

Delatite Valley Plan Submission Summary

No.	Objection/ Support/ Concern/ Suggestion	Summary	Email Submitter No.	Survey Response No.	Total	Officer Response
1	Support	Generally supportive of the revised plan.	1, 2, 3	12, 16	5	Noted.
2	Support	Supports minimum lot sizes of 1000sqm.	1		1	Noted.
3	Suggestion	Tourist stop (public toilet, bins, car park, signage etc.) should be at the corner of Buttercup Road as people stop there for photos anyway.	1	2,5,6,7,8, 12	7	The recommendation in the plan does not identify a final location. The suggestions will be considered as part of a future project to install a tourist rest stop should it be final recommendation.
4	Suggestion	The house near the school should be preserved for future expansion of Merrijig Primary School or as a kinder.	1		1	Noted.
5	Support	Supportive of speed reductions - Should be 60 through all towns	1, 42, 43	5,6, 8, 9,16	7	Noted.
6	Suggestion	Merrijig Public Hall is not a “town” hall	1		1	Agreed, will make updates to the plan.
7	Suggestion	Include more emphasis and information about the early settlers, mountain explorers and cattlemen – these are a major tourist draw.	2	5,6,7	4	Council officers sought advice from the submitter as to what specifically they would like included. Additional heritage information was included in the latest revision. The plan seeks to acknowledge the history of the region but is primarily focused on the future of the Delatite Valley.
8	Objection	Merrijig is not the tourist gateway to Mt Buller	2, 46, 45, 20, 41, 30,31,32, 38, 43	13, 14,15,	12	It is noted that this wording is what <u>currently</u> 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.
9	Suggestion	Include 'limited water' in SWOT analysis under threats	2, 42, 38		3	Agreed. Will include in next iteration of the plan.
10	Concern	The Delatite River cannot support the additional homes proposed. <ul style="list-style-type: none"> - There is not enough water. - Water security needs to be provided before housing. - Water for housing reduces the amount of water available for agriculture. 	2, 4, 7, 12, 14, 17, 18, 46, 45, 20, 23, 25, 33, 34, 39, 29,32, 38	16,17, 18	21	GVW has indicated that the Upper Delatite Water supply is secure and is able to service this number. Council relies on advice from the relevant authority in relation to these matters. Additional detail in relation to water supply has been included in the updated draft. GVW's capacity for water supply is detailed in the Urban Water Strategy. https://www.gvwater.vic.gov.au/Portals/0/GV-Water/Documents/Plans-Strategies/Urban%20Water%20Strategy%202022.pdf?ver=2022-06-29-155549-507
11	Suggestion	Merrijig should be referred to as “the gateway to the Upper Delatite, The Upper Howqua, the Upper King and Upper Jamieson rivers”	2		1	Noted. This will be subject to future community consultation at a planning scheme amendment stage. The planning implementation recommendation will include updating the policy provisions in the scheme and this plan provides the opportunity to change this wording based on the vision in the plan.
12	Objection	Housing should be kept on the south side of the river, remove rezoning areas A & B.	3		1	The recommendation for additional rezoning in Merrijig has been removed from the latest version of the plan.
13	Concern	Merrijig will become a housing estate.	3,31,32	14, 15	5	The recommendation for additional rezoning in Merrijig has been removed from the latest version of the plan.
14	Concern	Additional development will cause more light and noise pollution in an otherwise peaceful area.	3,30,31	17, 18	5	The recommendation for additional rezoning in Merrijig has been removed from the latest version of the plan.
15	Support	Supports Council undertaking this plan alongside the community	4		1	Noted.

		rather than the State Government taking over.				
16	Suggestion	All new housing should be required to have rainwater tanks and recycle water.	4, 42		2	Agree in principle. Council cannot mandate this type of infrastructure provision with new development however can include a policy position that encourages developments to voluntarily implement these types of measures.
17	Concern	There aren't enough infrastructure and services to support and increased population in Merrijig.	5, 7, 11, 17, 18, 19, 21, 22, 23, 35, 36, 37, 39, 29, 15	5,6, 7, 8, 12, 13	21	Noted. The recommendation for additional rezoning in Merrijig has been removed from the latest version of the plan.
18	Concern	There isn't enough employment in the Delatite Valley for all the proposed new residents.	5, 11		2	The recommendation for additional rezoning in Merrijig has been removed from the latest version of the plan. The current rate of unemployment in Mansfield Shire is consistently low, normally between 1.5 and 2%.
19	Concern	The plan seems rushed/there is a hidden agenda.	5		1	Initial consultation on the Delatite Valley Plan began in April 2025. Council remains committed to transparency throughout the process of undertaking this plan.
20	Support	Supportive of housing and commercial development in Merrijig.	6, 9	1,2,5	5	The strong community feedback from the first draft demonstrated the community was not in favour of commercial zoning in Merrijig. The plan was amended to address this feedback with the recommendation for rezoning in Merrijig removed from the latest version of the plan.
21	Suggestion	Merrijig should be much larger than proposed e.g. Harrietville/Mt Beauty size.	6		1	The strong community feedback from the first draft demonstrated the community was not in favour of larger areas for rezoning in Merrijig. The plan was amended to address this feedback with the recommendation for rezoning in Merrijig removed from the latest version of the plan.

22	Suggestion	Merrijig needs more commercial areas/offerings.	6, 9	5	3	The strong community feedback from the first draft demonstrated the community was not in favour of larger areas for rezoning in Merrijig. The plan was amended to address this feedback with the recommendation for rezoning in Merrijig removed from the latest version of the plan.
23	Suggestion	Merrijig needs a public toilet with a caravan dump point. - Suggested location at Carters Road.	6, 45, 42, 43	6,7, 8, 9	7	The plan still recommends a public toilet be explored for Merrijig. Details including infrastructure provision and location will be subject to future community consultation.
24	Suggestion	Merrijig needs a roadhouse with a service station.	6		1	Commercial development is developer driven and must comply with planning policy at the time of application.
25	Objection	Objects to any rezoning in Merrijig due to: - Blanket objection to any rezoning - Rezoning is not in keeping with rural character - Enough vacant blocks and homes for sale already - Loss of farmland	14, 17, 18, 7, 19, 46, 45, 21, 22, 24, 25, 41, 35, 36, 37, 29, 30, 31, 15,32, 38, 43	5, 7, 2, 4, 5, 6,7,8, 10,11,13, 14,15, 17, 18	37	The recommendation for rezoning in Merrijig has been removed from the latest version of the plan.
26	Support	Supportive of proposed cycling and walking paths - These should be a priority	7, 9, 16,32	1, 2, 4, 5, 7, 8, 9, 10, 11,12,14, 16, 17	17	Noted. Refer to recommendations list
27	Support	Supportive of improved river access points - These should be a priority	7,32	5, 6, 7, 8, 9, 10, 13, 14, 17	11	Noted. Refer to recommendations list
28	Suggestion	Tourism area in Pinnacle Valley needs to be physically expanded upon further, or include entire lots	8,10		2	The tourism area has been expanded to include entire lots following submissions and in recognition of site-based constraints.
29	Suggestion	Farming Zone does not allow for tourism uses not linked to Agriculture. Pinnacle Valley area	8		1	Tourism uses are permissible in the Farming Zone. Identifying a tourism area in the Pinnacle Valley area will provide an avenue for Council to be more flexible on tourism

		should be rezoned to the Special Use Zone.				uses without a link to agriculture in those areas.
30	Objection	Tourism should not be limited to day-uses only in Pinnacle Valley.	8, 9, 10		3	Council is only supportive of tourism uses where the bushfire risk can be mitigated. CFA are unlikely to support accommodation style tourism ventures in this location.
31	Suggestion	Implementation of the Delatite Valley Plan needs to be in the shorter term.	9		1	Council undertakes extensive engagement processes and will work to implement the plan in line with available resources.
32	Suggestion	A more detailed supply and demand analysis needs to be conducted.	9	5, 6	3	The recommendation for additional rezoning in Merrijig has been removed from the latest version of the plan. It is noted that Mansfield Shire Council has been set housing targets. It is not clear what a supply and demand assessment would provide above and beyond what the State Government have set in place.
33	Suggestion	An additional objective should be included which promotes connectivity	9		1	Noted.
34	Suggestion	Merrijig and Alpine Ridge/Sawmill Settlement should have unique gateways/identities with landscaping as well as the existing signage	9	5, 6, 7, 8, 12	6	This could be a community-led initiative. There is not sufficient support for this project to include in the plan at this time.
35	Suggestion	More emphasis needs to had on the role the Delatite Valley Plays in supporting access to Mt Buller	9	5	2	Community feedback has been strong in relation to the Delatite Valley having a separate identity to Mount Buller.
36	Suggestion	Better public transport solutions are required between Mansfield-Merrijig-Mt Buller	9	12	2	Noted. Council can explore this as an advocacy role in the actions.
37	Suggestion	An additional tourism plan is required to support businesses in the region	9	5	2	Council has adopted the Mansfield Sustainable Tourism Plan to set the direction of tourism in Mansfield Shire.
38	Suggestion	A detailed analysis of commercial uses to be encouraged in the	9		1	The Delatite Valley Plan is a structure plan not a commercial and industrial land use

		Delatite Valley needs to be conducted.				strategy. This is beyond the scope of the plan.
39	Suggestion	The tourism theme should reference wellbeing, food and drink, culture, & cycling in line with broader tourism plans. - Tourism North East Destination Management Plan - Visit Victoria 2030	9		1	Noted. Council officers have reviewed the plans when redrafting, noting that much of the information presented has a tourism focus and is beyond the scope of the Delatite Valley Plan.
40	Suggestion	Sawmill Settlement, Alpine Ridge, & Pinnacle Valley should be included as a single township.	9		1	These areas are considered settlements according to the Mansfield Planning Strategy settlement hierarchy and are not defined as townships.
41	Objection	The landscape buffer in Pinnacle Valley poses a bushfire risk and should be removed.	10		1	Noted. The landscape buffer recommendation has been removed.
42	Objection	Generally objects to the Delatite Valley Plan.	11, 26, 29, 32, 43	11, 12, 14, 15, 17, 18	11	Noted.
43	Concern	The plan does not actually deliver housing in the region.	11		1	Noted, Rezoning is a tool that Council can use to encourage housing growth from the private sector, however all proposed rezoning areas have been removed from the latest draft of the plan.
44	Concern	Any new housing will become holiday homes or investment properties and not contribute to state housing objectives.	11, 27, 15,		3	The housing targets set do not specify that the additional homes cannot be holiday homes or investment dwellings. Council can only provide for land for residential use. How a landowner chooses to have that house occupied is a private matter.
45	Concern	The plan does not define housing or building types	11, 39, 15		3	Dwellings and built form elements are defined in the planning scheme which will be reviewed at the planning implementation stage.
46	Concern	The plan does not include occupancy expectations or resident profiles.	11		1	Council can only provide for land for residential use. How a landowner chooses to have that house occupied is a private matter.

47	Concern	The plan does not include details about design standards or density controls.	11, 45, 38		3	Noted. These will be explored at the planning scheme implementation stage and subject to further community consultation through the exhibition of a planning scheme amendment.
48	Concern	There are no conditions or requirements that deliver a public housing benefit, and development will be investment driven.	11		1	Public housing is provided by the State Government. Provision of land for residential development will allow for the State to provide public housing should they choose to do so.
49	Concern	The plan does not comply with State Policy and housing directives	11, 27, 15, 49		4	The housing targets direct Mansfield to develop an additional 3,900 dwellings by 2051. The recommendation for additional rezoning in Merrijig has been removed from the latest version of the plan, and will require most of these additional dwellings to be provided elsewhere.
50	Objection	The Delatite Valley Plan delivers no community benefit	11, 30, 31	12, 14,15	6	The Delatite Valley Plan has been developed through extensive community consultation, and the list of recommendations include a number of community-requested projects/initiatives.
51	Objection	Strategic Planning and rezoning should be focused on Mansfield where there are existing services.	11		1	The Mansfield Planning Strategy was completed for Mansfield Township in 2022 and has already identified rezoning areas for Mansfield township. Council is currently undertaking a planning scheme amendment to implement this.
52	Concern	I don't feel like I understand the extent of the development/what the plan is proposing.	12		1	Noted. Council will endeavour to improve communications and community members are invited to get in touch with any questions they may have.
53	Concern	The school will not be able to cope with the additional population.	12		1	Merrijig Primary School has low enrolment numbers and additional students would reduce the risk of the school closing. School resourcing is managed by the State government.

54	Question	Will there be government housing in the rezoning areas?	12		1	Public housing is provided by the State Government. Provision of land for residential development will allow for the State to provide public housing should they choose to do so.
55.	Concern	There won't be enough electricity for the additional dwellings. Merrijig already experiences outages.	12		1	The provision of electricity is managed by Ausnet.
56	Concern	Rezoning Area C should be reduced	13		1	The recommendation for additional rezoning in Merrijig has been removed from the latest version of the plan.
57	Concern	The plan is being driven by state government targets	14, 20		2	State Government housing targets play a role in the strategic planning program; however Council committed to a series of structure plans across the Shire including the recently completed Goughs Bay Plan, the Merton plan and the Bonnie Doon Plan prior to targets being set.
58	Concern	The plan is being driven by financial gain/commercial operators - Delatite Valley Plan underpinned by Urban Enterprise 2023 report	14, 20, 45, 40, 28		5	Council has committed to a series of structure plans across the Shire as part of the strategic planning program. These are all completed internally through Council and undergo extensive community engagement to include multiple perspectives.
59	Suggestion	There should be a playground at Changue Road Open space area	16	12	2	Noted. This has not been included in the next draft of the plan as there is limited community support.
60	Suggestion	A visitor information point needs to include a public toilet and car parking	16	2,3,5,6, 7, 8, 9, 10	9	Noted. Detailed elements of a visitor information point will be explored in a separate project. The suggestions will be considered as part of a future project to install a tourist rest stop should it be final recommendation.
61	Support	Supports a park/reserve area in Merrijig township	16	2,3,5,6, 7, 8, 16, 18	9	Noted.
62	Support	Supports the sealing of Chapel Hill Road	16		1	Noted.

63	Suggestion	Seal the remaining roads in Sawmill Settlement	16		1	Council encourages residents who wish roads to be sealed to make submissions to the budget preparation process, which is undertaken in December/January each year.
64	Support	Supports footpaths in Sawmill Settlement and Alpine Ridge	16, 43	17	3	Noted. The Mansfield Footpath and Shared Path strategy have proposed three new footpaths in these areas.
65	Support	Supports a safe walking trail from Carters Road to Alpine Ridge	16, 43	16, 17	4	Noted.
66	Support	Supports an indigenous heritage gap study	16	2, 3, 5, 6, 7,8	7	Noted.
67	Support	Supports improved river access at Murren corner (the westernmost investigation area)	16	5,6, 8,13,16	6	Noted. This area will be subject to additional consultation with the landowner as it is not Council owned.
68	Suggestion	Improve signage and access to the Black Hole swimming area	16	12	2	Noted. This area is known to Council and improved access is recommended in the plan.
69	Suggestion	Formalise and improve the school bus stop areas along Mt Buller Road. <ul style="list-style-type: none"> - Sealing of bus stop area at Alpine Ridge - Bus shelters at Sawmill Settlement and Mimosa Drive. 	16		1	Noted. This can be considered for a future advocacy piece as the bus stops are on VicRoads land.
70	Concern	The open space investigation area north of sawmill settlement should remain as a carpark and be formalised.	16		1	Noted. This area will be subject to additional consultation with the landowner as it is not Council owned.
71	Suggestion	An independent water supply study needs to be conducted	17, 18, 14		3	GVW has indicated that the Upper Delatite Water supply is secure and is able to service this number. Council relies on advice from the relevant authority in relation to these matters. Additional detail in relation to water supply has been included in the updated draft.

						GVW's capacity for water supply is detailed in the Urban Water Strategy. https://www.gvwater.vic.gov.au/Portals/0/GV-Water/Documents/Plans-Strategies/Urban%20Water%20Strategy%202022.pdf?ver=2022-06-29-155549-507
72	Supports	Construct bridges on Omega Street / Powers Road across the river for pedestrians, Cyclists and horses	32, 43	2,3,4,5, 6, 7, 8, 10,16	11	This has been removed from the plan as without additional population and a rezoning area to the South of Mt Buller Road it no longer becomes an essential pedestrian link. The cost of a pedestrian bridge is greater than Council can commit to for the current population.
73	Supports	Improve signage at Mirimbah advocate to Alpine Resorts		4,5,6,7, 8, 9, 10,16	8	This is an existing recommendation in the plan.
74	Supports	Review Environmental Significance overlay		4, 5, 6, 8, 10	5	This is an existing recommendation in the plan.
75	Supports	Scenic lookout with views of mount Buller & mount Sterling		4,5, 6, 7, 8	5	This is an existing recommendation in the plan.
76	Supports	Flood Mapping for Upper Tributaries in the Delatite Valley		5,6,7,8, 9, 10	6	This is an existing recommendation in the plan.
77	Supports	Childcare/ Kindergarten in Merrijig		5,6,7 ,9, 10	5	The current population does not support the demand for a childcare centre/kindergarten at this time.
78	Supports	Digital Connectivity for better communication infrastructure	29	5,6, 7, 9, 10	6	This is an existing recommendation in the plan.
79	Suggestion	Prioritise roundabout at the intersection of Mt Buller Rd and Powers Road	47		1	This intersection is no longer prioritised as there is no longer a recommendation for rezoning area C which would increase traffic on Powers Road.
80	Suggestion	Picnic ground on either side of the old bridge on the Delatite River	47		1	This is an existing recommendation in the plan.
81	Suggestion	Toilet block could be located on the reserve on the corner of School Lane and McCormack Road.	47		1	The plan recommends a public toilet be explored for Merrijig. Details including infrastructure provision and location will be subject to future community consultation.

82	Concern	Plan focuses too much on tourism - Impact of tourism growth not understood	19, 20, 21, 22, 35, 36, 37		7	Tourism is a key industry in Mansfield Shire and due consideration must be given in order to balance impacts to residents. Council has adopted the Mansfield Sustainable Tourism Plan to set the direction of tourism in Mansfield Shire.
83	Concern	Not enough emphasis on the environmental value of the Delatite River - Delatite River need protection - Delatite River already unhealthy and choked with algae - River will be impacted by tourists	19, 46, 45, 20, 21, 22, 23, 35, 36, 37, 38		11	Noted. Additional consideration has been included in the latest draft of the plan. Management of the Delatite River is outside of Council's responsibilities, and rests with Goulburn Murray Water and the Goulburn Broken Catchment Management Authority.
84	Concern	Housing growth will have a negative visual impact on the landscape - 'contravenes' the SLO1 - Concerns over development occurring in Area C	19, 22, 44, 35, 36, 37		6	It is acknowledged that additional development in Merrijig could have some visual impact. The SLO does not prohibit development but provides planning controls which reduce the visual impact. A DDO would also be applied to further implement built form controls to manage this issue. The recommendation for rezoning has been removed from the latest draft of the plan.
85	Objection	Objects to the removal of agricultural land (FZ)	19, 21, 22, 35, 36, 37	17,18	8	The recommendation for rezoning has been removed from the latest draft of the plan.
86	Objection	Objects to any commercial development in Merrijig	19, 21, 22,32, 35, 36, 37,43	17,18	10	The recommendation for rezoning has been removed from the latest draft of the plan.
87	Objection	Objects to infill development in Merrijig	19, 21, 22, 40, 35, 36, 37, 28, 43	13, 14, 15, 17,18	14	Infill development is already possible under the existing planning controls.
88	Objection	Objects to public toilets and a tourism rest stop with visitor information signage - This is already available in Mansfield	19, 21, 22, 35, 36, 37		6	Noted. Community feedback has strongly indicated the need for a public toilet in Merrijig, with a location to be subject to future consultation.

89	Objection	Objects to indigenous heritage information - This is already available in Mansfield	19, 21, 22, 35, 36, 37		6	Noted.
90	Objection	Objects to a heritage gap study. This will be undertaken by Mansfield Historical Society	19, 22		2	Noted.
91	Concern	Council is using inflated growth rates through COVID-era data. Merrijig population has shrunk between 2021-2024	45, 38		2	Council uses the current census data.
92	Objection	Objects to a review of the ESO. It will weaken environmental controls that will protect the Delatite.	19, 21, 22, 35, 36, 37		6	An ESO review will be used to ensure the overlay is adequate at protecting the environment and be strengthened if required.
93	Objection	Objects to a flood study. It is unnecessary and a waste of money	19, 21, 22, 35, 36, 37		6	Council has an obligation to be aware of any natural hazards which may impact both private and Council assets.
94	Objection	Objects to a rural land use strategy. It is unnecessary and a waste of money	19, 21, 22, 32, 35, 36, 37	14, 15, 17, 18	11	Council last undertook a rural land use study in 2003, and a new Shire-wide strategy has been part of the future strategic planning program for a number of years but would still be subject to obtaining funding to be completed.
95	Objection	Objects to a cycling corridor between Merrijig and Mirimbah. It should go between Mansfield and Merrijig	19, 21, 22, 35, 36, 37		6	Noted. The future route and staging of a cycling corridor will be determined through a future project.
96	Objection	Objects to speed reductions in Merrijig	19, 21, 22, 35, 36, 37		6	Noted.
97	Objection	Objects to advocacy to ARV improving signage. Waste of money	19, 21, 22, 35, 36, 37		6	ARV would be the organisation responsible for the signage.
98	Concern	There is already housing capacity in the Delatite Valley:	45, 38		2	The recommendation for rezoning has been removed from the latest draft of the plan.

		<ul style="list-style-type: none"> - Merrijig township has the potential for 35 dwellings through infill development. - Pinnacle Valley has the capacity to support 50+ housing sites. - Delatite Winery has approval for 14 “luxury villas” - Tiny homes can provide additional accommodation. 				
99	Objection	Objects to Open space in Merrijig (Merrijig Park). Will be used by tourists and not local community. Car Parking will be an issue.	19, 21, 22, 35, 36, 37		6	Council cannot control who uses public spaces. There has been strong community feedback thus far supporting the creation of a park here.
100	Objection	Objects to a walking trail along the Delatite River Concerns over: <ul style="list-style-type: none"> - Increased human presence along a sensitive riparian zone. - Disturbing habitats - Erosion - Impact of pets - Lack of transparency regarding the 1km walkways inclusion in the DVP - Increased fishing 	19, 22, 24, 25, 41, 40, 35, 36, 37, 28		10	Based on the strong community feedback received, the proposed walking trail was removed from the plan. Sections of proposed trail only remain at the proposed Merrijig Park and at Carters Road where there will not be any impact to private property. Council cannot otherwise control how members of the public use the river.
101	Suggestion	A public toilet should be at the Hearn's Road river access point.	19, 21, 22, 35, 36, 37		6	Noted.
102	Objection	Objects to new river access point being created existing access already at <ul style="list-style-type: none"> - The black hole - Merrijig Bridge - 2141 Mt Buller Road - The white hole 	40, 19, 21, 22, 35, 36, 37, 28		8	No new river access points are being created, existing river access points are proposed to be upgraded.

OFFICIAL

Delatite Valley Plan – Engagement round 3 – Submission Summary

103	Objection	Objects to service road improvements at the Merrijig Primary School	19, 21, 22, 35, 36, 37		6	Noted.
104	Objection	Objects to road upgrades along McCormack Road	19, 21, 22, 35, 36, 37		6	Noted.
105	Objection	Objects to McCormack Park becoming public open space. It should be run by the community only	19, 21, 22, 35, 36, 37		6	Noted.
106	Objection	Objects to day tourism in the Farming Zone west of Alpine Ridge (Pinnacle Valley)	19, 21, 22, 35, 36, 37		6	Noted. These uses are already permitted subject to meeting planning controls.
107	Supports	Supports advocacy for better communications infrastructure in the Delatite Valley	19, 21, 22, 35, 36, 37		6	Noted.
108	Supports	Supports the creation of a footbridge in Merrijig - Should be for locals only	19, 21, 22, 35, 36, 37, 43		7	Noted. Council cannot control who uses the bridge.
109	Concern	The viability of additional commercial development in Merrijig when existing commercial operations struggle. Merrijig does not need further commercial development.	45, 38		2	The recommendation for rezoning has been removed from the latest draft of the plan.
110	Concern	Design guidelines such as constructing out of muted materials and tones are not being enforced.	45, 38		2	The design guidelines only apply when a planning permit is required.
111	Support	Supports the removal of rezoning of the remainder of the High Country Hall of Fame land	45, 38		2	Noted.
112	Objection	Objects to further strategic work relating to housing in the Delatite Valley	21,32	17, 18	4	Council has an obligation to plan for the future of all townships and settlements within the Shire.

113	Suggestion	<p>Support for greater infrastructure and public realm development:</p> <ul style="list-style-type: none"> - Complete Alpha Street to rivers edge for public access. - Complete High Street to join Omega and Alpha Street. - Plant Beta Street with trees and incorporate it into a local walking path. - Repair or replace the Powers Road bridge Across the Delatite River. - Develop an off-road riverside cycling path between Carter’s Road and Mirimbah. - Develop a bitumen road shoulder for cyclists along Mt. Buller Road. - Install bus shelters - Riverside public spaces near Alpha and Omega Street should be activated carefully. - Council should reinstate 4WD river access next to 2142 Mt Buller Road. Council needs to maintain/mow and occasionally grade the road in the reserve. - Council to maintain the Fire Access track at Sawmill Settlement and Merrijig. 	45, 38		2	Noted. Infrastructure projects recommended will be subject to detailed design and specific consultation as part of a future project.
114	Suggestion	Council should develop a Tree Management Plan for rural areas.	45, 38		2	Noted.
115	Concern	Not enough evidence for growth in Merrijig	23		1	Noted.

116	Suggestion	Increased maintenance and signage of the Howqua Track (HO71)	45, 38		2	Road Maintenance is subject to the Council road register and road management plan.
117	Suggestion	Additional historical sites and routes to be listed: <ul style="list-style-type: none"> - Hut Club Hotel - Merrijig Primary School - Merrijig Hall - Old Merrijig CFA Shed - Carters Road sawmill site - Bakers Creek sawmill site - Mirimbah sawmill and logging village site - Bush track filming location for <i>The Man from Snowy River</i> - Original site of the Merrijig Rodeo - Original site of the old Chapel Hill church - The original route to the goldfields 	45, 38		2	Any listing of additional heritage sites would need to be determined through a heritage study.
118	Concern	Document references need clarification	45, 38		2	Noted.
119	Concern	Lack of detail regarding McCormack Park re specific plans, figures, diagrams with no clear community consultation process outlined	45, 38		2	This would be subject to future community consultation and detailed planning.
120	Objection	Opposes statutory implementation and other changes noted on page 64 of DVP draft 2.	45, 38		2	Noted.
121	Concern	If Area C were to be further developed: <ul style="list-style-type: none"> - What more will the DVP do to protect the visual amenity of the Delatite Valley? 	44		1	The recommendation for rezoning has been removed from the latest draft of the plan.

		<ul style="list-style-type: none"> - What is the final recommended density? 2000 sqm is too dense, recommend 1 Ha minimum. - What will the DVP do to prevent setting a precedent for undesirable further expansion? 				
122	Suggestion	The area to the north-east of town is more obscured from direct views and is a more suitable location for any further development. Retain Mt Buller Road and the Delatite River as the southern boundary of the township.	44		1	The recommendation for rezoning has been removed from the latest draft of the plan.
123	Concerns	Encouraging growth in a high-risk fire environment poses significant safety and financial concerns.	41		1	The recommendation for rezoning has been removed from the latest draft of the plan. Growth is not supported in areas of high bushfire risk.
124	Suggestion	Undertake independent ecological assessment focused on platypus habitat and riparian stability.	41		1	Noted.
125	Suggestion	Confirm Cultural Heritage Overlay requirements	41		1	The requirements for a cultural heritage management plan are dependent on the specifics of the proposed development.
126	Suggestion	Reassess the scale of proposed tourism and residential expansion.	41		1	Noted. The latest version of the plan has expanded to proposed tourism area based on submissions.
127	Objection	Objects to increase in parking adjacent to local hall and primary school.	40, 28		2	Noted.
128	Objection	Objects to additional recreational activities along the river.	40, 28		2	The plan does not include a recommendation for additional recreational activities.
129	Concern	The lack of specific location means the public toilet issue is being put on the back burner	42		1	A future public toilet project will be undertaken to determine details such as the most appropriate location.

130	Suggestion	A footpath should be created between the Merrijig Motel and the Hunt Club Hotel.	42		1	Noted.
131	Suggestion	The remainder of Buttercup Road should be sealed	42		1	Noted. This is subject to the recommendations of the road management plan.
132	Suggestion	Water needs to be its own theme <ul style="list-style-type: none"> - Protection of the Delatite River - Protecting the catchment area 	39		1	Noted. This can be included in the next draft.
133	Concern	The bed analysis doesn't take into account the number of beds/visitors on the mountains	39		1	Mt Buller is outside the scope of the Delatite Valley Plan.
134	Suggestion	More specific details about the proposed DDO should be included	39		1	Noted. These can be included in the next draft.
135	Suggestion	Public Toilet should be at Sawmill Settlement or Alpine Ridge	29		1	Noted.
136	Objection	Community views have been ignored	14, 38, 45		3	Council is actively seeking the views of the community as part of this engagement process.
137	Concern	The Delatite Valley Plan is a waste of Council resources	14		1	Council has an obligation to plan for the future of all townships and settlements within the Shire.
138	Concern	The Delatite Valley Plan is not in keeping with the Plan's vision	38, 45		2	Noted.

Summarised by topic type and quantity

Topics with 10 or more submissions:

No.	Type	Summary	Total
25	Objection	Objects to any rezoning in Merrijig due to: <ul style="list-style-type: none"> - Blanket objection to any rezoning - Rezoning is not in keeping with rural character 	37

		<ul style="list-style-type: none"> - Enough vacant blocks and homes for sale already - Loss of farmland 	
10	Concern	<p>The Delatite River cannot support the additional homes proposed.</p> <ul style="list-style-type: none"> - There is not enough water. - Water security needs to be provided before housing. - Water for housing reduces the amount of water available for agriculture. 	21
17	Concern	There isn't enough infrastructure and services to support and increased population in Merrijig.	21
26	Support	Supportive of proposed cycling and walking paths	17
87	Objection	Objects to infill development in Merrijig	14
8	Objection	Merrijig is not the tourist gateway to Mt Buller	12
27	Support	Supportive of improved river access points	11
42	Objection	Generally objects to the Delatite Valley Plan.	11
72	Support	Construct bridges on Omega Street / Powers Road across the river for pedestrians, Cyclists and horses	11
83	Concern	Not enough emphasis on the environmental value of the Delatite River	11
94	Objection	Objects to a rural land use strategy. It is unnecessary and a waste of money	11
86	Objection	Objects to any commercial development in Merrijig	10
100	Objection	Objects to a walking trail along the Delatite River	10

Support

No.	Type	Summary	Total
26	Support	Supportive of proposed cycling and walking paths	17
27	Support	Supportive of improved river access points	11
72	Supports	Construct bridges on Omega Street / Powers Road across the river for pedestrians, Cyclists and horses	11
61	Support	Supports a park/reserve area in Merrijig township	9
73	Supports	Improve signage at Mirimbah advocate to Alpine Resorts	8
5	Support	Supportive of speed reductions	7
66	Support	Supports an indigenous heritage gap study	7
108	Supports	Supports the creation of a footbridge in Merrijig	7

67	Support	Supports improved river access at Murren corner (the westernmost investigation area)	6
76	Supports	Flood Mapping for Upper Tributaries in the Delatite Valley	6
78	Supports	Digital Connectivity for better communication infrastructure	6
107	Supports	Supports advocacy for better communications infrastructure in the Delatite Valley	6
1	Support	Generally supportive of the revised plan.	5
20	Support	Supportive of housing and commercial development in Merrijig.	5
74	Supports	Review Environmental Significance overlay	5
75	Supports	Scenic lookout with views of mount Buller & mount Sterling	5
77	Supports	Childcare/ Kindergarten in Merrijig	5
65	Support	Supports a safe walking trail from Carters Road to Alpine Ridge	4
64	Support	Supports footpaths in Sawmill Settlement and Alpine Ridge	3
111	Support	Supports the removal of rezoning of the remainder of the High Country Hall of Fame land	2
2	Support	Supports minimum lot sizes of 1000sqm.	1
15	Support	Supports Council undertaking this plan alongside the community rather than the State Government taking over.	1
62	Support	Supports the sealing of Chapel Hill Road	1

Objections

No.	Type	Summary	Total
25	Objection	Objects to any rezoning in Merrijig due to:	37
87	Objection	Objects to infill development in Merrijig	14
8	Objection	Merrijig is not the tourist gateway to Mt Buller	12
42	Objection	Generally objects to the Delatite Valley Plan.	11
94	Objection	Objects to a rural land use strategy. It is unnecessary and a waste of money	11
86	Objection	Objects to any commercial development in Merrijig	10

100	Objection	Objects to a walking trail along the Delatite River	10
85	Objection	Objects to the removal of agricultural land (FZ)	8
102	Objection	Objects to new river access point being created existing access already at	8
50	Objection	The Delatite Valley Plan delivers no community benefit	6
88	Objection	Objects to public toilets and a tourism rest stop with visitor information signage	6
89	Objection	Objects to indigenous heritage information	6
92	Objection	Objects to a review of the ESO. It will weaken environmental controls that will protect the Delatite.	6
93	Objection	Objects to a flood study. It is unnecessary and a waste of money	6
95	Objection	Objects to a cycling corridor between Merrijig and Mirimbah. It should go between Mansfield and Merrijig	6
96	Objection	Objects to speed reductions in Merrijig	6
97	Objection	Objects to advocacy to ARV improving signage. Waste of money	6
99	Objection	Objects to Open space in Merrijig (Merrijig Park). Will be used by tourists and not local community. Car Parking will be an issue	6
103	Objection	Objects to service road improvements at the Merrijig Primary School	6
104	Objection	Objects to road upgrades along McCormack Road	6
105	Objection	Objects to McCormack Park becoming public open space. It should be run by the community only	6
106	Objection	Objects to day tourism in the Farming Zone west of Alpine Ridge (Pinnacle Valley)	6
112	Objection	Objects to further strategic work relating to housing in the Delatite Valley	4
30	Objection	Tourism should not be limited to day-uses only in Pinnacle Valley.	3
136	Objection	Community views have been ignored	3
120	Objection	Opposes statutory implementation and other changes noted on page 64 of DVP draft 2.	2
127	Objection	Objects to increase in parking adjacent to local hall and primary school.	2
90	Objection	Objects to a heritage gap study. This will be undertaken by Mansfield Historical Society	2
128	Objection	Objects to additional recreational activities along the river.	2
51	Objection	Strategic Planning and rezoning should be focused on Mansfield where there are existing services.	1

41	Objection	The landscape buffer in Pinnacle Valley poses a bushfire risk and should be removed.	1
12	Objection	Housing should be kept on the south side of the river, remove rezoning areas A & B.	1

Concerns

No.	Type	Summary	Total
10	Concern	The Delatite River cannot support the additional homes proposed.	21
17	Concern	There aren't enough infrastructure and services to support and increased population in Merrijig.	21
83	Concern	Not enough emphasis on the environmental value of the Delatite River	11
82	Concern	Plan focuses too much on tourism	7
84	Concern	Housing growth will have a negative visual impact on the landscape	6
13	Concern	Merrijig will become a housing estate.	5
58	Concern	The plan is being driven by financial gain/commercial operators	5
14	Concern	Additional development will cause more light and noise pollution in an otherwise peaceful area.	5
49	Concern	The plan does not comply with State Policy and housing directives	4
44	Concern	Any new housing will become holiday homes or investment properties and not contribute to state housing objectives.	3
47	Concern	The plan does not include details about design standards or density controls.	3
45	Concern	The plan does not define housing or building types	3
57	Concern	The plan is being driven by state government targets	2
18	Concern	There isn't enough employment in the Delatite Valley for all the proposed new residents.	2
98	Concern	There is already housing capacity in the Delatite Valley:	2
109	Concern	The viability of additional commercial development in Merrijig when existing commercial operations struggle. Merrijig does not need further commercial development.	2
91	Concern	Council is using inflated growth rates through COVID-era data. Merrijig population has shrunk between 2021-2024	2
118	Concern	Document references need clarification	2

138	Concern	The Delatite Valley Plan is not in keeping with the Plan's vision	2
110	Concern	Design guidelines such as constructing out of muted materials and tones are not being enforced.	2
119	Concern	Lack of detail regarding McCormack Park re specific plans, figures, diagrams with no clear community consultation process outlined	2
19	Concern	The plan seems rushed/there is a hidden agenda.	1
43	Concern	The plan does not actually deliver housing in the region.	1
46	Concern	The plan does not include occupancy expectations or resident profiles.	1
48	Concern	There are no conditions or requirements that deliver a public housing benefit, and development will be investment driven.	1
52	Concern	I don't feel like I understand the extent of the development/what the plan is proposing.	1
53	Concern	The school will not be able to cope with the additional population.	1
55.	Concern	There won't be enough electricity for the additional dwellings. Merrijig already experiences outages.	1
56	Concern	Rezoning Area C should be reduced	1
70	Concern	The open space investigation area north of sawmill settlement should remain as a carpark and be formalised.	1
115	Concern	Not enough evidence for growth in Merrijig	1
121	Concern	If Area C were to be further developed:	1
123	Concerns	Encouraging growth in a high-risk fire environment poses significant safety and financial concerns.	1
129	Concern	The lack of specific location means the public toilet issue is being put on the back burner	1
133	Concern	The bed analysis doesn't take into account the number of beds/visitors on the mountains	1
137	Concern	The Delatite Valley Plan is a waste of Council resources	1

Suggestions

No.	Type	Summary	Total
60	Suggestion	A visitor information point needs to include a public toilet and car parking	9
3	Suggestion	Tourist stop (public toilet, bins, car park, signage etc.) should be at the corner of Buttercup Road as people stop there for photos anyway.	7

23	Suggestion	Merrijig needs a public toilet with a caravan dump point	7
101	Suggestion	A public toilet should be at the Hearn Road river access point.	6
34	Suggestion	Merrijig and Alpine Ridge/Sawmill Settlement should have unique gateways/identities with landscaping as well as the existing signage	6
7	Suggestion	Include more emphasis and information about the early settlers, mountain explorers and cattlemen – these are a major tourist draw.	4
9	Suggestion	Include 'limited water' in SWOT analysis under threats	3
32	Suggestion	A more detailed supply and demand analysis needs to be conducted.	3
71	Suggestion	An independent water supply study needs to be conducted	3
22	Suggestion	Merrijig needs more commercial areas/offering.	3
16	Suggestion	All new housing should be required to have rainwater tanks and recycle water.	2
37	Suggestion	An additional tourism plan is required to support businesses in the region	2
68	Suggestion	Improve signage and access to the Black Hole swimming area	2
59	Suggestion	There should be a playground at Changue Road Open space area	2
36	Suggestion	Better public transport solutions are required between Mansfield-Merrijig-Mt Buller	2
114	Suggestion	Council should develop a Tree Management Plan for rural areas.	2
116	Suggestion	Increased maintenance and signage of the Howqua Track (HO71)	2
35	Suggestion	More emphasis needs to had on the role the Delatite Valley Plays in supporting access to Mt Buller	2
117	Suggestion	Additional historical sites and routes to be listed:	2
113	Suggestion	Support for greater infrastructure and public realm development:	2
28	Suggestion	Tourism area in Pinnacle Valley needs to be physically expanded upon further, or include entire lots	2
4	Suggestion	The house near the school should be preserved for future expansion of Merrijig Primary School or as a kinder.	1
6	Suggestion	Merrijig Public Hall is not a “town” hall	1
11	Suggestion	Merrijig should be referred to as “the gateway to the Upper Delatite, The Upper Howqua, the Upper King and Upper Jamieson rivers”	1
21	Suggestion	Merrijig should be much larger than proposed eg. Harrietville/Mt Beauty size.	1

24	Suggestion	Merrijig needs a roadhouse with a service station.	1
29	Suggestion	Farming Zone does not allow for tourism uses not linked to Agriculture. Pinnacle Valley area should be rezoned to the Special Use Zone.	1
31	Suggestion	Implementation of the Delatite Valley Plan needs to be in the shorter term.	1
33	Suggestion	An additional objective should be included which promotes connectivity	1
38	Suggestion	A detailed analysis of commercial uses to be encouraged in the Delatite Valley needs to be conducted.	1
39	Suggestion	The tourism theme should reference wellbeing, food and drink, culture, & cycling in line with broader tourism plans.	1
40	Suggestion	Sawmill Settlement, Alpine Ridge, & Pinnacle Valley should be included as a single township.	1
63	Suggestion	Seal the remaining roads in Sawmill Settlement	1
69	Suggestion	Formalise and improve the school bus stop areas along Mt Buller Road.	1
79	Suggestion	Prioritise roundabout at the intersection of Mt Buller Rd and Powers Road	1
80	Suggestion	Picnic ground on either side of the old bridge on the Delatite River	1
81	Suggestion	Toilet block could be located on the reserve on the corner of School Lane and McCormack Road.	1
122	Suggestion	The area to the north-east of town is more obscured from direct views and is a more suitable location for any further development. Retain Mt Buller Road and the Delatite River as the southern boundary of the township.	1
124	Suggestion	Undertake independent ecological assessment focused on platypus habitat and riparian stability.	1
125	Suggestion	Confirm Cultural Heritage Overlay requirements	1
126	Suggestion	Reassess the scale of proposed tourism and residential expansion.	1
130	Suggestion	A footpath should be created between the Merrijig Motel and the Hunt Club Hotel.	1
131	Suggestion	The remainder of Buttercup Road should be sealed	1
132	Suggestion	Water needs to be its own theme	1
134	Suggestion	More specific details about the proposed DDO should be included	1
135	Suggestion	Public Toilet should be at Sawmill Settlement or Alpine Ridge	1