Who is the planning authority?

This amendment has been prepared by the Wodonga City Council who is the planning authority for this amendment.
The Amendment has been made at the request of Next 1 Pty Ltd.

Land affected by the Amendment

The Amendment applies to land in Baranduda, Lot 128 on PS 733790 at the corner of Verbena Street and Arnica Circuit - refer to Map 1.

Map 1: Land affected by the Amendment

The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act.
The planning permit application applies to land – Lot 128 on PS 733790 at the corner of Verbena Street and Arnica Circuit, as depicted in Map 1 above.

What the amendment does

The Amendment seeks to facilitate the development of a Neighbourhood Convenience Centre supermarket at Baranduda, in accordance with the Wodonga Growth Strategy (WGS), the Wodonga Municipal Strategic Statement and the Wodonga Activity Centre Hierarchy Strategy (July 2019).
The Amendment:

- Rezones land (Lot 128 on PS 733790) from General Residential Zone (GRZ) to Mixed Use Zone (MUZ).
- Amends Wodonga Planning Scheme Map 16.

The planning permit seeks approval for:

- Use of land for retail premises in the Mixed Use Zone.
- Construct a building and carry out works associated with a Section 2 use in the MUZ.
- Construct a building and carry out works associated with retail premises in the BMO.

The planning permit is attached as a separate document to this Explanatory report.

**Strategic assessment of the Amendment**

**Why is the Amendment required?**

The amendment is required to facilitate the development of a Neighbourhood Convenience Centre, at Baranduda. The development is in accordance with municipal strategic policy namely, Clause 21.03-1 Activity Centre of the Wodonga Planning Scheme, the Wodonga Activity Centre Hierarchy Strategy and the Wodonga Growth Strategy (WGS). These strategic documents and the policy statements within the Municipal Strategic Statement, seek to ensure that a tiered hierarchy of activity and retail centres across the municipality is achieved and that development is commensurate with residential and population growth whilst maintaining the primacy of larger population catchments and centres. The proposed amendment will ensure that development of the site is in accordance with long established strategic objectives and strategies.

The zone applied to the development site along with a pre assessed Planning Permit and s173 agreement (P & E Act 1987), setting out a floor space cap, ensures that the supermarket, otherwise prohibited under the General Residential 1 Zone, will be developed in-line with preferred strategic direction.

Adopted by Council in 2016, the WGS is Wodonga Council’s long-term strategic planning document. It was prepared, in part, as a response to the State Government’s Hume Regional Growth Plan. In supporting the development of a clear retail hierarchy strategy, the WGS has set specific objectives and actions:

 Objective 13: “Establish a coherent and tiered retail hierarchy that recognises and reinforces the primacy of the central business area in order to meet the needs of both its regional and local catchments”.

 Action A21: “Prepare a Retail Strategy that includes a capacity analysis of the CBA and local activity centres and confirms floor space allocations for each centre.”

Since the adoption of the WGS, the Wodonga Planning Scheme Amendment C123 formally adopted the hierarchy, established within that document, and inserted the hierarchy at Clause 21.03-1 of the Municipal Strategic Statement (MSS). In accordance with the stated actions of the WGS, Council has continued to refine and confirm the retail hierarchy, by recently completing further analysis via the Wodonga Activity Centre Hierarchy Strategy, which has confirmed the hierarchy, location and retail allowances.

The Planning Scheme is considered the most suitable and efficient tool to ensure that appropriate land use and development is achieved in a timely and strategic manner. The selection of a section 96(a) amendment process is considered fair and orderly.

The amendment will facilitate locals and the immediate adjoining community to “shop locally” and may assist in reducing private vehicle use, offer choice for convenience shopping needs, and reducing unnecessary multiple car trips while contributing to household budgets.

The amendment does not repeat other provisions within the scheme.

**How does the Amendment implement the objectives of planning in Victoria?**
The amendment implements the objectives of planning in Victoria (sections 4(1) and 12(1)(a) of the Planning and Environment Act 1987 (the Act) by aligning land use planning with strategic objectives as stated in the WGS (objective 13) and the Wodonga Municipal Strategic Statement Clause 21.03-1.

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

Baranduda is located on the southern boundary of Wodonga’s Growth Area Corridor. As such, it is recognised that residential growth in the immediate area has the potential to continue over time, in particular the pending approval of the Leneva Baranduda Growth Area Precinct Structure Plan (PSP), will set the desired guidelines and planning framework for growth within that boundary.

At an appropriate scale, the amendment will facilitate appropriate retail and grocery shopping at Baranduda, and will serve as an important and ongoing retail outlet. In line with the size of the retail allowance at the centre, positive economic, environmental and social impacts include the potential to retain retail expenditure of the combined main trade area population (Economic Impact Assessment - MacroPlan Dimasi) and the potential for increased use of alternative methods of active transport in accordance with Wodonga’s Integrated Transport Strategy are envisaged. Such use may result in less consumption of resources (economic impact on household expenditure on fuel and motor vehicle maintenance) and a potential for a healthier lifestyle though active use of cycle and pedestrian networks passing through the developing community hub.

In addition, development of the site, which is located adjoining the existing Baranduda Community Centre may lead to increase use of the area as the “Community Hub” for community services, events and meetings, in conjunction with the adjoining Baranduda Community centre and local primary school.

Overall the positive impact on air quality may be small however, it is desirable to facilitate the development of good habits for healthy communities by less reliance on private vehicle use.

Does the Amendment address relevant bushfire risk?

The land affected by the Amendment is subject to the provisions of the Bushfire Management Overlay (BMO). As this amendment is combined with a Planning Permit application for a supermarket, a Bushfire Management Statement (BMS) has been prepared for the development.

The BMS concludes that:

The recommendations of this report acknowledge that the building will be constructed to a BAL 29 level of construction given the modified nature of adjoining WREN vegetation located to the north, which will achieve the relevant bushfire protection requirements in accordance with the provisions of clause 53.02. The building is a substantial concrete tilt panel building covering about 25% of the site and the car park will provide enhanced access and area for management of a bushfire incident in the adjacent WREN land.

The required BAL can be achieved through the application and ongoing maintenance of the required defendable space identified within this Bushfire Management Statement and the enclosed Bushfire Management Plan.

The Amendment also gives effect to the objective for Bushfire planning within the planning policy framework of the planning scheme by assessing the proposed development against the risks of bushfire.

The Country Fire Authority (CFA) was consulted in preparing the Amendment and planning permit application and advised on their requirements for the proposed development.

Having regard for the BMS and the advice of the CFA, the bushfire risk is adequately addressed by the Amendment.

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

The Amendment has been prepared having regard to Ministerial Direction No 11 – Strategic Assessment of Amendments. The amendment is consistent with the requirements of the Ministerial
How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Planning Policy Framework (PPF) provides policy guidance relevant to the proposed planning scheme amendment.

The objectives of clause 11 Settlement and in particular Clause 11.01-1S is to “promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements” and in particular major regional centres such as Wodonga.

The strategy for the above objective identifies Wodonga as one of the ten (10) major regional centres in Victoria, with a significant focus on investment and growth.

The objective of clause 11.03-1S Planning Policy Framework (PPF) encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres, that are highly accessible to the community.

Strategies include the building up of activity centres as a focus for high quality development, activity and living by developing a network of activity centres that comprise a range of centres that differ in size and function.

The objective of clause 13.02-1S is “to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.” This objective is achieved through the preparation of a Bushfire Management Statement (BMS) relating to the development of a supermarket on the land identified in the site control. This BMS undertakes an analysis of the risk of the development from bushfire.

The PPF Clause 17.02-1S Business, provides an objective for the “provision of development that meets the community’s needs for retail…” strategies include: the provision of small-scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

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

The amendment is strategically supported by the following objectives and strategies of the Municipal Strategic Statement (MSS):

Clause 21.03 Activity centres, recognises the established retail hierarchy and acknowledges that as Wodonga grows, additional floor space will be required to serve the needs of a growing community. New communities within the growth areas in particular the Leneva – Baranduda will require access to new or expanded retail floor space. The need and delivery of this increased economic activity must have regard to their place in the overall hierarchy.

The Clause 21.03-1 Activity centres – sets out the desired retail hierarchy for Wodonga. Table 1 of that clause, clearly recognises the affected land (Baranduda) as the site for a convenience centre supermarket of a designated floor space.

The objective of the clause is to provide a coherent and tiered retail hierarchy in order to meet the needs of its regional and local catchments. The Strategy of this clause states: “Support a small supermarket within the Baranduda village to service the convenience retail needs of the community”

Clause 21.03-2 Design of activity centres Support the delivery of mixed use, walkable local town centres which maximise opportunities for multiple trips and reduced reliance on car based travel.

Clause 21.03-3 Urban growth: Achieve sustainable urban growth and ensure equitable access to services and facilities.

Clause 21.03-5 Implementation, further strategic work: “Prepare a Retail Strategy that includes analysis of the activity centres… and confirms the capacity, timing and appropriate floor space allocations for each centre”
The Wodonga Activity Centre Retail Hierarchy Strategy (the Strategy) confirms the retail assessment undertaken, as part of the WGS (2016).

Clause 21.13 Local areas considers the long-term growth of Wodonga will be directed to the Leneva Baranduda Growth Area corridor. While recognising that at full development, there will be three (3) larger activity centres within the Leneva Baranduda Precinct, a number of smaller activity centre(s) are acknowledged – such as Baranduda Village.

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

The Amendment makes proper use of the Victorian Planning Provisions, by utilising the provisions of the Mixed Use Zone, in unison with an s173 agreement, to regulate leasable floor space. Should development in accordance with the amendment not come forward, other uses will be considered in accordance with LPPF and MUZ provisions.

At the time of preparing this amendment, no translation has been undertaken for the Wodonga Planning Scheme.

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

The views of relevant agencies have been sought. In particular, the Country Fire Authority have been consulted, prior to preparation of the amendment. Their pre assessment information requirements have been considered and addressed in the Amendment.

Consultation with the local Department of Land Water and Planning have been undertaken and the amendment is proposed in line with discussions and advice with local officers.

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

The purpose of the Transport Integration Act 2010 is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The proposed combined amendment/application will impact on the transport system at a local level, and no upgrades are expected to be required to the nearby parts of the road network to accommodate the proposal. The proposal will facilitate safe vehicular access to and from the site as well providing safe and accessible pedestrian access via the proposed pathways and links to existing pedestrian routes.

Accordingly, it is considered that the proposal is appropriate in the context of the requirements of the Transport Integration Act 2010.

**Resource and administrative costs**

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

The Amendment facilitates the implementation of the objectives of the WGS, the draft Wodonga Activity Centre Retail Hierarchy Strategy, as well as the Municipal Strategic Statement in an effective and resource responsible manner. It is not expected to have unnecessary impact on the current or future resources or administrative costs for the responsible authority.

**Where you may inspect this Amendment**

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

*Wodonga City Council*
104 Hovell Street,
Wodonga, VIC 3690
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.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by: January 10th 2020.

A submission must be sent to:
The Chief Executive Officer,
Wodonga City Council
PO Box 923,
Wodonga VIC 3689.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:
- directions hearing: Monday, 20th April 2020
- panel hearing: Monday, 18th May 2020