

This document explains revisions made to the draft Preston market precinct planning scheme amendment since public consultation in May 2021.

Revisions have been undertaken in two stages: November 2021 and April 2022, as outlined below.

## **NOVEMBER 2021 UPDATES TO THE DRAFT AMENDMENT**

In November 2021, the VPA made changes to the draft amendment to reduce overall building heights and revise elements of the Structure Plan and Activity Centre Zone – Schedule 1 (ACZ1) relating to urban design, amenity, public open space, and active transport. The changes were made following a direction from the Minister for Planning to revise the draft plans in response to submissions. The November '21 documents can be viewed at [vpa.vic.gov.au/preston](http://vpa.vic.gov.au/preston). A summary of the November '21 changes is included below.

### **BUILDING HEIGHTS**

The Structure Plan and ACZ1 were updated to reduce the proposed building heights across the precinct and introduce mandatory rather than 'preferred' maximum heights. The changes result in a reduction in the height of the tallest buildings on the site from 20 storeys down to 14 storeys.

### **OVERSHADOWING**

The Structure Plan and ACZ1 were updated to increase the amount of winter sun access to proposed open space, up from 25% to 50% (i.e., a reduction in overshadowing).

### **MARKET LAND USE**

Additional text was included in the Structure Plan, along with changes to the ACZ1, that strengthen support for a 12,700 square metre market area and prohibit land uses other than 'Market' from the land nominated as 'Market' on the Framework Plan.

### **DWELLINGS AND DENSITY**

A reduction in the estimated total number of dwellings from 2,200 down to 1,200 dwellings.

### **PUBLIC OPEN SPACE**

The open space contribution of 10% was retained from the public consultation version (May '21), with a change in the split from 6% land and 4% cash to 8% land and 2% cash to reflect the revised layout of open space in the plan.

Changes to the Structure Plan to identify:

- A larger area of public open space adjacent the market with the location fixed on the Framework Plan. The larger area of open space is of a similar size to the State Library forecourt (approx. 2,500sqm).
- A new area of public open space located adjacent the train station entry with pedestrian and bike only access
- Smaller open space adjacent Cramer St as a market entry forecourt.

### **CIRCULATION (PEDESTRIAN, VEHICLE & BICYCLE)**

Changes to the Structure Plan were made to better retain and reflect the existing layout of the market and further minimise conflict between vehicles, improving the pedestrian amenity of the precinct.

## **APRIL 2022 UPDATES TO THE DRAFT AMENDMENT**

The April '22 version of the draft amendment builds upon the changes made in November '21 and described in the section above. These additional changes have been made to reflect the reduction in building heights and dwelling numbers, as well as in response to submissions related to other matters received from the community, landowners, Council and government agencies during the May '21 public consultation process. The main changes to the April '22 documents are described below and can be viewed at [vpa.vic.gov.au/preston](https://vpa.vic.gov.au/preston).

### **DEVELOPMENT CONTRIBUTIONS PLAN (DCP)**

The DCP has been updated to reflect revised traffic data (because of a reduction in the proposed dwelling numbers), the reduced building yield in the precinct and Council's requested relocation of the community centre out of the market precinct and into the Civic Precinct located east of High Street.

- Residential (MCA1) = \$1,280 per dwelling (reduction)
- Residential (MCA2) = \$867 per dwelling (reduction)
- Retail (MCA2) = \$303 per sqm GLFA (increase)
- Office (MCA2) = \$44 per sqm GLFA (reduction).

Reduced apportionment of the community centre from 100% to 44%, reflecting the precinct's reduced yield.

### **ENVIRONMENTALLY SUSTAINABLE DESIGN**

Additional provisions have been included within the Structure Plan and ACZ1 in response to Council and community submissions. The new provisions strengthen:

- Encouragement of passive design (to minimise energy use associated with heating and cooling buildings and urban heat island effects)
- Encouragement of renewable energy
- Encouragement of energy efficient street lighting
- Requirements for additional electric motor vehicle and bicycle charging facilities
- Support for urban agriculture
- Requirements for more details on waste and recycling management
- Requirements for Water Sensitive Urban Design (WSUD)
- Encouragement of more canopy tree planting and landscaping.

### **DRAINAGE**

An additional 'Drainage Strategy' provision has been included in the ACZ1 to address Melbourne Water's submission regarding the proper management of future drainage and flood water risk.

### **HERITAGE**

Additional objectives and guidelines have been included in the ACZ1 in response to community submissions and further advice from the VPA's heritage consultant. The additional text has been added to reinforce the importance of the recognition and protection of the existing market's heritage value (both cultural and built form) and to encourage the retention and reuse of building materials and the interpretation of important heritage elements of the existing market as part of any new development.

New application requirements have also been included in the ACZ1 requiring a Heritage Impact Statement and Heritage Interpretation Plan to be provided as part of a permit application for development within the precinct.

## **PARKING**

A new Parking Overlay is proposed for the precinct in response to Council's submission and subsequent further advice from VPA's traffic consultant. The Parking Overlay sets maximum car parking rates for new development in the precinct to encourage a shift to public transport, walking and cycling, while not affecting the number of car spaces available for the market.

Changes to the ACZ1 have also been made to encourage bicycle parking at a rate above the minimum rates of the planning scheme.

## **AFFORDABLE HOUSING**

Affordable housing requirements have been updated to be clearer, in response to Council and landowner submissions and consultant advice. The draft amendment still seeks an affordable housing contribution of up to 10% of the precinct's total residential yield, but in response to submissions and consultant advice the options to deliver this have been revised.

## **ENVIRONMENTAL CONTAMINATION**

In response to the Environment Protection Authority's (EPA) submission, the extent of the Environmental Audit Overlay (EAO) on the planning scheme maps has been increased, to cover all land within the precinct that is to the west of the rail line. The EAO requires that further testing and investigation of the land for environmental contaminants be undertaken before sensitive uses (e.g. apartments) can be developed.

Additional noise, vibration and light-spill requirements have also been added to the ACZ1 in response to the EPA's submission.

## **UPDATED & NEW BACKGROUND TECHNICAL REPORTS**

### **Land Capability Assessment – Meinhardt – April 2022**

A new report which evaluates the existing environmental condition of two investigation sites within the Preston Market Precinct to the west of the railway corridor to ascertain whether an Environmental Audit Overlay should be applied.

### **Affordable Housing – Affordable Development Outcomes – April 2022**

This report is a review of previous advice and takes into consideration the revised housing yield, submissions received during public consultation and affordable housing outcomes negotiated since 2019.

### **Social Infrastructure Assessment – ASR – March 2022**

This report is a review of previous advice and takes into consideration the revised housing yield and subsequent apportionment considerations.

### **Development Contributions Plan, Concept Design and Costings for Traffic and Community Infrastructure Projects – Cardno – January 2021**

This report which informs the costs included within the Development Contributions Plan. This report has previously not been publicly available.

**Stormwater Drainage Assessment Report – Cardno – October 2021**

This report is a review of previous advice and demonstrates that a layout plan can be implemented without adversely impacting flooding within neighbouring properties.

**Traffic Modelling Report – Ratio - April 2022**

A new report which provides an assessment of the ability of the planned future network to accommodate the additional traffic movements.

**Parking Overlay Report – Ratio – April 2022**

A new report which identified parking rates for each land use activity, with supporting qualitative and quantitative assessments and arguments for each.