

**22.12 PRESTON CENTRAL (INCREMENTAL CHANGE)**

15/07/2010  
C68

This policy applies to:

- ~~Precinct K: St Georges Road East, except for the heritage precincts included in HO 184~~
- Precinct L: Taunton Avenue East
- Precinct M: Gower Street South
- Precinct N: Residential Southeast
- Precinct O: Residential East
- Precinct P: Bell Street West, except for:
  - 1, 2, 1/3, 2/3, 4, 5, 6 Leicester St, Preston
  - ~~▪ - 422-452 Bell Street, Preston~~
- Precinct Q: Spring Street, except for properties fronting:
  - St Georges Road,
  - the west side of Cramer Street,
  - the east side of Cramer Street between St Georges Road and Bond Street and
  - ~~▪ - the west side of Murray Road between St Georges Road and Bond Street.~~
- Precinct R: William Street, except for the heritage precincts included in HO 180 and HO 183
- Precinct S: David Street East
- Precinct T: Residential Southwest, except for the heritage precincts included in HO 179, HO 182 and HO 184
- Precinct TII: Emery and Donavon Streets

as identified in the *Preston Central Structure Plan* (2006) and shown on Policy Areas Map 1 that forms part of this policy.

**22.12-1 Policy basis**

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The MSS recognises the strategic importance of the Preston Central Activity Centre and the need to encourage economic growth and improvement in the centre's appearance and performance. The MSS also sets down important Council strategies in respect to Housing, Urban Design and Sustainability.

This policy applies to the residential precincts included within the Preston Central Structure Plan area. It aims to implement the strategies set down in Council's MSS and in addition, to implement the directions and objectives of the metropolitan strategy – Melbourne 2030, in particular Direction 1 – A more compact city, by strengthening the role of the Principal Activity Centre and encouraging appropriate expansion and development.

The policy does not seek to replicate policies set down in Clauses 22.04 Urban Character. It should be applied in conjunction with that policy and the detailed provisions contained in Clauses 54 and 55.

**22.12-2 Objective**

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- To ensure that use and development within the Preston Central Activity Centre is generally in accordance with the Preston Central Structure Plan (2006).
- To protect valued residential character.
- To discourage underdevelopment.
- To encourage the development of underutilised sites and redundant buildings.

**22.12-3 Policy**

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It is policy that:

- the future role and character of each precinct should be achieved through incremental change.
- all new development will contribute to valued or preferred neighbourhood character.
- applications for new development should include details of methods to contribute to environmental sustainability, including energy efficiency principles, water conservation principles and water sensitive urban design.
- applications for the construction of buildings and works, and use proposals greater than 1000 m<sup>2</sup> gross floor area, should be accompanied by an Integrated Transport Plan to the satisfaction of the Responsible Authority. If in the opinion of the Responsible Authority the Plan or an element of it is not relevant to the assessment of the application, the Responsible Authority may waive the requirement or element.

**Precinct K: St Georges Road East**

It is policy to:

- ~~encourage higher density apartment development.~~
- ~~discourage development greater than 3 storeys.~~

**Precinct L: Taunton Avenue East**

It is policy to:

- achieve higher density residential development.
- encourage development to overlook the railside path.
- utilise the land adjacent to the railway line for improved open space.

**Precinct M: Gower Street South**

It is policy to:

- encourage higher density apartment buildings.
- encourage development to be in the form of low-rise buildings of a 3 to 4 storey scale.

**Precinct N: Residential Southeast**

It is policy to:

- encourage medium density development of a 3 storey scale in the form of attached townhouses.
- encourage the setback of the third storeys of new buildings to reduce their visibility from the street.
- encourage rear vehicular access where possible.
- discourage solid high front fences.

**Precinct O: Residential East**

It is policy to:

- encourage higher density apartment buildings.
- encourage medium density development to be of a 3 storey scale facing Murray Road and Gower Street and of a 2 storey scale elsewhere in this precinct.

**Precinct P: Bell Street West**

It is policy to:

- encourage medium density development of a 2 and 3 storey scale
- encourage development to have the appearance of a single dwelling at first glance where possible.
- encourage the third storeys of development to be setback to reduce their visibility from the street.
- discourage solid high front fences.

**Precinct Q: Spring Street**

It is policy to:

- encourage medium density development of a 2 to 3 storey scale to have the appearance of a single dwelling at first glance where possible.
- encourage the third storeys of development to be setback to reduce their visibility from the street.
- discourage solid high front fences.

**Precinct R: William Street.**

**Precinct S: David Street East &**

**Precinct T I: Residential Southwest**

It is policy to:

- recognise and respect the existing low rise character of these precincts.
- limit new development on single lots to 2 storeys and setback the second storey to maintain the low rise scale from the street.
- encourage new medium density development to give the appearance of a single dwelling at first glance.
- discourage solid high front fences.

**Precinct T II: Emery and Donavon Streets**

It is policy to:

- encourage medium density development of a 3 storey scale.
- encourage development to have the appearance of a single dwelling at first glance where possible.
- encourage the third storeys of development to be setback to reduce their visibility from the street.
- discourage solid high front fences.

**22.12-4 Reference Documents**

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*Preston Central Vision 2006*, February 2001, Planning by Design and City of Darebin

*Preston Central Implementation Plan September 2005*, David Lock Associates

*Preston Central Structure Plan*, including Preston Central Urban Design Framework and Guidelines, David Lock Associates, 2006

*Activity Centre Design Guidelines 2005* Department of Sustainability and Environment  
*Guidelines for the Application and Implementation of Travel Plans*, 2005, City of Darebin

*Darebin Transport Plan*, 2007, City of Darebin

*City of Darebin Heritage Study: Volume 4a, Preston Central Heritage Assessment, Key Findings and Recommendations*, Context Pty Ltd, February 2008.

*City of Darebin Heritage Study: Volume 4b, Preston Central Heritage Assessment, Heritage Places Citations*, Context Pty Ltd, February 2008.

Version for Authorisation

**POLICY AREAS MAP 1**

