

Submission #	Date	Submission entered (verbatim)
1	2026-03-10	The proposed major road within the Significant Landscape Overlay (SLO) is unsuitable at this location. To protect and maintain habitat connectivity across the landscape, it is essential that this road be relocated outside the SLO. The Precinct Structure Plan (PSP) should be redesigned to incorporate effective fauna passage throughout all areas identified as having landscape values, and to ensure seamless connectivity between these areas and designated conservation zones.
2	2026-03-10	Well, the nation is struggling with housing crises. GO FOR IT! Maybe before that, give us some dual occupancy, sub-divisions, granny flat permissions or Rooming House development permissions. Even before that, if you want to get the sewage lines drawn in, be awesome.
3	2026-03-10	It is important to have safe and fast access roads, the main road entering the estate should be limited access with no driveways, with a series of roundabouts accessing local roads. There should also be land reserved for light rail connecting to a train station in addition to grade separate freeway access route. Land should also be reserved for an arterial road or bypass. Creating safe and desirable communities.
5	2026-03-12	My issue with this plan is where are all these people going to work? How are they going to get to work? The current planning appears to me to result in huge commute times which will lead to substantial social issues due to just enough downtime and rest to maintain healthy mental health for the families living in this new development.
6	2026-03-12	I would like to raise awareness to the Diggers Rest-Coimadai road and Gisbourne road capacity with this new proposed Merrimu psp. There is in no way the infrastructure to support 8000 new homes with single lane roads in and around the area. I have lost family members in car accidents on the Diggers Rest- Coimadai road due to dangerous conditions. I could only imagine how bad conditions would be with up to 8000 new cars on these roads every day. Bacchus Marsh and Darley are a major food producer for the state of Victoria and this level of proposed growth in the area could jeopardise the efficiency and sustainability of the beautiful nature and farming that the area brings the state of Victoria. It's very disappointing to think we would lose the any future interest of farmers and local producers because of over saturation of people into the local area.
7	2026-03-13	I oppose the planned development of this region. Traffic alone will increase along an already busy Gisborne Rd (Darley end). What is the impact on wildlife and native animals with this development? In a town that has always prided itself on having a country vibe, why would residents want 8000 compact blocks added? Its urban density gone wrong! Bacchus Marsh should be left alone, and allow it to remain the beautiful country town it is, and leave the high density developments to other areas. We don't want this.
8	2026-03-16	Housing Density surrounding Possumtail Run Historically the PSP engagement identified a development principle that hasn't been fully realised in the current draft of the PSP, although it is noted, what it means is not quantified or indicated in the plan. It was agreed that G8: "Subdivision design should respond and provide a transition in density from: • Remaining existing low density properties along Flanagans Drive, Lindsay Avenue, Streeton Drive, Davies Court and Drysdale Court. • Existing development adjoining the PSP including Possumtail Run and Dodemaide Circuit. • Bushfire threats and setbacks • Long Forest Conservation Reserve " p.16 The current plan does not indicate a scaled block sizing from on average 1 hectare blocks on Possumtail Run, to something larger than the lowest housing density in the PSP of 'balance' 666m2 blocks as indicated on pages 18 and 19. A transition to 1 acre blocks as transition size between 1 hectare and 'balance' would be a preferred approach. See Plan 3, page 19
8	2026-03-16	Traffic amenity of Possumtail Run A high school is proposed to be built on Possumtail Run. The residents of Possumtail Run have only one road to obtain access to and from their homes. Indicating this road as a boundary of the school and access road for the school will significantly impact the residents of Possumtail Run. It is preferred to redirect school traffic to the west of the school for pick up and drop off and to restrict Possumtail Run as a local access street level 1 only with no parking permitted along Possumtail Run. See Plan 4, page 24.
8	2026-03-16	Rates based on land value It is anticipated that some existing Merrimu blocks may choose to subdivide over time as the development progresses. Even though outside the PSP, Possumtail Run is bound by a covenant that prevents sub-division. Most blocks on Possumtail Run average approximately 1 hectare. The PSP indicates 3 primary dwelling sizes • Town centre at 30 blocks per hectare, with an average of 330 sqm per block • Amenity at 25 blocks per hectare, with an average of 400 sqm per block • Balance at 15 blocks per hectare, with an average of 666 sqm per block I understand that the VPA does not set rate requirements, but the density of housing proposed by the PSP will increase the value of land in the area and result in untenable rates costs for those living on larger blocks. I advocate that a recommendation is made to the Moorabool council to modify the rates algorithm for rural residential and rural conservation zone in consideration of the: • number of people participating in council provided services, • the value of rates paid to date, • the tenure of the local residents Not just the valuation of their property. It is preferred to regrade or re-zone the larger properties with a new algorithm to calculate a reasonable rates fee. See Table 4; Dwelling Yields
8	2026-03-16	Level 2 street on the edge of the precinct backing on to Possumtail Run lots 1 to 9 There is concern about the scale of the road backing onto Possumtail Run lots 1 to 9 that ends at the waterway and drainage reserve. It is advocated that the level 2 be reduced to an ELR residential only and confirmed as a no through road. See Plan 4, page 24
9	2026-03-18	Would like to contribute to development
10	2026-03-19	With struggling infrastructure, and a loss of prime ag land. Why would the vpa think it is a great place to put more homes, where is the investment into jobs, infrastructure, one secondary school that is already over crowded. Not to mention the vpa lack of investment for transport to the region with no works on the western highway for the who commute or a boost to public transport.

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11	2026-03-19	There are already far too many people in Bacchus; the township and roads can't cope as it is. Stop building more houses here; it's just going to become another Melton.
	2026-03-19	I'm on [REDACTED] and I will contribute to the PSP on the condition that the land will be rezoned for subdivision and the acquired land 500sqm is negotiated with the compensation of loss of trees and paid at rezoned rate. Happy to sit down and have a formal discussion if need be.
12	2026-03-20	Terrible idea we do not have the infrastructure to support more people, shall do everything I can to stop and slow this down
	2026-03-21	Nothing entered
13	2026-03-22	I welcome the job opportunities and boost in numbers to our community, however before adding another 24,000 people and cars to the west the federal and state governments along with local councils need to improve and widen the roads. There is no point having more housing if no one can get to it due to traffic congestion
14	2026-03-24	Whilst it is encouraging to see an amount of 10% social housing included within the document, it is not clear whether this will be an expectation of developers or a "good to have" estimate of what is needed to address the shortfall of social housing in the Bacchus Marsh area. "To inform an estimated target for the voluntary provision of affordable housing, including social housing, in accordance with affordable housing policy, evidence and guidance. " What is the policy for affordable housing being referred to here? What is the trigger for delivery of schools and transport connections? The Maddingley area is one example of an area where there are currently no primary schools, with growth in the area requiring travel to schools in other areas by car or public transport if available, which has increased traffic on roads. G3 and G4 use the words encourage and consider, rather than providing an expectation which lack enforcement. Toilets are mentioned, but this could be strengthened to consider gendered impacts, including location, and accessibility including gender-neutral options and access to baby change facilities as a requirement for all toilet blocks.
15	2026-03-25	Preference is for the development to go ahead, and Streeton Drive residents to be able to subdivide their land.
	2026-03-25	Nothing entered
16	2026-03-25	I would like the development to go ahead, and Streeton Drive land owners to be able to subdivide their land
17	2026-03-27	To whom it may concern, I am writing as a resident of Possumtail Run, Merrimu to express my strong concerns regarding the proposed development in the area, including residential housing, a school, and a shopping precinct. Firstly, the proposal presents a significant fire risk, particularly given the lack of a clearly outlined emergency management plan. The area borders Long Forest, which is already considered high risk for bushfires. A substantial increase in housing, combined with additional traffic from a school and shopping facilities, would severely limit evacuation capacity. In an emergency, restricted road access could place residents at serious risk. Secondly, there appears to be a contradiction in the council's position regarding road capacity. Previously, a single school bus operating twice daily was deemed unsuitable due to road limitations. However, this proposal introduces a school that would generate consistent and high-volume traffic, particularly during peak hours. This inconsistency raises serious concerns about the suitability of existing infrastructure. Thirdly, the proposed subdivision of land is likely to increase rates for existing residents, particularly those on larger blocks that cannot be subdivided due to zoning restrictions. This places an unfair financial burden on residents who will not benefit from the development in the same way. Lastly, the development would significantly alter the rural character of the area, which residents have intentionally chosen for its tranquillity. Increased urbanisation will negatively impact local wildlife and the natural environment, undermining the very qualities that define the community. For these reasons, I strongly urge reconsideration of this proposal and request that the long-term safety, infrastructure limitations, and environmental impact be carefully evaluated. Kind regards, [REDACTED]
18	2026-03-27	To whom it may concern, I am writing to formally object to the proposed development in Merrimu, which includes the introduction of residential housing, a school, and a shopping precinct. One of my primary concerns is the increased bushfire risk this development would create. The area is already located near Long Forest, which is known to be bushfire-prone. Introducing a high volume of residents, along with additional daily traffic from a school and commercial facilities, raises serious concerns about evacuation safety. At present, road access is limited, and in the event of an emergency, increased congestion could significantly delay or prevent residents from exiting the area safely. In addition, there appears to be a lack of consistency in how infrastructure capacity has been assessed. It has previously been stated that local roads were not suitable to accommodate even a single school bus service on a limited schedule. It is therefore difficult to understand how the same road network would be considered adequate for a full-scale school, which would generate frequent and concentrated traffic throughout the day. This raises questions about whether the current infrastructure can realistically support the proposed changes. There are also concerns regarding the financial impact on existing residents. The subdivision of surrounding land is likely to result in increased property rates, particularly for those who own larger properties that are unable to be subdivided under current zoning restrictions. This creates an inequitable situation where some residents face higher costs without any corresponding benefit. Finally, the proposed development would fundamentally alter the character of the area. Merrimu is valued for its quiet, rural environment and natural landscape. Increased density and commercial activity would inevitably disrupt local wildlife and diminish the sense of space and tranquillity that current residents sought when choosing to live here. Given these concerns, I respectfully request that the proposal be reconsidered, with greater attention given to safety, infrastructure limitations, environmental preservation, and the impact on existing residents. Kind regards, [REDACTED]
19	2026-03-27	oad should go through Melton as well no Geelong rd from Melton
20	2026-03-27	Current roads and infrastructure need to be updated BEFORE the projected housing is built. Bacchus Marsh CANNOT handle the increase in population, traffic and parking that these house will bring. Time and time again estates and houses are add with promises of infrastructure improvements that all of a sudden get forgotten about or budget can no longer support and then the existing residents suffer.

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21	2026-03-27	I don't think the extra traffic will be appreciated by those who live in the proposed area. My greatest concern is for the wildlife, and the area that has been highlighted has a lot of wildlife in it! This is why I am against your current proposal. Melton needs better access to Geelong Road! Many from the ever growing Melton area are coming through Bacchus Marsh to access the Geelong Road and this is greatly contributing towards traffic congestion in Grant Street Bacchus Marsh. It would also be best for their fuel economy if a road is built from Melton to Geelong Road where there is fewer trees, forests and less wildlife. Trucks then can bypass the small streets of Bacchus Marsh and instead go through Melton. The new road can either go around Melton Reservoir, or over it via a bridge, as the reservoir is quite narrow. Building a large road that joins Gisbourne Rd/Grant St is only going to add more traffic to that street. We need to steer traffic away from that road, instead of directing traffic to it. The trucks at the quarry could (by using existing roads) easily go through Melton's larger roads instead if you simply give Melton better access to Geelong Rd. Your current proposal looks to only increase truck usage of the Bacchus Marsh Avenue of Honour, which is highly valued by local residents and of great heritage and historic importance! Trucks need to be directed away from the avenue, instead of being directed towards it! Trucks are very dangerous in the Avenue, with a vast majority of trucks failing to give way to oncoming traffic at give way signs, instead they often drive out in front of oncoming cars! Not to mention the extra pot holes that these trucks cause to Bacchus Marsh's roads. Thank you for taking the time to read my submission and consider my thoughts.
22	2026-03-27	Address: [REDACTED] Submission Details: I am writing to formally submit my strong support for the Merrimu Precinct Structure Plan, specifically regarding the urgent delivery of the "Western Link" road. As a resident of [REDACTED], I witness firsthand the significant volume of heavy vehicle traffic that currently utilizes this route to transit through the Bacchus Marsh town centre and Darley. The continued reliance on Gisborne Road as a primary thoroughfare for trucks presents several critical issues that impact the daily lives of local residents: Safety Concerns: The interaction between heavy freight vehicles and local passenger traffic, pedestrians, and cyclists in the town centre and residential stretches of Gisborne Road is a major safety hazard. Residential Amenity: The noise, vibration, and air quality impacts of constant truck movements past my front door at [REDACTED] significantly diminish the livability of this area. Traffic Congestion: The presence of large articulated vehicles in the town centre causes unnecessary bottlenecks, delaying local commuters and impacting the efficiency of our local road network. The Western Link is a vital piece of infrastructure that will provide a much-needed alternative for heavy vehicles, effectively bypassing the town centre and Darley residential zones. It is my firm belief that the sooner this link is constructed and operational, the safer and more livable Bacchus Marsh will become. I urge the Victorian Planning Authority (VPA) and relevant stakeholders to prioritize the funding and delivery of the Western Link as part of the Merrimu development to alleviate these long-standing pressures on our community.
23	2026-03-28	I do t believe this should be approved until western freeway has an upgrade Road congestion is a problem already
24	2026-03-29	To Whom It May Concern, I am a resident of Merrimu and wish to lodge a formal objection to the proposed development currently under consideration. My concerns relate to bushfire safety, the direct impact of the proposed school on Possumtail Run residents, increased financial burden on residents outside the development boundary, and the loss of rural amenity and character that defines Merrimu. 1. Bushfire Risk and Emergency Management Merrimu is a recognised high bushfire-risk area, characterised by grassland, rural properties, and vegetation that is vulnerable to fire events. Increasing residential density and introducing community facilities such as a school significantly increases the number of people and assets exposed to bushfire risk. This development will: Increase evacuation demand during emergency events. Place significant pressure on local roads that are not currently designed for high-volume evacuation. Potentially compromise access and response time for emergency services. Until comprehensive bushfire risk assessments, evacuation modelling, and emergency access planning are publicly demonstrated, the proposal presents an unacceptable risk to both existing and future residents. 2. Direct Impact of Proposed School on Possumtail Run Residents The proposed school located closest to Possumtail Run will have a direct, ongoing, and disproportionate impact on residents living along Possumtail Run, despite these properties being located outside the proposed development boundary. The daily operation of a school will generate: High volumes of vehicle traffic during peak morning and afternoon periods. Regular bus movements, service vehicles, and delivery trucks. Increased noise from traffic, buses, school bells, playground activity, and after-hours school use. Possumtail Run is a quiet rural road not designed to accommodate frequent heavy vehicles, buses, or high traffic volumes. Increased traffic introduces significant road safety concerns, particularly for: Residents and their children accessing driveways. Children waiting for or alighting from school buses. Pedestrians, cyclists, and horse riders who currently use the road safely. The introduction of sustained noise and traffic activity represents a major change to the existing rural environment. Residents along Possumtail Run will experience reduced safety, loss of amenity, and decreased enjoyment of their properties without receiving any direct benefit from the development. These impacts should be given substantial weight in the planning assessment. 3. Increased Rates Impact on Possumtail Run Residents (Outside Development Boundary) The subdivision of land and associated infrastructure upgrades are likely to result in increased municipal rates and ongoing costs for residents along Possumtail Run, despite these properties being outside the proposed development boundary. Residents may be required to contribute financially through: Increased council rates. Infrastructure upgrades and ongoing maintenance. Service demands generated by the development. This raises serious concerns regarding fairness and equity, as existing residents outside the development area may bear financial burdens associated with a development from which they receive little or no benefit. Many residents chose this location specifically for its rural character and low-impact infrastructure expectations. The potential cost impacts on Possumtail Run residents should be carefully examined before the proposal progresses. 4. Loss of Peace, Quiet, and Rural Character Merrimu is valued for its peaceful, low-density rural character. The proposed development represents a fundamental and irreversible shift away from the qualities that attracted residents to the area. The development will result in: Increased noise levels from traffic, school activity, and ongoing development. Higher population density. Urbanisation that is inconsistent with the existing township and rural character. Once lost, the tranquillity and rural nature of Merrimu cannot be restored. This proposal risks permanently altering the character of the area to the detriment of existing residents. Conclusion For the reasons outlined above, I believe the proposed development is not appropriate for Merrimu in its current form. The cumulative impacts on fire safety, road safety, noise, financial burden, and rural amenity have not been adequately addressed. I respectfully request that the planning authority give full consideration to this submission and reconsider the proposal accordingly. Yours sincerely, [REDACTED]
25	2026-03-29	N/A

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26	2026-03-29	<p>To whom it may concern I am a resident of Merrimu and wish to lodge a formal objection to the proposed development currently under consideration. My concerns relate to bushfire safety, increased financial burden on residents outside the development boundary, and the loss of rural amenity and character, including wildlife that defines Merrimu. 1. Bushfire Risk and Emergency Management Merrimu is a recognised high bushfire-risk area, characterised by grassland, rural properties, and vegetation making it vulnerable to fire events. Increasing residential density and introducing community facilities such as a school significantly increases the number of people and assets exposed to bushfire risk. This development will: Increase evacuation demand during emergency events. Place significant pressure on local roads not currently designed for high-volume evacuation. Potentially compromise access and response time for emergency services. Until comprehensive bushfire risk assessments, evacuation modelling, and emergency access planning are publicly demonstrated, the proposal presents an unacceptable risk to both existing and future residents. 2. Increased Rates Impact on Residents (Outside Development Boundary) The land subdivision and associated infrastructure upgrades will likely increase municipal rates and ongoing costs for residents, even though these properties are outside the proposed development boundary. Residents may be required to contribute financially through: Increased council rates. Infrastructure upgrades and ongoing maintenance. Service demands generated by the development. This raises serious concerns regarding fairness and equity, as existing residents outside the development area may bear financial burdens associated with a development from which they receive little or no benefit. Many residents chose this location specifically for its rural character and low-impact infrastructure expectations. 3. Loss of Peace, Quiet, and Rural Character Merrimu is valued for its peaceful, low-density rural character. The proposed development represents a fundamental and irreversible shift away from the qualities that attracted residents to the area. The development will result in: Increased noise levels from traffic, school activity, and ongoing development. Higher population density Urbanisation that is inconsistent with the existing township and rural character. Once lost, the tranquillity and rural nature of Merrimu cannot be restored. This proposal risks permanently altering the character of the area to the detriment of existing residents. Wildlife would have nowhere to go leading to more accidents on the roads due to kangaroos. Waking up to wildlife at our doorstep is one of the beautiful benefits that made us want to live in Merrimu in the first place. 4. Road access issues. Council have had issues regarding road capacity. Previously, a single school bus operating twice daily was deemed unsuitable due to road limitations. However, this proposal introduces a school that would generate consistent and high-volume traffic, particularly during peak hours. This inconsistency raises serious concerns about the suitability of existing infrastructure. 5. Entry into Flanagans - The current entry point to Flanagans Drive from Avenue of Honour is extremely dangerous for entering or exiting. Increased traffic would only worsen the dangerous issue. Trucks already have trouble with the bend. Adding a roundabout or traffic lights would be problematic due to a heritage-listed cemetery across the road. Conclusion For the reasons outlined above, I believe the proposed development is not appropriate for Merrimu in its current form. The cumulative impacts on fire safety, road safety, noise, financial burden, and rural amenity have not been adequately addressed. I respectfully request that the planning authority give full consideration to this submission and reconsider the proposal accordingly. Kind Regards [REDACTED]</p>
26	2026-03-30	<p>I'd like to request that the secondary school proposed for the corner of Possumtail Run and Bences Rd is moved further away from the edge of the precinct zone as it will cause significant traffic congestion and block the only way into the rural conservation zone of Possumtail Run on the outside of the precinct area.</p>
26	2026-03-30	<p>I would like to request that any housing that is close to the edge of the precinct be larger country blocks (not amenity which is domestic) as required by the values in the plan to slowly graduate from the existing 2.5 acres / 1 hectare / 10,000 sqm blocks, and that the housing that edges with the rear of Possumtail Run is single storey as per the covenants and values of Possumtail Run.</p>
27	2026-03-30	<p>I am a long time resident of Bacchus Marsh and live close to Gisborne Rd and the freeway. As a resident in Darley I recognise there will be significant impacts as a result of this new development. Traffic. While the freeway link is proposed, the government's have no money to put toward such infrastructure and the likelihood of that eventuating is small. The reality is there will be a huge impact back into Gisborne Rd. Increased volume of traffic, noise, amenity. Darley locals ability to move around the area will be impacted by the increased traffic flow. To schools, supermarkets, freeway access, the station, etc. Infrastructure. While schools and shops are factored in to the new development, we observe from West Maddingley that these proposals are not developed in pace with the housing. West Maddingley has thousands of houses now, and has a huge population which is ever expanding. The government has not purchased the land earmarked for schools let alone begun building one. The existing 4 primary and single high schools are capacity. The Merrimu development is only going to pressure these resources further. Perhaps the government might be more likely to buy back the council offices in Darley which was a purpose built secondary school years back and started as a split campus. Unfortunately our education department chose to sell the property off in a pragmatic move to help their bottom line. No foresight. I have every confidence the development will go head and in the years to come our valley will be overshadowed by a high density community with no connection with Bacchus Marsh and the rural area it once was. The roads will be gridlog and the ever increasing problems seen now in our satellite communities here in Victoria will be plaguing Bacchus Marsh. Please consider the reality and don't get caught up in the idealised plans of the town planner.</p>

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28	2026-04-01	<p data-bbox="456 193 658 209">Submission – Merrimu PSP</p> <p data-bbox="456 244 1249 260">I submit this objection with a deep sense of concern regarding the proposed Merrimu Precinct development.</p> <p data-bbox="456 295 2078 339">At the outset, I wish to make it clear that I do not oppose the development of land to address the significant housing shortage currently facing our community. However, it appears that VicRoads (or its current equivalent) has taken the opportunity to advance the long-standing and unresolved issue of the east–west link by effectively attaching it to the Government’s housing agenda.</p> <p data-bbox="456 375 2069 467">My primary concern relates to what appears to be a significant lack of understanding by the project engineers of the existence, location, and historical importance of the Bacchus Marsh Hopetoun Cemetery. The current proposal includes two elevated roundabouts in close proximity to the cemetery. The associated embankments, extending from the road level down to the natural ground level, would create a substantial physical and visual barrier along the cemetery’s western and northern boundaries. The sustained vibration, increased traffic-induced ground movement and air pollution would certainly accelerate the deterioration of these very old fragile tombstones which are being so carefully maintained and cared for by many of the descendants of those buried here.</p> <p data-bbox="456 502 2047 547">This design would effectively eliminate pedestrian access, as well as existing vehicular entry points and car parking to the north of the cemetery. Such an outcome is deeply concerning, particularly given the cultural and historical significance of this site.</p> <p data-bbox="456 582 2069 627">I have a personal and enduring connection to the cemetery, where several of my ancestors are buried, with interments dating from [REDACTED]. Beyond my own family ties, this site represents an important part of the heritage of Bacchus Marsh and deserves careful and respectful consideration.</p> <p data-bbox="456 662 2069 729">It is particularly frustrating that this issue could have been addressed in a far more practical and sensitive manner. The extension of Woolpack Road, even if it required the removal of a limited number of avenue trees, would have provided a viable direct alternative. Replanting a new avenue between the existing trees and the freeway would have replaced the lost trees and provided more to commemorate those soldiers who deserve to be remembered. Unfortunately, this option was not given due consideration.</p> <p data-bbox="456 764 2018 780">After so many years of delay, it is disappointing to see a proposal that fails to adequately balance infrastructure development with heritage preservation. I question whether meaningful progress has truly been made.</p> <p data-bbox="456 783 568 799">[REDACTED]</p>

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29	2026-04-01	<p>Submission from [REDACTED].</p> <p>My submission addresses three issues that I and other local residents close to the proposed Merrimu development are concerned about.</p> <ol style="list-style-type: none"> 1. Diminution of irrigation water availability for farmers with direct pumping rights to Lake Merrimu. <p>I and other residents have paid for a water entitlement to Lake Merrimu for the last 40 years. In a region well known as a "rain shadow" this water right has been an essential component of being able to water stock and grow pasture during many drought periods. Clearly the proposed Merrimu development anticipates tapping Lake Merrimu to provide 8,000 new houses with reliable water supply. We have seen Lake Merrimu at only 10% capacity during drought periods which in turn has rendered our pumping capacity inoperative as the uphill distance has increased by another kilometre in addition to the 1.5km of pipe needed when the lake is at 70-80% capacity.</p> <p>What modelling has been conducted to show how the equitable allocation of water from Lake Merrimu will be maintained when the new development is implemented?</p> <ol style="list-style-type: none"> 2. Provision of mains water to [REDACTED] residents <p>Further to 1. above I and other local residents believe that consideration should be made in the proposed Merrimu plan to provide piped water to [REDACTED] in a similar manner to that already available to Long Forest Rd. It seems to us that the Merrimu development plan is seriously deficient if it provides mains water to 24,000 new residents while ignoring those of us who have been in the district for decades. This project would involve the construction of a water tower at the junction of the Diggers Rest - Coimadai Rd and Antimony Mine Rd. As the owner of [REDACTED] I would be prepared to have the tower constructed on my land subject to the normal terms and conditions. Alternatively it could be placed on the slightly higher ground on the opposite side of Diggers Rest - Coimadai Rd. Three phase power is available from power lines on my property. There is already a water pipe servicing Long Forest Rd marked as [REDACTED] on Western Water Map at https://www.gww.com.au/sites/default/files/2025-01/Water%20Map%204%20-%20Moorabool.pdf. A spur line can be constructed to extend the service to [REDACTED].</p> <ol style="list-style-type: none"> 3. Upgrade to improve safety and assist [REDACTED] to access Diggers Rest - Coimadai [REDACTED] <p>[REDACTED]. Increased traffic as outlined in the Merrimu development plan will make what is already a dangerous intersection much more perilous. About a decade ago a 60km speed restriction was placed on a section of Diggers Rest - Coimadai Rd east of Antimony Mine Rd extending towards Toolern Vale. This was as a result of several fatal accidents caused by quarry trucks travelling at excessive speed. For some mysterious reason the 60km zone ceases a few hundred metres east of our intersection meaning that to get into or out of Antimony Mine Rd is difficult to do safely. Bends on the eastern side and the hill slope on the western side provide poor visibility which combined with oncoming traffic frequently exceeding the 100km speed limit is a real traffic hazard. In my opinion a reduction in speed limit to 60km is necessary</p>
30	2026-04-02	<p>Dear Victorian Planning Authority,</p> <p>I am writing as a property owner in the Parwan PSP to lodge a formal grievance regarding the decision to prioritize the Merrimu PSP over the Parwan precincts. My objection is based on the following critical points:</p> <ol style="list-style-type: none"> 1. The Parwan PSP was previously delayed due to the presence of the Victorian Grassland Earless Dragon (VGED) and uncertainties regarding the Bacchus Marsh Eastern Link Road (ELR). Since technical surveys for the VGED and the selection of "Option B Alternative" as the preferred ELR alignment have now provided the necessary path forward, there is no longer a technical justification for keeping Parwan on a pause than Merrimu. 2. Victoria is currently facing a severe housing crisis. Holding up the Parwan PSP, which is essential for both "lot-mix refinements" and critical agribusiness job creation directly contradicts these high-priority state reforms. 3. Advancing Merrimu to the Standing Advisory Committee (SAC) Hearing stage while the Parwan precincts remain in "technical study" mode creates an artificial and unfair hierarchy. This delay prevents Parwan from contributing much-needed residential and industrial capacity to the region during a time of peak demand. 4. The Bacchus Marsh Urban Growth Framework intended for these precincts to grow together to share the burden of major infrastructure costs. Separating them now risks creating access limitations and underfunded infrastructure delivery in Parwan later. <p>I request that the VPA provide a transparent explanation for the continued delay of the Parwan PSP and immediately realign its progression timeline with Merrimu to support Victoria's urgent housing and economic goals.</p> <p>Yours sincerely, [REDACTED] [REDACTED]</p>

Submission #	Date	Submission entered (verbatim)
31	2026-04-03	<p>This submission is to object to the Merrimu Precinct and any similar development which is dependent on the Bacchus Marsh Eastern Link Road Option B Alternative roadworks which deprive the important and historically valuable Hopetoun Catholic Cemetery of any access and allow for two large roundabouts their associated exit/entry roads and embankments to push against cemetery boundaries and threaten the cemetery's preservation and existence. Existence with access that should be guaranteed into perpetuity. This notice also objects to roadworks at the Flanagan's Drive/ Bacchus Marsh Road intersection because of the detrimental effects such work will have on this burial ground. The BMELR should be moved well away from the cemetery.</p> <p>We are ancestors of early Bacchus Marsh Pioneers buried in this sacred ground.</p>
35	2026-05-07	<p>As a lifetime Bacchus Marsh Resident, [REDACTED] and with significant ancestors buried at the Hopetoun cemetery I make this submission to object to the Merrimu Precinct and any similar development which is dependent on the Bacchus Marsh Eastern Link Road Option B Alternative roadworks which deprive the important and historically valuable Hopetoun Catholic Cemetery of any access and allow for two large roundabouts their associated exit/entry roads and embankments to push against cemetery boundaries and threaten the cemetery's preservation and existence. Existence with access that should be guaranteed for perpetuity. I also object to roadworks at the Flanagan's Drive/ Bacchus Marsh Road intersection because of the detrimental effects such work will have on this burial ground. The BMELR should be moved well away from the cemetery. Over the past 20 years that these discussions have been occurring, there were other more appropriate options that seem to have been discounted due to cost. Whilst cost needs to be considered, the Merrimu development is to house over 8,000 residential homes, and I presume ultimately other commercial and service industries. This should be incorporated into Precinct Structure Plans (PSP's) and the ultimate Development and Infrastructure Contributions so that other areas are neither disadvantaged nor paying for this development and infrastructure. We are ancestors of early Bacchus Marsh Pioneers buried in this sacred ground with both my great great grandparents - [REDACTED] buried in the Hopetoun Cemetery. My parents, siblings, children, and grandchildren are all Bacchus Marsh locals, and whilst not necessarily against development, I am against inappropriate development, and in particular where others are disadvantaged due to this type of development. I also wish the opportunity to be heard at any panel or other type of deliberations prior to final decisions being made.</p>
35	2026-05-07	<p>I'd like to raise my concern about the increased fire access risk the development creates for residents of Possumtail Run, but creating a bottleneck and additional congestion by adding a school on the street which is the only means of access and second by proposing the closure of access to Diggers Rest Coimadai rd during the development. Multiple avenues of escape and access must be maintained to ensure the safety of the residents during the development of the plan</p>
35	2026-05-07	<p>I would like to express my concern at the density of the development. We moved to Merrimu 17 years ago for a quiet life, happily choosing to drive in and out of Bacchus Marsh when required, savouring the quiet, nature and the open spaces. Living without town amenity as a lifestyle choice. The Merrimu PSP takes that away from us and builds a town and housing at higher density than central Bacchus Marsh. This is not the inner suburbs and is inappropriate for where we live</p>
35	2026-05-07	<p>I am concerned about the density of the housing and the traffic that will result from that. I do not want it to take 30 minutes to get to train station whilst I am stuck in a local traffic nightmare</p>
35	2026-05-07	<p>I am concerned about the security of the existing housing and the changes we will be required to make as residents when the housing density increases. Currently minimal security is all that is required as we can hear and see people come and go. Allowing residential housing to come up directly behind Possumtail Run encourages the possibility of theft and the false impression that we are rich and a good target for theft due to the size of our properties</p>
35	2026-05-07	<p>The Merrimu precinct is a rural conservation zone on the edge of the forest. Aside from rare plants and lizards we have an abundance of recognised Australian wildlife. Echidnas that cross the road on Flanagans Drive at the top of the hill. Kangaroos with corridors to cross Flanagans drive in multiple places, but they often traverse local properties. Where we live on the edge of the PSP we made a commitment as a rural conversation zone to maintain wildlife fencing standards, access routes to the point where we drop fences for kangaroo thoroughfares, maintaining the local grasslands the native and food for the kangaroos. This development threatens their food source. When they are starving they substitute with preferred herbivorous foods. We've lived here 17 years and I've only seen that in drought. Is there a plan to manage the existing wildlife that call Merrimu home?</p>
37	2026-04-08	<p>[REDACTED] was excluded from Draft PSP It was previously to be zoned LDRZ over some 6 acres WE KINDLY REQUEST THAT DUE TO [REDACTED] WE SHOULD BE ALLOWED TO RETAIN LDRZ OVER ATLEAST 6 OF THE 15.5 Acres .</p>
39	2026-04-08	<p>I would like to have my property be considered to join this rezoning program. We are going through a housing crises. I could use my property to have multi-dwellings, shared living, or even worker quarters/ crises accomodation - that is single bedroom capsule houses that are 38 sq m each with one bedroom, 1 living, 1 bathroom and a small functional kitchen. given the quietness and serenity of the area, people using that respite could benefit from being in nature. If you allow as much development as the merrimu precinct, I could use the offset program to compensate for the trees and vegetation being lost. if you look up volferda space capsules, I think that shall be an ideal solution that can be installed on the property without disturbing the flora. I intend to import small houses, granny flats, space capsules and other building technologies that will make building houses 50% cheaper and 50% faster. If you at least allow me to use my 3 acres to build that demo farm, I could make my case to the revelant authorites, ministers and general public. Your kind consideration will be appreciated.</p>
42	2026-04-08	<p>1. Merrimu Development Contributions Plan is incomplete. ie Many 'Sources not found' 2. Discounts on levy re social and affordable housing - there should be a clear meaning for what will be regarded as "Social and affordable housing". 3. The 40.72 ha of area allocated to 'Conservation' is commendable. However it should be made clear how this is to be achieved. There is no detail in cost allocations. It should be added to the existing Long Forest Nature Conservation Reserve. 4. Threatened and endangered species of flora and fauna and communities listed under the Commonwealth EPBC Act and Victorian FFG are not adequately protected. Offsets recommended do not protect species such as the Golden Sun Moth. 5. Biolinks as recommended in the Existing Ecological Conditions 2025 have not been earmarked in the plan. 6. How the existing and important Long Forest Nature Conservation Reserve is to be protected during construction phase and over the long term is not addressed in the plan.</p>

Submission #	Date	Submission entered (verbatim)
43	2026-04-09	<p>This submission is from [REDACTED] and is relation to the planning for the Merrimu Precinct. My property is [REDACTED], Merrimu. [REDACTED] There are a number of issues and items to be considered. 1. On the proposed plan my property is shown as >50% conservation. The property is owned by [REDACTED] not BMD who have submitted this plan. This conservation needs to be removed. I note that I did allow BMD to undertake some ecological review, but this was only on a very small part of the property, and not the full highlighted area marked as conservation. On review of these ecological results shared on the VPA site, my property does not have any native grasses or endangered native species. 2. Furthermore, I am requesting that my property be removed from the Precinct area completely. All the properties on [REDACTED] [REDACTED] are not within this planning Precinct area. It makes sense that my property is considered the same. Once again, this relates to BMD planning submission without consultation. 3. Finally, at the latest round of consultations I became aware that this Precinct would be as big as the current Bacchus Area which I was advised, currently holds approximately 8000 residential properties, and Merrimu Precinct plan was also expected to be 8,000. At consultation this was described "as doubling the size of Bacchus Marsh". From what I can see using Google Maps, the Precinct area is smaller than the current Bacchus Marsh (housing areas), and the plan is put the same number of houses? This area does have Long Forest on the East Side, and it appears that no consideration as to how this development will impact the large number of native animals who reside in Long Forest. Please consider my submission for the points as noted above. Regards [REDACTED]</p>
44	2026-04-09	<p>We act for the Registered Proprietors of [REDACTED] (clients land) which comprises a working agricultural operation outside the PSP area. Our client has concerns with the proposed drainage outfall OUT7 which we understand is to drain into Pyrites Creek to the immediate west of our clients land. Our client's operations rely upon an existing water license for extraction of water from the creek. The materials provided by Melbourne Water and the VPA do not include clear details on the proposed outfall and how water will be regulated (flows) and treated to minimise impacts on Pyrites Creek. Absent this information, our client cannot determine whether the proposed outfall will adversely affect our clients land. Accordingly, we request further information from Melbourne Water and the VPA regarding this drainage outfall, including any plans or studies which underpin its design and location and reserve the right to make further submissions following our review of such materials.</p>