

From: [REDACTED]
To: [Greater Avalon Employment](#)
Subject: [EXTERNAL] Objection to the Greater Avalon Employment Precinct (GAEP) Proposal
Date: Tuesday, 9 December 2025 6:05:07 PM

Victorian Planning Authority

Re: Objection to the Greater Avalon Employment Precinct (GAEP) Proposal

To whom it may concern,

I am writing to lodge a formal objection to the proposed Greater Avalon Employment Precinct as outlined in the current Background Report and associated planning material. While I understand the need for land for industrial usage, the proposal in its current form fails to provide any consideration of local residents that would be severely impacted by this development.

1. Loss of Rural Outlook and Character

A large-scale industrial development such as this will drastically change our rural location with imposing buildings, noise, pollution and constant activity. This will cause us residents a fundamental loss of rural outlook, ambience, and lifestyle — a key reason many of us invested in and chose this location.

2. Noise and light pollution

The current plans do not adequately address the impact of noise and pollution on residents. An industrial precinct of this scale brings 24/7 operations, vehicle movements, lighting, noise, and constant activity, all of which undermine the peace and quiet we rely on.

3. Lack of Buffer Zones

There is no meaningful buffer zone separating existing rural-residential properties from the proposed intensive industrial land uses. A proper wide significant buffer — including landscaping, vegetated screening, acoustic measures, and transitional land uses — is essential to shield residents from noise, visual impact, and general industrial activity. Without this, properties on the fringe will be placed directly beside major industrial development with no mitigation.

4. Traffic Noise and Air Pollution (Fumes)

The development will significantly increase heavy vehicle and commuter traffic. With that comes elevated levels of noise, diesel fumes and particulate pollution (a known carcinogen) and light spill. The proposal does not show how these impacts will be mitigated for nearby residents, nor how compliance with EPA noise and air-quality requirements will be achieved.

5. Kangaroos and Grassland Habitat

The area supports active kangaroo populations that graze across the grasslands. These grasslands are part of the area's broader ecological system, and the development will fragment habitat, push wildlife into unsafe or smaller areas, and increase the risk of vehicle strikes. Proper wildlife movement planning and protection obligations are required before any approval is granted.

6. Grey-headed Flying Foxes, Parrots, Owls, and Gum-Tree Habitat Along Avalon Road

The gum trees lining Avalon Road support important bird and mammal life, including Grey-headed Flying Foxes, parrots, owls, and various migratory birds (including Ramsar Convention protected species) that roost, forage, and nest within this vegetation. These species rely heavily on the mature gums as both habitat and food sources. The introduction of heavy industry, lighting, traffic, and disturbance directly beside this corridor will degrade or remove essential habitat and displace these species. This impact has not been properly acknowledged or assessed in the current documentation.

7. EPA Environmental Protection Guidelines

The proposal lacks sufficient clarity on how it will comply with EPA environmental requirements, particularly regarding stormwater impacts on adjacent coastal reserves, increased emissions from traffic, industrial noise, and cumulative ecological effects. The surrounding sensitive environments — including Ramsar wetlands, saltmarsh, grasslands, and the roadside habitat — require stronger and more detailed environmental safeguarding.

8. Consultation and Planning Meeting Issues

The recent planning meeting was ineffective and provided little confidence in the process. Staff were unable to answer many of the community's questions, and no notes were being taken regarding residents' concerns or objections. Additionally, the online plans and the plans presented in person did not match, including conflicting information about proposed traffic lights along Avalon Road. This inconsistency further undermines transparency and public trust in the planning process.

Request

Given the issues outlined above, I request that the proposal be revised to:

- Introduce substantial, enforceable buffer zones between industrial areas and existing residences.
- Provide clear mitigation strategies for noise, air pollution, lighting, and increased traffic.
- Demonstrate compliance with all relevant EPA guidelines.
- Protect the flora and fauna that call this site home.
- Introduce stronger protection measures for kangaroos and grassland ecosystems.
- Address the loss of rural character and the amenity impacts to existing landowners.
- Provide consistent, transparent, and properly documented community consultation.

Until these concerns are thoroughly resolved, I do not support the approval or advancement of the GAEP planning proposal in its current form.

Thank you for considering this objection.

Sincerely,

[REDACTED]