

[REDACTED]

Sent: Monday, 9 February 2026 5:44 PM
To: Bendigo Regional Employment
Subject: [EXTERNAL] Bendigo Regional Employment Precinct - [REDACTED]

Re Your Letter 27.11.25

Submission RE: Bendigo Regional Employment Precinct - Amended Area Plan
- Amendment C296 to the Bgo Planning Scheme

Our Land [REDACTED] is opposite the Amended Area Plan. We recently applied for a Permit to build a house and received a Bgo Council response that on detailed investigation would require approx [REDACTED] in consultant fees before the Bgo Council Planners would even consider our Application. Why did we get such a negative response to our application with cost expenses loaded to detur persuing our Application. Why did we not get a Permit subject to all the appropriate and necessary requirements. The Council was obviously blocking our application as the Council Site Value Valuation is [REDACTED]

The Draft Amendment proposes to rezone a big parcel of land [REDACTED], currently Farm Zone, to Industrial 1 Zone. How can the Council propose to rezone this huge chunk of Farm Zoned land to Industrial when they will not realistically consider a proposed house in an already developed rural residential area. As you advise "This will deliver 3000 jobs for the locality" so where are they all going to get housing??????

Based on what has been proposed it would appear that a service station/convenience store on our 3acre site may be more appropriate. In this regard I have submitted our site to the major petrol supply companies and I seek your comments as to your requirements.