

From: [REDACTED]
To: [REDACTED]
Subject: [EXTERNAL] Re: PUBLIC CONSULTATION ON THE MERRIMU PRECINCT STRUCTURE PLAN, DEVELOPMENT CONTRIBUTIONS PLAN AND DRAFT AMENDMENT C109 TO THE MOORABOOL PLANNING SCHEME
Date: Thursday, 12 March 2026 1:01:43 PM
Attachments: [JPEG image](#)
[Outlook-mvmpu54i.png](#)
[RE SECOFFICIAL Agency Validation Merrimu PSP Draft Amendment to the Moorabool Planning Scheme.msg](#)

Hi [REDACTED],

My name is [REDACTED] and I coordinate PSP-related matters on behalf of Powercor.

We previously reviewed the Merrimu PSP during the agency validation stage and provided comments to your colleague [REDACTED] in December 2025. For reference, I have also attached our previous email response to DTP regarding “[SEC=OFFICIAL] Agency Validation: Merrimu PSP – Draft Amendment to the Moorabool Planning Scheme.”

Following your recent correspondence regarding the public consultation phase, please see below our updated planning feedback from the network planning team.

Powercor Planning Comments (*updated comments further to the response from December 2025*)

ABS 2022 shows there are approximately **9,926 dwellings in the Bacchus Marsh SA2 area**, currently supplied from the **BMH Zone Substation (2 × 10/13 MVA transformers)**, which is already approaching a cyclic N rating of approximately 40 MVA.

The proposed additional **~8,000 dwellings** represents approximately an **80% increase in dwellings**, with an estimated cyclic demand of around **72 MVA**. This exceeds the combined capacity of the existing **sub-transmission lines supplying BMH**.

As a result, the Merrimu PSP will necessitate new 66 kV sub-transmission infrastructure, including:

- Approximately **18 km of new sub-transmission line** from **MLN and DPTS to BMH**, and
- Approximately **36 km of uprating of existing sub-transmission assets**.

In addition, while there are plans to replace the existing BMH transformers with 25/33 MVA units, the forecast load growth will also require installation of a **third 25/33 MVA transformer at BMH** to maintain N-1 network capability.

PSP Infrastructure Considerations

The **proposed 66 kV sub-transmission lines** are expected to traverse the Merrimu PSP area, generally following:

- Old Western Highway
- Western Freeway

Corridor allowance should also be considered along:

- Flanagans Drive
- Lindsay Avenue
- and the main connector streets linking these corridors

to ensure future delivery of the required sub-transmission infrastructure.

Please accept this email as Powercor's response to the current consultation request.

Kind regards,

[REDACTED]

Senior Network Solutions Engineer - Forecasting & Insights | Electricity Networks

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[REDACTED]



From: [REDACTED]

Sent: Wednesday, 11 March 2026 2:53 PM

To: [REDACTED]

Subject: [SEC=OFFICIAL] FW: PUBLIC CONSULTATION ON THE MERRIMU PRECINCT STRUCTURE PLAN, DEVELOPMENT CONTRIBUTIONS PLAN AND DRAFT AMENDMENT C109 TO THE MOORABOOL PLANNING SCHEME

11 March 2026

[REDACTED]

Senior Network Solutions Engineer
Powercor

Via email: [REDACTED]

Dear [REDACTED]

PUBLIC CONSULTATION ON THE MERRIMU PRECINCT STRUCTURE PLAN, DEVELOPMENT

CONTRIBUTIONS PLAN AND DRAFT AMENDMENT C109 TO THE MOORABOOL PLANNING SCHEME

About the Merrimu Precinct Structure Plan

The Victorian Planning Authority (VPA), now part of the Department of Transport and Planning, in partnership with Moorabool Shire Council and with input from State agencies and service authorities, has prepared a draft amendment to the Moorabool Planning Scheme. This draft amendment seeks to implement the Merrimu Precinct Structure Plan (PSP), Native Vegetation Precinct Plan (NVPP) and associated Development Contributions Plan (DCP).

Located on the lands of the Wurundjeri People, the Merrimu PSP contributes to the Plan for Victoria target to deliver of 2.24 million homes across Melbourne and our regional cities and towns over the next 30 years. It forms part of Bacchus Marsh's long-term growth strategy as outlined in the Bacchus Marsh Urban Growth Framework (UGF) and the Central Highlands Regional Growth Plan.

The precinct encompasses an area of 906 ha and is expected to accommodate approximately 8000 homes, community and education facilities, a retail centre with local employment opportunities, along with a series of local parks, roads and a drainage network to support the future community. The plan also responds to the Merrimu plateau, Long Forest Reserve, the Bacchus Marsh Irrigation District and the area's proximity to the Lerderderg River, Western Freeway and the Darley Sand Quarries.

The project commenced in 2019 and has involved close collaboration with the full range of stakeholders including Moorabool Shire Council and the local community. The public consultation stage has now been reached where all stakeholders can view and make submissions on the detailed plan developed by the Victorian Planning Authority (VPA). Public consultation of the draft amendment commenced on **6 March 2026**.

The full suite of draft planning scheme amendment documentation, including the plan, engagement activities and how to make a submission can be found at this link <https://engage.vic.gov.au/merrimu>.

Making a submission

As a key agency, you may be affected by this draft planning scheme amendment or be interested in the project. This notice is for your information only and you do not have to act.

If you are not able to access the internet to inspect the documentation, please contact the VPA to arrange for a hard copy to be sent to you.

Further information about upcoming consultation events, and how you can write a submission are on the EngageVic website.

We request that **Powercor** provide a written response on the draft amendment for VPA review by **9 April 2026**. Overdue submissions may not be subject to the formal proceedings after the VPA's review. Submissions received after the consultation deadline will be assessed to determine how they can be considered.

Resolution of issues raised by submitters

The VPA will seek to resolve issues raised by submitters that are within the scope of the PSP and planning system. Submissions that are deemed out of scope will not be considered by the VPA.

Where there are outstanding matters, we would appreciate an opportunity to meet to discuss any concerns before any formal submission is made. It is important that issues of difference within government are resolved within government rather than via public processes.

Issues or matters that are in scope that the VPA deem require further consideration may be referred to the VPA Projects Standing Advisory Committee (VPA SAC – refer Terms of Reference at:

<https://www.planningpanels.vic.gov.au/panels-and-committees/projects/vpa-projects-standing-advisory-committee>).

Should the VPA refer matters to the VPA SAC, Planning Panels Victoria will contact affected submitters regarding next steps, process and timings. Planning Panels Victoria will determine the process(es) to be used to resolve issues referred to it.

As required under the VPA SAC Terms of Reference, Planning Panels Victoria will provide its report to the VPA and the Minister for Planning. The VPA will then make recommendations to the Minister for Planning, who will determine the appropriate approval pathway and outcome for an amendment to the Warrnambool Planning Scheme.

Should you wish to discuss this further with the VPA, please contact [REDACTED], Director, New Communities, on [REDACTED] and via email merrimu@transport.vic.gov.au.

Yours sincerely,



[REDACTED]
**EXECUTIVE DIRECTOR, NEW COMMUNITIES
VICTORIAN PLANNING AUTHORITY
DEPARTMENT OF TRANSPORT AND PLANNING**

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [SEC=OFFICIAL] Agency Validation: Merrimu PSP – Draft Amendment to the Moorabool Planning Scheme
Date: Monday, 8 December 2025 12:46:24 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi [REDACTED]
Thank you for your response – we will get back to you if we have any questions.
Kind regards,

[REDACTED]
Senior Strategic Planner – New Communities
Housing, Building and Land Delivery
Department of Transport and Planning

GPO Box 2392
Melbourne 3001
[REDACTED]
dtp.vic.gov.au



I acknowledge all Traditional Owners across Victoria, their Elders past and present. I recognise their continued connection to the land and waters which the Victorian Transport and Planning systems operate on. I am committed to building genuine partnerships with Traditional Owners and the First Peoples community to progress and achieve their aspirations and meet their expectations.

From: [REDACTED]
Sent: Friday, 5 December 2025 5:25 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: [EXTERNAL] Re: [SEC=OFFICIAL] Agency Validation: Merrimu PSP – Draft Amendment to the Moorabool Planning Scheme
Hi [REDACTED]

We've reviewed the Merrimu PSP material and incorporated all inputs from the planning team, including the detailed comments from [REDACTED] and [REDACTED]. The consolidated feedback is included below as our formal comment submission for the Merrimu PSP.

PSP Section / Reference	Comment	Recommendation
Load Growth & Network Capacity	ABS 2022 shows ~9,926 existing dwellings in the Bacchus Marsh SA2, supplied from BMH ZSS (2 x 10/13 MVA), which is already approaching its cyclic N rating (~40 MVA). The proposed additional ~6,600 dwellings represents ~66% growth, lifting cyclic demand to ~66 MVA, exceeding the existing sub-transmission supply capability. This PSP will necessitate significant new 66 kV sub-transmission infrastructure and distribution capacity.	Note the substantial network augmentation required to support this PSP, including new 66 kV sub-transmission lines and additional transformer capacity at BMH. Future planning should reflect these requirements.
Sub-Transmission Reinforcement	Meeting the projected load requires ~18 km of new 66 kV sub-transmission lines from MLN and DPTS to BMH, and ~36 km of uprating of existing assets. BMH will also require a third 25/33 MVA transformer to maintain N-1 security under the increased load.	Protect and allow for future 66 kV corridors within the PSP. Early coordination on staging, alignment and corridor protection is recommended.
Distribution Network Capacity (22 kV)	The development area is currently supplied via MLN022 feeder and is roughly equidistant to MLN and BMH ZSS. MLN022 will require major augmentation to support even partial initial supply. The additional ~6,600 dwellings will necessitate three new 22 kV feeders, likely from BMH, each requiring approximately 11 km of new line plus associated HV reticulation throughout the PSP.	The PSP should safeguard space for new 22 kV feeder routes originating from BMH and ensure adequate corridor protection for HV reticulation. Coordination on timing and feeder pathways will be essential.
Transmission / Sub-Transmission Line Corridor Allowances	Required 66 kV sub-transmission lines will need to traverse the Merrimu PSP area. Supporting corridor protection is needed along key transport and connector routes.	Explicitly allow 66 kV alignments along Old Western Highway, Western Freeway, Flanagans Drive, Lindsay Avenue, and the key connector streets linking these corridors.

Please accept this email as Powercor's comment submission. Let me know if you need any clarification or further detail.

Regards,

[REDACTED]

Senior Network Solutions Engineer - Forecasting & Insights | Electricity Networks

CitiPower Pty Ltd, Powercor Australia Ltd & United Energy Pty Ltd

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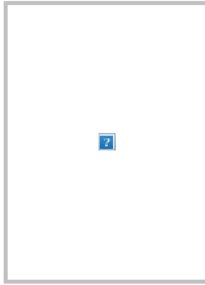


From: [REDACTED]
Sent: Wednesday, December 03, 2025 4:26 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [SEC=OFFICIAL] Agency Validation: Merrimu PSP – Draft Amendment to the Moorabool Planning Scheme

[REDACTED]

Thanks for the chat just now.

As discussed, here is a rough estimate of the anticipated future dwelling numbers and population – noting that these numbers are prelim and will change through the planning process.



In terms of project timing – our best guess at the moment is gazettal of the plan in early 2027 and then precinct development is expected to occur over a horizon of 20-30 years, so it will be a gradual development over a long period of time. However, we do note that there are active developers in the precinct so development will likely commence immediately after gazettal.

Let me know if you have any other questions.

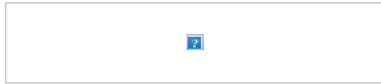
Kind regards,

[REDACTED]

Senior Strategic Planner – New Communities
Housing, Building and Land Delivery
Department of Transport and Planning

GPO Box 2392
Melbourne 3001

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From: [REDACTED]
Sent: Wednesday, 3 December 2025 1:05 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [SEC=OFFICIAL] Agency Validation: Merrimu PSP – Draft Amendment to the Moorabool Planning Scheme

Hi [REDACTED]

Thank you for your email and apologies I missed your phone call yesterday. Please see the attached link for the AV documentation: [\[REDACTED\] 01 AV docs for distribution](#)

Let me know if you have any issues. For any future correspondence, no need to keep [REDACTED] on this email chain – just [REDACTED] and myself is fine.

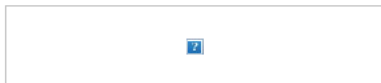
Thanks,

[REDACTED]

Senior Strategic Planner – New Communities
Housing, Building and Land Delivery
Department of Transport and Planning

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From: [REDACTED]
Sent: Tuesday, 2 December 2025 3:40 PM
To: [REDACTED]
Subject: [EXTERNAL] Fw: [SEC=OFFICIAL] Agency Validation: Merrimu PSP – Draft Amendment to the Moorabool Planning Scheme

Hi [REDACTED]

Thank you for sharing the Merrimu PSP material.

I will be coordinating future PSP matters on behalf of the business, so please include me in all ongoing and upcoming correspondence. At present, I don't have access to the SharePoint links provided. Could you please grant access for myself and the planners copied into this email so we can review the documents in full?

Regards,

[REDACTED]

Senior Network Solutions Engineer - Forecasting & Insights | Electricity Networks

CitiPower Pty Ltd, Powercor Australia Ltd & United Energy Pty Ltd

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[REDACTED]



From: [REDACTED]
Sent: Friday, 21 November 2025 10:58 AM
To: [REDACTED]
Subject: [SEC=OFFICIAL] Agency Validation: Merrimu PSP – Draft Amendment to the Moorabool Planning Scheme

Dear [REDACTED]

The Victorian Planning Authority (VPA), in consultation with Moorabool Shire Council and the proponent Bacchus Marsh Developments Pty Ltd / Stamoulis Property Group, has prepared the draft Merrimu Precinct Structure Plan (PSP) with a proposed associated amendment to the Moorabool Planning Scheme.

Agency Review

- Please find attached your agency cover letter and a link below to the draft planning scheme amendment documentation and technical reports.
 - In particular – see the pinned **Merrimu AV Tech Reports - Guide For Agencies** doc at the top of the “AV Technical Reports” folder for a summary of prepared technical reports.
 - [01 AV docs for distribution](#)

Please note that only those of you who have received these emails will be able to access the above SharePoint link. We encourage you to download the documents to your systems and share them internally with your colleagues as necessary. Should you have difficulty accessing any of the documentation, please contact [REDACTED] to assist you.

Comments

- The draft documents are provided to your agency for your review at this time, prior to the VPA proceeding to public consultation in early 2026.
- Please provide your feedback in the attached Agency Comment Table to the VPA by 22 December 2025 to [REDACTED] and cc in [REDACTED]

Outstanding Tech Reports

- There are some technical reports currently being finalised and we hope to have these available in time for the public consultation phase.

If you have any further questions or wish to further discuss the Merrimu PSP and draft amendment, please feel free to contact [REDACTED] or at [REDACTED]

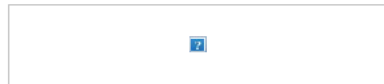
Kind regards

[REDACTED]

[REDACTED]
Executive Director – New Communities
Housing, Building and Land Delivery
Department of Transport and Planning

GPO Box 2392
Melbourne 3001

[GPO Box 2392](#)



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