Draft Planning Scheme Amendment

A draft Planning Scheme Amendment (PSA) under the *Planning and Environment Act 1987* (Vic) (P&E Act) will propose changes to the Buloke, Gannawarra, Loddon and Northern Grampians planning schemes, and will be exhibited with the Environment Effects Statement (EES) for public comment.

VicGrid considers a PSA to be the most appropriate means of providing a coordinated and streamlined planning pathway to allow for the use and development of land for VNI West across the four municipalities. The draft PSA will apply a Specific Controls Overlay to land for the purposes of the project.

Planning scheme

A planning scheme is a statutory document that sets out objectives, policies and provisions for land use and development in a defined area, usually a municipality. A planning scheme regulates the use, development and protection of land through planning provisions, made up of written rules and maps showing where zones and overlays apply.

Planning scheme amendment

Changes to a planning scheme are called amendments. A planning scheme amendment can include a change to a planning scheme map, a change to the written rules, or both. The processes for amending a planning scheme are set out in the P&E Act.

Planning approval pathways

A planning permit is the most common way to facilitate planning approval for specific land uses and development, but other processes are available for complex projects that cross multiple planning schemes and trigger many permit requirements.

Many linear infrastructure projects that require planning approval (such as for VNI West) follow a planning scheme amendment process rather than a planning permit process.

VNI West amendment approach

VicGrid VNI West intends to make a request to the Victorian Minister for Planning for a single amendment to the Buloke, Gannawarra, Loddon and Northern Grampians planning schemes. This PSA would provide the primary planning approval for the project in the four municipalities.

The draft PSA GC316 will propose to:

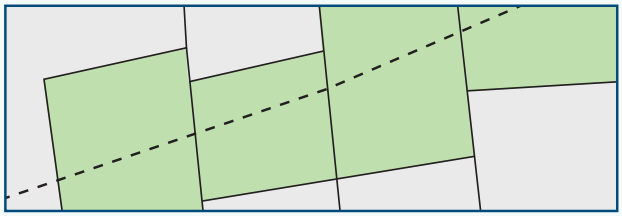
- Apply a Specific Controls Overlay to the land parcels affected by the proposed project
- Insert an Incorporated Document that relates to the Specific Controls Overlay to permit the use and development of the land associated with VNI West for the project
- Rezone the new terminal station near Tragowel to a Special Use Zone with a terminal station-specific schedule to reflect the intended long-term use of the site
- Appoint the Minister for Planning as the responsible authority for the project

Scan this QR code to access the Draft Planning Scheme Amendment for VNI West.

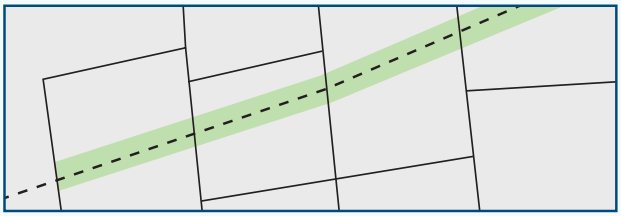
Applying a Specific Controls Overlay

A Specific Controls Overlay (SCO) and Incorporated Document would apply specific conditions to the land associated with the project. The conditions would not apply to the existing use and development of the land, and the underlying zone and existing overlays would remain unchanged. Initially, the SCO applies to each parcel affected by VNI West, however once the final easement location is registered on title, the SCO is confined to the final easement area.

Before easement registration



After easement registration



Property boundary Specific Controls Overlay - - - Proposed easement

Special Use Zone

A zone sets out expectations about what land use and development activity is or may be acceptable. A Special Use Zone can be tailored for specific purposes. In this case, it would apply to the new terminal station near Tragowel. Applying a Special Use Zone to the terminal station site is consistent with what is already in place for many other similar sites around Victoria.

Comments on the draft Planning Scheme Amendment

You may make a submission on the draft PSA by making a submission on the EES. Submissions must be made in writing and be received by 11:59 pm on Monday 16 November 2026.

Submissions can be lodged via the online form on the Victorian Government's Engage Victoria website: **engage.vic.gov.au/VNI-West-IAC**

If you do not have internet access or are unable to lodge a submission online, contact Planning Panels Victoria (PPV) on 136 186 (select option 6) and request a hardcopy submission coversheet.

Submissions will be treated as public documents and will be published on the Engage Victoria website.

Next steps after public exhibition

The Victorian Minister for Planning will provide a final assessment of the effects of the project following public exhibition of the EES and subsequent public hearing.

If the Minister's assessment of the EES concludes that the environmental effects of the project can be acceptably managed, VicGrid VNI West will then ask the Minister to prepare, adopt and approve the PSA consistent with the Minister's assessment, without further formal notice, under Section 20(4) of the *Planning and Environment Act 1987* (Vic).

The EES process must be complete, and Victorian and Commonwealth approvals must be obtained, including the conditions of the PSA, before any construction of VNI West infrastructure can begin.