

REPORT



Community Reference Group Report

Preston Market Planning Controls Review

25 September 2018

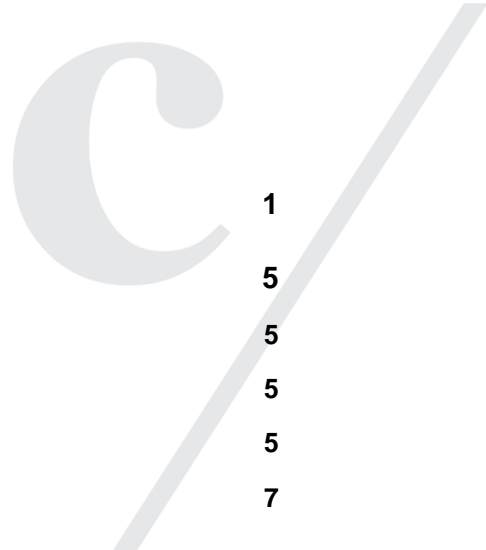
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1 Introduction

1.1 Report purpose

The purpose of this report is to provide a high-level account of the Community Reference Group (CRG) process and meetings which occurred as part of the engagement process for the Preston Market site. This report outlines the objectives and outcomes of the CRG process, including a community vision, principles and recommendations. Meeting summaries were prepared for each of the four CRG meetings which describe the proceedings, questions and discussion points. These can be found in the appendix and online at <https://vpa.vic.gov.au/project/preston-market-site/>.

1.2 Project background

Preston Market is a privately-owned market in the heart of the Preston, located close to High Street and is well serviced by train, tram and bus connections. It is a loved and valued local destination located in an area undergoing intense change to support new residents and businesses to move into the area.

In June 2007, the Preston Market Incorporated Plan 2007 (Incorporated Plan) was introduced into the Darebin Planning Scheme. A key objective of this plan is to ensure planning decisions support the retention and viability of the fresh food market and that development respects the open-air character of the market. In August 2017, the Minister for Planning designated the area as a strategic site. The site is approximately 4.6 hectares and includes the market building as well as the surrounding carpark. The Minister requested the Victorian Planning Authority (VPA) review the current planning controls across the site by 31 July 2018. In mid-April this year, the timeframe was extended until 31 October 2018.

The VPA is working in partnership with the City of Darebin (CoD) to review and recommend appropriate planning controls and guidance for the future of the Preston Market Precinct. Community engagement is a critical activity in this process and the information and knowledge derived from the engagement will inform the review and support the VPA in developing its recommendation.

Capire Consulting Group (Capire), was engaged by the VPA to design and deliver an engagement strategy that ensures the Darebin community and stakeholders are provided the opportunity to be informed and contribute meaningfully to the review of the Preston Market planning controls. The establishment of a Community Reference Group (CRG) forms a key part of the engagement process.

1.3 Community Reference Group

The CRG was established to participate in a series of exploratory workshops to prepare a community vision for the market and understand the opportunities and constraints for the site. This was done through expert presentations on issues such as urban design, planning policy and transport. The

CRG engaged in discussions to inform principles and recommendations for the planning and design of the Preston Market site. The CRG's principles and recommendations were considered by the project team and the wider community through the online and face to face community engagement activities.

The CRG met four times between May and August 2018 to ultimately provide its views about the future of the site to the project partners. The VPA will consider this information alongside technical considerations in preparing its review of the current planning controls and future planning recommendations to the Minister for Planning.

The CRG was made up of 28 members who participated in an Expression of Interest (EOI) process representing a range of different interests and connections to the Preston Market site. This included traders, shoppers, local residents, community group representations and potential new residents. Not all 28 members attended each meeting with one member withdrawing their participation due to availability.

The CRG had two types of members:

- Community members - people who represent local residents and businesses (including market traders)
- Group representatives - people who are recognised representatives of local community groups and networks

Some CRG members were selected on the basis of their involvement with established groups representing a range of community interests. This selection was intended for these members to be a conduit to these groups and not as a formal representative of those groups. The Group representatives' role was to disseminate the findings of the CRG on an ongoing basis with their cohorts and encourage their participation in the broader community engagement activities.

The community members who were selected to be members were chosen based on their responses to the EOI which asked questions to gauge their level of interest in the project and ability to participate in all sessions. Not everyone who wrote an EOI was successful and applicants were notified by the VPA.

The CRG participated in a series of exploratory workshops to understand the constraints and opportunities for the Preston Market site. The workshops were also forums to discuss and define a shared vision, site principles and recommendations for the site. In the final meeting the CRG members were asked to provide their level of support for each of the 18 recommendations with each CRG member given an individual questionnaire. Each CRG member's response was given equal weighting when determining the overall level of acceptance for each recommendation.

To support these discussions the CRG members were provided with expert technical presentations on urban planning, transport and urban design with opportunities to ask questions. The technical experts remained in the sessions participating in small group activities with CRG members.

CRG members were encouraged to engage with each other in between sessions and this was facilitated through a closed page for the members on the VPA's Shape Victoria website. The page held all relevant materials such as the remit, meeting agendas, meeting notes, presentations and technical documentation for the project. The CRG members could ask questions to the group and project team. The VPA and DoC did not moderate the discussion board and provided responses when requested.

1.4 Limitations

There were several limitations associated with the CRG process:

- While the CRG represented a range of interests, views and backgrounds, they were not a statistically valid sample of the community.
- The level of subject knowledge was varied, with some CRG members having extensive knowledge of planning processes and the Preston Market site and some with limited. While there was a focus on building knowledge amongst the CRG members, it was apparent that there were knowledge gaps amongst some CRG members.
- Not all CRG members attended all sessions.
- Community members and stakeholders used the engagement process to discuss general non-planning issues or concerns related to the site and market such as stall leases.
- There were questions raised by two CRG members about the integrity of the engagement at the conclusion of the final meeting. At all times, the facilitators and project partners stayed true to the remit of the group.

2 CRG Meetings

The following section describes the objectives, meeting format, key discussion points and outcomes of each of the four CRG meetings. The meeting notes for each meeting have been made publicly available via the VPA's online engagement page *Shape Victoria* with the accompanying presentation material.

Capire facilitated each meeting with participation from VPA officers who supported as presenters, scribes and table hosts. Officers and Councillors from the City of Darebin (CoD) were present at each meeting as observers and scribes.

2.1 Meeting 1, 23 May 2018:

Meeting objectives:

- CRG members to meet each other and the project team members.
- CRG members to confirm acceptance of Terms of Reference.
- CRG to gain an understanding of the project context through VPA and CoD presentations on project (history of site and VPA role).
- CRG to develop ideas for a community vision for Preston Market site.

Format

The meeting began with introductory presentations with CRG members provided with opportunities to ask questions and make observations. The presentations provided an overview of the project including relevant local and state planning policy context and a report back on the project's community engagement findings for Phase 1. CRG members were then asked to work with other members at each table to discuss ideas for a community vision for the Preston Market site. Each table was provided an opportunity to share their key discussion points and ideas with the broader group. CRG members were advised of next steps and a second round of questions and answers occurred prior to the meeting closing.

Key discussion themes:

Note: read the meeting summary for a detailed account of the session and responses to key discussion points and questions raised.

- Role of the CRG in the project.
- Commitment of the landowners to the project.
- Types and volume of housing expected to be developed on the site.
- Importance of the Preston Market as a loved and valued destination for fresh food and community meeting place
- Heritage values of the Preston Market site

Outcomes:

- CRG members met each other and the project team for the first time.

- CRG members gained a greater understanding about the local and state planning policy for the site.
- CRG members learnt about the broader community's views about the Preston Market site.
- CRG members developed the building blocks for a community vision for the site.

2.2 Meeting 2, 7 June 2018:

Meeting objectives

- CRG to prepare and endorse a draft community vision for Preston Market site.
- CRG to gain an understanding about place development through technical expert presentations on urban planning, urban design, transport, public spaces and housing.
- CRG to provide recommendation on future elements for Preston Market site including public realm, accessibility, housing, retail and community infrastructure.

Format

The meeting began with a series of presentations which provided some context for central Preston, traffic and access, and urban design opportunities. CRG members were provided an opportunity to ask questions at the end of the presentations. The group was then invited to work in small groups to workshop their preferred vision for the Preston Market site from a series of three options that had been developed by Capire using the ideas created during the first CRG meeting. Using a dot voting process, the following vision was chosen:

The Preston Market site is a vibrant and diverse place for community to gather around food and celebrate culture.

The CRG members were then asked to divide themselves between four tables that focused on the following themes:

- Public spaces and places
- Built form
- Access and movement
- Retail mix

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 under each theme. After participants had an opportunity to rotate through each table, a summary of the key discussion points was shared by the table host with the larger group.

Key discussion points:

Note: read the meeting summary for a detailed account of the session and responses to key discussion points and questions raised.

- Balance between space or new parking and new open space
- Role of Architectus in the project
- Future form of market building
- Construction management plan for future developments on the site
- Feedback on the key elements of the following themes:
 - Public spaces and places
 - Built form

- Access and movement
- Retail mix

Outcomes:

- CRG members were provided with further information regarding the remit of the CRG and objectives for each meeting.
- CRG members gained a greater understanding about the site through presentations on the Central Preston context, traffic and access, and urban design opportunities.
- CRG members agreed on a draft community vision for the Preston Market site.
- CRG members shared their ideas on the key elements for four themes: public spaces and places, built form, access and movement, and retail mix.
- CRG members identified key elements to be used to inform a series of principles for the future development and use of the site.

2.3 Meeting 3, 27 June 2018:

Meeting objectives

- CRG to test future outcomes for the Preston Market site using the principles created as an outcome of Meeting 2
- CRG to develop a series of draft recommendations about a future outcome for the Preston Market Site.

Format

The session started with a panel discussion with Stuart Mosely, CEO, VPA and Sue Wilkinson, CEO, CoD. Both CEO's spoke to the CRG about the role of their respective organisations prior to engaging in a question and answer session with the CRG members. CRG members then participated in a group activity where they nominated to work with a facilitator and scribe on a series of principles regarding each of the following topics:

1. Built Form and Market Building
2. Market Operations and Community
3. Public Realm and Open Space, and
4. Transport and Access.

As the landowners of the Preston Market site, a representative from Salta Properties joined the second half of the meeting and engaged with the CRG members through a question and answer session.

Key discussion points:

- Protecting heritage value and planning controls
- VPA recommendations to Minister for Planning
- Trader management plan during construction works
- Developer contributions

- Existing permit for three approved towers on site
- Parking

Outcomes:

- CRG members gained increased awareness about how the VPA and CoD are working together to review the existing planning controls and prepare future recommendations for consideration by the Minister for Planning.
- CRG members were provided with an opportunity to engage with Salta Properties.
- CRG members developed a series of draft recommendations to be tested with the broader community.

2.4 Meeting 4, 8 August 2018:

Meeting objectives

- CRG to receive community feedback on draft recommendations.
- CRG to refine and present final recommendations.

Format

The CRG members participated in an active question and answer session before discussing a selection of the draft recommendations sitting in a circle as a group. The CRG members were then asked to individually complete a recommendations questionnaire posing the question, 'do you support this recommendation' with space provided for CRG members to provide their comments.

Key discussion points:

- Results of the broader community engagement on the CRG draft recommendations
- Ongoing role of the CRG
- Urban design and open space outcomes for the future
- Affordable housing
- Preston Market location within the site
- Project next steps

Outcomes:

- CRG members gained an understanding of the other member's views for each recommendation.
- CRG members shared their views about future consultation for the project.
- CRG members provided with information about project next steps including consultation.
- Project partners gained an understanding of CRG members level of acceptance for each recommendation.

3 Vision and Principles

During the first and second meetings, a shared vision and set of principles for the site were developed by the CRG members. The CRG's vision for the Preston Market aimed to provide a high-level statement about how they see the site existing in the future. The CRG's principles sought to consolidate key elements that were prioritised by the group into high level outcomes for future development.

The Preston Market site vision and principles have been endorsed by the VPA and noted by the CoD Councillors. The vision and principles are guiding the work being undertaken by the project urban designers to develop a recommended outcome for the site to support the planning controls review.

3.1 Shared Vision

The Preston Market site is a vibrant and diverse place for community to gather around food and celebrate culture.

3.2 Principles

Built Form

The Built Form refers to the types of buildings, their heights and how they connect with other buildings, public transport, roads or footpaths within and surrounding the Preston Market site.

- Ecological Sustainable Design (ESD) – New buildings are to incorporate high standard of Ecologically Sustainable Design, reducing its potential carbon footprint and potential impacts on resources (i.e. water and waste management)
- Strengthen integration of the market with the train station – Buildings avoid alienating the station and support stronger pedestrian connections between the market and the station.
- Heights and densities vary to complement the market – Heights and densities across the site are varied, ensuring that they complement and support the market and public realm.

Market Building

The Market Building refers to the structure and style of the Preston Market building.

- Light-weight structure with high roof – Design and construction of the market supports the provision of a building(s) consisting of light-weight structures with a high roof.
- Heart of Preston – Location, design and/or layout of the market building improves and celebrates the market's role as the 'heart' of Preston and a destination that people want to visit.
- Functional market – Design and layout of the market supports a functional market, dealing with matters that support the supply and sale of goods and produce.
- Multi-use Structure – Buildings are structurally capable of providing other non-residential uses layered above and below the market.

Market Operations

Market Operations refers to the diversity of traders and their offerings, as well as the trading hours and after hours use of the market site.

- Places to eat out and have a drink – Complementary uses within and adjacent to the market provide spaces and places for people to enjoy a meal and conversations with friends.
- Ongoing operation of existing traders – Design and layout of site and market building maximises possible staging opportunities, allowing existing traders to operate during and after development.
- Small scale traders, not franchise businesses, diverse stalls – The viability and opportunities for small scale traders is supported through appropriate land use and design mechanisms.

Community

Community refers to the types of housing, community facilities and services, as well as the feelings experienced when visiting the Preston Market site.

- Housing for all – Diversity of housing choices are provided to cater for the future population needs of Darebin, including affordable housing.
- Community facilities – Community facilities are provided to support not-for-profit community activity and spaces for community groups to utilise.
- Civic facilities – Land uses support the provision of services that people of varying backgrounds, abilities and cultures regularly utilise.

Public Realm and Open Space

Public realm and open space refers to the outside areas within the Preston Market site that are in between buildings. This could include plazas, seating, landscaped areas and outdoor activities.

- Welcoming and inclusive – Public spaces and the built form adjacent to public spaces support a safe, comfortable and welcoming environment for all people to access and utilise.
- Adaptable spaces – New buildings and spaces are to be designed and built in a way that accommodates multiple and shared uses and/or is adaptable to changing future needs.
- Ecologically sustainable – Green spaces and onsite water drainage opportunities are supported through elements within public spaces

Transport and Access

Transport and access refers to the paths that connect different buildings or areas within the market site, the public transport and vehicle access to the Preston Market site and the loading areas for traders.

- More after hours uses so more people are around the area to create a safer place – Land uses and connections support the provision of uses that are capable of operating outside of market operating hours.
- Improving loading zone and overflow – Carparking and loading requirements support the ongoing operation of the market during and after development of the site, minimising conflicts with pedestrians and cyclists.

- Encourage other forms of transport whilst supporting vehicles – Connections and facilities are provided that support changes in travel habits, supporting pedestrian, public transport users and cyclists.
- Improved access and movement to and within the site – Connections and built form support clear lines of site to the market from Murray Road, Cramer Street, Preston Station, High Street and within the site

4 CRG Recommendations

During the third meeting, CRG members developed a series of draft 18 recommendations that were finalised at the final meeting with an individual questionnaire to understand the level of acceptance of the 18 recommendations. Overall each recommendation received 75% or more acceptance from the CRG through the questionnaire process.

Table 1: Summary of Feedback on Recommendations

Theme	Recommendation	Response
Built Form	1. To ensure the Preston market remains the centrepiece of the site.	Super Majority
	2. To allow a variety of building heights within the site.	Consensus
	3. To better integrate the Preston Railway Station and the Preston Market site.	Consensus
Market Building	4. To review the location of the Preston Market building within the site to better align with the planning principles proposed by the CRG	Super Majority
	5. To keep the Preston Market as a standalone, single story* building with good daylight.	Super Majority
	6. To provide a market which has fresh food and community spaces as its core.	Consensus
Market Operations	7. To provide a market that has a diverse range of stalls and a broad range of food offerings.	Consensus
	8. To support a broad range of small traders to have fair opportunity to sustain their business before, during and after any development process.	Consensus
	9. To increase the flexibility of access to the Preston Market site and encourage vibrant, community and cultural uses during and after market hours.	Super Majority
Community	10. To provide affordable housing on the site.	Super Majority
	11. To activate the Preston Market site by providing community facilities and public spaces that are flexible and can be used by all members of the community.	Consensus
	12. To create a strong sense of community through support of social enterprise and not-for-profit organisations.	Super Majority
Public Realm and Open Space	13. To provide a market building that is visible but retains a sense of intrigue through good design.	Super Majority
	14. To create a network of adaptable and diverse community spaces for all ages and abilities.	Super Majority

	15. To create a site that is comfortable for all members of the community through access to natural light and protection from harsh climates.	Consensus
Transport and Access	16. To create safe and accessible connections to, through and beyond the site.	Consensus
	17. To increase walking and cycling connections to the site.	Consensus
	18. To provide underground loading, servicing and parking* to the market and future residences.	Super Majority

**At CRG #4 the members agreed to add these additional words to provide increased clarity.*

Note: Super Majority refers to 75% - 99% of CRG members supporting this recommendation; Consensus refers to 100% of CRG members supporting the recommendation.

5 Key Messages

Outlined below are the key messages from the CRG process collected during the four meetings.

1. Preston Market to remain on the site

It was unanimous amongst all CRG members that the Preston Market should be retained on the site. There were mixed views around the siting of a potential future market site. Most CRG members believe that siting options should be considered in the context of the future surrounding land uses. A small number of CRG members felt that the market should stay in the same location and in the existing building. Should the location of the current market move somewhere within the site, the CRG members would like the character of the existing building to be kept. This refers to the wide passageways, single storey building with high ceilings and open-air feel. The CRG also sought confirmation that a trader management plan would be developed to support traders to remain viable during any development works on site.

2. Accessibility for all members of the community

The CRG members highly valued accessibility to affordable, fresh food in the heart of Preston. The CRG members would like the market to remain a welcoming place for all community members to shop and spend time as a community meeting place. They also valued pedestrian and vehicular accessibility through the Preston Market site and to neighbouring areas, as well as recognising the high levels of public transport connections to the site.

3. Diversity of offering and people

The CRG members highly valued the diversity of the offerings and experiences of the market, as well as the diversity of people and groups who visit the market. The members cited the relationships between traders and shoppers as a key component of the Preston Market experience.

4. Sustainability to be integrated into any future development

There was a strong theme amongst all discussions that sustainability was a key principle to be integrated into the future planning, design and ultimate development of the Preston Market site. This included the adoption of Ecological Sustainable Design principles, sustainable management of waste, and provision of sustainable transport services and infrastructure. CRG members also felt it important that market traders have sustainable businesses.

5. Strengthen the Preston Market site as a community facility

The CRG members cited the Preston Market as a community facility and that this could be further strengthened through the provision of community meeting spaces and creating new spaces for activities on the site. The CRG members agreed there is an opportunity to expand the hours of activity at the Preston Market site by supporting the spaces at the site to be used for other activities outside market operations.

6 Appendix (CRG Meeting Summaries)

Community Reference Group – Meeting 1 Summary- 23 May 2018

Time	Item	Details
6.00pm	Welcome and Introductions <i>Amy Hubbard, Capire</i>	AH welcomed the CRG members to the meeting, introduced herself as the CRG facilitator and gave an acknowledgement of Country. 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.
6.15pm	Project Overview <i>John Casey, VPA</i>	JC introduced himself as the VPA project Manager and provided a presentation on the project background, objectives, timeframes and planning policy context. <i>Refer attached presentation slides</i>
6.35pm	Phase 1 Community Engagement Findings <i>Niamh Moynihan, Capire</i>	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. <i>Refer attached presentation slides</i>
6.50pm	Q&A Session <i>Opportunity to ask the team questions about the review</i>	AH facilitated a Q&A session with the CRG members, JC and NM. A summary of the questions and answers is provided below. <i>Is there more than one owner for the site?</i> There are two other owners represented by one lawyer. <i>Are we looking at housing and surrounding blocks as part of the project?</i> We are looking at the market site, acknowledging it will need to be integrated with the surrounding areas such as the train station. <i>What is the commitment to the project by the site owner? You've used words like "encouraged use" what is their commitment?</i> 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 development to deliver specific outcomes. In regard to the market, that will involve

Time	Item	Details
		<p>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 2007after 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>

Time	Item	Details
		<p>A technical report 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

Time	Item	Details
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 car parks 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>

Time	Item	Details
		<p><i>Where are Salta, will they be attending future meetings?</i></p> <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	

Community Reference Group – Meeting 2 Summary – 7 June 2018

Time	Item	Details
6.00pm	<p>Welcome</p> <p><i>Amy Hubbard, 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 advised the group that the closed page on the Shape Victoria site had been set up to support CRG members communicating with each other in between sessions using the comments tab.</p> <p>AH confirmed the remit of the CRG and advised a one-page document outlining the role of the group and intended objectives for each session was available for members on the tables (Attachment 1).</p> <p>AH opened the discussion to the wider CRG group to reflect on their experience at the first meeting. The following discussion points were shared:</p> <ul style="list-style-type: none"> • <i>Haven't got down to the nitty gritty yet, want the real detail</i> • <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> • <i>Want a best-case scenario to for the site.</i> • <i>Wished there was an opportunity to introduce themselves to each other.</i> • <i>Want to know what can be done and can't be done through this process</i> <p>John Casey, VPA (JC) responded regarding the purpose of the CRG and its role in the process by explaining that the CRG's key considerations will be considered along with the technical work and broader engagement in preparing the VPA's Recommendations to the Minister for Planning. JC explained the VPA will respond to the CRG's key considerations when preparing its Recommendations.</p>

Time	Item	Details
6.15pm	Presentation #1 – Preston – the wider neighbourhood <i>Leah Mosel, Acting Co-ordinator, Strategic Planning Unit, City of Darebin</i>	<i>Refer to attached presentation</i>
6.25pm	Presentation #2 - Traffic and Access <i>Eric Kyd, Transport Engineer, Cardno</i>	<i>Refer to attached presentation</i>
6.35pm	Presentation #3 - Urban Design <i>Greg Burgon, Urban Designer, Architectus</i>	<i>Refer to attached presentation</i>
6.45pm	Q&A Session - <i>opportunity to ask the project team questions</i>	<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.</p> <p><i>Do you expect the train platform to be raised or lowered?</i></p> <p>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 are preparing a plan for what is possible on the site that 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>

Time	Item	Details
		<p>The precedent images we have shown are all single level markets where the market is the feature/attraction of the site. We don't intend building anything on top of the market as to maintain its open air feel.</p> <p><i>Worth addressing the staging of the building process and how this will impact the traders.</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"> • <i>A vibrant community meeting place that celebrates diversity, inclusion and accessibility.</i> • <i>A vibrant place for the community to gather around food, culture and history.</i> • <i>A vibrant story of Melbourne's migrant history told through food, language, culture and a sense of discovery.</i> <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>	

Time	Item	Details
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"> • Public spaces and places • Built form • Access and movement • Retail mix <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 each theme. The following is a summary of the prioritised elements (in no order) per each:</p> <p>Public spaces and places:</p> <p>Welcoming and inclusive</p> <p>Ecological sustainability</p> <p>Adaptable spaces</p> <p>Safe</p> <p>Built form:</p> <p>Destination with an identity</p> <p>ESD</p> <p>Adaptable shared and programmed spaces</p> <p>Integration with stations continues with shops</p> <p>Bonding between High Street and market</p> <p>Heights and density vary to complement the market</p> <p>Access and movement:</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>

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		<p>Better facilities and access for disabled and elderly (liked the current seniors and disabled dedicated parking bays).</p> <p>Retail mix</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 as advised at the next meeting Wednesday 27 June the group would see the prioritised elements arranged in a series of scenarios.</p> <p>JC thanked the CRG members for their participation.</p>
8.30pm	CLOSE	

Community Reference Group – 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 Mosely, 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 worked on the Adelaide City Market which is publicly owned and faced similar challenges to the Preston Market. • The VPA is looking to achieve an outcome for the site that supports the market's viability, vibrancy and distinctiveness. The VPA understands that to support the ongoing viability of the market, the planning controls will need to be

Time	Item	Details
		<p>supplemented by other measures such as a market operations plan to address the non-planning issues.</p>
6.25pm	<p>Presentation #2</p> <p><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 working 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 to accommodate new residents. • The site is privately owned and this presents a good opportunity to shape a positive outcome for the site by working in partnership with the VPA in recommending changes to the planning controls for the area. • Strong recognise 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 features of a site, overlays are only one tool.</p> <p>SW: Council are of the position that it will not pursue a local heritage control. This control will not protect the use of the market, only the building. This could hinder the market in unknown ways, with unexpected consequences.</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</i></p>

Time	Item	Details
		<p><i>the market is maintained as is? What is the tool to do this if the overlay will not maintain the market?</i></p> <p>SM: Market structures are only one part of what the community love about the market. Key to preserving the fresh food market is only slightly linked to the building itself, the operation and feel is the key. Heritage control can help in some sections. The feel of the building (floor, paint, use etc) can all 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” which is the direction given by the Minister.</p> <p>SW The heritage report wasn’t convincing. Putting an overlay on the site could halt operations tomorrow. What is important about the site? That’s what we need to know and need to find out through this process. Site is not publicly owned, they could cease use whenever. It’s about co-existence.</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 an amendment if he supports recommendations, or a direction to test 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</p>

Time	Item	Details
		<p>once we get to a decision, it will be assessed. Stay in touch on this point please.</p> <p>SM Build ability – planning controls shouldn't lead to difficult deliverable outcomes Careful consideration and conversation needs to be had to ensure build ability. Encourage strong relationship with landowner, use this as an opportunity.</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 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 permits to be actioned upon is difficult, they can choose not to act on it.</p> <p>SW That is our concern, we want to be able to deliver something. It's about compromise.</p> <p>SM It is still worth doing what we're doing. Optimistic that we can negotiate. 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>

Time	Item	Details
		<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 public space, can't go into 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>
<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)	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.

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	<p><i>James Renkin, Salta Properties</i></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	<p>Plenary and Next Steps</p> <p><i>Amy Hubbard, Capire Consulting Group</i></p>	
8.30pm	CLOSE	

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>

Community Reference Group – Meeting 4 Summary - 8 August 2018

Time	Item	Details
6.00pm	<p>Welcome</p> <p><i>Amy Hubbard, Capire Consulting Group</i></p>	<p>AH welcomed members to the fourth meeting and provided an Acknowledgement of Country.</p> <p>AH asked everyone in the room to introduce themselves. She then explained the purpose of the CRG Meeting #4 was to discuss the recommendations and responses, including:</p> <ul style="list-style-type: none"> • Results from Public engagement • Comments from Darebin and VPA • Comments from Architectus <p>AH expressed to the CRG members that the purpose of the meeting was not to debate the recommendations and that the members would be given an opportunity at the end of the meeting to provide their individual feedback on the recommendations.</p> <p>AH reinforced that the CRG members are to engage in respectful and constructive discussions with their fellow CRG members and the project team.</p>
6.05pm	<p>CRG member check in</p> <p><i>Amy Hubbard, Capire Consulting Group</i></p>	<p>AH check in with the CRG members as to whether they would like to ask questions, raise a matter or provide their reflections before the meeting commenced. The following are reflections made by several CRG members:</p> <ul style="list-style-type: none"> • It was great to see the different views of the community in the broader engagement. • Not all members were aware that the broader community would be given the opportunity to comment on the work of the CRG. • There are subjects that feel unresolved, for example, the heritage and significance of the structure. • What will happen to the CRG, in terms of this groups and their knowledge? Will it continue in some form? • What is covered in the planning scheme and urban design framework? How is this going to be dealt with, for example, what will public open space or the building look like?

Time	Item	Details
		<p>Concern was raised that the CRG had not done anything to actually save the Preston Market, to which AH and JC responded that the remit of the CRG was to create a set of recommendations to inform the planning control review for the whole Preston Market site.</p> <p>AH reflected that the message from this group throughout this process has been to save the Preston Market.</p>
6.15pm	<p>Activity #1</p> <p><i>Amy Hubbard, Capire Consulting Group</i></p>	<p>AH introduced the broader community engagement findings on the CRG draft recommendations and invited the CRG members to provide their initial reflections. The engagement findings presented were predominately the online survey responses. AH acknowledged that analysis of the face-to-face engagement activities had not been completed.</p> <p><i>Draft recommendation discussed: to provide affordable housing on the site.</i></p> <p>Several CRG members were very surprised by the broader communities' responses to the recommendation for affordable housing. They thought that the broader community would be more supportive of the recommendation. Capire and VPA responded that they did not believe the results reflected the responses from face-to-face participants and agreed that more analysis was needed.</p> <p><i>Draft recommendation discussed: To review the location of the Preston Market building within the site to better align with the planning principles proposed by the CRG (i.e. Market as the heart of Preston; Market as a destination; continuation of operation for existing traders).</i></p> <p>The recommendation to review the location of the market was raised by several CRG members. The initial reflection was that it was not clear how the recommendation would support the CRG principles. This led to a discussion regarding:</p> <ul style="list-style-type: none"> • the size of the market • refurbishing the market and compensating traders during this time • lease agreements • necessity of carparking for the market and housing development. <p>Comments from John Casey, Victorian Planning Authority</p>

Time	Item	Details
		<p>AH invited JC to provide his reflections on the recommendations and broader community engagement. JC shared the following points:</p> <ul style="list-style-type: none"> • Preserving the Preston Market is an outcome the VPA want to champion. • The level of support from online survey participants for the recommendation for affordable housing was confusing. • Overall, the feedback on the recommendations has been very positive. • In terms of saving the market, supporting the market as a community space and to support diversity, the VPA is exploring mechanisms to address the commercial realities. They not only want to address this through planning controls but explore other mechanisms that can address these realities, both long term and short term. <p>Comments from Rachel Ollivier, City of Darebin</p> <p>AH invited RO to provide her reflections and thoughts to the CRG. RO shared the following points:</p> <ul style="list-style-type: none"> • What Council are trying to achieve is to ensure that the market survives in the future and that there is an extensive community engagement process. • Council want to begin to address how the recommendations are going to look and teasing out the nuances of the recommendations. • The broader community engagement findings show clear support for many of the recommendations and therefore reinforce what the CRG have been discussing. <p>Comments from Greg Burgon, Architectus</p> <p>AH invited GB to provide his reflections on the recommendations. GB shared the following points:</p> <ul style="list-style-type: none"> • The recommendations are a good framework for a brief to design the site. • The recommendations put in parameters to ensure that the market is in the right place. • More could be provided on the Built Form, for example, housing for the site and what form that should take.

Time	Item	Details
		<ul style="list-style-type: none"> • It is evident that the recommendations are focussed on the market itself, but we need to turn out thoughts to the rest of the site and provide more guidance. • The recommendation for affordable housing needs to be clarified. <p>AH then invited the CRG members to ask questions and provide their further reflections.</p> <p><i>The heritage of the market does not seem to come out here at all, what are your thoughts in terms of the architecture?</i></p> <p>GB: In terms of the heritage, I would refer to other experts. I do think there are elements from an architecture perspective, elements that work well and elements that don't work well. For example, elements that work well are the wide thoroughfares, natural light and air flow and the elements that do not work well are generally outside of the market, the lack of identity from the street and bad pedestrian connection and the loading bays.</p> <p><i>My understanding of where we got to with the recommendations is not being explicit that their needs to be an overlay or that a building has to stay so not to limit the opportunity for the market. However, understand there are differing views in the group.</i></p> <p>GB: If there was to be an overlay over the building then everything has to happen around it, and is that the best for the market? There is also concern that traders may be lost during the refurbishment process and we want to retain the traders. If you were to relocate the building on the site, you would want to do it in one go.</p> <p><i>But the community is saying we want to hold onto the market exactly as it is, the structure and all. Is it possible to make all the improvements to the market and still keep the structure?</i></p> <p>GB: The next stage should be looking at options and not pre-determining where the market should be. However, keeping the market as it is limits what can be achieved.</p> <p>There were mixed views regarding the recommendation to review the location of the market. There were two main cohorts in the CRG meeting:</p> <ul style="list-style-type: none"> • one cohort does not agree with the recommendation and does not want the market moved • one cohort agrees with reviewing the location of the market to ensure opportunities are not limited.

Time	Item	Details
<i>BREAK</i>		
7.20pm	<p>Activity #1, continued</p> <p><i>Amy Hubbard, Capire Consulting Group</i></p>	<p>AH invited Tess Pickering from the VPA to provide some comments about the engagement process.</p> <ul style="list-style-type: none"> • The VPA were asked by the Minister for Planning to review the current planning controls of the Preston Market site and to do so with the community, which has been done through broader community engagement and the CRG. • This process has been invaluable and will only make the recommendations better. • This process of engagement will end here and the VPA will submit the recommendations to the Minister. • The next step will be a detailed planning stage and it is the VPA's view that the community need to be involved in this. • The VPA invites the CRG members to consider how they would like to be involved in this next stage. <p>AH reflects, the CRG are now considered community experts and their active participation moving forward is encouraged.</p> <p>The discussion of the recommendations continued, with one member reflecting on the two cohorts of thought regarding the location of the market.</p> <p><i>It has become apparent that there are two schools of thought, but as a group the things we value most are the essence of the market and the community. It's important that the language in the recommendations is open so we can get a better outcome but still maintain the essence of the market.</i></p> <p><i>The concept of the single level didn't shine through in the recommendations. It was not reflected in the market building recommendation, to keep the Preston Market as a standalone building with good daylight, as was discussed in the meetings.</i></p> <p><i>A building with good daylight is subject to the size of the building also.</i></p> <p>JC: do we need to amend the recommendation to incorporate trader space?</p> <p><i>Do we want to have something in the recommendation around minimum size? Support for words in the recommendations around meeting community needs or retaining a similar variety of stores.</i></p>

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		<p>This was generally accepted by the broader group. The CRG meeting then went on to discuss the issue of underground loading and parking in the recommendations.</p> <p><i>The recommendation, to provide underground loading and servicing to the Market and future residences, should be clearer in including underground parking.</i></p> <p>Suggested words: <i>sufficient parking for all users.</i></p> <p>AH invited the CRG members to ask VPA, Darebin or Architectus any final questions relating to the draft recommendations.</p> <p><i>How can we stop the developer from demolishing the market overnight?</i></p> <p>JC: Firstly, they would need to go through a permit process for the demolition of the market. Secondly, we're going through this process. Realistically, if this process is going to provide a solution to protect the market and allow development, why would they? The commercial reality is that they would not be able to do anything for a long period of time, they are locked as to what they can do now.</p> <p><i>We have gone through a complex process to achieve these recommendations, we then hand these over to the VPA to make recommendations to the Minister, how will this hold tight? How will this ensure the developers do what we are recommending?</i></p> <p>JC: There is a robust strategic framework that links to planning controls. The essence in terms of the market, development, open space and key connections can be locked in with planning controls.</p> <p><i>What will go to the Minister?</i></p> <p>JC: The recommendations from the CRG and the VPA's principles, which are aligned with what has been heard from the broader community. The next phase will be how the principles turn into planning controls.</p> <p>RO: the next question will be how this will look and turning the principles and recommendations into options for the site.</p> <p><i>There does not appear to be anything in the draft recommendations that reflects sustainability. With the focus groups we did work regarding sustainability on the site. This needs to be more explicit in the recommendations.</i></p> <p><i>Traffic management is also missing from the recommendations.</i></p>

Time	Item	Details
		<p>One member wanted it noted that he represents many culturally diverse community groups and they do not want the location of the market reviewed.</p> <p>There was also a discussion regarding developer contribution into the process. One member would incorporate a developer contribution into the recommendations.</p> <p><i>The CRG need to consider what they want the developer contribution used for.</i></p> <p>JC: We need to flesh out what are some of the obvious community benefits that we can deliver.</p> <p><i>We need to be clearer about community purposes on the site, is it a place where people can gather and spend money, or does it mean community as a place where people gather and don't need to spend money?</i></p> <p>The CRG agreed that this was something that would need to be explored further.</p>
8.10pm	Activity #2 <i>Amy Hubbard, Capire Consulting Group</i>	AH invited the CRG members to individually reflect and complete the recommendation questionnaire. The questionnaire posed the question, 'do you support this recommendation' and included space for CRG members to provide their comments.
8.20pm	Plenary and Next Steps <i>Amy Hubbard, Capire Consulting Group</i>	AH posed one final question to the CRG, is there a role for broader community engagement moving forward, and if yes what should this look like? The following are suggestions from members: <ul style="list-style-type: none"> • Complete the same process but with more translators for the broader community. • Provide community options they can give feedback on. • Set the right expectations of what the outcomes can and will be. • Visit and engage migrant communities where they are located and reach out to community leaders. • Whatever the final document is, you do not want to choke the developer. Involve the developer in the conversation.

Time	Item	Details
		<p>AH thanked the CRG members and acknowledged their work through this process. AH explained the information from the evening would be collated and documented per the meeting notes.</p> <p>JC and R thanked the CRG members on behalf of the VPA and Council and acknowledged their contributions and hard work.</p>
8.40pm	CLOSE	AH closed the meeting.