



Hon Richard Wynne MP

Minister for Planning
Minister for Housing

8 Nicholson Street
East Melbourne, Victoria 3002

Ms Sarah Carlisle
Lead Chair
Victorian Planning Authority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@delwp.vic.gov.au

Ref: MBR046497



Dear Ms Carlisle

REFERRAL OF REVISED PRESTON MARKET PRECINCT STRUCTURE PLAN, PLANNING SCHEME AMENDMENT C182DARE AND SUBMISSIONS TO VPA PROJECTS STANDING ADVISORY COMMITTEE

I refer to the draft Preston Market Precinct Structure Plan and draft Amendment C182 to the Darebin Planning Scheme which aims to facilitate the development of a major mixed-use urban renewal precinct in Preston and provide for the retention and redevelopment of a fresh food market on site.

On 17 July 2020, I established the Victorian Planning Authority (VPA) Projects Standing Advisory Committee (SAC) to independently review submissions and provide timely advice on specific matters referred to it. Between 18 May 2021 and 13 July 2021, the VPA undertook public consultation on the draft structure plan and draft planning scheme amendment. The consultation included community groups, Darebin City Council, government agencies, landowners and occupiers surrounding the Preston Market Precinct, market traders, ministers prescribed under section 19(1)(c) of the *Planning and Environment Act 1987*, and relevant State and Commonwealth Members of Parliament.

The Preston Market is highly valued by the local community. A large number of submissions were received by the VPA during the public consultation process.

The VPA has revised the proposal in response to submissions and prepared a revised draft structure plan and draft planning scheme amendment.

I have decided to refer the following to the VPA Projects SAC for advice and recommendations:

- revised draft Preston Market Precinct Structure Plan dated November 2021 (the November Plan)
- draft Amendment C182 to the Darebin Planning Scheme, including revised Activity Centre Zone schedule
- submissions received during the public consultation process.

I request that the SAC base its consideration of the project on the November Plan and associated revised draft planning scheme Amendment C182. I request the SAC advises me whether the November Plan will allow for appropriate built form, development yield and mix of uses to support the redevelopment of the fresh food market and the creation of a successful Preston Market Precinct, having regard to:

1. Proposed buildings heights and use of mandatory versus discretionary height controls.
2. Shadow controls.
3. Size and location of the market footprint, having regard to location of access, land ownership and tenancy and staging of the redevelopment.

4. Street and laneway network within the precinct.
5. Size and location of public open space provided in the precinct and financial contributions to public open space.

I ask that you ensure the SAC includes members with expertise in commercial development, heritage, urban design and urban renewal.

I would also like the SAC to advise me on appropriate planning mechanisms to support the vibrancy of the market and secure its long-term operation. The SAC should have regard to the social and cultural significance of the market and its association with Melbourne's multicultural and migrant communities.

The SAC must provide its report to me no later than 7 July 2022 to ensure that I can make a decision on this important project without delay.

In accordance with its terms of reference, which enable the SAC to adopt an approach that is 'fit for purpose', I encourage the SAC to consider conducting its proceedings through roundtable discussion, public hearing (including by video conference) and 'on the papers', to ensure that its report can be provided to me by the due date.

I have instructed the VPA to provide all relevant documents to the SAC as soon as possible.

I encourage the SAC to undertake its work efficiently and to act promptly in light of the significance of the proposed project and its role in assisting Victoria's post COVID-19 economic recovery.

If you would like further information about this matter, please contact Dr Jane Homewood, Executive Director, Statutory Planning Services, Department of Environment, Land, Water and Planning, on email [REDACTED]

Yours sincerely



HON RICHARD WYNNE MP
Minister for Planning

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