

ADVERTISED PLAN

15 May 2026

Timothy Hector
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Department of Transport and Planning

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Dear Timothy

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**Re: Application for Planning Permit – PA2604334
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.

Further to your request for further information, we provide the following supporting documents:

- Biodiversity Assessment (by Ecology & Heritage Partners, May 2026);
- Letter from Djaara - Chief Executive Officer, CHMP 20865 approval notice (8 May 2026).
- Site Assessment (by Compass Environmental, 29 July 2025);
- Updated Transport Impact Assessment (by Ratio, 13 May 2026);
- Updated Town Planning Drawings Rev D (by nettletontribe, 7 May 2026)
- Updated Landscape Site Plan Rev B (by John Patrick, 15 May 2026) and;
- Updated Aborigicultural Impact Assessment (by Chatfield Arborists & Consultants, 30 April 2026).

	Preliminary Comments	Response
1	<i>A Biodiversity Assessment, Native Vegetation Removal (NVR) Report and dated photographs of the native vegetation proposed for removal, consistent with the application requirements under the Guidelines for the removal, destruction or lopping of native vegetation (2017).</i>	Please find attached updated Biodiversity Assessment for your review. This includes assessment of Native Vegetation Removal consistent with the application requirements under the Guidelines for the removal, destruction or lopping of native vegetation (2017).
2	<i>An approved Cultural Heritage Management Plan (CHMP).</i>	Please see attached approval notice from Djaara confirming that the CHMP has been approved. The approved CHMP will be issued shortly and forwarded to DTP for their records.

3	<i>Public realm & car-park lighting plan, showing spill/glare control and integration with street tree planting.</i>	Given that the car parking lighting plan needs to respond to the landscape plan, including tree selection and placement, we propose that the lighting plan be addressed as a permit condition.
4	<i>A Contamination Assessment/Preliminary Site Investigation (PSI) prepared by a suitably qualified person.</i>	Please find Site Assessment attached.

In response to your preliminary concerns:

Further information required		Response
1	<i>Insufficient justification has been provided for the removal of Tree 11. This tree is identified as having ‘high retention value’ and the provided justification for its removal as ‘Impact on design’ is not accepted. As identified in the eligibility letter a rigorous avoid and minimise process, must be undertaken to determine if removal is the only feasible outcome.</i>	<p>The proposed Site Plan has been updated to retain Tree 11.</p> <p>It is noted that the proposed building encroachment remains at 16%, however the Arboricultural Impact Assessment has been updated to include tree protection and management measures, to ensure its ongoing viability during and post-construction.</p>
2	<i>The Landscape Site Plan does not respond to the preliminary comments in the eligibility letter or respond to the landscape requirements of DDO27 and the Strathfieldsaye Town Centre Urban Design Framework. Additional tree provision within and around the development and car park, landscaped buffers to street frontages, and treatment of road reserves to soften and integrate the development with the public realm is highly encouraged.</i>	<p>The landscape plan has been updated to now include: -</p> <ul style="list-style-type: none"> • Multiple trees at the end of each car park island. • The retention of several street trees along the periphery of the site. • A proposed landscape strip along the periphery of the site. • Reinstated nature strip along the southern boundary with gravel mulch and indigenous grass planting. <p>It is considered that all of the above will collectively soften the proposed built form to better integrate the development with the public realm and surrounding urban environment in accordance with the requirements of DDO27 and</p>

		Strathfieldsaye Town Centre Urban Design Framework.
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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