

From: [REDACTED]
To: [Merrimu PSP \(DTP\)](#)
Subject: [EXTERNAL] Merrimu Precinct Structure Plan PSP 2.0 - [REDACTED] - Submission 09042026
Date: Thursday, 9 April 2026 2:00:04 PM
Attachments: [Merrimu Precinct Structure Plan - \[REDACTED\] - Submission 09042026.pdf](#)

To Whom It May Concern

Please find attached a written submission from [REDACTED] regarding the Merrimu Precinct Structure Plan PSP 2.0

Sent with [Proton Mail](#) secure email.

To the Victoria Planning Authority (VPA)

SUBMISSION

Name of Plan: Merrimu Precinct Structure Plan (PSP 2.0 – March 2026)
Reason for Submission: Provide Feedback on Plan – Landowners impacted ([REDACTED])
[REDACTED] Merrimu, VIC, 3340
Name: [REDACTED]
Contact: Phone [REDACTED]
Email [REDACTED]

In providing this submission we have:

- Reviewed the full Merrimu Precinct Structure Plan (PSP 2.0 – March 2026) document.
- Attended an online information session.
- Attended in person a drop-in session (28/03/2026) and spoke to [REDACTED]

We provide the following Comments for consideration:

1. We are comfortable with the excising of our property from the precinct boundaries and provide the following comments regarding this decision:
 - a) The vegetation on the slope should be preserved as much as possible and remain a green zone – preferably made up of indigenous plants that can attract native animals. It provides a buffer zone between the market garden activities and the residential precinct above.
 - b) We believe that there should be a walking/bike track following the top of the slope so that residents within the Merrimu community can all appreciate the views of the Bacchus Marsh basin.
 - c) There should be no roads developed running up/down the slope of the basin.
 - d) If the precinct is developed – in our location we do not see ourselves actively using the facilities north to us (due to the proposed road network with Eastern link) and would still associate with the Bacchus Marsh CBD and facilities for our business activities.
 - e) That OConnell Road remain a local access road only for residents living in the slope area.
 - f) The cost of building and updating roads would be significantly higher than on the level ground.
 - g) The land is not suited to high density residential building, but rather larger blocks of one acre or more in size.
 - h) We have owned our property since the 1980s and never expected or planned it to become a residential precinct. Consequently, if the Merrimu precinct proceeds and we are not impacted in any way by the development, then we would expect no financial compensation for preserving our present circumstances.

- i) We share concerns regarding adequate water supply for the community.
2. That said, we are concerned about the following:
- a) Ownership/management of the proposed Green/vegetation space on the slope.
 - i. What protects existing heritage native trees (those that were established prior to European settlement – we have several grey and yellow box trees on our property and there are a number on the slope)?
 - ii. What also prevents the dumping of rubbish on the fringes of the precinct – especially down the slope?
 - iii. How will storm water be managed in the existing dry creeks on the slope? We currently have a dry creek on our property and are concerned about the current state of this gully above our property – the dumped rubbish, noxious weeds/plants, such as African boxthorn, prickly pear cactus, and Argentinian tussock grass.
 - b) The slope is currently the home for several native animals – in particular, the Eastern Grey Kangaroos and associated birdlife. It would be good to somehow include a green corridor through the precinct for native animals to access the green slope between the Bacchus Marsh basin and the long forest area.
 - c) There needs to be more consideration given to the main arterial carriageways for the precinct. We envisage a significant increase of traffic on the Coimadai/Diggers Rest Road and even the Long Forest Road as alternative routes to Melbourne/Melton.
3. With the excising of our property, we:
- a) Find it disappointing that our land would be subject to any Public Acquisition Overlay by Melbourne Water for the construction and management of a drainage system. The existing public easement for OConnell Road should suffice for the building of such a drainage pipeline and if privately owned land is required, why would not this be acquired using the land that remains within the proposed precinct – that is, the land north of our property (OConnell Road).
 - b) Would like to know if this would impact on the current overlays. Do they remain the same or will they be changed to reflect the desire to keep the slope green?

We request that our concerns/comments be considered in any further revision or decisions being made regarding the plan and are happy to discuss in more detail if required.

Could you also please keep us updated on the progress of the project and any further consultative meetings?

Yours Sincerely,



9 April 2026