



Ref: BORG-1-26-911

Ms Sarah Carlisle  
Lead Chair  
Victorian Planning Authority Standing Advisory Committee  
Planning Panels Victoria  
Via email: [office@planningpanels.vic.gov.au](mailto:office@planningpanels.vic.gov.au)

Dear Ms Carlisle,

### **Bendigo Regional Employment Precinct VPA Standing Advisory Committee Referral**

I refer to draft Amendment C296gben to the Greater Bendigo Planning Scheme, which facilitates the use and development of land within the Bendigo Regional Employment Precinct (BREP) primarily for industrial use. The draft amendment proposes to rezone land in the precinct to Industrial 1 Zone (IN1Z), introduce a new Schedule 34 to the Development Plan Overlay (DPO34), update the Planning Policy Framework and make other associated planning scheme changes.

On 9 November 2025, the Minister for Planning approved the Victorian Planning Authority (VPA), now part of the Department of Transport and Planning (DTP) to use a streamlined planning process to progress the draft Amendment and undertake informal public consultation about the matter. Further, the Minister for Planning delegated to the Head of Spatial Planning the power to refer any unresolved submissions directly to the VPA Projects Standing Advisory Committee (Committee).

Between 1 December 2025 and 13 February 2026, DTP undertook a targeted public consultation process for the draft Amendment. A total of 26 submissions were received.

#### **Referral**

In accordance with Clause 12 of the *Terms of Reference for the Committee* (July 2020) and delegation provided to the VPA (now DTP), I am writing to refer 'Key Issues' identified in **Table 1** below for advice and recommendations. These Key Issues are provided under clause 13.b of the Terms of Reference as 'the referred submissions'. Only the Key Issues identified in **Table 1** below are referred to the Committee for advice and recommendations.

DTP will continue seeking to resolve specific issues that have not been referred to the Committee directly with submitters.

The matters not identified as Key Issues in **Table 1** are those DTP is confident will be resolved outside of the Committee process or where DTP has formed a clear position that does not require the Committee's consideration.

Under clause 13.c of the Terms of Reference, I also provide all submissions received during public consultation as 'supporting background material'.

The Committee is to limit itself to considering only those parts of the submissions that are relevant to the Key Issues identified in **Table 1** of this letter.

**Table 1 - Key Issues**

<b>Key Issues</b>	<b>Advice Sought</b>
Interfaces treatments, adverse amenity	Please advise whether: <ul style="list-style-type: none"><li>- The controls included in DPO34 manage potential adverse amenity impacts to existing and planned sensitive uses within and external to the precinct.</li></ul>
Aboriginal Cultural heritage	Please advise whether: <ul style="list-style-type: none"><li>- The cultural heritage requirements in the DPO34 are appropriate.</li></ul>
Zoning for the precinct	Please advise whether: <ul style="list-style-type: none"><li>- It would be appropriate to rezone a part of the precinct to Industrial 3 Zone (IN3Z), and if so, what extent.</li></ul>
Shared Infrastructure Contribution Framework and Section 173 Agreements	Please advise whether: <ul style="list-style-type: none"><li>- The DPO34, Shared Infrastructure Plan and Section 173 agreement requirements (including cost apportionment for State infrastructure items) will appropriately coordinate infrastructure delivery.</li></ul>
Consequential drafting matters	Please advise: <ul style="list-style-type: none"><li>- On drafting changes to the draft amendment consequential to the advice above.</li></ul>

### **Committee Process**

Without limiting its powers under the *Planning and Environment Act 1987*, including the power to regulate its own proceedings, DTP encourages the Committee to consider adopting the following procedures to provide an efficient and timely process for the assessment of the referred issues:

- (a) Conducting proceedings to consider key issues 'on the papers';
- (b) Specifying a time limit for submitters seeking to be heard;
- (c) Requiring presentation of evidence from like witnesses concurrently, commencing with exploratory questions posed by the parties and Committee;
- (d) Regulating the duration of evidence in chief to balance efficiency and fairness;
- (e) Limiting cross examination to matters which are of interest to the Committee; and
- (f) Directing the submitters to focus preparation of submissions and appointment of experts only on the key issues DTP has requested your advice on and raised in **Table 1**.

The supporting documents required by Clause 13 of the Terms of Reference are enclosed via a link in the accompanying email to this letter. These documents will be available to parties in due course.

Acknowledging that all submissions have been provided to the Committee in full as background information under Clause 13(c) of the terms, the DTP Part A submission will include a DTP position on issues that fall outside of the Key Issues to assist the Committee

to understand DTPs current position on these submissions. If submitters raise issues that are outside of the Key Issues before the Committee during the hearing, DTP may address these issues in writing in its closing submission and any amended documents.

Any engagement by DTP on issues not identified in the Key Issues before the Committee is in furtherance of its efforts to resolve unreferred issues and is not intended to alter the limited scope of the Key Issues referred to the Committee for advice.

Please be advised that the public release of the Committee's Report will be at the discretion of the Minister for Planning.

If you would like further information, please email Dean Rochfort Executive Director, New Communities at [REDACTED].

Yours sincerely,



**Justin O'Meara (DTP)**  
Head of Spatial Planning and CEO VPA  
Housing, Building and Land Delivery

Date: 18/03/2026

Enclosed in email:

- Draft Amendment C296gben to the Greater Bendigo Planning Scheme documentation (public consultation versions)
- Referred submissions Summary Table under clause 13.b of the Terms of Reference.
- Supporting background material under clause 13.c of the Terms of Reference:
  - o All submissions and submitter details
  - o Bendigo Regional Employment Precinct Consultation Report (draft)
  - o Supporting background reports