

Project: Bendigo Regional Employment Precinct

ID	Q1 Name	Q2. Email	Q4. Submission	Date
			<p>Considering the proposed Bendigo Regional Employment Precinct (BREP), a 294-hectare industrial development, we submit the following views and concerns. Our rural property [REDACTED], is located within 600 metres south of Cemetery Road, Marong, which marks the proposed southern boundary of the BREP industrial land site. The BREP Background Report from December 2025 indicates that the land use south of Cemetery Road remains predominantly rural. Consequently, transition arrangements are essential to soften the interface and prevent an abrupt change between industrial development and the surrounding rural landscape. The below concept layout on CoGB's land (see Figure 1) identifies the exhibited Infrastructure Strategy to development specific zones or industrial intensities in relation to residential growth. The shift towards more intensive industrial development near our property raises several concerns due to the substantial size and nature of the proposed precinct. We are concerned that the BREP development will negatively impact our property's future land value and potential uses. We propose that our area be rezoned from a Farming Zone (FZ) to better align with the intended use within the Bendigo Regional Employment Precinct (BREP). Our key concerns in relation to the proposed planning amendment, include:</p> <ul style="list-style-type: none"> • Devaluation of our land and future liveability of the amenity • Impact on Coliban Rural water supplies delivered to our property via the Wilsons Hill channel. • The potential impact of industrial odour on our property, particularly in relation to our grape vines • Impacts on the future expansion of vines and the ability to develop additional buildings and or business on our land • Potential light spill and noise impacts from 24-hour industrial activities on the surrounding rural setting • Visual impacts of industrial development on the rural character of the area • Concerns regarding stormwater management and flooding within the BREP precinct, and the potential downstream & upstream effects on surrounding landowners. 	11/02/26