

Greater Avalon Employment Precinct Submission

Name	Email	Submission entered	Submission uploaded	Date
		<p>Submission to Victorian Planning Authority – Draft Amendment C477ggee (Greater Avalon Employment Precinct)</p> <p>Date: 21 November 2025</p> <p>Submitted by: [REDACTED]</p> <p>[REDACTED]</p> <p>Subject: Support for Greater Avalon Employment Precinct in principle, with strong request to rezone 45 Gillets Road, Lara from Farming Zone to Rural Living Zone (or Low Density Residential Zone) to enable continued greyhound training use and future low-density rural lifestyle housing</p> <p>[REDACTED]</p> <p>Dear Victorian Planning Authority, [REDACTED]</p> <p>[REDACTED] 45 Gillets Road, Lara VIC 3212 [REDACTED] is located directly opposite the proposed Greater Avalon Employment Precinct (GAEP) West area on the northern side of Gillets Road, immediately adjacent to land proposed for industrial and employment uses. We support the strategic objectives of the Greater Avalon Employment Precinct and the significant employment and economic benefits it will deliver to Lara, the City of Greater Geelong and Victoria more broadly. However, the location of our property directly opposite large-scale industrial development will expose it to unacceptable and ongoing adverse impacts that will make the continuation of our current sensitive land use extremely difficult, if not impossible, under the existing Farming Zone.</p>	N/A	2025-11-21

		<p>These impacts include: Substantially increased heavy vehicle movements on Gillets Road; 24/7 industrial noise, freight and logistics activity; Dust, light spill and air-quality issues from surrounding warehouses and manufacturing facilities; Loss of visual amenity and rural outlook; Our property is currently established and actively used as a professional greyhound training and rearing facility. This is a lawful, long-standing rural land use that is highly sensitive to off-site impacts. Continuing this use in the Farming Zone directly opposite a major employment precinct is not realistic in the medium to long term and creates an unacceptable planning conflict.</p> <p>We therefore strongly request that 45 Gillets Road, Lara be rezoned from Farming Zone to the Rural Living Zone (RLZ) or, alternatively, Low Density Residential Zone (LDRZ) with an appropriate schedule and minimum lot size as part of Amendment C477ggee or via a concurrent amendment. This rezoning would achieve the following outcomes: Recognise the changed planning context created by the GAEP and provide a logical, low-intensity transition/buffer between the employment precinct and the established rural-residential areas to the north and west; Enable the continued operation of the existing greyhound training facility in the short to medium term under a zone that better accommodates animal training and keeping activities; Allow for the longer-term, orderly transition of the land to low-density rural lifestyle housing (consistent with the prevailing character of properties along Gillets Road outside the precinct), thereby removing the future land-use conflict; Avoid sterilisation of the land or forced cessation of a legitimate existing rural business without a viable alternative zoning pathway. It would also be consistent with all the other land in the area which is outside of the proposed Avalon Rail corridor (which is zoned either NRLZ, Residential or LDRZ) We believe this outcome represents orderly and proper planning and is entirely consistent with state and local policy</p>		
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		<p>that seeks to manage interfaces between sensitive uses and new employment areas.</p> <p>We are happy to provide further details of our current operations, discuss potential schedule provisions to the RLZ or LDRZ (e.g. minimum lot sizes), or meet with VPA and City of Greater Geelong officers to progress this request.</p> <p>We wish to be heard in support of this submission at any panel hearing and kept informed of all future steps in the amendment process.</p> <p>Thank you for your consideration. Yours sincerely, [REDACTED] [REDACTED]</p>		
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