

From: [REDACTED]
To: [Merrimu PSP \(DTP\)](#)
Subject: [EXTERNAL] Merrimu Residents Submission - Merrimu Precinct Structure Plan
Date: Wednesday, 8 April 2026 2:21:12 PM
Attachments: [Proposed Merrimu Secondary School - More Suitable Location.docx](#)

Hello Planning Team.

We attended the recent community session at The Village, Bacchus Marsh, on Saturday 28th March 2026 to discuss the Merrimu Precinct Structure development proposal. We spoke with [REDACTED], and expressed that while we were not in favour of a medium to high density development of the Merrimu Precinct, there were in particular issues related to the proposed development with which we had the most concerns. These are:

1. The proposed placement of a Secondary School at the start of Possumtail Run. This would create substantial access problems to the residents of Possumtail Run, as this is the only road to access our properties. This would be worst at the start and end of the school days, but additionally would apply at other times across every day, as it is proposed that the school property should be fully utilised out of school hours also. This is a quiet, peaceful neighbourhood of acreage properties and roaming wildlife, and the traffic, noise, activity and likely rubbish would very adversely affect our comfort and amenity of the area, which is why we moved to Merrimu in the first place. Particularly affected would be the residents of [REDACTED] a tranquil cottage directly opposite the proposed school. Planning instead to place a government Secondary School in an area away from all current residential properties would then allow prospective residents to buy in appropriate locations knowing already where community infrastructure will be located. I have attached imagery indicating a more suitable location, with good transport access (as per the planning proposal) on multiple sides, but without adversely affecting the homes of the existing residents. Also within the attachment are photos of the cottage at [REDACTED] including the corner of Bences Road and Possumtail Run, where the school is currently proposed.

2. Previous development proposals suggested gradual density change from existing acreage properties. It would be completely inappropriate to have a development which places medium to high density sized residential blocks to adjoin existing residences on acreage. As an example, blocks in Possumtail Run range from approximately 2 - 3.5 acres, so we would expect that nearby new residential properties should be around the 1 acre size as a minimum, then gradually reducing beyond that.

3. It is a great concern of many residents that our rates may skyrocket, by council changing our zoning (eg: we are currently zoned as Rural Conservation Zone), further impacting on the quiet rural lifestyle we have heavily invested in. The residents, including ourselves, consider it would be completely unfair to be struck financially (potentially savagely), as a result of a nearby precinct development.

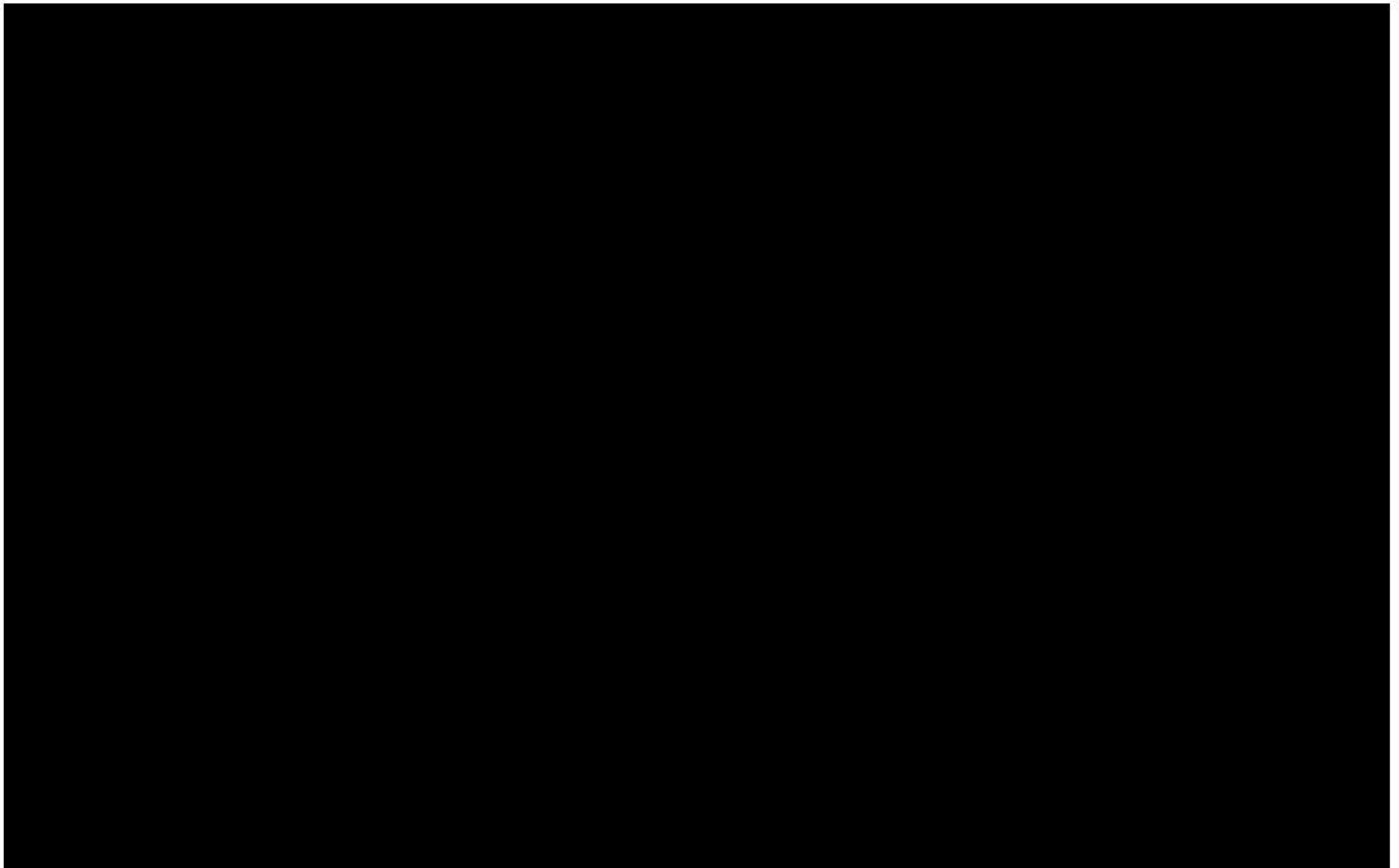
Please see the document attached, which particularly show the inappropriate proposed placement of a government secondary school, along with a suggestion of a more appropriate placement - one that future residents in the development would be already aware of prior to purchasing - without massively impacting on the quiet and peaceful lifestyle the existing residents have invested in and value so highly.

Thanks for the opportunity to have a voice in this matter.

Regards,



Tranquil cottage at [REDACTED] – not the place to build a Secondary School opposite



Why not here instead – no houses there yet, people moving in could buy with knowledge of what's planned

