

# Kaufland Stores in Victoria Advisory Committee Proposed planning provision changes to: 592-694 High Street, Epping

Information Sheet  
September 2018

## Have your say on proposed planning provision changes to 592-694 High Street, Epping.

Kaufland Australia Pty Ltd (a supermarket chain) has requested that the planning provisions for 592-694 High Street, Epping be changed. The intent of the change is to facilitate the development and use of a supermarket (including packaged liquor sales), a small number of ancillary speciality shops and car parking.

The Minister for Planning has appointed the Kaufland Stores in Victoria Advisory Committee and has referred this proposal and others for consideration of the planning merits and to provide recommendations on the suitability of the proposed planning scheme changes.

### Site details

The site is an irregular shape with an area of 3.885 hectares. It is located on the eastern side of High Street and south of Cooper Street, Epping with access from both High Street and Cooper Street. The building on the site formerly operated as a Bunnings Warehouse.

### Map



### Key dates

Exhibition opens	Monday 1 October 2018
Exhibition closes	5.00 pm Friday 26 October 2018
Directions Hearing	Friday 2 November 2018
Public Hearing	Week commencing 19 November 2018

### What is proposed to change?

It is proposed to amend the Whittlesea Planning Scheme by applying specific controls to the site and inserting an incorporated document into the schedules to Clauses 45.12 and 72.04. The incorporated document will set out the conditions that will apply to the use and development of the site.

The proposal includes:

- 3 610 square metres (sqm) of supermarket floor area
- 354 sqm bottle shop
- 284 sqm food hall and 108 sqm outdoor area
- 259 sqm tenancy
- 424 car parking spaces for the proposed development
- 36 bicycle spaces
- Associated signage and loading bay facilities
- The proposed single storey building will range from 6.7 m in height with a feature parapet of 11 m.

### Where can I get more information?

Documents can be viewed online at:  
[engage.vic.gov.au/kaufland-advisory-committee](http://engage.vic.gov.au/kaufland-advisory-committee)

Documents include:

- Town planning assessment reports (overview and this site) and plans
- The proposed planning provisions (Explanatory Report and proposed Incorporated Document).
- Kaufland in Victoria Consumer and Economic Impacts Overview.
- Preliminary Ecological and Cultural Heritage Assessments.
- Preliminary Site Investigations (contamination).
- Acoustic Site Assessments.
- Preliminary Traffic and Transport Site Assessments.

# Proposed planning provision changes to: 592-694 High Street, Epping

Hard copies of this information are also available for viewing at:

- **Whittlesea City Council Civic Centre office  
25 Ferres Boulevard, South Morang.**

## What is the Advisory Committee?

The Advisory Committee comprises independent experts in statutory and strategic planning, retail planning analysis, urban design and traffic and transport planning.

The purpose of the Advisory Committee is to provide a consistent, transparent and timely process for the consideration of the proposed development and use, and changes to planning provisions.

## What will the Advisory Committee do?

The Advisory Committee will consider the proposal and any submissions made to it.

Further detail is set out in the Advisory Committee Terms of Reference available at: [engage.vic.gov.au/kaufland-advisory-committee](http://engage.vic.gov.au/kaufland-advisory-committee).

## Have your say – make a submission

You are invited to make a submission to the Advisory Committee on the proposed planning provision changes.

Submissions must be directed to the Advisory Committee at: [engage.vic.gov.au/kaufland-advisory-committee](http://engage.vic.gov.au/kaufland-advisory-committee) and can address any matter the submitter considers relevant, including whether the proposal is supported or objected to or if an alternative development, use or planning control is preferred.

All submissions must state the name and address of the person making the submission and will be treated as public documents.

Written submissions will be accepted by post in instances where internet access is not available. Written submissions must be accompanied by a completed and signed submissions coversheet. Please call (03) 8392 5123 to request the coversheet.

## Can I make a presentation at the Public Hearing?

You can also make a verbal presentation at the Public Hearing to be held by the Advisory Committee. If you would like to make a presentation at the Public Hearing, you must make a written submission and complete the relevant section of the online form.

The Advisory Committee will hold a short separate hearing (commonly called a Directions Hearing) before the main hearing after the exhibition period has finished. This relates to organisational and other matters (such as timing for the exchange of information). The scheduling of submissions for hearing will be finalised after this hearing.

## How can I find out about the final outcome?

The Minister for Planning will consider the recommendations of the Advisory Committee and will make the final decision on the proposed changes to the planning provisions for the site.

The Minister will advise the council once a decision has been reached.

## Contact information

If you have questions about the Advisory Committee process, contact Planning Panels Victoria on (03) 8392 5123 or email [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).

For all other planning questions contact State Planning Services on (03) 8392 5507 or email [stateplanning.services@delwp.vic.gov.au](mailto:stateplanning.services@delwp.vic.gov.au).

© The State of Victoria Department of Environment, Land, Water and Planning 2018



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Environment, Land, Water and Planning (DELWP) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

Printed by the Department of Environment, Land, Water and Planning

ISBN 978-1-76077-313-7 (Print)

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

## Accessibility

If you would like to receive this publication in an alternative format, please telephone the DELWP Customer Service Centre on 136 186, email [customer.service@delwp.vic.gov.au](mailto:customer.service@delwp.vic.gov.au) or via the National Relay Service on 133 677 [www.relayservice.com.au](http://www.relayservice.com.au). This document is also available on the internet at [www.delwp.vic.gov.au](http://www.delwp.vic.gov.au).