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Διαβάστε για περισσότερες πληροφορίες

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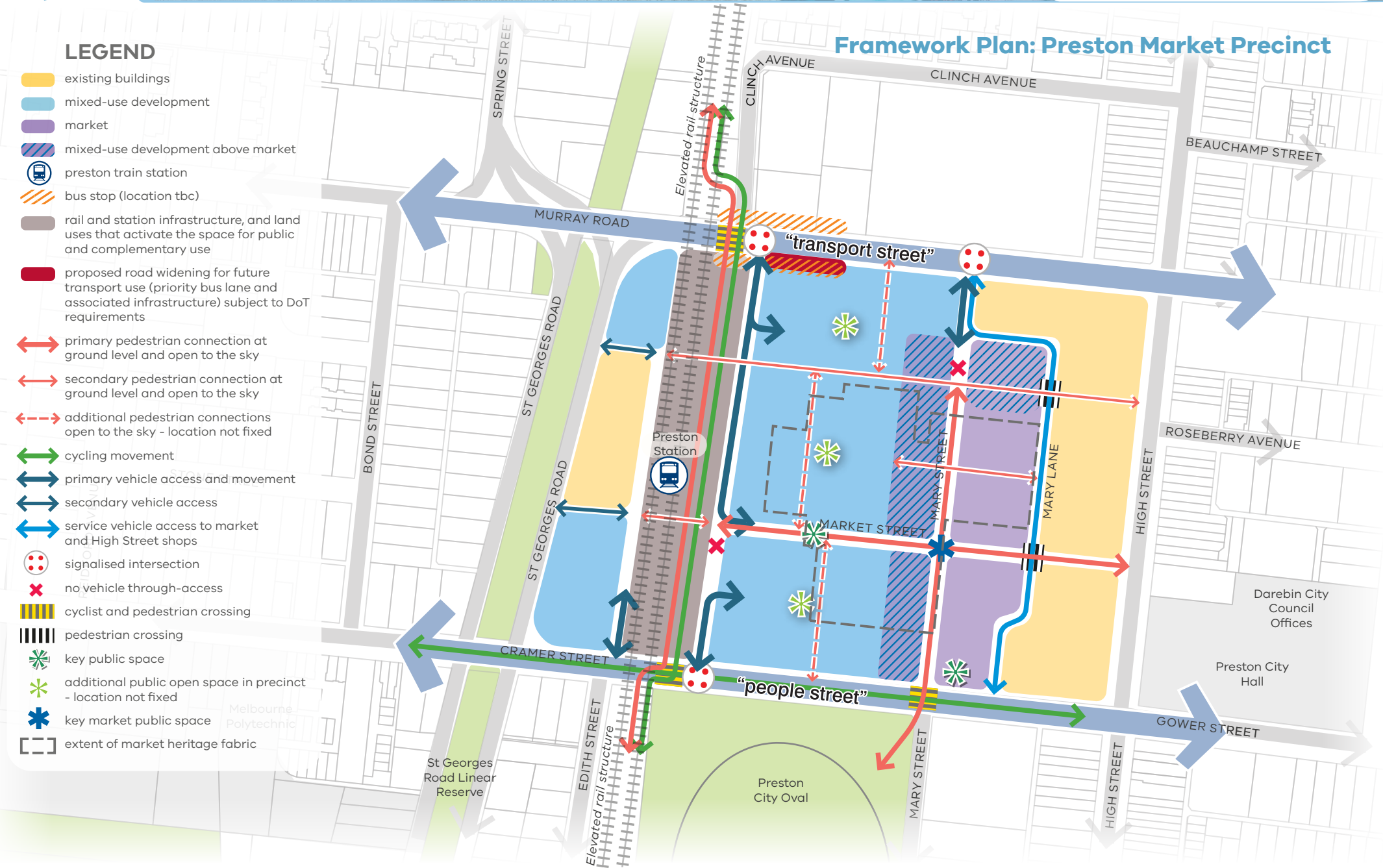
Ulteriori informazioni all'interno

Preston Market Precinct

WHAT YOU NEED TO KNOW
ABOUT THE STRUCTURE PLAN AND DRAFT
PLANNING SCHEME AMENDMENT C182DARE

MAY 2021





About the planning for the Preston Market Precinct

The Preston Market is a much-loved place where the community comes together to meet, mingle and shop.

The Victorian Planning Authority (VPA) is planning for the future of the Preston Market Precinct, a 5.1 hectare precinct of mostly privately-owned land which includes the Preston Market and its immediate surrounds. We've prepared a plan which will help the market thrive into the future and provide guidance for future development in the precinct.

Following extensive community consultation in 2018 and 2019, the VPA has prepared the draft Preston Market Precinct Structure Plan (the draft plan) and associated Darebin Planning Scheme controls. These controls will ensure that future development in the precinct can integrate with its surroundings, making the most of current and future infrastructure (including the Murray Road and Cramer Street level crossing removals and new Preston Station) and provide homes and jobs for a growing Melbourne.

We expect 4,500 to 6,000 new residents will call the precinct home with a minimum of 2,200 extra dwellings. Ten per cent of the future homes in the precinct, will be provided as affordable housing by the developer.

New development on this site won't be allowed unless it includes a market a similar size to the current market.

There are currently around 400 people employed at the market and this plan would see the addition of another 1,000 jobs throughout the precinct.

To accommodate the new homes and jobs, buildings may be built up to 12 storeys near Cramer Street, 16 storeys in the centre of the precinct and 20 storeys near Murray Road.

The draft plan has been informed by extensive independent expert advice and responds to community feedback.

The VPA together with Darebin City Council talked extensively to the Darebin community about its aspirations for the precinct. From January 2018 to May 2019 we:

- Established a Community Reference Group
- Had 1,138 conversations through deliberative workshops, market pop-up sessions and drop-in sessions
- Met with the market traders
- Had 'Kitchen table' group discussions with 93 migrant and culturally diverse community members, and
- Received 526 online survey responses.

The VPA has prepared draft Amendment C182dare to the Darebin Planning Scheme, which introduces new planning controls to implement the draft plan.




The draft amendment and plan are now available for public comment. You're invited to review the planning documents and make a submission.

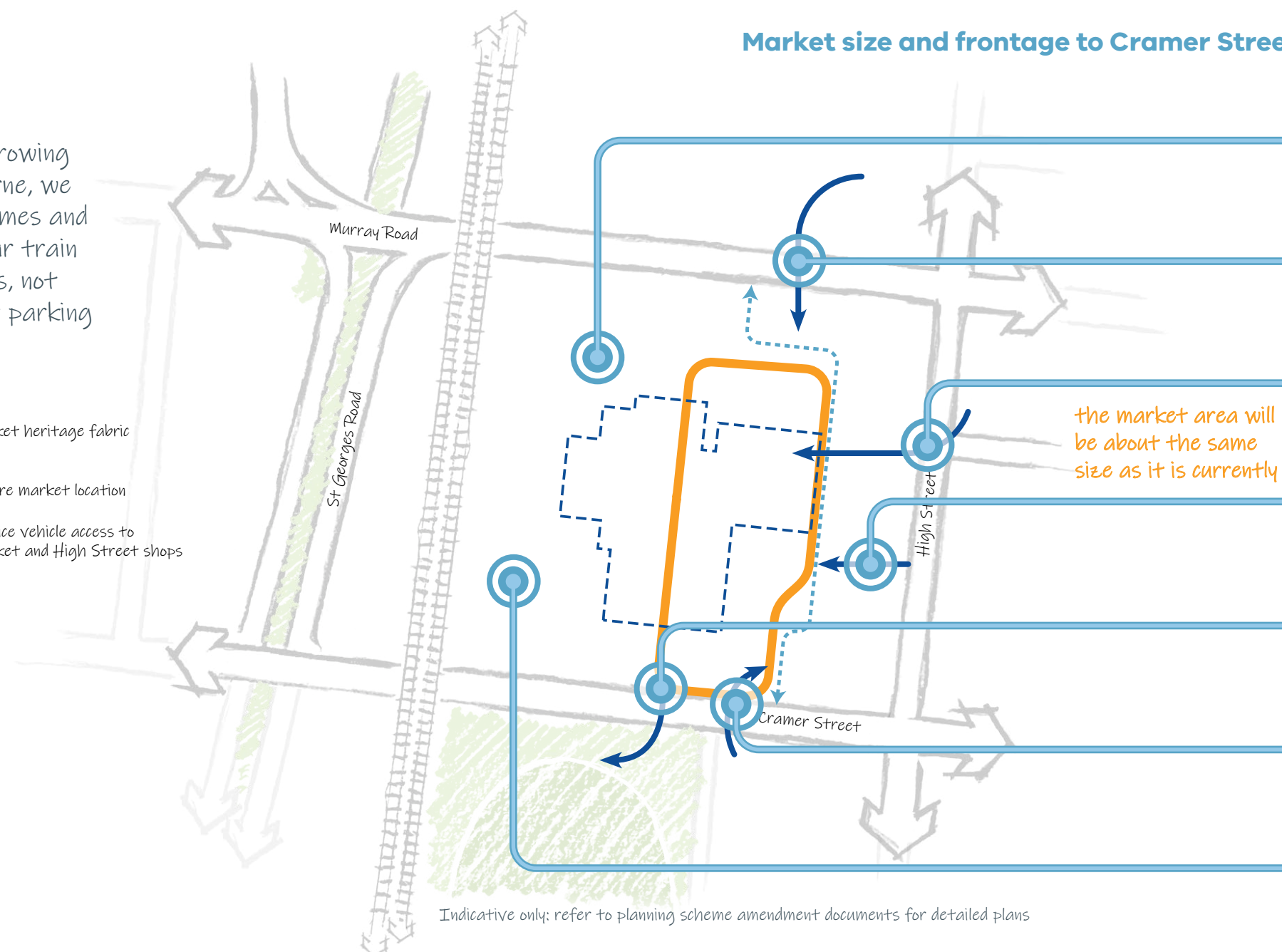
Find out more at engage.vic.gov.au/preston-market-precinct



Market size and frontage to Cramer Street

For a growing Melbourne, we need homes and jobs near train stations, not just car parking

-  market heritage fabric
-  future market location
-  service vehicle access to Market and High Street shops



Allows the rest of the precinct to be freed up for well-designed development



Allows clear separation of market and High Street service vehicles from main market pedestrian areas



Retains market character by keeping key design elements



Closer links to High Street shops will strengthen market's community and retail functions



Has direct connection to Preston City Oval



Gives market direct frontage to Cramer Street
Market traders can move to the new part of the market and trade continuously while other parts of the precinct are developed.



Focusing development to this area means the market can keep trading during construction and provides easy access for shoppers and traders

Thriving fresh food market with valued heritage



Community input

The market is an essential and much-loved component of the precinct.

Retaining the operation, character and heritage of the market is extremely important. Most community members we consulted viewed the retention of the market on the site as the most important goal, with flexibility about its location within the site so long as it retains key features that are essential to preserving the market's essence.

The community's top priorities were the grungy 'feel' of the market, the open air nature of the building with good access to sunlight, and the range and diversity of offerings. There was a clear message that the market should not be enclosed or include chain or franchise stores.

"The traders are the market". That's the message we heard loud and clear from the people of Preston. Retaining the current market traders is an important part of preserving the market's character.

Both traders and the community felt strongly that planning for the site include provision for the continuous operation of the market during the building and transition stages, so traders' livelihoods are protected.





In our plan

Our draft planning controls require that a fresh food market is retained on the site as part of any future development.

The fruit and vegetable shed, which is of greatest heritage value, will be retained in its current location. Enabling the footprint of the market to be reoriented will secure a better design outcome and allow many traders to move straight from their current stalls into their new stalls with minimal disruption during any future building and development that may be approved.

The market's character will be retained by applying strict design guidelines that require any future proposal to protect important heritage and design characteristics.



What this will look like

The planning controls will ensure that any successful application to develop the Preston Market Precinct must:

- Retain a fresh food market on the site
- Protect the cultural heritage significance, identity, and character of the existing market by applying a new heritage overlay dealing with materials, signage, and other elements
- Retain the existing fruit and vegetable shed in its current location
- Provide improved visibility, connection and activity from Cramer Street with prominent street frontage and a welcoming entry
- Ensure that the trading area of the market is not reduced
- Provide improved layout and connections for parking, deliveries and services
- Ensure ease of movement for pedestrians including similar aisle widths and retaining the market's cruciform layout with a central gathering space
- Maintain current stall numbers and sizes at the current scale
- Provide a light and airy market with similar floor to ceiling heights to current
- Enable the market to continuously operate during development of the precinct, to minimise disruption to traders.

Beyond planning: a management agreement

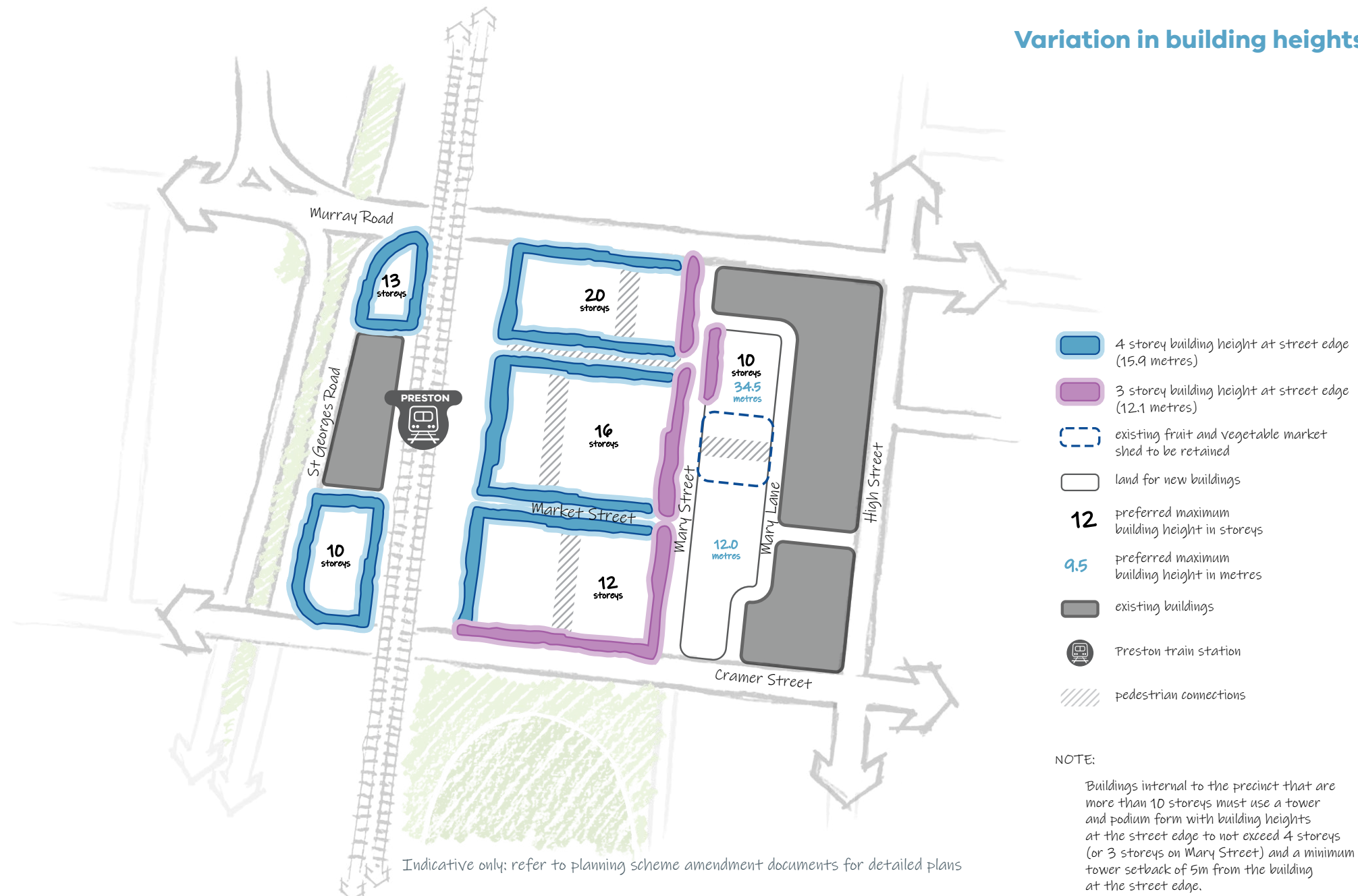


Unlike most fresh food markets in Melbourne, the Preston Market is **privately owned and managed**.

In addition to protecting the market through strong planning controls, the VPA supports Council and the market owner to commit to a management agreement. The agreement should address community priorities that cannot be solely addressed by the planning scheme, such as:

- A commitment to keep the market open and operating regardless of whether or when the site is redeveloped
- Retaining a minimum proportion of stalls as fresh food-focussed
- Avoiding franchises
- Prioritising and supporting existing traders and ensuring new traders fit with the market's identity and ethos
- Ensuring a multicultural mix of products
- Programming community events within and around the market
- Building a new public connection from the market through to High Street
- Maintaining public spaces and community gardens throughout the precinct.

Variation in building heights



Building heights and why we need more affordable homes and new jobs



Community input

The community has expressed diverse views about future building heights in the precinct. Some people were comfortable with high-rise buildings if it means that more open space will be provided, while others showed less support for this idea. The most consistently raised concerns about building heights related to overshadowing, particularly of public spaces.



In our plan

A variety of new uses – including housing, community spaces, and office spaces – will increase activity in the area and play an important part in stopping Melbourne's urban sprawl.

Accommodating greater density in places like Preston is a key State Government policy to provide affordable homes for our growing population, keep land close to Melbourne for agriculture, and reduce traffic congestion and other environmental impacts of an expanding metropolitan area.

Varied building heights will prevent overshadowing of public spaces and will accommodate a larger population without dominating the area. The draft plan achieves this in a variety of ways by setting back tall buildings, having a range of building heights and retaining part of the existing low height market building.

Cramer Street will be developed as an attractive, people-friendly avenue. Taller buildings are directed to the Murray Road end of the site while lower buildings along Cramer Street will prevent overshadowing of Preston City Oval to the south.

Here's what we have planned for the future precinct:

- Homes of various types, complemented by office space, gyms, studios and community facilities
- Affordable housing will be required as part of any future redevelopment
- Well designed community spaces along new streets and lanes within the precinct to contribute to the vitality of the precinct day and night.



Green Space & community facilities



Community input

The community called for a range of attractive and welcoming multi-use communal spaces in which people can gather, relax and participate in community activities. Community gardens and trees are key components of those spaces.

The Preston community wants more access to childcare centres, cinemas, art, culture and youth-friendly spaces and community gardens.



In our plan

The precinct will be more than a market and a parking lot, it will be a significant new part of the Preston community. Our draft plan includes places for people to live, work, meet and shop.

The draft plan proposes community spaces including:

- A 10% public open space contribution encouraging different activities and green open spaces
- A community centre with kindergarten and related facilities
- Public spaces along the major pedestrian links through the precinct and adjacent to the market
- A new public space along the southern edge of the market fronting Cramer Street
- Building heights and setbacks that protect sunlight to open spaces
- Protection of the key new open space and Preston City Oval from overshadowing on the winter solstice between 11am and 2pm.



Key public space



additional public open space in precinct (location not fixed)



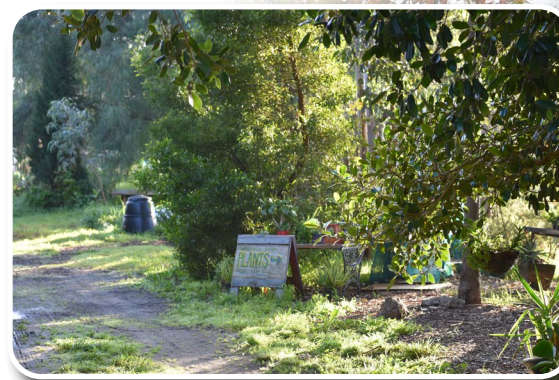
pedestrian & cycling movement



Improved pedestrian access to Preston City Oval (location not fixed)



Preston train station



Sustainability



Community input

Sustainability is a key community priority for the future of the precinct.

The community prioritised a precinct built with sustainable building materials, solar access, energy efficiency and solar power. We were also asked to deliver green spaces that include trees that provide shade.



In our plan

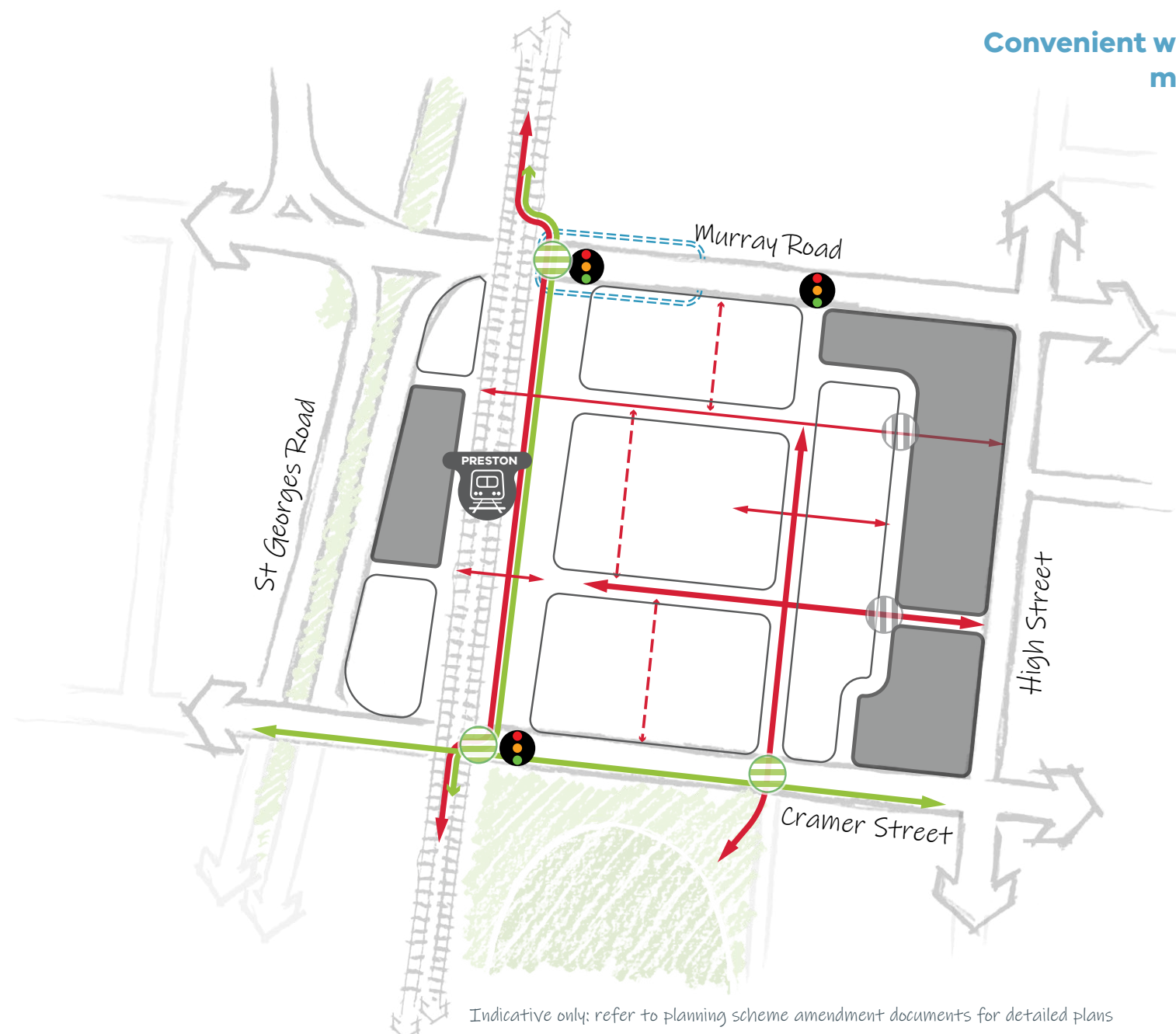
Environmentally sustainable design and minimum 6 Star Green Star ratings will be required in the development of public and private buildings and spaces.

The precinct will be designed to incorporate and encourage as many people as possible to walk, cycle and use public transport, reducing reliance on cars for those who live in or visit the precinct.

Also, redevelopment must incorporate environmentally sustainable development initiatives including:

- Prioritised walking, cycling and access to public transport for more sustainable travel
- Electric vehicle charging stations
- Best practice waste, recycling, stormwater and renewable energy generation and infrastructure for the market and other development.

Convenient walking, cycling, car parking, market and High St deliveries



Indicative only: refer to planning scheme amendment documents for detailed plans



- bus stop (location tbc)
- Preston train station
- primary pedestrian connection at ground level - open to the sky
- secondary pedestrian connection at ground level
- additional pedestrian connections - open to the sky (location not fixed)
- cycling movement
- existing buildings
- traffic lights
- cyclist and pedestrian crossing
- pedestrian crossing

Walking, cycling and efficient parking & servicing



Community input

Feedback suggests the community does not share consistent views regarding car parking for this precinct. For some, the planning of the precinct is an opportunity to prepare for a future with less car dependence and less car parking. For others, providing the current level of car parking, or increasing it, is important.

Previous community engagement identified that pedestrian-centred space with good bike paths is preferred by many residents, as well as safe separation of pedestrians from other traffic. A stronger connection to the train station was also highlighted as important.

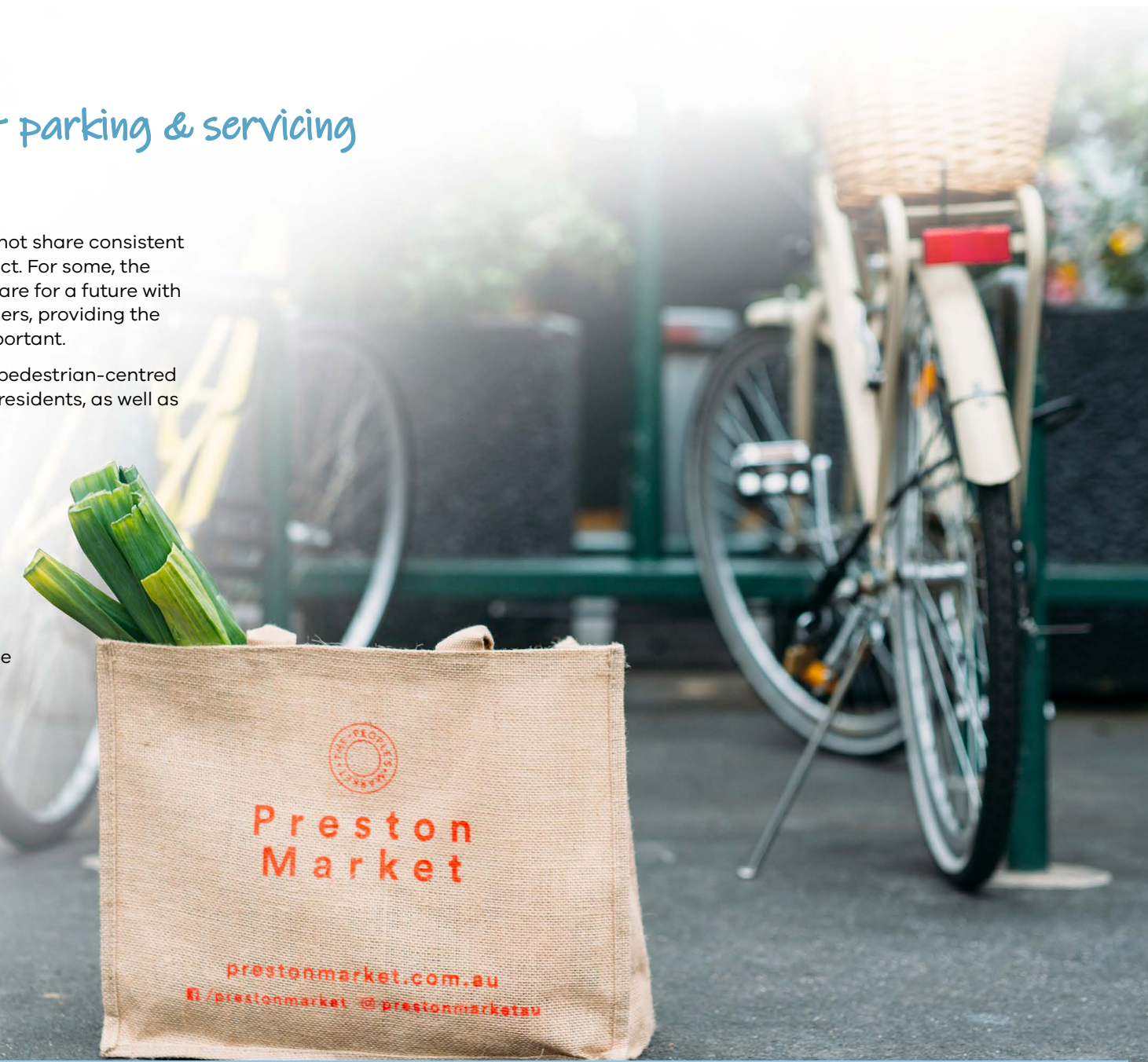


In our plan

Well connected paths to nearby walking and cycling routes, bus services and the new Preston Station will be provided to give people practical options to leave their car at home.

Public car parking will be maintained at the existing level for market users, either underground or on upper storeys within new buildings.

For traders, direct and convenient deliveries are important.



"详情请阅读本宣传册"

为了给未来发展指明方向,且确保社区受益,维多利亚州政府针对Preston市场区制备了结构规划草案和规划方案修订草案。

结构计划草案适用范围包括现有的Preston市场建筑物,以及北至Murray Road,西至St Georges Road,南至Cramer Street,以及东至High Street范围的所有区域。

根据Preston区规划草案,政府拟在沿该区东边界建立市场区,并在该区的中心留出空间,用于建造新建筑,满足未来住房和就业需求。新Preston火车站、新开放空间和社区设施将为现有居民和未来增长提供基础设施支持。

欲了解详情,或就Preston市场结构规划草案提交书面意见,敬请浏览:
engage.vic.gov.au/preston-market-precinct.

如果需要翻译服务,请通过电子邮件将您的姓名、电话号码和首选语言发送至:
communications@vpa.vic.gov.au,我们会为您安排翻译服务。

"Διαβάστε για περισσότερες πληροφορίες"

Η Κυβέρνηση της Βικτώριας έχει συντάξει ένα πρόχειρο Σχέδιο Δομής και ένα πρόχειρο σχέδιο Τροποποίησης του Πολεοδομικού Σχεδίου της Περιοχής της Λαϊκής Αγοράς του Preston, με σκοπό την καθοδήγηση της μελλοντικής αστικής ανάπτυξης και διασφάλιση καλών αποτελεσμάτων για το κοινωνικό σύνολο.

Το πρόχειρο του Σχεδίου Δομής ισχύει για την περιοχή που περιλαμβάνει το υπάρχων κτίριο της Λαϊκής Αγοράς του Preston εκτείνεται μέχρι το Murray Road στα βόρεια, δυτικά από το St Georges Rd, νότια από το Cramer Street, και ανατολικά από το High Street.

Το πρόχειρο σχέδιο για το Preston προτείνει λαϊκή αγορά στην ανατολική πλευρά της περιοχής με χώρο στο κέντρο της περιοχής για νέα κτίρια που θα παρέχουν οικίες και δουλειές για το μέλλον. Το σημερινό και μελλοντικό κοινό θα εξυπηρετείται από τον νέο Σιδηροδρομικό Σταθμό Preston, νέους ανοιχτούς χώρους και κοινωνικές ανέσεις.

Μπορείτε να μάθετε περισσότερα και να υποβάλλετε τα σχόλια σας στο πρόχειρο Σχέδιο Δομής της Λαϊκής Αγοράς του Preston μέσω διαδικτύου στο engage.vic.gov.au/preston-market-precinct.

Για υπηρεσίες μετάφρασης, παρακαλούμε στείλτε το όνομά σας, τηλεφωνικό αριθμό και γλώσσα της προτίμησής σας στο communications@vpa.vic.gov.au και εμείς θα σας διοργανώσουμε εξυπηρέτηση στη γλώσσα σας.

Ulteriori informazioni all'interno

Il Governo del Victoria ha preparato una bozza per un piano strutturale e (a draft structure plan) e modifica alla bozza di uno schema di pianificazione (draft planning scheme amendment) che riguarda il distretto del Mercato di Preston, per una guida allo sviluppo futuro e per garantire buoni risultati per la comunità.

La bozza del piano strutturale (draft Structure Plan) riguarda il distretto che comprende l'attuale edificio del Preston Market e si estende a Murray Road verso nord, St Georges Rd verso ovest, Cramer Street verso sud e High Street verso est.

La bozza del progetto di Preston (draft plan for Preston) propone che ci sia un mercato lungo il lato est del distretto e fa sì che ci sia spazio nel centro del distretto per nuovi edifici che forniranno case e posti di lavoro futuri.

È possibile saperne di più e dare il vostro contributo al piano strutturale del Mercato di Preston (Preston Market Structure Plan draft) visitando il sito engage.vic.gov.au/preston-market-precinct

Nel caso necessitate di servizi di traduzione, si prega di inviare una email a communications@vpa.vic.gov.au specificando il vostro nome, numero di telefono e la lingua da voi preferita e vi verrà messo a disposizione un servizio di traduzione e interpretariato.

"انظر في الداخل للمزيد من المعلومات"

أعدت الحكومة في فكتوريا مسودة خطة الهيكلية ومسودة تعديل برنامج التخطيط لمنطقة سوق بريستون, لتوجيه التنمية المستقبلية وضمان تحقيق نتائج جيدة للمجتمع.

تتطلب مسودة مخطط الهيكلية على المنطقة التي تضم مبنى سوق بريستون الحالي وتمتد إلى طريق ماوري إلى الشمال, وطريق سانت جورج إلى الغرب, وشارع كرايمر في الجنوب وشارع هاي إلى الشرق.

تقترح مسودة الخطة لبريستون سوقاً على طول الجانب الشرقي من المنطقة وتتيح مساحة في وسط المنطقة للمباني الجديدة التي توفر منازل ووظائف مستقبلية. سيتم دعم المجتمع المحلي الحالي والمستقبلي من خلال محطة بريستون الجديدة والمساحات المفتوحة الجديدة والمرافق المجتمعية.

يمكنك معرفة المزيد وتقديم اقتراحاتك إلى مسودة خطة هيكلية سوق بريستون عبر الإنترنت على الموقع
engage.vic.gov.au/preston-market-precinct

لخدمات الترجمة, الرجاء ارسال بريد الكتروني باسمك ورقم هاتفك واللغة التي تفضل الحديث بها إلى communications@vpa.vic.gov.au وسنقوم بترتيب خدمة لغوية لتكون متاحة لك.

HAVE YOUR SAY

VPA staff will be available at various times from now until Tuesday 13 July 2021 to speak with you about the draft plan and answer any questions you may have.



WRITTEN SUBMISSIONS

Residents, landowners, traders, local workers, and any other affected persons can make a submission to the draft plan and accompanying planning documents.

Submissions must be made in writing to the VPA and sent via email or post, or via the project webpage at engage.vic.gov.au/preston-market-precinct.



Email: amendments@vpa.vic.gov.au



Post: Victorian Planning Authority
c/- Preston Market Precinct Structure Plan
Level 25, 35 Collins Street
MELBOURNE VIC 3000

Submissions must be received by Tuesday 13 July 2021.

Submissions received after this date may not be considered as part of the VPA's review and will be assessed to determine how they can be considered.



TRADERS MEETING

If you are a current trader at the Preston Market, you can attend a meeting on **Wednesday 9 June** at 3.30pm to learn more about the plan and what it means for you. Online registration essential at engage.vic.gov.au/preston-market-precinct.



COMMUNITY DROP-IN SESSIONS

If you have questions or would like more information about this planning process, you can meet with the project team at one of our drop-in sessions.

In person: **Saturday 19 June**, any time from 10:00am until 12:30pm
Visit engage.vic.gov.au/preston-market-precinct for event details

Online: **Friday 25 June**, commencing 12noon.

Online: **Tuesday 29 June**, commencing 5:30pm.

You must register to receive the online meeting details at engage.vic.gov.au/preston-market-precinct.



PHONE & EMAIL

You can call the project team at any time during business hours, Monday to Friday.

Contact **Robert Davies**, Project Manager on (03) 9651 9600 or email preston@vpa.vic.gov.au



FIND OUT MORE:

Visit engage.vic.gov.au/preston-market-precinct to find out more about the plan for the Preston Market Precinct and view the full set of draft planning scheme amendment documents, including the draft structure plan, frequently asked questions and instructions on how to make a submission.

What happens to your submission

Submissions provided to the Victorian Planning Authority are part of an open public process where all parties affected by the planning scheme can provide input into the amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission.

Your submission will be made available for public inspection on the VPA website until two months after gazettal of the resulting planning scheme amendment and will also be made available to relevant Ministers and local councils, and other involved government agencies. In addition, your submission will be made available to developers, landowners, other submitters and interested parties on request. Your submission may be provided in its entirety to a Standing Advisory Committee appointed to advise the Minister for Planning on referred projects and plans and associated draft planning scheme amendments.

If you are a private individual, your personal information will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land which is the subject of your submission. By making a submission, you also give permission for copyright material to be copied and made public.

For further information consult the VPA website at www.vpa.vic.gov.au or phone the VPA (9651 9600).



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Timeline

- July 13, 2021 Community consultation concludes
- July & August 2021 VPA review of submissions
- late 2021 VPA Projects Standing Advisory Committee
- late 2021 Consider and action the recommendations from the VPA Standing Advisory Committee
- late 2021 / early 2022 Submit planning scheme amendment to the Minister for approval
- Construction is not expected to commence until after 2024 and this will be subject to demand. Subject to approvals and demand, development is expected to continue in stages into the 2030s

Next Steps

As part of the VPA – Fast-Track Program, the Preston Market Precinct project will be subject to the VPA Projects Standing Advisory Committee (VPA SAC). The VPA SAC has been established to provide independent advice on draft planning scheme amendments to the VPA and the Minister for Planning.

While the VPA will seek to resolve issues raised by submitters, unresolved issues or particular matters requiring further consideration may be referred to the VPA SAC. Should the Minister for Planning seek to refer unresolved matters to the VPA SAC, Planning Panels Victoria will contact affected submitters regarding next steps, process and timings.

vpa
Victorian Planning Authority