

# Preston Market Planning Controls Review



Community Reference Group (CRG) – Meeting 2 Summary – 7 June 2018

Time	Item	Details
6.00pm	<p>Welcome</p> <p><i>Amy Hubbard (AH), Capire Consulting Group</i></p>	<p>AH welcomed members to the second meeting and provided an acknowledgement of Country.</p> <p>AH explained the format the session would include a series of technical presentations followed by a group activity to finalise the community vision for the Preston Market site and define a set of priorities.</p>
6.05pm	<p>CRG member check in</p> <p><i>Amy Hubbard, Capire Consulting Group</i></p>	<p>AH explained that the closed page on the Shape Victoria site had been set up to allow CRG members to communicate with each other in between sessions using the comments tab.</p> <p>AH confirmed the remit of the CRG and explained that a one-page document outlining the role of the group and objectives for each session was available for members on the tables (<b>Attachment 1</b>).</p> <p>AH invited members of the wider CRG group to reflect on their experiences of the group so far. Members made the following points:</p> <ul style="list-style-type: none"> <li>• <i>Haven't got down to the nitty gritty yet, want the real detail</i></li> <li>• <i>Disappointed because the I feel the main aim is to ensure a cultural heritage overlay, want clarity about the outcome of this process</i></li> <li>• <i>One member said they wished there was an opportunity to introduce themselves to each other.</i></li> <li>• <i>One member asked what could and could not be achieved through this process.</i></li> </ul> <p>John Casey (JC), from the VPA, explained that the VPA will consider the CRG's key priorities for the site alongside technical reports and broader engagement when forming recommendations to the Minister for Planning.</p>
6.15pm	<p>Presentation #1 – Preston – the wider neighbourhood</p>	<p><i>Refer to attached presentation</i></p>

Time	Item	Details
	<p><i>Leah Mosel, Acting Co-ordinator, Strategic Planning Unit, City of Darebin</i></p>	
6.25pm	<p>Presentation #2 - Traffic and Access</p> <p><i>Eric Kyd, Transport Engineer, Cardno</i></p>	<p><i>Refer to attached presentation</i></p>
6.35pm	<p>Presentation #3 - Urban Design</p> <p><i>Greg Burgon, Urban Designer, Architectus</i></p>	<p><i>Refer to attached presentation</i></p>
6.45pm	<p>Q&amp;A Session - <i>opportunity to ask the project team questions</i></p>	<p>AH facilitated a questions and answers session between the presenters and CRG members. The following questions were raised and responded to:</p> <p><i>If parking is already at capacity, how are we going to accommodate for more open space without taking away more space for parking?</i></p> <p>There are a range of options of how parking could be reconfigured on the site, including multi-level parking.</p> <p><i>Do you expect the train platform to be raised or lowered?</i></p> <p>The City of Darebin has no expectation of what could happen at the station. Bell Street is a positive example of making the best use of the site. This decision will be made by the Level Crossing Removal Authority.</p> <p><i>How does Architectus' role fit in with the overall VPA process?</i></p> <p>Architectus is preparing a plan for what is possible on the site, which the VPA is going to assess in order to determine its recommendations for changes to the planning controls.</p> <p><i>Is the market going to be 2 storey?</i></p> <p>The precedent images we have shown are all single-level markets, whereby the market is the feature/attraction of the site. It is not</p>

Time	Item	Details
		<p>intended to build anything on top of the market, to maintain its open-air feel.</p> <p><i>How will building be staged?</i></p> <p>The staging would need to occur in a way for traders to remain on site and approaches for this to happen will be explored.</p> <p><i>Who engaged the Architectus – the urban design consultants?</i></p> <p>The VPA project team.</p> <p><i>Are you going to alter the footprint of the market?</i></p> <p>We will be supporting a planning and design option that does not reduce the footprint of the market.</p> <p><i>Open air concept for the market is good.</i></p> <p><i>Who is paying for all these upgrades and change to the market?</i></p> <p>As the market is privately owned by Salta, it would be up them. They would need to make a financial return on their investment.</p> <p><i>Will these presentations be available on the website?</i></p> <p>Yes.</p>
6.55pm	Activity 1 - Community Vision	<p>AH provided instructions for the CRG to work in small groups to select their preferred vision from the following options:</p> <ul style="list-style-type: none"> <li>• <i>A vibrant community meeting place that celebrates diversity, inclusion and accessibility.</i></li> <li>• <i>A vibrant place for the community to gather around food, culture and history.</i></li> <li>• <i>A vibrant story of Melbourne’s migrant history told through food, language, culture and a sense of discovery.</i></li> </ul> <p>Following small group discussions a voting process using two-sticky dots provided to each CRG member, the following vision was chosen:</p> <p><i>The Preston Market site is a vibrant and diverse place for community to gather around food and celebrate culture.</i></p>
7.10pm	<i>BREAK</i>	
7.20pm	Activity 2 – Planning and Design Elements	<p>AH instructed to the CRG members to divide themselves between four tables that had the following themes:</p> <ul style="list-style-type: none"> <li>• Public spaces and places</li> <li>• Built form</li> </ul>

Time	Item	Details
		<ul style="list-style-type: none"> <li>• Access and movement</li> <li>• Retail mix</li> </ul> <p>CRG members had an opportunity to rotate through each table hosted by a content lead and provide their feedback on the key elements that should be prioritised per theme. The following is a summary of the prioritised elements (in no order):</p> <p><b>Public spaces and places:</b></p> <p>Welcoming and inclusive</p> <p>Ecological sustainability</p> <p>Adaptable spaces</p> <p>Safe</p> <p><b>Built form:</b></p> <p>Destination with an identity</p> <p>Ecologically sensitive design</p> <p>Adaptable shared and programmed spaces</p> <p>Integration with station continues with shops</p> <p>Connection and integration between High Street and market</p> <p>Heights and density vary to complement the market</p> <p><b>Access and movement:</b></p> <p>Improving loading zone segregation from pedestrians and reduction of overflow from High Street tenancies onto Mary Street.</p> <p>Encourage other forms of sustainable transport including end of trip facilities, whilst still supporting vehicle access.</p> <p>Access to entrance should be better signed (wayfinding) and potentially customised locally to avoid over signed areas.</p> <p>More after-hours uses so more people are around the area to create a safer place (including better lighting and connection to High Street).</p> <p>Signalised pedestrian crossings or intersection for better access and safety.</p> <p>Better facilities and access for disabled and elderly (liked the current seniors and disabled dedicated parking bays).</p>

Time	Item	Details
		<p><b>Retail mix</b></p> <p>Fruit and veg – mix of old and new</p> <p>Unique diverse offerings – multicultural, speciality</p> <p>Small scale traders – not franchise businesses</p> <p>Diverse stalls</p> <p>Places to eat out and have a drink</p> <p>Activities, creative ways to use the space</p>
8.20pm	Plenary and Next Steps	<p>AH thanked the CRG members for their participation and advised at the next meeting of Wednesday 27 June the group would see the prioritised elements.</p> <p>JC thanked the CRG members for their participation.</p>
8.30pm	CLOSE	