

Project: Bendigo Regional Employment Precinct

ID	Q1 Name	Q2. Email	Q4. Submission	Date
██████	██████	██████	<p>We are writing on behalf of concerned residents of Marong regarding the proposed industrial rezoning and development of the Marong Bendigo Regional Employment Precinct. While the community supports appropriate economic development, there is significant concern that the current proposal places long-term risks on the township without guaranteed infrastructure, clear protections, or sufficient evidence to justify the impacts.</p> <p>Marong faces the risk of being overrun by heavy industry, with increased truck traffic occurring before appropriate infrastructure is delivered. Homes may be located too close to industrial uses, resulting in the permanent loss of local character and amenity. Decisions appear to be progressing without firm guarantees, leaving the community to carry the risk while benefits may flow elsewhere.</p> <p>The proposed layout raises serious concerns about traffic and access. Due to the design and number of turns, many vehicles are likely to continue travelling through Marong to access services such as food, toilets, fuel and convenience facilities. This will increase pressure on local roads, create safety risks, and further impact residential amenity.</p> <p>Drainage and environmental impacts remain unresolved. Increased hard surfaces will alter water flows, raising concerns for Bullock Creek and drainage to the west. Without enforceable drainage and water management solutions in place before development, there is a heightened risk of flooding, erosion and environmental damage affecting residents and farmland.</p> <p>The proposed Industrial 1 zoning is a major red flag. Once applied, it is extremely difficult to reverse and permits warehouses, freight and logistics, heavy industry and 24-hour operations, all of which can significantly impact noise, traffic, safety, air quality and liveability.</p> <p>While a Development Plan Overlay is proposed, it offers limited protection in practice. Developers need only demonstrate general alignment with a concept plan, with no guarantees on the timing of</p>	12/02/2026

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			<p>roads, buffers or resident protections. We believe this creates a real risk of piecemeal development without coordinated precinct planning.</p> <p>Of particular concern is the absence of a guaranteed Western Freight Corridor. There is no confirmed funding, timeline or firm commitment to deliver it. This creates a high risk that industry will proceed first, with freight infrastructure delivered later, if at all. We fear this leaves residents to absorb the impacts.</p> <p>The proposed freight corridor alignment also raises concerns due to its proximity to existing and future homes, threats to safety and amenity, and impacts on Marong’s rural township character. Limited access to the Calder Alternative Road places some landowners at a disadvantage and raises equity and planning concerns.</p> <p>The community is also deeply concerned that the Marong Framework Plan, approved in 2025 following extensive consultation, is now being altered without clear justification or renewed community engagement. This undermines trust and raises serious questions about the value of previous consultation.</p> <p>The community is not opposed to development. What we are asking for is simple and reasonable: do it properly, do it fairly, and protect the people who live here.</p> <p>This requires:</p> <ul style="list-style-type: none"><li>• Guaranteed infrastructure before development</li><li>• Meaningful buffers between industry and homes</li><li>• Evidence-based planning</li><li>• Respect for previously approved community plans</li></ul> <p>Until these matters are addressed, residents are left asking why Marong should absorb permanent industrial impacts without firm guarantees, further consultation and engagement, clear justification, and strong protections in place first.</p> <p>Yours sincerely, on behalf of the Marong Community Action Group Committee,</p>	
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