

Kaufland Stores in Victoria Advisory Committee

Proposed planning provision changes to: 140-156 Colac Road, Highton, VIC 3216

Information Sheet
October 2019

Have your say on proposed planning provision changes to 140-156 Colac Road, Highton, VIC 3216

The supermarket chain Kaufland Australia Pty Ltd has asked for the planning provisions that apply to 140-156 Colac Road, Highton, VIC 3216, to be changed so that it can build a supermarket on the site, including packaged liquor sales, several speciality shops and car parking.

The Minister for Planning has appointed an advisory committee to consider Kaufland's proposal to develop supermarkets in various locations around Victoria. The advisory committee will consider the planning merits of the proposal for a supermarket in Highton and will provide recommendations on whether the proposed changes to the planning scheme are suitable.

Site details

The site is on the northern side of Colac Road and west of South Valley Road. The proposed store site is opposite the Waurn Ponds Shopping Centre. Access is proposed from both Colac Road and South Valley Road.

Map



Key dates

Exhibition opens	Monday 14 October 2019
Exhibition closes	5.00pm Tuesday 12 November 2019
Directions Hearing	10.00am Wednesday 20 November 2019
Evidence circulation:	
Kaufland Australia	4.00pm Thursday 28 November 2019
Other parties calling evidence	4.00pm Wednesday 4 December 2019
Public Hearing	Commencing Wednesday 11 December 2019

What is proposed to change?

Under the proposal, the Greater Geelong Planning Scheme would be amended 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:

- 3,781 square metres of supermarket floor area
- 319 square metres bottle shop floor area
- Mall and food hall and other retail tenancies
- A total of 436 car parking spaces
- 26 bicycle spaces
- Signage and loading bay facilities
- The proposed single storey building has a height of 9 metres, with a feature parapet height of about 11 metres.

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 and plans.
- The proposed planning provisions (explanatory report and proposed incorporated document).
- Arboricultural impact assessment.
- Economic impact assessment.
- Acoustic assessment.
- Transport impact assessment.

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

- **City of Greater Geelong Council offices**
100 Brougham Street Geelong
- **Waurin Ponds Library Customer Service Centre**
230 Pioneer Road, Grovedale

What is the advisory committee?

The Kaufland Stores in Victoria 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 it receives.

Further detail is set out in the advisory committee's 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 you consider relevant, including whether you support or object to the proposal.

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 if 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 do this, you must first make a written submission and complete the relevant section of the online form.

The advisory committee will hold a short separate hearing, called a Directions Hearing, before the main hearing after the exhibition period has finished. This hearing will address organisational and other matters, such as when parties will exchange information and the scheduling of hearing submissions, which will be finalised after this hearing.

How can I find out about the final outcome?

The Minister for Planning will consider the advisory committee's recommendations 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 made.

Contact information

If you have questions about the advisory committee process, contact Planning Panels Victoria by email at planning.panels@delwp.vic.gov.au or on (03) 8392 5123.

For all other planning questions, please contact State Planning Services in the Department of Environment, Land, Water and Planning on (03) 8392 5507 or email stateplanning.services@delwp.vic.gov.au.

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