

8.11 PRESTON MARKET UPDATE

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Guiding principles

Recognising that the site is a designated strategic development site of state significance being well located close to transport, services and jobs, that any development of the site:

Design Outcomes

- a) Gives priority to pedestrians and high pedestrian amenity to Cramer Street, Mary Street and Station Avenue.
- b) Delivers strong levels of activation through the site.
- c) Delivers a sustainable, liveable future neighbourhood both for the site itself but in its contribution to the wider Precinct.
- d) Prioritises community safety including 24/7 safety by design on all pedestrian links.
- e) Incorporates improved and safe walking links connecting High Street, Preston Railway Station, Preston Library, Preston High School and Melbourne Polytechnic (to and from the Market).
- f) Ensures access to daylight and sunlight of open space.
- g) Achieves best practice environmentally sustainable design as standard.
- h) Aspires to have a net zero energy requirement from the grid
- i) Has a complementary and positive economic and place based impact on High Street.
- j) Includes well-located, high quality, attractive public and community spaces.
- k) Recognises and plans for the future significance of the public realm interface and linkages between a redeveloped Market site and Preston railway station.
- l) Ensure spaces are accessible for all ages and abilities.
- m) Provides good solar access and wind protection throughout the year
- n) Ensures sunlight reaches the open space to the south of Cramer Street including at the winter solstice.
- o) Provides for the inclusion of floor space for creative studios.
- p) Provides for the inclusion or provision of high quality, public art integrated into the design of public spaces and buildings.
- q) Adopts a planned/curated approach to cultural infrastructure across the site.

- r) Incorporates additional dedicated commercial buildings to deliver non-retail employment outcomes.
- s) Incorporates exemplary design and architectural quality and include the use of quality durable materials.
- t) Incorporates a diverse range of housing options on site, including the provision of affordable housing.
- u) Ensures developers contribute to community and recreation infrastructure to meet needs of future community.
- v) Ensures that intensity and height of any future development is such that the guiding principles in this list are achieved.

Vehicles and Parking

- w) The impact of heavy vehicles is minimised and encouraged via Murray Road.
- x) Parking and loading areas are located at basement level.
- y) Ensures there is no net loss of car parking attributable to the market use in any future development and parking numbers are maintained during construction activities
- z) Ensures parking requirements do not impinge on good/safe design outcomes for redevelopment on High Street.

Preston Market

- aa) Ensures Preston Market thrives into the future as the heart of this site and of Preston.
- bb) Ensures that Preston Market complies with regulatory requirements including safety standards.
- cc) Ensures that Preston Market is not detrimentally affected by overshadowing.
- dd) Ensures social heritage considerations are assessed as part of the VPA review process.
- ee) Ensures relevant social and cultural considerations are captured and used to identify and inform recommendations in regards to the overall site and the built form.
- ff) Incorporates the valued internal characteristics that are readily associated with the Preston Market through the built form, access to light, openness and composition of individual tenancies.
- gg) Ensures the market footprint has a number of pedestrian thoroughfares.
- hh) Ensures that street and pedestrian edges are activated with uses.
- ii) Plans to minimise and mitigate against the risk of construction disruption to continuous trade of the market.