

The Victorian Planning Authority (VPA) in consultation with the Moorabool Shire Council and State Agencies has prepared the Merrimu Precinct Structure Plan. (PSP)

I am here to speak about the proposed amendment to excise the Low Density Development along Lerderderg Park road from the PSP.

Our objection is that the excision includes our 91 acres and our neighbours' property of 33 acres.

The land was originally excluded in the first draft of the PSP

After representations by us to Council, its inclusion was reconsidered by Council and the VPA

A site walk about inspection was carried out of our property on the 21st February 2017 by a delegation, including [REDACTED] and two other officers presumably from the VPA [REDACTED]

As a result of a successful application our land was included within the Low Density development in the Merrimu PSP. Confirmation was served on the 17th December 2018.

Pre-empting approval Council Rate Department changed the land use classification to Residential and we have been receiving hefty rate notices since 2016/2017. The inclusion or exclusion of our land in the PSP will have massive impact on future rates revenue on our property and possible future subdivision. If it is not included, there is the question of what is to be done with the rates overpaid in the last 9 years.

We will be putting our own submission to the VPA to re-instate our lands and possibly our neighbours lands back into the Merrimu PSP as Low Density Residential Development.

We understand that Council will be putting in its own submission regarding the PSP. It is not clear to us as to how this submission deals with or treats our lands if at all.

In the circumstances described above we ask that Council support our application.

We have fully set out in detail the reasons why our property should be re-instated in our submission to the VPA

Our submission, once lodged by next Tuesday at the latest, will be on public record and available for access to all of you. It can be viewed on the VPA website.

We enclose Vic Roads Plans showing the proposed Eastern Link going through our property, and the Melbourne Water Notice regarding a drainage easement along our northern boundary on O'Connell Road

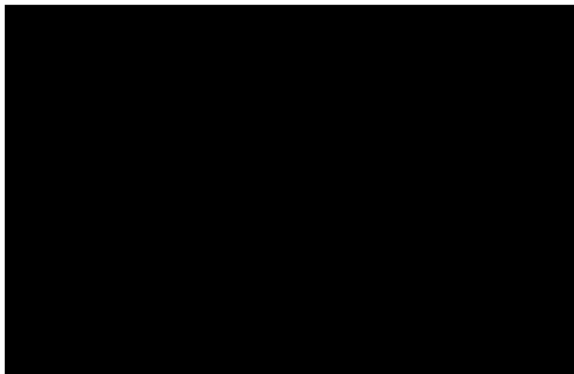
This infrastructure and any other that may come along will have severe impact on our land and our lifestyle and distance us completely from our "Forever Home"

Development is going to happen either way.

The question is do we make the best use of the lands or do we leave it as wasteland by the side of a freeway without any possibility of future development or use.

How can we put this land to its best use. Now is the time for this discussion and decision making.

Thank you



PS. For further information, discussion, or inspection of the properties, I can be contacted on the above phone number.

17 December 2018

Ref No: COR/18/13081



Dear Sir/Madam,

RE: COMMENCEMENT OF PLANNING – MERRIMU PRECINCT STRUCTURE PLAN

The Victorian Planning Authority (VPA), in consultation with Moorabool Shire Council, will shortly commence pre-planning work for the preparation of the *Merrimu Precinct Structure Plan* (PSP). The PSP will be a long-term plan to guide future urban development in this area. The Merrimu PSP will cover an area of approximately 957 hectares (see attached precinct map).

The Merrimu precinct was identified as a new community in the *Bacchus Marsh Urban Growth Framework* (UGF), which was Gazetted on the 6th of December 2018 (see attached UGF plan).

The Merrimu PSP will include new residential neighbourhoods with associated retail, commercial, education, community and recreational facilities to service both new residents and existing Bacchus Marsh residents. Merrimu will be physically distinct from the existing Bacchus Marsh township but will form part of the broader Bacchus Marsh region. Once the PSP is approved, it will be possible to apply for planning permits for development.

The form and extent of any development of land within the precinct will be determined during the preparation of the PSP. The Merrimu precinct features a range of values and constraints, including native vegetation, complex landscapes, existing buildings and buffers to a range of existing uses. These will all present different sets of challenges to the future development of the site, and not all land within the precinct boundary will be earmarked for future development.

Draft plans will be subject to future community consultation. Landowners and other stakeholders will be invited to make formal submissions prior to the final approval of any PSP.

FUNDING

Prior to undertaking relevant background technical studies to facilitate the planning of the area, the VPA is calling for expressions of interest by landowners, development proponents or other interested stakeholders to assist in funding the preparation of the PSP. If you are interested in contributing funds towards the preparation of the PSP, please contact the VPA by 31 January 2019.

The benefit to contributing funding to the preparation of the PSP is that the VPA is able to meet the costs associated with the work required to inform the PSP and can therefore bring forward its preparation. It **does not** provide you with access to any additional information than would otherwise be made available to other landowners and community stakeholders. The roles and responsibilities of the VPA and funders would be formally set out in an agreement prior to commencement of the PSP.

ACCESS

Undertaking background technical studies required to prepare the PSP may require access to all properties within the precinct. Attached is a **consent form** requesting future access to your property. If you wish to grant access to your property, please fill out the attached form and return it to the VPA by **31 January 2019** (self-addressed envelope enclosed). Access remains entirely at the landowner's discretion, however, failure to grant access may result in landowners and/or developers needing to undertake future separate surveys at their own cost before any development of those parcels can be considered.

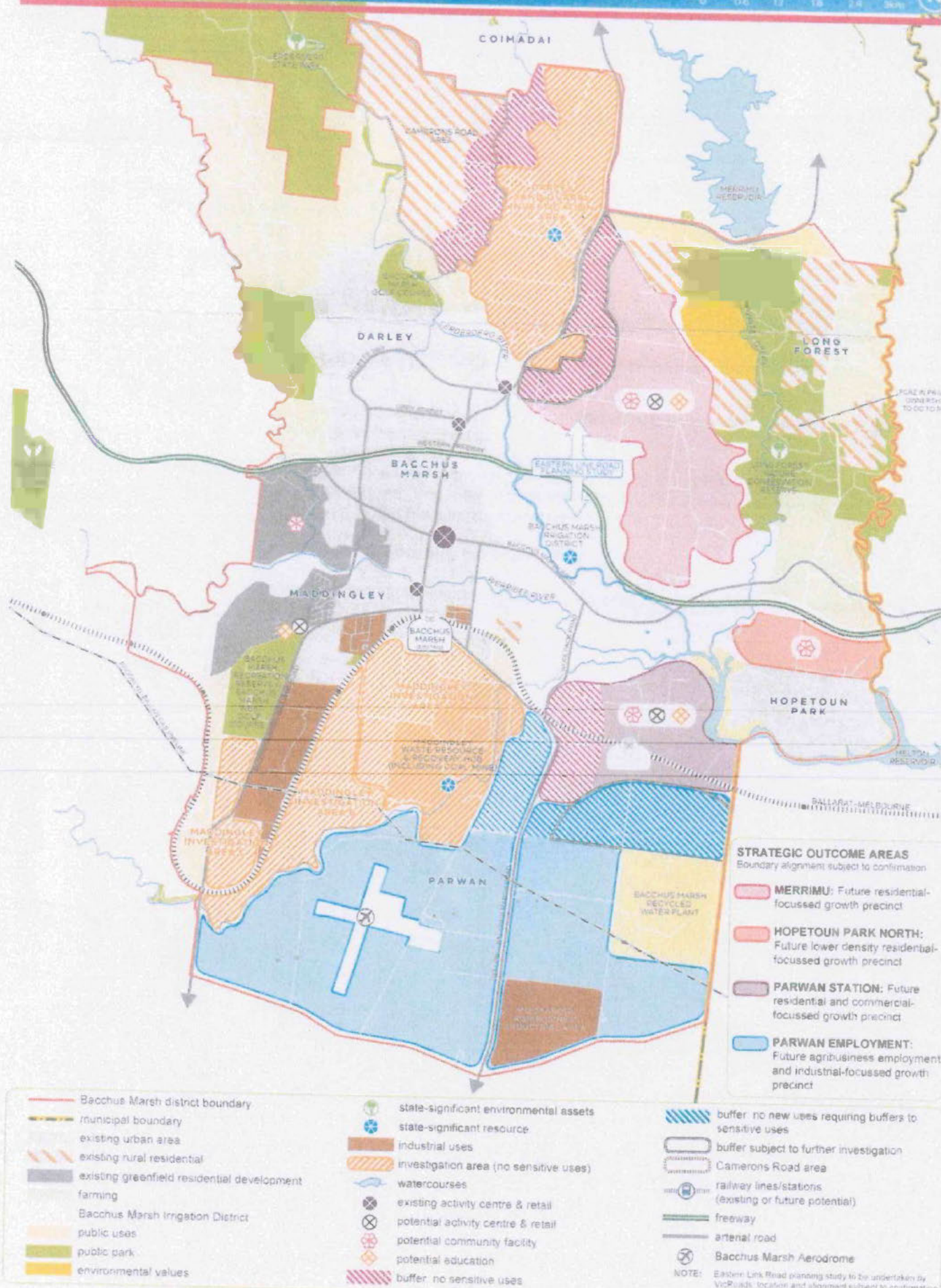
FURTHER INFORMATION

The VPA website (www.vpa.vic.gov.au) will be regularly updated with current information about the status of the Merrimu PSP, including notification of future community consultation and information sessions.

We are writing to you as an owner and/or occupier of land within the precinct. If you believe that you have received this letter in error, and that your property is not included within the area defined on the attached precinct map, please contact the VPA to advise.

If you have any questions regarding this matter

Yours sincerely,





119 LERDERBERG PARK ROAD INDICATIVE FOOTPRINT BACCHUS MARSH EASTERN LINK ROAD PROJECT

AREAS ARE TO FENCE LINES AND MAY NOT CONSIDER ACTUAL CADASTRAL BOUNDARIES / PROPERTY LINES. CONSTRUCTION FOOTPRINT INCLUDES ROAD, EARTHWORKS, LANDSCAPING, SHARED PATH AND MAINTENANCE ACCESS.

CONCEPT DESIGN ONLY - THIS DRAWING IS SUBJECT TO CHANGE SUBJECT TO PLANNING APPROVAL PROCESS AND NOT FOR PUBLIC DISTRIBUTION



Department of Transport and Planning

GPO Box 2392
Melbourne, Victoria 3001 Australia

Received by mail
11/3/2026

Public Consultation on Draft Amendment C109moor to the Moorabool Planning Scheme: Application of Public Acquisition Overlay (PAO) to Land - PAO6

In addition to your general notice arriving shortly regarding draft Amendment C109moor, I also write to you specifically as the landowner of [REDACTED]

The Victorian Planning Authority (VPA), now part of the Department of Transport and Planning (DTP) in consultation with Moorabool Shire Council and state agencies, has prepared a draft planning scheme amendment to the Moorabool Planning Scheme, which seeks to implement the Merrimu Precinct Structure Plan (PSP).

I write to draw your attention to the proposed application of a Public Acquisition Overlay (PAO) to your property as part of the draft amendment. A PAO is a way to reserve land for a public purpose and indicates that this land could be compulsorily acquired in the future.

The PAO has been proposed at the request of Melbourne Water and will reserve a portion of your land for establishing easements to ensure construction and management of required drainage outfalls to service the Merrimu PSP. Melbourne Water is designated as the acquiring authority for the PAO. More information on PAOs can be found using this link: <https://www.vic.gov.au/public-acquisition-overlays>

Figures 1.1, 1.2 and 1.3 below show the extent of the PAO proposed as part of this draft amendment.

Making a submission

While the proposed PAO directly affects your land, this notice is for your information only and you do not have to act.

You may make a submission on the PAO or any aspect of the draft Merrimu PSP in writing by Thursday 9 April.

Overdue submissions received by DTP after Thursday 9 April may not be subject to formal proceedings but will be assessed to determine how they can be considered.

Meeting invitation



Department of Transport and Planning

GPO Box 2392
Melbourne, Victoria 3001 Australia

We are offering an opportunity to discuss this matter in-person with DTP officers on 17, 18 and 19 March. This is an opportunity for you to learn more about the proposed PAO, and hear what is known and what is under investigation. It is also a chance to ask questions or raise concerns in a private setting. If you would like to arrange a meeting at a time convenient for you, please contact Merrimu@transport.vic.gov.au.

If you would like to discuss other matters related to the Merrimu PSP, please contact [REDACTED]
[REDACTED] via email Merrimu@transport.vic.gov.au [REDACTED]

Yours sincerely,

[REDACTED]

HOUSING, BUILDING AND LAND DELIVERY
DEPARTMENT OF TRANSPORT AND PLANNING



Department of Transport and Planning

GPO Box 2392
Melbourne, Victoria 3001 Australia

What is a Public Acquisition Overlay?

A Public Acquisition Overlay (PAO) is a designation that reserves land for a public purpose and indicates it may be compulsorily acquired in the future.

The purpose of a PAO is to:

- identify land which is proposed to be acquired by a Minister, public authority or council
- reserve land for a public purpose and to ensure that changes to the use or development of the land do not affect this
- designate a Minister, public authority or council as an acquiring authority for land reserved for a public purpose.

More information can be found here:

- <https://www.vic.gov.au/public-acquisition-overlays>

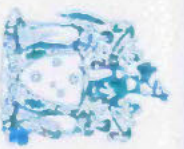
How can I find out more about the project?

The **Merrimu PSP** is part of **draft Amendment C109** to the **Moorabool Planning Scheme**, which proposes to rezone the Merrimu precinct, introduce a Development Contributions Plan and make other changes to the Moorabool Planning Scheme to guide its future development. The rezoning will deliver approximately 1,800 jobs for the surrounding and new community and approximately 8,000 homes for an estimated 24,000 residents.

A summary of the project background and status is available on the VPA project website. The VPA also provides regular project updates via email to subscribers.

You can subscribe to project updates via the 'Subscribe Now' form via:

<https://vpa.vic.gov.au/project/merrimu/>



Department of Transport and Planning

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MOORABOOL PLANNING SCHEME - LOCAL PROVISION AMENDMENT C109/moor

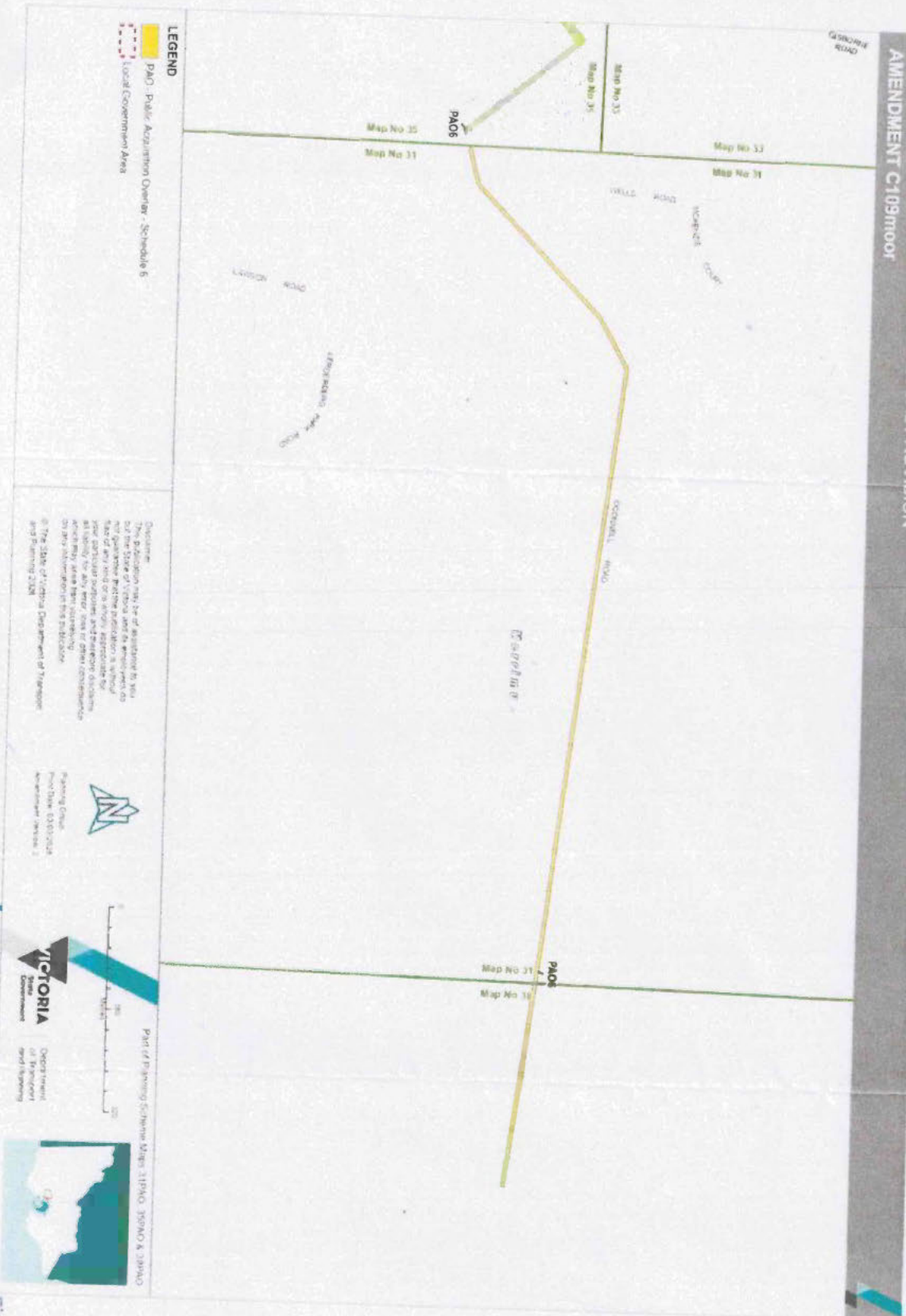


Figure 1.3



Figure 2: Merrimu PSP Place Based Plan

Development Contributions Plan (DCP)

The DCP is the associated mechanism that is required to ensure collecting agencies can lawfully collect development contributions from landowners.

The exhibited Development Infrastructure Levy (DIL) has been set at \$549,779 per net developable hectare and will fund the acquisition of land and construction of specified roads, specified