

DRAFT GBILDS - SUBMISSIONS SUMMARY

Submitter number	Submitter details	Comments	Response	Proposed Changes
1	EPA	<p>Generally supportive of the strategy.</p> <p>In Golden Square (precinct 11) to give consideration for how land use will be managed through the transition from residential to industrial.</p> <p>Kangaroo Flat West and Big Hill proposal requires a more holistic assessment prior to the EPA giving its support given the proximity to an established residential area.</p>	Noted	To make changes to the background report which makes this clear
2	AusNet	No objections but notes transmission lines in Golden Square and the need for referral of any applications within 60 metres of the easement.	Noted	None
3	Department of Transport	<p>DOT supports the objectives to reduce industry and residential land use conflict.</p> <p>Under Objective 3, Section 2.3 to also acknowledge there will still be heavy freight access to existing industry near to or accessed through residential areas.</p>	Noted	To update the text under Objective 3 to make it clearer that reducing amenity impacts of freight routes to existing industrial precincts and ensuring that new industrial precincts have freight routes that can be protect from adjoining sensitive uses will be important as is improving reliability, efficiency and safety of freight movement.
4	CFA	<p>Greater Bendigo can be exposed to significant bushfire risk. The CFA recommends that Residential, Commercial and Industrial Development be directed to lower risk areas – away from bushland.</p> <p>Other strategic considerations include ensuring adequate water supply and traffic to industrial precincts should not encourage road users to travel through high risk locations.</p>	Noted	Change recommendation to not extend precinct in Kangaroo Flat West due to the potential bushfire risk.

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5	Property owner in Ham Street, Golden Square	Support rezoning from GRZ to IN3	Noted	None
6	Planning consultant on behalf of property owner in Ham Street, Golden Square (different properties to one above)	Supports rezoning to Industrial 3. Consistent with subdivision	Noted	None
7	Property owner in MacDougall Road, Golden Square	<p>Endorses the rezoning of 92 MacDougall Road to PCRZ. This land forms an important part of Bendigo's mining history.</p> <p>The submission details the various residential dwellings on MacDougall Road. Proposal to rezone all residences from General Residential to Industrial 3 would cause properties to become non-conforming uses which may make it difficult for owners to obtain finance. This may also impact on insurance.</p> <p>Consider that 72-80 MacDougall Road should remain residential. 100, 102 and 104 MacDougall Road should be rezoned to General Residential.</p> <p>86 MacDougall Road should be rezoned Low Density Residential.</p> <p>Other issues with the storage of goods outside of buildings on land backing on to Maccullagh Street.</p>	<p>Continue to recommend the identified properties along MacDougall Road be rezoned to industrial 3 due to the current challenges in having residential adjacent and in some instances the same property as industrial 1.</p> <p>If a property currently has a dwelling this can continue to be used for this dwelling even if the zone changes.</p> <p>The storage of goods is outside the scope of this strategy.</p>	None

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8	Property owner Manallacks Road, Kangaroo Flat	Willingness for land to be rezoned for Industry. Have spoken with adjoining neighbour on Lockwood Road, Kangaroo Flat who is willing to be part of this	Noted. This area has many challenges and has been the discussion of a Planning Scheme Amendment in the past. Considerations include access to the site and road network and the provision of adequate infrastructure	Due to constraints with this site, in particular bushfire risk and vegetation, the recommendation is to be changed to no longer recommend extension of the precinct. It would be difficult to strategically justify that this presents a 'good planning outcome'.
9	Property owner Lockwood Road, Kangaroo Flat	Willingness for land to be rezoned to industrial	Noted	As above
10	Planning consultant on behalf of owner in Junortoun precinct	<p><i>Background report</i></p> <ol style="list-style-type: none"> 1. Report suggests truck movements are dependent on movements through central Bendigo which is not the case 2. Update north western parcel to include areas that could be used more efficiently 3. Current owner not proceeding with 11 lot subdivision 4. Add warehouse uses along with light industry <p><i>Draft Strategy</i></p> <p>Generally supportive of strategy. However, the recommendation for Precinct 9 defers direction of the precinct to the preparation of a 'precinct plan' for Bendigo East.</p> <p>Request reassurance that Council will not delay or frustrate decision making on issues or applications in the precinct until the 'precinct plan' is complete.</p>	<p>Agree with changes to background report.</p> <p>Precinct to be considered as part of precinct plan but this will not commence until 2020/21 at the earliest and will not delay the assessment of any application on this site.</p>	Make changes to the background paper as requested by the submission

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11	Business and property owner in North Bendigo precinct	Do not support recommendation to rezone from Industrial 1 to Industrial 3.	While this proposal will not impact on existing uses to update text around discouraging residential intensification.	Update text to discourage residential intensification. In the longer term investigate potential zoning changes.
12	Property owner in California Gully	Does not support recommendation to rezone to Industrial 3 from Industrial 1. Business has been in operation since 1973 and employs 18 staff.	While this proposal will not impact on existing uses to update text around discouraging residential intensification.	Update text to discourage residential intensification. In the longer term investigate potential zoning changes.
13	Property owner in California Gully	Does not support recommendation to rezone to Industrial 3 from Industrial 1. Following purchase of site 10 years ago have made the precinct attractive and created local employment. Rezoning could be detrimental and jeopardise future jobs in the precinct.	While this proposal will not impact on existing uses to update text around discouraging residential intensification.	Update text to discourage residential intensification. In the longer term investigate potential zoning changes.
14, 15, 16, 17	Separately signed submissions from property owners in California Gully	Does not support recommendation to rezone to Industrial 3 from Industrial 1. Historical investment, local employment in manufacturing. The residential setting of the area bounded by Industrial 1 has not changed in the last 50 years. Submission refers to Commercial 3 Zone this should refer to Industrial 3 Zone but overall issues remain the same.	While this proposal will not impact on existing uses to update text around discouraging residential intensification.	Update text to discourage residential intensification. In the longer term investigate potential zoning changes.
18	Consultant on behalf of property owner on Midland Highway, Epsom	Seeks rezoning to an industrial zone not clear which zone.	Given the proximity of residential development it is not recommended to extend this precinct in the GBILDS further.	None

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19	Planning consultant on behalf of owners of large property to the south of Bendigo	<p>Unclear about how much industrial land outside of existing supply is required.</p> <p>Absolute criteria in Background Report too restrictive for example 15km requirement for land over 30 hectares.</p> <p>Agree that Clause 22 and associated clauses need to be reviewed to align with the findings of the Industrial Land Development Strategy.</p>	<p>Agree need to be clearer about land supply needed and further details have been included in the strategy.</p> <p>Absolute criteria have been developed by independent consultants to assess all parcels of land so don't recommend any changes to this.</p>	Update strategy to reflect how much land supply is needed.
20	Property owner in Bagshot	<p>Proposing 15 acres of farming zoned land to be rezoned to industrial.</p> <p>Existing factory on the site which employs between 11 and 15 local people.</p>	<p>While supporting local business is important, there is limited strategic justification to recommend a rezoning from farming to an industrial zone.</p>	None