

9 April 2026

Catherine Sherwin
Acting Director, Planning Facilitation
Anthony Corbett
Senior Planner
Department of Transport and Planning

anthony.j.corbett@transport.vic.gov.au

Dear Catherine and Anthony

**Re: Development Facilitation Program PPA-1507
17-23 Apsley Street, 19-23 Apsley Lane and 39 Blucher Street, Strathfieldsaye**

Insight Planning Consultants Pty Ltd continue to act on behalf of Woolworths Group Ltd in this submission for a planning application under the Development Facilitation Program.

This application seeks approval for ***buildings and works associated with a supermarket and retail tenancies, native vegetation removal, internally illuminated advertising signage and reduction in required car parking*** at 17-23 Apsley Street, 19-23 Apsley Lane and 39 Blucher Street in Strathfieldsaye.

This application follows confirmation of acceptance under delegation of the Minister for Planning (dated 02/04/26) that the application can be made under Category 1 of Clause 53.22 (Significant Economic Development) of the Greater Bendigo Planning Scheme.

The following supporting documentation has been attached as part of this submission:

- Certificate of Titles x3 (dated 18 February 2026)
- Planning Report by Insight Planning (February 2026)
- Re-establishment Feature and Level Plan by BPD (12 March 2026)
- Ground Floor Plan by Nettletontribe (6 February 2026)
- Architectural Development Plans by Nettletontribe – 15 sheets (6 February 2026)
 - *Cover Sheet and Drawing List*
 - *Site Analysis Plan*
 - *Demolition Plan*
 - *Ground Floor Plan*
 - *Mezzanine Floor Plan*
 - *Roof Plan*
 - *North and South Elevation*
 - *East and West Elevation*
 - *Sections*
 - *Perspectives (1-4)*
 - *Signage Plans and Elevations*
- Landscape Plan by John Patrick – 4 sheets (5 February 2026)
- Arboricultural Impact Assessment by Chatfield (10 February 2026)
- Transport Impact Assessment by Ratio (6 February 2026)
- Waste Management Plan by Ratio (6 February 2026)
- Noise Emissions Statement by Acoustic Logic (13 February 2026)
- Sustainability Management Plan by WRAP Engineering (13 February 2026)

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- Stormwater Management Strategy by KD Engineering (February 2026)
- Cost Plan by Tcubed Consulting (September 2025)
- Economic Impact Assessment by IQ (August 2025)
- Functional Layout Plan by Ratio (25 February 2026)

We have received your pre-application advice letter (dated 2 April 2026) and provide the following response in relation to your preliminary comments. We acknowledge that this submission does not fully address all the items raised, however, please be advised that these matters will be considered in detail while this application is under your review.

	Preliminary Comments	Response
1	Active frontages and built form (DDO27)	Please refer to page 21 of the attached Planning Report which provides an assessment of the proposed development against the objectives and requirements of DDO27.
2	Transport and external road works	Please refer to attached Traffic Impact Assessment and Functional Layout Plan.
3	Retail impact/economic assessment	<p>Please refer to attached Economic Impact Assessment by Location IQ.</p> <p>This report concludes that <i>“when impacts are considered in the context of the size, performance and role and function of surrounding centres, these impacts would be unlikely to result in a material reduction of retail service provision. The proposed development would add to the range of services in the region.</i></p> <p><i>Woolworths Strathfieldsaye will form part of the Strathfieldsaye Town Centre and therefore enhance it (generate a positive uplift) because of an expanded range of services and increase retained spending that is currently escaping the main trade area.”</i></p>
4	Council feedback	Please refer to our submitted Planning Permit Application package for full details of what is proposed.
5	Native Vegetation	A Biodiversity Assessment Report is currently underway to respond to the <i>avoid, minimise and offsetting</i> requirements under Clause 52.17. This will be provided in due course.

6	Landscaping and public realm	Please refer to attached landscape plan. Should further information be required, we request that this be provided via permit condition.
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We also provide a response to your further information required in the table below. We trust that the planning permit application package provided is sufficient for you to commence your assessment and referral processes.

Further information required		
a	Certificate of Titles	Attached.
b	Cover Letter in response to Clause 53.22	Attached. Please refer to this cover letter, attached letter from the Minister for Planning (dated 02/04/26) and page 33 of our planning report which responds to the provisions of Clause 53.22.
c	Land Survey	Attached.
d	Amended Town Planning Report	Attached. The attached Planning Report includes confirmation of all permit triggers and assessment of the proposed development in accordance with the Greater Bendigo Planning Scheme.
e	Transport Impact Assessment	Attached.
f	Functional Layout Plan	Attached.
g	Landscape Plan	Attached.
h	Public realm and car park lighting plan	In progress.
i	Arboricultural Impact Assessment and Clause 52.17	Attached.
j	Biodiversity Assessment	In progress.
k	Waste Management Plan	Attached.
l	Acoustic Assessment	Attached.
m	Stormwater Management Strategy	Attached.
n	Sustainability Management Plan	Attached.

o	Retail Impact Assessment / Economic Needs Assessment	Attached.
p	Estimated cost of development	Attached.
q	Contamination Assessment / Preliminary Site Investigation	Can be provided if required.
r	Approved Cultural Heritage Management Plan	In progress.
s	Document required by the Greater Bendigo Planning Scheme	Noted.

As confirmed, we trust that the above and attached information provided is sufficient for you to commence your assessment and referral processes for this application.

Please don't hesitate to contact me on **0416 173 431** if you require anything further. We look forward to your positive consideration of this matter.

Sincerely,

Laura Murray
Director RPIA
Insight Planning Consultants