

LATROBE PLANNING SCHEME

AMENDMENT C119LATR

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Latrobe City Council, which is the planning authority for this amendment.

Land affected by the Amendment

The amendment applies to all land within the municipality, in particular areas identified for commercial development in Primary, Neighbourhood and Local Activity Centres.

What the amendment does

The amendment implements the key findings and recommendations of the Latrobe City Council Retail Strategy 2019 (the Strategy).

The amendment makes the following changes to the Latrobe Planning Scheme:

- Amends Clause 21.01 Introduction, to reference the small and district towns and correct minor wording anomalies.
- Amends Clause 21.02 Housing and settlement, to reference the revised Latrobe City Council Retail Hierarchy, insert the Latrobe City Retail Centre Hierarchy Map and Table, amend objectives and strategies for Activity centres and correct minor wording anomalies.
- Amends Clause 21.06 Built environment and heritage, to support the upgrade of degraded commercial areas.
- Amends Clause 21.09 Local area growth plans, to reference the Latrobe City Council Retail Hierarchy, provide additional direction for commercial areas and correct minor wording anomalies.
- Amends Clause 21.10 Implementation, to identify further strategic work and identify the Strategy as a Background Document.
- Amends the Schedule to Clause 72.08 Background Documents, to identify the Strategy as a Background Document.

Why is the Amendment required?

The last municipal wide retail strategy was undertaken in 2007 and a bulky goods assessment was completed in 2009. Beyond that, various studies and economic impact assessments have been undertaken in isolation for local areas and projects. Council therefore identified the need to undertake a more comprehensive strategy to contribute towards a more liveable and sustainable future.

Additionally, Latrobe City is currently experiencing a period of economic restructuring related to the transition of traditional employment sectors such as manufacturing, mining and electricity production. An increase in growth across service sectors, including primary health care, retail, social assistance, public administration, education and training now make these the largest employing sectors in the region, followed by manufacturing.

The Strategy provides a foundation to co-ordinate the future planning and development of retail proposals within Latrobe City into the future, to 2033. The Strategy provides guidance on the appropriate location, format and timing of future retail developments, while considering competition, need, and necessities for success to assist in creating ongoing employment opportunities.

The amendment is therefore required to give effect to the principles and recommendations contained within the Strategy.

In order for the Strategy to have statutory weight in the consideration of rezoning requests and planning permit applications, it is necessary for its inclusion in the Latrobe Planning Scheme.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria pursuant to Section 4(1) of the *Planning and Environment Act 1987* by:

- Providing for the fair, orderly, economic and sustainable uses and development of land;
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- Facilitating development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e); and
- Balancing the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The amendment does not directly impact on land use and development. Any 'on the ground' effects will be considered during a rezoning or planning permit application process.

However, at a policy level, the amendment has had regard to environmental, social and economic effects by:

- Supporting the viability of Latrobe City's Retail Centre Hierarchy.
- Supporting the trading performance and viability of Latrobe City's higher-order retail centres.
- Ensuring convenient and accessible retail services through viable neighbourhood centres, small town centres and local centres.
- Reducing retail vacancy rates and improving trading performance of under-performing centres.
- Ensuring retail centres in Latrobe City are well-designed places where people enjoy shopping, doing business and participating in community activities.
- Supporting a dynamic retail sector that is responsive to changing consumer preferences and market trends.

In addition, the amendment is expected to have positive environmental, social and economic impacts by providing clearer direction to council and commercial developers about retail development, by increasing competitiveness in the regional retail environment, and by providing a range of direct and indirect employment opportunities.

The amendment is also expected to have a positive social impact by facilitating opportunities for greater activity and vibrancy, and by providing a safer environment through passive surveillance.

Does the Amendment address relevant bushfire risk?

The amendment will not result in any increase bushfire risk. As per Clause 13.02-1S Bushfire planning, future commercial growth is encouraged in low risk locations in existing activity centres. Existing zone and overlay provisions will continue to apply.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act and Ministerial Direction 11 Strategic Assessment of Amendments.

The amendment is also consistent with Ministerial Direction No. 15 The Planning Scheme Amendment Process.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

Clauses that are supported by the amendment include:

Clause 11.01-1S Settlement and Clause 11.01-1R Settlement – Gippsland, outline strategies to promote regional development, in particular by:

- supporting urban growth in Latrobe City as Gippsland's regional city;
- creating vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market condition; and
- supporting the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Clause 11.03-1S Activity centres, seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Clause 15.01-1S Urban design, seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity

Clause 11.03-6S Regional and local places, supports the integration of relevant planning considerations to provide direction for the planning of sites, places, neighbourhoods and towns, and requires the consideration of the distinctive characteristics and needs of regional and local places in planning for future land use and development. The amendment establishes a hierarchy of retail centres in Latrobe City, which is an important policy position given the diverse settlement patterns of the municipality. The amendment supports retail development within existing centres over development of new centres, though new centres are identified in urban growth locations. The Strategy recommends that all residential development fronts in Latrobe City are well planned for, with new retail centre locations identified as the population grows.

Clause 17.01-1S Diversified economy, includes objectives to protect and strengthen existing and planned employment areas and plan for new employment areas, and facilitate growth in a range of employment sectors including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Clause 17.02-1S Business and Clause 17.02-1R Commercial centre – Gippsland, encourages development that meets the community's needs for retail, entertainment, office and other commercial services and supports redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon and Morwell Mid Valley) to improve their attractiveness and usability.

Clause 17.02-2S Out-of-centre development, discourages proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment implements and supports the Municipal Strategic Statement at the following Clauses:

Clause 21.02 Housing and Settlement, by supporting and building upon the existing structure of towns and settlements to create an integrated network of urban areas.

Clause 21.02-5 Activity Centres, by identifying the need to review the Latrobe City Retail Strategy Review 2007 to better define the retail hierarchies across the municipality. The changes to Clause 21.02-5 strengthen and define the role of retail within the municipality by updating the objectives and strategies for activity centres. The identification of a revised Retail Centre Hierarchy better reflects the very different but complementary roles and functions of the various activity centres within the municipality.

In addition, the revised Retail Centre Hierarchy provides:

- High-level guidance in terms of the location, scale and nature of investment and land uses intended for retail centres.

- A coherent network of retail centres which meet the various needs of the community at the locations where these needs can, and should, be met.
- Direction for the planning and provision of transport infrastructure and other aspects of urban development influenced by retail centres.
- Improves the viability of activity centres within the municipality.

Clause 21.09 Local area growth plans, by providing additional direction for commercial areas, supporting higher residential density within activity centres, supporting planned centres and supporting convenience retailing within the district and small townships.

Clause 21.10-2 Further strategic work, by undertaking a retail strategy.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by using policy to establish a Retail Centre Hierarchy for Latrobe City and guiding⁴⁴ decision making for planning permit applications and requests to rezone land for retail uses.

How does the Amendment address the views of any relevant agency?

Relevant agencies and authorities were invited to participate in an information and ideas workshop during the development of the Strategy. The amendment was again referred to relevant agencies and authorities as part of the statutory exhibition process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment addresses the requirements of the Transport Integration Act 2010.

The amendment is consistent with the transport system objectives of the Act, in particular those contained in Section 11 – Integration of transport and land use. This section requires a focus on maximising access to residences, employment, services and recreation, and reducing the need for private motor vehicle transport and the extent of travel.

The Strategy aims to:

- Reduce the need for shoppers to travel long distances from home to access retail services.
- Locate any new retail centres on sites that have existing, or potential future, access to public transport services and quality road access for private vehicles.
- Reduce travel distances for day-to-day needs by encouraging development of a dense network of convenience-based local and neighbourhood centres within walking distance for all residential areas of (approximately) 400-800 metres.
- Where demand exists, make it easier to expand existing centres, without undermining the structure of the centre's hierarchy.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will have negligible impact on the council's resource and administrative costs.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

- The service centres of the planning authority Latrobe City Council located at:
 - 141 Commercial Road, Morwell Vic 3840;
 - 34-38 Kay Street, Traralgon Vic 3844;
 - 9-11 Philip Parade, Churchill Vic 3842; and
 - 1-29 George Street, Moe Vic 3825.

- Latrobe City's website: www.latrobe.vic.gov.au/C119

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.