



Friday 16 September, 2016

In reply please quote reference:

Ref: A3785390

To: Preston Market retailers

Dear Sir/Madam

Re: Preston Market retailer's information sessions

Please find enclosed the combined notes and responses regarding concerns that were raised about the future of the market at the two sessions held on Tuesday 6, September 2016.

Attendance

- Mark Schramm - Office of the Victorian Small Business Commissioner
- Preston Market traders/stall holders

Council

- | | |
|----------------------------------|------------------------------------|
| • Cr Bo Li (11am session) | • Cr Julie Williams (11am session) |
| • Cr Gaetano Greco (2pm session) | • Eddy Boscarior |
| • Wendy Dinning | • Chris Meulblok |
| • Darren Rudd | • Ellie Mandritis |
| • Matt Doherty | • Alice Potter (Note taker) |

Salta Summary to stallholders outlining the proposed works (both sessions)

The proposed works are to include:

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| • Upgrades to lighting throughout the market | • Painting of ceilings/floors |
| • Cleaning of floors in other areas (acid wash) | • Installation of solar panels |
| • Upgrade to amenities throughout | • Upgrade of roofing |
| • Relocation/upgrade of loading dock | • Landscaping |
| • Introduction of on-site waste processing facility | • Improvements to ventilation |
| • Centre Management/information service to be relocated to a more accessible area. | |

It is anticipated that works will commence in October 2016 and will continue into 2017. A further tenant briefing will be undertaken later in the year. Working groups are to be convened to act as liaison between stallholders/management whilst the works and redevelopment are in progress.

The presentation also provided an overview of the proposed development, relocation of the Aldi supermarket, and linkages between the apartments and the market.

Stallholders/traders concerns and responses

1. Council's handling of complaints regarding hygiene etc.

- When complaints are lodged to Council's Health Protection Department, the matter is immediately investigated. A recent complaint in regard to the toilets was inspected within 3 hours and they were found to be clean. There is a regular cleaning schedule in place however because of the frequency of use by customers it may become dirty between each cleaning. Initial contact should be made with the Preston Market Centre Management, however Stallholders/public are encouraged to contact Council if toilets have not been cleaned correctly or for any other hygiene issues.
- Health Officers will follow up on any concerns regarding birds in the Food Court and will meet with stall holders to discuss any other issues they may have. Several measures have been put in place over the years to reduce the ongoing wild bird activity. It was reiterated that the Preston Market, like all outdoor eating areas, is exposed to the environment and wild bird activity is reasonably expected.
- The Food Standards Code differs in controls for fixed, mobile and temporary premises. Council staff addressed specific concerns raised in relation to a temporary food stall following an inspection conducted on Saturday 3 September. The main concern from the market stall holder's representative was the use of a wooden pallet. Health Officer clarified the pallet was not a food safety issue rather it was being used as a barrier from the hot plate for the protection of customers.
- Stall holders are encouraged to contact Council if there are any food safety concerns within the market and Council will follow up.

2. Lack of promotion for the Market

- A Special Rate Levy for the promotion and marketing of Preston Central (which includes the High Street and Preston Market businesses) raises \$110,000. The Preston Business Advisory Committee (PBAC) which is an Advisory Committee has been established to provide Council with guidance as to how this is spent to market and promote the Centre.
- The Committee consists of two Councillors and a number of Preston Central business owners. A Centre Manager is employed to assist with the marketing and promotion of Preston Central. This amount is also contributed to by the High Street traders. There are about 10 events and promotional activities delivered each year and the Preston Market is included.
- There is a place currently available on the PBAC for a Preston Market business owner. Please contact Wendy Dinning, Coordinator Business Development on 8470 8416 to express an interest in joining the Committee.
- The Preston Market also have a marketing budget to promote the Market. Stall holders are encouraged to contact the Preston Market Centre Management who can provide an outline of their promotional plan and activities for the Market.

3. How will the redevelopment affect the traders long term? (Threat to jobs/livelihoods?) Safety of workers at the market whilst works are being undertaken. Duration of works and effect on traders during this time.

- It is proposed that any works undertaken will be during non-trading days/hours where possible. Preston Market management have said that they will try to minimise any disruption/inconvenience to stall holders/customers. Stall holders will be encouraged to raise any concerns with the working group that will be set up prior to the redevelopment occurring.
- All works undertaken must comply with WorkSafe. As stated previously the works will commence in October and into 2017.

4. Terms of leases/leases being offered to tenants (5 years/month by month)

- Mark Schramm (Office of the Victorian Small Business Commissioner) advised that any decisions made in relation to extending leases should be based on the needs of the individual business and the business decisions made by the business/stall owner. Stall holders are encouraged to discuss their situation/concerns with management.
- Anyone with issues or queries regarding leases was invited to discuss them with Mark and his office on 13 87 22. The VSBC can assist with dispute resolution but does not provide business advice.

5. Traffic management /parking issues during development

- Council will be taking control of parking enforcement at the Market from 3 October, 2016.
- There will be no changes to the 4P limit currently in place. This is to prevent train travellers parking at the market for the day.
- Acknowledged that there will be some loss of parking spaces during the redevelopment works, however all efforts will be made to minimise any disruption/inconvenience to stall holders/customers where possible.
- Council will be working with VicRoads and the developers during the development phase in regard to traffic management around the market and new apartments.
- All traffic assessment reports are available to the public and may be viewed in conjunction with the planning applications.

6. Planning Process

- Council has only approved Stage 1A. All applications must be assessed against the Planning Scheme.
- Two planning applications have been received by Council and both will shortly be available to view online or at the planning counter. Stallholders/owners are encouraged to contact Council to discuss any of the applications.
- Council cannot compel developers to enter into S173 agreements as part of a planning permit.

7. Proposed development and impact on the market

- The information that was provided about an additional 140 spaces when the redevelopment and new apartments are completed was incorrect. Council has prepared a summary of the car park changes as a result of the proposed redevelopment. This is included within this document.
- The table provides a summary of each stage of development and the gains and losses in car parking together with the floor space added and car parking to floor area ratios.

Stages constructions in car parking at the Preston Market site

Stage	Floor area	Total spaces (incl existing)	Car parking fluctuation	Car parking / floor area ratio
Existing	5754m ²	801	-	1 space 7.18m ²
1A - Market refurbishment	5878m ²	826	+25	1 space / 7.11m ²
1B* - Apartments & additional retail	7029m ²	790	-11	1 space / 8.9m ²
1C* - Apartments	7029m ²	790	-11	1 space / 8.9m ²
Total	7029m ²	790	-11	1 space / 8.9m ²

- During Stage B there will be a further loss of car parking during construction (which sits outside what Council can consider under its planning powers).



- Discussions are occurring with the Developer about increasing the parking available on completion of Stage 1B.
- Council is yet to decide on Stages 1B & 1C.
- For further information please contact Council's Planning Department on 8470 8850

8. Residential parking permits

- For all new developments built or in construction after December 2004, all future residents and other occupiers **will not be permitted** to obtain residential parking permits irrespective of the level of off-street (on-site) parking.

9. Business Development assistance to Preston Market Stall holders

- Business Development has 4 staff each specialising in a particular field – Industry, Employment, Retail & Marketing and Business Development. A vacancy has existed with the Retail Development position for five months and is in the process of recruitment.
- There are over 13,000 businesses operating in Darebin so it is not possible to offer individual assistance. The resources only allow officers to focus on high level strategy development, training, events and initiatives where the great number of businesses will benefit (Public Wi-Fi, advocating for funding, public realm treatments such as footpaths etc.). Having said this, Business Development work is flexible enough to focus on any issue as it presents itself such as Ford closures and Preston Market redevelopment.

Council will meet with stallholders again after works have taken place to discuss any issues.

If you have any questions regarding this information contact Wendy Dinning, Business Development Coordinator on 8470 8416

Sincerely

Eddy Boscarol
Executive Manager City Futures