

From: [REDACTED]
To: [Merrimu PSP \(DTP\)](#)
Cc: [REDACTED]
Subject: [EXTERNAL] submission - Merrimu Precinct Structure Plan and Development Contributions Plan amendment
Date: Saturday, 4 April 2026 11:25:34 AM
Attachments: [Submission.pdf](#)

To whom it may concern,

Please find attached my submission regarding the Merrimu Precinct Structure Plan.

Kind regards,

[REDACTED]

Submission – Merrimu Precinct Structure Plan (PSP)

Property: [REDACTED], Merrimu 3340 VIC

04/04/2026

To whom it may concern,

I am the owner/occupier of the property at [REDACTED], which directly interfaces with land identified for future urban development within the Merrimu Precinct Structure Plan.

I acknowledge and support the strategic intent to accommodate growth within the municipality; however, I wish to raise concerns and request specific design considerations relating to the interface between existing rural residential properties along Flanagans Drive and the proposed future urban development.

1. Interface Treatment

It is critical that an appropriate transition is provided between existing rural residential dwellings and future urban density. I request that the PSP include a clearly defined low-density interface zone along the eastern side of Flanagans Drive, ensuring that new development is sympathetic to the existing character and amenity of established properties.

2. Minimum Lot Sizes Adjacent to Existing Dwellings

To maintain amenity and reduce overlooking and privacy impacts, I request that any lots directly adjoining existing properties on Flanagans Drive have an increased minimum lot size (preferably 600m² or greater), rather than standard suburban lot sizes.

3. Landscaping and Buffer Zones

A landscaped buffer strip should be provided along the interface boundary, incorporating substantial vegetation to:

- Reduce visual bulk of new development
- Improve privacy outcomes
- Maintain a semi-rural character along Flanagans Drive

A buffer width of at least 5–10 metres is recommended.

4. Road Network Design

To protect residential amenity, I strongly request that no new public roads be located directly along the rear boundary of existing properties on Flanagans Drive.

Instead, internal roads should be designed so that new dwellings front those roads, with rear boundaries adjoining existing properties.

5. Building Height and Overlooking Controls

Development directly adjoining existing dwellings should be subject to:

- Height limits (preferably single-storey)
- Increased setback requirements
- Measures to minimise overlooking, including screening where appropriate

6. Amenity Protection

Consideration should be given to noise, light spill, and general residential amenity impacts arising from future development, particularly given the current low-density and rural residential nature of Flanagans Drive.

Conclusion

While I support the long-term growth of the Merrimu area, it is essential that appropriate planning controls are implemented to ensure a respectful and well-designed interface between existing residents and new development.

I request that the above considerations be incorporated into the final Precinct Structure Plan and any associated planning controls.

Yours sincerely,

[REDACTED]
[REDACTED]

Merrimu 3340

Ph: [REDACTED]