



14th June 2019

To whom it may concern,

Re: Planning Application No. 2018-218, Works Approval No. 1003441

We are writing to express our concern with the Planning Application and Works Approval above. As business owners and land owners in the area we have several concerns with the proposal relating to but not limited to, smell and air quality, increased traffic flow in combination with larger vehicles and detrimental impact on land values.

The area proposed for this plan is in a productive agricultural area, with many agricultural businesses employing local people and contributing to the local communities. The smell and potential deterioration of air quality is both detrimental to the businesses through the clean, green marketing of produce and through the likelihood of farm workers not being willing to work in the conditions.

Our local communities are already fragile and any further fragmentation to the area would spell disaster for our local school, kindergarten, Girl Guides, tennis club etc., all of which are important for the community atmosphere and continuation. If houses are devalued and people move away from the area, leaving empty houses and vacant jobs, it makes running any business very difficult, resulting in less support for the community organisations through funding or simply manpower.

The traffic flow in the area has become faster and busier in recent years, with many accidents occurring on a weekly basis. Particularly the Kyabram Rd and Tatura-Undera Rd intersection is a dangerous intersection, with accidents and near misses on a regular basis. The increased traffic in general, the increased non-local traffic and the increase in heavy vehicles on this road is of major concern for us both as residents and as CFA volunteers attending these incidents.

A combination of all of these factors contributes to the degradation of the farms in our area and will have a detrimental impact on the land values of the operating farm businesses in the area. We have spent a lifetime volunteering for CFA, Girl Guides, Football, Netball and Tennis clubs, School and Kindergarten, we have also invested in our land and assets over a lifetime in order to create wealth and prosperity for ourselves and our community. All of this is at risk of immediate devaluation through the proposed development and we strongly object to the repurposing of the area from farming to a commercial operation of such great impact on the area and immediate environs.

The land in question is surrounded by families and businesses who have built their lives around the beautiful surrounds and fresh, clean environment. As a business, resident and landholder we would like to clearly register our strong objection to the proposed development.

Kind Regards,

