

Project: Bendigo Regional Employment Precinct

ID	Q1 Name	Q2. Email	Q4. Submission	Date
[REDACTED]	[REDACTED]	[REDACTED]	<p>Here are some potential issues that can arise with an amendment that seeks to rezone a precinct to Industrial 1 Zone and apply a Development Plan Overlay.</p> <ol style="list-style-type: none"> 1. Impact on surrounding land uses Industrial zoning can create concerns about noise, traffic, visual impact, and heavy vehicle movements that may affect nearby residential or commercial areas. 2. Environmental considerations Industrial activities can raise issues related to air quality, drainage, contamination risks, loss of vegetation, and impacts on local waterways or habitats. 3. Infrastructure capacity Roads, intersections, utilities, and services will need upgrades to handle increased industrial activity. Insufficient infrastructure planning can lead to congestion or service overload. 4. Community concerns and opposition Local residents will worry about changes to neighbourhood character, safety, property values, or amenity. Effective consultation will be required to address these concerns. 5. Uncertainty in development outcomes While a Development Plan Overlay provides structure, it can still leave certain elements open to interpretation. More clarity on built form, environmental controls, and staging. 6. Economic feasibility and market demand If market demand is overestimated or development costs are high, the precinct may not develop as planned, leading to underutilised land. 7. Traffic and transport challenges Industrial zones typically increase freight movements. Without proper transport planning, this can create bottlenecks or safety concerns. 8. Potential conflicts with long term strategic plans Rezoning must align with broader local and regional strategies. If it conflicts with existing plans for housing, environment, or transport, it may face strategic planning challenges. <p>Whilst we are happy to raise these potential issues we must also recognise the positive outcomes if as forecast, the project creates about 3,000 jobs for the region and supports future industrial land needs.</p>	05/12/2025