

Preston Market Planning Controls Review



Community Reference Group (CRG) – Meeting 1 Summary

| Time | Item | Details |
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| 6.00pm | <p>Welcome and Introductions</p> <p><i>Amy Hubbard, Capire</i></p> | <p>AH welcomed the CRG members to the meeting, introduced herself as the CRG facilitator and gave an acknowledgement of Country.</p> <p>AH explained the agenda for the session and advised there are CRG members participating as individual community members and those representing groups and community organisations.</p> |
| 6.15pm | <p>Project Overview</p> <p><i>John Casey, VPA</i></p> | <p>JC introduced himself as the VPA project Manager and provided a presentation on the project background, objectives, timeframes and planning policy context.</p> <p><i>Refer attached presentation slides</i></p> |
| 6.35pm | <p>Phase 1 Community Engagement Findings</p> <p><i>Niamh Moynihan, Capire</i></p> | <p>NM introduced herself as the Capire Consulting Group Project Manager responsible for the community engagement. NM provided a presentation on the Phase 1 Engagement process and findings.</p> <p><i>Refer attached presentation slides</i></p> |
| 6.50pm | <p>Q&A Session</p> <p><i>Opportunity to ask the team questions about the review</i></p> | <p>AH facilitated a Q&A session with the CRG members, JC and NM. A summary of the questions and answers is provided below.</p> <p><i>Is there more than one owner for the site?</i></p> <p>There are two other owners represented by one lawyer.</p> <p><i>Are we looking at housing and surrounding blocks as part of the project?</i></p> <p>We are looking at the market site, acknowledging it will need to be integrated with the surrounding areas such as the train station.</p> <p><i>What is the commitment to the project by the site owner? You've used words like "encouraged use" what is their commitment?</i></p> <p>The site is privately owned and therefore we cannot ensure a specific outcome is delivered. Planning can set the rules from which development is to operate, but the landowners can choose to stop any use and do nothing with the site. What we need to do is create the right planning levers that will support and encourage</p> |

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| | | <p>development to deliver specific outcomes. In regard to the market, that will involve making sure the market remains viable and vibrant, a value for both the landowners and the public.</p> <p><i>What can CRG deliver? Can we impose a heritage overlay? What is the framework of CRG?</i></p> <p>The advice the CRG provides become key considerations, forming part of the inputs that inform the final recommendations. These will be considered along with technical components of the project and the policy context.</p> <p>The CRG will provide valuable input to support the development of key technical inputs throughout Phase 2. We're starting with the Community Vision, at the next meeting we will seeking your views on what elements should be included on the site to maximise public value and then we will be asking you to explore these in range of planning outcomes in the following meeting.</p> <p><i>What are we here for? Council doesn't want to impose a heritage overlay. VCAT hearing was lost. Planning approval has been granted for the three towers, one market building is gone. Traders are leaving the market. Can't see what we can do?</i></p> <p><i>What are the VPA or the Minister going to stop?</i></p> <p>The review is unable to remove existing approvals and address leasing/ management issues. However, planning controls can provide some certainty about what can occur on the site.</p> <p>Putting in place the right planning controls can support the viability and vibrancy of the market.</p> <p><i>What is the history of planning for the site. Where are we currently at? Get on same base knowledge?</i></p> <p>In 2007 after public engagement and a panel process, the Preston Market Incorporated Plan, was introduced to the planning scheme, activated by the Priority Development Zone.</p> <p><i>Heritage is less of a concern for me, I'm concerned about over development on the site – what will be the housing/market balance on the site. Can this be discussed? Will there be over congestion? Can we discuss?</i></p> <p>Yes. We want to discuss what is important to the community for the redevelopment of the site. For example, the availability of spaces and places for public assembly, housing diversity, etc. We will also be discussing what additional community benefits such as community facilities should be sought.</p> |

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| | | <p>A technical reports on urban design and transport will help inform the VPA's recommendations.</p> <p><i>I choose to come to Preston Market. It has a historical scene. We're multi-cultural and there are people coming there. We know gentrification is going to happen. What are you going to do about cars or the Centrelink mob? What's going to happen? Gentrification! Respect heritage, multiculturalism. How do you respond to a community that grows?</i></p> <p>These are all important outcomes that can be included. Affordable housing and community spaces can be set up to support multiculturalism and people on low – medium incomes. Ensuring that the site remains accessible will also support the cultural significance. These are important outcomes that could be valued in new vision.</p> <p><i>Regarding the vision. If CRG want a heritage overlay, will this be accepted?</i></p> <p>Tell us what outcomes are trying to be achieved through a heritage overlay. These can form part of the considerations that will be included within the VPA's reports to the Minister.</p> <p><i>How many apartments can we envision on the site?</i></p> <p>This is a designated Strategic site. The VPA's role is to facilitate a process to understand what housing or jobs it can service. In terms of how it will look, planning controls can allow for more spaces between buildings to create more public spaces and reduce shadowing.</p> <p><i>How many apartments will be established on the site?</i></p> <p>We are currently analysing the outcomes delivered in the 2007 incorporated plan. This will provide a baseline as there has already been a public engagement and panel process that strategically justified density through the built form controls. In 2014 around 15 00 was considered, we believe the baseline is less than that.</p> |
| 7.10pm | | <i>BREAK</i> |
| 7.25pm | <p>Discussion 1:</p> <p><i>What makes a 'good' vision?</i></p> | <p>AH described the elements of what makes a good vision this included:</p> <ul style="list-style-type: none"> - A timeframe - Aspirational in wording - Simple to understand |

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| 7.30pm | Activity 1: <i>Based on information presented, what are your ideas for a community vision for the Preston Market site?</i> | The CRG members worked in small groups to discuss their ideas for a vision. This was documented by a Table Host. The key discussion items are included in the following item. |
| 8.05pm | Activity Report Back | <p>The key ideas for each table are outlined below.</p> <p><i>Table 1</i></p> <p>An accessible and welcome meeting place that celebrates diversity and nourishes body and soul.</p> <p><i>Table 2</i></p> <p>Well maintained market: number of existing carparks maintained, wide thoroughfares, single level, open/closed and community space.</p> <p>Environmental sustainable design: Future proof against climate change, passive sustainable design, recycling and waste management.</p> <p>Range of produce offered: diverse range, culturally inclusive, paddock to plate model, quality and variety of price points.</p> <p><i>Table 3</i></p> <p>Unique: layers of place, heritage. Diversity: price, cultural, affordable housing. Community: friendly, welcoming, meeting place.</p> <p><i>Table 4</i></p> <p>Fresh food market, housing, sense of community, diversity of built form and people</p> <p>VPA summary: Opinions were diverse - Some members want no change to the market buildings at all, while others were supportive of change as long as it creates a better outcome for the community.</p> |
| 8.20pm | Plenary and Next Steps Amy Hubbard, Capire | <p>AH advised the CRG that all information had been captured and documented. AH said the vision would be further worked on and presented at the next CRG meeting for feedback.</p> <p>AH facilitated a closing Q&A that is summarised below.</p> <p><i>Where are Salta, will they be attending future meetings?</i></p> |

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| | | <p>The VPA has kept Salta up to date with the project including the community consultation and CRG process. We will keep Salta informed of the CRG meetings and their outcomes.</p> <p><i>How will our recommendations go to the Minister?</i></p> <p>The CRG's key considerations will be included in the VPA report alongside its recommendations.</p> <p><i>Can we really make a difference?</i></p> <p>This project is a journey and we ask that you trust in the process. The CRG will be given opportunities to provide their key considerations to support the VPA in preparing its recommendations.</p> <p><i>Could you further explain the Terms of Reference in regard to talking about what has happened this evening?</i></p> <p>The VPA and City of Darebin are the project owners and spokespersons, if you are approached by media we ask that you advise Pamela Neivandt at the VPA. CRG members are not project spokespersons and we ask that you not speak to the media on behalf of the group.</p> <p>At times we may provide you with confidential information, we will make this very clear before we show you. You will be asked to sign a confidentiality deed in order to participate as this information may be commercially sensitive.</p> <p>You are members of the CRG because of your networks and connections to the wider community. We would like you to share about the process you experienced this evening and the discussions. As mentioned previously, this process is a journey and each meeting will inform the next. To support your discussions with your networks, we will prepare a meeting summary that you can talk to with your groups.</p> <p><i>Will there be a decision on the VPAs recommendations prior to the election?</i></p> <p>We do not anticipate a decision to occur prior to the election.</p> |

8.30pm CLOSE

