

## Preston Central Structure Plan, September 2006 Addendum 2 – Precinct H

June 2013

Proposed Amendment C135 requires changes to the Preston Central Structure Plan (September 2006) in relation to Precinct H Auto Alley, where the vision for the precinct has been changed to reflect the addition of dwellings and accommodation to the precinct.

Addendum 2 also needs to be read in conjunction with the first Addendum dated July 2009.

Consequently, the changes to this Structure Plan

### Introduction: Setting the Scene

Page 7 Amend Structure Plan Area map to delete 'Auto Alley'

Page 9 Amend Table 1 – replace 'Auto Alley' with Northern Gateway

### 3. The Structure Plan

#### *3.4 Theme 4 – A High Quality Environment*

Page 71, dot point – Replace 'Auto Alley' with 'Northern Gateway'

Page 72, Policy P4.7 – Replace 'Auto Alley' with 'Northern Gateway'

Page 76 – Amend map in Figure 3.4.2 Business with apartments or offices above as preferred character

#### *3.5 Theme 5 – A People Place*

Page 90 – replace second dot point of P5.13 with "Rezoning of industrial sites in the Northern Gateway Precinct."

Page 94 –

- Replace P6.9 with "Employment uses will be retained in the Preston North and Northern Gateway precincts."
- Delete P6.10
- Replace P6.11 with "Residential development will be promoted throughout the centre, except in the Preston North Precinct, and at ground level along High Street and in the Market precinct."

Page 96 – amend *Integration Plan* to add the following – "6-Employment with offices or apartments above"

Page 97 – amend *The Structure Plan – Preferred Future Character of Preston Central* for Precinct H – "Business with apartment or offices above / 4 storeys"

### 4. The Precincts: Detailed Initiatives

Page 100 – replace reference to Auto Alley in *Figure 4.0 – The Precincts* with 'Northern Gateway'.

Page 101 – replace reference to Auto Alley with 'Northern Gateway'.

#### *4.8 Precinct H: Preston Auto Alley*

Page 152 –

- replace 'Auto Alley' with Northern Gateway
- amend the Vision with the following:

*The Northern Gateway extends the range of uses and attractions within the activity centre, particularly through the presence of car dealerships. However, it largely comprises single-storey buildings, which represent an underutilisation of a location relatively close to the core retail area and station. Fortunately, many of its lots are relatively large and the buildings are relatively old, offering a key opportunity for more intensive mixed use redevelopment. This also offers the opportunity to create a more consistent built form character and improve conditions for pedestrians. It is envisaged that the provision of employment will remain an important objective of this precinct.*

Page 153

- replace reference to Auto Alley with 'Northern Gateway'
- replace dot point 1 with the following:

*Low-rise buildings (up to 4 storeys high) containing large format retail and offices at ground floor level with offices or apartments above.*

- replace policy 4.8.1 with:

*New development should be in the form of low-rise buildings (up to 4 storeys high) containing offices, large-format retail or light industrial uses at ground floor level with offices or apartments above in accordance with proposed Local Planning Policy 22.07, the High Street Precinct Guidelines and the Preston Central Urban Design Guidelines and Character Guidelines (refer to section 6).*

Page 154

- replace reference to Auto Alley with 'Northern Gateway'
- Under Strategy S1.1 replace with "Retain employment uses"
- Add S1.3 to encourage more residential development, particularly the redevelopment of large underutilised sites for mixed use developments