

Kaufland Stores in Victoria Advisory Committee Proposed planning provision changes to: 1-5 Gladstone Road, Dandenong

Information Sheet
September 2018

Have your say on proposed planning provision changes to 1 – 5 Gladstone Road, Dandenong.

Kaufland Australia Pty Ltd (a supermarket chain) has requested that the planning provisions for 1-5 Gladstone Road, Dandenong 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 on the north-east corner of Princes Highway and Gladstone Road. It was formerly occupied by a Bunnings Warehouse and is currently vacant.

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 Greater Dandenong Planning Scheme by applying specific controls to the site and inserting an incorporated document into the schedules to Clause 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
- 278 sqm food hall and 136 sqm outdoor area
- Two tenancies totalling 258 sqm
- A total of 456 car parking spaces
- 36 bicycle spaces
- Associated signage and loading bay facilities
- The proposed single storey building has a height of 9 m with a parapet of 11 m.

Where can I get more information?

Documents can be viewed online at 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.

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

- **Greater Dandenong City Council offices
Planning Counter, Level 3, 225 Lonsdale
Street, Dandenong**

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.

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 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.

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

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