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Acknowledgement of Traditional Custodians

The Victorian Government proudly acknowledges Victoria's Aboriginal communities and their rich cultures and pays respect to their Elders past, present and emerging. We acknowledge Aboriginal people as Australia's First People and as the Traditional Owners and Custodians of the land and water on which we rely. We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us. We embrace the spirit of reconciliation and ensuring that Aboriginal voices are heard.

The land, skies and waters that make up Bendigo and its surrounds are Dja Dja Wurrung Country.

Victorian Planning Authority's commitment

The Victorian Planning Authority commits to continuing to improve our practices, to better protect and acknowledge Aboriginal values and heritage in our plans, precinct structure plans and strategic documents.

The protection of tangible and intangible Aboriginal cultural heritage is an important part of continuing cultural practice, understanding history and recognition of the Traditional Owners of Victoria. Commonwealth and State Acts and Regulations provide protection of places and areas of Aboriginal cultural heritage significance.

The ultimate custodians of Aboriginal cultural heritage are Traditional Owners, including groups formally recognised as Registered Aboriginal Parties (RAPs) which are appointed by the Victorian Aboriginal Heritage Council under the *Aboriginal Heritage Act 2006*. In 2021 there are 11 RAPs with decision-making responsibilities for approximately 74 per cent of Victoria. Traditional Owner Groups without formal recognition also have a vital role to play as key partners and stakeholders.

Strategic planning for Aboriginal cultural heritage also involves a range of different stakeholders including State Government agencies, local government, developers, landowners and community groups.



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Introduction

What was the Vision and Purpose Workshop?

The vision and purpose workshop (the workshop) was held online on 30 March 2023 and builds on the outcomes of the pitching sessions.

The pitching report (published March 2023) can be located upon the VPA's webpage and provides additional background and strategic context on the project.

The purpose of the Workshop was:

- To update key stakeholders and landowners on the status of the project.
- To provide an overview of what we heard from the pitching sessions.
- To test and explore emerging themes identified through the pitching sessions.
- To test and explore emerging challenges and opportunities identified through the pitching sessions.
- Collect feedback from the workshop to refine the emerging themes and prepare priority outcomes, planning objectives, actions and a vision for the precinct that will form part of the next phase of planning work and technical assessments for the BREP.
- To outline the next steps for the BREP process.

Outcomes of the workshop have been used to establish an overarching vision and set of draft planning objectives for the precinct.

The VPA would like to thank all stakeholders who attended and participated.

To find out more about what activities were undertaken in the workshop refer to Appendix 1.

Purpose of this document

This report summarises what we heard from stakeholders. It also documents how this information has been used to develop a vision, planning outcomes, planning objectives, actions and the next steps in the process of developing a future plan for the BREP. Information contained in this report is a continuation of the information and findings documented in the *BREP Pitching Summary Report*.

Figure 1 Vision and Purpose process







What we heard

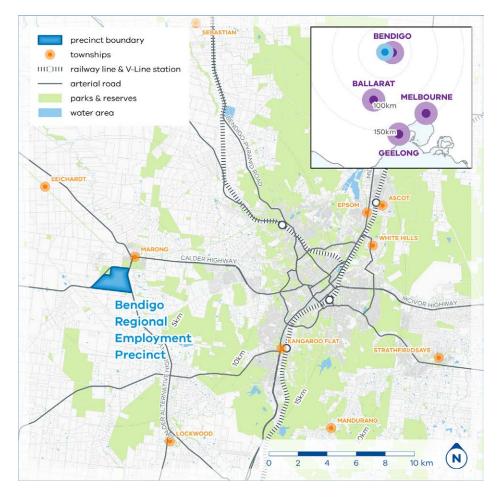
Who attended the vision and purpose workshop?

Participants at the workshop were the same as those invited for the initial pitching sessions, and includes stakeholders representing landholdings from the precinct, representatives from state and local government agencies, community groups and infrastructure providers including:

- Marong Community Action Group
- City of Greater Bendigo (both as a landowner and municipal authority) (CoGB)
- Department of Transport and Planning Planning Loddon Mallee
- North Central Catchment Management Authority (NCCMA)
- Environment Protection Authority (EPA)
- Department of Environment and Climate Action Forest Fire Region
- Bendigo Regional Manufacturing Group (BRMG)
- Be.Bendigo
- Private Landowners and Developers
- Coliban Water
- Dja Dja Wurrung Aboriginal Corporation
- NBN Co

Please note that all precinct landowners and their representatives were invited to participate in the workshop.

Plan 1 Context plan







How participants were involved

The workshop was run online via Zoom. Different interactive online programs were used with the format designed to reflect a typical face-to-face workshop.

The workshop commenced with a brief introduction from the VPA on current project status, overview of key emerging themes, opportunities and challenges, followed by a series of online interactive activities in small break out groups using MURAL and Mentimeter.

'MURAL' is an interactive online platform that facilitates collaborative work and sharing of ideas similar to a format that would be used for face-to-face workshops.

Mentimeter, is an online interactive survey program, was also used to give participants additional opportunities to provide comments and feedback.

The workshop was structured around further exploring the following emerging themes identified in the pitching sessions:

- Theme 1: Economic development opportunities to support future jobs.
- Theme 2: Create a safe and sustainable movement and transport network.
- Theme 3: Manage water and drainage needs and enhance biodiversity.
- Theme 4: Ensure an appropriate and sustainable framework for future development.
- Theme 5: Respect and enhance the existing character, landscape, and heritage values.

The following time allocation and agenda was used to facilitate the Workshop:

- A 30-minute presentation by the VPA, which acknowledged the country, introduced the precinct, provided an overview of the pitching sessions, and outlined the day's objectives and rules of engagement.
- 45 minutes was allocated for Activity 1 where participants used Mural to further explore the emerging themes identified from the pitching sessions.
- 45 minutes was allocated to Activity 2 where participates further exploring the issues and opportunities identified from the pitching sessions
- The final five minutes were used to conclude the workshop and discuss next steps of the project.

There was a total of three breakout groups who worked through the two activities. Each group had facilitators from the VPA and technical experts to support. Participants were evenly distributed into breakout rooms, and with guidance from facilitators and key prompts were able to utilise Mural to actively contribute to meaningful discussion on the above activities.

The MURAL outputs capture comments and ideas raised by participants for each workshop activity (from each break out group). The comments represent discussion on the emerging themes, the *Issues and Challenges Plan* and *Opportunities and Innovations Plan* and do not represent elements with any finality. See Appendix 1 for snapshots of the comments captured during the MURAL workshops in each breakout group.

A series of questions from Mentimeter were also asked through the workshop. Responses were displayed live and were generally short answer or questions with a scaled response. See Appendix 2 for the results from the Mentimeter questions.





Emerging theme development

The vision and purpose workshop progressed five themes that emerged from the pitching sessions, including:

- 1 Employment and land use
- 2 Transport
- 3 Water and environment
- 4 Sustainability
- 5 Character, landscape and heritage values

The proceeding sections of this report further explore these themes in response to what we heard as part of the workshop.

Each theme section covers:

- **Priority outcomes:** These are key stakeholder outcomes that were identified from the workshop in relation to each theme for delivery by the VPA through the BREP plan or by others.
- Planning objectives: These adapt priority outcomes into planning objectives for delivery by the VPA through the BREP plan or by others
- **Relevant policy**: Outlines relevant policy associated with each theme.
- Actions*: Outline what the next steps are for the VPA or others to further explore and deliver on the priority outcomes, objectives and actions for discussion at the upcoming co-design workshop.
- **Vision element**: Outlines the refined emerging themes based upon outcomes of the workshop that will be used to inform the vision that will be further tested at the upcoming co-design workshop.

^{*} Please note delivery of any actions that sit beyond the BREP planning process as identified in the emerging themes section are advisory and will be subject to the determination of others.







Emerging theme 1 Employment and land use

Economic development opportunities to support future jobs

Priority outcomes

Stakeholders have identified the following planning priority outcomes for the BREP.

- 1 To prepare a plan for BREP that will facilitate delivery of a regionally significant employment precinct that will attract new and existing business to the area.
- 2 The plan and planning controls should not restrict delivery of supporting ancillary uses for business and could supplement existing uses within Marong Township.
- 3 The plan should be supported by staging considerations that align with employment land use demand, infrastructure capacity and opportunities for transitional land uses.
- 4 Planning controls chosen for BREP should allow for flexibility in future employment use types (within reason given proximity to residential areas of Marong).

Other priority outcomes that sit beyond the BREP planning process that will need to be championed by others include:

- Business attraction to BREP should capitalise upon its regional advantages including new market trends and its location upon the state freight network adjacent to the Calder Alternative and Calder and Wimmera Highways.
- New employment and investment opportunities should be made available to businesses big and small with an aim of diversifying types of business that establish in the precinct including opportunities for educational/research institutions, business incubators, tourism, and expansion of Dja Dja Wurrung enterprise.
- 3 The role of BREP and other employment precincts in Bendigo such as the Marong Business Park should be made clear through local policy.

Planning objectives

Priority planning outcomes have been translated into the following key objectives.

- Deliver a plan and planning controls that are flexible enough to attract a range of industries and commercial opportunities (large to small) including ancillary uses.
- 2 Deliver a plan that features complementary land uses and worker amenities that make the precinct a desirable place to work in and benefits the adjoining Marong community.
- 3 Deliver a plan that supports coordinated land release (staging) in line with demand and infrastructure outcomes (i.e., transport infrastructure and utilities supply delivered in line precinct development).
- 4 Deliver planning controls that promote and enable a diversity of lot sizes, built form outcomes and business types while protecting adjoining existing and future sensitive land uses such as residential areas.

Other objectives that sit beyond the BREP planning process include:

- Preparation of an employment prospectus that targets a range of industry and business from Bendigo and abroad to invest in the precinct.
- Explore objectives as set within their Dhelkunya Dja Dja Dja Wurrung Country Plan 2014-2034 to embed future enterprise opportunities for the Dja Dja Wurrung as part of future development.
- 3 Review and update the Greater Bendigo Industrial Land Development Strategy to recognise BREP and its place within Bendigo's employment precinct hierarchy.





Relevant policy

Direction within relevant policy that will also inform the plan for the BREP includes:

- Plan Melbourne 2017-2050
- Precinct Structure Planning Guidelines: New Communities in Victoria
- Greater Bendigo Planning Scheme:
 - Clause 17.01 Employment
 - Clause 1702 Commercial
 - Clause 17.03 Industry

Actions

To explore and deliver upon the planning outcomes and objectives for BREP, the VPA will undertake the following technical analysis that will shape the plan outcomes.

- 1 Undertake an economic impact assessment that:
 - Determines future employment profile for the precinct.
 - Determines industrial land demand and how staging of the precinct should be determined based upon supply and market demand.
 - Determines what development characteristics best supports attraction and development of industries within the future employment profile i.e. lot sizes, amenities, infrastructure, services and planning controls.
 - Determine the appropriate provision of amenities to support future employees of the precinct.
 - Determine appropriate land use plan and planning control response to deliver upon finding and recommended outcomes.

- 2 Undertake a land capability assessment that:
 - Determine existing and potential land use constraints, such as land contamination, industrial buffers etc that may pose environmental risk and amenity issues for new development of the precinct.
 - Determine potential reverse amenity consideration that may need to be factored into future precinct design and planning controls to protect existing and future sensitive uses i.e. residential uses.
 - Identify what further technical assessment if any is required to explore amenity considerations to protect sensitive uses adjoining the precinct i.e. buffers and permit level assessments for any airborne emissions.
 - Determine appropriate planning control response to deliver recommended outcomes.
 - Work with the EPA as part of preparation of the assessment and its recommendations.

Technical information will be made available and used to prepare a draft plan for further discussion as part of the co-design workshop with stakeholders.

To deliver upon priority outcomes and objectives that sit beyond the BREP process the following actions have been identified.

- 1 CoGB consider working with their economic development team and other agencies to develop an employment prospectus for BREP.
- 2 CoGB to continue to work with the Dja Dja Wurrung via their existing forums to embed opportunities to deliver upon *Dhelkunya Dja Dja Wurrung Country Plan 2014-2034* objectives through the future stages of development of the precinct.
- 3 CoGB to monitor and manage the hierarchy of employment land demand within Bendigo's as part of the *Greater Bendigo Industrial Land Demand Strategy* periodic revisions.





Vision element

The future vision should position BREP in the following manner:

 A leading edge regionally significant employment precinct that harnesses diverse and long-term employment opportunities with flow on benefits to the neighbouring Marong Township and broader Loddon-Mallee region.







Emerging theme 2 Transport

Create a safe and sustainable movement and transport network

Priority outcomes

Stakeholders have identified the following planning priority outcomes for the BREP.

- 1 The future road network should deliver improved safety outcomes for all users including, freight vehicles, private vehicles, walking, cycling and public transport and provide new connections into the existing Marong Township.
- 2 The transport network for the precinct should consider staging and cost associated with delivery of required infrastructure i.e. new intersections to support access for new development.
- 3 The transport network for BREP should avoid areas of cultural and environmental significance.
- 4 The alignment of the potential new freight corridor around Marong needs to be understood and factored into the design and staging of the internal road network for BREP.

Other priority outcomes that sit beyond the BREP planning process that will need to be championed by others include:

- 1 Encouraging the use of electric vehicles and supporting infrastructure as part of future development within BREP.
- 2 BREP should consider opportunities to connect into the discontinued railway line that runs through Marong.

Planning objectives

Priority planning outcomes have been translated into the following key objectives.

- 1 Deliver an integrated transport network that connects existing and planned land uses, improves safety, and delivers a logical street network that considers all street users, including pedestrians, cyclists, cars, public transport and heavy vehicles.
- 2 Deliver a coordinated infrastructure response that considers potential precinct staging and collection of funding to support delivery.
- 3 Deliver a future integrated transport network that protects and avoids areas of key cultural and environmental significance.
- 4 Deliver a road network that integrates with the future freight arterial connection around the Marong Township.

Other objectives that sit beyond the BREP process include:

- 1 Future development should consider the provision of electric vehicle infrastructure in line with state and CoGB policy.
- 2 Any potential for a rail connection to BREP must be determined by Department of Transport and Planning (DTP) via strategic transport investigations.

Relevant policy

Direction within relevant policy that will also inform the future plan for the BREP includes:

- Plan Melbourne 2017-2050
- Precinct Structure Planning Guidelines: New Communities in Victoria
- Greater Bendigo Planning Scheme:
 - Clause 18.01 Land Use and Transport
 - Clause 18.02 Movement Networks





Actions

To explore and deliver upon the planning outcomes and objectives for BREP, the VPA will undertake the following technical analysis that will inform the plan outcomes for BREP.

- 1 Prepare an integrated transport assessment that:
 - Establishes existing and future demands on the current transport network.
 - Identifies active (walking, cycling) and public (bus) transport options that connect the precinct and surrounding neighbourhoods.
 - Investigates staging options for the development of the transport network and infrastructure.
 - Explores catalysts for electric vehicle infrastructure delivery in the precinct to be considered by CoGB into the future.
 - Identifies what key transport infrastructure will need to be delivered and funded to unlock the precinct.
 - Recommends the most appropriate future road network and infrastructure requirements for the precinct in response to the above.

2 Continue to work with Department of Transport and Planning -Transport (DTP-T) to understand their process to investigate and determine need and potential future corridor options for a new freight connection around Marong.

Technical information will be made available and used to prepare a draft plan for further discussion as part of the co-design workshop with stakeholders.

To deliver upon priority outcomes and objectives that sit beyond the BREP process the following actions have been identified.

- 1 CoGB to consider working with future developers to encourage delivery of electric vehicle infrastructure via the permit process.
- 2 DTP-T to consider undertaking strategic transport investigations to determine potential for new rail connection opportunities for BREP if required by future industry needs.

Vision element

The future vision should position BREP in the following manner:

 Being based upon an integrated transport network that will facilitate safe and efficient connects for all users including freight, workers and the Marong Community, capitalising upon its strategic location upon the declared freight network for Victoria.





Emerging theme 3 Water and environment

Manage water and drainage needs and enhance biodiversity

Priority outcomes

Stakeholders have identified the following planning priority outcomes for the BREP.

- BREP should plan holistically for flooding and stormwater drainage management in the precinct, this includes mitigating any offsite or downstream impacts created by new development.
- 2 BREP should explore and deliver pathways for integrated water management such as blue-green infrastructure, passive watering and other means to mitigate climate change impacts.
- 3 The drainage strategy for BREP should consider staging and costs associated with delivery of required infrastructure i.e. new drainage infrastructure to support development in the future precinct.
- 4 The future for BREP should protect and restore waterways and tributaries within the precinct and integrate them with new open space.
- 5 The plan for BREP should mitigate against bushfire risk.
- 6 The plan for BREP should protect existing areas of vegetation and enhance biodiversity including retaining existing high value vegetation, such as roadside trees.
- 7 Existing areas of significance such as the Wilsons Hill Bushland Reserve and existing clusters of native vegetation should be protected and not impacted by future development.

Other priority outcomes that sit beyond the BREP planning process that will need to be championed by others include:

1 Embed cultural practices for future natural hazard management, waterway health and biodiversity restoration.

Planning objectives

Priority planning outcomes have been translated into the following key objectives.

- Deliver a holistic approach to flooding and stormwater drainage management in the precinct.
- 2 Deliver integrated water management outcomes that respond to key challenges of the precinct.
- 3 Deliver a coordinated infrastructure response that considers potential precinct staging and collection of funding to support delivery.
- 4 Deliver integrated drainage and open space outcomes as part of the plan.
- 5 Deliver a plan that responds to bushfire risk through its design and planning controls.
- 6 Deliver a plan that protects and restores habitat, native vegetation and overall improved biodiversity outcomes in the precinct.
- 7 Deliver a plan that protects existing areas of vegetation from encroachment or impacts of future development.

Other objectives that sit beyond the BREP process include:

Establish opportunities for objectives as set within their *Dhelkunya Dja Dja Dja Wurrung Country Plan 2014-2034* to be realised at the development stage, including establishing cultural management practices for future land management practices.





Relevant policy

Direction within relevant policy that will also inform the future plan for the BREP includes:

- Plan Melbourne 2017-2050
- Precinct Structure Planning Guidelines: New Communities in Victoria
- Greater Bendigo Planning Scheme:
 - Clause 12.01 Biodiversity
 - Clause 12.03 Water Bodies and Wetlands
 - Clause 12.05 Significant Environment and Landscapes
 - Clause 13.03 Floodplains
 - Clause 14.02 Water

Actions

To explore and deliver upon the planning outcomes and objectives for BREP, the VPA will undertake the following technical analysis that will inform the plan outcomes for BREP.

- 1 Prepare a Drainage and Integrated Water Management assessment that:
 - Establishes existing flooding and drainage risks for the precinct.
 - Develops the most appropriate drainage solutions to manage existing issues and any issues created by future development of the precinct, including factoring in climate change impacts created by increased rainfall and flooding events.
 - Explores and proposes integrated water management solutions to improve drainage outcomes for the precinct.
 - Identifies required infrastructure and staging to align with future staging and development of the precinct.
 - Identifies what key transport infrastructure will need to be delivered and funded to unlock the precinct.

- 2 Undertake bushfire assessment that:
 - Determine existing bushfire threat for the precinct.
 - Identifies appropriate mitigation and management strategies to be bult into the future design of the precinct or planning controls.
 - Is informed by input from the CFA as part of preparation of the assessment and its recommendations.
- 3 Prepare a flora and fauna assessment that:
 - Establishes existing flora and fauna species of state and federal significance that have the potential to be within the precinct.
 - Establishes likelihood and value of existing flora and fauna habitat in the precinct.
 - Undertakes targeted surveys to establish existence of potential flora and fauna species within the precinct.
 - Proposes protection strategies for identified flora and fauna species.
- 4 Prepare an arborist assessment that:
 - Surveys existing trees in and immediately adjacent the precinct.
 - Establishes high value trees for retention.
 - Provides recommendations to inform the future retention of trees within the precinct.

Technical information will be made available and used to prepare a draft plan for further discussion as part of the co-design workshop with stakeholders.

To deliver upon priority outcomes and objectives that sit beyond the BREP process the following actions have been identified.

1 CoGB to consider using existing partnerships and governance arrangements with the Dja Dja Wurrung upon Traditional Owner practices that could be embedded in the future environmental management practices for the precinct for waterway, bushfire hazard and biodiversity.





Vision element

The future vision should position BREP in the following manner:

- 1 A future precinct that delivers an integrated water and drainage strategy to manage existing and potential impact created by new development that factors in climate change impacts.
- 2 A precinct that protects and enhance significant native vegetation and biodiversity values and improved ecological outcomes.







Emerging theme 4 Sustainable development framework

Ensure an appropriate and sustainable framework for future development

Priority outcomes

Stakeholders have identified the following planning priority outcomes for the BREP.

- 1 The plan for BREP and planning controls should be designed to support best practice and innovative sustainable urban layout and design outcomes, such as solar orientation, streetscape design and built form design guidelines.
- 2 Explore utility strategies that will support reduced reliance upon conventional utility grids and encourage alternative servicing opportunities.
- 3 The plan for BREP should not restrict delivery of circular economy or net zero emissions outcomes into the future.

Other priority outcomes that sit beyond the BREP planning process that will need to be championed by others include:

Support recognised sustainability assessment tools to enable systematic adoption of best practice approaches to environmentally sustainable development and management for the precinct.

Planning objectives

Priority outcomes have been translated into objectives to drive plan outcomes for BREP.

- 1 Deliver a plan and planning controls that embed appropriate environmentally sustainable design and climate resilient objectives into the urban structure, streetscapes, and design guidelines.
- 2 Deliver an urban structure and streetscape design that cater for changing service delivery methods and models i.e. recycled water supply, solar energy etc.
- 3 Deliver an urban structure and planning controls that will assist in supporting circular economy outcomes, as set within the <u>Loddon</u> <u>Mallee Circular Economy Plan</u>, and opportunities for Bendigo Council's net zero emissions aspirations.

Other objectives that sit beyond the BREP process include:

1 Monitoring and management of sustainability initiatives and performance by recognised sustainability assessment tools.

Relevant policy

Direction within relevant policy that will also inform the future plan for the BREP includes:

- Plan Melbourne 2017-2050
- Precinct Structure Planning Guidelines: New Communities in Victoria
 - Greater Bendigo Planning Scheme:
 - 13.01 Climate Change Impacts
 - 13.02 Bushfire
 - 13.03 Floodplains
 - 15.01 Built Environment

Actions

To explore and deliver upon the planning outcomes and objectives for BREP, the VPA will undertake the following technical analysis that will inform the plan outcomes for BREP.

- 1 Prepare a sustainable precinct assessment that:
 - Undertakes a literature and site assessment to determine most appropriate environmentally sustainable design and other sustainability opportunities to be explored for the precinct.
 - Identifies opportunities and goals for the precinct either for inclusion within the precinct plan (as appropriate) or the be separately pursued outside of planning with relevant stakeholders.
 - Explore how future planning controls can assist Bendigo Council in delivering upon net zero emissions aspirations.
 - Determine an appropriate planning control response to deliver recommended outcomes.





- 2 Undertake a utilities assessment that:
 - · Determines existing services and capacity.
 - Identifies any potential capacity implications created due to servicing requirements of BREP and how these will be mitigated.
 - Outlines servicing staging in line with development.
 - Explores alternative servicing strategies to reduce reliance and demand upon conventional services.
 - Identifies opportunities and goals for the precinct to either include within the plan or for relevant stakeholders to pursue outside of the planning system.
 - Determine appropriate plan, cross section and planning control response to deliver recommended outcomes.
 - Work with services providers as part of the preparation of the assessment and its recommendations.

Technical information will be made available and used to prepare a draft plan for further discussion as part of the co-design workshop with stakeholders.

To deliver upon priority outcomes and objectives that sit beyond the BREP process the following actions will need to be explored by others:

1 CoGB to consider adoption of specific accreditation and monitoring tools to embed and manage future sustainable outcomes for the precinct.

Vision element

The future vision should position BREP in the following manner:

1 Creating a sustainable and climate resilient precinct, that encouraging adoption of best practice environmentally sustainable design and circular economy outcomes that can be measured and monitored to ensure continual adherence and improvement.





Emerging theme 5 Character, landscape and heritage

Respect and enhance the existing character, landscape and heritage values

Priority outcomes

Stakeholders have identified the following planning priority outcomes for the BREP.

- 1 The plan for BREP should maintain and build upon key natural characteristics and features such as waterways, vegetation and significant views to connect the precinct into the landscape and the township.
- 2 The plan should aim to protect the rural character and feel of Marong.
- 3 Ensure a high quality and attractive entry or 'gateway' to the Marong township.
- 4 Deliver streetscapes that maximise the feel of open space through wider nature strips and tree canopy cover.
- 5 The plan should protect and celebrate places of aboriginal cultural heritage significance.
- 6 The plan should protect and celebrate places of post-contact historical heritage significance.

Planning objectives

Priority outcomes have been translated into objectives to drive plan outcomes for BREP.

- Deliver a plan for BREP that celebrates the existing character and landscape of Marong and sensitively integrates with the existing Marong Township.
- 2 Deliver built form and landscape design guidelines to ensure future development within BREP captures and protects Marong's unique rural character.
- 3 Deliver a plan that identifies area of specific gateway treatment.
- 4 Deliver street cross sections that respond to the nature of the precinct and deliver high visual amenity.
- 5 Deliver a plan that responds to opportunities for both tangible and intangible cultural heritage integration and application in line with *Dhelkunya Dja Dja Wurrung Country Plan 2014-2034* and other relevant policy and guidelines.
- 6 Deliver a plan that protects and integrates places of historical heritage significance.

Relevant policy

Direction within relevant policy that will also inform the future plan for the BREP includes:

- Plan Melbourne 2017-2050
- Heritage Act 2017
- Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018
- Precinct Structure Planning Guidelines: New Communities in Victoria
- Greater Bendigo Planning Scheme:
 - Clause 12.05 Significant Environments and Landscapes
 - · Clause 15.01 Built Environment
 - Clause 15.03 Heritage





Actions

To explore and deliver upon the planning outcomes and objectives for BREP, the VPA will undertake the following technical analysis that will inform the plan outcomes for BREP.

- 1 Prepare a landscape and visual impact Assessment that:
 - Assesses and defines the existing landscape character of the area.
 - Proposes protection, integration, and design strategies to guide the future plan and planning controls.
 - Proposes options for future landscape design guidelines for the precinct where possible.
 - Prepare an Aboriginal cultural heritage impact assessment and cultural values assessment that:
 - Includes a literature and site assessment to determine cultural heritage existence in the precinct, both tangible and intangible values.
 - Proposes protection, integration, and design strategies that the plan for the precinct should respond to.
 - Determines appropriate planning control response to deliver recommended outcomes.
 - Ensures findings are built into future design guidelines for the precinct where possible.
 - Additionally consider Dja Dja Wurrung Country Plan objectives through other elements of the technical assessment and planning for the precinct such as environment, climate resilience and water.
 - The VPA will continue to work in partnership with the Dja Dja Wurrung through the preparation of the future precinct plan and technical assessment.

- 2 Prepare a historical heritage assessment that:
 - Includes a literature and site assessment to determine historical heritage existence in the precinct.
 - Proposes protection, integration, and design strategies that the plan for the precinct should respond to respond to.
 - Determines appropriate planning control response to deliver recommended outcomes.
 - Ensures findings are built into future planning controls and design guidelines for the precinct where possible.

Technical information will be made available and used to prepare a draft plan for further discussion as part of the co-design workshop with stakeholders.

Vision element

The future vision should position BREP in the following manner:

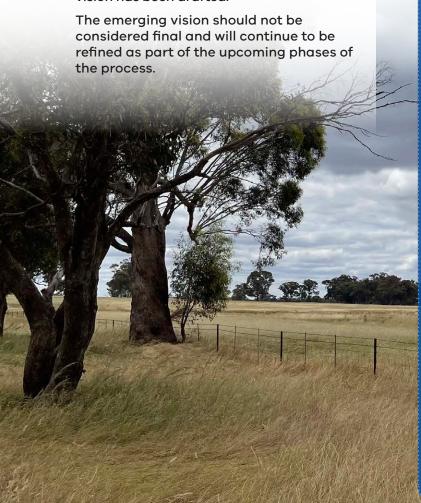
- 1 As a precinct that enhances the existing landscape and visual character of Marong to seamlessly integrate with its surrounding community.
- 2 As a precinct that protects and celebrates cultural values associated with the Dja Dja Wurrung and other historical heritage places and provides opportunities to weave their history into future development within BREP.





Emerging vision

Based upon the emerging themes, priority outcomes, planning objectives identified through the workshop the following working vision has been drafted.



The BREP will become a regionally significant employment precinct, capitalising upon its strategic location on the declared freight network for Victoria. It will provide opportunities for new and existing industries to locate within a new modern, leading-edge employment precinct with a high amenity environment.

The BREP will develop over time in sequence with industrial land demand, infrastructure delivery and utility servicing capacity, providing flexibility for the precinct to respond to changing market and industry needs.

New development within BREP and the Marong Township will harmoniously exist through the delivery of appropriately placed land uses supported by amenity controls to ensure that existing and future residents and business can co-exist.

The new road network and intersections delivered to support the BREP will facilitate safe and efficient connections for all users and be delivered in line with consider of the future potential new freight corridor connections around Marong.

A new active transport network will be delivered to connect people into the Marong Township and beyond, providing a safe environment that encourages pedestrians and cyclists. BREP will deliver a holistic approach to manage flooding and drainage needs for the precinct by embedding integrated water management solutions and ensuring no increase to impacts off site.

Significant native vegetation and biodiversity values will be retained, and habitat and canopy cover increased through street trees, landscaping and design of new open space, overall supporting urban cooling and improved ecological outcomes.

BREP will become a leader in sustainable best practice outcomes for employment precincts in Victoria. It will establish this by setting a high environmentally sustainable development standard and championing circular economy and net zero emission outcomes.

The rural character and feel of Marong will be reflected through a high-quality public realm, landscape and urban design outcomes.

The precinct will embed and celebrate cultural and historical heritage features, opening new opportunities to embed cultural management practices, enterprise and celebrate the areas past.

Opportunities for Aboriginal cultural land management into the future.

Delivery of high amenity street cross sections.





Next steps

Co-design workshop

The next step in the BREP process is the co-design phase (refer to Figure 2). The workshop will be held either online or in-person. All stakeholders that participated in the pitching sessions, vision and purpose workshop and precinct landowners will be invited to attend.

Further information on these sessions will be provided by the VPA BREP project team via email to stakeholders later in the year.

Technical reports update

A number of technical studies have been commissioned to support early planning for the BREP through identification of land capability constraints and to support any early planning decisions.

Phase 1 Technical Reports include:

- Land Capability Assessment (i.e. contamination, geology, hydrology)
- Arboriculture Assessment
- Flora and Fauna Assessment (biodiversity)
- Cultural Heritage Impact Assessment and Cultural Values Assessment
- Historical Heritage Assessment
- Sustainable Precinct Assessment
- Utility Servicing Assessment
- Landscape and Visual Impact Assessment
- Drainage and Integrated Water Management Assessment

The commencement of Phase 2 technical reports will be undertaken progressively in line with need and timing of the co-design workshop. These assessments are based upon the actions of this report.

Phase 2 Technical reports include (subject to change based upon outcomes of co-design workshop):

- Integrated Transport Assessment
- Industrial Buffer and Amenity Assessment
- Economic Impacts Assessment
- Bushfire Assessment
- Infrastructure Design and Costings Assessment
- Land Valuation Assessment

Figure 2 BREP Co-design process overview





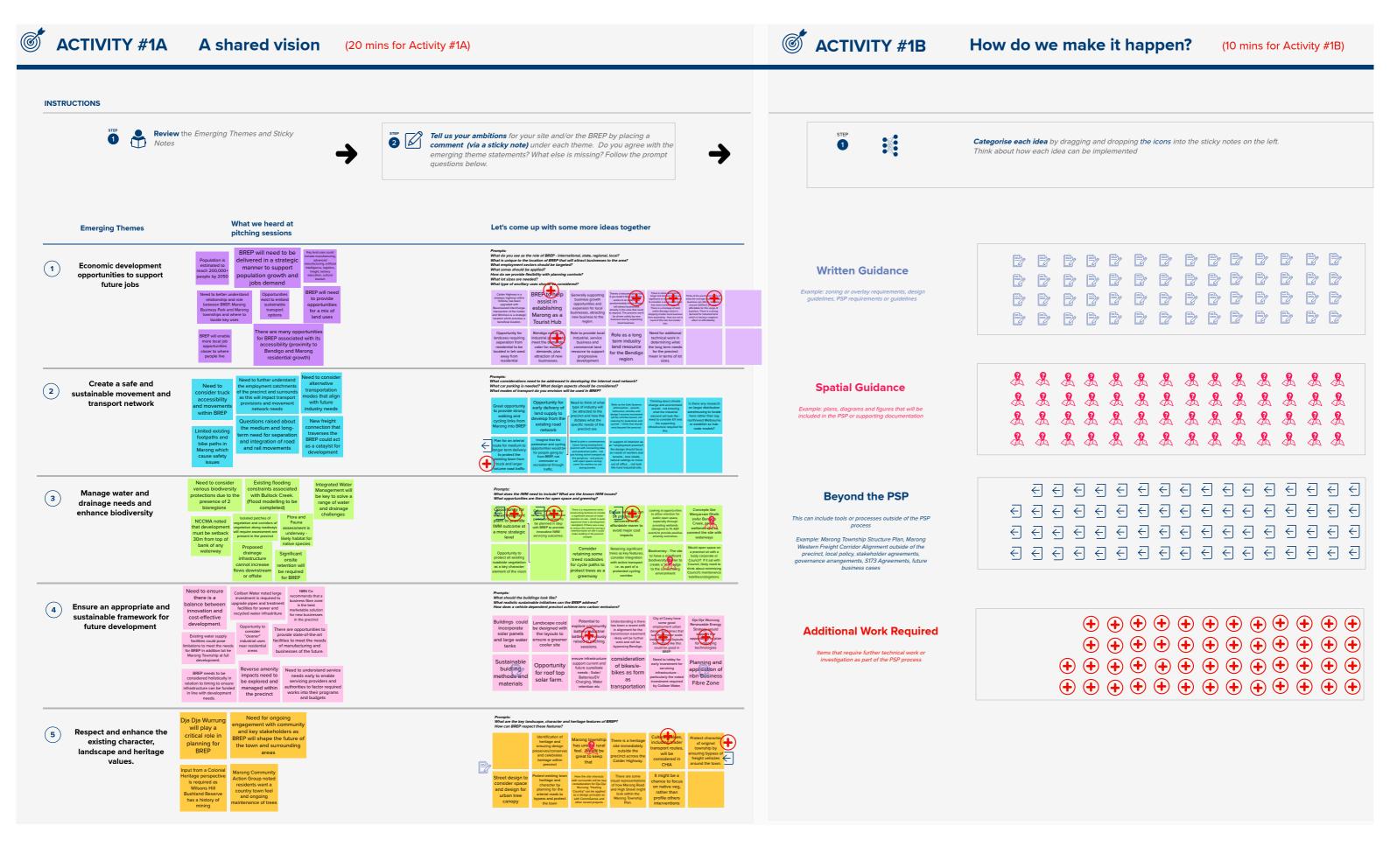


Appendices

Appendix 1: Vision and Purpose Workshop Mural boards











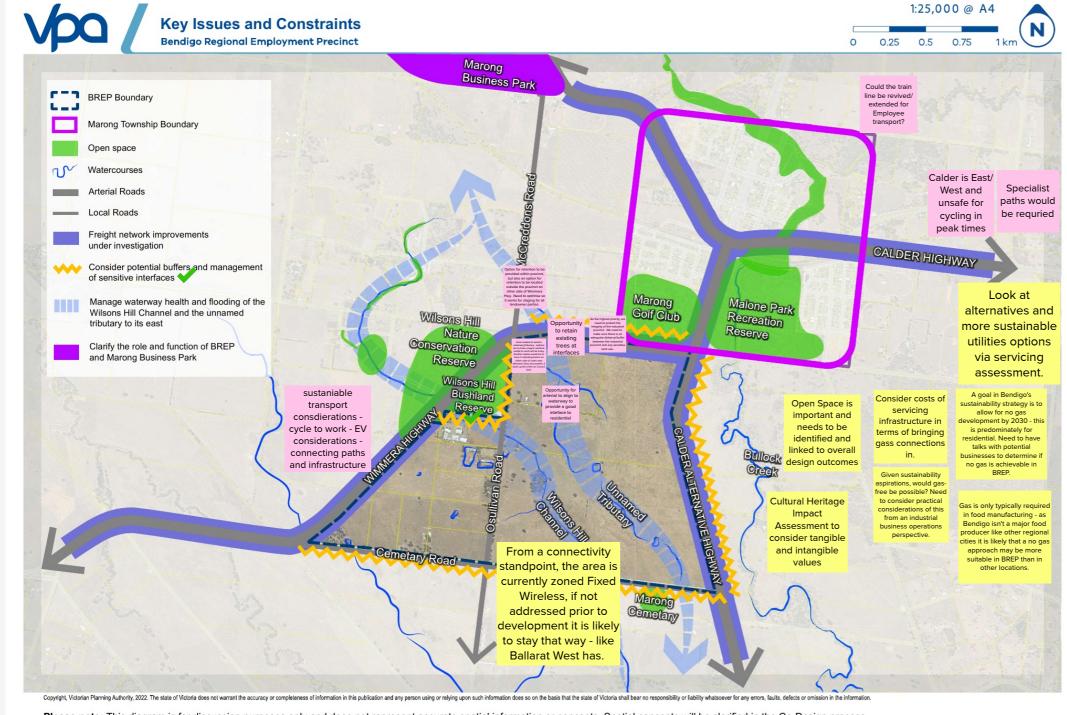
ACTIVITY #2A - Issues and Challenges

(15min)

Key Questions to Consider:

- What interface considerations need to be provided to protect the surrounding sensitive areas from potential adverse impacts of the BREP?
- What active transport opportunities are there to connect into Marong Township?
- How can the BREP support alternative forms of transport (cycling, walking)?
- Are there any options for public transport? How will workers travel to the precinct?
- How valuable is open space in an employment precinct?
- What are the known drainage issues in this area?
- What are the known utilities issues in this area?





Reference Plans: Regional Context Existing Planning Zones **Existing Planning Overlays**



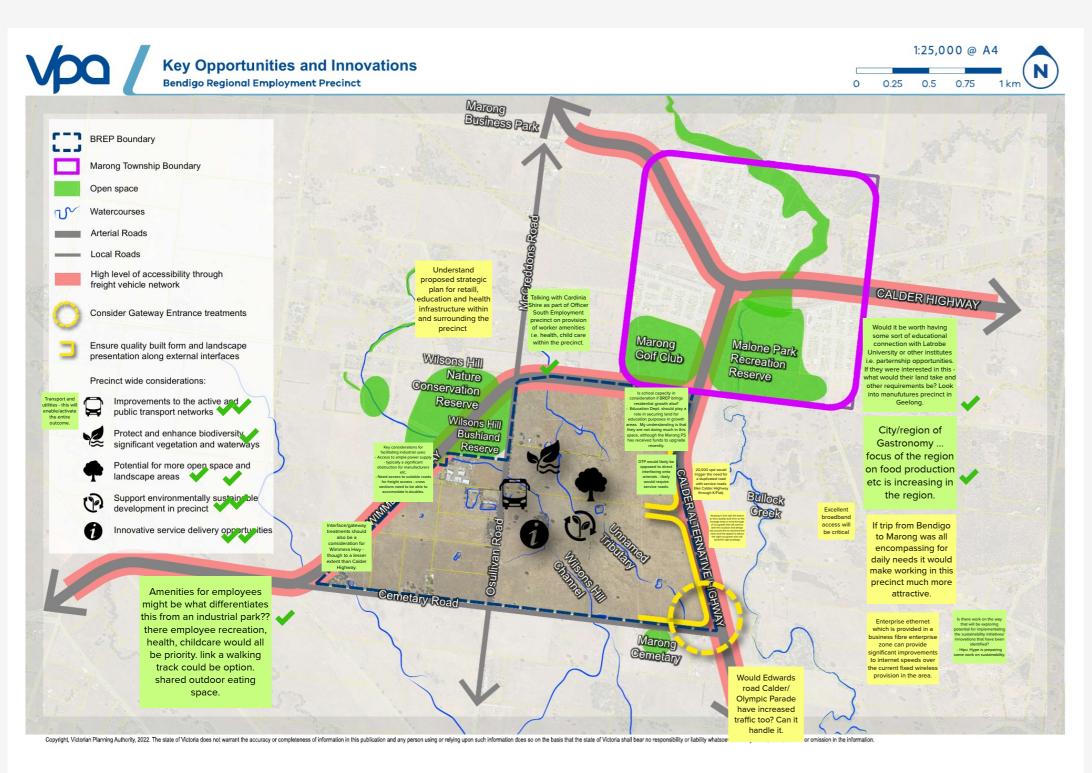


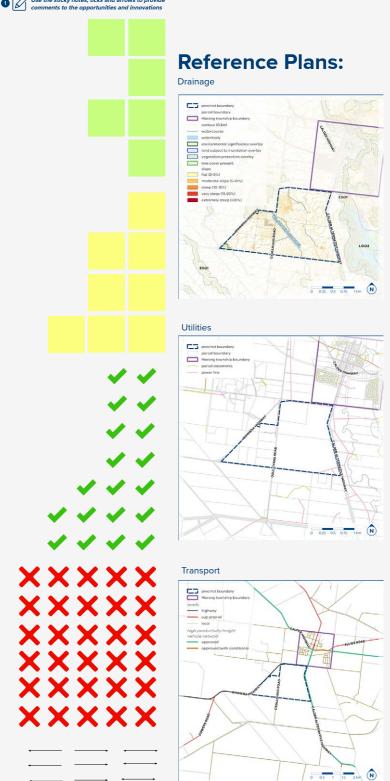
ACTIVITY #2B - Opportunities and Innovations

(15min)

Key Questions to Consider:

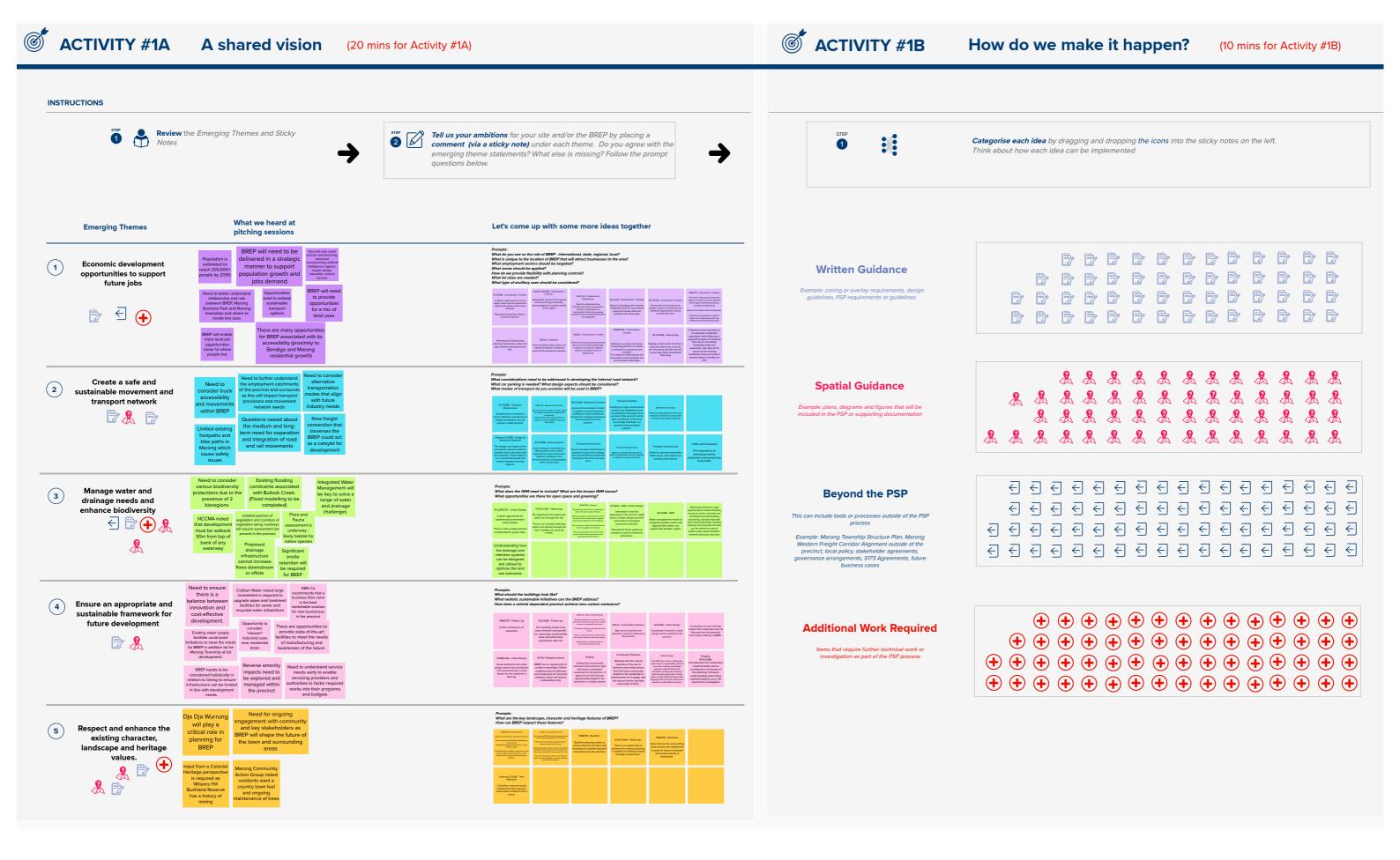
- What complimentary uses should be provided in the precinct (retail, childcare, cafe, service centres, gyms etc) to attract employers and employees?
- Should the BREP incorporate any community spaces? What should these look like?
- What are the spatial requirements that BREP can provide to support future businesses?
- How should culutral and historic heritage values be incorporated into the precinct?
- What are the important landscape features that need to be incorporated into the precinct?













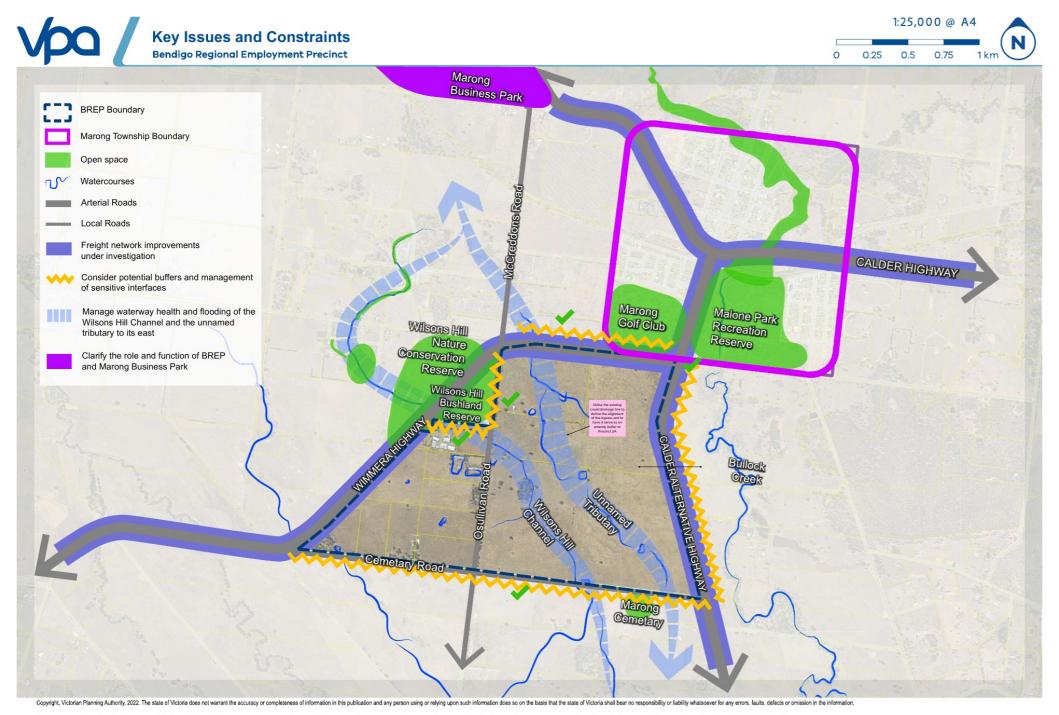


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Reference Plans: Existing Planning Zones Existing Planning Overlays



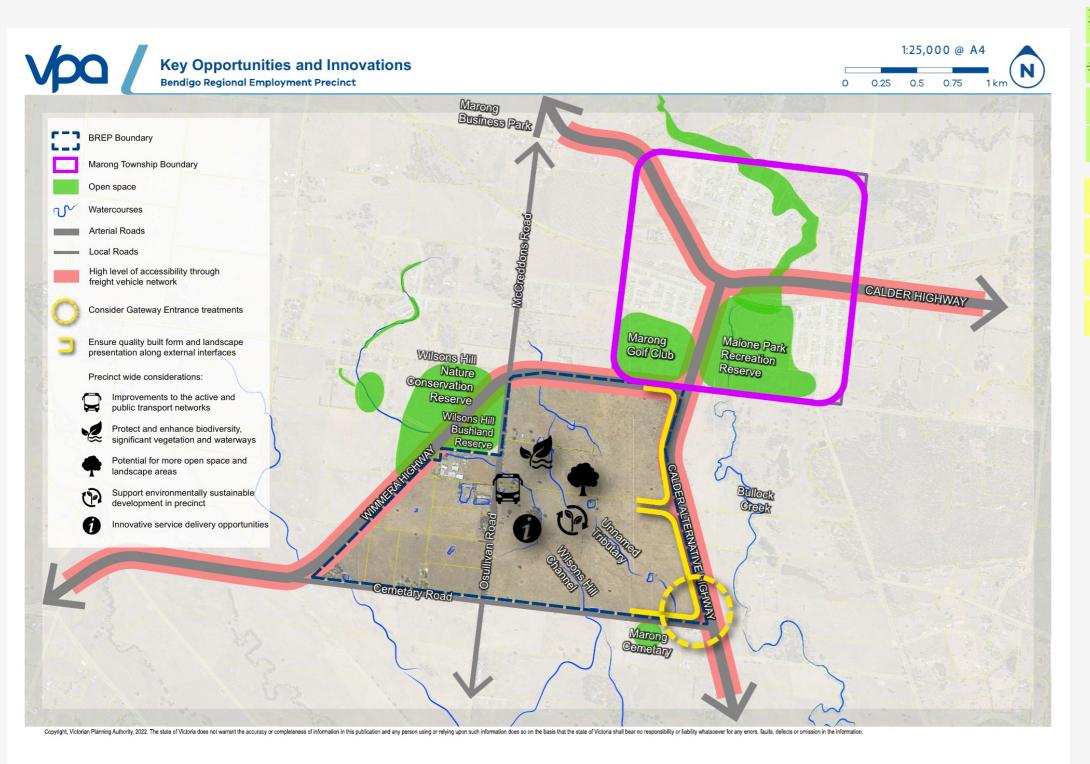


ACTIVITY #2B - Opportunities and Innovations

(15min)

Key Questions to Consider:

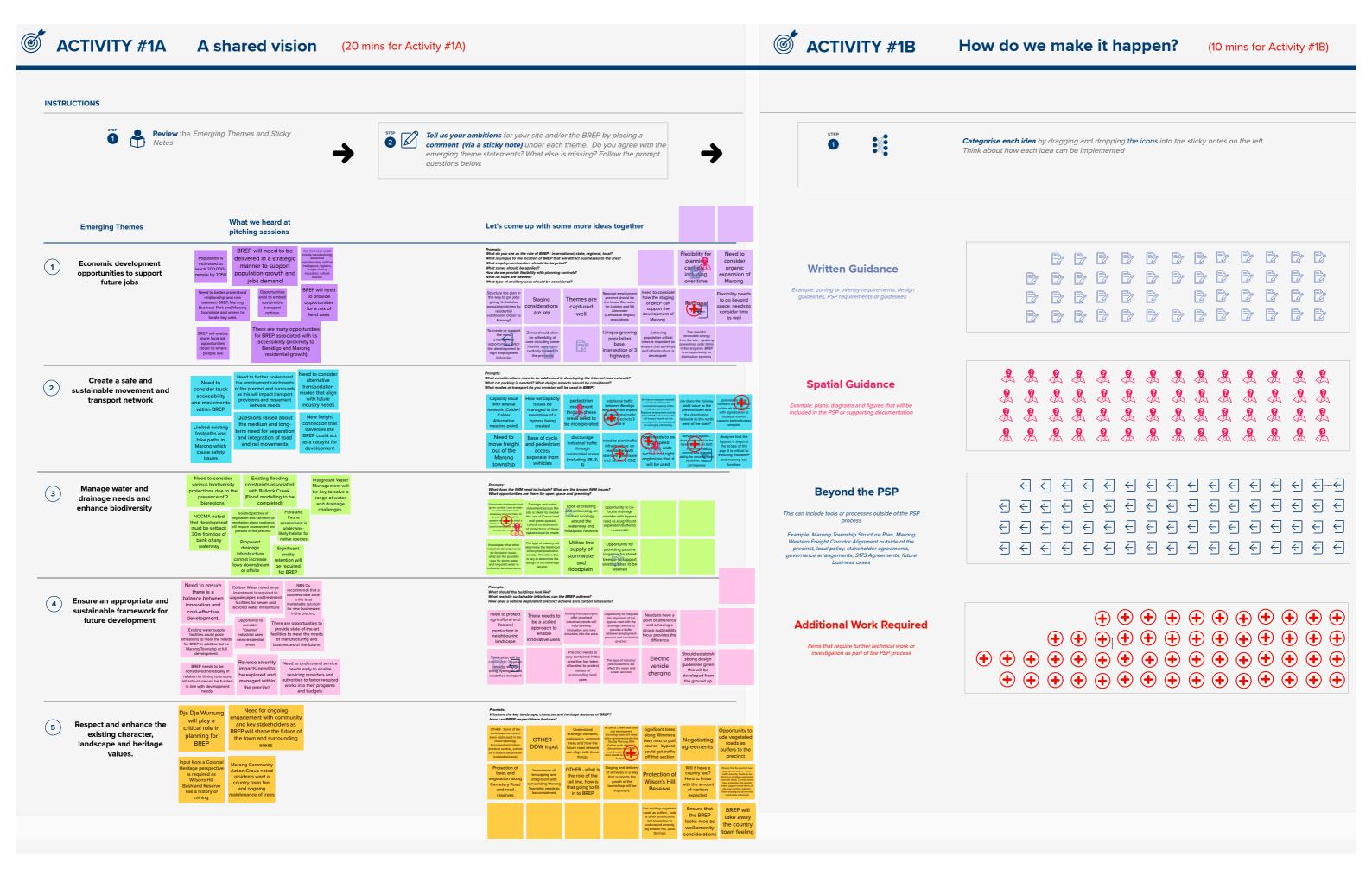
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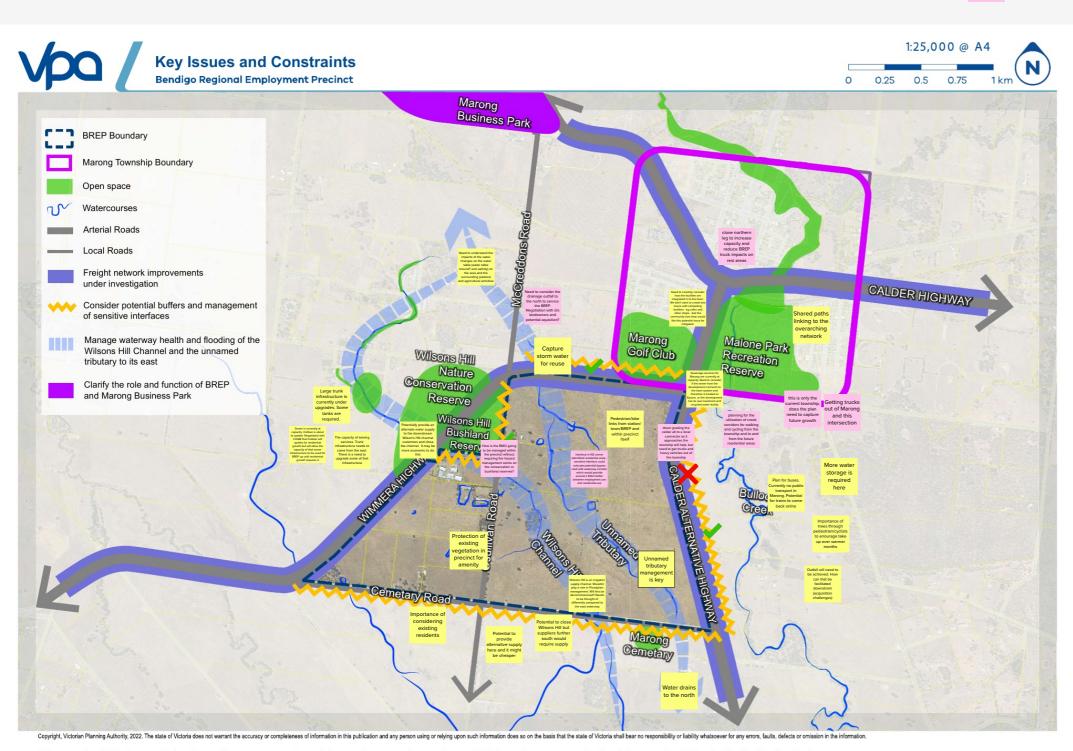


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(15min)

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Please note: This diagram is for discussion purposes only and does not represent accurate spatial information or concepts. Spatial concepts will be clarified in the Co-Design process.



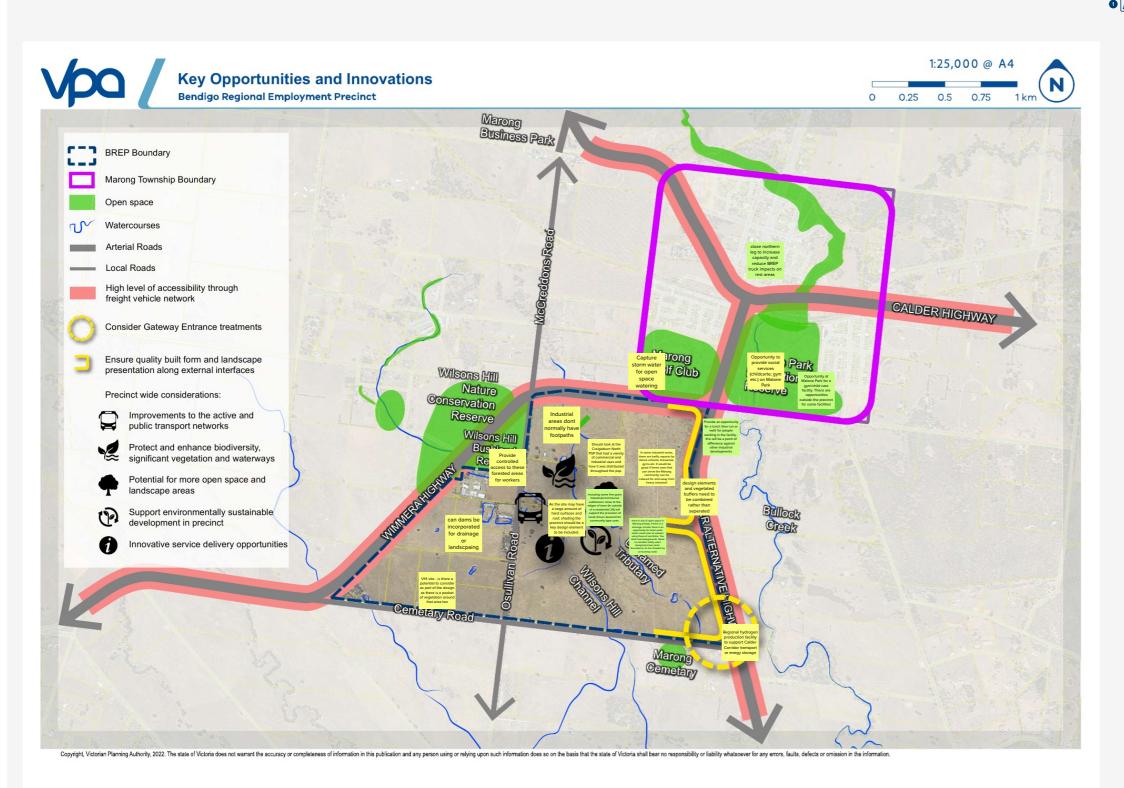


ACTIVITY #2B - Opportunities and Innovations

(15min)

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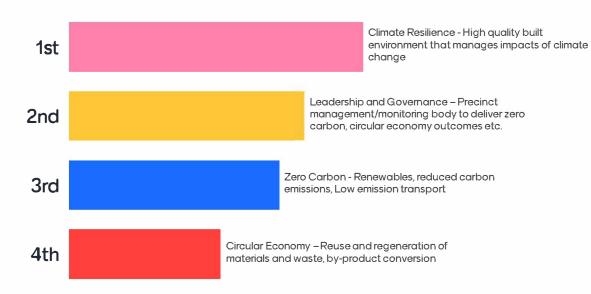




Appendix 2 Mentimeter questions and responses

Which key sustainability focus area resonates with you the most?

Mentimeter

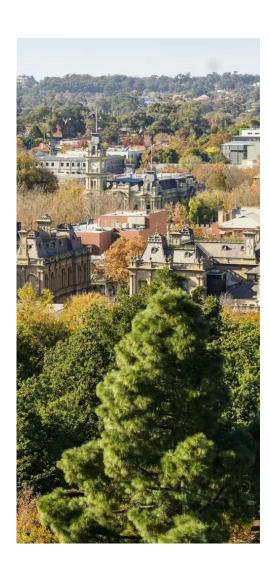












Rank the emerging themes

Mentimeter









How important are these factors to unlocking the precinct?

Mentimeter









Reflecting upon the conversation today, what do you see as the biggest opportunity for BREP?













What do you consider the biggest challenge facing delivery of the BREP?



