

22.0115/10/2015
C138**THE JUNCTION LOCAL AREA PLAN**

This policy applies to all land located in and around the intersection of High Street and Plenty Road, Preston, generally known as “The Junction” in accordance with the Junction Area Plan, as shown on Map 1.

Policy Basis

The Junction area has been identified as a key area of opportunity for the municipality. It is located at an internodal zone in High Street between the core retail functions offered at Preston and Thornbury.

The Junction area lies at a transition point part way along one of Melbourne’s longest, traditional retail strip centres. The area is characterised by a mix of commercial, retail and industrial properties fronting Plenty Road and High Street. Key uses within the area are the Preston South Shopping Centre, Australia Post and The Junction Hotel which is a local landmark on the intersection of High Street and Plenty Road.

The preferred future for The Junction envisages a vibrant mix of residential, commercial and industrial uses. Residential development and commercial uses will be encouraged on Plenty Road and High Street.

This policy promotes the recommendations of the Junction Integrated Development Plan, December 2001.

Objectives

- To enhance the commercial spine along High Street and Plenty Road by encouraging a mix of uses.
- To improve the safety and amenity of High Street and Plenty Road.
- To improve linkages between Preston South Shopping Centre and the High Street shops south of Dundas Street.
- To encourage re-development of selected underutilised and redundant industrial sites for commercial, and medium to higher density residential purposes.
- To ensure a high standard of amenity for new residential development that incorporates noise attenuation measures to minimise the impacts of existing industrial uses.
- To recognise existing residential areas and to consolidate and improve the amenity of these areas and ensure new development does not unreasonably impact upon the amenity of existing residences.
- To promote environmentally sustainable development through the design and development of all buildings and better use of existing infrastructure.
- To improve safety, amenity and surveillance of the Bell Railway Station and pedestrian linkages to and from the station.
- To stimulate opportunities for job creation.
- To recognise and protect heritage assets.

Policy

It is policy that:

- Permit applications are considered in the context of The Junction Integrated Development Plan.

- Particular attention is paid to managing the redevelopment of The Junction area to minimise potential conflicts between existing industrial uses, the transport infrastructure and new sensitive land uses: including
 - The location and integration of plant and equipment to minimise visual impact and any noise;
 - The use of noise attenuation measures by residential uses to minimise the impact of existing industrial uses;
 - The use of noise attenuation measures by residential uses to minimise the impact of rail and tram noise;
- All new development provides a level of car parking sufficient to limit reliance on on-street parking, particularly in residential areas, to the satisfaction of the Responsible Authority. The Responsible Authority will give consideration to the proximity of local services and public transport in determining a satisfactory level of car parking.
- The intersection of Miller, Dundas, High and Plenty be treated as a gateway to The Junction area to foster a sense of arrival. Landscaping, public spaces and public art is encouraged in these locations.
- A pedestrian linkage is promoted between The Junction area and existing shops south of The Junction area.
- Tree planting within property setbacks is encouraged to introduce some softness into the streetscape and to improve amenity whilst not compromising safety.
- The reduction of visual clutter is promoted to enhance the appearance of the area.
- Active interfaces along High Street and Plenty Road are encouraged.
- Active frontages overlooking Bell Railway Station are encouraged.
- Nearby residential areas are not adversely affected by new development.
- Heritage assets are protected and integrated with new development.
- Best practice environmental management for stormwater be used in new development in accordance with the Stormwater Management Plan for the City of Darebin.

References

Junction Integrated Development Plan, December 2001

Industrial Land Use Strategy, City of Darebin, November 2001.

Stormwater Management Plan for City of Darebin, 1999

Map 1: Junction Area Plan

