

From: [REDACTED]
To: [Merrimu PSP \(DTP\)](#)
Subject: [EXTERNAL] VPA SUBMISSION; ,MERRIMU PRECINCT STRUCTURE PLAN
Date: Saturday, 4 April 2026 6:35:24 PM
Attachments: [VPA MERRIMU PRECINCT STRUCTURE PLAN SUBMISSION OF \[REDACTED\]](#)
Importance: High

[REDACTED]
VICTORIAN PLANNING AUTHORITY
MERRIMU PRECINCT STRUCTURE PLAN PROJECT TEAM

DEAR [REDACTED] and PROJECT TEAM

RE: Merrimu Precinct Structure Plan SUBMISSION

Please find attached our Submission lodged on behalf of [REDACTED]
[REDACTED] owners of [REDACTED] Merrimu and [REDACTED]
owner of [REDACTED] Merrimu, for your consideration.

Kindly acknowledge receipt

Yours faithfully

[REDACTED]
Tel: [REDACTED]

Email: [REDACTED]

Mr. [REDACTED]

Victorian Planning Authority

Merrimu Precinct Structure Plan Project Team

Dear [REDACTED],

Re: Submission - Request for review of Exclusion from Merrimu PSP

Lands: [REDACTED], Merrimu, 3340 being [REDACTED] on Plan of Subdivision [REDACTED], Volume [REDACTED] Folio [REDACTED]

[REDACTED], Merrimu 3340, being [REDACTED] on Plan of Subdivision [REDACTED], Volume [REDACTED] Folio [REDACTED]

First, thank you for the consultation on the 19th March 2026. We are particularly grateful for the opportunity to discuss our case with [REDACTED]. [REDACTED] was open minded and genuinely keen to hear our opinions. He engaged with the logic and merit of our arguments, and came to the discussion without any preconceived views. Thank you, [REDACTED].

Second, in response to your letter of the 6th March 2026, we note that our lands were included as part of the PSP in early strategic planning work, and have now been shown as removed from the PSP in its current draft. We strongly believe that the PSP boundary should be amended to include our lands, which comprise 91 acres, for residential development. More particularly, our lands should be utilised for Low Density Residential Land. Our lands are the jewel in the crown of the lands in this area and our submissions for their inclusion in the PSP are set out below.

Whilst it is not critical to our submission, we also welcome the inclusion of the neighbouring lands at [REDACTED], Merrimu, in the PSP. We believe that the best use of these lands must form the primary consideration for their inclusion in the PSP.

We ask that you read these submissions, in conjunction with our earlier submission and the report from [REDACTED] Planning Manager who endorses our lands suitability for residential

Our lands were previously identified land within the PSP

The Merrimu planning scheme identifies that our lands were previously identified as a parcel for designated Low Residential Development within the Urban Growth Framework.

Back on 19th December 2018, upon our submission and application to the Council and the VPA, our lands and our neighbours land were included as part of Low Density Residential housing in the Merrimu PSP. In fact, the Council issued Municipal Rate Notices for the 2016/2017 year up until the current time, varied the rating code from AVPCC 530 (PRIMARY PRODUCTION) TO AVPCC 117 (RESIDENTIAL). As a consequence we have been charged and have been paying much higher rates based on residential land valuations.

It is important to note that at this time our lands and neighbours land (comprising a total of 124 acres) were treated as a separate parcel to the remainder of the proposed Low Density Residential land along Lerderderg Park Road and Wells Road.

There were two reasons for this:

- (a) The majority of small blocks on Lerderderg Park Road and Wells Road were already fully developed as established blocks with dwellings and associated outbuildings. These owners did not seek any redevelopment, nor was it practical to do so.
- (b) On the other hand, our lands had the scope for redevelopment, being eminently suitable for Low Density Residential development. Our application to the Council and VPA was approved accordingly. As a consequence of our application, on 21st February 2017, a VPA delegation comprising [REDACTED], [REDACTED], and 2 other officers attended our lands and carried out a walk through inspection. They were receptive to our representations that the lands were suitable for residential development.

Justification for the removal of our lands

Our Lands are now directly adjacent to the new PSP boundary in its current draft.

We submit that our lands be reinserted within the PSP boundary. Broadly, for the reasons discussed in more detail below:

- (a) It aligns with State and Local government planning strategies. Our lands of 91 acres, is a substantial developable landholding, delivering a capacity of up to 60 residential lots (subject to final planning approval). It is capable of supporting a logical master-planned neighbourhood rather than

fragmented infill spanning between Lerderderg Park Road and O'Connell Road, giving excellent access, and improving the overall permeability of traffic.

- (b) The inclusion of our lands provides an ideal interface within Merrimu between the agricultural farmland to the South and the High Density Residential development to the North on the plateau. It also provides consistency with the surrounding low density housing currently in existence.

- (c) Our lands are clearly within the Precinct covered by the Merrimu PSP.

Further, the removal of our lands from the PSP must be strongly justified by the VPA. In our view this has not been done.

Our lands will be directly impacted by the planned urban infrastructure. To date, we have been notified of:

- (a) A compulsory acquisition of land for the Eastern Link going through the middle of [REDACTED], North to South, and affecting also [REDACTED].
- (b) a compulsory acquisition for a drainage easement running East to West, along the Northern boundary of our lands along [REDACTED].

Given this adverse impact on our landholding, and associated land rights - which are directly caused by the planning and infrastructure developments within Merrimu - we consider it unreasonable and unfair for us to now be excluded from the opportunity to redevelop our lands as part of the PSP. It is totally inequitable.

Furthermore, we understand that the VPA's decision to exclude our lands is primarily based on the expense associated with the construction of arterial roads and infrastructure that would purportedly be necessary to support a residential development.

For the reasons set out below, such reasoning is misplaced. Given the State's approval for construction of the Eastern Link and a roundabout on our lands, local traffic can be adequately serviced in a much more cost effective manner with simple extensions to the infrastructure.

In the event the VPA has other material reasons for the exclusion of our lands for residential development, we request the VPA provide these specific reasons, in writing, for our further consideration.

Eastern Link will relieve traffic

We understand the purpose of the Eastern Link is to provide a by-pass for traffic that would otherwise travel through the Bacchus Marsh township via Gisborne Road and Grant Street.

Given its location, this major road will undoubtedly be an anchor for the development. It will help connect the new residences, carrying current and future traffic and provide public transport capabilities. We acknowledge these benefits even though for us, it means our lands will be divided into two, and the compulsory acquisition of approximately 15 acres, will reduce the land available for subdivision.

More particularly, the Eastern Link will significantly impact local traffic patterns, altering demands on local roads and infrastructure. Critically, the Eastern Link will redirect and remove traffic from Gisborne Road. It may also increase infrastructure efficiency throughout the PSP including sewerage, drainage, electricity, telecommunications and water services

A roundabout will be established at the south of our lands on Lerderderg Park Road. The traffic on Lerderderg Park Road will have access to the Eastern Link through the roundabout and from there the Western Freeway interchange to Melbourne, Bacchus Marsh, Ballarat and Geelong to the south and Gisborne to the north. As a result, traffic on Lerderderg Park Road, O'Connell Road and Gisborne Road will be reduced, notwithstanding a new Low Density Residential Development.

Integrated planning

The current PSP boundary is fragmented and premature. In our view, the exclusion of our lands will only create an isolated rural pocket that will be difficult, and more expensive, to integrate in any later development. The current placement of the PSP boundary will also create an ineffective "rural-urban" divide within the development.

We understand that urban planning practices typically encourage integrated rather than fragmented planning where there is a co-ordinated approach to land use, infrastructure, services and environmental management to guide the development. In our view, a focus on integrated planning necessitates the inclusion of our lands as a natural extension to support the urban growth framework.

A staged development of our lands

As to the development opportunity for our lands, we have given this extensive consideration. Broadly, we seek to subdivide our lands into 1 acre lots, as may be appropriate within the PSP development to provide Merrimu with a master-planned

neighbourhood. Critically, this will provide a material contribution to the housing supply, consistent with State and Local Urban Growth strategies.

In the first instance, we estimate that of the total 91 acres of our lands, only 56 may be subdivided into 1 acre lots. This because:

- (a) 15 acres is reserved for the Eastern Link;
- (b) Approximately, 10 acres will be set aside for the continued private use of the owners, [REDACTED]. The parcel so reserved will contain the owners' residence, a popular Mexican restaurant (at [REDACTED] [REDACTED] a winery; and warehouses..
- (c) It is expected that approximately 10 acres will need to be set aside for roads and other planning requirements as part of the development.

It is evident that the division of our lands by the Eastern Link, provides opportunity for a structured two stage development. Critically, each stage will receive the benefit of the Eastern Link through infrastructure servicing discussed earlier.

- (a) The First Stage: the smaller parcel of our lands to the West of the Eastern Link. It represents approximately 1/3 of the land available for development, with a potential for a 18 x 1 acre subdivision. In our view the yield of an additional 18 dwellings would not materially impact on local traffic conditions or other amenities.
- (b) The Second Stage: the larger parcel of our lands to the East of the Eastern Link. It provides the potential for a 38 x 1 acre subdivision and could be scheduled for a later part of the development, following the completion of the Eastern Link. The traffic generated by these additional dwellings will then have the benefit of the roundabout and the Eastern Link discussed above.

It is also anticipated that access to all or the vast majority of the 56 lots will be via Lerderderg Park Road, with internal roads as required. Our lands provide approximately 950 metres perimeter frontage to Lerderderg Park Road, giving excellent access and connection points for the development, improving the permeability for traffic. Further, these staged subdivisions will have minimal or no access requirements to O'Connell Road.

Best use of the lands

As you may be aware, annual rainfall of Merrimu is one of the lowest in Victoria. There is no irrigation water available and the Eastern Link will take away the dam

and the irrigation system currently in place. The lands are not conducive to primary production.

Rather, our lands support a high quality residential purpose. The lands are advantageously located between the existing townships of Bacchus Marsh and Darley and the new proposed development within the PSP. They are also situated on a gentle slope facing market gardens and the Bacchus Marsh Township. This topography and orientation provides a prime location for elevated low density residential sites, which will take advantage of uninterrupted panoramic views of this landscape. Moreover, it will appeal to residents seeking space and privacy.

As stated above, such a development will align with the existing low density residential lands along Lerderderg Park Road and Wells Road. It will compliment the parcels of higher density dwellings, and the retail/tourism opportunities provided by the PSP. For instance, the restaurant and winery referred to above are a positive retail and production mix, that is well aligned for the entire PSP development.

Notification of change to PSP

There has been little communication with us landowners since our lands were first included in the PSP on 19th December 2018. Yet, by letter dated 6th March 2026 (but received by us on 11th March 2026), we were notified of the exclusion of our lands from the Low Density Residential zone within the PSP boundary. Formal written reasons for our lands exclusion have not yet been provided.

In these circumstances, we consider your request for our submissions in response by 9th April 2026 to be unreasonable and prejudicial. We have not been given sufficient time to engage a planning consultant for advice. Further without the reasons for exclusion it is not possible for us to address these issues in any comprehensive way. We are not able to present our strongest submission to the VPA for its consideration, and are so disadvantaged.

Nonetheless we can only trust that we have provided sufficient evidence for our re-inclusion in the PSP.

Consultation

Please let us know if you require any further information or documentation to assist with your consideration of our submission to include our lands as part of the Low Density Residential development. We are happy to work with the VPA to address any specific issues that may have informed the decision to remove our lands between the earlier strategic work on the PSP and its current draft.

[REDACTED]

[REDACTED] Merrimu 3340

[REDACTED]

[REDACTED] Merrimu 3340

Tel: [REDACTED]

Email: [REDACTED]

Addendums:

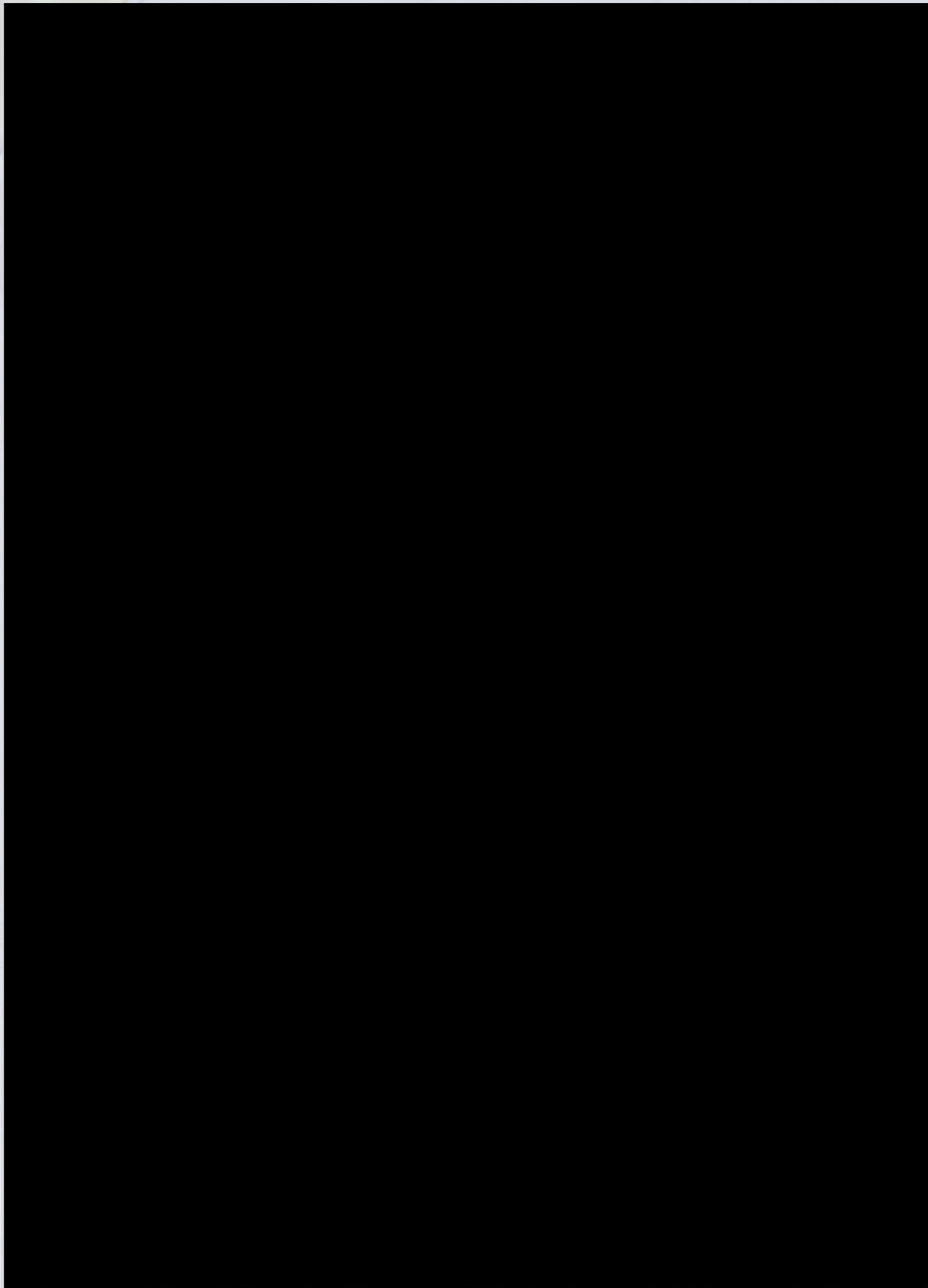
Copy Plan of Subdivision 078260

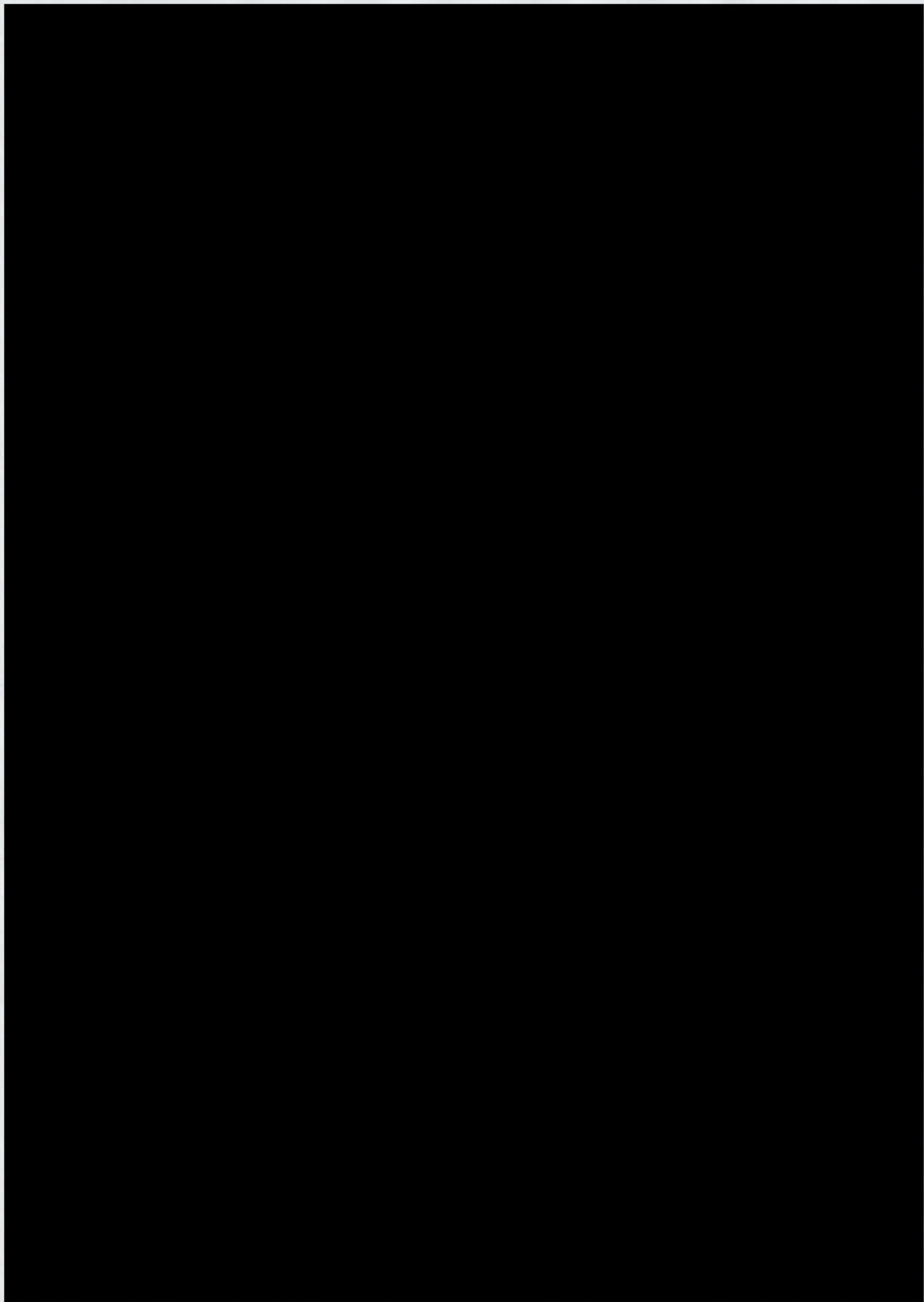
Copy Eastern Link Footprint dated 13-11-23 received by us from [REDACTED]
[REDACTED] Project Manager BMELR for [REDACTED] Merrimu.

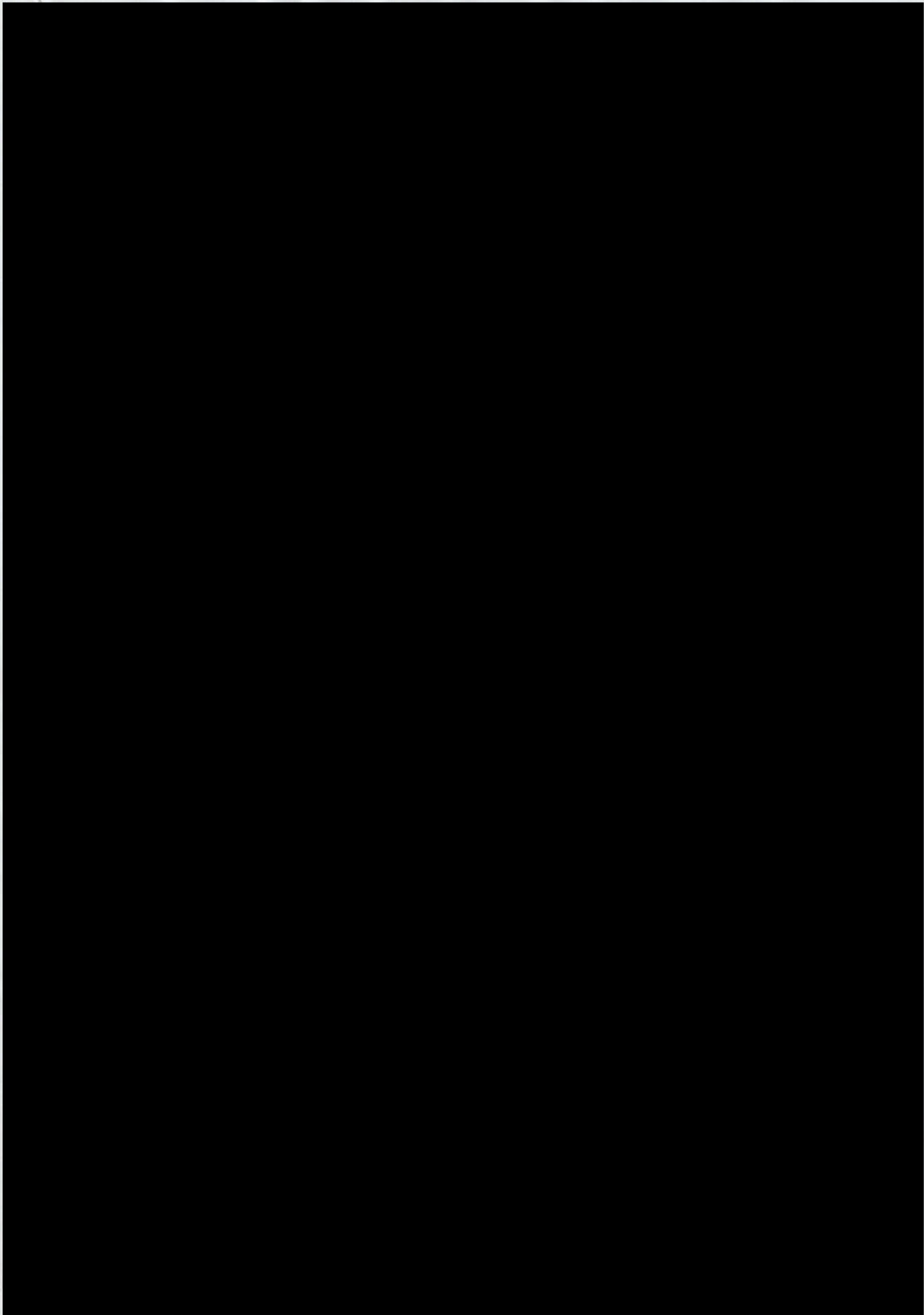
Copy Eastern Link footprint for [REDACTED] Merrimu

Copy undated correspondence received by us on 11/3/2026 from
Department of Transport and Planning regarding Application for Public
Acquisition Overlay

Contours Map (to be provided for visual inspection upon formal request)









Department of Transport and Planning

GPO Box 2392
Melbourne, Victoria 3001 Australia

[REDACTED]
MERRIMU VIC 3340

*Received by mail
11/3/2026*

Dear [REDACTED]

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] MERRIMU 3340.

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] – Director New Communities via email Merrimu@transport.vic.gov.au or on [REDACTED] [REDACTED]

Yours sincerely,

[REDACTED]
Director New Communities

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.

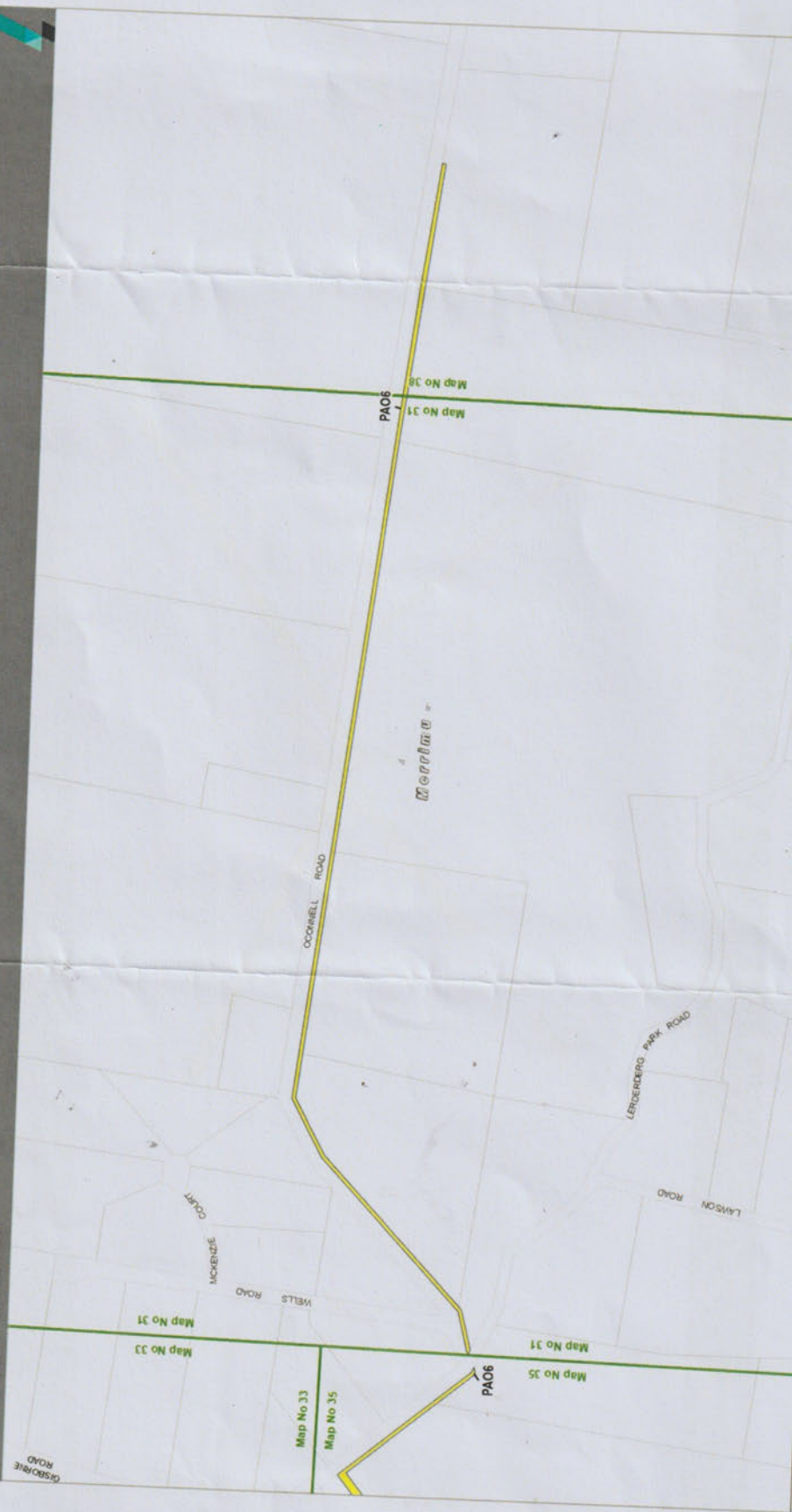
You can subscribe to project updates via the 'Subscribe Now' form via:
<https://vpa.vic.gov.au/project/merrimu/>



Department of Transport and Planning

GPO Box 2392
Melbourne, Victoria 3001 Australia

MOORABOOL PLANNING SCHEME - LOCAL PROVISION AMENDMENT C109moor



LEGEND

- PAO - Public Acquisition Overlay - Schedule 6
- Local Government Area

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Planning Group
Print Date: 03/03/2026
Amendment Version: 2



Figure 1.3