

Greater Avalon Employment Precinct Submission

Name	Email	Submission entered	Submission uploaded	Date
		<p>I am concerned about the absence of evidence showing consideration for local residents west of Avalon Road during the GAEP West road works, both in current plans and fears based on past experience. While the draft Structure Plan and supporting transport assessments discuss future upgrades, they do not address immediate impacts on local residents throughout construction works. This oversight includes:</p> <ul style="list-style-type: none"> • The single overpass and Avalon Road serve as the only access to and from the residential area. Previous road closures of the overpass road left locals with no direct route to Lara, forcing lengthy detours that resulted in a 40-minute round trip for everyday travel. These issues were not adequately planned for or communicated at the time, causing considerable hardship. Residents had been notified of a 10 minute delay, not that the road would be closed completely. • Critical concern: Road closures and lengthy detours also directly impact access for emergency vehicles responding to the needs of residents, especially the elderly and those requiring urgent assistance. Any restriction or delay in emergency access places vulnerable community members at significant risk and has not been adequately addressed in planning documents. • Most residential streets in Avalon and surrounding areas remain unsealed. Increased traffic from road works and detours will significantly worsen dust pollution, impacting the health and daily life of residents. 	N/A	26/11/2025

		<ul style="list-style-type: none"> • Current planning documents do not specify clear mitigation measures for timelines, traffic flow, expected delays, detours, or dust control during the construction phase. • Apart from the very board, non-specific consultation underway, no community engagement plan or local notification processes are visible, risking repeat disruption for residents and the cumulative delays, particularly for school runs, visiting carers and health professionals and business with there being no alternative route. <p>Therefore, I ask that before the amendment and plan progress:</p> <ul style="list-style-type: none"> • A detailed construction traffic management and mitigation plan be developed in direct consultation with residents, with specific provisions to minimise dust on unsealed roads, and to always maintain reliable access via Avalon Road and the overpass. • The plan must include robust advance notification, regular updates of any changes, and opportunities for input from affected households and businesses—especially during any closure or altered access periods. • A firm commitment be made to avoid any closures of the overpass and Avalon road unless alternative access is provided that does not substantially increase travel time, compromise emergency vehicle access, or place the health and safety of the elderly and vulnerable at risk. Previous closures have shown the real-life impacts of poor management – the same mistakes must not be repeated. The needs, safety, and emergency access for the local community must be prioritised. 		
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