



PLANNING REPORT

**ADVERTISED
PLAN**

17-23 Apsley Street, 19-23 Apsley Lane and 39 Blucher Street, Strathfieldsaye

Buildings and works associated with a supermarket and retail tenancies, native vegetation removal, internally illuminated advertising signage and reduction in required car parking

February 2026

EXECUTIVE SUMMARY

This report has been prepared by Insight Planning Consultants (IPC) on behalf of the permit applicant, Woolworths Group. This application is made to support the *development of supermarket and retail tenancies, native vegetation removal, internally illuminated advertising signage and reduction in required car parking spaces* on land at 17-23 Apsley Street, 19-23 Apsley Lane and 39 Blucher Street, Strathfieldsaye.

The subject site is located within the Strathfieldsaye Town Centre approximately 10 kilometres south-east of central Bendigo. In accordance with *Clause 11.03-1L*, Strathfieldsaye Town Centre is identified as a *'large activity centre'* in the activity centre hierarchy of the Greater Bendigo Planning Scheme. This encourages a range of economic, social and civic activities, together with goods and services to meet the daily needs of the growing population.

This application follows pre-application meetings with the City of Greater Bendigo and the Department of Transport and planning (DTP) and is in accordance with the requirements of the *Greater Bendigo Planning Scheme* (the Scheme). The development as submitted responds to advice received from these discussions.

This planning permit application package should be read in conjunction with the following supporting documents:

- *Architectural Plans* – Nettletontribe (6 February 2026)
- *Arboricultural Impact Assessment* – Chatfield Arborists and Consultants (10 February 2026)
- *Sustainability Management Plan* – Wrap Consulting Engineering (13 February 2026)
- *Transport Impact Assessment - Ratio* (6 February 2026)
- *Waste Management Plan* – Ratio (6 February 2026)
- *Landscape Site Plan* – John Patrick Landscape Architects (5 February 2026)
- *Noise Emission Assessment* – Acoustic Logic (13 February 2026)
- *Stormwater Management Strategy* – KD Engineering (13 February 2026)
- *Sunshade Memo* – Noyce Environmental Consulting (17 February 2026)
- *Cultural Heritage Management Plan (draft)* – Niche (to be finalised)

A summary of the site, affected planning controls of the Greater Bendigo Planning Scheme and planning permit triggers is provided in the table below.

SUMMARY TABLE	
<i>Address</i>	17-23 Apsley Street, 19-23 Apsley Lane and 39 Blucher Street, Strathfieldsaye
<i>Zoning</i>	Commercial 1 Zone (C1Z)
<i>Overlays</i>	Design and Development Overlay, Schedule 27 (DDO27)
<i>Permit Triggers</i>	Buildings and works – C1Z and DDO27 Internally illuminated Advertising signage – Clause 52.05

	Dispensation for car parking – Clause 52.06
	Native vegetation removal (road reserve) - Clause 52.17
	Significant Economic Development – Clause 53.22

Table of Contents

EXECUTIVE SUMMARY	0
TABLE OF CONTENTS	0
1 SUBJECT SITE AND CONTEXT	1
1.1 Subject site	1
1.2 Certificate of Title	2
1.3 Local Context	2
2 PROPOSAL	3
3 PLANNING POLICY FRAMEWORK - GREATER BENDIGO PLANNING SCHEME	7
3.1 Strategic Directions (02.03)	7
3.2 Strategic Framework Plans (02.04)	7
3.3 Planning for Places (Clause 11.03)	8
3.3.1 Activity Centres – Greater Bendigo (11.03-2L)	8
3.3.2 Strathfieldsaye (11.06L-03)	9
3.4 Biodiversity (Clause 12.01)	13
3.5 Bushfire (Clause 13.02)	13
3.6 Water (Clause 14.02)	14
3.7 Built Environment (Clause 15.01)	14
3.7.1 Landscaping (Clause 15.01-1L)	14
3.7.2 Signs (Clause 15.01-1L)	14
3.7.3 Building design (Clause 15.01-1L)	15
3.7.4 Environmentally Sustainable Development (Clause 15.01-2L)	15
3.7.5 Aboriginal Cultural Heritage (Clause 15.03-2S)	15
3.8 Employment (Clause 17.01)	16
3.9 Commercial (Clause 17.02)	16
3.10 Zoning	17
3.11 Overlays	18

3.12	Particular Provisions	24
3.12.1	Signs (Clause 52.05)	24
3.12.2	Car Parking (Clause 52.06)	29
3.12.3	Bicycle Facilities (Clause 52.34)	30
3.12.4	Native Vegetation (Clause 52.17)	31
3.12.5	Stormwater Management in Urban Development (Clause 53.18)	32
3.12.6	Significant Economic Development (Clause 53.22)	33
4	CONCLUSION	33

1 Subject Site and Context

1.1 Subject site

The subject site consists of three parcels of land formally known as Allotment 12 Section 3, Lot 2 PS830957 & Lot 1 PS434901. The address is 17-23 Apsley Street, 19-23 Apsley Lane and 39 Blucher Street, Strathfieldsaye. The combined area is irregular in shape and provides an overall area of 1.46 hectares.



FIGURE 1 : SUBJECT SITE

The subject site is bounded by Apsley Street to the north, Blucher Street to the east, and Apsley Lane to the south. To the west the site abuts a Childcare Centre and linear trail/reserve. The subject site provides a frontage to Apsley Street of 202.2m.

At present No. 39 Blucher Street is occupied by a bus depot with the remainder of land on site vacant. Vehicular access is available via one connection to Blucher Street, two connections to Apsley Street and two connections to Apsley Lane (one formal accessway and one informal access).

In terms of vegetation, the majority of the site is generally clear of significant vegetation however the adjacent road reserves contain overhanging canopy trees that require consideration as part of this application. An arborist report has been prepared to support this application and assessed a total of 18 trees, with 5 located within the site and 13 within the road reserves. The trees within the site consist of River Redgums and one Blakely's Redgum, all of appear to have been self-seeded (less than 10 years old) or planted. Trees within the road reserve are more established and consists of a mix of native specimens worthy of retention.

1.2 Certificate of Title

Site Address	Certificate of Title Vol. Fol	Formal land description	Encumbrances, Caveats and notices
39 Blucher Street, Strathfieldsaye	Vol. 10512 Fol. 278	Lot 1 on PS 434901P	N/A
19-23 Apsley Lane, Strathfieldsaye	Vol. 12567 Fol. 697	Lot 2 on PS 830957B	N/A
17-23 Apsley Street, Strathfieldsaye	Vol. 03521 Fol.150	Crown Allotment 12 Section 3 Township of Strathfieldsaye Parish of Strathfieldsaye	Any crown grant reservations exceptions conditions limitations and powers noted on the plan. Grantee is entitled to sink wells for water. Reserves heirs and successors free liberty and authority to extract gold, silver, copper, minerals other ores and mines metals.

The reservation recorded on the title has no termination date and does not restrict development. It only grants rights to extract certain minerals. The relevant Certificate of Titles are provided as part of this application.

1.3 Local Context

The site is situated within the Strathfieldsaye Town Centre, approximately 10 kilometres south-east of central Bendigo. The Town Centre contains a mix of retail, commercial, community and service uses that support the growing residential population. Key land uses in the vicinity of the site include the following:

- *An IGA supermarket and associated retail uses located immediately south of the site;*
- *Various childcare centres located immediately east and west of the site;*
- *A BP service station located approximately 75m southeast of the site; and*
- *St Francis of the Fields Primary School located approximately 250m to the east of the site.*

The remaining land is predominantly residential land.

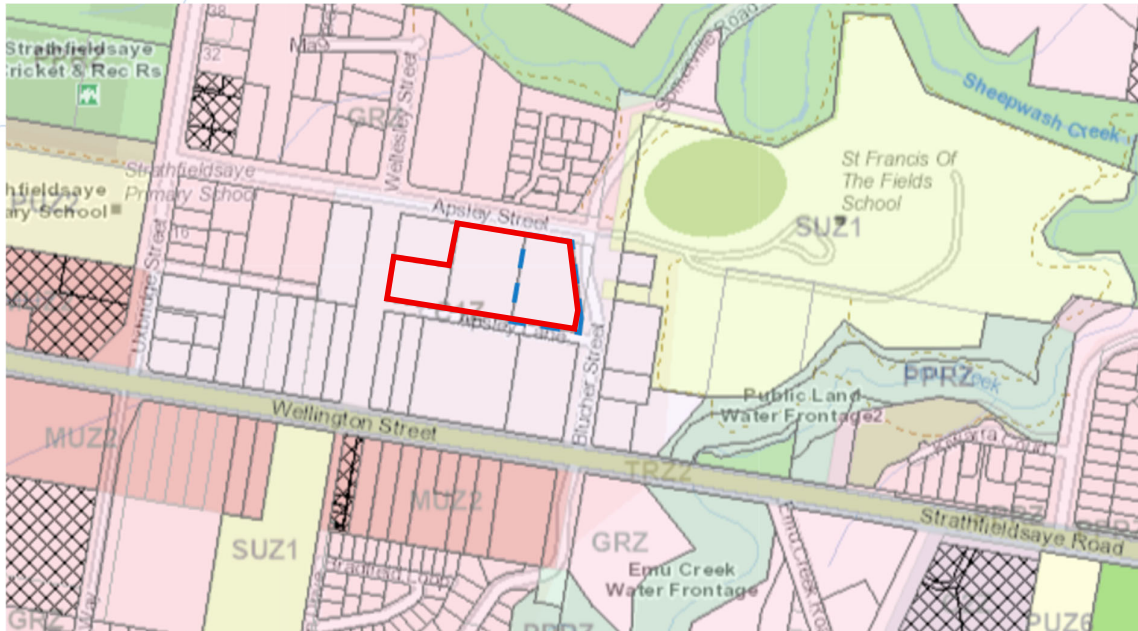


FIGURE 2: SURROUNDING LAND USE

In terms of built form, in the immediate locality the surrounding area is characterised by:

- Contemporary suburban commercial development;
- Low-scale commercial buildings, generally one to two storeys in height;
- Setback vary depending on building and carpark layout;
- At-grade car parking areas servicing retail and service uses;
- Established residential neighbourhoods surrounding the activity centre;
- Footpath networks and local road connections that provide pedestrian and vehicle access.

Blucher Street operates as a key ‘connector street’ within the township and is the main access for commercial uses within the centre. Apsley Street and Apsley Lane are classified as a ‘local road’ under Council’s Road register. Wellington Street (Strathfieldsaye Road) is a Department of Transport and Planning (DTP) declared arterial road.

2 Proposal

This application seeks a planning permit for buildings and works associated with the development of a supermarket and associated specialty retail tenancies, internally illuminated advertising signage, native vegetation removal and car parking dispensation. A separate pad site is located at the western side of the overall site which will be subject to a separate future planning application.

Buildings and Works

The following provides a summary of the proposed development:

- A full line supermarket with a gross floor area (GFA) (including mezzanine BOH level) of 3,580sqm.
- Four (4) specialty retail tenancies with a combined GFA of 924sqm.
- Ancillary areas including staff amenities, storage, plant equipment and services areas.

The speciality tenancies are yet to be confirmed.

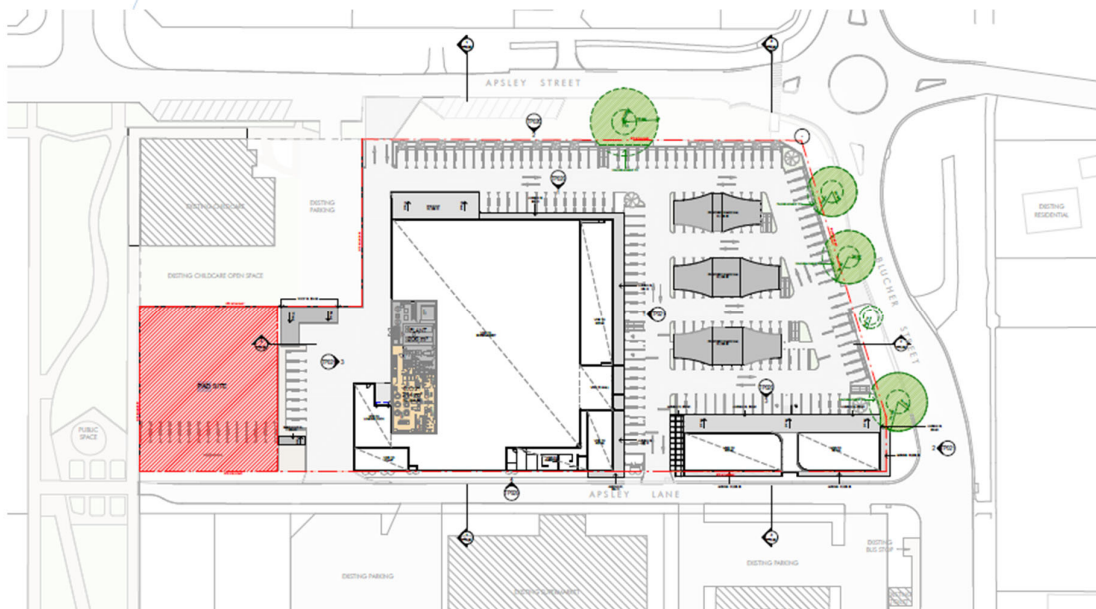


FIGURE 3: PROPOSED DEVELOPMENT LAYOUT

Car Parking & Access

Ingress and egress will be achieved as follows:

- Revised location of connection to Blucher Street, providing access to/from the main onsite car park.
- Creation of x2 new connections to Apsley Lane, providing access to/from the main onsite car park, in addition to access to/from the staff car park and ingress for the supermarket loading area.
- Creation of new connections to Apsley Street, providing access to/from the main onsite car park and egress for the supermarket loading area.

A total of 191 car parking spaces will be provided onsite, including 181 standard spaces, 6 'direct to boot' spaces and 4 disabled spaces. The statutory parking requirement under Clause 52.06 is 216 spaces, based on the required rate of 5 spaces per 100sqm of leasable floor area (for a supermarket) and 4 spaces per 100sqm of leasable floor area (for a shop). It is noted that there is a shortfall of 25 parking spaces, however a car parking demand assessment has been included in the Transport Impact Assessment (by Ratio) to demonstrate that the proposed reduction of onsite parking for the proposed development is more than sufficient to accommodate peak demand generated by the proposal.

In addition to vehicle parking, a total of 17 bicycle parking spaces will be provided on site, located conveniently close to the supermarket entrance and at the northern end of the car park.

To enhance pedestrian connectivity, new pedestrian paths will be constructed along each frontage of the site, and pedestrian access to the site will be available via Apsley Lane and Blucher Street.

A dedicated onsite loading dock will be provided on the west side of the supermarket and is capable of accommodating large trucks including waste collection vehicles. Maneuverability of delivery vehicles will enter via Apsley Lane to the south and exit via Apsley Street to the north to ensure minimal

disruption to the surrounding road network or customer car park. Loading and deliveries associated with the specialty retail tenancies will occur from within the main car park and can accommodate smaller trucks and vans.

External Transport Infrastructure Works

The proposed development will include the signalization of the Intersection of Wellington Street and Blucher Street, to accommodate the additional traffic generated by the proposal.

The proposal also includes works to amend the existing roundabout island at Blucher Street / Apsley Street to provide a semi-mountable island that can facilitate the turning movements for loading vehicles.

Additionally, the proposal will amend the south-west corner of the Blucher Street/Apsley Lane intersection to permit semi-trailer movements for the supermarket.

For details and concept plans, refer to Transport Impact Assessment (by Ratio).

Landscaping and Vegetation removal

The following trees are required to be removed from within the site to facilitate development and do not require a permit for removal:

- Tree 1 – *Eucalyptus blakelyi* (Blakely’s Redgum)
- Tree 2 – *Eucalyptus camedulensis* (River Red Gum)
- Tree 3 – *Eucalyptus camedulensis* (River Red Gum)
- Tree 4 – *Eucalyptus camedulensis* (River Red Gum)
- Tree 5 - *Eucalyptus camedulensis* (River Red Gum)

The following trees are required to be removed from within the adjacent road reserves:

Tree ID No.	Species	Retention Value	Origin	Permit required (Clause 52.17)?
6	<i>Prunus cerasfera</i> (Cherry Plum)	Low	Exotic (weed)	No – Council permission required.
7	<i>Eucalyptus melliodora</i> (Yellow Box)	Medium	Native	Yes
8	<i>Prunus cerasfera</i> (Cherry Plum)	Low	Exotic (weed)	No – Council permission required

9	<i>Eucalyptus</i> sp. (Dead)	Remove	-	Yes – dead native tree with a DBH above 0.4m, requires a permit for removal under 52.17.
11	<i>Eucalyptus camedulensis</i> (River Redgum)	Medium	Native	Yes
12	<i>Eucalyptus macrocarpa</i> (Grey box)	Low	Native	Yes
14	<i>Eucalyptus melliodora</i> (Yellow Box)	Medium	Native	Yes

All other trees are to be retained with allocated Tree Protection Zones to ensure their ongoing viability. It is noted that Tree 13 and Tree 15 will incur a TPZ encroachment of 8.5% and 7.1% respectively, which is below the acceptable limit of 10%. Appropriate tree management measures will be implemented during the construction stage to ensure their health is maintained.

Refer to Arboricultural Impact Assessment by Chatfield Arborists and Consultants for further details.

A Landscape Site Plan has been prepared for the site which introduces a range of vegetation along the site boundaries and garden spaces in front of buildings. The proposed landscaping is intended to soften views to the site and improve the overall quality and amenity of the development.

Signage

Several signs are proposed as part of this application. The details and measurements are included in the Signage Plans and Elevations included in this submission.

The proposed signage relates to business identification, welcome signage and directional signage for the trolley bay, direct to boot, parking and disability bays. There is a mix of standard non-illuminated signage and internally illuminated signs.

3 Planning Policy Framework - Greater Bendigo Planning Scheme

3.1 Strategic Directions (02.03)

The proposed development aligns with the overall strategic directions set out under Clause 02.03 as it reinforces the activity centre hierarchy, encourages accessible, walkable centres, protects and enhances neighbourhood centres, manage out of centre proposals carefully, promote economic growth while protecting centre viability.

3.2 Strategic Framework Plans (02.04)

The 'Urban activity centre hierarchy framework plan' at Clause 02.04, identifies the Strathfieldsaye as a 'large activity centre', as shown below.

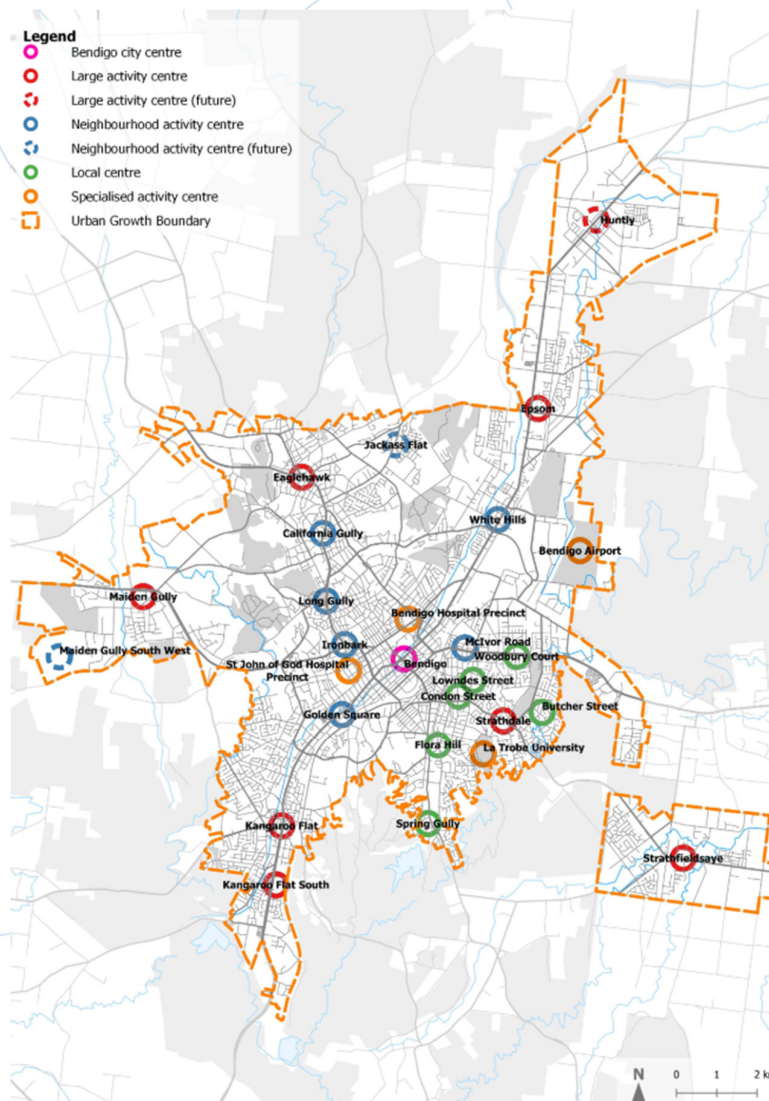


FIGURE 4: URBAN ACTIVITY CENTRE HIERARCHY FRAMEWORK PLAN (GREATER BENDIGO PLANNING SCHEME)

3.3 Planning for Places (Clause 11.03)

Clause 11.03 emphasises that planning should respond to the specific characteristics, needs, and opportunities of places, promoting liveable, sustainable, and well-functioning communities.

The Strathfieldsaye Town Centre is identified as a key local centre (Large Activity Centre) within the municipality, intended to provide day-to-day retail, commercial and community services for the surrounding residential community. According to Clause 11.03-1S A Large Activity Centre: *encourages a range of economic, social and some civic activities together with goods and services to meet the daily and weekly needs of their suburban catchments.*

3.3.1 Activity Centres – Greater Bendigo (11.03-2L)

This clause identifies Strathfieldsaye as a ‘large activity centre’ in the activity centre hierarchy.

Strategies include:

- *Encourage a range of economic, social and some civic activities, together with goods and services to meet the daily and weekly needs of their suburban catchments.*

The table in this clause identifies an indicative Supermarket size of 2,500sqm, with 5,100sqm of speciality retail and hospitality in the Strathfieldsaye activity centre.

Council will allow development to exceed these floor space projections that:

- *Does not negatively impact on surrounding economic activities.*
- *Achieves net community benefit.*
- *Will not cause any detrimental effect on nearby activity centres, in terms of trade levels, viability and shopper amenity.*
- *Protects the amenity of the local area, including traffic generation, noise and visual impacts.*
- *Accommodates infrastructure to cater for the additional demand from the development.*

Other key strategies in this clause include (as relevant):

- *Create activity centres that provide the community with access to a variety of services and products.*
- *Locate community, health and education facilities in the activity centres to act as non-supermarket anchors to stimulate related commercial development.*
- *Manage supermarket development in Greater Bendigo by:*
 - *Supporting equitable supermarket expansion and development in the Bendigo City Centre, large activity centres and rural townships.*
 - *Supporting small scale supermarkets in neighbourhood activity centres where there is a sufficient catchment to support them.*
 - *Avoiding supermarkets in other areas.*
- *Facilitate development of mixed use centres by encouraging the co-location of speciality shops, food and drink premises and small offices with supermarkets.*
- *Support convenience restaurants to locate adjacent to or within existing activity centres.*
- *Facilitate a structure, design, character and quality of the public realm for each activity centre that supports its social and economic success.*
- *Prioritise the movement, safety and enjoyment of people walking or cycling over vehicles and motorists in activity centres.*
- *Support the development of a legible, connected and safe street network in each activity centre by:*
 - *Optimising the public space function and presence of major street corners with appropriate building and public space design.*

- *Integrating car parking in space-efficient ways that do not dominate the activity centre environment or restrict public realm walkability and amenity.*
- *Create mid-block links where possible in new developments to improve pedestrian access and create additional development frontages.*

Centre specific strategies in this clause include (as relevant):

- *Support expansion of the existing supermarket and development of specialty shops to improve the retail offering in the Strathfieldsaye large activity centre.*

3.3.2 Strathfieldsaye (11.06L-03)

This clause applies to the ‘Strathfieldsaye local area plan’ as shown below.

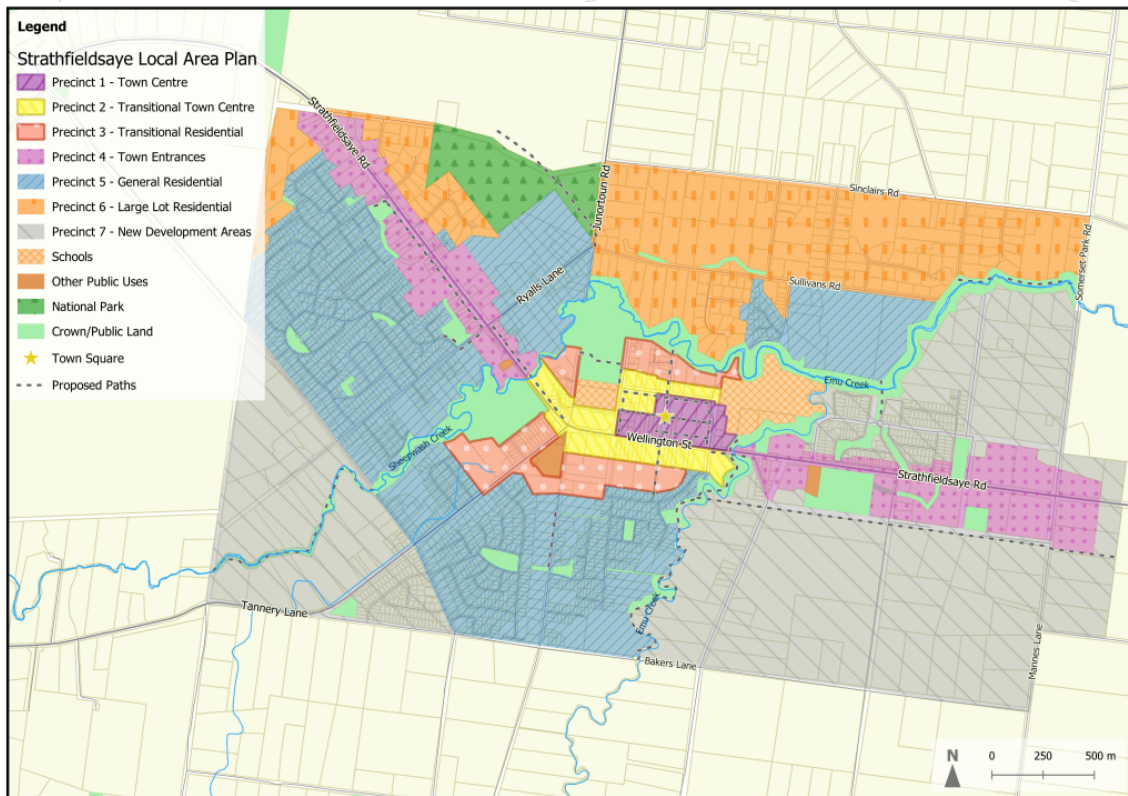


FIGURE 5: STRATHFIELDSAYE LOCAL AREA PLAN (GREATER BENDIGO PLANNING SCHEME)

The Site is located within Precinct 1 – Town Centre, as per the above plan.

Key development strategies in this clause include (as relevant):

- *Create a lively and compact town centre in Precinct 1 that provides a wide range of commercial, employment and residential options to serve the local community.*
- *Create a town square for gathering in Precinct 1.*
- *Locate combined medium density housing and retail/office developments in Precinct 1 with retail and office uses at street level and residential on upper floors particularly where adjoining a residential neighbourhood.*

Key design strategies in this clause include (as relevant):

- *Create active interfaces by fronting development to open space, waterways, walking and cycling links and roads.*

- Create high quality, well connected and safe public spaces including a safe and attractive network of shared paths and along waterways, as shown on the Strathfieldsaye local area plan.

Other Background Strategic Documents

Strathfieldsaye Township Plan (2010)

The 'Urban activity centre hierarchy framework plan' at Clause 02.04, identifies the Strathfieldsaye as a 'large activity centre', as shown below.

The Strathfieldsaye Township Plan provides an integrated planning vision for how Strathfieldsaye should develop over the next 20 years. A structure plan is a key planning document that guides major change to land use, built form and public spaces that together can achieve economic, social and environmental objectives. The Township Plan contains the strategies to guide the future development of Strathfieldsaye and the actions needed to realise the strategies.

With regards to the existing town centre, the Township Plan states that "within the Town Centre, there is a core area where retail and service uses are concentrated (the 'Core Area'). This area is bounded by Apsley Street to the north, Wellington Street to the south, Uxbridge Street to the west and Emu Creek to the east. Services that exist in the Core Area include a supermarket, service station, hardware store, several retail and service outlets as well as medical rooms, a pharmacy and a small bank."

The Township Plan includes a Town Centre Structure Plan, as shown below.

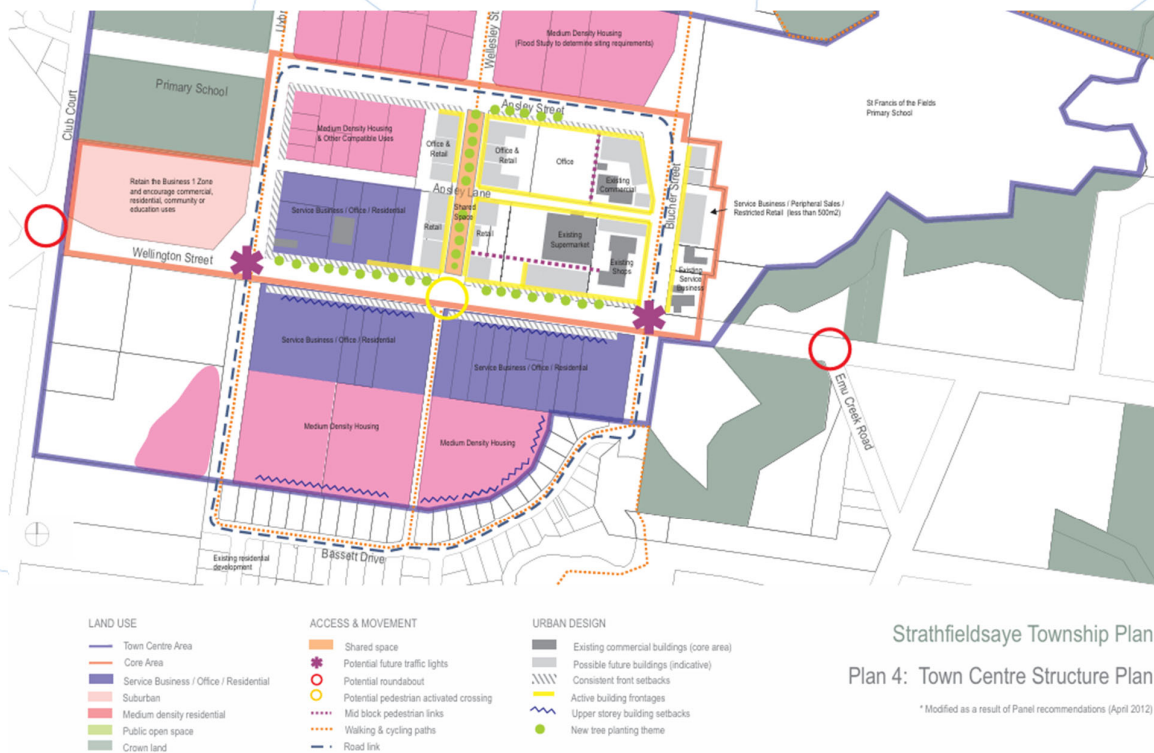


FIGURE 6: TOWN CENTRE STRUCTURE PLAN (STRATHFIELDSAYE TOWNSHIP PLAN 2010)

Strathfieldsaye Town Centre Urban Design Framework (2017)

The Strathfieldsaye Town Centre Urban Design Framework builds on the work in the Township Plan and sets the direction and coordination for the development of the Town Centre. It has been developed with extensive community involvement to generate realistic design concepts for the town centre.

The Site forms part of Precinct 1 – Commercial Core, as shown below.

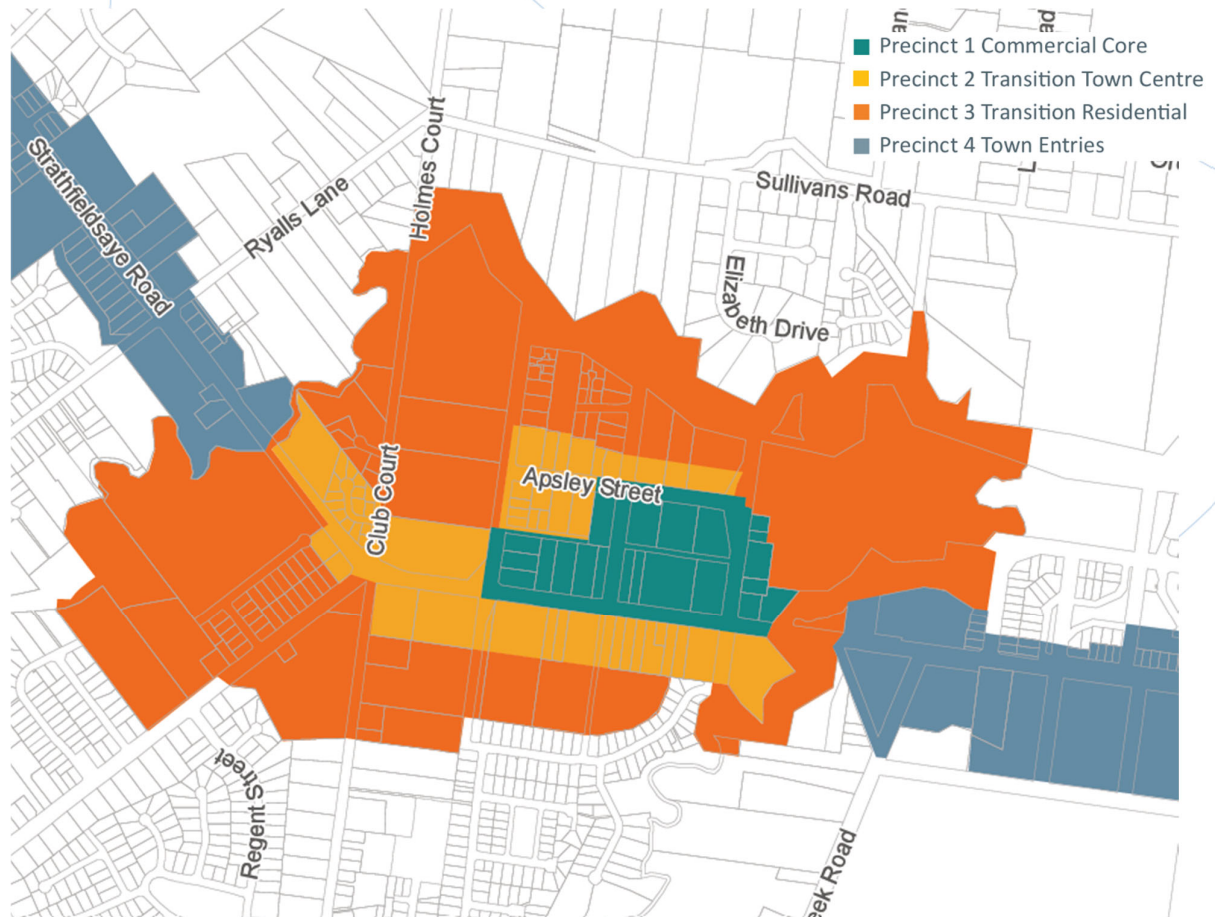


FIGURE 7: PROJECT AREAS (STRATHFIELDSAYE TOWN CENTRE URBAN DESIGN FRAMEWORK 2017)

Directions for Precinct 1 include:

- Development should:
 - Contribute to the following desired character of this precinct:
 - A lively and compact town centre that provides a wide range of commercial, employment and businesses options that services the local community, in a native vegetated setting.
 - Achieve a compact town centre core.
 - Create a lively place of activity that people want to visit and spend time in.
 - Protect and enhance the environmental attributes.
 - Create high quality spaces that are enjoyable, well-connected and feel safe.

One of the key implementation actions for the Town Centre identified in the UDF is for the implementation of a Design and Development Overlay (DDO) to guide built form design in Precinct 1 – this was done through the introduction of the DDO27.

The Commercial Core Framework Plan identifies future development within Precinct 1, as shown below.



Figure 15 Commercial Core Framework Plan and possible future development

FIGURE 8: COMMERCIAL CORE FRAMEWORK PLAN (STRATHFIELDSAYE TOWN CENTRE URBAN DESIGN FRAMEWORK 2017)

Cross sections for Wellesley Street and Apsley Lane are provided in the UDF, as shown below.



Figure 16 Plan representations of street cross section diagrams



Figure 17 Proposed Apsley Lane section

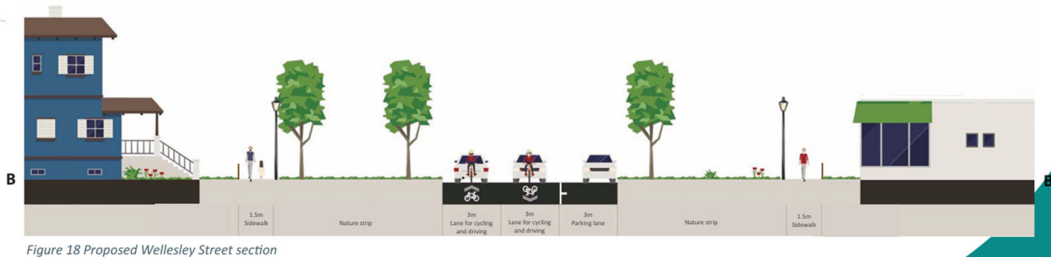


Figure 18 Proposed Wellesley Street section

FIGURE 9: CROSS SECTIONS (STRATHFIELDSAYE TOWN CENTRE URBAN DESIGN FRAMEWORK 2017)

Assessment (strategic documents and directions)

Clause 02.03 and 11.03 of the Greater Bendigo Planning Scheme outlines the strategic framework for land use and development across the municipality, including settlement, built form, housing, economic development and environmental outcomes. The proposal for a supermarket and speciality retail tenancies is consistent with the relevant strategic directions.

The Strathfieldsaye Town Centre Urban Design Framework (UDF) establishes a vision for the Town Centre and the proposed development has been designed to respond appropriately to these requirements as follows:

- While buildings are designed to front the car park, adequate passive surveillance is available along the street frontages. Pedestrian pathways provide safe and efficient access to the site and appropriate activation of the street interfaces.
- New landscaping is provided along the street interface to improve the overall quality and amenity of the area.
- While there is no setback provided along the Aspley Lane edge, the Aspley Street and Blucher Street frontages have been provided with open interfaces, providing open views and easy identification of the supermarket from the intersection.
- Building facades have been appropriately treated and articulated to reduce visual bulk and improved interface with Aspley lane.
- All service areas and plant equipment are screened from public view.
- Signage is appropriately designed and located to ensure visual appeal to the public domain.
- Adequate landscaping is provided along the road reserves to improve amenity and compensate for the loss of trees.

3.4 Biodiversity (Clause 12.01)

The objective of the Clause is *'to protect and enhance Victoria's biodiversity.'* It is noted that some native vegetation is required to be removed from the road reserve to facilitate development and require a permit for their removal. We submit that the removal of vegetation is unavoidable however they will be adequately compensated for through the introduction of new canopy trees along the street frontages. All vegetation to be retained will be provided with tree protection zones to ensure their ongoing viability.

3.5 Bushfire (Clause 13.02)

The objective of this Clause 13.02-1 is *'to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life'* and *'protect environmental and cultural values.'*

The site is not affected by a Bushfire Management Overlay however, it is located within a bushfire prone area. The proposed subdivision is considered appropriate in the context of bushfire planning as perimeter roads are provided around the site and there are multiple points of access and egress. Given the established nature of the site and surroundings the risk is considered low, however all buildings will be constructed in accordance with the minimum bushfire requirements.

3.6 Water (Clause 14.02)

The objective of this Clause 14.02-2S is *'to protect water quality.'*

A Stormwater Management Plan has been prepared as part of this application to ensure that water is managed and treated to protect water quality in the area. It concluded that the site drainage strategy satisfies Clause 53.18 *'Stormwater Management in Urban Development'* of the Greater Bendigo in meeting best practice performance objectives for the treatment of stormwater and that there is no worsening of the existing conditions or adverse impacts on adjoining properties, Council infrastructure or the environment.

3.7 Built Environment (Clause 15.01)

The objective of this Clause 15.01-1S is *'To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.'*

The proposal supports the Clause's objective by delivering a supermarket and retail precinct that is safe, functional, and welcoming. The layout promotes healthy, active movement through clear pedestrian connections, safe vehicle circulation, and accessible entry points. Public realm elements such as landscaping, seating, and weather protection enhance comfort and enjoyment, while the built form and material choices contribute to a sense of place that reflects the local character. Together, these design features create a convenient retail environment that strengthens community identity and supports everyday needs.

3.7.1 Landscaping (Clause 15.01-1L)

This clause aims to enhance the distinctive characteristic of the Greater Bendigo landscape and incorporate sustainable landscaping. It also encourages the provision of canopy trees to shelter the public realm and enhance public spaces.

The proposed development is accompanied a Landscape Plan which incorporates a mix of plantings along the boundaries and shop frontages, to soften and enhance the built form and integrate the site with the surrounding area.

3.7.2 Signs (Clause 15.01-1L)

Design signs to:

- *Complement the surrounding character.*
- *Be proportional to the frontage of the site and the building.*
- *Avoid bright or fluorescent block colouring.*
- *Respect sensitive areas and the heritage significance of buildings.*
- *Complement the building and surrounds through appropriate colours, lettering and styles.*

The proposed signage have been designed to ensure limit adverse impacts to the surrounding area. They have been specifically placed to ensure adequate direction and identification is available upon approach to the site. Further assessment of the proposed advertising signage against Clause 52.05 is provided in this report.

3.7.3 Building design (Clause 15.01-1L)

The objective of this Clause is *'To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.'*

As outlined within this report, careful consideration has been made to the architectural design of the building to ensure high quality development that responds appropriately to the surrounding area and more specifically the Strathfieldsaye Urban Design Framework. The development responds positively to the Strathfieldsaye UDF by aligning with its vision for a *connected, walkable and community-focused activity centre*. The supermarket and retail tenancies enhance the activity centre, improve local access to everyday services, and contribute to a cohesive built form. It improves pedestrian links, landscaping and interactive frontages to support the UDF's goals for a safe and attractive environment.

3.7.4 Environmentally Sustainable Development (Clause 15.01-2L)

The objective of this Clause *'To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.'*

In accordance with requirements a Sustainable Management Plan by Wrap Consulting has been prepared to accompany the application and respond to the key sustainable design elements outlined in this clause. It is submitted that the development supports sustainable best practice. Refer to the SMP prepared by Wrap Consulting Engineering which includes an ESD and BESS assessment.

3.7.5 Aboriginal Cultural Heritage (Clause 15.03-2S)

The objective of this Clause is to ensure the protection and conservation of places of Aboriginal Cultural Heritage significance.

Part of the site is identified as being located within an area of cultural heritage sensitivity, as shown below.

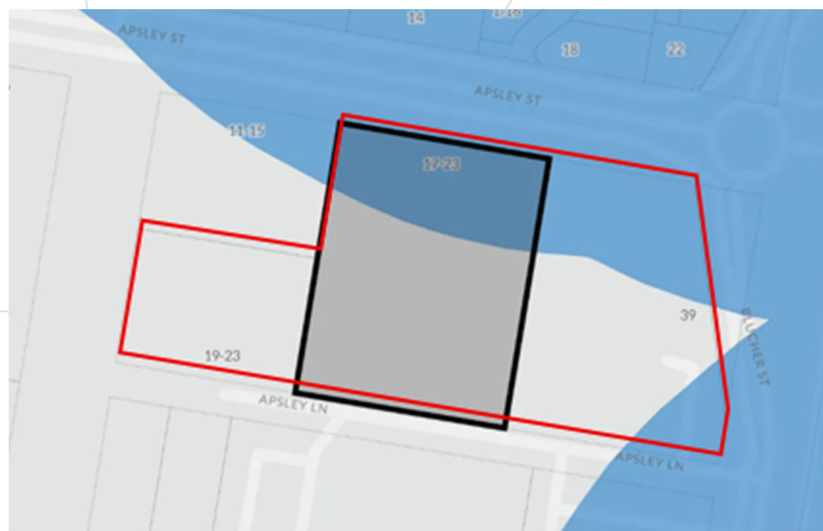


FIGURE 10: EXTENT OF AREA OF ABORIGINAL SENSITIVITY

A Cultural Heritage Management Plan (CHMP) is required if the proposal is a listed high impact activity that will cause significant ground disturbance and is in an area of cultural heritage sensitivity as defined by the Aboriginal Heritage Regulations 2007. The preparation of a CHMP is underway with Niche Consultants and will be provided in due course once finalised and approved.

3.8 Employment (Clause 17.01)

The objective of the Clause is *'to strengthen and diversify the economy'*.

The proposed development addresses this policy by facilitating new commercial development within the area, which will provide local employment opportunities and services to surrounding communities.

The following net community benefits would be achieved from this proposal:

- *Improvement in the range of retail facilities that would be available to residents.*
- *The proposed development would improve choice of location and allow for price competition.*
- *There is clear demand for a full-line supermarket at Strathfieldsaye now based on the size of the population and the distance to the nearest full-line supermarket. This demand will only increase in the future with continued strong population growth.*
- *The addition of the proposed development would also result in the retention of spending currently being directed to other supermarkets beyond the main trade area, thereby reducing the need for residents to travel further afield for their supermarket and convenience-based shopping needs.*
- *It is not uncommon for residents to visit nearby or adjoining retail and non-retail shops before and or after shopping at supermarkets. It is likely residents would spend at nearby facilities due to the increased convenience of shopping before and or after completing their weekly supermarket shopping needs. Resulting in the proposed development retaining a significant proportion of escape spending, benefitting the surrounding retail and non-retail shops.*
- *The creation of additional employment which would result from the project, both during the construction period, and more importantly, on an ongoing basis once the development is complete and operational. In total, the proposed Woolworths Strathfieldsaye is likely to generate 643 jobs directly and indirectly. This includes youth employment opportunities with retail developments employing many younger staff.*

3.9 Commercial (Clause 17.02)

The objective of the Clause is *'To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.'*

The proposed supermarket provides essential retail services including groceries and convenience goods. The proposed development will reduce the need for residents to travel to higher-order centres such as Bendigo for routine shopping.

3.10 Zoning

The site is wholly contained within the Commercial 1 Zone (C1Z), as shown below.

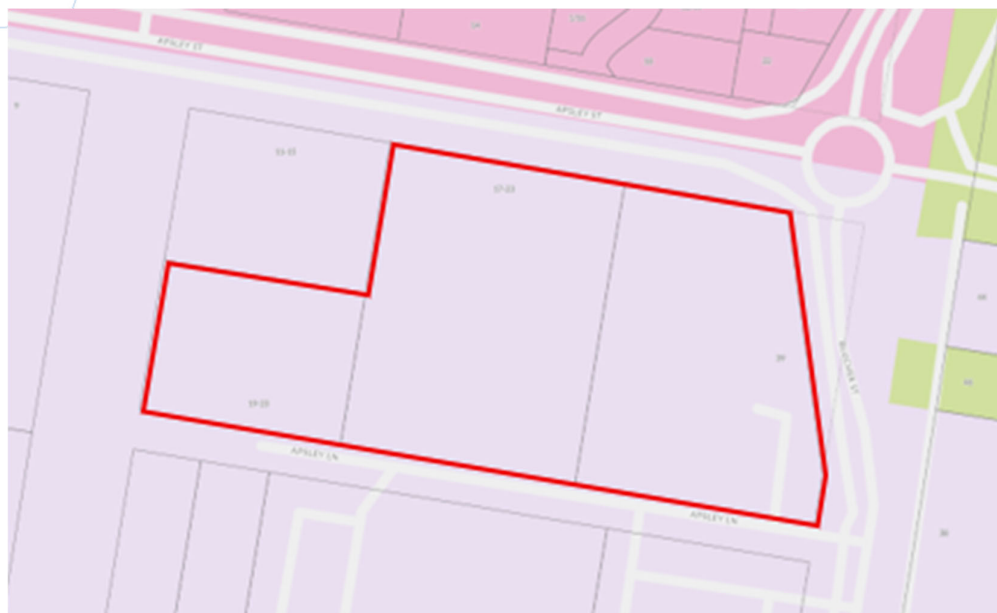


FIGURE 11: ZONING MAP (LANDCHECKER 2025)

The objectives of the C1Z are:

- *To create vibrant mixed-use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

Pursuant to Clause 34.01-1 a permit is not required for the shop, provided it does not exceed any amount listed in the Schedule. The Schedule does not have a maximum leasable floor area requirement applicable to the site.

Pursuant to Clause 34.01-4 a permit is required for buildings and works.

Pursuant to Clause 34.01-8 the following decision guidelines are applicable to the proposal:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The interface with adjoining zones, especially the relationship with residential areas.*

Building and works

- *The movement of pedestrians and cyclists, and vehicles providing supplies, waste removal, emergency services and public transport.*
- *The provision of car parking.*
- *The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.*
- *The storage of rubbish and materials for recycling.*
- *Defining the responsibility for the maintenance of buildings, landscaping and paved areas.*

- *Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Housing Choice and Transport Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *The impact of overshadowing existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *The availability of and connection to services.*
- *The design of buildings to provide for solar access.*

Assessment (C1Z)

Pursuant to the C1Z the use for a Shop (including Supermarket) is a Section 1 Use – therefore a Permit is not required. However, a permit is required for buildings and works.

The proposal is consistent with the purpose of the zone for the following reasons:

- A supermarket and associated retail tenancies are core retail uses anticipated and encouraged within the Commercial 1 Zone.
- The development consolidates retail activity within an established activity centre.
- The proposal supports the role and function of the centre as a focal point for commercial and community activity.
- The built form outcome contributes to an active and commercially vibrant environment.
- A Transport Impact Assessment has been undertaken to ensure the efficient movement of pedestrians and vehicles within and adjacent to the site.
- A Waste Management Plan has been prepared to support the application for the safe and efficient removal of waste from the proposed development. Waste storage is appropriately located away from major sightlines.
- An active frontage is provided along Apsley Lane, with retail tenancies to include large windows and an entrance to enhance passive surveillance, interaction, and activity along this interface.
- Extensive views to and from the site enhance passive surveillance and contribute to a sense of safety along the surrounding road boundaries and interfaces.
- Landscaping is provided along the road reserves to soften views and enhance the overall quality and amenity of the development.
- The development provides generous windows across all buildings to ensure effective solar access is achieved.

3.11 Overlays

The site is wholly contained within the Development Overlay, Schedule 27 (DDO27 – Strathfieldsaye Town Centre).



FIGURE 12: EXTENT OF DDO27

The design objectives of the DDO27 are:

- *To create a compact town core that is a lively place of activity that people want to visit and spend time in.*
- *To facilitate development of active frontages that contribute to the amenity, public safety and pedestrian use of adjoining public space.*
- *To support consolidated car parking facilities that are safe, convenient and well-designed to support efficient utilisation of infrastructure and sustainable transport options.*

Pursuant to Clause 43.02-1, a permit is required for buildings and works (other than exemptions specified under the DDO27 for minor works – similarly exempt under the C1Z).

The DDO27 also sets out the following requirements to be met by an application for buildings and works:

General Design

- *Buildings with long continuous façades exceeding 10 metres should be divided into smaller vertical sections using variation in wall articulation, openings and windows, materials, textures and colours.*
- *Rooftop plant and services should be integrated with the building and not be visible from streets, public open spaces and areas of secluded private open space.*
- *Development that is proposed to accommodate entertainment and/or commercial uses should provide noise attenuation measures to minimise amenity impacts on residential uses.*
- *Development that is proposed to accommodate residential or other noise sensitive uses should provide acoustic insulation for habitable rooms that may be affected by noise from businesses, street activity and traffic.*
- *Residential development should be provided for on upper levels of commercial buildings.*
- *Mock-heritage building forms and detailing should be avoided.*
- *Development along Wellesley Street near Apsley Lane should be designed to front a town square to provide for public gathering.*
- *Facilities for the storage, collection and recycling of waste materials should be provided and screened from public view.*

- *Medium density and multi storey development should be provided to achieve a compact town centre.*

Building setbacks and site coverage

- *New development must be setback 0-2 metres from the front boundary as per Map 1.*
- *New development should have a minimum useable floor space of 60 per cent of the lot area.*

Building height

- *Buildings should have a minimum height of 6 metres.*
- *New development that abuts a lower scale residential area, should transition in height so as to not visually dominate, overshadow or overlook the residential area.*

Active frontages and weather protection

- *New developments should provide an active frontage to the street address at ground level and opportunities for passive surveillance from upper levels as per Map 1. For the purpose of this requirement, a frontage onto a public park is treated as a frontage onto a street.*
- *Verandahs should be provided to the active frontages of the commercial core to provide for pleasant public spaces and weather protection.*
- *Where a property is on a corner of two streets, both sides should provide active frontages and weather protection. The Primary Active Frontage should require 80 per cent of building frontage to be activated with windows or openings at street level, the Secondary Active Frontage should require 50 per cent of building frontage to be activated.*
- *New lots adjoining Wellington Street, Strathfieldsaye Road, Uxbridge Street, Wellesley Street, Blucher Street, Apsley Lane and Apsley Street should have a frontage facing that street.*

Parking and access

- *Multiple vehicle access points should be avoided along streets to minimise conflict with pedestrians. Access should be provided wherever possible via side streets, rear lanes or shared access ways.*
- *Onsite car parking must be designed to complement the Strathfieldsaye character by being located behind buildings and by providing native vegetation and lighting.*
- *On street parking should be supported to calm vehicle speeds and increase perception of activity for pedestrian safety.*
- *Sharing of car parking facilities and an increase in the number of pedestrian crossings is supported around and within the town centre. Shared car parking facilities should be provided, where possible.*

A permit cannot be granted to vary a requirement expressed with the term 'must'.

Map 1 of DDO27 is shown below and identifies active frontages to Apsley Lane, Wellesley Street and Blucher Street.

Building setbacks – Several iterations of the layout were undertaken before landing on the current proposal to appropriately address this requirement. It is noted that setbacks are not provided from Apsley Lane along the southern boundary (as shown and required by Map 1 above).

The retail buildings have been appropriately designed to incorporate an access point and generous windows for interaction and passive surveillance over the public domain. The proposed architectural design achieves a high-quality result that contributes positively to the overall development (see image below).

The supermarket has also been located on the southern boundary without setbacks. To enhance the amenity of Apsley Lane, it incorporates design elements, such as variation in texture, articulation and artwork, to soften the appearance of built form and create visual appeal.

Along other boundaries, the proposal provides appropriate street interface and promotes pedestrian activity. Apsley Street and Blucher Street maintain generous setbacks from boundaries and include extensive views to and from the site. Footpaths are to be provided along these street frontages, creating a sense of safety, activity and interaction between the site and abutting reserves. These boundaries are considered the ‘primary active frontage’.

Overall while the minimum setback is not achieved along Apsley Lane (secondary active frontage), more than 50% of the frontage is provided with sufficient setbacks consistent with the requirement. The future development of the pad site to the west maintains ample opportunity to activate the Town Square and Apsley Lane.



FIGURE 15: VIEW TOWARDS THE RETAIL BUILDINGS FROM APSLEY LANE

Site coverage – The development supports the commercial centre whilst also considers space for landscaping, access and pedestrian movement. The proposed Gross Floor Area is 4,988 which is approximately 34.06% of the site area (14,642sqm).

Building height – The building height is consistent with the scale and character of the activity centre and does not result in unreasonable amenity impacts. The minimum height achieved is 4,970m and the maximum is 9,870m. As confirmed on the submitted plans - the proposal includes angled design elements to provide visual interest that vary roof eaves and ridge lines to parapet heights from 4m awning height to 8m parapet. Although some parts of the development measure less than 6m in height, this is considered to be acceptable as the overall height measures up to 8m.

Active frontages – While buildings are designed to front the car park internally, adequate passive surveillance is available along the street frontages. Pedestrian pathways provide safe and efficient access to the site and appropriate activation of the street interfaces as described above.

Weather protection – The proposal provides shade sails across the parking lot to ensure adequate weather protection. Adequate cover is provided along shop frontages. A Sunshade Memo by Noyce Environmental Consulting was prepared to assess the proposed structural shade structures. It is concluded that they offer a higher level of service for sun protection for the high use parking areas most frequently used and that trees have a long lead time, as such not feasible. Refer to letter of advice for further details.

Parking & Access – A Transport Impact Assessment (TIA) was prepared by Ratio to support this application and informed the design of the proposal. Multiple vehicle access points are provided to ensure the convenient and efficient movement of vehicles. The proposed car park will also be utilised for multiple purpose trips given the inclusion of retail tenancies alongside the Supermarket. Vegetation is proposed along the street reserves to soften views to the car park and offer improved visual amenity.



3.12 Particular Provisions



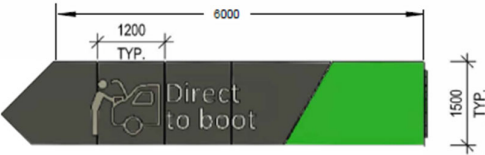
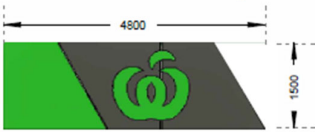


3.12.1 Signs (Clause 52.05)

Pursuant to Clause 34.01-9 under the applicable Commercial 1 Zone, it specifies that the zone is in Category 1.

Pursuant to Clause 52.05-11 – Category 1, there is minimum limitation to what is allowed. The purpose of this category is to provide for identification and promotion signs and signs that add vitality and colour to commercial areas.

Section 1 - Permit not required	
Sign	Condition
Bed and breakfast sign Business identification sign Home based business sign Promotion sign	The total display area of all signs to each premises must not exceed 8 sqm. This does not include a sign with a display area not exceeding 1.5 sqm that is below a verandah or, if no verandah, that is less than 3.7 m above pavement level.
Direction sign	None specified
Internally illuminated sign	The total display area to each premises must not exceed 1.5 sqm. No part of the sign may be above a verandah or, if no verandah, more than 3.7 m above pavement level. The sign must be more than 30 m from a residential zone or pedestrian or traffic lights.

Proposed sign	Permit required?
	Yes – internally illuminated and exceeds 1.5sqm. Sign areas: 1.8sqm and 1.47sqm.
	Yes – internally illuminated and exceeds 1.5sqm. Sign area – 6.55sqm.

	<p>Yes – internally illuminated and exceeds 1.5sqm.</p> <p>Sign area – 16.45sqm.</p>
	<p>No – direction sign</p>
	<p>No – direction sign</p>
	<p>No – direction sign</p>
	<p>No – direction sign</p>
	<p>No – direction sign</p>

	<p>No – direction sign</p>
	<p>No – direction sign</p>
	<p>No – if it does not exceed 8m, below a verandah or less than 3.7m above pavement level.</p>
	<p>Yes – internally illuminated and exceeds 1.5sqm. Sign area - 2.64sqm</p>
	<p>No – small sign</p>

The above diagrams show the variety of signs to be placed across the site for business identification and direction purposes. It is noted that direction signs do not require a permit to be displayed onsite. All internally illuminated signs require a permit due to the combined area of the display signs exceeding 8m. All details of the signage including location is provided within the provided development plans.

The proposal has considered the application requirements under Clause 52.05-6 as follows:

Site context

A site context report, using a site plan, photographs or other methods to accurately describe:

- The location of the proposed sign on the site or building and distance from property boundaries.

- *The location and size of existing signage on the site including details of any signs to be retained or removed.*
- *The location and form of existing signage on abutting properties and in the locality.*
- *The location of closest traffic control signs.*
- *Identification of any view lines or vistas that could be affected by the proposed sign.*

Sign details

- *The location, dimensions, height above ground level and extent of projection of the proposed sign.*
- *The height, width, depth of the total sign structure including method of support and any associated structures such as safety devices and service platforms.*
- *Details of associated on-site works.*
- *Details of any form of illumination, including details of baffles and the times at which the sign would be illuminated.*
- *The colour, lettering style and materials of the proposed sign.*
- *The size of the display (total display area, including all sides of a multi-sided sign).*
- *The location of any logo box and proportion of display area occupied by such a logo box.*
- *For animated or electronic signs, a report addressing the decision guidelines at Clause 52.05-8 relating to road safety.*
- *Any landscaping details.*

Pursuant to the Decision Guidelines Clause 52.05-8 the following should be considered:

- *The character of the area*
- *Impacts on views and vistas:*
- *The relationship to the streetscape, setting or landscape:*
- *The relationship to the site and building:*
- *The impact of structures associated with the sign:*
- *The impact of any illumination:*
- *The impact of any logo box associated with the sign:*
- *The need for identification and the opportunities for adequate identification on the site or locality.*
- *The impact on road safety.*

Assessment Clause 52.05

There is a total of four (4) signs which require permission to be displayed as part of this development.

Sign 1 – Is located on the corner of Blucher Street and Apsley Street and on the corner of Apsley Lane and Blucher Street (refer to images below). It consists of three signs for direction and business identification purposes, grouped together on a brick feature wall. They are to be illuminated to ensure appropriate visibility.

It is noted that there is residential development to the north of the site, where this sign could be visible at a distance. As demonstrated in the image below, the visual impact of the sign is considered to be low. There are no known signs on abutting properties in the locality of this signage.



FIGURE 16: LOOKING SOUTH-WEST FROM THE CORNER OF BLUCHER STREET AND APSLEY STREET

Sign 2 – Is located in multiple locations such as the wall on the corner of Blucher Street and Apsley Lane shown below, or high up on the roof façade as shown in the image above. The logo is intended to identify the business and will be illuminated for visibility.

One of the signs are to be placed to front Apsley Lane, where a car park is present on the opposite side. This sign will not adversely impact the amenity of any sensitive areas.

There are however, logo signs to be placed high on the roof façade on the corner of the supermarket building (see Figure 16). This could be visible to external areas, however given that the residential buildings within vicinity do not face the site, the impact of these are considered to be low.



FIGURE 17: LOOKING NORTH-WEST FROM THE CORNER OF BLUCHER STREET AND APSLEY LANE

Signs 3 & 4 – Are located on at the main entrance of the supermarket as shown in the image below. It is internally illuminated and located to front the internal car park, but could also be visible from external areas due to its size and high placement. This signage will be facing east, across the carpark and towards Bulcher Street, therefore will have limited visual impact on residential areas.



FIGURE 18: LOOKING WEST TOWARD THE SUPERMARKET ENTRANCE

In response to **Clause 52.05-8** Decision Guidelines we provide the following information:

- The site is located within an activity centre where signage would be common and anticipated. Although there are residential properties opposite the site, the proposed signage including its illumination is expected to have minimal impact due to the separation distance from those dwellings.
- The proposed development and associated signage have been designed to ensure there is no impact on significant views or vistas.
- As shown in the images above, the proposed signage utilises colours, materials and is of a scale that is relative to the streetscape and built form. Landscaping is also incorporated along boundary interfaces, to further enhance the visual amenity of the development.
- The proposed signage will not have detrimental impact to the safety of road users or passing pedestrians.

3.12.2 Car Parking (Clause 52.06)

The purpose of this Clause is to ensure adequate parking is provided in accordance with the MPS and PPF.

A Transport Impact Assessment (TIA) has been prepared by Ratio to assess the statutory requirements under this Clause.

The parking rate for a supermarket is 5 spaces per 100sqm. The parking rate for a shop (retail tenancy) is 4 spaces per 100sqm. This requires a total of 216 car parking spaces for the proposed development.

The proposal provides a total 191 car parking spaces provided onsite, including 181 standard spaces, 6 'direct to boot' spaces and 4 disabled spaces, which is shortfall of 25 parking spaces. The TIA includes a traffic demand assessment to demonstrate that the reduction in required parking spaces is acceptable and more than acceptable for the proposed development.

In addition to vehicle parking, a total of 17 bicycle parking spaces will be provided on site, located conveniently close to the supermarket entrance and at the northern end of the car park.

Assessment Clause 52.06

The following key conclusions are drawn from the TIA:

- *The proposed development has a statutory requirement to provide 216 car parking spaces.*
- *The proposed on-site car parking provision of 191 car parking spaces results in a shortfall in*

- *The statutory parking requirement and therefore a permit is sought to reduce this requirement.*
- *Empirical case study data indicates that the peak car parking demand of the proposed development will be in the order of 176 car parking spaces. The proposed provision of 191 car parking spaces on the site exceeds this peak demand and is considered to be satisfactory.*
- *The proposed car parking layout and access arrangements of the site are consistent with the requirements set out in the Greater Bendigo Planning Scheme and relevant Australian Standards .*
- *CAD - based swept path assessments have confirmed that key vehicle movements can be adequately completed throughout the site.*
- *The proposed development has a statutory requirement to provide 17 bicycle parking spaces, plus one shower and changeroom facility for staff. The provision of 17 bicycle parking spaces, one shower and an associated changing room is satisfactory.*
- *The proposed loading and waste collection arrangements are appropriate, subject to the preparation of a Loading Management Plan which can be implemented by way of a Condition of Permit, should a Permit be issued.*
 - *The following external works are proposed to facilitate access to the development:*
 - *Signalisation of the Wellington Street / Blucher Street intersection.*
 - *Modifications to the roundabout island at Blucher Street / Apsley Street to provide a semi - mountable island.*
 - *Modifications to the kerb at Blucher Street / Apsley Lane to permit semi - trailer access.*
 - *Construction of a 1.5m wide footpath on each frontage of the site.*
 - *Construction of new site access connections to Blucher Street (one connection), Apsley Street (two connections) and Apsley Lane (two connections).*
- *The surrounding road network is expected to operate well within acceptable operating limits during all peak periods following the development of the site and associated signalization of Wellington Street / Blucher Street.*

Overall, there are no traffic or transport engineering reasons why a Planning Permit should not be issued for the proposed development.

3.12.3 Bicycle Facilities (Clause 52.34)

The purpose of this Clause is to encourage cycling as a mode of transport. The following bicycle parking rates are applicable to the development proposal:

- *1 Staff space per 600sqm of leasable floor area*
- *1 customer space per 500sqm of leasable floor area*

Based on the floor area of 4,523sqm for a 'shop' a total of 8 staff spaces and 9 customer spaces are required. Application of this rate results in the requirement for one shower and an associated changeroom.

Assessment Clause 52.34

The development provides 17 bicycle parking spaces, one shower and an associated changing room as required.

3.12.4 Native Vegetation (Clause 52.17)

The purpose of this clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (2025)* (the guidelines): avoid, minimise and offset.

Pursuant to Clause 52.17, a permit is required to remove, destroy or lop native vegetation. This does not apply to the removal, destruction or lopping of native vegetation specified in the schedule to this clause. The following table provides a summary of native vegetation required to be removed to facilitate development:

Tree ID No.	Species	Retention Value	Origin	Permit required (Clause 52.17)?
6	<i>Prunus cerasfera</i> (Cherry Plum)	Low	Exotic (weed)	No – Council permission required.
7	<i>Eucalyptus melliodora</i> (Yellow Box)	Medium	Native	Yes
8	<i>Prunus cerasfera</i> (Cherry Plum)	Low	Exotic (weed)	No – Council permission required
9	Eucalyptus sp. (Dead)	Remove	-	Yes – dead native tree with a DBH above 0.4m, requires a permit for removal under 52.17.
11	<i>Eucalyptus camedulensis</i> (River Redgum)	Medium	Native	Yes
12	<i>Eucalyptus macrocarpa</i> (Grey box)	Low	Native	Yes
14	<i>Eucalyptus melliodora</i>	Medium	Native	Yes

	(Yellow Box)			
--	--------------	--	--	--

Assessment Clause 52.17

All trees to be retained have been provided with Tree Protection Zones to ensure their ongoing viability. Refer to the Arboricultural Impact Assessment which provides additional protection measures to ensure the overall health is maintained.

3.12.5 Stormwater Management in Urban Development (Clause 53.18)

The purpose of the provision is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

An application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

Pursuant to Clause 53.18-5 the following objectives apply for building and works:

- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
- To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
- To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

Standard W2

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban stormwater management guidance (Environment Protection Authority - Publication 1739.1, 2021).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Standard W3

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Stormwater.
- Litter, concrete and other construction wastes.
- Chemical contamination.

Assessment Clause 53.18

The Stormwater Management Strategy prepared by KD Engineering concludes that the site drainage strategy satisfies the requirements of Clause 53.18 in meeting best practice performance objectives for the treatment of stormwater and that there is no worsening of the existing conditions or adverse impacts on adjoining properties, Council infrastructure or the environment.

3.12.6 Significant Economic Development (Clause 53.22)

The purpose of this provision is to *prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians and to provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.*

Assessment Clause 53.22

Given the significant investment this proposed development would bring to regional Victoria, the planning pathway under clause 53.22 was determined to be the most suitable to progress this application.

This application meets the conditions and associated use criteria in corresponding category 1 in Tables 1 and 2 of clause 53.22 in that the proposal relates to the proposed development of multiple retail premises where the estimated cost of development is at least \$20million if the land is not in metropolitan Melbourne.

In support of this application the following information has been submitted to Invest Victoria for their consideration:

- A report or other documents demonstrating the likely feasibility of the development.
- A report prepared by a suitably qualified quantity surveyor which specifies the estimated cost of the development.

Following pre-application meetings and discussions with the DFP team, we trust the above and corresponding report is sufficient to progress this application under this pathway.

4 Conclusion

This report has assessed the proposal against the relevant requirements of the Greater Bendigo planning scheme and found that it is compliant with the objectives and decision guidelines of these planning controls.

The proposed buildings and works associated with a Supermarket, reduction in required car parking, advertising signage and removal of native vegetation is considered appropriate. As detailed in this report we respectfully request The Minister for the Department of Transport and Planning to grant a planning permit for the proposed development.