

Proposed Heart of Preston Assessment Tool performance criteria	19 August HOP reference	Reason for change (if any)
<b>VALUE <u>AND PROTECT</u> THE MARKET'S UNIQUE IDENTITY <u>&amp; HERITAGE</u></b>		
<b>Objective one:</b> Following redevelopment, the market retains its <u>heritage significance and</u> unique feel of covered streets, intersections, sheds, stalls and small shops that create a place of welcome, exchange and diversity; which would require the following key elements:	2a)	Update - following the latest heritage report
<u>Identity</u>		
At least the same number, types and sizes of stalls. Has the same sunlit, open and airy feel and characteristics of <u>genuine-the original heritage</u> market and not a shopping centre or mall Has at least two cruciform intersections, which act as a key focal point, and connect to the broader precinct.	2) a) i) 2) a) v 2) a) iv	No change Update - following the latest heritage report No change
The market footprint is the same size or larger.	2) a) ii	No change
<u>Urban Design and Feasibility</u>		
Is made up of a network of neighbourhood blocks and covered market streets with main public walkways at least 12 metres wide. Has active market streets in the evening and out of hours, <del>with the potential for a second story under the canopy to enhance the Market experience.</del> <del>Has active edges, with high permeability and no blank walls</del>  Provides a <u>wide and inviting significant</u> street frontage and sense of <del>address-presence along Cramer Street, in a high amenity position opposite upgraded green space next to the oval.</del> <u>Integrates with existing public open space, including the Preston Oval opposite and new and upgraded spaces as part of the level crossing removals and Council open space works.</u>  Incorporates a safe and active connection from High Street to the Station precinct <u>that has a high level of market activity.</u> Strong public space functionality with generous public seating, and market streets that remain open to the public 24/7 and are protected via easements.  <u>The market is not completely surrounded by taller buildings, hidden from view</u>	2) a) iii  2) a) vii) 2) a) viii)  2) a) ix) 2) a) x)  2) a) xi) 2) a) xii)  New	No change  Update - following the latest heritage report Remove - following the latest heritage report with exterior walls as significant elements  Update - based on urban design advice  Clarification – that this relates to existing open space in the oval and new open space as part of LXRP works  Update - based on findings from urban design report No change  New - Based on advice from Urban Design and feasibility advice

### Architectural Heritage

<u>The market undergoes minimal change to protect as many significant heritage elements as possible</u>	New	New - Based on findings from Heritage Study
<u>The market retains at least 75% of the existing spaceframe roof either in situ or relocated, only if relocation is determined to be appropriate by a Conservation Management Plan prepared by the VPA.</u>	New	New - Based on findings from Heritage Study
<u>The market has the same or similar outer concrete walls</u>	New	New - Based on findings from Heritage Study
<u>The market mostly retains the layout and wide, light and airy walkways</u>	New	New - Based on findings from Heritage Study

### SUPPORT TRADERS

<b>Objective two:</b> the vibrant mix of traders, particularly those from diverse backgrounds, are supported before, during and after redevelopment to keep the market accessible, affordable and multicultural; which would require the following key elements:	2) b)	No change
Ensure continuous operation of the market before, during and after development by:	2) b) i)	No change
<ul style="list-style-type: none"> <li>entering into a formal agreement(s), which will include a Market Continuity Plan and Transition Plan.</li> </ul>	2) b) i) (1)	No change
<ul style="list-style-type: none"> <li>maintaining appropriate access and trade conditions</li> </ul>	2) b) i) (2)	No change
<ul style="list-style-type: none"> <li>maintaining appropriate trader car parking and large vehicle loading / unloading conditions</li> </ul>	2) b) i) (3)	No change
<ul style="list-style-type: none"> <li>providing leases with the provision for rental adjustments where trading is adversely impacted by construction requirements</li> </ul>	2) b) i) (4)	No change
Ensure security and affordability for traders by:	2) b) i)	No change
<ul style="list-style-type: none"> <li>prioritising existing tenants</li> </ul>	2) b) ii) (1)	No change
<ul style="list-style-type: none"> <li>setting the same price in rent, adjusted for inflation</li> </ul>	2) b) ii) (2)	No change
<ul style="list-style-type: none"> <li>offering a variety of flexible lease options</li> </ul>	2) b) ii) (3)	No change
Provide the same amount of Market car parking before, during and after redevelopment.	2) b) iii)	No change
Retain the diversity of independent businesses, with no franchises or chains.	2) b) iv)	No change
Manage the market effectively during and after redevelopment to provide a clean, safe and pleasant environment for traders and shoppers	2) b) v)	No change

### CREATE A SUSTAINABLE AND VIBRANT NEIGHBOURHOOD

<p><b>Objective three:</b> surrounding precinct is developed as a model of a sustainable, liveable neighbourhood with world class architecture, open spaces, streetscapes, public areas and urban design that tell the stories of the migrant communities that have made this place what it is; which would require the following key elements:</p> <p>Meaningfully involve migrant communities in precinct design and creation of new open spaces.</p> <p>Create a fine-grain and liveable neighbourhood that is inviting and interesting from the ground floor up.</p> <p>Provide a variety of building heights and generous setbacks, with world class architecture and urban design.</p> <p>Provide a permeable street network that connects to the broader neighbourhood and prioritises pedestrians and cyclists.</p> <p><u>Wind impact is minimised through precinct and building design for pedestrian amenity and comfort, particularly at key open spaces</u></p> <p>Provide opportunities to grow, prepare, share and compost food in the precinct.</p> <p><del>Provide at least 10% of the precinct as high-quality, usable, green open spaces.</del></p> <p><u>Provide at least 10% public open space on site, at multiple key intersections including along the main east-west market street</u></p> <p>Provide an additional financial contribution of up to 8.2% to enhance existing open space within the central Preston area.</p> <p>Provide canopy trees on all streets and laneways.</p> <p><del>No overshadowing of public open spaces, on and off the site.</del></p> <p><u>There is minimal overshadowing of open spaces on the site and to Preston Oval and its surrounds, as the premier open space destination within Central Preston</u></p> <p>No car parking on the ground level and underground car parking wherever possible</p> <p>Minimise vehicle movement within the precinct.</p> <p>A minimum of 6 star green star communities (or current best-practice Green Star).</p> <p>Minimise waste and maximise reuse of materials in the redevelopment of, and future operation of the precinct</p> <p>Provide a safe, active connection to 421 High Street</p> <p>A minimum <del>5-6</del> Green Star accreditation for all buildings as built (or current best-practice).</p>	<p>2) c)</p> <p>2) c) i)</p> <p>2) c) ii)</p> <p>2) c) iii)</p> <p>2) c) iv)</p> <p><u>New</u></p> <p>2) c) v)</p> <p>2) c) Vi)</p> <p>2) c) vii)</p> <p>2) c) viii)</p> <p>2) c) ix)</p> <p>2) c) x)</p> <p>2) c) xi)</p> <p>2) c) xii)</p> <p>2) c) xiii)</p> <p>2) c) xiv)</p> <p>2) c) xv)</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p><u>New- based on urban design advice</u></p> <p>No change</p> <p>Update - to reflect urban design advice about location of open space</p> <p>No change</p> <p>No change</p> <p>Update - to reflect urban design best practice overshadowing measures</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>Update - to reflect current best practice as 6 Star</p>
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A minimum 7 Star Nationwide House Energy Rating Scheme (NatHERS) rating (or current best-practice).	2) c) xvi)	No change
<b>DELIVER NEW COMMUNITY BENEFITS</b>		
<b>Objective four:</b> value that is created through the redevelopment is shared with the wider community through a range of state-of-the-art new community spaces, affordable housing, social programs and facilities and employment opportunities; which would require the following key elements:	2) d)	No change
Provide a range of commercial cultural facilities like a cinema or galleries, and also office spaces for local jobs.	2) d) i)	No change
Contribute towards new community facilities such as lifelong learning facilities, and/or a bigger, better neighbourhood house.	2) d) ii)	No change
Provide new maternal and child health, and kindergarten facilities	2) d) iii)	No change
Ensure new green open spaces that are usable to a broad range of people	2) d) iv)	No change
Provide affordable (20%) and diverse housing, with a proportion of tenancies weighted towards newly arrived migrants.	2) d) v)	No Change
New intercultural programs around food, language and art.	2) d) vi)	No change
<b>KEEPING YOUR MARKET ON-SITE</b>		
<b>Objective five:</b> That any development is contingent on a contractual commitment to retain the market use at the Preston Market site.	2) e)	No change
The majority Landowner/developer to enter into a contractual commitment with the State Government and Council, before a planning scheme amendment is gazetted, to retain a fresh food and variety market within the Preston Market Precinct	2) e) i)	No change
<u>The market is an ongoing use within the precinct</u>	New	New - Clarifies intent of objective to measure as a criteria