

9th November 2020

Victorian Planning Authority
C/- Bannockburn Growth Plan
Level 25, 35 Collins Street
Melbourne VIC 3000

amendments@vpa.vic.gov.au

Dear Sir/Madam

Submission to the Bannockburn Growth Plan

We strongly object to any further expansion of the industrial estate that is currently situated on the Bannockburn-Shelford Rd, Bannockburn. This proposed industrial zone borders the Bannockburn Flora & Fauna Reserve which covers 720 hectares along Old Base Rd Bannockburn. We believe this proposal will have a negative impact on the town.

We believe the land along Old Base Road Bannockburn is best suited to Residential Land.

- It is only two minutes from the main township and shopping centre
- You can easily walk or ride to the township if desired
- Is on a School Bus Route
- Is only two minutes from Bannockburn College, Primary School and the Kindergarten
- Is only two minutes from the Netball and Football grounds
- Borders 720 hectares of the beautiful Bannockburn Bush and Nature Reserve
- Provides alternate lifestyle for residents

The Bannockburn Flora & Fauna Reserve is the only major reserve in the area, it provides residents with many walking and running tracks, horse riding, bicycle riding, bird watching and dog walking areas. It is also used by local running and scout groups and has picnics areas, not to mention the home of many wildlife species. This reserve provides a lifestyle change for the Bannockburn Residents that is not available in many areas.

The use of the Reserve keeps increasing as residents are looking more and more for an alternate lifestyle.

I also find it unusual in the plan that residential land further south of the township is short term residential priority, where land closer to the township is only medium residential priority eg land in Old Base Road and Harvey Rd.

There are several reasons why this proposed industrial zone is not in the best interest of the town.

Fire Hazard:

The proposed industrial estate would boarder 720 hectares of Reserve.

Expanding the industrial estate to such a substantial size so close to the Bannockburn Flora & Fauna Reserve poses a MAJOR fire hazard and a real potential for disaster for the whole of Bannockburn. Industries often house many chemicals and flammable material which will make it impossible for Fire Fighters to stop if a fire hits the Reserve. There has already been a fire at the current industrial estate. This industrial zone will put every Bannockburn resident in danger.

Noise and pollution:

Having an industrial zone of this size so close to the township zone will not only cause an increase of unwanted noise but also pollution. Most winds come from the west which will direct noise and pollution over the Bannockburn township.

Struggling Industrial Estate:

The current industrial estate has struggled to survive in this location for years, it has struggled to keep tenants and is basically a ghost town. This is because it is out of the way and in the wrong location.

The current industrial estate is an eyesore, is not maintained, and buildings have been allowed to be graffitied with no attempt of removal.

Split the town in two:

The industrial zone and arterial road (truck Route) will cut the township in two making it difficult and dangerous for residents and children to access the reserve. I would recommend have having beautiful bicycle and walking trails to the reserve and making the Reserve a real asset for the community.

Traffic Management:

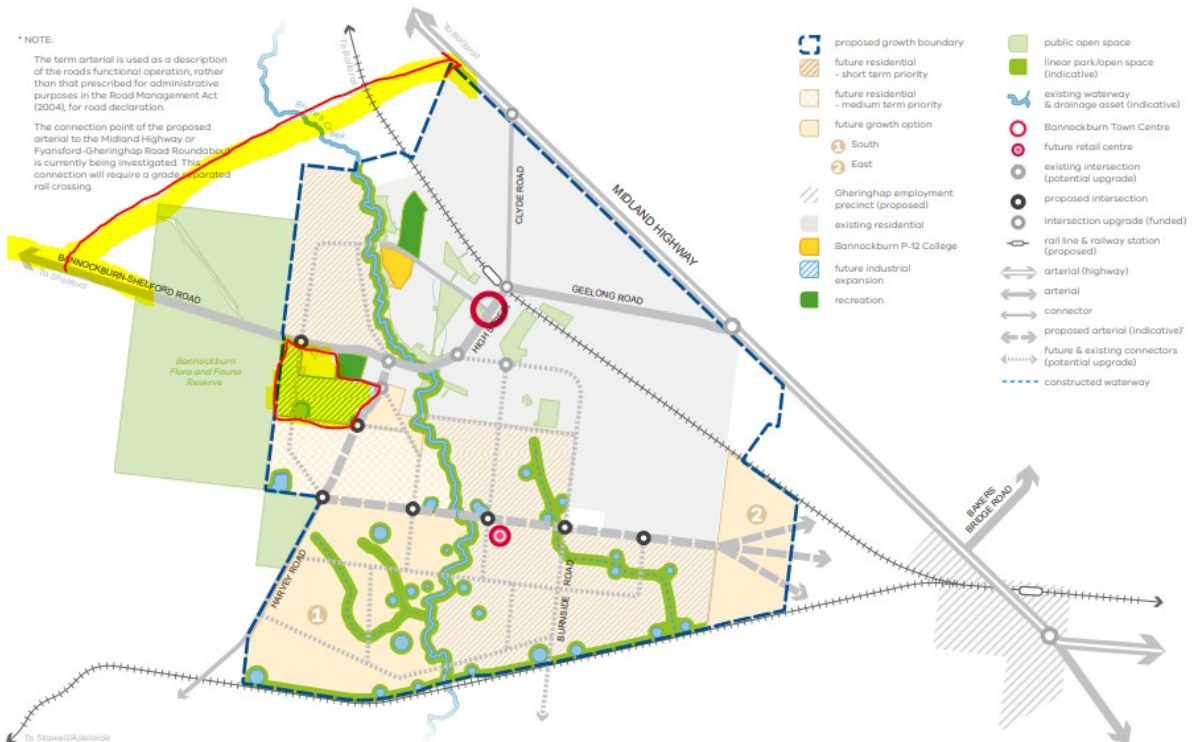
Having such a large industrial estate so close to the township increases freight trucks and large vehicles to travel through residential and recreational areas which is a major hazard. This size industrial zone is in the WRONG location.

The Arterial Road or truck route could be placed on the north west side of the Bannockburn Reserve which would provide a buffer from any fires and would also move B-Doubles away from the township centre.

NEW Industrial Location:

An industrial expansion of this size could be developed further towards the east of Bannockburn closer to Gheringhap near the Midland Highway. This would not only service Bannockburn residents but also Lethbridge, Meredith, Gheringhap, Batesford, Stonehaven, Ballarat residents travelling to and from Geelong and even Fyansford residents. This location would be more accessible for all the local communities making it a successful and financially sustainable industrial estate.

We propose that the existing estate stay as it is, and any new industrial land is placed on the east side of Bannockburn away from the township.



Land proposed for industrial



View down Old base Road. Reserve on the right



Yours Sincerely,

[Redacted signature]