

**AUTHORISATION TO PREPARE AN AMENDMENT TO  
THE PLANNING SCHEME** under Section 8a of the  
*Planning and Environment Act 1987*

# APPLICATION FORM

Please complete all questions and send a copy of this application form, along with a draft Explanatory Report and any other supporting documents to: [planning.amendments@dtpli.vic.gov.au](mailto:planning.amendments@dtpli.vic.gov.au)

**Planning scheme:** **Darebin Planning Scheme**

**Amendment No.:** **C143**

**Contact details**

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**Proponent:**

**Details of proposed amendment**

**1. What land is affected by the proposed amendment? Please include a map if necessary.**

The amendment applies to the Preston Market site, zoned Priority Development Zone 1 (Preston Market). This land is bounded by Murray Road to the north, Cramer Street to the south, the South Morang railway corridor to the west and the rear of properties fronting High Street to the east. A map of the affected land is enclosed.

**2. Provide a brief description of the proposal.**

The amendment proposes to redevelop the Preston Market site for market and mixed commercial and residential uses.

**3. Provide a detailed list of the proposed changes to the planning scheme.**

The amendment proposes to make the following changes to the Darebin Planning Scheme:

- Clause 21.05, Objectives-Strategies-Implementation: Amend reference to the *Preston Market Incorporated Plan* from 2007 to 2014 and amend the 'Preferred Future Character, Preston Central Framework Plan Precincts' plan in Element 6: Activity Centres, to increase the maximum height in Precinct C from 4-10 storeys to 'up to 28 storeys'.
- Clause 37.06, Priority Development Zone, Schedule 1 (Preston Market): Amend reference to the *Preston Market Incorporated Plan 2007* with a new plan, *Preston Market Incorporated Plan 2014*.
- Clause 81.01, Incorporated Documents, Schedule 1: Amend reference to the *Preston Market Incorporated Plan 2007* with a new plan, *Preston Market Incorporated Plan 2014*
- *Preston Market Incorporated Plan* (March 2007): Amend the date of the plan from 2007 to 2014, amend design principles, replace the 'Framework Plan: Preston Market' (changing 6 precincts to 2 precincts, 'Market – Residential' and 'Mixed Use (Retail, Commercial and Residential)'), replace the 'Preferred Building Height; Preston Market' plan with an amended plan (increasing the maximum building height in the western section of the site from 4-10 storeys to 28 storeys) and exempting the need for proposals to the maximum

envisaged height to be advertised.

**4. Who has requested the proposed amendment?**

- Council  
 Other Proponent (please specify):

Environmental Resources Management Australia Pty Ltd on behalf of Preston Market Development Pty Ltd.

**5. What notice is proposed to be given?**

- Full notice: One month minimum exhibition is proposed. In addition to this statutory exhibition period, additional community consultation is proposed, in accordance with a consultation strategy to be undertaken by the project proponents, in consultation and agreement with Darebin City Council.  
 20(2) - please describe the exemption requested and the extent of notice proposed:

**6. Does the proposed amendment require ratification by parliament (green wedge land)?**

- YES  NO

If 'YES' why?

**7. Does the proposed amendment affect Crown land?**

- YES  NO

If 'Yes', please give notice of the amendment to Native Title Services Victoria ([www.nts.com.au](http://www.nts.com.au)).

**8. Has the proposed amendment been discussed with the department?**

- YES  NO

If 'Yes', when and with whom did the discussion take place?

Mark Rowntree, DTPLI

**9. Does the amendment affect the interests or operation of any other government department or agency?**

- YES  NO

If 'Yes', which department/agency?

DTPLI and VicRoads

Has the agency been consulted about the proposed amendment?

- YES  NO

What was the outcome?

- Support  Do not support  Other .....

Please attach any relevant documents.

**10. To assist with the assessment of this authorisation, have you attached the following:**

**Required:**

- Draft explanatory report

**Additional:**

- Council report/ minutes

- Draft amendment documentation (e.g. draft zone or overlay schedule, draft policy, maps). Please list:

- 21.05
- 37.06, Schedule 1
- 81.01 Schedule
- *Preston Market Incorporated Plan 2014*

- Draft permit (in case of application for combined permit and amendment)

- Other documentation (please list):

**Please note:** you will receive the Minister's decision by email. Please confirm the email address the response to the authorisation application should be sent to:

Once your application has been received by the Minister you will receive a confirmation email.

In accordance with section 8A (7) of the Act, Council may prepare the amendment specified in this application without authorisation 10 business days after the Minister receives the application, if the Minister has not notified Council of his or her decision within that period.