

Submission Summary, Planning Scheme Amendment C135



Amendment C135 submissions:

APPENDIX A

Submission Number	Date of Submission	Location	Submission summary	Response	Recommendation
1	13/3/2014	High Street, Preston	Support proposed rezoning	Noted. The submission supports the proposed amendment.	No change to the exhibited amendment.
2	1/4/2014	High Street, Preston	Support proposed rezoning, allowing residential uses in area H	Noted. The submission supports the proposed amendment.	No change to the exhibited amendment.
3	14/3/2014	High Street, Preston	<p>Support proposed rezoning. This change is well over due and will reflect a number of previous decisions and strategic planning studies undertaken over the last decade.</p> <p>A number of previous council decisions and policies which have recognised that these properties should be zoned Mixed Use (examples given). Previous studies and decisions point to properties being considered for mixed use or probably not in the 'Auto alley' precinct. C135 will in many ways better reflect the character of the area and perhaps encourage further investment in development of the buildings and sites.</p>	Noted. The submission supports the proposed amendment.	No change to the exhibited amendment.

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4	7/3/2014	DEPI submission	No objection to amendment.	Noted	No change to the exhibited amendment.
5	26/3/2014	High, Olver, Regent and West Streets, Preston	<p>Precinct identified as 'Precinct H' under Priority Development Zone. Support amendment.</p> <p>Preston Structure Plan 2006 included a prohibition of dwellings in the precinct. Supporting material from Essential Economics justifies removal of dwelling prohibition with uses shifting away from car sales. Affected properties well placed for strategic redevelopment opportunities.</p> <p>Timely to review the Preston Central Incorporated Document to review anticipated built form for the activity centre, maximise opportunities for sites and locate residential development above and behind retained commercial frontages.</p>	<p>Noted. The submission supports the proposed amendment.</p> <p>Amendment C135 proposes changes to the Preston Central Incorporated Document and the Preston Structure Plan 2006 which are complementary to the overall intention of the amendment.</p> <p>A more comprehensive review of the Preston Central Structure Plan and associated planning controls is proposed, which will include assessing the effectiveness of current height controls.</p>	No change to the exhibited amendment.
6	2/4/2014	High Street, Preston	No objection to amendment which will allow residential uses in Precinct H.	Noted. The submission supports the proposed amendment.	No change to the exhibited amendment.

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Submission Number	Date of Submission	Location	Submission summary	Response	Recommendation
7	3/4/2014	Cambrian Avenue, Preston	<p>Concerns with:</p> <p>Height of proposed buildings (overlooking and overshadowing);</p> <p>Shading of solar panel investment (seek losses from Council if shading occurs);</p> <p>Parking (as area has busy streets, 2 car parks for each dwelling is a must);</p> <p>Type of development (only so many 1-2 bedroom units; develop 3-4 bedroom houses to encourage families);</p> <p>Green space (suggest Council buy back a portion of land to create a green space);</p> <p>Environmental initiative (encourage Council to be part of a sustainable housing development).</p>	<p><u>Building height:</u> C135 does not propose to amend the preferred maximum building height in Precinct H, which is already specified as 4 storeys in the PCIP. Proposals would also still be required to meet ResCode, which considers overlooking & overshadowing.</p> <p><u>Shading of solar panels:</u> See above.</p> <p>This issue lies outside planning controls and cannot be considered under C135.</p> <p><u>Type of development:</u> Dwelling type and size is not being addressed in C135 and cannot be regulated through planning. Demographic trends suggest an increase in 1-2 person households, suggesting ongoing demand for them, particularly in well serviced locations such as Preston Central.</p> <p><u>Green space:</u> The PCSP does not identify the need for creating public open space in this location.</p> <p>Environmental initiative: These issues cannot be mandated under C135. Council will consider future proposals on their merits.</p> <p>Most of these issues are detailed site planning issues which will be dealt with under future applications for planning permit.</p>	<p>No change to the exhibited amendment.</p> <p>These issues cannot be fully met through the exhibited amendment.</p> <p>Refer to panel for consideration.</p>

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Submission Number	Date of Submission	Location	Submission summary	Response	Recommendation
8	3/4/2014	Percival Street, Preston	Support any other use than current use. Favour extension of the higher density residential zone to include the subject land.	<p>Noted. The submission supports the proposed amendment, although suggests that it allow higher density residential use.</p> <p>The application of residential zones is outside the scope of C135, and Precinct H is a part of activity centre where the PDZ2 is more appropriate.</p>	<p><u>C135:</u> No change to the exhibited amendment.</p>
9	1/4/2014	High Street, Preston	<p>Welcome changes to allow development of property into dwellings and mixed use.</p> <p>Disappointing that the height restriction are at such a low level, as interested in a 12 storey development - mixed use; commercial, office and dwellings.</p>	<p>Noted. The submission supports the proposed amendment.</p> <p>The exhibited C135 does not propose to amend the existing preferred maximum building height in Precinct H of 4 storeys. The issue of height controls is best addressed through a more comprehensive review of the Preston Central Structure Plan and associated planning controls.</p>	No change to the exhibited amendment.

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Submission Number	Date of Submission	Location	Submission summary	Response	Recommendation
10	8/4/2014	High Street, Preston	Support amendment to: <ul style="list-style-type: none"> • Improve the areas by promoting a broader range of businesses and residential use. • Ensure greater traffic flow into the area benefitting current and future business and residential developments. • Provide better use of current unutilized (and unsightly) land and promote an extension of the current shopping strip north of Gower Street. 	Noted. The submission supports the proposed amendment.	No change to the exhibited amendment.

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Submission Number	Date of Submission	Location	Submission summary	Response	Recommendation
11	8/4/2014	Bennett Street, Preston	<ul style="list-style-type: none"> • Multi storey dwellings would create influx of residents, placing a strain on limited, already strained resources, stretching existing social and Council resources. • Increase in noise, air and traffic pollution, with increased stress on garbage pollution. • Negative effects on parklands and public recreation areas, with no consideration of young families or elderly. • Traffic impacts for William Street with more congestion, tension and reduced safety for elderly and young. • Loss or privacy, safety and community • Wish William Street to remain as is with 2 storeys maximum. • No notice given to residents on opposite side of William Street. 	<p>The vision for Preston Central in the Preston Central Structure Plan includes ‘intensifying and broadening its mix of activities’. Amendment C135 is proposing to change the land use controls for one of the precincts within the centre without changing the overall vision or preferred building heights. Many of the points raised in this submission either fundamentally oppose the vision for the centre or are issues which can be addressed at planning permit stage. For instance, the PDZ2 and PCIP already allows for a maximum building height of 4 storeys.</p> <p>Council is satisfied that adequate statutory notice of C135 was given; residents were / are aware of the amendment.</p> <p>Any future review of the Preston Central Structure Plan would include further community engagement.</p>	<p>No change to the exhibited amendment.</p> <p>These issues are outside the scope of the amendment.</p> <p>Refer to panel for consideration.</p>

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12	8/4/2014	General area	<ul style="list-style-type: none"> • Changes to allow residential use in Precinct H will be of long term benefit to the majority of residents and traders. • Changes will not allow gateway to Preston Central to stagnate. This trading hub has diminished to be substandard. • Need 21st Century thinking; 'new face' further south in High Street and Plenty Road, where residential height has been successfully dealt with, has revitalised area. Don't let this opportunity be missed. 	Noted. The submission supports the proposed amendment.	No change to the exhibited amendment.

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Submission Number	Date of Submission	Location	Submission summary	Response	Recommendation
13	6/4/2014	Olver Street, Preston	<p>Objection:</p> <ul style="list-style-type: none"> • Object to height limit of 2 storeys in • Precinct H being mandatory. • Height control is performance based and should be flexible. • Removing any mandatory height control will not be 'open slather' but allow an assessment of what is the most form of development on any parcel of land. • Retrograde step to restrict development to two storeys when current building is 8-9 metres in height and residential developments may be up to 9 metres, or more if justified. 	<p>Noted. The submission appears to generally support the intent of C135 however strongly opposes the existing preferred maximum height controls remaining.</p> <p>The exhibited C135 does not propose to amend the existing preferred maximum building height of 2 storeys for this part of Precinct H. The issue of height controls is best addressed through a more comprehensive review of the Preston Central Structure Plan and associated planning controls.</p>	<p>No change to the exhibited amendment.</p> <p>Refer to panel for consideration if this issue cannot be resolved successfully with the submitter.</p>

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Submission Number	Date of Submission	Location	Submission summary	Response	Recommendation
14	7/5/2014	High Street. Preston	<p>Welcome changes to allow urban renewal which will unlock the urban renewal potential of the area.</p> <p>Concerned that the design parameters as outlined in the Preston Central Incorporated Plan are too restrictive and the 4 storey preferred building height doesn't recognise the true potential of this well-serviced and located area. Whilst this height is discretionary and a planning permit can be issued to exceed the height, it is considered that this height preference is clear and will ultimately set the tone for future development in the area.</p> <p>The submitter understands that a review is proposed at a later date and request that they are kept informed of the process.</p>	<p>Noted. The submission supports the proposed amendment.</p> <p>The exhibited C135 does not propose to amend the existing preferred maximum building height of 4 storeys in Precinct H. The issue of height controls is best addressed through a more comprehensive review of the Preston Central Structure Plan and associated planning controls.</p>	No change to the exhibited amendment.