

Preston Market Planning Controls Review



Community Reference Group (CRG) – Meeting 3 Summary – 27 June 2018

Time	Item	Details
6.00pm	Welcome <i>Amy Hubbard, Capire Consulting Group</i>	<p>AH welcomed members to the third meeting and provided an acknowledgement of Country.</p> <p>AH explained the purpose of CRG Meeting 3 was to further develop the principles identified in CRG Meeting 2 and to provide a series of recommendations on three topics: 1. Built Form and Market Building 2. Market Operations and Community 3. Public Real and Open Space, and Transport and Access.</p> <p>AH reinforced that the CRG members are engage in respectful and constructive discussions with their fellow CRG members and the project team.</p>
6.05pm	CRG member check in <i>Amy Hubbard, Capire Consulting Group</i>	<p>AH check in with the CRG members as to whether they would like to ask questions or raise a matter before the meeting commenced and no CRG members had a question or matter to raise.</p>
6.15pm	Presentation #1 <i>Stuart Moseley, CEO, VPA</i>	<p>SM thanked the CRG members for having him at the meeting and shared the following discussion points about the VPA’s role in delivering the project in partnership with the City of Darebin:</p> <ul style="list-style-type: none"> • VPA has been tasked by the Minister for Planning to work in partnership with the City of Darebin to review the current planning controls and provide a recommendation. • There are a range of different planning controls and mechanisms the VPA could recommend but will need to understand what a preferred outcome for the site is first. • Recognise the significance of the Preston Market to the local community and the high level of interest regarding its future. • In a previous role, was responsible for the Adelaide City Market which faced similar challenges to the Preston Market but is publicly owned, allowing for outcomes to be achieved by a range of methods, including but broader than, planning controls) • The VPA is looking to achieve an outcome for the site that supports the market’s viability, vibrancy and distinctiveness.

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		<p>The VPA understands that to support the ongoing viability of the market, the planning controls will need to be supplemented by other measures to address outcomes that cannot be delivered solely by reliance on planning controls.</p>
6.25pm	<p>Presentation #2 <i>Sue Wilkinson, CEO, City of Darebin</i></p>	<p>SW thanked the CRG for their work to date and expressed the City of Darebin's support and interest in the CRG process. SW shared the following discussion points:</p> <ul style="list-style-type: none"> • There is a strong partnership between the City of Darebin and the VPA to achieve positive outcomes for the Preston Market site and market. • The Preston Market site has been identified as an area for intense change in the City of Darebin's policy and planning documents for over the last 10 years. • The demographics of the City of Darebin are changing and the Council is planning for the future, including to accommodate new residents. • The site is privately owned and the current review presents a good opportunity to shape a positive outcome for the site by working in partnership with the VPA. • The market is a loved asset of Preston and Council is committed to ensure its viability.
6.35pm	<p>Q&A Session - <i>opportunity to ask the project team questions</i></p>	<p><i>Darebin Housing Strategy 2013, page 76 specifies areas for change. Preston Market is defined as a site of special interest and is not constrained by the heritage overlay. Page 15 of the heritage report recommends pursuit of heritage overlay for the site. Stuart, you haven't addressed this, what is the VPA's position?</i></p> <p>SM: Heritage overlays are one form of planning control. At the moment, this report is being independently reviewed. There are different options for protecting the heritage values of a site, overlays are only one tool.</p> <p>SW: Council has decided that it will not pursue a local heritage control at this stage. A control would not protect the use of the market, only the building.</p> <p><i>Campaigning for 2 years to maintain the market, how can we ensure the migrant communities can continue to enjoy the market and that the market is maintained as is? What is the tool to do this if the overlay will not maintain the market?</i></p>

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		<p>SM: The built structures of the market are only one part of what the community love about the market. Preserving the fresh food market is only slightly linked to the building itself, the operation and feel is the key. Heritage may be able to help in some respects but the feel of the building (floor, paint, use, tenant mix, maintenance etc.) need to be managed through other means. The VPA is not convinced that an overlay is the only answer to preserve the vibrant fresh food market use consistent with the direction given by the Minister.</p> <p>SW: What is important about the site? That's what we need to know and need to find out through this process.</p> <p><i>I know council always say they love the market but the report draws on sympathy methods – what about this?</i></p> <p>SW: You're right - it's hard to capture the vibe of the market, how do we capture this in a set of controls?</p> <p><i>The VPA can only make recommendations, what does this mean?</i></p> <p>SM: The Minister will review the recommendations so he can decide best course of action – that could be to proceed to a planning scheme amendment if he supports recommendations, or a direction to test or amend the recommendations further, or the decision that he does not support the recommendations.</p> <p><i>Traders are conscious of the build and its disturbance to the market operation. The transition between the current market and new... What levers can be activated to assist the traders with balancing this?</i></p> <p>SW: Construction management can be dealt with through the planning regulation system. We don't want to impact traders negatively. A construction management plan isn't the outcome of this group but once we get to a decision, it will be assessed. Stay in touch on this point please.</p> <p>SM: Buildability needs to be taken into account in setting planning controls. We shouldn't set controls that won't lead to buildable outcomes. Careful consideration and conversation needs to be had to ensure buildability. Encourage strong relationship with landowner, use this as an opportunity. As Sue says, we can then manage construction through the planning permit process.</p> <p><i>I'd like to follow up on the recommendation question, you said we can only encourage Salta to deliver these outcomes. How are we</i></p>

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		<p><i>going to get them to enforce/deliver at their own cost? Can the planning scheme make them do this?</i></p> <p>SM: This is the question that is on my mind. How can we get Salta to commit? Enforcing Salta to apply for and then act on a planning permit is very difficult, they can always choose not to act.</p> <p>SW: That is our concern, we want to be able to deliver something</p> <p>SM: It is still important to do what we're doing. I am optimistic that we can set a framework for negotiation. Salta have a good reputation for innovation, mixed- use developments, their Abbotsford site is a good example.</p> <p><i>Interested in cultural development. With a site this size, will there be a large amount of developer contributions?</i></p> <p>SM: Yes, lots of ways to enforce this (DCPS, ICPS etc). Need to consider things that are community benefits. What is the infrastructure impact? After a permit is applied for, Council needs to be satisfied that they meet the requirements.</p> <p>SW: The better the planning controls, the less negotiation needs to occur at the permit stage. Need to learn from issues with current planning controls.</p> <p><i>Previously approved three towers – have DCP controls been taken into account with these? Any land contributions?</i></p> <p>SW: Salta may never act on their current permit. I suspect the outcome of this process will affect their decision to use their current permit. Cannot confirm that there were any contributions made, would need to check.</p> <p><i>Retail tenancy act. When you lose a third of parking, there is no response by owners. Parking will be an issue. VPA and Council can assist with the dirt, noise and access disruptions caused by build. Are there provisions in the planning act to cover this?</i></p> <p>SM: The planning system can look at the amount and design of public space, but can't go into retail leases etc.</p> <p><i>During the construction process, can the same amount of parking be maintained?</i></p> <p>SW: I don't know at this stage, trying to balance competing objectives. We know parking is an issue.</p>

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<i>BREAK</i>		
7.10pm	Activity 1 - Recap on Vision and Principles - Planning and Design Priorities	Group activity where CRG members nominated to work with a facilitator and scribe on a series of principles regarding each of the topics 1. Built Form and Market Building 2. Market Operations and Community 3. Public Real and Open Space, and Transport and Access. Draft CRG recommendations are on page 6.
8.10pm	Presentation #3 (with opportunity for questions) <i>James Renkin, Salta Properties</i>	<p>JR apologised for not being able to join the meeting earlier due to a family commitment. JR expressed Salta's interest in the outcomes of the CRG process and reflected on the draft CRG recommendations stating that they were things that could certainly be considered in the project.</p> <p><i>How is Preston Market Development going to maintain trade, parking and egress during construction of the market?</i></p> <p>JR: Very difficult to say where the development will begin and when. They are watching for the outcome of the rezoning before they progress. Can't answer to car parking as it is a hypothetical at this stage. It will be a condition under the Construction Management plan that parking is considered.</p> <p><i>Member at DADA are concerned about amenity in and around the market. Any amenity would be offset by the height of the development. Correct?</i></p> <p>JR: Not much to be said, height will always be debated. There is opportunity for open space as site is very big, the higher the build, the more space is free. Height trade-offs for open space is a common planning debate.</p>
8.20pm	Plenary and Next Steps <i>Amy Hubbard, Capire Consulting Group</i>	AH thanked the CRG and project team for their work in developing the Draft CRG recommendations in response to the principles. AH explained the information from the evening would be collated and documented per the meeting notes. AH also outlined that the CRG would have an opportunity to provide their feedback on the draft recommendations ahead of the next meeting where the VPA, City of Darebin would have a response to each.
8.30pm	CLOSE	AH closed the meeting and advised the next meeting would be on 8 August.

CRG Draft recommendations



Theme	Recommendation 1	Recommendation 2	Recommendation 3
Built Form	<i>Market building is the centre piece</i>	<i>Transition the height of building away from market with a variety of height</i>	<i>Ensure the integration with the train station and market is carefully considered and consulted with the community</i>
Market Building	<i>Review the location to better align with Principles</i>	<i>Keep it as a standalone building with good solar access</i>	<i>Fresh food and community space is key function of market</i>
Market Operations	<i>We want a diverse range of traders which focus on a broad range of food offerings</i>	<i>Support a broad range of small traders so that they have fair opportunity to sustain their business (and thrive)</i>	<i>Increase flexibility of access to market (trade hours / after hours) to encourage vibrant and unique uses. This may be achieved by precincts of activities</i>
Community	<i>Provide affordable housing</i>	<i>Activate the site by providing community facilities and green space that encourage movement and use by everyone, not just market-users</i>	<i>A strong sense of community through support of social enterprise and not-for-profit. Create links between community</i>
Public Realm and Open Space	<i>The market building is a drawcard that is visible but retains a sense of mystery and intrigue through placemaking</i>	<i>Having a network of adaptable and diverse community spaces for all ages that make people want to come and stay all year round</i>	<i>The site is comfortable which means natural light</i>
Transport and Access	<i>Connections to – through – beyond the site and not limited to site boundaries</i>	<i>Reset the transport hierarchy – promote alternative forms of transport re. active transport (cycling and walking)</i>	<i>Underground loading and servicing to make more space for the community at ground level.</i>