

Delatite Valley Plan Submission Summary – Round 4

Topic No.	Objection/ Support/ Suggestion	Summary of Concern/Support	Email Submitter Reference	Survey Response Reference	Total	Officer Response
1	Objection	The plan should include rezoning to unlock land for housing.	1		1	The strong community feedback demonstrates that the community does not wish to have any rezoning. The plan has been amended to respond to this feedback and no additional rezoning is proposed.
2	Concern	Community voices were not heard.	1	9	2	Council has undertaken four rounds of engagement and consistently made changes to the draft plans in line with community feedback.
3	Concern	The plan does not adequately support or respond to the future growth and development needs of the community.	1	1	2	Council has consistently raised this with the community, however the feedback received was strongly in favour of no areas for rezoning for future growth.
4	Concern	Does the State Government mandate rezoning?	1		1	No. Typically council, or a private individual are proponents of an amendment, however all rezoning must be approved by the Minister for Planning. The State Government has set housing targets, and mandates that Council provide enough land for future growth across the municipality.
5	Support	Community engagement so far has been satisfactory.	3, 5,		2	Noted.
6	Support	Supports maintaining township boundaries and opposes additional rezoning, development, subdivision and seeks to protect the character of the area.	3, 4, 5, 6, 7, 8	2, 4, 8, 9, 10	12	Noted. Council has removed all areas identified for future rezoning in line with feedback from the community over the 4 rounds of engagement. A Design and Development Overlay is recommended for Merrijig Township.
7	Support	Supports the plan, reflects community sentiment, and the submitter supports the Vision Statement.	3	6	2	Noted.
8	Concern	Environmental concerns about the impact on endangered flora and fauna and significant species such as Platypus along the Delatite River.	3, 2, 4, 5, 6, 7, 8	4	8	There are existing legislative protections in place for endangered flora and fauna, including the Platypus.

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9	Concern	Concerned that advocacy actions do not also extend to sourcing or facilitating grant funding for future infrastructure projects.	3, 2,		2	Advocacy actions in the plan are typically for projects where Council has a vested interest in the outcome but is not directly responsible. Council continually seeks out grant funding for future infrastructure projects.
10	Concern	Concerns about existing water supply constraints for residents and farmers and lack of comprehensive study to assess the impacts of future development.	3, 2, 4, 6, 7, 8,	5	7	GVW has indicated that the Upper Delatite Water supply is secure and is able to service the existing residents. Council relies on advice from the relevant authority in relation to those matters. Their capacity for water supply is detailed in the Urban Water Strategy. Council are seeking further clarification on water security from Goulburn Valley Water.
11	Objection	Objects to Tourism Amenities, public toilets and rubbish facilities.	2, 4, 6, 8	8, 9	6	Noted. Council adopted the Sustainable Tourism Plan that sets Council's strategic direction in relation to tourism. No location is proposed for public toilets and any future public toilet project will require extensive investigation and community consultation.
12	Objection	Opposes increased commercial development or rezoning.	2, 4, 6, 7, 8		5	There is no additional commercial rezoning proposed.
13	Suggestion	Supports improving community river access at Long Hole, Hearn's Road, with basic amenities for local community and residents.	2, 4, 6, 7, 8		5	Noted. However, in the absence of limited growth in the region, the ability for Council to do this is limited. Refer to recommendations list for future projects.
14	Concerns	Disagrees that flooding is not a serious issue and suggests water quality is the more important issue.	2, 8		2	Council must consider all risks associated with development along the river. Both flooding and water quality are seriously considered.
15	Objection	Indigenous heritage information should be displayed at the new museum in Mansfield not across the valley.	2, 4, 6, 7, 8		5	Noted. Information is planned to be included at the Mansfield Heritage Museum.
16	Objection	Objects to Avenue of Trees and decorative landscaping.	6, 7		2	Noted. Council has generally seen community support for these projects.
17	Objection	Objects to positioning Merrijig as a tourism "gateway to Mt Buller and Mt Stirling". Opposes tourism-focused development in Merrijig, or the promotion of year-round tourism at the expense of local community and character.	2, 3, 4, 6, 7, 8	8,	7	It is noted that this is the wording which currently exists in the Planning Scheme. The planning implementation recommendation will include updating the policy provisions in the scheme and this plan provides the opportunity to change this wording in response to this concern/objection.

18	Support	Supports enhancing public open spaces, recreation opportunities, tourism facilities such as paths and bike trails, public toilets and access to the Delatite River for both residents and visitors. Must be done in consultation with the community.	3	3, 5, 6, 7	5	Noted. Refer to recommendations list.
19	Concern	Concerns about the unsightly nature of the commercial area on the corner of School Lane, McCormack's Road and Mt Buller and its impact on the character of Merrijig.	3, 2		2	No commercial area is proposed in this version of the plan.
20	Objection	Objects to Bridge at Omega Street.	8, 7, 6		3	This has been removed from the latest draft of the plan.
21	Objection	The draft does not acknowledge and protect the unique local character of the region.	4		1	One of the key principles in every version of the plan has been to "Acknowledge and protect the unique local character of the region while providing future development opportunities". A key priority of the plan is to protect and enhance this character.
22	Objection	Objects to the proposed walking and cycling paths, which prioritizes tourism over local community needs, lacking strategic justification and consideration for existing recreational uses such as horse riding.	4, 6, 7, 8	8, 9	6	Any future walking and cycling paths are able to be used by any member of the public, including the local community. The majority of the proposed walking paths/riverside trails have been removed from the plan and funding is limited.
23	Objection	Does not like creative signage in any form or landscaping.	4, 6, 7, 8		4	Council has generally seen support for these initiatives, however these will not proceed unless community driven.
24	Concern	Concerned that the draft plan does not adequately provide the local services and amenities needed to support community wellbeing and quality of life for Merrijig residents.	4, 6, 7		3	Council is unable to provide additional infrastructure or local services without associated population growth. The community has advocated for no further growth in Merrijig, which results in the same service level being provided.

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25	Concern	Concerned about the impact which additional river access would have on traffic and amenity.	4, 8		2	No additional river access is proposed. Council recommends formalising existing access point to better manage the impact on the river and embankments.
26	Concern	Alpha St should not be opened to Delatite River.	4, 6, 7, 8		4	Noted. This has been removed from the plan.
27	Objection	Does not want lighting in Merrijig.	4		1	No lighting is proposed as part of the Delatite Valley Plan.
28	Concern	More information is needed on how the DDO will be applied to Merrijig. How will it differ from DDO1 and how will it be monitored and enforced?	5		1	The DDO will be created to specifically respond to the local character in Merrijig based on community feedback over the last four rounds of engagement. This will be a new DDO, and will be applied to all TZ land within the Merrijig town boundary. The DDO is enforced through the statutory planning process, noting that applications which do not trigger a planning permit cannot be made to comply with the DDO.
29	Objection	Alpha St, Omega St and Beta St should not be connected to High Street to minimize impact to community including Merrijig Public Hall and Merrijig Primary School.	4, 6, 7, 8		4	Omega Street is already connected to High Street. Neither Alpha or Beta Street are proposed to be connected to High Street
30	Suggestion	More emphasis is needed on the objectives of Clause 02.03-5 of the Mansfield Municipal Planning Strategy.	5		1	Clause 02.03-5 is proposed to be updated through planning scheme amendment C60mans based on the Mansfield Planning Strategy. There will be the opportunity for community engagement through the exhibition process.
31	Concern	Concerns about future rezoning at McCormack's Park impacts community and future management.	5		1	Council is not proposing a rezoning at this time, noting it is a 20-year plan and McCormack Park has been identified as an investigation area. Any future management changes to the park will need to be discussed with the current committee of management and the landowners.
32	Concern	Concerns about the future avenue of trees in terms of safety and bushfire risk. Recommendation that council develop a Rural Tree Management Plan.	5		1	Council has a tree management plan, and any future plantings will be subject to it. Any future vegetation chosen will be of a lower bushfire risk in line with CFA guidance for landscaping in Bushfire Prone Areas.
33	Support	Supports Public Toilets in Merrijig	5	6, 7	3	Noted. Refer to response number 11

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34	Suggestion	A greater list including more details of the Significant Places list is required.	5		1	Noted, Council will review this list and include the requested locations where appropriate.
35	Suggestion	Heritage consideration of Historic Howqua Trail and overlay mapping and additional heritage sites.	5		1	The location of the Heritage Overlay has not changed from the first version of the plan until the latest, this is reflective of where the current heritage overlay is applied. Any future changes to the Heritage Overlay will need to be recommended by a heritage study of the region.
36	Suggestion	The plan should reference Agriculture, Education, and Tourism as Economic Drivers.	5		1	Economic drivers will be reviewed, but are based on census data for the region.
37	Concern	Concerned about roadhouses and service stations.	6, 7		2	Council must assess any applications for roadhouses or service stations on their merits. Any future development of this kind will require a planning permit and will be subject to the planning permit process.
38	Objects	Objects to additional Public Transport and concerned about the cost going to rate payers.	8		1	Council has seen strong community support for improved public transport in this region. Council will not be funding public transport, as this is a service provided by the State Government.
39	Objection	Objects to the development of scenic lookouts.	8		1	Noted.
40	Objection	Objects to day tourism in the Farming Zone at Alpine Ridge.	8		1	Noted, though tourism uses are already permissible in the Farming Zone where there is a link to agriculture.
41	Concern	The plan has been stripped of substance.		1	1	Noted. The plan has been continually updated in line with community feedback.
42	Concern	Concerned about continual reduction in speed limits and lack of consultation.		2, 7	2	Noted. All speed reductions on Mt Buller Road require approval from the Department of Transport who are the responsible road authority for Mt Buller Road.
43	Support	Balances area's character, the reality of the housing crisis and enables economic development without ruining the Valley.		3, 5	2	Noted.

44	Support	Supports the development of tourism businesses, year-round tourism opportunities, eco-friendly tourism, and visitor facilities, including a visitor information centre.		3, 4, 5	3	Noted.
45	Concern	Concerned about wind farms.		4	1	Renewable Energy projects are typically approved by the Minister for planning. The Delatite Valley has not been an identified location for future renewable energy projects at this time.
46	Support	Supports how the plan addresses history and would like to see more aboriginal history.		5, 6	2	Council has engaged with the Taungurung Land and Waters Council during the creation of this plan. Indigenous knowledge local to the region has not historically been well documented.
47	Support	Supports gateway treatments.		5, 10	2	This could be a community led initiative. There is not sufficient support for this project to include in the plan this time.
48	Support	Supports speed limits.		5	1	Noted. All speed reductions on Mt Buller Road require approval from the Department of Transport who are the responsible road authority for Mt Buller Road.
49	Support	Supports the upgrading of the intersection at Mt. Buller Road, School Road, and McCormack's Road.		5	1	Noted. This will be subject to future grant funding and Council has included this as a nominated project for DTP consideration in the Ovens Murray Integrated Transport Strategy.
50	Support	Supports an avenue of trees.		5	1	Noted. This project is subject to site constraints and support from VicRoads.
51	Suggestion	Bushfire risk must be addressed at Sawmill Settlement and Alpine Ridge.		5	1	Sawmill Settlement and Alpine Ridge are already in a Bushfire Management Overlay.
52	Suggestion	The Bridge over the Delatite would benefit Merrijig and provide a needed pedestrian connection.		5	1	Noted. Without the additional population growth south of the river, Council will struggle to justify the additional cost to ratepayers where there is no ability to leverage off development contributions.
53	Suggestion	Some rezoning at Power Road would allow for intensification in the township and prevent fragmentation of the Farming Zone.		5	1	Noted. This was Councils' initial recommendation, however community feedback has strongly supported no further rezoning in Merrijig.

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54	Objection	Lacking in First Nations Information		6	1	Council has engaged with the Taungurung Land and Waters Council during the creation of this plan. Indigenous knowledge local to the region has not historically been well documented.
55	Support	Supports advocacy for communications infrastructure.		7	1	Council continues to advocate for improved telecommunications coverage.
56	Concern	Concerned that an oversupply of short-stay accommodation is limiting long-term housing availability for workers and supports increased regulation of short-stay rentals to protect Merrijig's infrastructure.		7	1	Noted. Council has no ability to regulate short stay accommodation. The state government have addressed this issue by applying the short stay accommodation levy.
57	Suggestion	Additional housing, if necessary, would be appropriate at McCormack's Road.		10	1	Noted. This was recommended in a previous iteration of the plan, however community support for additional rezoning has been minimal.
58	Suggestion	Carters Road Turnoff would be an appropriate location for public amenities.		10	1	Noted. Council does not own the land at this location so any future amenities would require land manager consent.
59	Concern	Additional Land Capacity analysis is needed to justify residential creep, including current lot sizes, preferred lot sizes to assist in decision making.		10	1	No additional land is proposed to be rezoned outside the Merrijig town boundary.
60	Objection	Objects to additional river access.	8, 6		2	No additional river access points are proposed.
61	Concern	Concern about Equestrian user safety with walkers and cyclists.	7		1	Noted. This would be taken into consideration in the development of any future paths or trails.
62	Suggestion	There is adequate capacity for infill development in Merrijig Township.	5		1	Noted. The plan does not recommend further rezoning.
63	Suggestion	There are opportunities for additional residential and accommodation growth in other areas.	5		1	No further development is proposed at Pinnacle Valley estate due to the extreme bushfire risk. Any proposed development at Mirimbah is outside of Council's boundaries.
64	Suggestion	Council should advise GMW and GVW that platypus have been sighted in the Delatite River.	5		1	Up2Us Landcare have an existing program to report platypus sightings.

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65	Suggestion	Further community consultation and strategic justification is needed before council rezones GRZ land at Pinnacle Valley.	5		1	Council is not proposing to rezone any land at Pinnacle Valley. Pinnacle Valley is currently FZ and will remain this way.
66	Concern	More community consultation is need before changes are made to Delatite River access and open space.		7	1	Council has undertaken four rounds of community consultation thus far. For any major projects at river access points, project specific consultation will be undertaken.

Topics which received 10 or more submissions relating to them

Topic No.	Objection/ Support/ Suggestion	Summary of Concern/Support	Total
6	Support	Supports maintaining township boundaries and opposes additional rezoning, development, subdivision and seeks to protect the character of the area.	12

Topics by Group:

Topic No.	Objection/ Support/ Suggestion	Summary of Concern/Support	Total
6	Support	Supports maintaining township boundaries and opposes additional rezoning, development, subdivision and housing.	12
18	Support	Supports enhancing public open spaces, recreation opportunities, tourism facilities such as paths and bike trails, public toilets and access to the Delatite River for both residents and visitors. Must be done in consultation with the community.	5
44	Support	Supports the development of tourism businesses, year-round tourism opportunities, eco-friendly tourism, and visitor facilities, including a visitor information centre.	3
33	Support	Supports Public Toilets in Merrijig	3
43	Support	Balances area's character, the reality of the housing crisis and enables economic development without ruining the Valley.	2
5	Support	Community engagement so far has been satisfactory.	2
7	Support	Supports the plan, reflects community sentiment, and the submitter supports the Vision Statement.	2
46	Support	Supports how the plan addresses history and would like to see more aboriginal history.	2
47	Support	Supports gateway treatments.	2
48	Support	Supports speed limits.	1
49	Support	Supports the upgrading of the intersection at Mt. Buller Road, School Road, and McCormack's Road.	1

50	Support	Supports an avenue of trees.	1
55	Support	Supports advocacy for communications infrastructure.	1

Topic No.	Objection/ Support/ Suggestion	Summary of Concern/Support	Total
8	Concern	Concerns about the environmental impact on Delatite River.	8
10	Concern	Concerns about the water supply issue and lack of a Study to fully understand the issue.	7
26	Concern	Alpha St should not be opened to Delatite River.	4
24	Concern	Concerned that the draft plan does not adequately provide the local services and amenities needed to support community wellbeing and quality of life for Merrijig residents.	3
2	Concern	Argues all community members weren't listened to (those "less prominently voiced")	2
3	Concern	Disappointed in the lack of growth and development.	2
9	Concern	Questions about Grant applications for infrastructure projects.	2
14	Concerns	Disagrees that flooding is not a serious issue and suggests water quality is the more important issue.	2
19	Concern	Concerns about the unsightly nature of the commercial area on the corner of School Lane, McCormack's Road and Mt Buller and its impact on the character of Merrijig.	2
42	Concern	Concerned about continual reduction in speed limits and lack of consultation.	2
25	Concern	Concerned about the impact which additional river access would have on traffic and amenity.	2
37	Concern	Concerned about roadhouses and service stations.	2
4	Concern	Confusion about the level of rezoning and whether it is mandated by the State Government.	1
28	Concern	More information is needed on how the DDO will be applied to Merrijig. How will it differ from DDO1 and how will it be monitored and enforced?	1
31	Concern	Concerns about future rezoning at McCormack's Park impacts community and future management.	1
32	Concern	Concerns about the future avenue of trees in terms of safety and bushfire risk. Recommendation that council develop a Rural Tree Management Plan.	1
38	Objects	Objects to additional Public Transport and concerned about the cost going to rate payers.	1
41	Concern	The plan has been stripped of substance.	1
45	Concern	Concerned about wind farms.	1
56	Concern	Concerned that an oversupply of short-stay accommodation is limiting long-term housing availability for workers and supports increased regulation of short-stay rentals to protect Merrijig's infrastructure.	1
59	Concern	Additional Land Capacity analysis is needed to justify residential creep, including current lot sizes, preferred lot sizes to assist in decision making.	1
61	Concern	Concern about Equestrian user safety.	1
66	Concern	More community consultation is need before changes are made to Delatite River access and open space.	1

Topic No.	Objection/Support/Suggestion	Summary of Concern/Support	Total
17	Objection	Objects to positioning Merrijig as a tourism gateway to Mt Buller and Mt Stirling. Opposes tourism-focused development in Merrijig, or the promotion of year-round tourism at the expense of local community and character.	7
22	Objection	Objects to the proposed walking and cycling paths, which prioritizes tourism over local community needs, lacking strategic justification and consideration for existing recreational uses such as horse riding.	6
11	Objection	Objects to Tourism Amenities, public toilettes and rubbish facilities.	6
12	Objection	Opposes increased commercial development or rezoning.	5
15	Objection	Indigenous heritage information should be displayed at the new museum in Mansfield not across the valley.	5
23	Objection	Does not like creative signage in any form or landscaping.	4
29	Objection	Alpha St, Omega St and Beta St should not be connected to High Street to minimize impact to community including Merrijig Public Hall and Merrijig Primary School.	4
20	Objection	Objects to Bridge at Omega Street.	3
60	Objection	Objects to additional river access.	2
16	Objection	Objects to Avenue of Trees and decorative landscaping.	2
1	Objection	The plan should include rezoning to unlock land for housing.	1
21	Objection	The draft does not acknowledge and protect the unique local character of the region.	1
27	Objection	Does not want lighting in Merrijig.	1
39	Objection	Objects to the development of scenic lookouts.	1
40	Objection	Objects to day tourism in the FZ at Alpine Ridge.	1
54	Objection	Lacking in First Nations Information	1

Topic No.	Objection/Support/Suggestion	Summary of Concern/Support	Total
13	Suggestion	Supports improving community river access at Long Hole, Hearn's Road, with basic amenities for local community and residents.	5
30	Suggestion	More emphasis is needed on the objectives of Clause 02.03-5 of the Mansfield Municipal Planning Strategy.	1
34	Suggestion	A greater list including more details of the Significant Places list is required.	1
35	Suggestion	Heritage consideration of Historic Howqua Trail and overlay mapping and additional heritage sites.	1
36	Suggestion	The plan should reference Agriculture, Education, and Tourism as Economic Drivers.	1
51	Suggestion	Bushfire risk must be addressed at Sawmill Settlement and Alpine Ridge.	1
52	Suggestion	The Bridge over the Delatite would benefit Merrijig and provide a needed pedestrian connection.	1
53	Suggestion	Some rezoning at Power Road would allow for intensification in the township and prevent fragmentation of the Farming Zone.	1
57	Suggestion	Additional housing, if necessary, would be appropriate at McCormack's Road.	1

58	Suggestion	Carters Road Turnoff would be an appropriate location for public amenities.	1
62	Suggestion	There is adequate capacity for infill development in Merrijig Township.	1
63	Suggestion	There are opportunities for additional residential and accommodation growth in other areas.	1
64	Suggestion	Council should advise GMW and GVW that platypus have been sighted in the Delatite River.	1
65	Suggestion	Further community consultation and strategic justification is needed before council rezones GRZ land at Pinnacle Valley.	1