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**From:** [REDACTED]  
**Sent:** Thursday, 27 November 2025 9:19 AM  
**To:** Greater Avalon Employment  
**Subject:** [EXTERNAL] Objection to Plans for the Greater Avalon Employment Precinct (GAEP) West Development (C477ggee) [SEC=UNOFFICIAL]

UNOFFICIAL

## Objection to Plans for the Greater Avalon Employment Precinct (GAEP) West Development (C477ggee)

Dear Sir/ Madam,

I'm writing to you regarding the proposed **Greater Avalon Employment Precinct (GAEP)** and would like to raise an objection to the **GAEP West** development in particular.

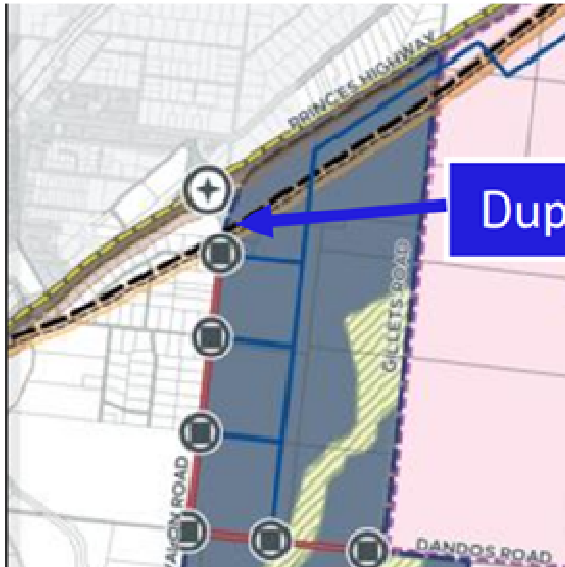
I own/ live in a residential property adjacent to the GAEP West site; [REDACTED], which is within the Avalon 5 Acre property **Rural Living Zoned (RLZ)** area, and feel that such a massive and invasive development would be highly inappropriate and undesirable use of land, in such a peaceful and rural residential location.

I would like to object to this proposal on the following grounds;

1. The use and development of GEAP West impacts on the natural environment, major roads, vistas from the Avalon RLZ and that no significant measures have been proposed, or undertaken, to minimise the many adverse impacts to residents. It should be noted that the draft plans of GAEP West (Dec 2023) showed a large buffer zone (circled) between Avalon Road RLZ properties and the proposed Employment Precinct, however this buffer seems to be removed from latest Amendment Package Documents online. See images below; (left) is from "Appendix 2 Draft Co Place Plan Dec 2023", against (right) taken from the latest plans (<https://engage.vic.gov.au/project/GreaterAvalon/page/documents>). This is highly concerning.



2. The latest plans (Strategic Transport Modelling Assessment Report, Document no: 3 Version: 004) also suggest Avalon Road becoming either a main access road or the main access road to the site. One GAEP traffic proposal even suggests duplication and installation of traffic lights along Avalon Road, see plan image below, changing this quiet road into a busy thoroughfare. I would also like to object to any reuse of Avalon Road for GAEP West access due to excessive traffic, noise pollution, light pollution, vibration, exhaust gas pollution, and dust. Again, this issue has not been addressed or mitigated.



3. The use and development impacts on the natural physical features and resources of the area and in particular impact caused by the proposal on soil and water quality and by the emission of noise, dust and other pollutants.
4. The application fails to adequately respond to the City of Greater Geelong Planning Policy Framework, in that it does not meet the objectives of Clause 13.05-1S (noise management), Clause 13.07-1S (land use compatibility) Clause 13.07-1L-03 (amenity in rural living and low-density residential areas) of the Greater Geelong Planning Scheme. The proposal does not manage or minimize the noise effects on sensitive land uses.
5. Previous proposed changes to zoning, in and around Avalon RLZ, have been met with fierce opposition from local residents, e.g. the proposed Bulk Hazardous Liquid Storage Project at Point Lillias, Avalon (1996-1998), and more recently the proposed Mosque complex at 10 Cozens Road (1357/2012), and 2024 Cozens Road Truck Depot (PP-168-2024). We have fought long and hard to keep the Avalon RLZ a RLZ area. I do not know of any RLZ residents who would want GAEP adjacent to our residential area. It should also be noted that in nearby Little River, a similar massive development (Pacific National's \$5 Billion freight logistics precinct) recently had to be abandoned due to strong community opposition.
6. There are plenty of alternative locations for establishing a GAEP, such as closer to the Airport, or in the GEAP North site. GAEP West, adjacent to Avalon Road, is not needed or wanted here. The development is highly detrimental to the Avalon RLZ residents. There are no benefits to our area, or our small community, from GAEP West.
7. The use and development impacts on the vistas, character and appearance of the area. This development will have irreversible detrimental effects on the native fauna who live on the GAEP West Site, including Kangaroos, several types of protected reptiles, and the many many birds, including Ramsar Convention protected birds, who visit the site.

I would also like to highlight how myself, and my family, would be affected by this development.

1. The noise associated with traffic, construction activities and site usage, would negatively affect our sleep, and the peace, quiet and tranquillity of our rural home. It is totally unacceptable for us to have to tolerate such daily noise.
2. The proposal shall subject my asthmatic kids to increased diesel exhaust emission pollution, from both regular vehicles, construction trucks, and industrial vehicles. Fumes will not respect the RLZ fence lines.
3. Since moving to the area in 2016, we have spent much money improving the property and landscaping our block, as have my neighbours. We bought our property in good faith that the area was rural residential, and rural/ residential only.
4. I do not believe that the developers would even stick to any reasonable usage of Avalon Road and will aim to make it a major access road regardless.
5. The development will cause significant light pollution from the truck / car headlights and the inevitable streetlights, site security / safety floodlights.
6. Nobody would want to live next door to an industrial zone and busy road. Our property values/ area desirability will take a big hit over this.
7. This development will detrimentally affect the mental health of myself, my neighbours and my family . Even this initial proposal is causing a lot of stress in our area.
8. It is sad that the state government are promoting concreting over of a large chunk of the, swiftly disappearing, Melbourne / Geelong greenbelt.

I hope you agree with my points raised and reject this proposal as currently presented.

Could you please acknowledge receipt of this email within 5 business days?

Kind Regards

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]