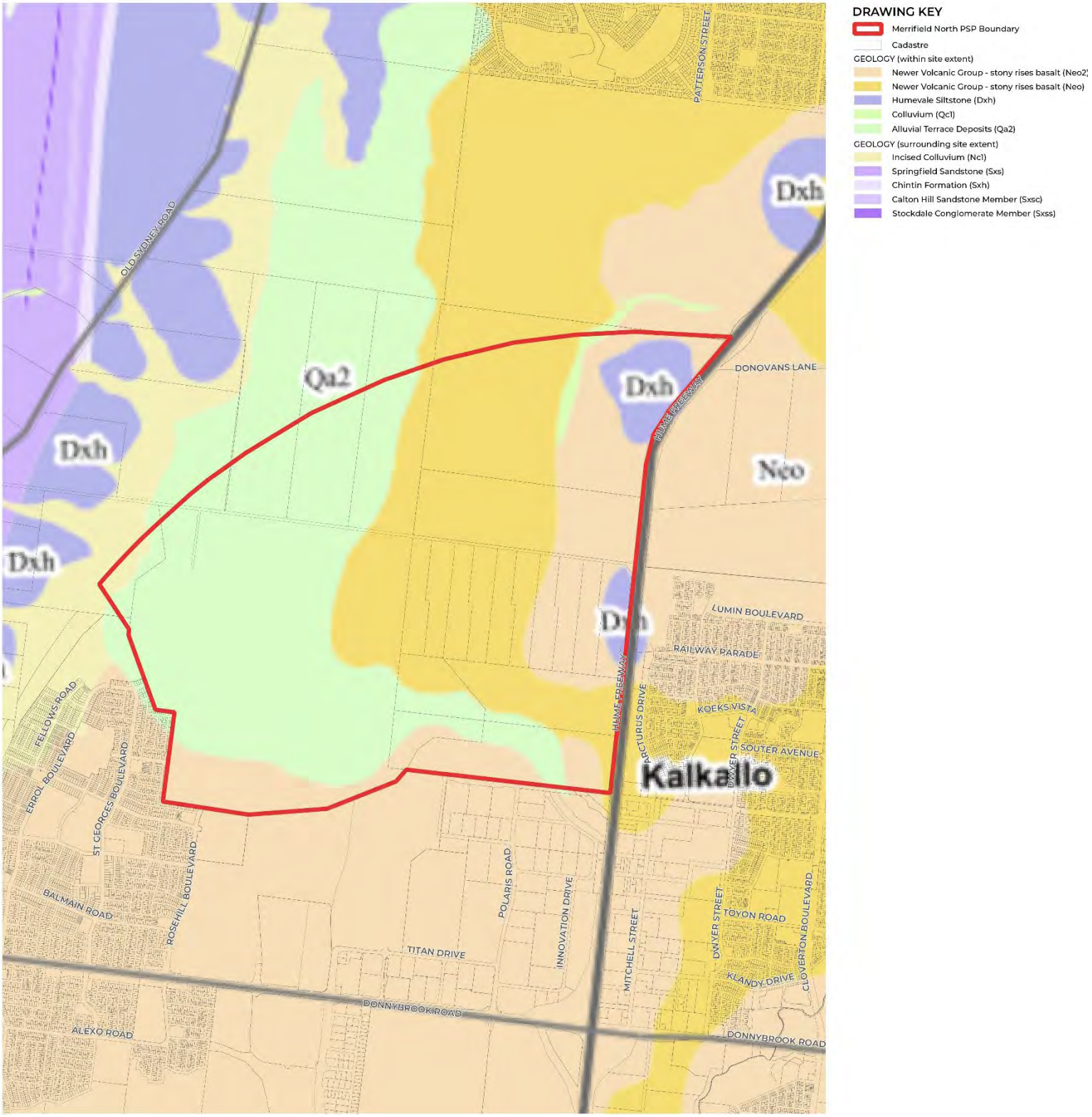
Within the precinct, basalt geology is expressed through generally flat to gently undulating landform, shallow rocky soils and localised stony rises, which contribute subtle variation in texture, vegetation and visual character across the site. These features are important components of the precinct's existing landscape identity and contribute to the open volcanic plains character experienced throughout the broader Beveridge region.

In contrast, alluvial and colluvial deposits associated with Kalkallo Creek and Inverlochy Wetland form lower-lying drainage corridors and floodplain environments with deeper soils and greater moisture availability. These areas support distinct vegetation patterns and create visual contrast to the surrounding basalt plains.

From a precinct planning perspective, the basalt plains, stony rises and alluvial creek corridors within the Merrifield North PSP will influence how future development responds to the existing landform and landscape character of the site. Areas associated with Kalkallo Creek, Inverlochy Wetland and localised stony rises are likely to require more sensitive integration into future open space, drainage and landscape outcomes, while the broader open basalt plains will shape the visual character and scale of future development. The geological landforms of the precinct also contribute to important long-range views toward surrounding volcanic hills and ridgelines, including Mount Fraser, Bald Hill, Simons Hill and Pretty Sally, which are key features of the broader landscape setting and should be considered in the future structure and layout of the PSP area.

***Figure 11**: Merrifield North PSP – Geology Plan*

Source: Mesh Planning & Earth Resources - GeoVic



2.3.7 Waterform

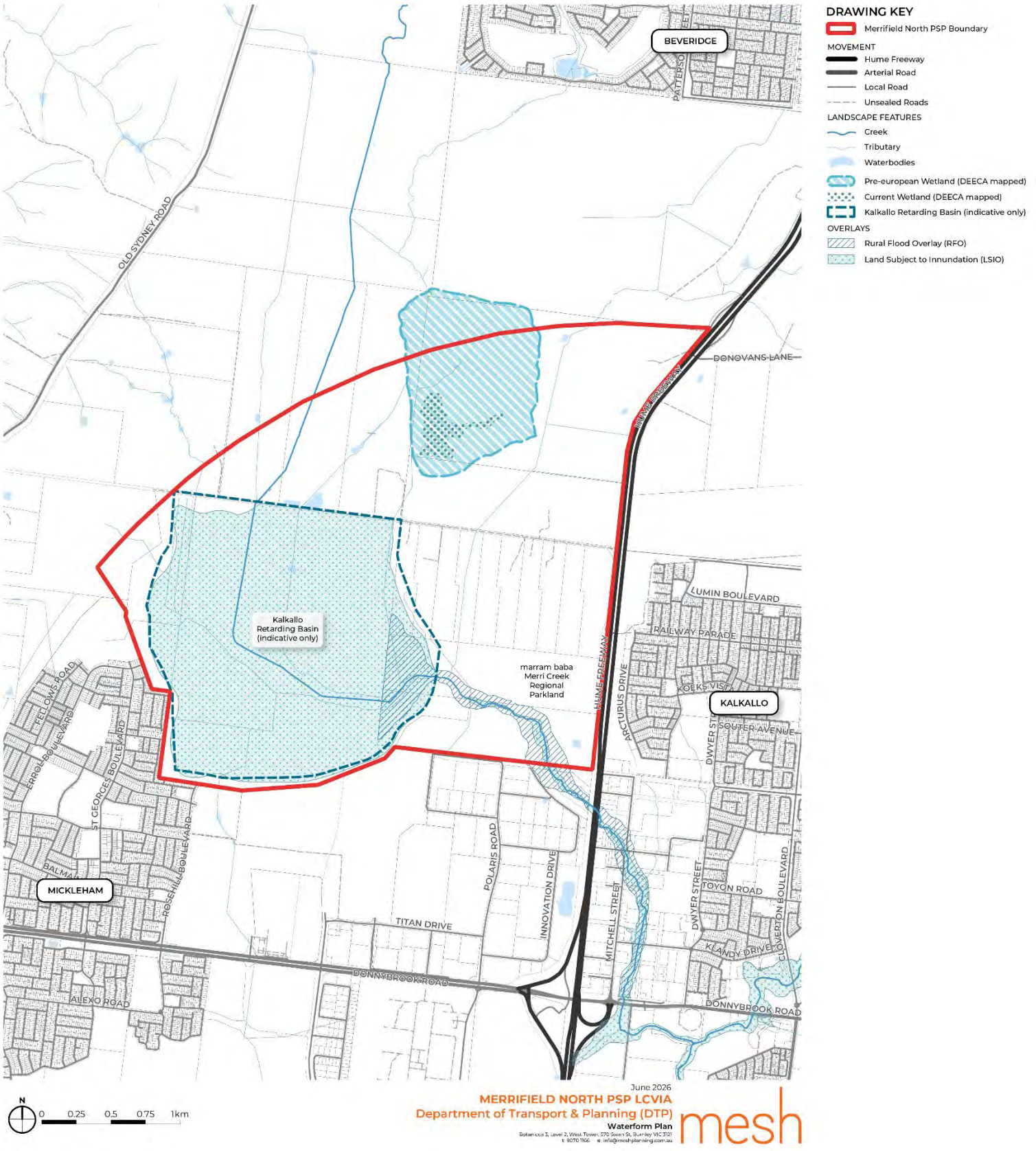
Kalkallo Creek traverses the western portion of the PSP area and forms part of the Marram Baba Merri Creek Regional Parkland. The Rural Floodway Overlay (RFO) applies to the extent of the creek within this parkland, reflecting its flood conveyance function and environmental significance. The Land Subject to Inundation Overlay (LSIO) applies more broadly across the south-west portion of the PSP where the Kalkallo Retarding Basin is to be located and along portions of Kalkallo Creek within the Merri Creek Regional Parkland. These overlays identify areas of flooding constraint and environmental sensitivity that will influence the extent and form of future development.

From a landscape and visual perspective, these waterforms provide important spatial definition and visual relief within the broader flat topography. The creek corridor and wetlands introduce subtle changes in landform, vegetation pattern and texture, creating a discernible contrast to the surrounding open grazing land. Existing vegetation is generally sparse and intermittent, comprising low grassland with pockets of riparian and ephemeral planting. This contributes to an open and visually permeable character, with long-range views typically maintained across and through these areas.

The retarding basin and wetland environments also function as foreground elements in views from surrounding roads and regional parkland areas. Their open, low-lying nature increases their visual sensitivity, particularly where viewed from elevated volcanic rises or from key transport corridors such as the Hume Freeway. Any built form encroachment, earthworks, planting modification or infrastructure associated with development has the potential to alter the perceived openness and simplicity of these landscapes.

Conversely, these waterform areas present opportunities for landscape enhancement and re-naturalisation. Sensitive design responses, including riparian revegetation, habitat restoration and integration within a broader open space network, could strengthen the ecological and visual function of these corridors while maintaining their characteristic openness and expansive qualities. Given their environmental overlays and landscape prominence, these areas are likely to remain largely undeveloped and will form important landscape buffers and visual transition zones within the future PSP structure.

***Figure 12**: Merrifield North PSP – Waterform Plan*



2.3.8 Vegetation and Biodiversity

The PSP area is largely undeveloped and is characterised by predominantly agricultural land uses, associated low-density residential properties and low-lying wetland areas. Existing tree cover is generally limited and reflects a modified rural landscape, with vegetation often occurring as planted windrows, shelterbelts and homestead plantings. Residential or agricultural properties are frequently framed with Cypress spp. or non-native Eucalyptus spp. used as windbreaks.

Indigenous vegetation across the precinct is comparatively scarce and is generally limited to scattered remnant trees and small patches of grassland and riparian/wetland vegetation. These areas are most commonly associated with Kalkallo Creek and the Inverlochy Wetlands, where riparian and wetland vegetation forms the primary native vegetated structure within the broader open plains landscape.

The study area spans four Ecological Vegetation Class (EVC) groups, refer Figure 13:

- **Plains Grassy Woodland (EVC 55):** An open eucalypt woodland to 15 m tall. Occupies poorly drained, fertile soils on flat or gently undulating plains at low elevations.
- **Plains Grassy Wetland (EVC 125):** Sparse River Red Gum (*Eucalyptus camaldulensis*) or Swamp Gum (*Eucalyptus ovata*). Sparse shrubs may also be present. Grasses, small sedges and herbs dominate groundcover.
- **Plains Grassland (EVC 132):** Treeless vegetation generally less than 1 m in height, dominated by herb and graminoid life forms. Occupies fertile cracking basalt soils.
- **Riparian Scrub (EVC 191):** Dense shrubland reaching 6 m in height on waterlogged substrates with a peaty surface horizon. Emergent eucalypts may occasionally be present. Sedges tolerant of seasonal waterlogging form the understorey.

From a landscape character and visual impact perspective (with reference to the arboricultural assessment), the precinct's visual and character significance is highly concentrated rather than evenly distributed. The most important landscape features are the remnant indigenous River Red Gums, particularly mature groupings along the western boundary (notably Properties 1 and 2 in arboricultural report, refer Figure 14), which represent the only vegetation identified as Very High landscape value within the PSP. These trees operate as landmark elements that strongly influence views, local identity and perceived naturalness.

Additional visual elements include planted native groups along the Hume Freeway frontage, which provide effective screening and soften the interface with major transport infrastructure, as well as established mixed native plantings within Broadhangar Equestrian (Property 4 in arboricultural report, refer Figure 14), which contribute localised amenity and maturity but do not define precinct-wide character.

More broadly, other existing vegetation (native and exotic) and tree rows along the highway interface and within paddocks provide focal points and localised visual enclosure, contributing to the landscape character within the otherwise flat open plains. These remnant elements are visually sensitive where they are isolated and prominent within otherwise open paddocks. The majority of existing trees and groups across the precinct are of Medium to Low landscape value and, from a landscape and visual impact perspective, are generally replaceable provided development is supported by a strong future landscape structure.

Development sensitivity will be greatest where impacts affect:

- High-rated and moderate A-rated landscape value trees/groups, particularly indigenous River Red Gums (refer Figure 15); and
- Key boundaries and corridors, including the western edge, the creek interface and the freeway frontage, where existing vegetation currently influences views, screening and landscape rhythm.

The precinct also includes two Biodiversity Conservation Strategy (BCS) listed conservation areas (BCS Areas 23 and 34, refer Figure 16) located within the marram baba Merri Creek Regional Parklands in the southeast of the precinct. These relate to significant flora values and habitat for the Golden Sun Moth (BCS Area 23) and the Growling Grass Frog (BCS Area 34). Overall, Merrifield North is a landscape of selective sensitivity, where a small number of mature indigenous tree groups carry

disproportionate visual and character value, while the remainder of vegetation presents limited constraint and substantial opportunity for renewal through strategic, planned landscaping.

***Figure 13**: Northern Merrifield PSP – Ecological Vegetation Classes*

***Source:** Modelled 1750s Ecological Vegetation Groups in the study area– Eco Logical Australia, (DELWP, 2023)*

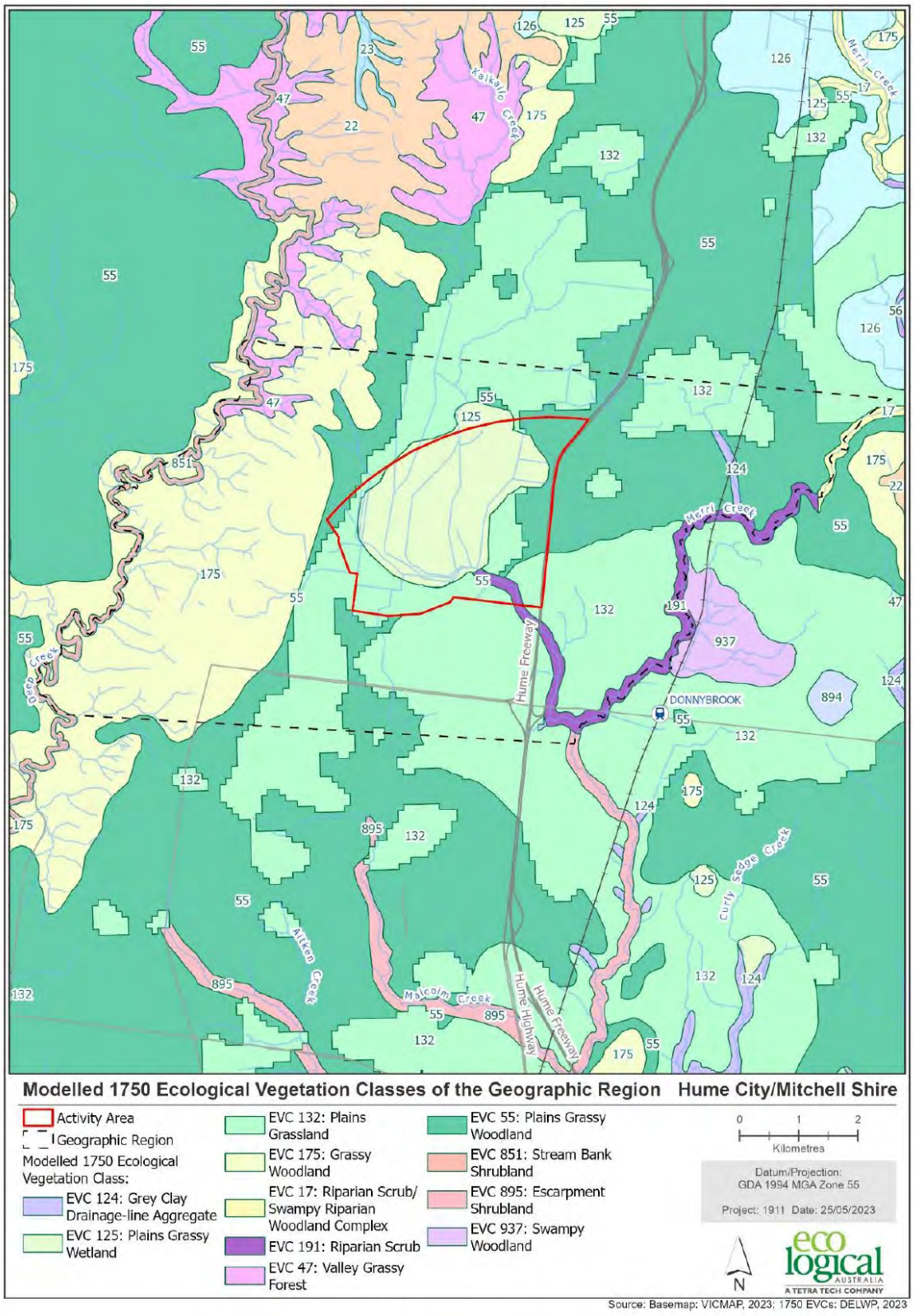


***Figure 14**: Study area divided into 20 properties (PSP ID shown) and colour coded by category of land access consent (green=access granted, red=access not granted, & dark blue line = precinct boundary.)*

***Source:** Merrifield North PSP: Arboricultural Assessment and Report, Tree Logic (January 2026)*

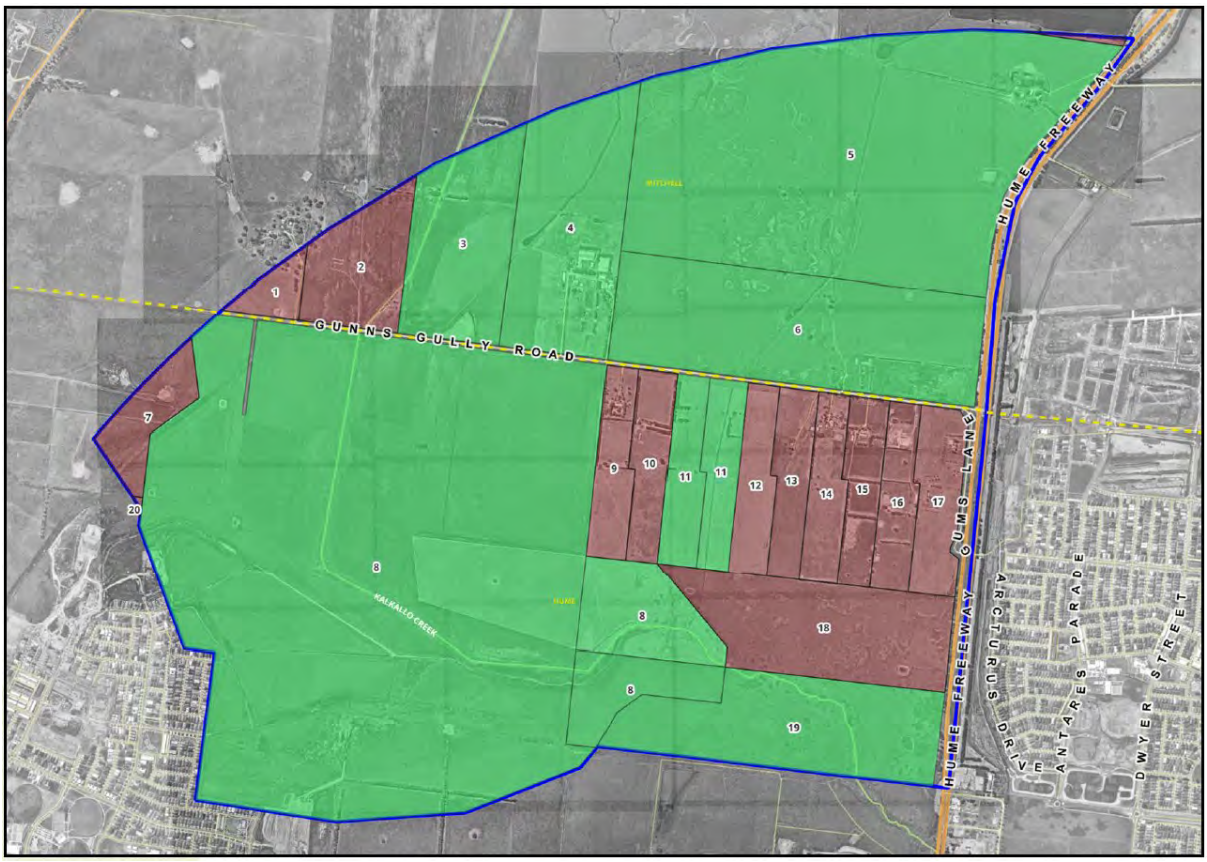
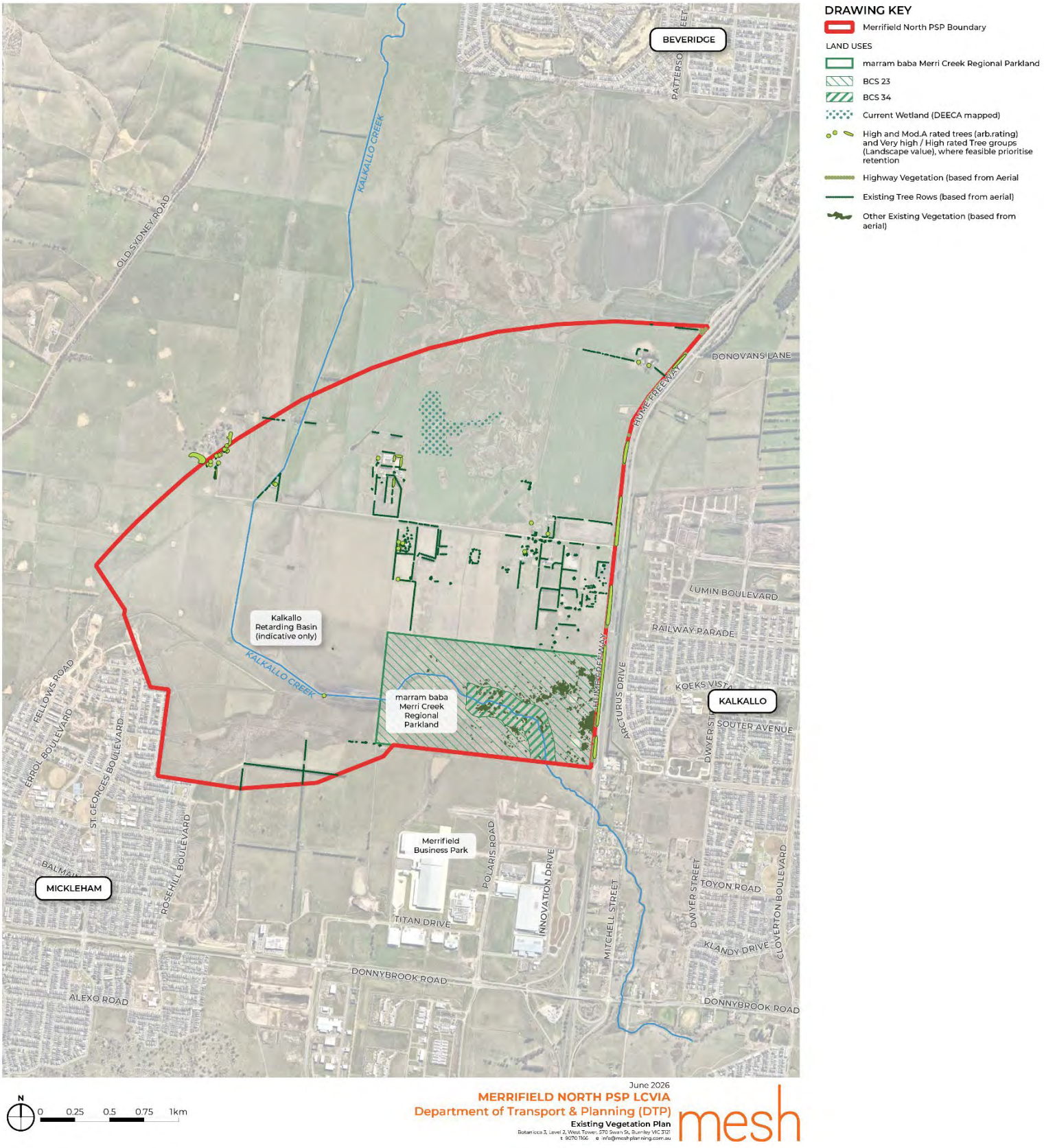


***Figure 15**: Locations of High and Mod.A rated trees (arb.rating) and Very high / High rated Tree groups (Landscape value)*

***Source:** Merrifield North PSP: Arboricultural Assessment and Report, Tree Logic (January 2026)*



***Figure 16**: Northern Merrifield PSP – Existing Vegetation Plan based on Aerial*



2.3.9 Built Form

Built form in the PSP area is limited to scattered, single story dwellings and ancillary buildings associated with agricultural properties. These buildings are located centrally within the PSP area with direct access to Gunns Gully Road.

Immediately south of the PSP area, Merrifield Business Park establishes a strong employment-focused built-form character that influences the emerging urban context. The business park is Victoria's largest master-planned business and employment precinct at 415 hectares, featuring large-format industrial, logistics, and manufacturing facilities occupied by major tenants. The Business Park is designed for functionality, high connectivity, and 24/7 industrial operations, contributing a robust industrial urban profile and providing a significant employment anchor within the northern growth corridor.

Adjacent residential neighbourhoods in Mickleham reinforce a more suburban context, characterised by single and double store, detached and attached housing on lots of approximately 300sqm.

3 DEVELOPMENT ASSUMPTIONS

3.1 Merrifield North PSP Development Assumptions

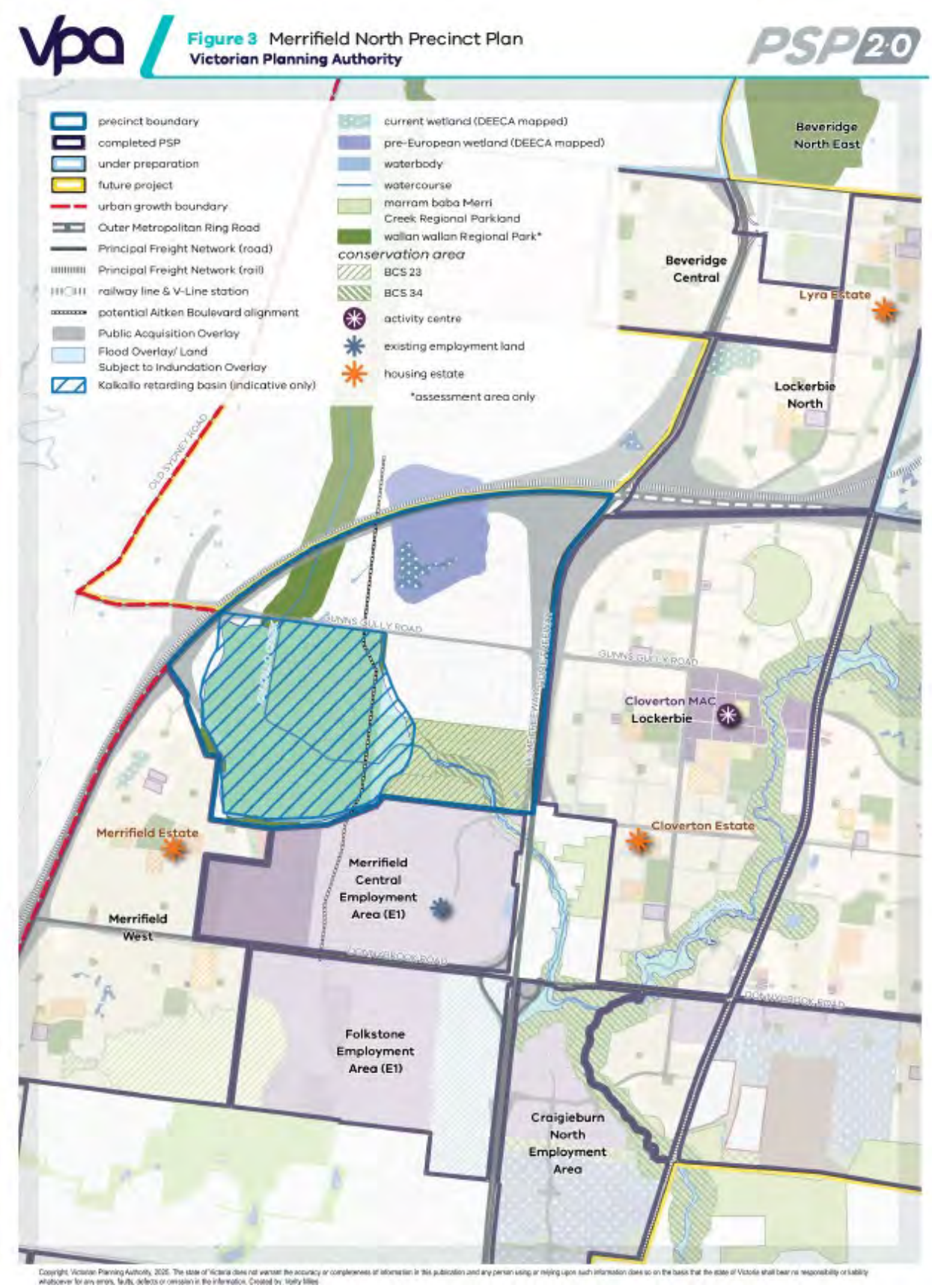
The Merrifield North PSP will guide the delivery of a new employment precinct located close to transport infrastructure, both existing and proposed. The ultimate employment and other land use designations for the precinct will be determined through the related PSP process.

The Merrifield North PSP has been identified as a strategically important location for employment uses in the North Growth Corridor Plan (NGCP). The NGCP designates the precinct for industrial and business land use in appreciation of its locational advantages and potential to support long-term economic growth. The Melbourne Industrial and Commercial Land Use Plan (MICLUP) and Victorian Government's Economic Growth Statement (EGS) further reinforces the strategic importance of Merrifield North by identifying it as a Future State Significant Industrial Area and key employment precinct, respectfully.

The PSP will consider the delivery of a north-south arterial road network which will provide an alternative to the Hume Freeway. The PSP will consider the connection of Gunns Gully Road Interchange to the arterial road network via the delivery of the Gunns Gully Road extension to the west and the new north-south arterial connection with the future Aitken Boulevard, (refer to Figure 17). Stated in the Merrifield North Precinct Structure Plan – Pitching Summary Report is the potential opportunity to create a 'business hub' at the intersection of the future Aitken Boulevard and Gunns Gully Road.

***Figure 17**: Merrifield North – Precinct Plan*

Source: Merrifield North - Precinct Plan Pitching Session Report- Victorian Planning Authority (August 2025)



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3.2 Draft Vision and Purpose Preliminary Report

The Draft Vision and Purpose Preliminary Report was prepared to summarise what was heard from stakeholders during Merrifield North Precinct Structure Plan (PSP) Vision and Purpose Session (the Session). The Report documents how information has been used to develop a draft precinct vision, planning outcomes, planning objectives, actions, and clarity on the next steps in the process.

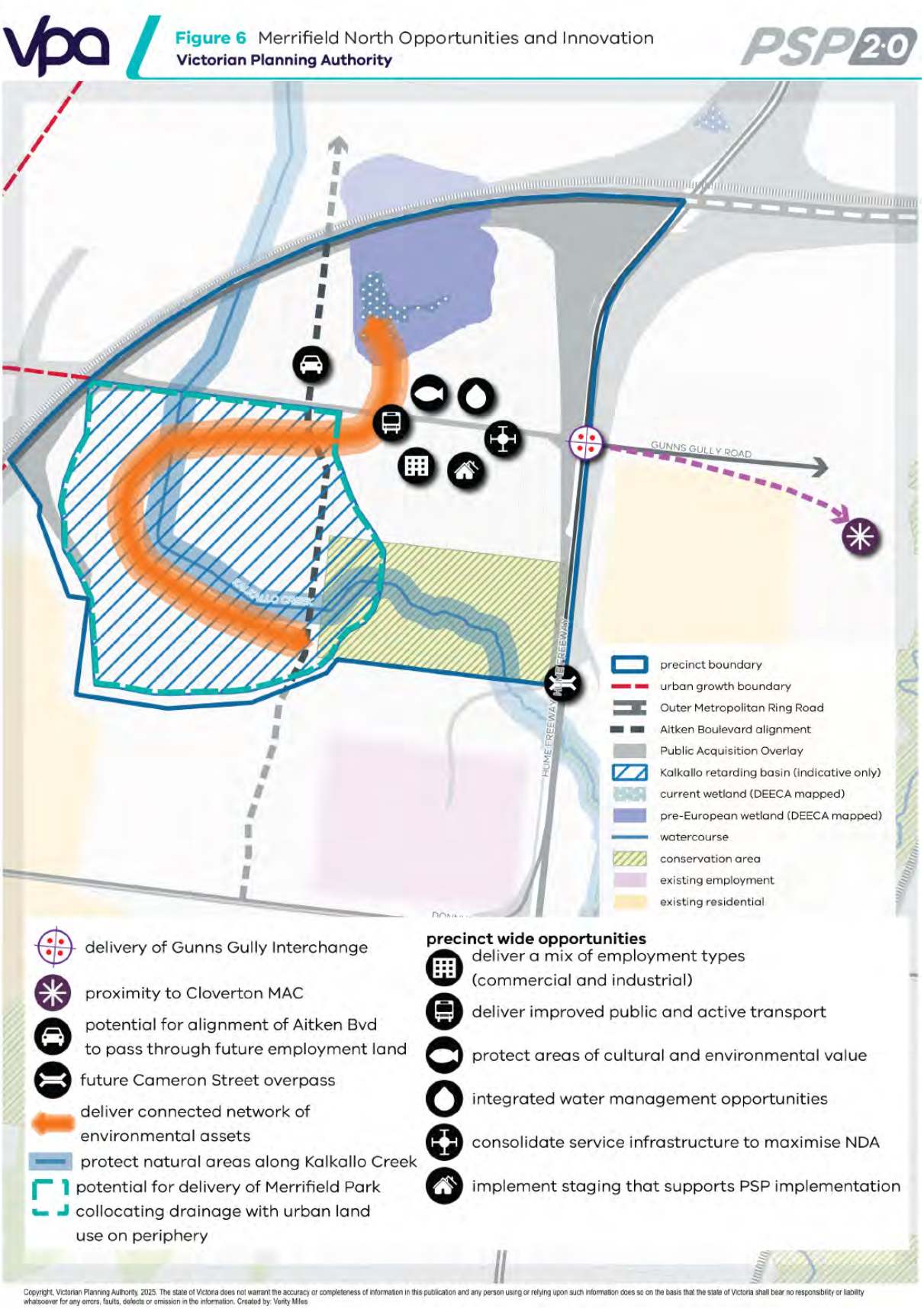
Four emerging themes were discussed:

+ Cultural Heritage and Environmental Values.
+ High Quality Employment Precinct.
+ Transport.
+ Water and Drainage.

The Opportunities and Innovation features are identified below in Figure 18.

***Figure 18**: Merrifield North –Opportunities and Innovation Plan*

Source: Merrifield North - Precinct Plan Pitching Session Report- Victorian Planning Authority (August 2025)



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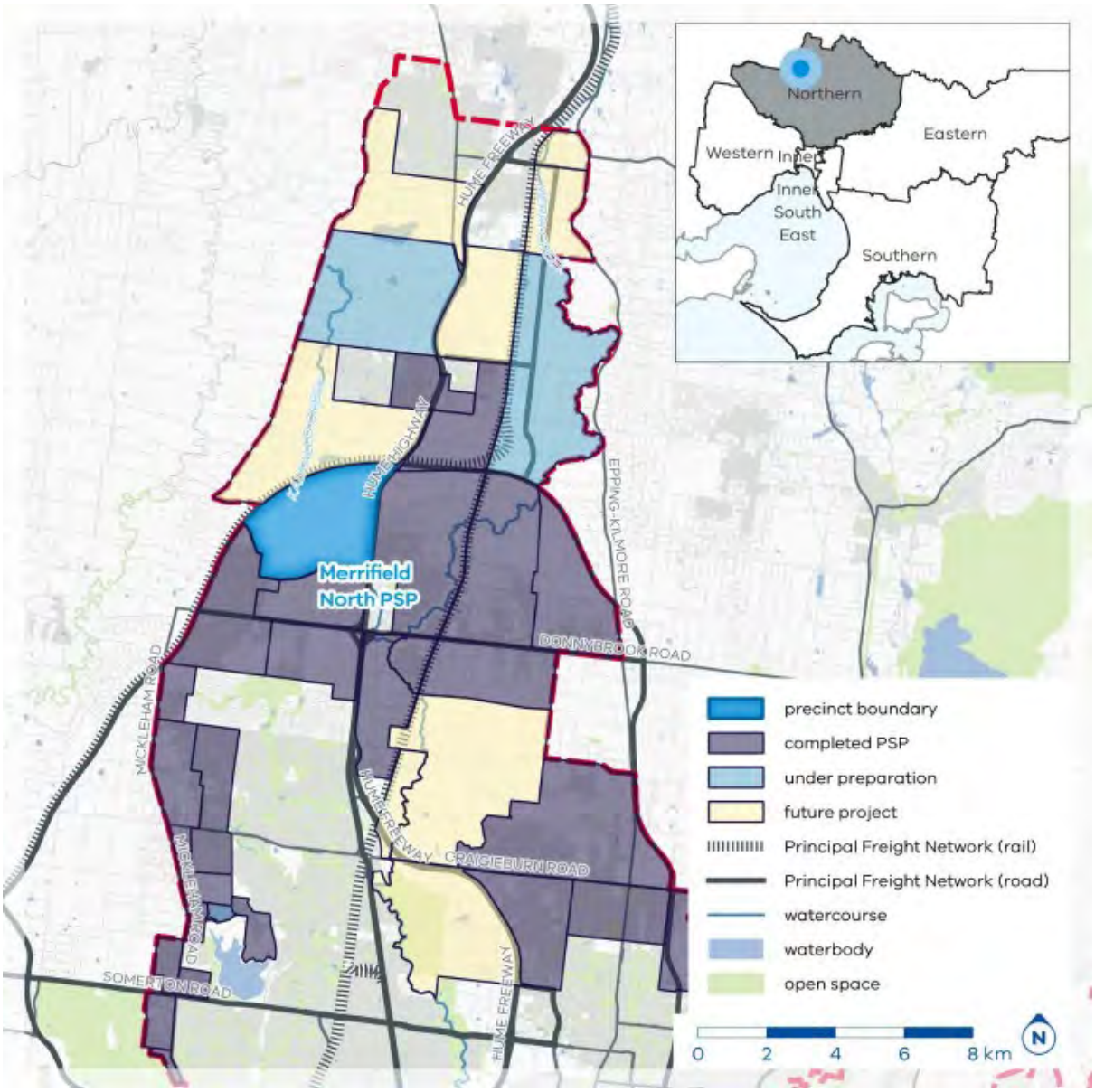
3.3 Current and Planned Project within the Site and Surrounds

A number of active and planned projects are situated within and surrounding the Merrifield North PSP area (refer Figure 19). Within the Merrifield North PSP area, the following planned projects include:

- Preferred Aitken Boulevard Alignment Project, providing a key north-south vehicle access link
- OMR to the north and west of the site including associated interchange infrastructure such as upgrades to the Hume Freeway.
- Formalisation of the Kalkallo Retarding Basin and marram baba Merri Creek Regional Parkland.

Figure 19:*Context Plan*

Source: Merrifield North – Draft Vision and Purpose Preliminary Report (September 2025)



4 VIEW AND POTENTIAL IMPACTS

This section identifies key views associated with notable landscape features within and beyond the PSP area. These views contribute to the existing landscape character and visual experience of the site and have the potential to be retained, framed or enhanced through the strategic planning and design of the future PSP.

The precinct exhibits a largely homogeneous landscape character, defined by expansive pastoral land, conserved grasslands and limited vertical elements. The open and relatively flat topography results in high visual permeability and long sightlines. As a consequence, both internal and external landscape features contribute to the visual character of the site.

For the purpose of this assessment, views are categorised as follows:

Short-Range Views

Short-range views refer to views within approximately 500 metres of the observer. Within the PSP, these views are generally focused on localised landscape features such as Kalkallo Creek, associated conservation reserves and remnant grassland areas. These elements provide subtle variation in landform and vegetation pattern within an otherwise open setting and contribute to the immediate landscape character experienced at ground level.

Long-Range Views

Long-range views extend beyond approximately 500 metres and are a defining characteristic of the PSP area due to its relatively low-lying position within the broader volcanic plain. The site is visually influenced by surrounding elevated landforms and volcanic rises that form the visual backdrop to the precinct. These features provide orientation, landscape identity and visual containment to the wider growth area.

External Views

External views are vantage points from within, or along the boundary of, the PSP looking outward toward the surrounding landscape context. These views contribute to the broader setting and identity of the PSP area and should be considered in the strategic layout and structure planning of future development.

Identified external views include:

- Mature native Eucalyptus corridors along the Hume Freeway
- The Kalkallo Hotel as a local landmark
- The Merrifield Business Park and established development areas
- The Merrifield residential community to the south-west
- Distant views toward Beveridge and Wallan.

These views reinforce the transition between rural, emerging urban and regional landscapes and contribute to the evolving character of the growth corridor.

Internal Views

Internal views are those contained within the PSP boundary and relate primarily to existing landscape features within the site. These views contribute to the immediate character and spatial experience of the precinct and present opportunities for integration within future open space networks and movement corridors.

Key internal visual elements include:

Kalkallo Creek and associated BCSs
Open grassland expanses
Stony rises within agricultural properties
Vegetated road reserves and windbreak plantings along property boundaries

These elements provide localised points of interest and landscape structure within the broader open plain.

Key Views

Key Views are specific vantage points that provide views toward significant landscape features that contribute strongly to the identity and character of the PSP and its regional context. These views are identified in the following analysis and associated mapping.

Due to restricted site access, key views were identified from accessible locations along the perimeter of the precinct and along Gunns Gully Road. The identified key views include:

- Views along the Kalkallo Creek corridor
- Volcanic rises including Bald Hill, Mount Ridley, Spring Hill, Mount Fraser, Simons Hill, Pretty Sally and Rigg Hill
- Distant views toward the Macedon Ranges, Kinglake National Park and the Mount Disappointment State Forest.

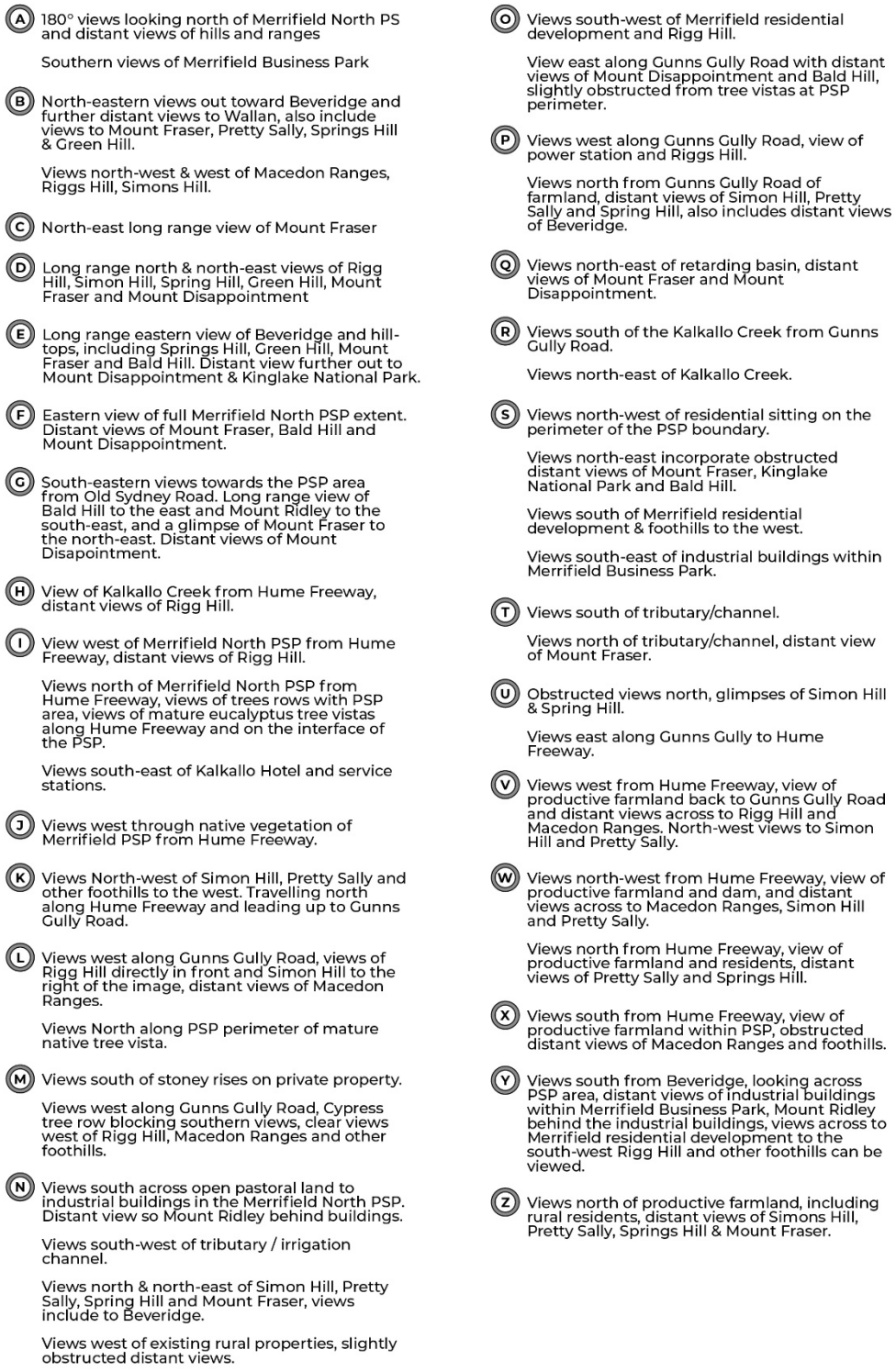
These elevated landforms and distant ranges form prominent visual markers and contribute to orientation, landscape legibility and the broader sense of place within the growth area. Accordingly, we note that all key views identified within the assessment are long-range views, no short range views are considered key to the PSP preparation.

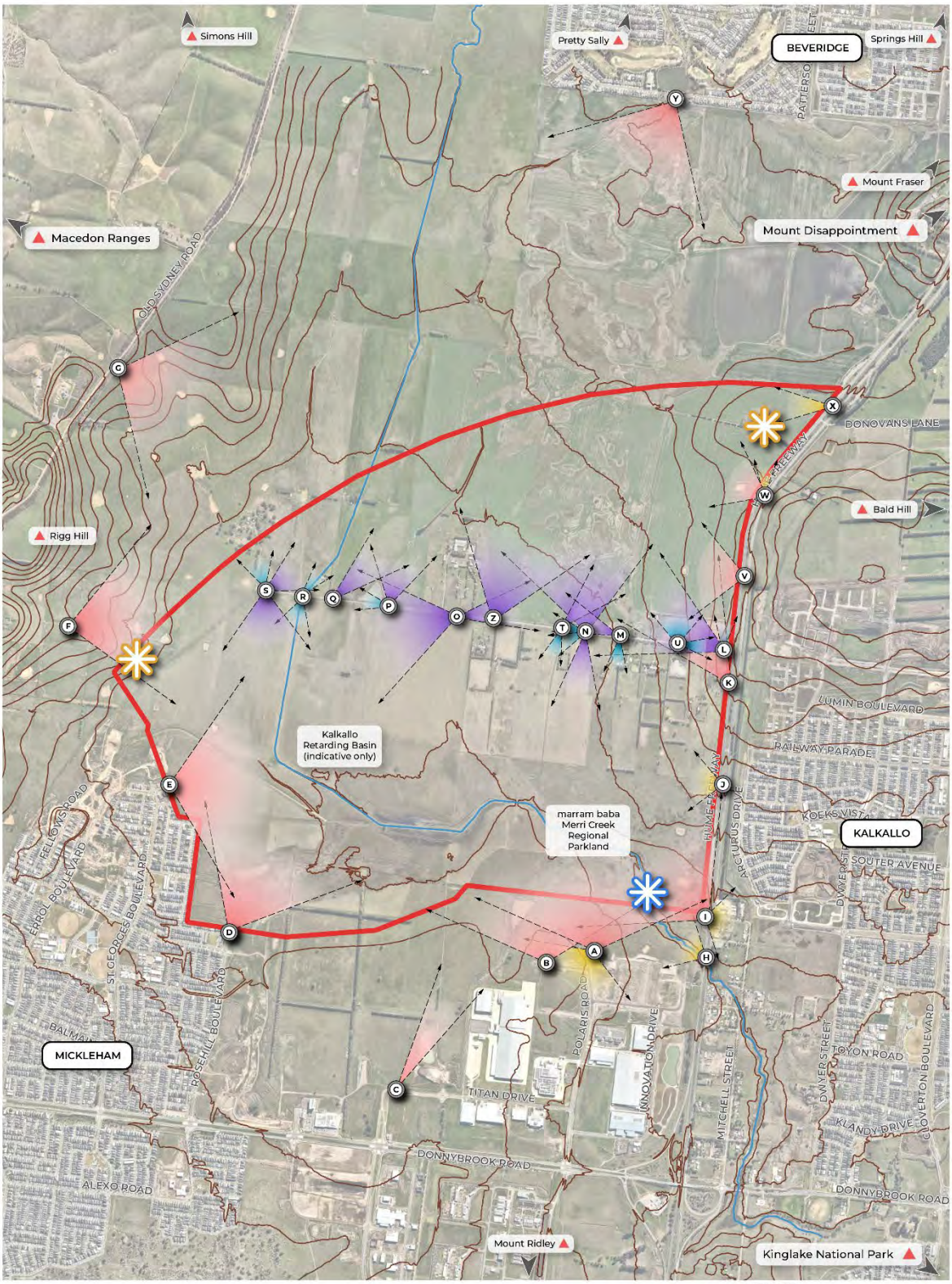
Future development within the PSP has the potential to alter the visibility, prominence or legibility of these features. Strategic built form controls, open space alignments and view corridor protection measures will therefore be critical in managing visual impacts and retaining key landscape relationships.

4.1 CONSOLIDATED VIEWS

The consolidated views plan provides a single, coordinated overview of all key view lines and vantage points within the study area, helping to assess how future development may influence the visual character and landscape values of the precinct.

Figure 20: *Merrifield North Precinct Structure Plan – Consolidated Views Plan*




Simons Hill
Pretty Sally
BEVERIDGE
Springs Hill
Mount Fraser
Mount Disappointment
Macedon Ranges
OLD SYDNEY ROAD
DONOVANS LANE
FREEWAY
Bald Hill
Rigg Hill
Kalkallo Retarding Basin (indicative only)
marram baba Merri Creek Regional Parkland
KALKALLO
LUMIN BOULEVARD
RAILWAY PARADE
KOEKS VISTA
SOUTER AVENUE
ARCTURUS DRIVE
DWYER ST
HUME FREEWAY
FELLOWS ROAD
ERROL BOULEVARD
ST GEORGES BOULEVARD
ROSEHILL BOULEVARD
MICKLEHAM
POLARIS ROAD
INNOVATION DRIVE
TITAN DRIVE
MITCHELL STREET
DWYER STREET
TOYON ROAD
KLANDY DRIVE
CLOVERTON BOULEVARD
DONNYBROOK ROAD
ALEXO ROAD
Mount Ridley
Kinglake National Park
DRAWING KEY
Merrifield North PSP Boundary
Cadastre
LANDSCAPE FEATURES
Identified Hills
Contours (5m intervals)
Kalkallo Creek
High Point
Low Point
EXTERNAL VIEWS
Key Long Range External Views
Key Short Range External Views
INTERNAL VIEWS
Key Long Range Internal Views
Key Short Range Internal Views
N
0 0.25 0.5 0.75 1km
June 2026
MERRIFIELD NORTH PSP LCVIA
Department of Transport & Planning (DTP)
Consolidated Views Plan
mesh

4.2 KEY VIEWS & POTENTIAL IMPACTS

The following plan depicts the key vantage points and views that were identified during site assessment that are important considerations in the design of the future PSP. This section presents images and descriptions of each identified view, including an identification of potential visual impacts associated with the future PSP development.

Figure 21: *Merrifield North Precinct Structure Plan – Key Views Plan*



A. 180° views looking north of Merrifield North PSP

View Description:

From this higher vantage point and northern edge of the Merrifield Business Park, 180° views to the north can be seen of the Merrifield North PSP. Extending outside of the PSP area, there are western views of foothills and Rigg Hill, plus distant views of the Macedon Ranges; northern views of volcanic hill rises including Simon Hill, Pretty Sally, Spring Hill and Mount Fraser, as well as views into the Beveridge township and distant views of Wallan; and views to the east of Bald Hill and Kalkallo Hotel as well as distant views out to Kinglake National Park and the Mount Disappointment State Forest. Within the PSP area, the southern interface to the business park will be maintained as a conservation reserve to the east and a proposed large retarding basin to the west.

Potential Impacts:

Noting this future state, it can be assumed that the distant views to all the surrounding hills and ranges will be retained and the future employment development to the north of the conservation and retarding areas will have minimal impact, with potentially the views of Beveridge being reduced.

Figure 22: *Key View A – 180° views looking north of Merrifield North PSP*

Source: Mesh Planning – Site Visit on 4 December 2025









D. <u>Long range northern & north-eastern views of Rigg Hill, Simons Hill, Spring Hill, Green Hill, Mount Fraser and Mount Disappointment State Forest</u>

View Description:

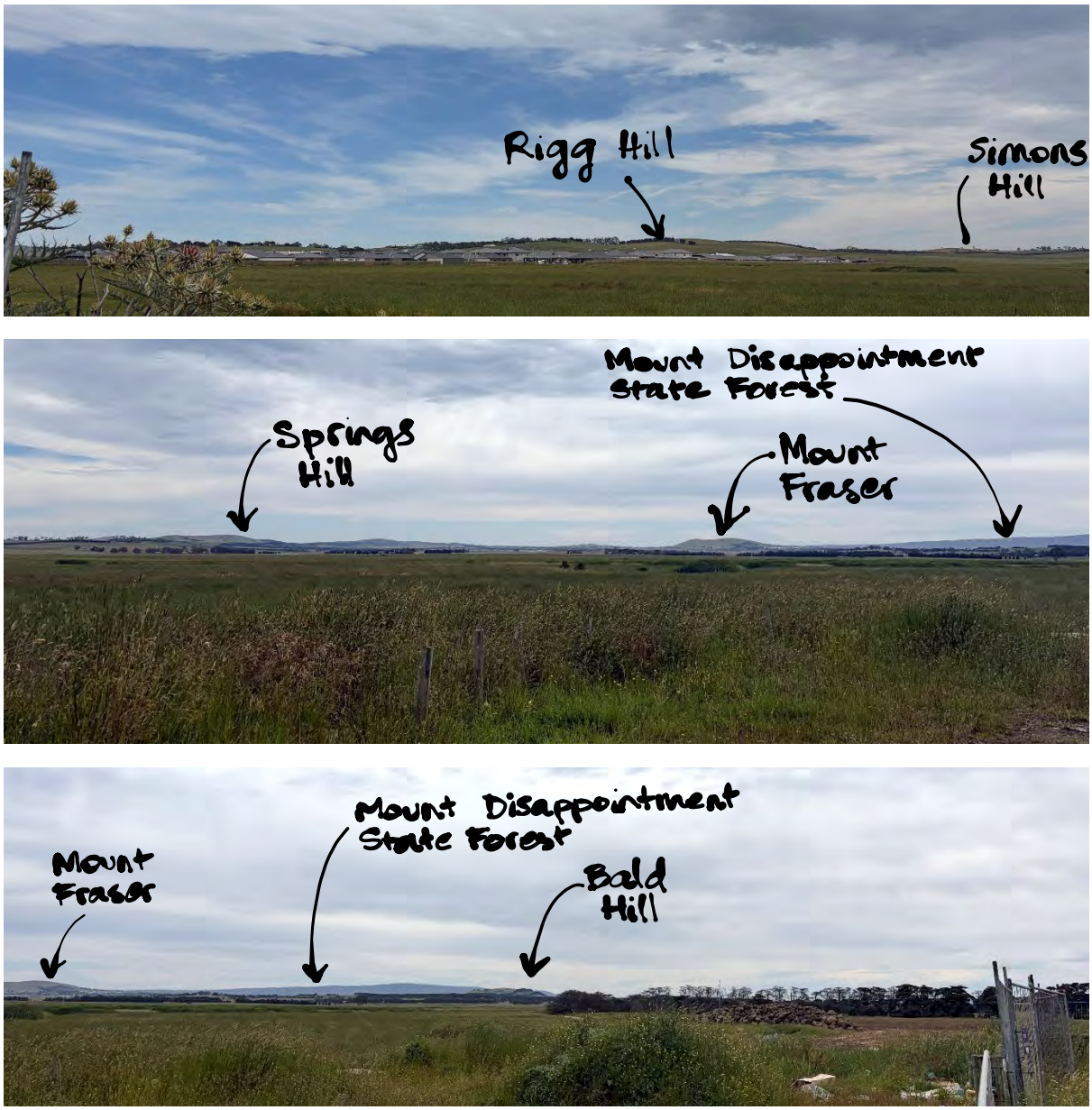
From the edge of the Merrifield residential estate clear views across most of the Merrifield North PSP area. Partially obstructed views of Rigg Hill to the north-west due to the continuation of the Merrifield development. Pretty Sally, Green Hill and Springs Hill can be clearly viewed at long range to the north from this vantage point. To the north-east and east long range views can be seen of Mount Fraser, Bald Hill and more distantly the Mount Disappointment State Forest.

Potential Impacts:

The open space of the Kalkallo Retarding basin in this location will help to retain those long-range views across to the hills and ranges, creating a feature outlook particularly for residents interfacing the basin to the south-east in the Merrifield residential development. Any future residential development at this interface should integrate trees and other vegetation to disguise and minimise the commercial built-form outlook for residents.

***Figure 23**: Key View D - Long range northern & north-eastern views of Rigg Hill, Simons Hill, Spring Hill, Green Hill, Mount Fraser and Mount Disappointment State Forest*

Source: Mesh Planning – Site Visit on 4 December 2025



F. Key View F - Eastern view of full Merrifield North PSP extent. Distant views of Mount Fraser, Bald Hill and Mount Disappointment State Forest.

View Description:

From this external vantage point, long range views to the east can be seen of Mount Fraser, Bald Hill and Mount Disappointment State Forest. Small glimpses of the northern hill range can be seen as well as views to the south of the PSP to the Merrifield Business Park.

Potential Impacts:

Due to the low topography of the PSP area, it is likely that the long-range views to Mount Fraser Bald Hill and Mount Disappointment State Forest across the site will be largely unimpacted. Central vegetation along Gunns Gully Road should be considered for retention to provide instant amenity to the streetscape. Major infrastructure works including the future OMR, Principal Rail Freight Network and upgrades to the Gunns Gully Road with the key western access to the PSP area to connect into the Ring Road will also be occurring to the immediate foreground of the image below, The impacts of these major infrastructure works may detract from the distant views if not sensitively designed.

Figure 24: *Key View F – Eastern view of full Merrifield North PSP extent. Distant views of Mount Fraser, Bald Hill and Mount Disappointment State Forest.*

Source: Mesh Planning – Site Visit on 4 December 2025



I. **Key View I - View north and west of Merrifield North PSP from Hume Freeway, distant views of Rigg Hill.**

View Description:

Located at the south-east most corner of the Merrifield North PSP as you travel north along the Hume Freeway, there are views across the site and the marram baba Merri Creek Regional Park and location of the Kalkallo Retarding Basin to the east. Long range views of Rigg Hill and the Macedon Ranges can be seen to the east. When looking to the north, the existing vegetation and increased elevation of the site hinder any long range views to the northern hill range.

Potential Impacts:

This location and views from this vantage point, namely the interface between marram baba Regional Parkland and the Hume Freeway will support an arrival gateway approach into the PSP. This view highlights the importance of the opportunity to protect, rehabilitation and enhance these open spaces noting any future development and building facade located to the north of the BCSs will need to be carefully considered.

Figure 25: *Key View I – View north and west of Merrifield North PSP from Hume Freeway, distant views of Rigg Hill.*

Source: Mesh Planning – Site Visit on 4 December 2025





K. Key View K – Views North-west of Simon Hill, Pretty Sally and other foothills to the west. Travelling north along Hume Freeway and leading up to Gunns Gully Road.

View Description:

From the northern approach along the Hume Freeway towards Gunns Gully Road, long-range views to the northern hill range become prominent, including views of Simon Hill, Pretty Sally, and glimpses of the foothills to the northwest.

Potential Impacts:

This northern approach to the key eastern access point of the future employment precinct establishes an important gateway entry. Future buildings will likely obscure long-range views of the northern hills, built form setback should focus on planting and retention of viewlines to provide a welcoming arrival experience to the freeway.

Figure 26: *Key View K – Views North-west of Simon Hill, Pretty Sally and other foothills to the west. Travelling north along Hume Freeway and leading up to Gunns Gully Road.*

Source: Mesh Planning – Site Visit on 4 December 2025



L. Key View L – Views west along Gunns Gully Road, views of Rigg Hill directly in front and Simon Hill to the right of the image, distant views of Macedon Ranges.

View Description:

Being at a higher elevation entering from the east along Gunns Gully Road presents with the immediate long range views to the west of Rigg Hill and distant views of the Macedon Ranges. Panning around to the north-west and north captures clear views of Beveridge and the surrounding hills including Simon Hill, Pretty Sally, Springs Hill and Green Hill.

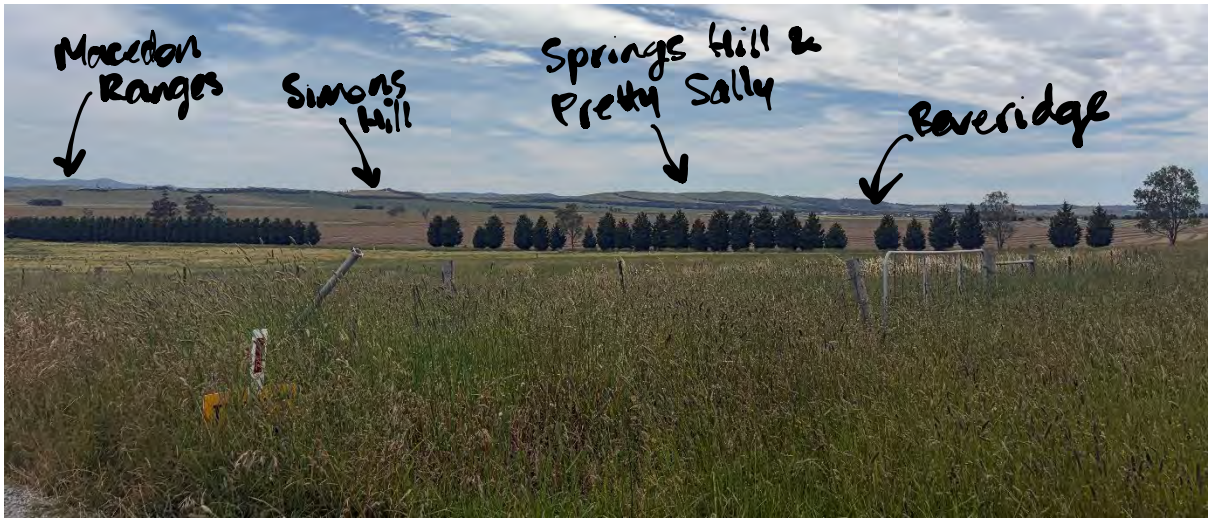
Potential Impacts:

From this location mature tree rows line property boundaries however do not block these distant views, thus being a good reference for future building heights for development to avoid and obstruction of the long-range views to the external landscape features. Building heights and setbacks and tree planting placement will need to be considered in the immediate vicinity of this eastern entry to not block views.

Figure 27: *Key View L – Views west along Gunns Gully Road, views of Rigg Hill directly in front and Simon Hill to the right of the image, distant views of Macedon Ranges.*

Source: Mesh Planning – Site Visit on 4 December 2025





N. Key View N – Views north & north-east of Simon Hill, Pretty Sally, Green Hill, Spring Hill and Mount Fraser, views include to Beveridge

View Description:

Along much of the eastern extent of Gunns Gully Road, expansive views are available toward the north and north-east, encompassing Simons Hill, Pretty Sally, Green Hill, Spring Hill and Mount Fraser. These volcanic rises form a distinctive and recognisable ridgeline within the broader landscape and are clearly visible due to the open agricultural character and limited vertical vegetation within the foreground. Views also extend toward the township of Beveridge beyond these landforms.

Potential Impacts:

Future development within the PSP has the potential to interrupt or diminish the prominence of these elevated landforms if not carefully managed.

Consideration will need to be given to built form siting, scale and height, as well as the alignment of streets and open space corridors, to preserve and frame these key long-range views. Strategic

view corridor protection and thoughtful urban structure planning will be critical in retaining the legibility and visual prominence of these regional landscape features.

Figure 28: *Key View N – Views north & north-east of Simon Hill, Pretty Sally, Spring Hill and Mount Fraser, views include to Beveridge*

Source: Mesh Planning – Site Visit on 4 December 2025



O. Key View O – View east along Gunns Gully Road with glimpses of Mount Disappointment State Forest and Bald Hill

View Description:

Looking to the east from roughly the midpoint along Gunns Gully Road, distinct views of Bald Hill as well as glimpses of Mount Disappointment State Forest can be seen. Frequent moments of dense tree rows occur along the south of the Gunns Gully Road blocking views south of the PSP area.

Potential Impacts:

Where possible consideration to building setbacks and heights should be made to ensure views of these volcanic rises are retained. Tree spacing and placement, as well as species with regards to the height, spread and canopy density should be considered alongside the built form and streetscape design along future development of Gunns Gully Road.

Figure 29: *Key View O – View east along Gunns Gully Road with glimpses of Mount Disappointment State Forest and Bald Hill*

Source: Mesh Planning – Site Visit on 4 December 2025



P. Key View P – Views north from Gunns Gully Road of farmland, distant views of Simon Hill, Pretty Sally and Spring Hill, also includes distant views of Beveridge

View Description:

This northern view shed along Gunns Gully, predominantly shows active productive farmland and tree rows of what appear to be Eucalyptus species and Cypress species along property lines. From this central vantage point, distant views of Simons Hill, Pretty Sally, Spring Hill and Green Hill can be seen to the north and north-east, as well as views of Beveridge.

Potential Impacts:

This view is taken slightly to the west of the proposed location of the potential Aitken Boulevard alignment. This future connection will be key to the north-south movement and circulation of not only the Merrifield North PSP but also for the Merrifield Business Park located directly to the south of the precinct with regards to freight movement. Future development within the PSP has the potential to obscure northern and north-eastern views through the introduction of built form and associated streetscape elements. This impact can be managed through the provision of widened boulevard streetscapes that maintain visual openness, supported by appropriate building setback, scale and spacing. Careful selection and placement of street tree species—particularly canopy height, form and density—together with coordinated planting within private frontages, will be critical to ensuring that development does not unduly interrupt or diminish long-range views.

Figure 30: *Key View P – Views north from Gunns Gully Road of farmland, distant views of Simon Hill, Pretty Sally and Spring Hill, also includes distant views of Beveridge*

Source: Mesh Planning – Site Visit on 4 December 2025



Y. Key View Y – Views south from Beveridge across PSP

View Description:

From the southern extent of Beveridge, the Merrifield PSP is largely overlooked due to the lower topography creating a valley. The large format industrial buildings of the Merrifield Business Park and the Merrifield residential development can be seen from this vantage point, as well as clear views of Rigg Hill and other foothills to the south-west.

Potential Impacts:
With future employment development, views across to the south of the PSP and south-west to Rigg Hill from Beveridge may be largely unaffected due to the lower topography. Consideration of building heights, façade treatment and tree planting should be made to reduce undesirable views of built form as well as maintaining clear views to Rigg Hill.

Figure 31: *Key View Y – Views south from Beveridge across PSP*

Source: Mesh Planning – Site Visit on 4 December 2025



5 OPPORTUNITIES AND RECOMMENDATIONS

5.1 OVERVIEW

The following section sets out the **Landscape Design Principles**, **Opportunities** and **Recommendations** in response to the background documents review, desktop spatial mapping, site assessment and analysis of views and potential impacts. The purpose of the design principles and opportunities is to help guide the design and development of the Merrifield North PSP, with recommendations helping to protect and enhance the key landscape features and character of the site and ensure that a strong sense of place and identify is considered, developed, and delivered during by the PSP process.

The objectives below are taken from the PSP Guidelines influenced the principles, opportunities and recommendations of this LCVIA as follows:

- *Encouraging an open, collaborative and integrated approach to planning by involving stakeholders early, including:*
    - *a commitment to improving our practices to ensure that Aboriginal cultural values and heritage are better protected and acknowledged in our plans, PSPs, and strategic documents.*
    - *aligning the outcomes and structure of a PSP around Plan Melbourne's 20-minute neighbourhood framework and the UN Sustainable Development Goals (SDGs)*
    - *requiring a greater purpose and place-based focus with a clear line of sight from the vision and place-making through to implementation*
    - *articulating general planning principles and setting performance targets that deliver improved outcomes in the following ways:*
        - increased densities and diversity to key areas of amenity and the provision of affordable housing
        - climate resilience and adaptation, including urban greening and bushfire management
        - improving outcomes for the whole water cycle by referencing regional integrated water management plans to resolve development-related water balance challenges
        - provision of local employment opportunities and the facilitation of regional, state and nationally significant employment areas
        - improving accessibility to high-quality public realm, jobs and services, aligning with the hallmarks of 20-minute neighbourhood framework
        - integration of the Movement and Place Framework for designing streets that keep people and goods moving and creating places to live work and enjoy
    - *giving a choice of pathways for PSP preparation including an 'innovation pathway' to facilitate elevated outcomes through strategic partnerships and innovation.*

We note, further studies and assessments are currently being prepared by DTP or earmarked for future preparation which may result in an alteration to the recommendations identified in this report.

The opportunities and recommendations are spatialised at a high level in **Figures 32-33**.

NOTES:

- *A Drainage Service Scheme (DSS) and an Integrated Water Management Plan (IWMP) are currently being prepared at the time this LCVIA was issued. Ensure any recommendations related to drainage and water management, inclusive of WSUD elements and the Kalkallo retarding basin within this LCVIA are to be considered within the broader context of the future DSS and IWMP once available.*
- *The maram baba Merri Creek Regional Park Future Directions Plan (2023) has been prepared, and any future decisions regarding the BCS's are to be made in accordance with this Plan. The Department of Transport and Planning are also in the process of preparing a BCS conservation area interface cross section in Conservation Area Concept Plan to be included in the PSP at the time this LCVIA was issued.*

Figure 32: *Merrifield North PSP – Opportunities and Recommendations Plan with Aerial*

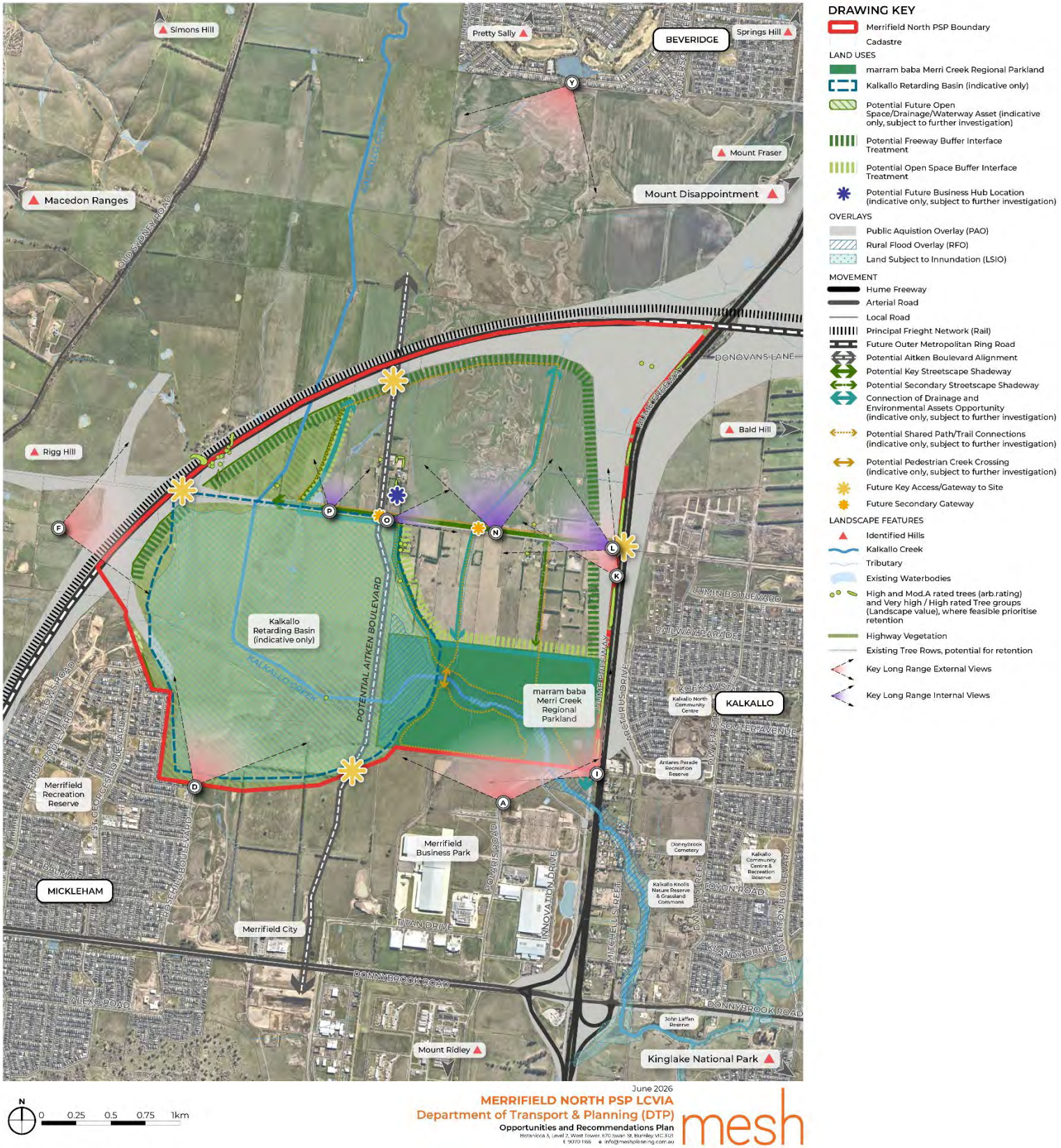
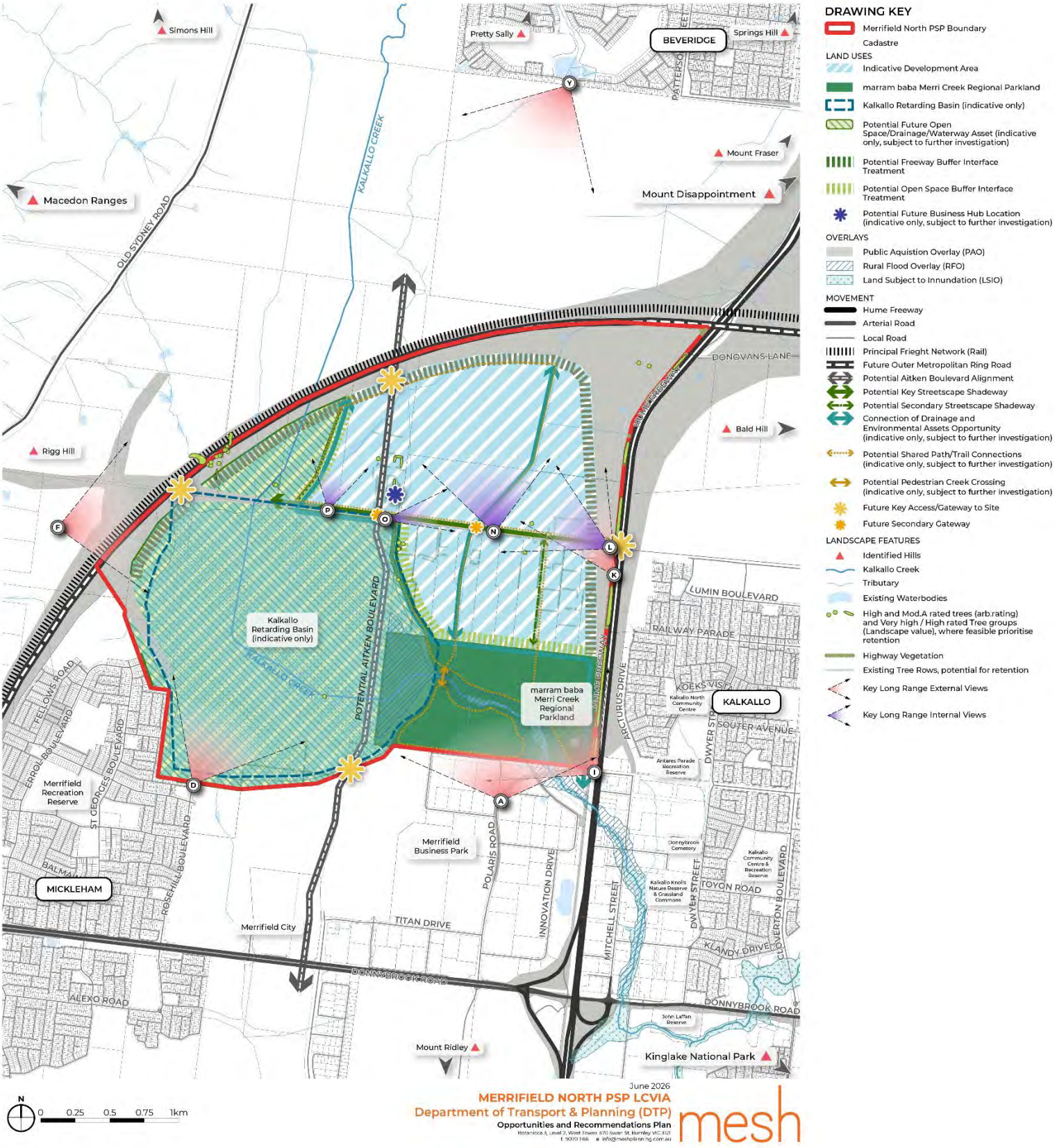


Figure 33: *Merrifield North PSP – Opportunities and Recommendations Plan with Indicative Development Area*



5.2 LANDSCAPE DESIGN PRINCIPLES

The following landscape design principles have been developed to support the LCVIA framework and guide the integration of landscape opportunities and recommendations into the PSP. The principles respond to the site's existing landscape character, topography and visual context, and establish a clear basis for integrating landscape outcomes into future land use planning, urban structure and public realm design. Collectively, they provide direction for protecting key landscape values while informing the design of open space, movement networks and built form interfaces within the future precinct.

Design Principle 1 Protect internal and external long-range views to key surrounding topographical landscape features**.**

Design Principle 2: Leverage existing topography and view lines establish primary gateway entries into the PSP and secondary gateway entries within the PSP.

Design Principles 3: Prioritise retention and integration of existing high-rated and Mod-A trees and, where feasible encourage further retention of other high to moderate valued trees and vegetation within the PSP's public open spaces, streetscape design and, where possible, private open space.

Design Principle 4: Establish a connected open space network of environmental assets that supports pedestrian and cyclist movements throughout the future employment precinct.

Design Principle 5: Deliver WSUD initiatives as integrated landscape elements, ensuring they support environmental performance while maintaining the openness and visual character of the precinct.

Design Principle 6: Establish appropriate interface treatments to sensitive landscape features.

Design Principle 7: Ensure future landscape design integrates existing open space character with proposed amenity to support future users.

5.3 OPPORTUNITIES AND RECOMMENDATIONS

The following section sets out the opportunities and recommendations of the PSP that respond to the design principles of the landscape character and visual impact assessment. The material is organised by design principle, with each section setting out the relevant opportunity followed by specific recommendations to inform the design and delivery of future development.

The overarching Opportunities and Recommendations Plan is intended to translate the LCVIA design principles into a spatial framework that guides development outcomes while protecting and enhancing landscape character and key views.

Design Principle 1 Protect internal and external long-range views to key surrounding topographical landscape features.

Figure 34: *Design Principle 1 Visualisation Graphic*



Opportunity:

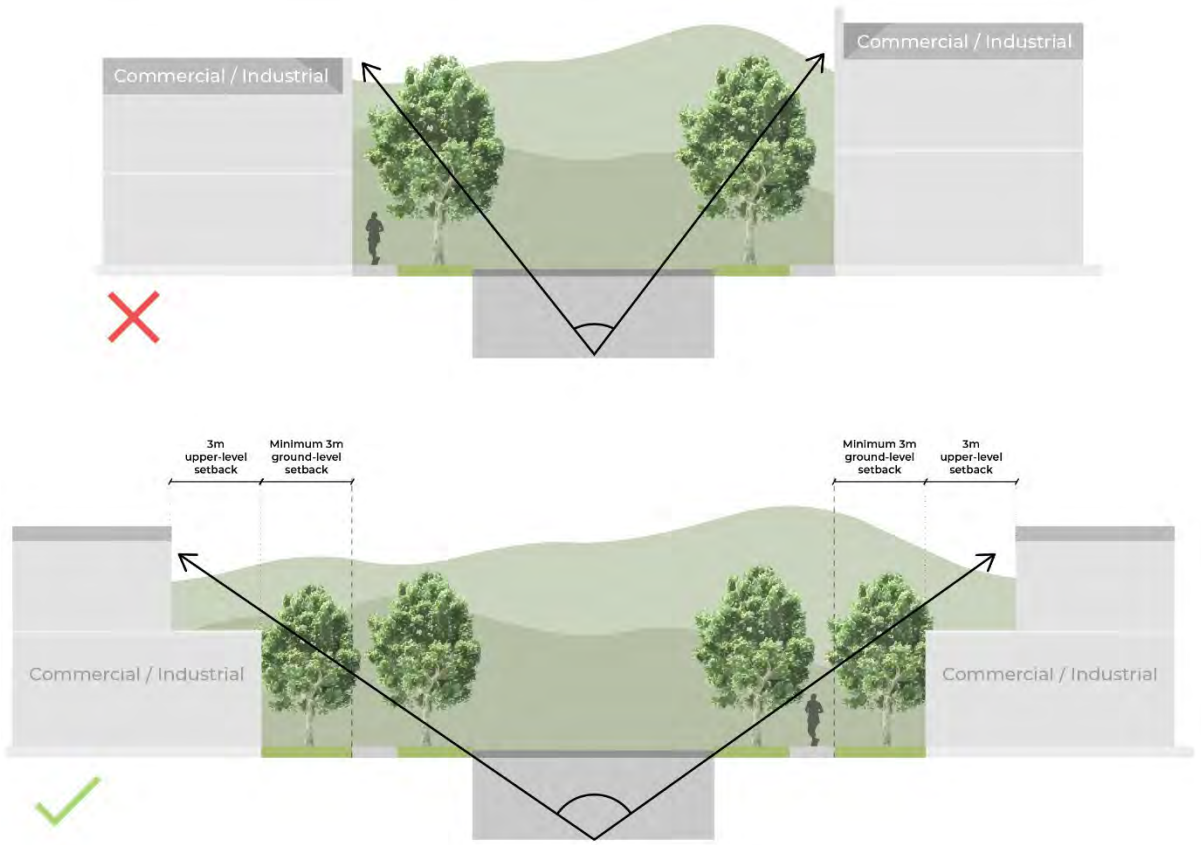
The Merrifield North landscape presents a significant opportunity to celebrate and elevate its long-range views, creating a defining visual character for future development. By shaping new roads and built form to open up sightlines to the north, west and east, the precinct can leverage wide boulevard-style streetscapes, carefully positioned access points, view-affirming road alignments, vegetated vistas, and appropriate setbacks to frame and enhance these outward-looking moments. The undulating topography further offers the chance to orient lots in ways that naturally follow the landform, allowing built form patterns that preserve expansive views to the surrounding landscapes while delivering a unique sense of place. As development progresses, relocating existing powerlines underground unlocks an even greater potential to reveal key landscape features, strengthen green vistas along the street network, and improve canopy growth, supporting cooler, more inviting public spaces. Together, these opportunities ensure that new development does not obstruct valued external vantage points and instead amplifies the visual connection to the broader northern and eastern landscapes that define Merrifield North.

Recommendations:

1. Align new north–south roads between *marram baba Merri Creek* and *Gunns Gully Road* to reinforce and enhance long-range view connections.

2. Manage the transition of built form at interfaces with the Kalkallo Retarding Basin marram baba Merri Creek Regional Park and the Kalkallo Creek corridor as prominent foreground open spaces that soften the visual impact of built form in longer-range external views (refer to Views A, D, I, F and Y) through ground-level and upper-level built form setbacks.

Figure 35: *Built Form Ground & Upper-level Setback Diagram*

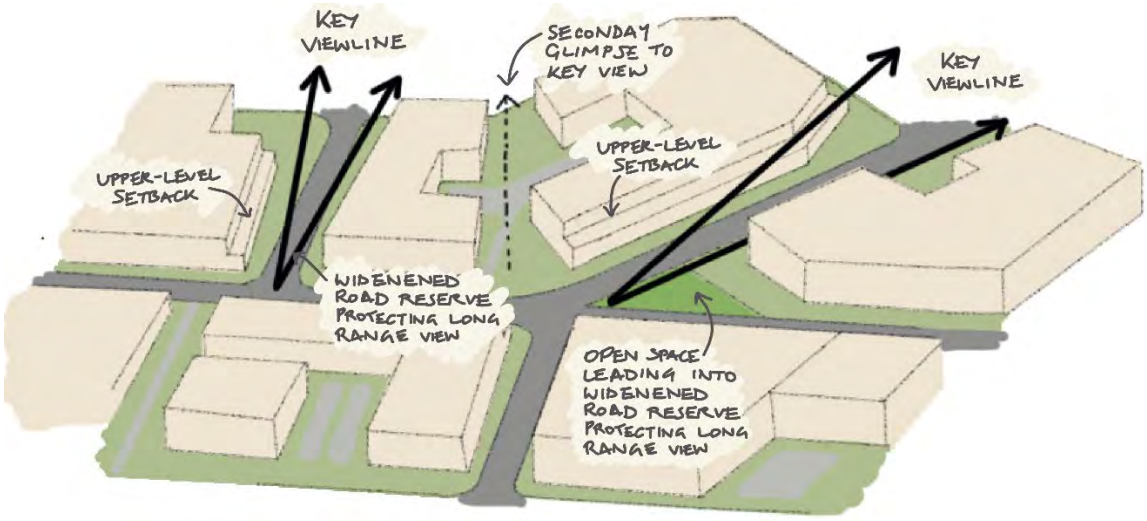


3. Ensure future upgrades to Gunns Gully Road protect long-range west and east views through built-form setbacks (ground and upper levels, refer Figure 35 & 36) and tree species selection and spacing that does not obstruct views (refer to Views L and O).

4. To maintain northern views to Simons Hill, Pretty Sally, Springs Hill, Green Hill and Mount Fraser (refer Views N and P), future north–south streets and boulevards must be aligned to connect directly with Gunns Gully Road. Built form must incorporate ground and upper-level setbacks to protect view corridors, refer Figure 35 & 36. Street tree species and spacing must be selected and designed to avoid obstruction of identified views.

5. Form building massing that creates opportunities to capture long range view lines through ground and upper-level setbacks and breaks between built form, and reducing visual intrusion in key view corridors.

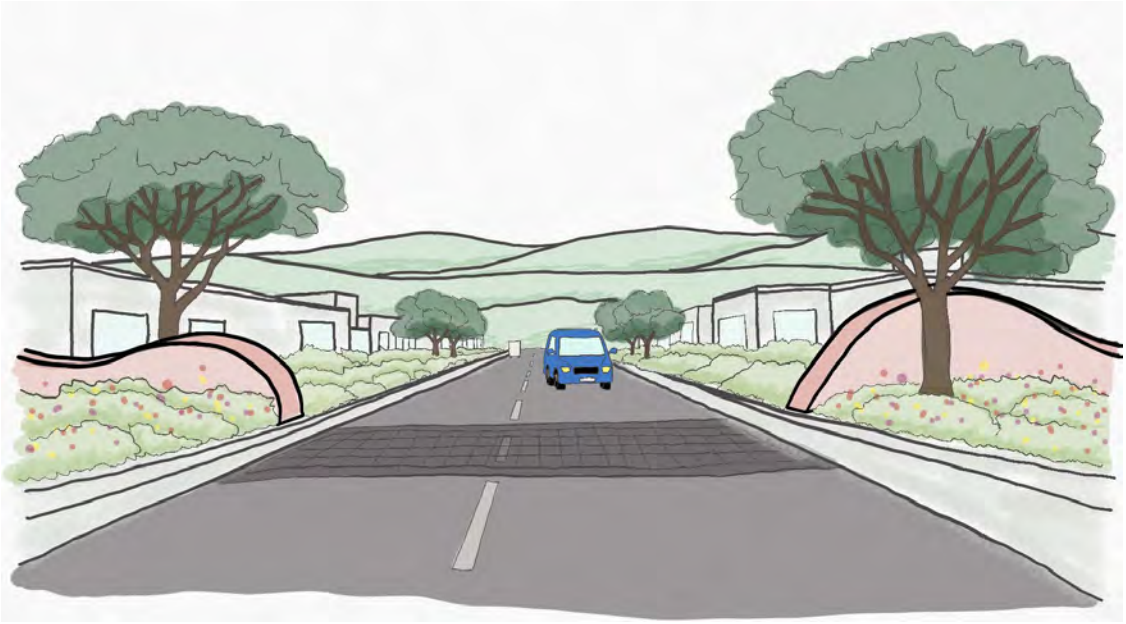
Figure 36: *Built Form Massing Diagram*



6. Locate all existing and future services underground to maintain uninterrupted views and maximise tree canopy health, enabling stronger vegetated vistas and green connections.

Design Principle 2: Leverage existing topography and view lines establish primary gateway entries into the PSP and secondary gateway entries within the PSP.

Figure 37: *Design Principle 2 Visualisation Graphic*



Opportunity

There is an opportunity to leverage the existing topography and key view lines to establish a clear hierarchy of gateway entries into and within the PSP area. Primary gateway entries can be created at strategic vehicle access points through the retention of existing canopy trees and established vegetation, combined with distinctive landscape design treatments such as road splay planting, integration with future open spaces, threshold paving, and landscape-responsive fencing. Within the PSP, secondary gateway entries can further reinforce transitions between land use by incorporating feature canopy trees, identifiable landscape planting, complementary fencing design, and the potential inclusion of artwork or signage to strengthen visual thresholds and open landscape character of the PSP area.

Recommendations

7. Define primary gateway entries with streetscape cross sections that allow for generous landscaping, further supporting large signage and/or public art, larger feature tree planting, undulating shrub and groundcover planting, custom fencing and high-quality threshold treatment. The following locations to protect key views:

- **Intersection of Gunns Gully Road and Hume Freeway**, visible from the southern approach of the Gunns Gully Road entrance from the Hume Highway, protecting views north-west to Simon Hill, Pretty Sally and other foothills. Refer Figure 46: High-level Concept 3
- **Intersection of Gunns Gully Road and OMR**, visible from the northern approach of the Gunns Gully Road entrance from the OMR, protecting views to the Kalkallo retarding basin. Refer Figure 44: High-level Concept 2
- **Intersection of Aitken Boulevard and the southern boundary of the PSP area,** supporting the definition of the Merrifield Business Park to the south and the Kalkallo retarding basin to the north. Refer Figure 44: High-level Concept 2
- **Intersection of Aitken Boulevard and the OMR,** of a design that responds to the scale of the OMR defining the northern access into the site and ultimately protecting views to the north-west to Simon Hill, Pretty Sally and other foothills. Refer Figure 47: High-level Concept 4

8. Establish clear and definable secondary gateway entries with a tiered down approach from the primary gateways, with feature planting, wayfinding signage and fencing to mark a visual threshold a transition from employment land to open space in the following locations:

- Intersection of Gunns Gully Road and Aitken Boulevard,
- New key access road into PSP area north of Gunns Gully Road and east of Aitken Boulevard,
- New key access road into the PSP area south of Gunns Gully Road and east of Aitken Boulevard.

Design Principles 3: Retain and integrate existing significant trees and vegetation within the PSP's public open spaces, streetscape design and, where possible, private open space.

Figure 38: *Design Principle 3 Visualisation Graphic*



Opportunity

There is a strong opportunity to retain and integrate existing significant trees and vegetation throughout the PSP to enhance landscape character, support ecological value, and provide immediate amenity within new development areas. High-quality tree rows along property boundaries can be incorporated into existing and newly established road reserves, subject to an arboricultural assessment, to deliver an instant canopy presence within the streetscape.

Significant canopy trees within buffer interfaces and key or secondary gateway locations can further strengthen visual amenity and contribute to a sense of place. Opportunities also exist to encourage the retention of significant vegetation within private properties to soften built form from employment areas and ensure stronger visual and environmental integration with surrounding open space networks. More broadly, the PSP can contribute to tree canopy targets by determining future canopy cover requirements, establishing a comprehensive tree inventory to support long-term monitoring and management, and preparing dedicated tree planting plans to guide the integration, protection, and enhancement of the existing vegetation character.

Recommendations

9. Prioritise retention of high-rated and moderate A-rated trees & tree groups and encourage retention of the high to medium valued tree rows in the following locations:

- Support streetscape design of roads with direct access from Gunn Gully Road to retain existing tree rows & groups, particularly to support views of Simon Hill, Pretty Sally and other foothills to the north.
- Road buffer areas, splays and reserves of Hume Freeway and OMR.

10. Retain existing high to medium valued tree rows, where feasible, occurring along property boundaries within existing and newly established road reserves with widened verges to support immediate landscape amenity within the new development, supported by the arboricultural assessment. Ensure to provide sufficient clearance of NRZ's and SRZ's for retained trees from buildings and transport infrastructure.

11. Retain existing high-rated and moderate A-rated trees within buffer interface treatment areas to enhance visual amenity between land uses, including in the following locations:

- Hume Freeway and OMR and new development areas,
- Kalkallo Creek reserve and new development areas,
- Kalkallo Retarding Basin marram baba Merri Creek Regional Parkland, and new open space and development areas

12. Prioritise retention of high-rated and moderate A-rated trees, and encourage the retention of high to medium valued tree rows, as part of any future open space, such as linear reserves or local parks.

13. Prioritise retention and long-term protection of significant, high-rated and moderate A-rated trees and vegetation within private properties to maintain visual amenity and strengthen the integration of employment areas with surrounding open space and landscape character.

14. The future PSP development should integrate tree planting to contribute to the broader 30% tree canopy target, this should be demonstrated through a Street and Open Space Tree Strategy Plan.

15. Where trees are unable to be retained, consider reusing timber as landscape feature elements as part of the landscape design such as steppers, fencing and/or artwork.

Design Principle 4: Establish a connected open space network, to link existing environmental assets and support pedestrian and cyclist movements throughout the future employment precinct.

Figure 39: *Design Principle 4 Visualisation Graphic*



Opportunity

The Merrifield North PSP area presents an opportunity to establish a highly connected open space network that integrates key environmental assets and supports safe, comfortable pedestrian and cyclist movement throughout the future employment precinct. By linking existing high-value landscape features, the PSP can strengthen green corridors, enhance biodiversity pathways, and improve habitat through the planting of endemic species that reinforce the landscape character and identify of the area.

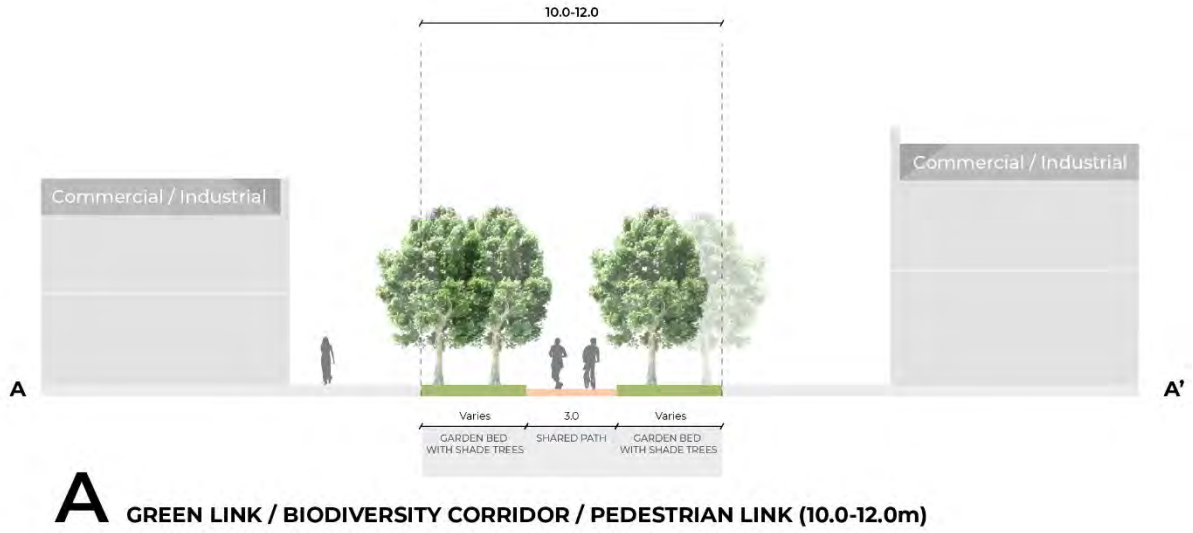
Shadeways and meaningful greenlinks to the surrounding context beyond the PSP boundary can further elevate the user experience of the existing landscape character. A well-considered open space network, aligned with Council's overarching open space strategies, can protect and revitalise natural landscape features such as waterways and drainage corridors, ensuring they function as healthy, connected environmental assets. Future designed streetscapes can foster environments that are shaded, safe, and inviting, encouraging walking and cycling. The integration of a shared path and/or trail network, including sensitively designed creek crossings using culverts or bridges, will enable strong connectivity while minimising impacts to riparian environments. Ensuring open spaces are publicly accessible and that the movement network does not compromise conservation areas will further support a cohesive, resilient, and enjoyable open space framework across the PSP.

Recommendation

16. Create an open space and complimentary active movement network (pedestrian and cycle) that links existing high valued landscape features within the PSP including the Kalkallo retarding basin and marram baba Merri Creek Regional Parkland as part of the open space network of the PSP site, including to:

- Strengthen green links, biodiversity corridors and habitat pathways.
- Plant endemic species to improve biodiversity and habitat for the local flora and fauna.
- Create shadeways to improve the pedestrian experience.
- Ensure connections to surrounding context beyond PSP site boundary.

Figure 40: *Green Link, Biodiversity Corridor & Pedestrian Link Indicative Cross Section*



17. Protect and support the re-naturalisation of natural landscape features within the PSP including waterways and drainage areas to support connected, healthy environmental assets including:

- Kalkallo Creek,
- Kalkallo Retarding Basin, and
- Drainage lines feeding into the Kalkallo Creek

18. Key streetscape shadeways should be prioritised along streets aligned with existing mature trees to maximise immediate canopy coverage and enhance thermal comfort for pedestrians. Streetscape design should reinforce these alignments through complementary planting, spatial definition, and integration with pedestrian movement networks to strengthen landscape character and support continuous shaded connections across the precinct.

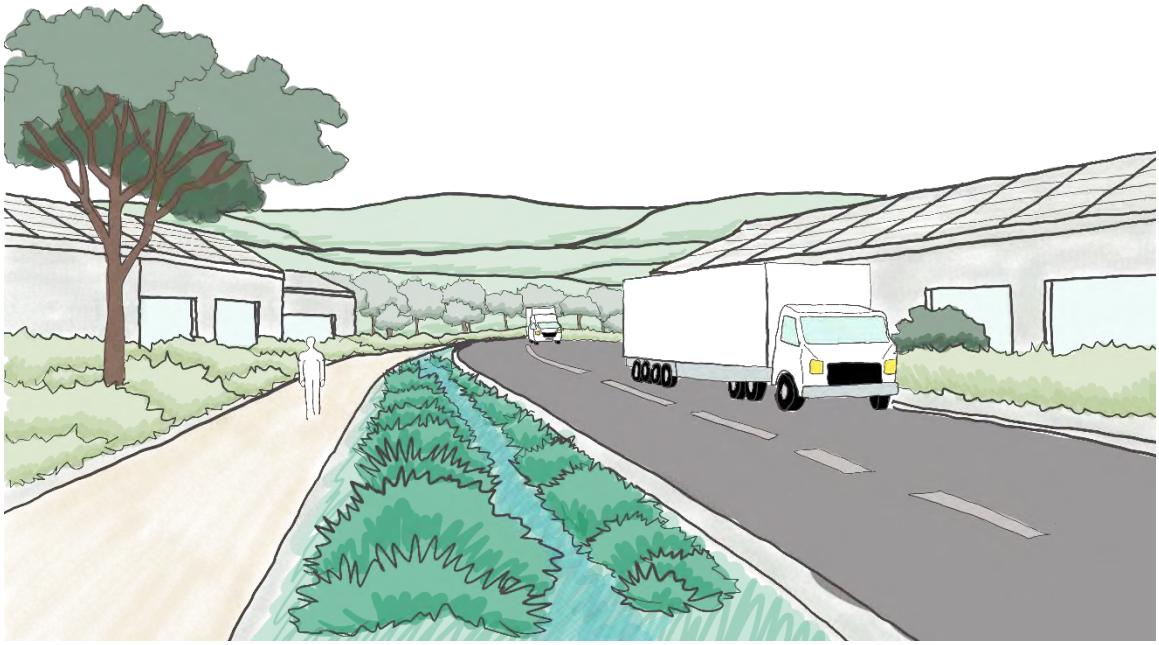
19. Deliver a connected shared path and/or trail network that connects environmental assets with careful consideration to protecting the existing landscape character including footpath and trail networks, and installation of culverts/bridges where feasible when interacting with Kalkallo Creek, Kalkallo Retarding Basin and marram baba Merri Creek Regional Park, as well as along Gunns Gully Road and Aitken Boulevard, as required.

20. Make open spaces accessible to the general public and capitalise on key views through walking trails, lookouts and linear reserves. Support sensitive recreational opportunities to occur within the Kalkallo Retarding Basin and warram baba Merri-Creek Regional Parkland.

21. Ensure Aitken Boulevard alignment avoids the Kalkallo Retarding Basin, or the BCSs/ marram baba Creek Regional Parklands.

Design Principle 5: Deliver WSUD initiatives as integrated landscape elements, ensuring they support environmental performance while maintaining the openness and visual character of the precinct.

Figure 41: *Design Principle 5 Visualisation Graphic*



Opportunity

Integrating WSUD initiatives are significant opportunities as visible and functional landscape elements that enhance environmental performance while maintaining the landscape character of the PSP Area. Drainage corridors and the retarding basin present the opportunity to design landscaped areas that not only manage flood events and reflect an ephemeral nature but also provide high-quality natural amenity and potential usable open space, with guidance from drainage consultant recommendations. Planting design can further reinforce these outcomes through the careful selection of species based on defined criteria that consider heritage values, landscape character, the contribution of native species, climate resilience, biodiversity, and community preferences. Together, these initiatives support a cohesive, sustainable, and visually open landscape framework across the PSP.

Recommendations

NOTE: *A Drainage Service Scheme (DSS) and an Integrated Water Management Plan (IWMP) are currently being prepared at the time this LCVIA was issued. Ensure any recommendations related to drainage and water management, inclusive of WSUD elements and the Kalkallo retarding basin within this LCVIA are to be considered within the broader context of the future DSS and IWMP once available.*

22. Careful plan and design the drainage of the Kalkallo Retarding Basin (KRB) and future WSUD streetscapes, particularly regarding:

- Retaining and reinforcing the open landscape character and expansive views associated with the basin and creek environments.
- Integrating WSUD, wetland planting and habitat outcomes to strengthen ecological function and landscape identity.
- Establishing high-quality landscape interfaces between future development, drainage infrastructure and open space corridors.
- Designing drainage infrastructure as visible and integrated landscape elements that contribute to the character and experience of the precinct.
- Leveraging the KRB and Kalkallo Creek as major foreground landscape features that soften and buffer future built form.
- Ensuring future crossings and infrastructure are sensitively integrated to minimise visual impacts on the openness and landscape setting of these areas.

23. Align WSUD and retarding basin planting with Council's preferred species lists, while also addressing landscape character, the role of native species, climate resilience, biodiversity outcomes and community preferences.

24. Provide connections between drainage assets within the PSP, flexibly should be considered to support a range of integrated landscape outcomes. This may include drainage corridors or rain gardens aligned with tributaries and overland flow paths, WSUD elements integrated within streetscapes, and pedestrian or shared path connections. Consider how these interventions collectively contribute to landscape character, visual continuity, and functional connectivity across the precinct.

Design Principle 6: Establish appropriate interface treatments to sensitive landscape features.

Figure 42: *Design Principle 6 Visualisation Graphic*



Opportunity

There is an opportunity to establish well-considered interface treatments that sensitively respond to key landscape features throughout the PSP, including Kalkallo Creek, tributaries, , and the Kalkallo Retarding Basin. Vegetated buffers at these interfaces along main arterial roads and employment land uses can be strengthened through landscaping within properties, and the retention of existing significant high-rated and moderate A-rated trees. Further encouragement of retention of existing high to moderate valued tree rows, will help to establish a softened visual impact. Interfaces between open space, waterways, and employment areas can be enhanced by adopting edge roads, incorporating sensitive built-form setbacks, planting canopy trees within road reserves, and supporting supplementary landscaping within private land. Determining appropriate buffer widths along waterways and drainage corridors while ensuring riparian protection and integrating bushfire mitigation requirements will further reinforce the ecological, visual, and functional integrity of these sensitive landscape areas.

Recommendation

25. Establish interfacing vegetated treatment buffers along key arterial roads and employment edges by incorporating landscaping within road reserves and property boundaries, prioritising the retention of significant high-rated and moderate A-rated trees and encouraging retention of high to moderate valued tree rows, where feasible, specifically along the Hume Freeway–marram baba Merri Creek interface and the northern and western OMR interfaces to the employment area, Kalkallo Creek and Kalkallo Retarding Basin.

26. Integrate interfaces between open space, waterways, and employment land uses by providing edge roads, including minimum setbacks from built form, canopy tree planting within road reserves, and on-site landscaping, and apply these interface treatments along the Hume Freeway–marram baba Merri Creek edge and the southern and eastern OMR interfaces with the employment area, Kalkallo Creek, and Kalkallo Retarding Basin. Some indicative building setbacks ranges, inclusive of edge roads, from landscape features are:

- Minimum of 20-30m from retarding basins

- Minimum of 30m from minor waterways (Kalkallo Creek)
- Minimum of 20-30m from biodiversity conservation reserves
- Minimum of 5-15 from linear links and trails
- Minimum of 3-6m from local park open space

27. Integrate a minimum buffer width of 20-30m along waterways and drainage area interfaces to support a riparian corridor. This buffer is to be reviewed alongside a bushfire assessment.

Design Principle 7: Ensure existing landscape character is embedded within the design of proposed amenity and open space areas, creating places that are legible, cohesive and responsive to future users.

Figure 43: *Design Principle 7 Visualisation Graphic*



Opportunity

The future landscape design of the PSP presents an opportunity to deliberately extend and reinterpret the character of the surrounding open space network. Rather than creating isolated new reserves or streetscapes, the landscape framework can draw from the scale, planting structure, movement patterns and ecological qualities of adjacent areas to create a seamless transition between existing and future communities.

This can be achieved by reinforcing established green link corridors, continuing tree canopy typologies and understory planting palettes, and embedding water-sensitive landscapes that reflect the natural systems of Kalkallo Creek . A cohesive landscape language, informed by cultural narratives and developed in collaboration with First Nations communities, can strengthen identity while ensuring new open spaces feel connected, legible and grounded in place. In doing so, the PSP can support future users through integrated, high-amenity spaces that build on the area's established character rather than competing with it.

Recommendations

28. Extend existing open space character by continuing established canopy structure, planting typologies and green link corridors from Mickleham and Merrifield Business Park into the PSP area, ensuring visual and ecological continuity.

29. Establish a landscape precinct identity and integrate references to the existing landscape character when designing key nodes, including any future business hub at Aitken Boulevard and Gunns Gully Road, by framing views to the north and west, retaining existing landscape features and vegetation where possible, establishing consistent material, furniture and planting palettes and embedding increased canopy coverage and water-sensitive design elements.

30. Celebrate water as a structuring landscape element, integrating waterways, retarding basin and WSUD corridors into the open space network to reinforce local character, enhance biodiversity, and provide high-amenity recreational spaces for future users.

5.4 KEY CONCEPT DESIGNS

The following concept designs provide more detailed design guidance in line with the design principles, opportunities and recommendations provided in the previous sections. Key concept plans play an early, strategic role in shaping the future structure and development direction of a PSP.

They provide an overarching spatial vision that brings together key landscape, land-use, movement, and environmental considerations. These plans help illustrate how major elements such as open space networks, interface treatments, employment precinct structure, and the movement network might work together before more detailed planning and technical investigations occur.

High-level Concept 1 - Biodiversity Conservation Sites (BCSs)

Figure 44: *Biodiversity Conservation Sites High-Level Draft Concept Plan*



High-level Concept 1 Key Considerations:

NOTE: *The maram baba Merri Creek Regional Park Future Directions Plan (2023) has been prepared, and any future decisions regarding the BCS's are to be made in accordance with this Plan. The Department of Transport and Planning are also in the process of preparing a BCS conservation area interface cross section in Conservation Area Concept Plan to be included in the PSP at the time this LCVIA was issued.*

- BCSs should create a sense of arrival to the PSP and protect long-range views to the northern and western hill ranges from the Hume Freeway (Viewpoint I) and, where possible, from Merrifield Business Park (Viewpoint A).
- Establish a connected, sensitively designed path and movement network throughout the BCS that celebrates Kalkallo Creek and other watercourses, provides a carefully designed creek crossing, and delivers key linkages to the future northern PSP development and the existing Merrifield Business Park to the south.
- Deliver appropriate landscape interface treatments to all BCSs edge, north to future employment land, east to the Hume Freeway, and south to Merrifield Business Park, including

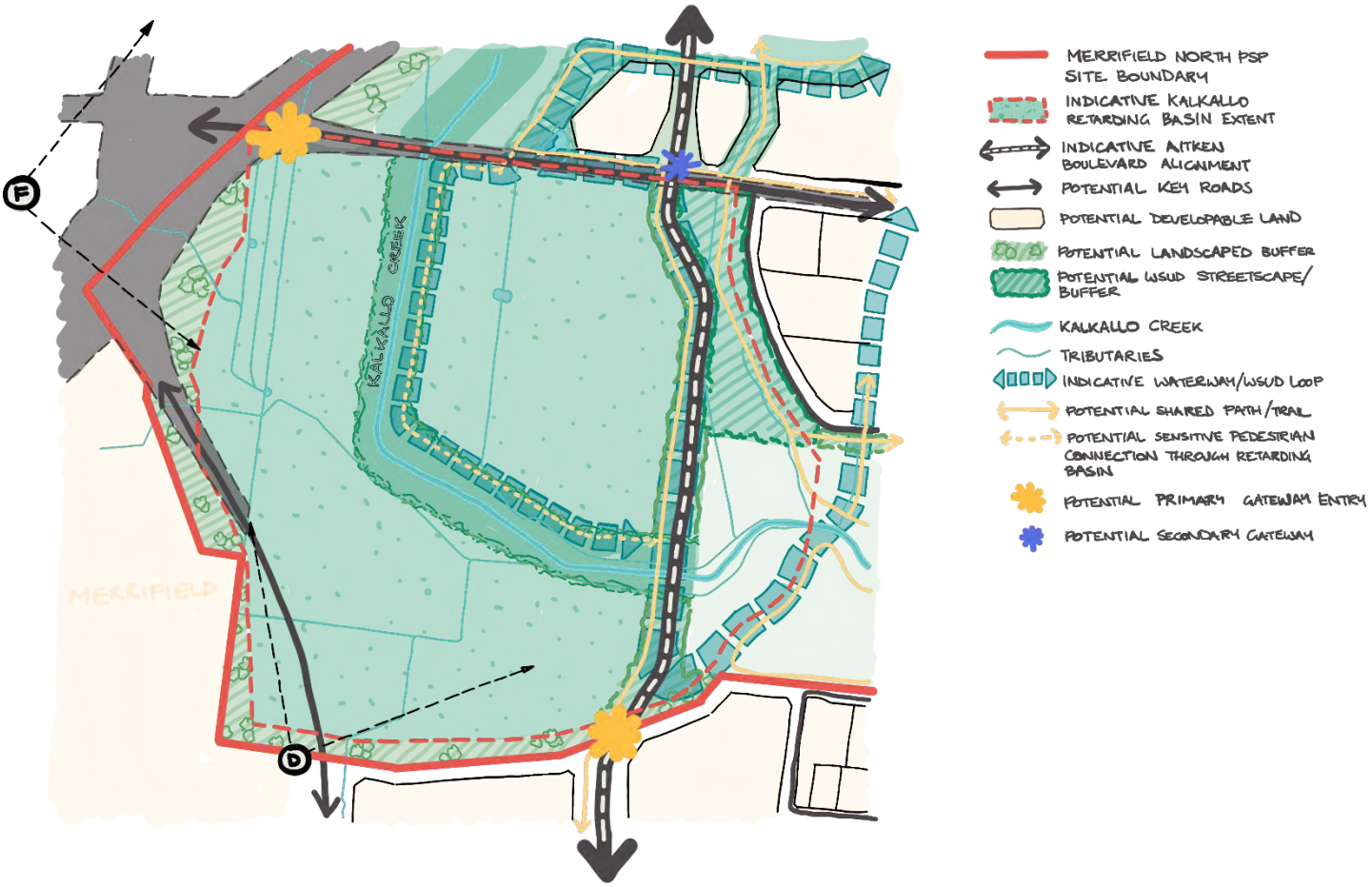
buffers, fencing, and maintenance and pedestrian access, responsive to landscape character and safety.

- Support broader precinct integration and cultural recognition through coordinated movement connections and ongoing collaboration with First Nations regarding maintenance and future interventions within marram baba Merri Creek Regional Park and along Kalkallo Creek, subject to the recommendations of an ecology assessment.

High-level Concept 2 – Kalkallo Retarding Basin

NOTE: *A Drainage Service Scheme (DSS) and an Integrated Water Management Plan (IWMP) are currently being prepared at the time this LCVIA was issued. Ensure any recommendations related to drainage and water management, inclusive of WSUD elements and the Kalkallo retarding basin within this LCVIA are to be considered within the broader context of the future DSS and IWMP once available.*

Figure 45: Kalkallo Retarding Basin High-Level Draft Concept Plan

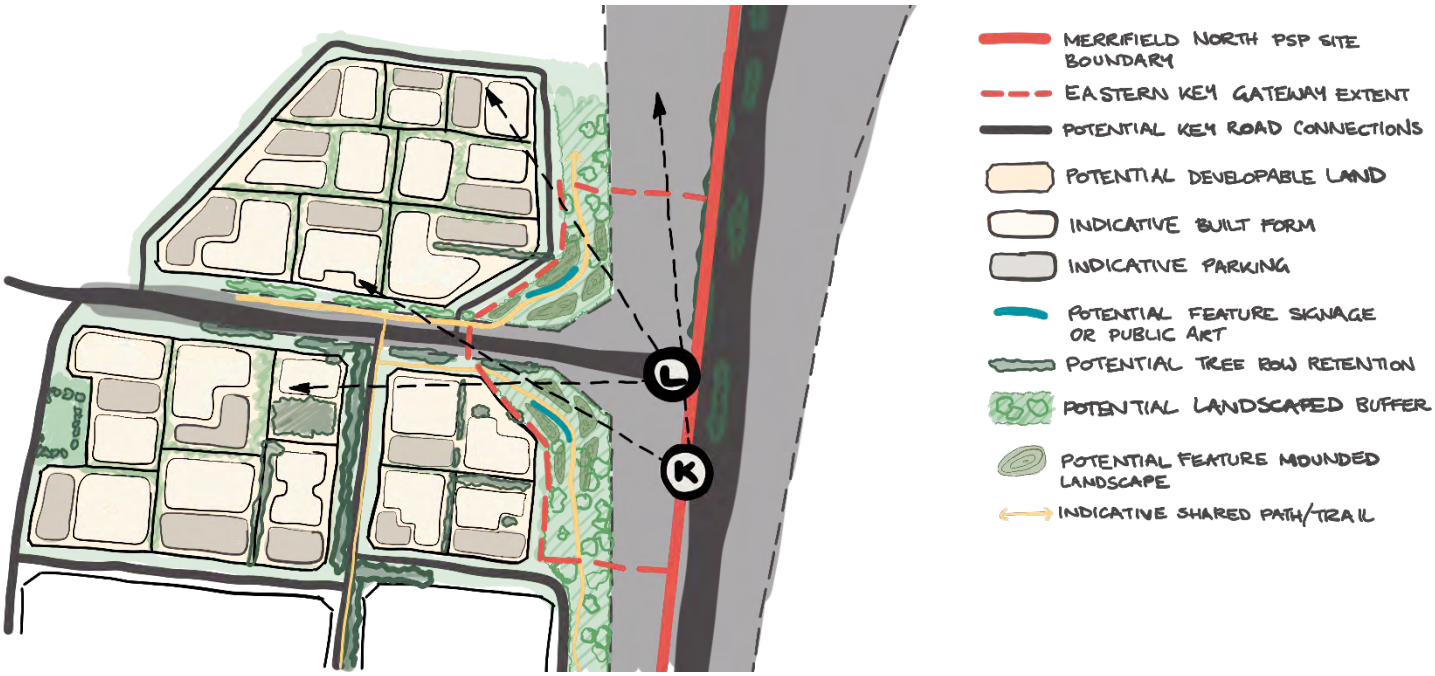


High-level Concept 2 Key Considerations:

- Apply a buffer treatment, such as a vegetated setback and/or soundwall treatment, to soften the landscape interface and manage noise along the Kalkallo Retarding Basin with future infrastructure and upgrade works associated with the OMR, Aitken Boulevard, Gunns Gully Road, and the key vehicular connection south to Donnybrook Road along the south-western extent of the PSP.
- Design Aitken Boulevard sensitively where it intersects the retarding basin and crosses Kalkallo Creek, including the exploration of a primary WSUD streetscape to help mitigate flooding and inundation risks.
- Investigate opportunities for future rehabilitation and renaturalisation of Kalkallo Creek within the Retarding Basin, including improved pedestrian access that follows the alignment of the creek.
- Provide path network connections to the broader PSP and open space network, particularly north and east along the extended Kalkallo Creek corridor.
- Consider a north–south pedestrian connection along the western side of Aitken Boulevard to provide views into the Retarding Basin and, more distantly, toward the hill ranges and Macedon Ranges to the west.

High-level Concept 3 – Western Views from Eastern Primary Gateway

Figure 46: *Western Views from Hume Freeway / Eastern Primary Gateway High-Level Draft Concept Plan*

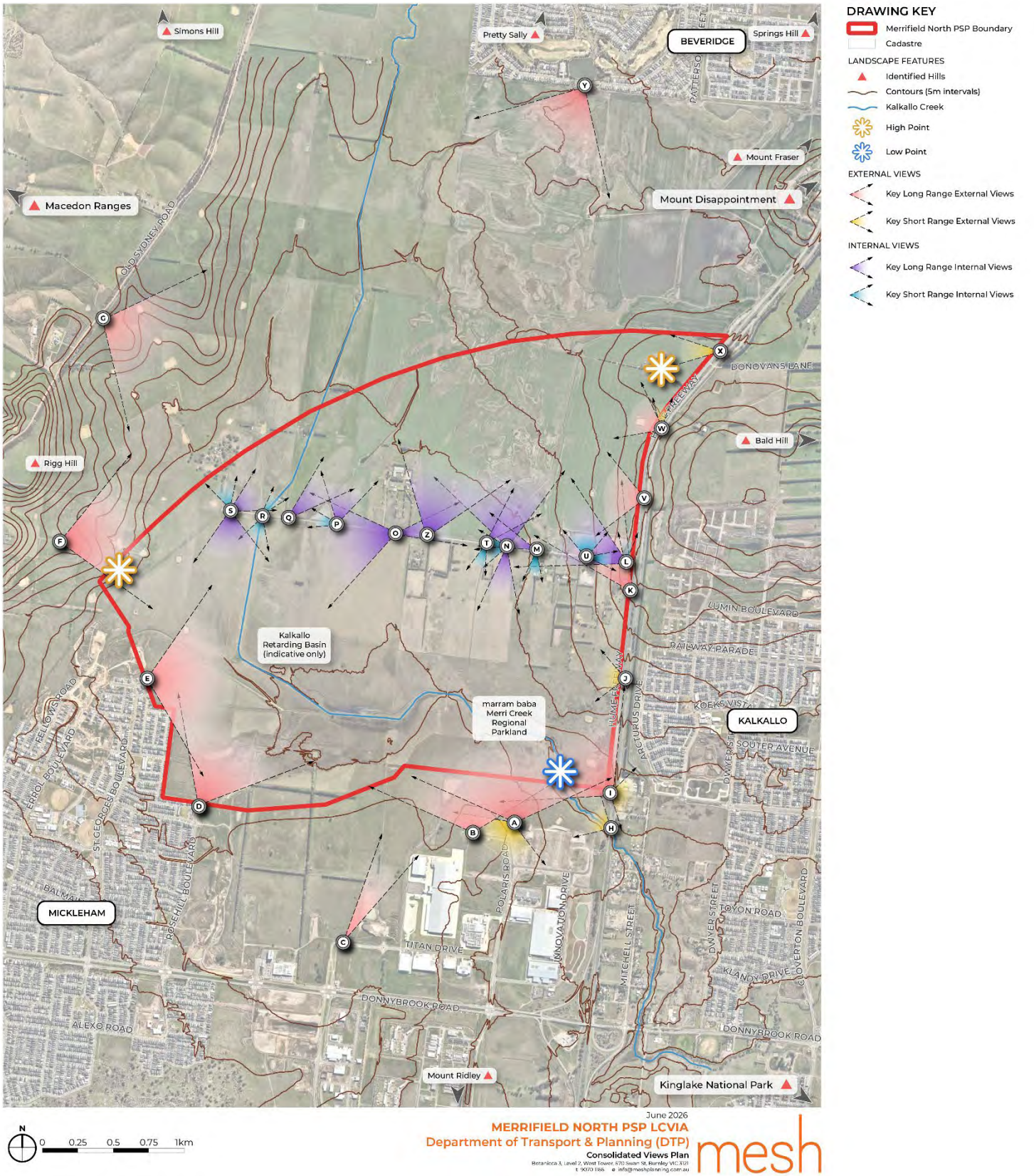


High-level Concept 3 Key Considerations:

- Ensure clear sightlines are maintained to primary gateway entry into the PSP for all incoming traffic movements.
- Ensure building façades contribute positively to the character of the employment precinct and minimise the placement of car parking within the frontage lots to maintain a landscape character along a built form.
- Where car parking is located at the street frontage ensure it is adequately screened with a meaningful landscape outcome,
- Create a strong sense of arrival and identity to the PSP through coordinated signage, public art, consistent street tree planting, feature planting, and potential landform treatments.
- Provide appropriate interface and buffer treatments along the Hume Freeway, such as tree row planting or acoustic walls, where required, while integrating safe and legible pedestrian and cyclist connections, and retaining existing mature tree rows within the future road network where possible to enhance immediate streetscape amenity.

6 APPENDIX A – Photographic Inventory

Merrifield North Precinct Structure Plan – Consolidated Views Plan



Viewpoint A	
Photo Location	Polaris Road within the Merrifield Business Park
GPS Location	-37.52771663888889, 144.94021666666666
Date	04.12.2025
Source	Mesh Planning
Direction	West
Comments	Western views out to Rigg Hill, other rolling foothills that follow Deep Creek and the Merrifield/Mickleham residential development. Distant western views out to the Macedon Ranges. To the left of the image, large format built form from the Business Park.



Viewpoint A	
Photo Location	Polaris Road within the Merrifield Business Park
GPS Location	-37.52771663888889, 144.94021666666666
Date	04.12.2025
Source	Mesh Planning
Direction	East
Comments	Eastern views to Hume Freeway, Kalkallo Hotel & Bald Hill. Distant eastern views to Mount Disappointment State Forest and south-eastern views to the Kinglake National Park.



Viewpoint A	
Photo Location	Polaris Road within the Merrifield Business Park
GPS Location	-37.52771663888889, 144.94021666666666
Date	04.12.2025
Source	Mesh Planning
Direction	Image 1: South-east Image 2: South-west
Comments	Southern views of Merrifield Business Park. Continuation of commercial development of a similar nature is to occur to the north and interfacing the southern boundary of the Merrifield North PSP. Some distant views of Mount Ridley can be seen between the buildings.

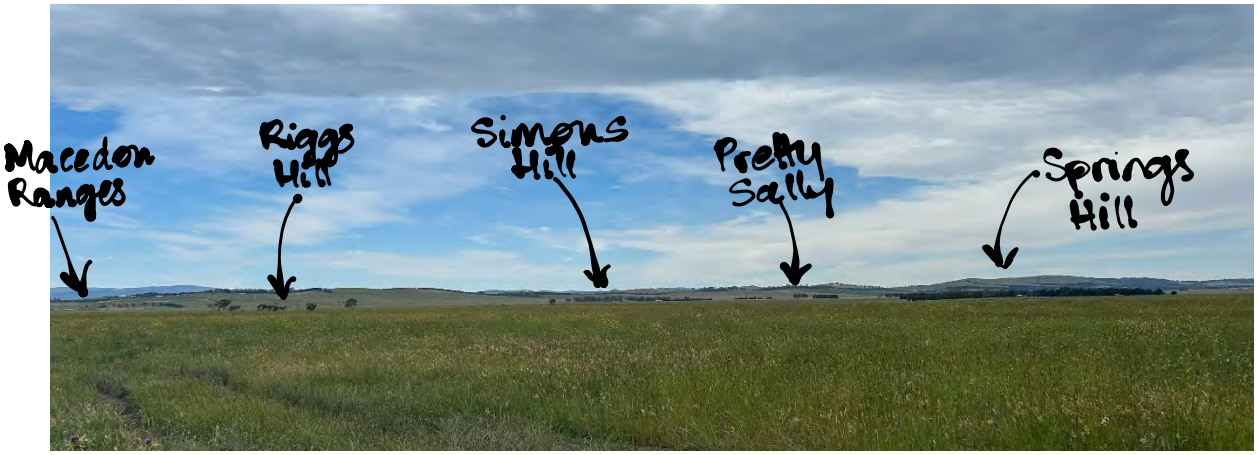




Viewpoint B	
Photo Location	Parkway Drive within the Merrifield Business Park
GPS Location	-37.52814444444445, 144.93681388888888
Date	04.12.2025
Source	Mesh Planning
Direction	North-east
Comments	North-eastern views out toward Beveridge and further distant views to Wallan. Mount Fraser and Springs Hill are to the north of Beveridge and between Wallan.



Viewpoint B	
Photo Location	Parkway Drive within the Merrifield Business Park
GPS Location	-37.52814444444445, 144.93681388888888
Date	04.12.2025
Source	Mesh Planning
Direction	North-west
Comments	North-western views out toward foothills. Multiple identified hills to the north can be seen from the southern boundary of the PSP and forming the horizon line, with little to no distant views beyond. Further to the west however there is a break into this horizon line in which the Macedon Ranges can be seen.



Viewpoint C	
Photo Location	91 Titan Drive (within the Merrifield Business Park)
GPS Location	-37.53498052777776, 144.92634444444445
Date	04.12.2025
Source	Mesh Planning
Direction	North-east
Comments	North-eastern views out toward Beveridge, and views of Mount Fraser through tree row vegetation. Note that this land to the north of where the image was taken is to be further developed as part of the business park.



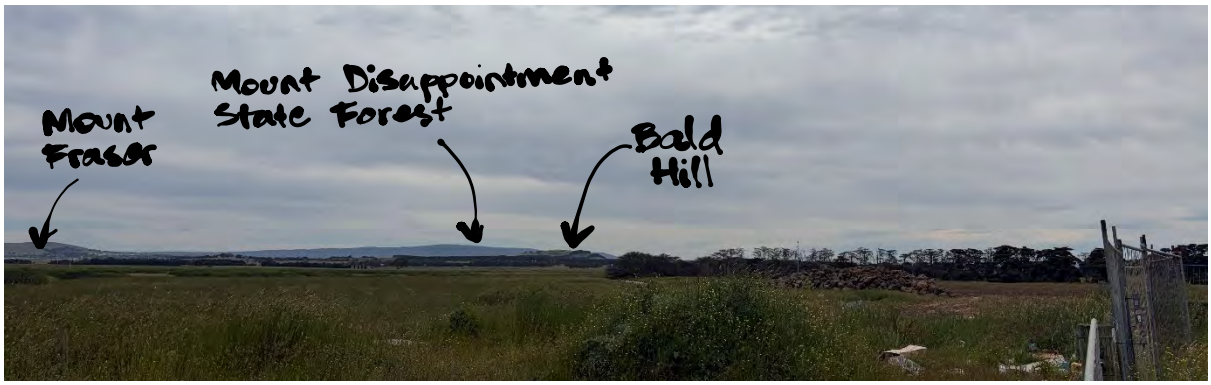
Viewpoint D	
Photo Location	67 Cochrane Av, Mickleham
GPS Location	-37.5258666388889, 144.91487219444446
Date	04.12.2025
Source	Mesh Planning
Direction	West
Comments	Western views of Merrifield residential development. Beyond the development Rigg Hill can be seen. This image is taken at the interface of where the Kalkallo retarding basin is proposed to be located. There is the potential road exiting/extending from the proposed OMR, may also cut across this interface.



Viewpoint D	
Photo Location	67 Cochrane Av, Mickleham
GPS Location	-37.5258666388889, 144.91487219444446
Date	04.12.2025
Source	Mesh Planning
Direction	North, north-east
Comments	Northern and north-eastern views of Merrifield North PSP and farmlands. Views of Beveridge and surrounding hills, such as Mount Fraser and Springs Hill as the more prominent. Distant views of the Mount Disappointment State Forest can be seen from here. This image is taken at the interface of where the Kalkallo retarding basin is proposed to be located. There is the potential road exiting/extending from the proposed OMR, may also cut across this interface.



Viewpoint D	
Photo Location	67 Cochrane Av, Mickleham
GPS Location	-37.5258666388889, 144.91487219444446
Date	04.12.2025
Source	Mesh Planning
Direction	East
Comments	Eastern views of Merrifield North PSP and farmlands. Views of Beveridge and surrounding hills, such as Mount Fraser and Bald Hill as the more prominent. Existing Cypress sp. tree rows blocking views to the Merrifield Business Park. Distant views of the Mount Disappointment State Forest can be seen from here. This image is taken at the interface of where the Kalkallo retarding basin is proposed to be located. There is the potential road exiting/extending from the proposed OMR, may also cut across this interface.

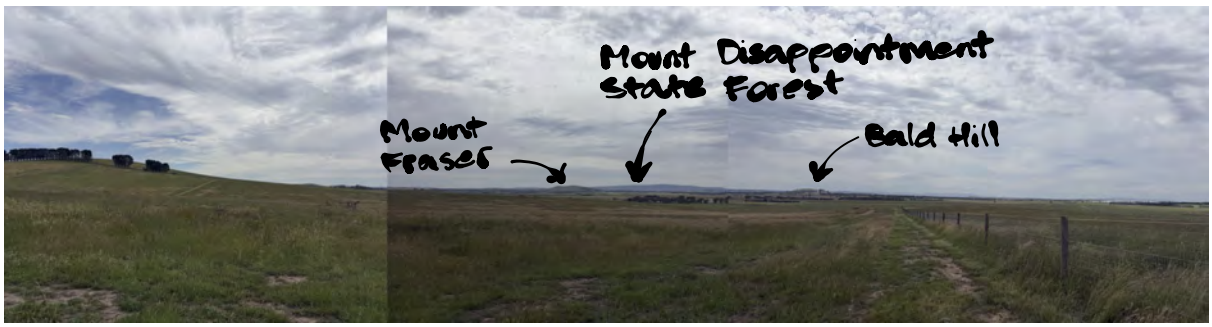


Viewpoint E	
Photo Location	261 Errol Blvd, Mickleham
GPS Location	-37.517954, 144.910635
Date	04.12.2025
Source	Mesh Planning

Direction	North (left) to south-east (right)
Comments	Long range eastern view of Beveridge and hilltops, including Springs Hill, Green Hill, Mount Fraser and Bald Hill. Distant view further out to Kinglake National Park and Mount Disappointment State Forest.



Viewpoint F	
Photo Location	330 Old Sydney Rd, Beveridge
GPS Location	-37.508958, 144.903994
Date	04.12.2025
Source	Mesh Planning
Direction	North (left) to south-east (right)
Comments	To the left (north) of the photo collage the topography inclines with some views to Beveridge and Spring Hill. Out to the east clear views of Mount Fraser, Mount Disappointment State Forest and Bald Hill can be seen at this elevation. There are views to the right (south) of the Merrifield business park.



Viewpoint G	
Photo Location	Old Sydney Rd, Beveridge
GPS Location	-37.494838, 144.907571
Date	04.12.2025
Source	Mesh Planning
Direction	North (left) to south-east (right)

Comments	South-eastern views towards the PSP area from Old Sydney Road. Long range view of Bald Hill to the east (centre) and Mount Ridley to the south-east, and a glimpse of Mount Fraser to the north-east (left). Distant views of Mount Disappointment State Forest.



Viewpoint from Donnybrook Road (outside plan extent)	
Photo Location	Donnybrook Road, Mickleham
GPS Location	-37.533505, 144.887150
Date	04.12.2025
Source	Mesh Planning
Direction	North-East
Comments	Views north-east from Donnybrook Road to the Merrifield North PSP. Foothills to the right of the image inclusive of Rigg Hill. Further long range views can be seen of Bald Hill, Mount Fraser, Springs Hill and Green Hill. Beyond this views to the Mount Disappointment State Forest can also be seen.



Viewpoint H	
Photo Location	Hume Freeway
GPS Location	-37.528035, 144.947449

Date	04.12.2025
Source	Mesh Planning
Direction	West
Comments	View of Kalkallo Creek from Hume Freeway, distant views of Rigg Hill



Viewpoint I	
Photo Location	Hume Freeway
GPS Location	-37.526125, 144.947283
Date	04.12.2025
Source	Mesh Planning
Direction	West
Comments	View west of Merrifield North PSP from Hume Freeway, distant views of Rigg Hill



Viewpoint I

Photo Location	Hume Freeway
GPS Location	-37.526125, 144.947283
Date	04.12.2025
Source	Mesh Planning
Direction	North
Comments	Views north of Merrifield North PSP from Hume Freeway, views of trees rows with PSP area, views of mature eucalyptus tree vistas along Hume Freeway and on the interface of the PSP



Viewpoint I	
Photo Location	Hume Freeway
GPS Location	-37.526125, 144.947283
Date	04.12.2025
Source	Mesh Planning
Direction	South-east
Comments	Views south-east of Kalkallo Hotel and service stations



Viewpoint J	
Photo Location	Hume Freeway
GPS Location	-37.520187, 144.948279
Date	04.12.2025
Source	Mesh Planning
Direction	West
Comments	Views west through native vegetation of Merrifield PSP from Hume Freeway



Viewpoint K	
Photo Location	Hume Freeway
GPS Location	-37.512485, 144.949598
Date	04.12.2025
Source	Mesh Planning
Direction	North-West
Comments	Views North-west of Simon Hill, Pretty Sally and other foothills to the west. Travelling north along Hume Freeway and leading up to Gunns Gully Road.



Viewpoint L	
Photo Location	Intersection of Gunns Gully Road & Hume Freeway
GPS Location	-37.511145, 144.949496
Date	04.12.2025
Source	Mesh Planning
Direction	West, North-west
Comments	Views west along Gunns Gully Road, views of Rigg Hill directly in front and Simon Hill to the right of the image, distant views of Macedon Ranges





Viewpoint L	
Photo Location	Intersection of Gunns Gully Road & Hume Freeway
GPS Location	-37.511145, 144.949496
Date	04.12.2025
Source	Mesh Planning
Direction	North
Comments	Views North along PSP perimeter of mature native tree vista



Viewpoint M	
Photo Location	63 & 75 Gunns Gully Road, Mickleham
GPS Location	-37.510281, 144.942173
Date	04.12.2025
Source	Mesh Planning
Direction	South
Comments	Views south of stoney rises on private property



Viewpoint M	
Photo Location	63 & 75 Gunns Gully Road, Mickleham
GPS Location	-37.510281, 144.942173
Date	04.12.2025
Source	Mesh Planning
Direction	West
Comments	Views west along Gunns Gully Road, Cypress tree row blocking southern views, clear views west of Rigg Hill, Macedon Ranges and other foothills



Viewpoint N	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.510025, 144.939732
Date	04.12.2025
Source	Mesh Planning
Direction	South
Comments	Views south across open pastoral land to industrial buildings in the Merrifield North PSP. Distant view so Mount Ridley behind buildings



Viewpoint N	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.510025, 144.939732
Date	04.12.2025

Source	Mesh Planning
Direction	South-west
Comments	Views south-west of tributary / irrigation channel



Viewpoint N	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.510025, 144.939732
Date	04.12.2025
Source	Mesh Planning
Direction	North, North-East
Comments	Views north & north-east of Simon Hill, Pretty Sally, Spring Hill Green Hill and Mount Fraser, views include to Beveridge





Viewpoint N	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.510025, 144.939732
Date	04.12.2025
Source	Mesh Planning
Direction	West
Comments	Views west of existing rural properties, slightly obstructed distant views



Viewpoint O	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.508732, 144.929543
Date	04.12.2025
Source	Mesh Planning
Direction	South-West

Comments	Views south-west of Merrifield residential development and Rigg Hill



Viewpoint O	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.508732, 144.929543
Date	04.12.2025
Source	Mesh Planning
Direction	East
Comments	View east along Gunns Gully Road with distant views of Mount Disappointment State Forest and Bald Hill, slightly obstructed from tree vistas at PSP perimeter



Viewpoint P	
Photo Location	Gunns Gully Road, Mickleham

GPS Location	-37.508282, 144.925164
Date	04.12.2025
Source	Mesh Planning
Direction	West
Comments	Views west along Gunns Gully Road, view of power station and Riggs Hill



Viewpoint P	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.508282, 144.925164
Date	04.12.2025
Source	Mesh Planning
Direction	North
Comments	Views north from Gunns Gully Road of farmland, distant views of Simon Hill, Pretty Sally and Spring Hill, also includes distant views of Beveridge



Viewpoint Q	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.507945, 144.922410
Date	04.12.2025
Source	Mesh Planning
Direction	West
Comments	Views north-east of retarding basin, distant views of Mount Fraser and Mount Disappointment State Forest



Viewpoint R	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.507716, 144.920202
Date	04.12.2025
Source	Mesh Planning
Direction	South
Comments	Views south of the Kalkallo Creek from Gunns Gully Road



Viewpoint R	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.507716, 144.920202
Date	Nov 2014
Source	Google Street View
Direction	North-East
Comments	Views north-east of Kalkallo Creek



Viewpoint S	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.507313, 144.917329
Date	04.12.2025
Source	Mesh Planning
Direction	North-West
Comments	Views north-west of residential sitting on the perimeter of the PSP boundary



Viewpoint S	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.507313, 144.917329
Date	04.12.2025
Source	Mesh Planning
Direction	North-east

Comments	Views north-east incorporate obstructed distant views of Mount Fraser, Mount Disappointment State Forest and Bald Hill



Viewpoint S	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.507313, 144.917329
Date	04.12.2025
Source	Mesh Planning
Direction	South
Comments	Views south of Merrifield residential development & foothills to the west (right of image)



Viewpoint S	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.507313, 144.917329
Date	04.12.2025
Source	Mesh Planning
Direction	South-east

Comments	Views south-east of industrial buildings within Merrifield Business Park



Viewpoint T	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.509805, 144.938217
Date	04.12.2025
Source	Mesh Planning
Direction	South
Comments	Views south of tributary/channel



Viewpoint T	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.509805, 144.938217
Date	04.12.2025
Source	Mesh Planning
Direction	North
Comments	Views north of tributary/channel, distant view of Mount Fraser



Viewpoint U	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.510729, 144.945813
Date	04.12.2025
Source	Mesh Planning
Direction	North
Comments	Obstructed views north, glimpses of Simon Hill & Spring Hill





Viewpoint U	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.510729, 144.945813
Date	04.12.2025
Source	Mesh Planning
Direction	East
Comments	Views east along Gunns Gully to Hume Freeway



Viewpoint V	
Photo Location	Hume Freeway
GPS Location	-37.506693, 144.950567
Date	04.12.2025
Source	Mesh Planning
Direction	West, North-west

Comments	Views west from Hume Freeway, view of productive farmland back to Gunns Gully Road and distant views across to Rigg Hill and Macedon Ranges. North-west views to Simon Hill and Pretty Sally.





Viewpoint W	
Photo Location	Hume Freeway
GPS Location	-37.502597, 144.951960
Date	04.12.2025
Source	Mesh Planning
Direction	West, North-west
Comments	Views north-west from Hume Freeway, view of productive farmland and dam, and distant views across to Macedon Ranges, Simon Hill and Pretty Sally.



Viewpoint W	
Photo Location	Hume Freeway
GPS Location	-37.502597, 144.951960
Date	04.12.2025
Source	Mesh Planning
Direction	North
Comments	Views north from Hume Freeway, view of productive farmland and residents, distant views of Pretty Sally and Springs Hill.



Viewpoint X	
Photo Location	Hume Freeway
GPS Location	-37.497760, 144.957110
Date	04.12.2025
Source	Mesh Planning
Direction	South-west

Comments	Views south from Hume Freeway, view of productive farmland within PSP, obstructed distant views of Macedon Ranges and foothills.



Viewpoint Y	
Photo Location	Mandalay Cct
GPS Location	-37.480587, 144.946603
Date	04.12.2025
Source	Mesh Planning
Direction	South
Comments	Views south from Beveridge, looking across PSP area, distant views of industrial buildings within Merrifield Business Park, Mount Ridley behind the industrial buildings, views across to Merrifield residential development to the south-west (right of image) Rigg Hill and other foothills can be viewed



Viewpoint Z	
Photo Location	Gunns Gully Road, Mickleham
GPS Location	-37.509309, 144.933734
Date	04.12.2025
Source	Mesh Planning
Direction	North, North-east
Comments	Views north of productive farmland, including rural residents, distant views of Simons Hill, Pretty Sally, Springs Hill & Mount Fraser



