

A photograph of a worker in a white protective suit and hairnet, working with large grey plastic bins in an industrial facility. The image is split vertically: the left side is orange-tinted and shows the worker's hands and the bins, while the right side is blue-tinted and shows the worker's face and the background. The background features industrial structures and a large white tank.

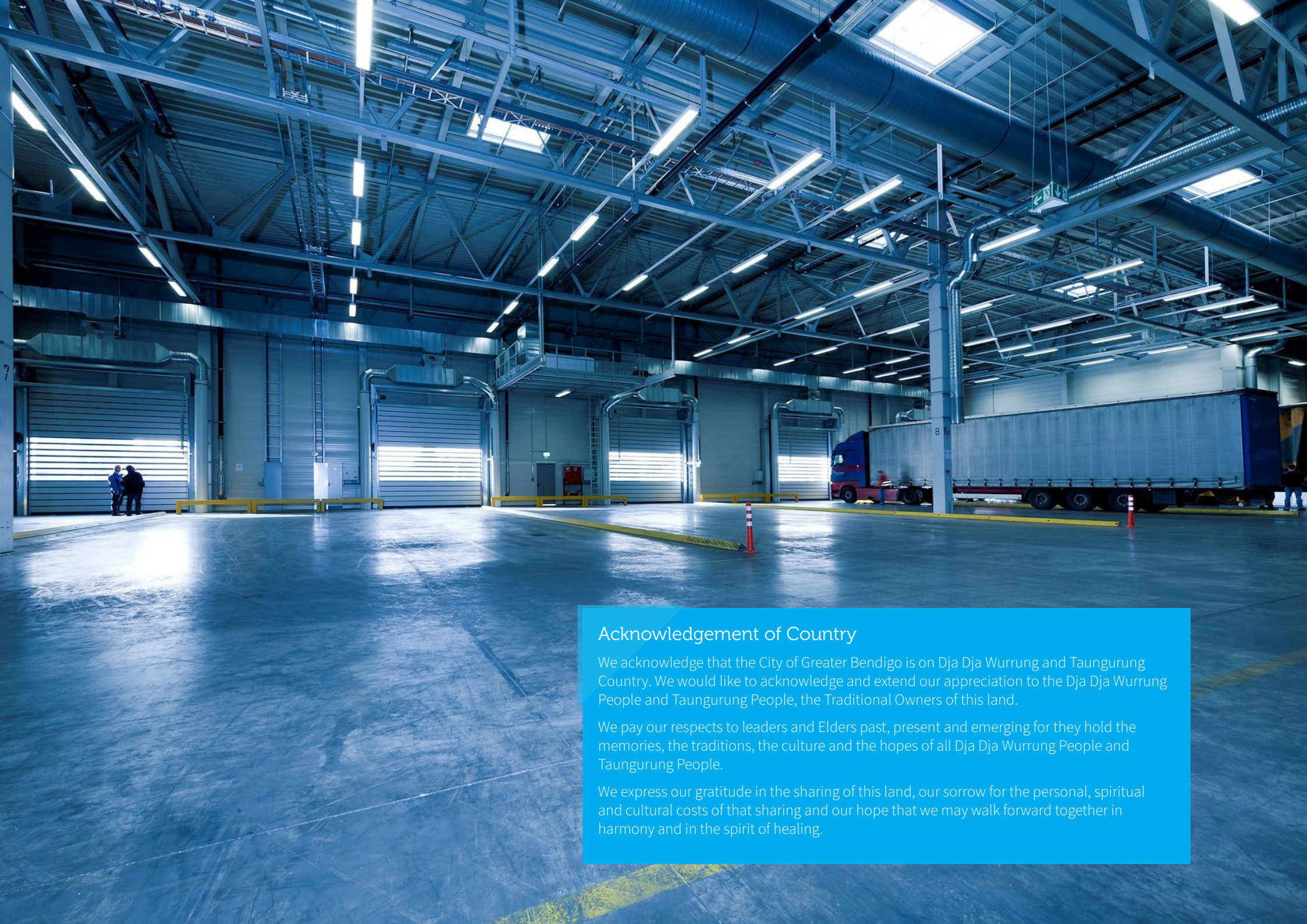
# GREATER BENDIGO INDUSTRIAL LAND DEVELOPMENT STRATEGY

JUNE 2024

[www.bendigo.vic.gov.au](http://www.bendigo.vic.gov.au)







## Acknowledgement of Country

We acknowledge that the City of Greater Bendigo is on Dja Dja Wurrung and Taungurung Country. We would like to acknowledge and extend our appreciation to the Dja Dja Wurrung People and Taungurung People, the Traditional Owners of this land.

We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung People and Taungurung People.

We express our gratitude in the sharing of this land, our sorrow for the personal, spiritual and cultural costs of that sharing and our hope that we may walk forward together in harmony and in the spirit of healing.



# Vision

**Greater Bendigo's well-located, connected and accessible serviced industrial land will be sought after by current and future industry due to its high amenity, focus on innovative and adaptive approaches to water, energy, and waste sustainability, its provision for industrial uses of all scales and its reputation for simple and certain development outcomes.**

This vision will be achieved through resolution of historic land use conflict; the repurposing of non-viable industrial land; improved efficiency, consolidation and, where viable, expansion of existing precincts; transparent location of new industrial land against nominated criteria; and provision of appropriate design guidance and clear development expectations.

# Foreword

The Greater Bendigo Industrial Land Development Strategy (GBILDS) has been created in response to strong, continued demand for large scale, industrial land in our municipality and a significant shortfall in industrial land compared with other regional cities.

Council and City staff have been working hard to investigate and identify areas for potential development, to ensure an adequate pipeline of industrial land to meet the long term needs of industry. This is not only about trying to attract new industry to Greater Bendigo but to retain the many businesses already here that provide local employment and are looking to expand into the future.

Greater Bendigo benefits from a range of advanced manufacturers who are at the forefront of the latest technology and are making high quality, niche products being exported across the world. As well as advanced manufacturing, Greater Bendigo's freight, logistics and construction sectors all require a supply of appropriately buffered industrial land.

As well as future land, there are also a number of historical issues with existing industrial precincts in Greater Bendigo. This includes challenges with industry being directly next to residential development or truck movements through residential streets. This strategy seeks to address some of these challenges over the longer term by providing recommendations for each of the existing precincts in Greater Bendigo.

The delivery of the proposed Bendigo Regional Employment Precinct will provide much needed employment for a growing population in Greater Bendigo. The strategy has considered all relevant challenges and opportunities, and I look forward to seeing it realised.

Mayor Cr Andrea Metcalf





## A collaborative plan

Funding support for the original GBILDS prepared in May 2020 was provided by the Victorian Planning Authority (VPA) through its Streamlining for Growth Program.

We acknowledge the support of various State Government Agencies and organisations in the development of the GBILDS including:

- Victorian Planning Authority
- Department of Transport and Planning (previously DELWP & DOT)
- Regional Development Victoria
- Be.Bendigo



# Contents

|           |  |           |
|-----------|--|-----------|
|           | <b>Executive Summary</b>                                       | <b>8</b>  |
| <b>1.</b> | <b>Overview</b>  | <b>12</b> |
| 1.1       | Purpose  | 12        |
| 1.2       | Relationship to the GBILDS Background Report                   | 13        |
| 1.3       | Study area   | 13        |
| 1.4       | Structure of this strategy                                     | 13        |
| 1.5       | Consultation outcomes  | 13        |
| <b>2.</b> | <b>Vision, principles, objectives and rationale</b>            | <b>16</b> |
| 2.1       | Vision statement   | 16        |
| 2.2       | Guiding principles   | 17        |
| 2.3       | Objectives and rationale                                       | 18        |
| <b>3.</b> | <b>General recommendations and actions for industrial land</b> | <b>22</b> |
| 3.1       | Summary of general actions                                     | 22        |
| <b>4.</b> | <b>Precinct-specific recommendations and actions</b>           | <b>25</b> |
| 4.1       | Overview   | 25        |
| 4.2       | Summary of precinct recommendations and actions                | 27        |
| <b>5.</b> | <b>Future industrial land precincts</b>                        | <b>38</b> |
| <b>6.</b> | <b>Monitoring and review framework</b>                         | <b>40</b> |

## List of Figures

|  |    |
|--|----|
| Figure 1 - Study Area                              | 14 |
| Figure 2 - Industrial Precincts in Greater Bendigo | 26 |



# List of abbreviations, acronyms and terms

## Organisations

- Council – Greater Bendigo City Council
- The City or CoGB – The City of Greater Bendigo
- VPA – Victorian Planning Authority

## Commonly used terms

- Background Report - Greater Bendigo Industrial Land Development Strategy  
Background Report
- B-Double – Larger format freight vehicle including two-semi trailers
- BREP - Bendigo Regional Employment Precinct
- EOI – Expressions of Interest
- ESD – Environmentally Sustainable Design
- GBILDS – Greater Bendigo Industrial Land Development Strategy

## Strategic land use categories

**Municipal areas** - Significant precincts that provide for a range of uses and employment for the broader municipality and region also allowing for the conglomeration of associated businesses.

**Secondary areas** - Precincts generally containing a range of industrial uses and employment opportunities, often located in areas with residential development nearby, limiting very heavy industry.

**Local areas** - Small scale precincts comprising low impact industrial and associated businesses, and employment opportunities suitable for a local area. Generally located in areas with residential development nearby, limiting heavy industry and any expansion.

**Specialised areas** - Targeted precincts focusing on a narrow range of uses with limited opportunities for expansion.



# Executive Summary

Bendigo is the major employment industrial hub in northern Victoria. It is a growing, vibrant, creative, and culturally enriched regional centre serving much of northern Victoria and southern NSW.

Industry is a major employer in Greater Bendigo. Advanced manufacturing is strong and diverse. A wide range of industries, businesses and employers are seeking to expand or relocate and need large, well located, serviced, accessible sites not constrained by nearby sensitive uses.

Current population growth trends indicate that Greater Bendigo's population will grow from around 124,000 people to over 200,000 people over the next 30 years<sup>1</sup>.

Employment relating to the City's industrial areas and precincts is expected to provide for about 3,300 new jobs over the next 15 years, bringing total jobs relating to industrial precincts to nearly 12,000 by 2036<sup>2</sup>.

The City's significance as an economic hub has been further strengthened by the recent completion of the Bendigo Airport redevelopment project (Stage 2) and the introduction of daily scheduled direct flights to Sydney and the prospect of further flights and routes being initiated.

The recent development of major gold deposits at Fosterville to the east of Bendigo and the identification of significant potential deposits north east of Bendigo by Minerals Development Victoria, and the calling of expressions of interest for substantial mineral exploration licences as a prelude to full scale mining, further boost Greater Bendigo's industrial development and servicing prospects. Gold deposits worth approximately \$200 Billion have potentially been identified. Realisation of that asset would significantly increase employment in mining engineering, advanced manufacturing and service industries.

To enable employment growth to occur and to provide certainty for industry, there is a need to plan for a future 30-year pipeline of industrial land. As it stands, there is currently less than 100 hectares of available

land, a maximum of 11 years supply, and only a handful of large sites more than one hectare remaining in Greater Bendigo.

A comprehensive review of the City's industrial land has identified that it is:

- Fragmented in numerous locations and precincts
- Often constrained in the types of uses that can be supported or allowed by proximity to sensitive uses such as residential
- Often difficult to access because it relies on transport routes through residential areas
- Often constrained by a range of environmental factors

In terms of growth and development of industrial land needs and the provision for future employment:

- Bendigo will need an increase of over 3,300 jobs in industry to 2036 to match population growth and servicing needs
- Without the provision of future industrial land Bendigo will start to forgo industrial jobs as early as 2025
- Bendigo is already at a severe competitive disadvantage in comparison to other comparable Victorian regional centres which can offer large, unconstrained 'greenfield' industrial estates

Based on the above, in addition to the existing industrial land supply, in order to meet industry needs particularly in larger lots, there is a need to plan for a pipeline of at least an additional 170-270 hectares of industrial land supply over the next 30 years over and above the current supply of less than 100 hectares<sup>3</sup>.

---

1 Estimated Residential Population, ABS 2021

2 Bendigo Industrial Land Review - Strategic Inputs Report REMPLAN 2019

3 Review of Future Industrial Land Supply in Bendigo SGS PLANNING AND ECONOMICS 2023

*The Greater Bendigo Industrial Land Development Strategy ('GBILDS') has been developed in partnership with the VPA to provide a strategic framework and clear road map to identify a 30-year pipeline of future industrial land which will meet the needs of current and new businesses looking to expand, locate or relocate within and to Greater Bendigo.*

*The GBILDS provides clear directions around existing industrial precincts in order to minimise land-use conflicts, increase supply and ensure industrial land is suitably located.*

### Summary of land supply situation

- It is forecast that Greater Bendigo will experience an increase of over 3,300 jobs in industry to 2036 (REMPAN 2019).
- This job growth is forecast to correspond to a requirement for around 170ha of industrial land to 2036 (REMPAN 2019).
- Overall there is currently less than 100ha of vacant available industrial land equating to less than 11 years of supply assuming near perfect utilisation (Internal audit 2020).
- A review of existing industrial precincts indicates that much of the City's 'available' industrial land is constrained through proximity to residential and sensitive uses, inadequate servicing and environmental risks.
- More importantly, larger sites of 1 to 5 hectares will be fully exhausted by 2027 if all 'available' industrial land is able to be developed (REMPAN 2019), likely to be even soon based on more current data.
- Consequently, there is a potential to forgo jobs as soon as 2025 if a quarter of 'available' land is not able to be developed, with the potential for about 1,081 jobs to be foregone by 2036 if additional industrial land supply is not provided (REMPAN 2019).

This Strategy focuses on the following **seven summarised objectives** which have been drafted in response to the issues and opportunities identified in the GBILDS Background Report:

1. Provide for 30 years of industrial land supply through the development of a new business park(s)
2. Provide future direction about the existing industrial precincts so as to:
  - 2a. Reduce industry-residential land use conflicts
  - 2b. Provide protection of viable industrial and employment precincts from non-industrial uses
3. Minimise the impacts of freight movements on non-industrial, particularly residential urban areas
4. Improve the function, design and amenity of existing and new industrial areas
5. Promote sustainable industrial land use and development
6. Increase regional competitiveness and grow investment and employment
7. Advocate for State and Commonwealth funding for both core infrastructure and for priority economic initiatives



These objectives are proposed to be actioned through the 'general' and 'precinct-specific' actions included in the tables at Section 3 and Section 4 respectively.

**The first and major objective of the GBILDS is to provide 30 years of industrial land supply in Greater Bendigo.** The focus on this objective reflects the fact that the City has nearly run out of serviced, zoned industrial land and is unable to meet a range of short and longer term demands for land to support industrial expansion and new jobs.

The key action to achieve this objective is to identify appropriate site(s) for new industrial land supply via a rigorous, transparent and independent public selection process further detailed at Section 7 of the Background Report.

Greater Bendigo does not have the benefit of large parcels of Crown or other government owned land which may be suitable for industrial development nor is there the potential to suitably expand any of the existing precincts to meet medium to longer term industrial needs.

Therefore, investigations centered around the potential for land under private ownership, generally farming zoned land, which may be suitable for rezoning to enable industrial uses.

A large number of sites were investigated through this process with many being ruled out due to infrastructure, environmental or other constraints. When more detailed investigations

were required, in principle support from landowners was sought prior to these investigations taking place.

Following detailed investigations, the City identified 294 hectares of land south of the Marong Township near the intersection of the Calder, Calder Alternative and Wimmera Highways. This site is referred to as the Bendigo Regional Employment Precinct (BREP). The delivery of this precinct would meet many of the long term industrial land needs in Greater Bendigo. The Victorian Planning Authority (VPA) was appointed as the planning authority for the rezoning and associated planning of the proposed BREP.

With Greater Bendigo having had a limited industrial land supply for a number of years, it is difficult to ascertain the amount of development which has not occurred due to a lack of available land. It may be that as industrial land supply increases industrial development may occur faster than originally forecast. Therefore, given the inherent difficulty in predicting how fast this take up might be and how hard it is to identify suitable land for industry, the City will continue to regularly review the industrial land supply to meet short, medium and long term needs.

As part of prioritising the new industrial business park(s), it is proposed that Marong Business Park, the 313 hectares of land zoned Comprehensive Development Zone (CDZ), to the west of Marong not progress in the short

term due to the land currently being used for farming. Instead it is recommended that the local planning policy be changed to reflect this land as potentially meeting the longer term needs of the region. It is proposed to review the strategy in five years to provide time to better understand the take up of land once the delivery of a new business park(s) has commenced.

In addition to the need for further land, the remaining actions seek to create or otherwise retrofit well-designed, high amenity, sustainable, and functional industrial places in line with the vision statement. In some instances, these precincts will be considered as part of the future preparation of a Managed Growth Strategy for the City covering all land use needs to 2056.

The implementation of the GBILDS will ensure Greater Bendigo and the wider region is well-placed to meet the existing and future industrial land needs of industries and businesses over the next 30 years while better managing land use conflicts.

## Overview





# I. Overview

## 1.1 Purpose

The GBILDS provides a long-term plan to ensure the provision of suitably located, serviced, adequately buffered and accessible zoned industrial land to meet the growing needs of industry. It does this by establishing the existing and likely future demand and supply for industrial land, understanding the needs of industry and the issues and opportunities within Greater Bendigo's existing industrial precincts.

Through the implementation of the GBILDS any future business park(s) will be well located, designed, landscaped and buffered to reduce land use and amenity conflicts.

The Greater Bendigo Industrial Land Development Strategy (GBILDS) has been developed in partnership with the VPA to provide a framework to identify a 30-year pipeline of industrial land to provide certainty for businesses looking to expand or considering relocating to Greater Bendigo. It will ensure Greater Bendigo remains a regionally competitive destination and will provide an opportunity for the City to focus on attracting new industry to build on recent significant investments including the Bendigo Airport and Ravenswood Interchange.

### Demand and supply of industrial land

Employment relating to the industrial precincts in Greater Bendigo is expected to account for an increase of over 3,300 new jobs over the next 15 years which will result in nearly 12,000 jobs in industrial precincts by 2036.<sup>4</sup>

There is currently strong growth in a number of industry sectors, which will translate into a need for future industrial land, this includes food manufacturing, transport and logistics. Key to the ongoing growth of industry in Greater Bendigo will be the provision of suitable, well located, adequately serviced and affordable industrial land. The *Bendigo Industrial Land Review - Strategic Inputs Report* prepared by REMPLAN

2019 identified that there was 14 years' supply of zoned and serviced industrial land. The most recent audit completed in March 2020 indicated that there is less than 100 hectares of industrial land remaining, which at a consumption rate of approximately nine hectares per year, translates to a maximum of 11 years' supply (with only a handful of sites over one hectare remaining). This also does not take into account a number of constraints which severely limit the development capacity of much of the remaining zoned industrial land. These constraints include issues around proximity to existing residential development, vegetation cover, topography and accessibility.

In undertaking this review of existing and potential industrial land in Greater Bendigo consideration was given to potential sites beyond the boundary of the city and into surrounding municipalities. Generally, it was concluded that while there are important industrial areas in other parts of the region, the demand for sites in Greater Bendigo, and particularly in and around the Bendigo urban area, was so strong that the demand could not be met elsewhere. In particular the City reviewed the level of industrial development in the adjoining Loddon Shire, primarily in the area between the city's western boundary and the Loddon River. There are a number of prominent industrial land uses in that area. Generally, these are uses that take advantage of access to the Calder Highway but do not require full utility services including water and sewerage. These sites generally have the advantage of being well buffered to residential development. As part of GBILDS the attributes of areas in the Loddon Shire to provide for and support future industrial development is recognised and the City will continue to work closely with the Loddon Shire Council to promote and support these areas.

The supply of industrial land in Greater Bendigo is substantially less than other major regional cities across Victoria, including Ballarat, Geelong, Wodonga and Latrobe Valley. Without a clear pipeline of available industrial land, as land becomes increasingly scarce, Greater Bendigo

---

<sup>4</sup> Bendigo Industrial Land Review - Strategic Economic Inputs, REMPLAN 2019

will become less and less competitive for industrial development compared with other regional cities. This will start to impact on employment growth based on the scenario of 120 hectares of available industrial land (which is now less than 100 hectares), and a quarter of this being undevelopable, the City could forego an estimated 1,080 jobs by 2036<sup>5</sup>.

### Existing Industrial Land Precincts

As well as providing a pipeline for future land, this Strategy provides directions around the 22 existing industrial precincts in Greater Bendigo relating to preferred uses, minimising land-use conflicts, and ensuring industrial transport corridors are well planned. The implementation of the strategy seeks to continue supporting existing local businesses within these precincts, while providing directions over time to address some historical land use conflicts particularly between residential and industrial uses.

## 1.2 Relationship to the GBILDS Background Report

This Strategy focuses on key recommendations and actions, being either precinct-specific or general, that have been developed in response to the issues and opportunities summarised in the GBILDS Background Report.

The evidence base for these issues and opportunities is provided in the Background Report or in the relevant expert input underpinning that report.

## 1.3 Study area

See figure 1 on page 14.

## 1.4 Structure of this strategy

This strategy is structured to present the following items:

- The vision statement and associated principles and objectives and the rationale for these (Section 2)
- General recommendations and actions for industrial land (Section 3)
- Precinct-specific recommendations and actions for the City's existing industrial land (Section 4)
- Future industrial land (Section 5)
- Monitoring and review framework (Section 6).

## 1.5 Consultation outcomes

There has been substantial consultation with stakeholders, landowners and government agencies from the initial investigations through to the finalisation of the GBILDS May 2020. There will be further consultation with landowners, community, stakeholders and agencies on the implementation of the Strategy. This will also include further consultation through any formal planning scheme amendment processes.

Consultation on the GBILDS has included public and stakeholder forums in late 2018, ongoing engagement with relevant government agencies, discussions and site examination with the adjoining Shire of Loddon, one-on-one consultation with landowners and extensive consultation on the draft GBILDS held from June 24, 2019 until August 2, 2019.

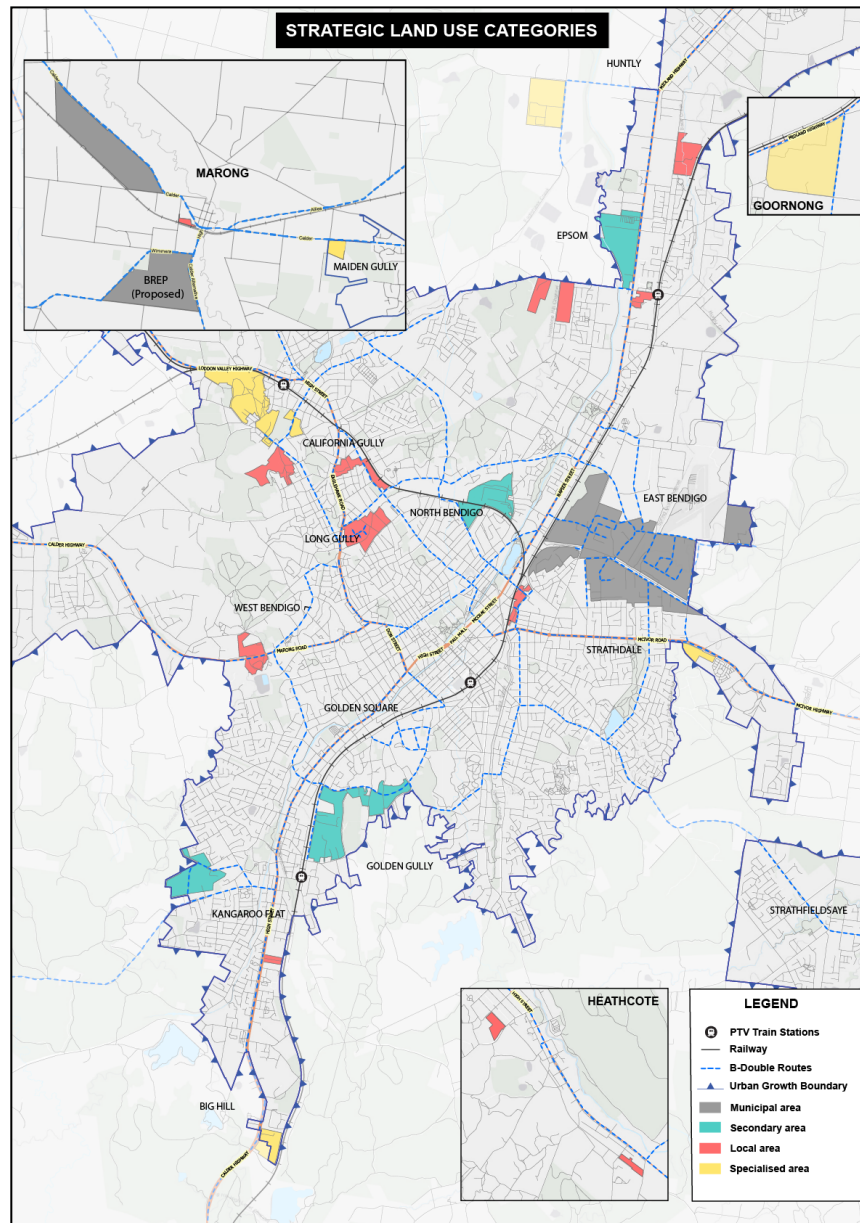
The community has also been notified of the proposed BREP as the preferred site to meet long term industrial land use needs. Extensive community engagement will take place as part of the planning process for this precinct.

Key issues identified through the consultation process included not having heavy industries near residential areas, the need for well-designed business park(s), and in the consultation on the draft strategy, proposals for re-zoning of industrial land, particularly from Industrial 1 to Industrial 3 and the potential implications of this.

---

<sup>5</sup> Bendigo Industrial Land Review - Strategic Economic Inputs, REMPLAN 2019





## Strategic land use categories

**Municipal areas** - Significant precincts that provide for a range of uses and employment for the broader municipality and region also allowing for the conglomeration of associated businesses.

**Secondary areas** - Precincts generally containing a range of industrial uses and employment opportunities, often located in areas with residential development nearby, limiting very heavy industry.

**Local areas** - Small scale precincts comprising low impact industrial and associated businesses and employment opportunities suitable for a local area. Generally located in areas with residential development nearby, limiting heavy industry and any expansion.

**Specialised areas** - Targeted precincts focusing on a narrow range of uses with limited opportunities for expansion.

Figure 1 - Study area / Strategic land use categories



Vision, principles, objectives and rationale





## 2. Vision, principles, objectives and rationale

### 2.1 Vision statement

The following vision statement has been prepared to guide the ongoing planning and development of Greater Bendigo's existing and future industrial areas:

*Greater Bendigo's well-located, connected, and accessible serviced industrial land will be sought after by current and future industry due to its high amenity, focus on innovative and adaptive approaches to water, energy and waste sustainability, its provision for industrial uses of all scales and its reputation for simple and certain development outcomes.*

This vision will be implemented through resolution of historic land use conflict; the repurposing of non-viable industrial land; improved efficiency, consolidation and, where viable, expansion of existing precincts; transparent location of new industrial land against nominated criteria including near transport corridors and a growing residential population; provision of appropriate design guidance and clear development expectations.

## 2.2 Guiding principles

The following guiding principles were derived from the preliminary community consultation summarised in the Background Report.

These principles embody the City's approach to future industrial land development, and its development of the GBILDS, including the vision statement above. These principles will guide the City's approach to implementation of the adopted strategy.

### **Principle 1      Be innovative and adaptive**

Understand and respond to emerging industries, businesses and market trends, while supporting 'local makers' and entrepreneurial sectors.

### **Principle 2      Be diverse**

Provide a diverse mix of lot sizes to cater for a range of industries and business sizes.

### **Principle 3      Be sustainable**

Require environmentally sustainable development, as part of both the design and operation of new precincts and facilities.

### **Principle 4      Be connected and accessible**

Provide direct access to road, and where relevant, rail and airport connections to minimise travel time to key metropolitan and regional destinations. Enable local residents and workers to easily access industrial and business hubs.

### **Principle 5      Be integrated**

Deliver mixed-use precincts that include a range of compatible community facilities and services within industrial 'employment hubs'. Minimise potential land-use conflicts with neighbouring residential areas, while ensuring adequate housing choice close to industrial workplaces.

### **Principle 6      Be collaborative**

Foster collaboration between industry, the education and training sector and local government, taking a regional approach that involves other municipalities.

### **Principle 7      Be transparent**

Certainty and support for potential developers and investors, with quick decision-making and approval processes.

### **Principle 8      Be open to community input**

Invite the community to contribute to and inform planning for Greater Bendigo's industrial future.

## 2.3 Objectives and rationale

The following objectives describe what the GBILDS seeks to accomplish as distilled from the key issues and opportunities summarised at **Section 8** of the Background Report. A rationale for each objective is provided below.

### **Objective 1: Ensure there is adequate land zoned or identified to provide for 30 years of land supply in Greater Bendigo through the development of new business park(s).**

**Rationale:** Economic analysis included in the Background Report in 2019 estimated that Greater Bendigo has a 14-year supply of industrial land, assuming a near perfect development scenario (closer to a maximum of 11 years based on the most current audit). Under this scenario Greater Bendigo would be exhausted of industrial land and foregoing industrial job growth by 2032. In a scenario that assumes 25% of all lots are commercially unviable for development, jobs are expected to start to be foregone by 2025 and ramp up to 1,081 jobs lost by 2036.

In addition to the general need for industrial land, there is a specific and more urgent need to provide for larger industrial lots sizes in the order of 1-5ha. The economic analysis estimates that if land supply shortages in medium and large lots materialises, all lots of this size will be fully exhausted by 2025.

While the term ‘industrial’ is used extensively in the GBILDS it must be recognised that many uses that seek and need industrially zoned land are not industries in the conventional sense of the word. These businesses include warehousing, storage, distribution centres, truck depots, low impact assembly, and many aspects of manufacturing.

Most of the industrial land in Greater Bendigo is not occupied by factories or large scale manufacturing plants. For example, the industrial precinct in Charleston Road, East Bendigo while zoned Industrial 1 is predominantly used for warehousing and commercial businesses.

### **Objective 2: Provide future direction around existing industrial precincts**

**Rationale:** The review of Greater Bendigo’s existing industrial employment precincts is included in **Section 4**. This review identifies that each precinct has a unique spatial context, role, and set of issues and opportunities. Actions for each of these precincts are addressed respectively in **Section 4**.

#### **Objective 2A: Reduce industry-residential land use conflicts**

**Rationale:** The review of Greater Bendigo’s existing industrial employment precincts identifies that many of the City’s existing precincts are compromised by proximity to residential and other sensitive uses. In some cases, such industrial properties are only appropriate for lighter industrial uses or, linking with Objective 2B, appropriate potential non-industrial uses.

#### **Objective 2B: Provide protection of viable industrial and employment precincts from non-industrial uses**

**Rationale:** Economic analysis as part of the industrial land audit undertaken by the City identifies that there is currently a range of non-industrial activities located in industrial areas. With a limited supply of industrial land, viable ‘core’ industrial precincts need to be protected from non-industrial uses. Some less viable or compromised parts of viable industrial precincts may be appropriate for development of non-industrial uses.



### **Objective 3: Reduce the impacts of freight movements on non-industrial particularly residential urban areas**

**Rationale:** The Bendigo Freight Study identifies large vehicle freight movements through Greater Bendigo's non-industrial urban areas as a key challenge and explains that this is due in part to many freight generators being located throughout the city's scattered industrial pockets along with the consolidation of logistics businesses in East Bendigo. The study identifies that many of these businesses would be better located on the fringe of the city particularly to cater for expansion.

Proximity or direct access to the B-Double road network is essential for the location of any future industrial land to minimise impacts on non-industrial urban areas.

### **Objective 4: Improve the function, design and amenity of new and existing industrial areas**

**Rationale:** Review of best practice both nationally and internationally (see Appendix 1 of the Background Report) have identified the importance of going beyond core infrastructure requirements to focus on high amenity environments which foster collaboration and innovation. These high amenity design outcomes are often achieved through precinct-specific planning controls and design guidelines.

Retrofit of existing areas can be more challenging however focus needs to be on incremental change over time as properties are redeveloped. Alternatively, the preparation of precinct structure plans for some industrial areas can assist in achieving more holistic changes.

### **Objective 5: Promote sustainable industrial land use development**

**Rationale:** There are potentially large gains to be made in encouraging energy efficiency and environmentally sustainable design in industrial areas, as well as integrated water cycle management, increased tree canopy coverage, and waste minimisation from construction and operation. Although increased up-front costs are often cited as constraints to achieving best practice sustainability outcomes in industrial areas, there are many recognised benefits including long-term operational benefits such as reduced utility charges in addition to broader social and environmental gains.

In existing industrial areas improved environmental performance may require incremental improvements over time as individual properties are redeveloped. On large sites, yet to be developed, planning controls and guidelines can ensure that best practice environmental design standards are achieved from the beginning.

Given the potential scale of the potential BREP, this presents a significant opportunity to embed sustainability principles and outcomes at the early planning stages of the project. This will have not only long-term environmental benefits but likely economic benefits for businesses establishing within the precinct by reducing ongoing running costs.

### **Objective 6: Increase regional competitiveness and grow investment and employment**

**Rationale:** Industrial land availability and usability is identified in the Background Report as a particular challenge in Greater Bendigo. In comparison to Victoria's other regional centres Greater Bendigo currently has less than half the amount of zoned Industrial land in Greater Geelong, about one third less than Latrobe Valley, and about the same amount as Ballarat. However, Ballarat also has an additional 438ha of designated industry and employment land located in a Special Use Zone which equates to some 40% additional industrial land<sup>6</sup>.

In terms of maintaining, supporting and providing for economic and employment growth, it is critical that the City plans for a pipeline of industrial land supply to ensure that it remains competitive to retain, attract and grow existing and new industries and businesses requiring industrially zoned land.

### **Objective 7: Advocate for State and Commonwealth funding both for core infrastructure and for priority economic initiatives**

**Rationale:** The population, employment and immigration policies of both the State and Commonwealth governments seek to support regional growth, jobs and investment. In part this is seen as combatting congestion in Australia's major cities. There is a strong case for increasing the level of Government funding for regional development employment projects of the scale needed in Greater Bendigo.

The State Government investment of \$6 million announced in late 2022 towards the early infrastructure planning for the BREP is welcomed. This will help ensure the timely delivery of the potential BREP to meet the growing needs of both local and new businesses looking to establish in the region.

Support and investment in the potential BREP and other economic initiatives is important to the ongoing growth of the region.

---

<sup>6</sup> Calculated by the City based on publicly available data



## General recommendations and actions for industrial land





### 3. General recommendations and actions for industrial land

#### 3.1 Summary of general actions

| Objective No. and Summary   | Proposed Action(s)  | Implementation/ Responsibility Timeframe       |
|---|---|--|
| 1. Provide for 30 years of industrial land supply   | Better utilise parcels of land zoned for industry that are only partially occupied  | Ongoing  |
|   | Support the VPA to progress the planning for the proposed Bendigo Regional Employment Precinct  | 1-3 years                                      |
|   | Undertake a bi-annual audit of industrial land supply   | 2 years  |
|   | Review the GBILDS and land supply   | 5 years  |
|   | Existing Marong Business Park   | -  |
|   | <ul style="list-style-type: none"> <li>Review planning controls to ensure longer term industrial land potential, only once other land is developed</li> </ul>                     | 6-12 months                                    |
| 2. Provide future direction around existing industrial precincts                              | See precinct-specific actions in Section 4  | Refer to implementation timeframe in Section 4 |
| 2A. Reduce industry-residential land use conflicts  | See precinct-specific actions in Section 4  | Refer to implementation timeframe in Section 4 |
| 2B. Provide protection of viable industrial and employment precincts from non-industrial uses | See precinct-specific actions in Section 4<br>Amend local planning policy to direct non-industrial uses to less viable industrial precincts and protect core industrial precincts | 1-2 years                                      |

| Objective No. and Summary   | Proposed Action(s)   | Implementation Responsibility / Timeframe                |
|---|--|--|
| 3. Minimise the impacts of freight movements on non-industrial urban areas  | Advocate for western and northern bypass road to reduce truck thoroughfare through Bendigo   | Ongoing until funded                                     |
|   | Support transition of freight task from road to rail where possible  | Ongoing  |
| 4. Improve the function, design and amenity of existing and new industrial areas                                  | Introduce area-specific design guidelines and/or planning controls with a focus on high public realm and streetscape/interface amenity for new industrial areas and for existing industrial precincts which are subject to future structure planning processes | Timing subject to structure plan preparation and reviews |
|   | Introduce the new <i>Greater Bendigo Industrial Development Guidelines</i> (previously the <i>Good Design Guide for Industry 1997</i> ) into the Planning Scheme as a background document  | 1-2 years  |
| 5. Promote sustainable industrial land use and development  | Introduce area-specific design guidelines and / or planning controls in new industrial areas with a focus on energy efficiency, water cycle management, increased tree canopy coverage, and waste minimisation   | Aligned with the planning of new industrial areas        |
| 6. Increase regional competitiveness and grow investment and employment in industry                               | Ensure a sufficient supply of industrial land  | Ongoing  |
|   | Facilitate high amenity industrial areas   | Ongoing  |
|   | Advocate for State and Commonwealth funding support to deliver industrial supply   | As required  |
| 7. Advocate for State and Commonwealth funding both for core infrastructure and for priority economic initiatives | Meet with various State Government agencies to discuss funding options and implementation pathways   | As required  |

# Precinct-specific recommendations and actions





## 4. Precinct-specific recommendations and actions

### 4.1 Overview

The Background Report summarises the findings of the *City's Industrial Land Audit (2018)* ('Audit') which reviewed all Industrial zoned land in Greater Bendigo and grouped those industrial landholdings into 22 clusters of industrial properties.

These clusters can be thought of as 'industrial employment precincts' where most of the City's industrial employment is concentrated.

This section of the strategy presents the recommendations made for each of these industrial employment precincts and proposes actions to achieve the objectives identified above.

#### 4.1.1. Precincts

The following industrial employment precincts are identified in **Figure 2:**

1. Goornong
2. Huntly
3. Epsom North
4. Epsom
5. Epsom South
6. Epsom South-West
7. Bendigo East
8. Charleston Road, East Bendigo
9. Junortoun
10. Heathcote
11. Golden Square/Golden Gully
12. Bendigo North
13. Long Gully
14. California Gully
15. Eaglehawk
16. Specimen Hill
17. Rowe Lane, Maiden Gully
18. Kangaroo Flat East
19. Kangaroo Flat West
20. Big Hill
21. Marong
22. Marong West (Marong Business Park)
23. BREP (Proposed Bendigo Regional Employment Precinct)

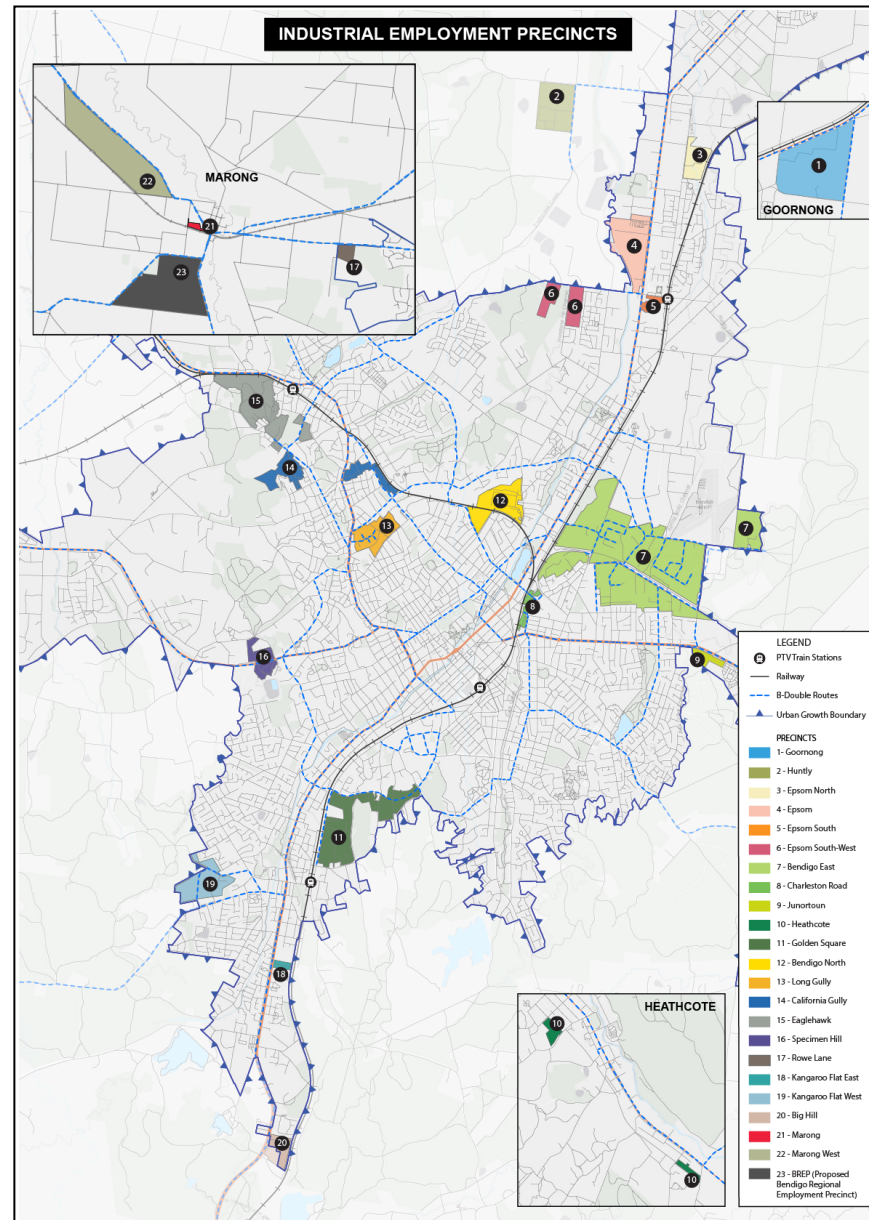


Figure 2 - Industrial Employment Precincts in Greater Bendigo

## 4.2 Summary of precinct recommendations and actions

| Precinct number | Precinct name | Role and function in hierarchy   | Recommendation  | Action(s)  | Implementation Timeframe |
|-----------------|---------------|--|---|--|--------------------------|
| P1              | Goornong      | <ul style="list-style-type: none"> <li>Specialised centre catering for rural industries.</li> <li>Uses include warehousing rural industry and store.</li> <li>Limited expansion opportunities.</li> </ul>  | Retain as is with continued policy support of the precinct as a location for rural industries.  | Ensure review of local planning policy continues to support the precinct as a location for rural industries. | 1-2 years                |
| P2              | Huntly        | <ul style="list-style-type: none"> <li>Specialised centre being used in part for the Bendigo Livestock Exchange.</li> <li>Potential for longer term expansion of the precinct considering existing uses and location of water treatment facility.</li> </ul> | Retain as is until the City has undertaken further strategic work on the future of the precinct.  | -  | -                        |
|                 |               |  | As an interim measure, investigate the potential to better utilise vacant land at the livestock exchange for industry.  | Investigate the potential to better utilise vacant land at the livestock exchange for industry.              | 1-2 years                |
|                 |               |  | Engage with Coliban Water regarding the longer-term potential to expand the precinct if required.   | Engage with Coliban Water.   | 6-12 months              |
| P3              | Epsom North   | <ul style="list-style-type: none"> <li>Local centre.</li> <li>Uses include industry warehousing, materials and recycling.</li> <li>Provides local employment opportunities.</li> </ul>   | Retain as is at this stage but reconsider the long-term role of the precinct together with setting a clearer vision for the broader area through the Managed Growth Strategy. | Set a clearer vision for the broader area through the Managed Growth Strategy.                               | 2-3 years                |



| Precinct number | Precinct name           | Role and function in hierarchy   | Recommendation   | Action(s)   | Implementation Timeframe |
|-----------------|-------------------------|--|--|---|--------------------------|
| P3              | Epsom North (continued) | <ul style="list-style-type: none"> <li>• Uses to be consistent with proximity to residential development.</li> </ul>   | Given the relatively low rate of development and residential encroachment, consider whether discretionary non-industrial uses could be directed to this precinct.  | Consider this precinct as a potential location for discretionary non-industry uses.       | 2-3 years                |
| P4              | Epsom                   | <ul style="list-style-type: none"> <li>• Secondary centre</li> <li>• Uses include industry, warehousing, retail, trade supplies, rural store.</li> <li>• Potential to include more warehousing and larger retail to cater for growing population needs.</li> </ul> | <p>Retain as is but support rezoning to Commercial 2 Zone within approximately 40 metres of the precinct's immediate interface with the Midland Highway (consistent with 175 to 189 Midland Highway, Epsom at the south of the precinct).</p> <p>This will need to be considered in line with any future buffer requirements for the Coliban Water Wastewater treatment plant.</p> | Review Commercial Land and Activity Centre Strategy 2015 in light of this recommendation. | 3-5 years                |
| P5              | Epsom South             | <ul style="list-style-type: none"> <li>• Local centre.</li> <li>• Uses include industry, warehousing, retail, vehicle sales, health offices and facilities.</li> </ul>   | Progressively integrate this area into the Epsom Activity Centre and review zoning over time.  | Review Commercial Land and Activity Centre Strategy 2015 in light of this recommendation. | 3-5 years                |

| Precinct number | Precinct name    | Role and function in hierarchy  | Recommendation   | Action(s)   | Implementation Timeframe |
|-----------------|------------------|---|--|---|--------------------------|
| P6              | Epsom South-West | <ul style="list-style-type: none"> <li>Local centre.</li> <li>Uses include industry and warehousing.</li> </ul>   | Support the development of the Industrial 1 Zone (western) part of the precinct adopting a 'no net loss' approach to vegetation removal via offsets.   | -   | -                        |
|                 |                  |   | Investigate how the Industrial 3 Zone (eastern) part of the precinct can be better utilised, acknowledging that rezoning options are limited given its proximity to the water treatment plant. | Investigate how the Industrial 3 Zone (eastern) part of the precinct can be better utilised.  | 3-5 years                |
| P7              | Bendigo East     | <ul style="list-style-type: none"> <li>Municipal centre.</li> <li>The most important existing industrial precinct in Greater Bendigo catering for a variety of uses which includes industry, warehousing, food manufacturing, retail, offices.</li> <li>The scale, location, servicing and established nature of the precinct means it will continue to be the premier established industrial precinct in Greater Bendigo.</li> </ul> | Prepare a an update to the 2006 Precinct Plan (amended 2013) for East Bendigo to provide greater direction for its future development.   | Prepare an update to the 2006 Precinct Plan (amended 2013) for East Bendigo.  | 2-3 years                |
|                 |                  |   | Support establishment of a business park at Bendigo Airport if proposed.   | Amend local planning policy to provide policy support for this recommendation.  | 1-2 years                |
|                 |                  |   | Consider implementation of planning controls to create a 'core' industrial precinct.   | Amend local planning policy to provide policy support for this recommendation and other precincts as relevant.                      | 3-5 years                |
|                 |                  |   |  | Prepare and apply planning controls to create a core industrial precinct following preparation of a precinct plan for East Bendigo. | 3-5 years                |

| Precinct number | Precinct name                 | Role and function in hierarchy   | Recommendation  | Action(s)   | Implementation Timeframe                                       |
|-----------------|-------------------------------|--|---|---|--|
| P8              | Charleston Road, East Bendigo | <ul style="list-style-type: none"> <li>Local centre.</li> <li>Uses include warehouse, retail, trade supplies and limited manufacturing.</li> <li>Limited expansion opportunities. Potential to transition precinct over time to consider uses more suitable to its central location and the surrounding residential area.</li> </ul> | Undertake further engagement with land owners in this precinct.   | Run a targeted preliminary engagement session to gauge landowner support.   | 1-2 years  |
|                 |                               |  | Discourage industrial intensification or subdivision for industrial purposes.   | Amend local planning policy to provide policy support for this recommendation.  | 1-2 years  |
|                 |                               |  | Prepare a masterplan for the precinct subject to landowner support.   | Prepare a masterplan for the precinct (subject to landowner support).   | 1-2 years  |
| P9              | Junortoun                     | <ul style="list-style-type: none"> <li>Specialised centre.</li> <li>Uses include industry and manufacturing.</li> <li>Limited expansion opportunities.</li> </ul>  | Include as part of the precinct plan for East Bendigo in the short term to provide greater direction for the future development of this precinct. | Consider as part of the precinct plan for East Bendigo.   | 2-3 years  |
| P10             | Heathcote                     | <ul style="list-style-type: none"> <li>Local centre.</li> <li>Uses include industry, warehousing, retail, and landfill transfer station.</li> <li>Services a local population.</li> </ul>  | Continue to provide for Heathcote's future industrial land needs through the implementation of Heathcote Township Plan (HTP).                     | Rezone 31 Ayres Street, from Industrial 3 Zone to General Residential Zone due to poor accessibility and proximity to residential development.                                      | Approximately 1-2 years (subject to implementation of the HTP) |
|                 |                               |  |   | Support the Heathcote Township Plan recommendation for the longer-term industrial development of land at 2-24 Back Kyneton Road subject to an environmental audit being undertaken. | Approximately 1-2 years (subject to implementation of the HTP) |



| Precinct number | Precinct name                | Role and function in hierarchy   | Recommendation   | Action(s)  | Implementation Timeframe   |
|-----------------|------------------------------|--|--|--|--|
| P11             | Golden Square / Golden Gully | <ul style="list-style-type: none"> <li>• Secondary centre.</li> <li>• Uses include industry warehousing, manufacture, service industry, retail, trade supplies, offices.</li> <li>• Given the proximity of residential development across much of the precinct more suited to uses with a lower amenity impact.</li> </ul> | Undertake a review of land use as part of preparation of a Golden Square Structure Plan.   | Undertake a review of land use as part of preparation of a Golden Square Structure Plan (GSSP).  | Approximately 1-2 years (subject to the amendment to implement the GSSP) |
|                 |                              |  | Support the rezoning of the entirety of 60 Hattam Street to an industrial zone.  | Undertake a future planning scheme amendment to rezone this property into an appropriate industrial zone.                                | 3-5 years (depending on resourcing)                                      |
|                 |                              |  | Support the rezoning of 5 Godfrey Street to an industrial zone consistent with the recommendations of the Golden Square Structure Plan.  | Undertake a planning scheme amendment process to rezone this property as part of the implementation of the Golden Square Structure Plan. | Approximately 1-2 years (subject to the amendment to implement the GSSP) |
|                 |                              |  | Support the rezoning of 197-199 Allingham Street and 1-39 Ham Street (northern side) from General Residential Zone to Industrial 3 Zone.   | Consider as part of the implementation of Golden Square Structure Plan.  | Approximately 1-2 years (subject to the amendment to implement the GSSP) |
|                 |                              |  | Support the rezoning of the residential properties along the eastern site of MacDougall Road (74-104 MacDougall Road) and the Southern side of Hattam Street between MacCullagh and MacDougall Road) to Industrial 3 Zone. | Undertake a planning scheme amendment process to rezone these properties subject to more detailed investigations.                        | Approximately 3-5 years (depending on resourcing)                        |

| Precinct number | Precinct name             | Role and function in hierarchy   | Recommendation  | Action(s)   | Implementation Timeframe   |
|-----------------|---------------------------|--|---|---|--|
| P11             | Golden Square (continued) |  | Support the rezoning of 66, 68 & 70 Belle Vue Road and 121 & 123 Hattam Street from General Residential Zone and Industrial 1 Zone to Industrial 3 Zone.  | Undertake a planning scheme amendment process to rezone these properties as part of the implementation of the Golden Square Structure Plan. | Approximately 1-2 years (subject to the amendment to implement the GSSP) |
|                 |                           |  | Discourage residential intensification of properties within and immediately adjacent to the precinct.   | Consider as part of the implementation of Golden Square Structure Plan.   | 1-2 years (investigations)   |
| P12             | Bendigo North             | <ul style="list-style-type: none"> <li>• Secondary centre.</li> <li>• Includes some larger businesses providing important employment opportunities for a broader catchment.</li> <li>• Limited expansion opportunities over time.</li> </ul> | <p>Discourage residential intensification of properties directly interfacing with the Industrial 1 Zone.</p> <p>In the longer term investigate potential zoning changes and planning controls to reduce land use conflicts.</p> | Investigate mechanisms to reduce land use conflicts.  | 1-2 years (investigations)   |
| P13             | Long Gully                | <ul style="list-style-type: none"> <li>• Local centre.</li> <li>• Uses include industry, warehousing, manufacture, service industry, retail, trade supplies.</li> </ul>  | Retain as Industrial 3 Zone.  | -   | -  |

| Precinct number | Precinct name    | Role and function in hierarchy   | Recommendation   | Action(s)  | Implementation Timeframe   |
|-----------------|------------------|--|--|--|----------------------------|
| P14             | California Gully | <ul style="list-style-type: none"> <li>Local centre.</li> <li>Uses include industry, warehousing, manufacture, service industry, retail, trade supplies, offices.</li> </ul>   | Residential development has entirely surrounded the eastern precinct.<br><br>In the longer term investigate potential zoning changes and planning controls to reduce land use conflicts. | Investigate mechanisms to reduce land use conflicts. | 1-2 years (investigations) |
|                 |                  |  | Retain the existing function of the western precinct given its interface with the Eaglehawk Landfill.  | -  | -                          |
| P15             | Eaglehawk        | <ul style="list-style-type: none"> <li>Specialised centre.</li> <li>Uses include industry, warehousing, manufacture, materials recycling, service industry, retail, trade supplies, offices.</li> <li>A number of constraints impacting on expansion including half the site being disused mining, proximity of landfill, vegetation coverage and bushfire.</li> </ul> | Generally retain the function of the precinct but in the longer term investigate potential zoning changes and planning controls to reduce land use conflicts.                            | Investigate mechanisms to reduce land use conflicts. | 1-2 years (investigations) |
| P16             | Specimen Hill    | <ul style="list-style-type: none"> <li>Local centre.</li> <li>Uses include mixed residential and undeveloped constrained land.</li> </ul>  | Retain as is   | -  | -                          |



| Precinct number | Precinct name           | Role and function in hierarchy  | Recommendation  | Action(s)  | Implementation Timeframe |
|-----------------|-------------------------|---|---|--|--------------------------|
| P17             | Rowe Lane, Maiden Gully | <ul style="list-style-type: none"> <li>• There are no existing land uses as this precinct consists of undeveloped constrained land.</li> <li>• Unserved, heavily vegetated with a number of other constraints making it unsuitable for industrial development.</li> </ul> | Support a rezoning of the precinct from Industrial 1 Zone to Public Conservation and Resource Zone. | Undertake a planning scheme amendment to rezone the land to Public Conservation and Resource Zone. | 1-2 years                |
| P18             | Kangaroo Flat East      | <ul style="list-style-type: none"> <li>• Local centre.</li> <li>• Uses include industry, warehousing, service industry, retail and offices.</li> <li>• Extension of the existing Kangaroo Flat warehouse precinct.</li> </ul>   | Support market-led rezoning of the precinct from Industrial to Commercial 2 Zone.                   | Amend local planning policy to provide policy support for this recommendation.                     | 1-2 years                |

| Precinct number | Precinct name      | Role and function in hierarchy   | Recommendation  | Action(s)  | Implementation Timeframe |
|-----------------|--------------------|--|---|--|--------------------------|
| P19             | Kangaroo Flat West | <ul style="list-style-type: none"> <li>• Secondary centre.</li> <li>• Uses include industry, warehousing, manufacture, service industry and retail.</li> <li>• This well-located precinct provides employment opportunities for a broader catchment.</li> <li>• This precinct is well utilised with limited opportunities for expansion within the existing precinct.</li> </ul> | Investigate rezoning of properties adjacent to residential zones from Industrial 1 Zone to Industrial 3 Zone, making provision for the continued operation of established industrial uses.  | Investigate mechanisms to reduce land use conflict.                            | 3-5 years                |
| P20             | Big Hill           | <ul style="list-style-type: none"> <li>• Specialised centre.</li> <li>• Uses will likely include industry, warehousing and manufacturing.</li> </ul>   | Retain as is for the short term but support a market led rezoning of adjacent Farming Zone land subject to adoption of a 'precinct approach' which includes all contiguous Farming Zone properties and support from respective landowners (subject to a detailed assessment and response to the constraints of the precinct). | Amend local planning policy to provide policy support for this recommendation. | 1-2 years                |

| Precinct number | Precinct name | Role and function in hierarchy  | Recommendation  | Action(s)  | Implementation Timeframe   |
|-----------------|---------------|---|---|--|--|
| P21             | Marong        | <ul style="list-style-type: none"> <li>Local centre.</li> <li>Support rezoning to General Residential Zone.</li> </ul>  | Support the rezoning of the precinct to the General Residential Zone through the implementation of the Marong Township Structure Plan (MTSP). | Undertake a planning scheme amendment to implement the Marong Township Structure Plan.               | Approximately 1-2 years (subject to the amendment to implement the MTSP) |
| P22             | Marong West   | <ul style="list-style-type: none"> <li>Long-term future employment precinct.</li> <li>Currently farming land zoned Comprehensive Development Zone.</li> </ul> | Review land supply and long term need for the Business Park.  | Further review when updating the GBILDS in 5 years.  | 5-10 years   |
|                 |               |   | Review planning controls to ensure longer term industrial land potential only, once other land is developed.                                  | Update planning controls as required to indicate the longer term potential for industrial land only. | 6-12 months  |
| P23             | BREP          | <ul style="list-style-type: none"> <li>Potential future employment precinct.</li> </ul>   | Support the rezoning of the land to enable industrial uses.   | Support the VPA to progress the planning for the precinct.   | 1-3 years  |



## FUTURE INDUSTRIAL LAND PRECINCTS





## 5. Future industrial land precincts

There is currently less than 11 years of industrial land in Greater Bendigo assuming near perfect utilisation, with the majority (74%) of sites being less than 0.5 hectares. Only 11% of sites are over one hectare.

Based on a consumption rate of between 9 and 11 hectares per year, at a minimum there will need to be an additional supply of between 170 and 270 hectares over and above the existing supply over the next 30 years (based on having 100 hectares of vacant land)<sup>7</sup>. This does not consider that by having more available, useable and buffered industrial land, Greater Bendigo will become more attractive as a destination for businesses and therefore consumption of land is likely to increase over and above initial forecasts. Further it does not consider the potential in the future to better utilise some of the existing industrial precincts for a commercial or other more suitable zone based on their locational or other attributes (Section 4).

Currently compared to other regional cities of a similar size existing industrial land precincts are generally small in size, limiting the potential for similar businesses to congregate in a single location. There is also no large business park unlike many other larger regional cities such as Ballarat, Geelong and Wodonga. This makes it more difficult to control design outcomes and to take a precinct wide approach to development.

Greater Bendigo has been experiencing strong economic growth in recent years growing by \$4.3

billion over the eight years from 2015 to 2023, Manufacturing currently comprises 18.2% of the economic output for Greater Bendigo, with construction and transport, postal and warehousing comprising a further 16.9%<sup>8</sup>. However, it is becoming increasingly clear that without a pipeline of serviced and available industrial land, Greater Bendigo is likely to become more uncompetitive with other regional cities leading to a potential slowdown in employment and possibly population growth.

While the City currently has 313 hectares of land that was zoned Comprehensive Development Zone in 2016 and appropriate for industry to the west of Marong, this land is currently not serviced and unavailable for industrial development given the land is under private ownership and being utilised for farming. However, given the potential long-term suitability for this land to be used for industry (should the take up of industrial land be greater than forecast) it is proposed to retain this land within the Comprehensive Development Zone.

Given the unavailability of the current zoned land in Marong for industrial development, the City has been going through a comprehensive process of selecting a future site(s) for a business park(s). Further details around the selection process are included in the GBILDS background report.

Following extensive investigations, the City has identified 294 hectares of land to the south of the Marong Township at the intersection of the

Wimmera and Calder Alternative Highways for a potential future employment precinct.

The ultimate development of this precinct would unlock land to meet the medium and longer term industrial land needs of existing and new businesses to Greater Bendigo. It is expected that the proposed BREP will deliver 6,000 direct and indirect jobs for the region.

The Victorian Planning Authority has been appointed as the planning authority for this precinct and is working closely with the City to prepare a planning scheme amendment to deliver the precinct.

<sup>7</sup> Review of Future Land Supply in Bendigo SGS ECONOMICS AND PLANNING 2023

<sup>8</sup> REMPLAN 2024



## Monitoring and review framework





## 6. Monitoring and review framework

### 6.1 Monitoring

The actions listed in Section 3 and Section 4 include implementation responsibilities and timeframes.

The City's Strategic Planning Unit will monitor these actions at least every 12 months and record the progress of each (including updated timeframes).

Officers will prepare reports to Council on the progress of these actions as required.

### 6.2 Review

The GBILDS and its implementation will be reviewed in five years.

Review of the GBILDS must factor new industrial land supply into an updated economic analysis which must comprehensively update its existing land supply estimates (i.e. estimated years of supply).

Individual actions as discharged may be annexed to an appendix of completed actions and new actions may be included if considered relevant and necessary.

