

From: [REDACTED]
To: [Merrimu PSP \(DTP\)](#)
Subject: [EXTERNAL] Submission feedback on Merrimu precinct structure plan
Date: Thursday, 9 April 2026 8:25:56 PM

To whom it may concern,

We are writing as a resident of [REDACTED] in Merrimu to make a formal submission to the proposed development, including the planned residential expansion, schools, and associated infrastructure.

While I understand the need for growth, and would support a different approach, this proposal raises a number of serious concerns that, in my view, have not been adequately resolved.

These relate to bushfire safety, traffic and access, planning consistency, financial impacts on existing residents, and the broader effect on the character of the area.

Bushfire Risk and Community Safety

Merrimu is already recognised as a high-risk bushfire environment, particularly given its proximity to Long Forest and surrounding grassland. Increasing the number of dwellings, along with introduction of multiple schools and commercial activity, this will significantly increase the number of people exposed during an emergency.

Of particular concern is the lack of clearly demonstrated evacuation planning. Road access in and out of the area is limited, and any increase in traffic, especially during peak periods, has the potential to severely compromise evacuation efforts and emergency response.

Before any development proceeds, there should be transparent and detailed modelling of evacuation scenarios, including road capacity under emergency conditions.

Traffic, Road Use and Safety

The current proposal appears inconsistent with earlier positions regarding road limitations. Where minimal increases in traffic were previously considered unsuitable, this plan introduces sustained and concentrated traffic volumes on infrastructure that has not changed.

The addition a school will bring daily peaks in vehicle movement, including private cars, buses, and service vehicles. Possumtail Run is not designed for this level of activity and currently functions as a quiet rural road.

The increase in traffic will introduce safety risks for residents, particularly those with children, as well as for pedestrians, cyclists, and horse riders who regularly use the road.

School on Possumtail Run

Although located outside the development boundary, residents of Possumtail Run will experience direct and significant impacts from a proposed school.

These impacts include increased congestion during pick-up and drop-off periods, regular heavy vehicle movement, and a noticeable rise in noise from both traffic and school-related activities.

To reduce these effects, consideration should be given to redirecting school access away from Possumtail Run. Retaining this road as a low-traffic, local access road only and no on-street parking would better reflect its current function and help maintain safety for existing residents.

Housing Density and Transition

Earlier planning discussions identified the importance of a gradual transition between existing rural properties and new development areas. However, the current plan does not clearly demonstrate how this transition will be achieved.

Properties along Possumtail Run are generally around one hectare in size, yet the proposed development moves quickly to significantly smaller lot sizes, with some as small as approximately 330–666 sqm.

This represents an abrupt shift rather than a transition.

Introducing intermediate lot sizes such as one-acre lots would provide a more appropriate buffer between existing and future development and better reflect the surrounding context.

Financial Impact on Existing Residents

An increase in development density is likely to drive up land values across the area, which in turn may result in higher council rates.

This creates an inequitable situation for residents along Possumtail Run, who are unable to subdivide due to covenant restrictions. While they may face increased costs, they are not in a position to benefit from the development in the same way as those within the PSP boundary.

It would be reasonable for council to consider a more balanced approach to rating, taking into account factors beyond land value alone, such as property use, service demand, and long-term residency.

Loss of Rural Character

One of Merrimu's defining features is its quiet, low-density rural environment. This proposal represents a significant departure from that identity.

Increased population density, traffic, and activity levels will fundamentally change the feel of the area. These changes are not easily reversed and will impact both the lifestyle of residents and the surrounding natural environment.

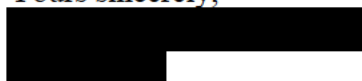
Conclusion

In its current form, the proposal raises a number of unresolved issues that warrant further consideration.

The combined impacts on safety, infrastructure, fairness, and local character suggest that the development, as proposed, is not appropriate without significant revision.

I ask that these concerns be carefully considered as part of the assessment process.

Yours sincerely,

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