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To Whom It May Concern,

With the increasing need for land releases to assist with the housing crisis currently facing a growing population, whilst not denying the need for these land releases, we hereby submit some concerns in relation to Draft Amendment C107gpla currently under review.

We are owner occupiers residing at [REDACTED]

Contradictions and primary areas of concern for us in reading the proposal are as follows:

1. Protecting Bannockburn's Character:

It is stated this will be achieved through Lower Residential Densities than typical growth areas and with Larger Lot Sizes.

Then the draft goes on to state that Affordable housing will be achieved through small lot homes, townhouses and the like.

We do not believe small lot homes (noted as under 300sqm in the 2019 Small Lot Housing Code) nor townhouses, nor structures up to 4 stories high (as noted in the 2024 Small Lot Housing Code) will protect Bannockburn's Character - particularly in this South East Corridor proposed in Draft Amendment C107gpla.

There are currently large lot sizes and acreage lots. We purchased our home with the view that this would be maintained in the eventual likelihood of further land releases.

Protecting Bannockburn's Character is paramount. Some land releases have maintained and improved that. Others have not.

2. Transport Management:

Bannockburn is already under significant transport pressure due to its semi rural location. Currently there is little to no access to ANY reasonable avenues of Public Transport. Bus Routes are very few and far between. There is no use of the Railway line. It is hard to be serviced via a taxi / uber and the list goes on. Apart from planning wider roads to accommodate potential future bus routes, what actual transport initiatives will be taken to bring adequate transport to the Golden Plains and particularly the Bannockburn region (for the purposes of this submission). We struggle to see what improvements to the lack of services provided by the state government in the West of the state will occur.

This in itself currently results in additional motor vehicles using predominantly single laned Highways and roads - the Midland Highway and the Hamilton Highway. An additional 4500

plus dwellings with an average of at least two motor vehicles per dwelling is not future proofing this development and ensuring adequate infrastructure is in place. The surrounding road infrastructure outside of this Draft Amendment calls for some serious upgrading and full lane duplication in each direction. It is already bursting at the seams so to speak, and needs addressing. Creating one potential additional access point to the Midland Highway will not suffice and is very limiting in its approach for further growth of the region. Traffic congestion will further result.

There is mention made of Burnside Road Railway Crossing upgrades, yet no detail. And there is nothing noted of the High Street Railway crossing (which backs up when boom gates are down for quite a distance, resulting in no traffic flow, and subsequent traffic congestion.

As such, and after seeing it happen time and time again, we strongly request that road infrastructure be addressed and put in place PRIOR to any breaking of ground within this South East Corridor.

3. Law and Order and Other Services:

There is no mention or note of any improvements or additions to other required infrastructure to service the Golden Plains Region.

With future growth (which is inevitable), there is currently one Police Station servicing the entire region. It does not operate 24hrs a day.

As with all areas, there has been an increase in crime. We are of the opinion that the projected Population growth with this Draft Amendment C107gpla and all subsequent proposals requires a review and an increase in the Policing presence within the region.

There are many more things we could have noted. Progress and growth needs to be responsible and in keeping with the character of the region.

Our primary concerns are noted above.

Your Kindly,

[REDACTED]
[REDACTED]
[REDACTED]