

For the attention of;

[REDACTED]  
[REDACTED]  
New Communities  
Department of Transport and Planning

[REDACTED]  
[REDACTED]  
Planning Panels Victoria

Dear [REDACTED],

I write in relation to the Greater Avalon Employment Precinct (GAEP) proposed planning scheme amendment and respectfully request that the Department consider accepting this late submission and, if appropriate, refer it to the Victorian Planning Authority Projects Standing Advisory Committee.

By way of background, my family and I are longstanding landowners of approximately 400 acres at [REDACTED], and have held this land across three generations. We support the strategic intent of the GAEP to facilitate employment land supply and coordinated development outcomes in the region, and we recognise the broader economic and planning benefits the precinct is intended to deliver.

Our reason for lodging a late submission is that we did not initially understand that submissions were required from supportive landowners. We had assumed the process was primarily for objections. Upon becoming aware that constructive input is also sought, we felt it important to contribute our knowledge of the land to assist informed decision-making.

In that context, we provide the following site-specific observations, which we consider may assist in accurately assessing biodiversity values, water management, and development constraints across the land:

**1. Native Grass Area (Rock Ridge)**

There is an area of approximately 20 acres containing native grasses situated on a rock ridge. While we do not object to development, we would support consideration of retaining this area in situ, potentially through fencing and exclusion from disturbance, allowing it to remain undisturbed.

**2. Existing Dams and Water Quality**

There are two dams on the property, both constructed by our family. One is currently dry, while the other retains clear water with established reed growth. This condition suggests good water quality and relatively clean runoff within the site, which may assist in informing environmental and drainage assessments.

**3. Subsurface Conditions (Rock Presence)**

Based on our direct experience constructing the dams to a depth of approximately 4–5 metres, no rock constraints were encountered as shown within the overburden. This may assist in informing assumptions regarding site conditions and potential development constraints.

**4. Native Vegetation (Trees)**

There is one native tree present on the property. The remaining trees have been planted over time and are not indigenous to this property. Consideration could be given to retaining the native tree with appropriate protection measures such as fencing.

**5. Water Movement and Drainage**

There are no permanent water bodies or natural waterholes present on the property at [REDACTED]. The absence of reliable on-site water sources has historically limited the land's capacity to support sustained use without constructed water infrastructure.

The land forms part of a relatively small local catchment. From our understanding of the broader drainage system, runoff originating from the Lara side of the Princes Highway (including the Rothwell area, approximately 510 hectares) is largely managed through established drainage infrastructure. A portion of this flow passes beneath the Princes Highway into an existing drainage network, while the remainder disperses across properties on the Avalon side and ultimately drains toward Corio Bay.

In the context of the subject land, runoff volumes are relatively minor and are effectively accommodated by the existing drainage network. There is a minor and largely indistinct watercourse traversing the property; however, it is not well defined, and the land is currently cropped without any evidence of ongoing or persistent drainage issues.

Based on our long-term knowledge of the land, we are not aware of any significant constraints that would materially hinder its suitability for the intended employment uses.

We acknowledge that the delivery of appropriate infrastructure, including road access and services, will be critical to the successful development of the precinct, and we are supportive of planning in this regard.

We provide this information as practical, on-ground knowledge to assist in the accurate understanding of the site and to support appropriate planning outcomes. We would also be willing to work constructively with the relevant authorities and engage in future planning processes as the precinct progresses, to achieve practical outcomes in relation to any environmental or servicing considerations identified.

We consider that the characteristics of this land make it well-suited to the intended employment uses, subject to appropriate planning controls.

We would appreciate the opportunity to have this submission considered and, should it be referred to the Committee, we would be willing to appear at the Hearing to elaborate further if that would assist.

Thank you for your consideration of this request. Please do not hesitate to contact me should you require any further information.

Kind regards,

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