PRESTON CENTRAL (INCREMENTAL CHANGE)

This policy applies to:

- Precinct L: Taunton Avenue East
- Precinct M: Gower Street South
- Precinct N: Residential Southeast
- Precinct O: Residential East
- Precinct P: Bell Street West, except for:
  - 1, 2, 1/3, 2/3, 4, 5, 6 Leicester St, Preston
  - 422, 430, 434-436, 438, 440, 450-456 Bell Street, Preston
- Precinct Q: Spring Street, except for properties fronting:
  - St Georges Road,
  - The south side of Cramer Street,
  - The north side of Cramer Street between St Georges Road and Bond Street; and
  - the south side of Murray Road between St Georges Road and Bond Street.
- Precinct R: William Street except for heritage precincts in HO180 and HO183
- Precinct S: David Street East
- Precinct T1: Residential Southwest except for heritage precincts in HO179, HO182 and HO184, and properties fronting Edith Street and 12, 14, 16 Bruce Street.
- Precinct T2: Emery and Donavon Streets

as identified in the Preston Central Structure Plan 2006 (as amended) and shown on Policy Areas Map 1 that forms part of this policy.

Policy basis

The MSS recognises the strategic importance of the Preston Central Activity Centre and the need to encourage economic growth and improvement in the centre’s appearance and performance. The MSS also sets down important Council strategies in respect to Housing, Urban Design and Sustainability.

This policy applies to the residential precincts included within the Preston Central Structure Plan area. It aims to implement the strategies set down in Council’s MSS and in addition, to implement the directions and objectives of the metropolitan strategy by strengthening the role of the Preston Central Activity Centre and encouraging appropriate expansion and development.

The policy does not seek to replicate policies set down in Clauses 22.02 Neighbourhood Character. It should be applied in conjunction with that policy and the detailed provisions contained in Clauses 54 and 55.

Objective

To ensure that use and development within the Preston Central Activity Centre is generally in accordance with the Preston Central Structure Plan 2006 (as amended).

- To protect valued residential character.
- To discourage underdevelopment.
- To encourage the development of underutilised sites and redundant buildings.
Policy

The future role and character of each precinct should be achieved through incremental change. All new development will contribute to valued or preferred neighbourhood character.

Applications for new development should include details of methods to contribute to environmental sustainability, including energy efficiency principles, water conservation principles and water sensitive urban design.

Applications for buildings and works, and use proposals greater than 1000 square metres gross floor area, should be accompanied by an Integrated Transport Plan to the satisfaction of the Responsible Authority. If in the opinion of the Responsible Authority the Plan or an element of it is not relevant to the assessment of the application, the Responsible Authority may waive the requirement or element.

Precinct L: Taunton Avenue East

- Achieve higher density residential development
- Encourage development to overlook the railside path
- Utilise the land adjacent to the railway line for improved open space.

Precinct M: Gower Street South

- Encourage higher density apartment buildings
- Encourage development in the form of low-rise buildings of a three to four storey scale.

Precinct N: Residential Southeast

- Encourage medium density development of a three storey scale in the form of attached townhouses
- Encourage the setback of the third storeys of new buildings to reduce their visibility from the street
- Encourage rear vehicular access where possible
- Discourage solid high front fences.

Precinct O: Residential East

- Encourage higher density apartment buildings
- Encourage medium density development of a three storey scale facing Murray Road and Gower Street and of a two storey scale elsewhere in this precinct

Precinct P: Bell Street West

- Encourage medium density development of a two and three storey scale
- Encourage development to have the appearance of a single dwelling at first glance where possible
- Encourage the third storeys of development to be setback to reduce their visibility from the street.
- Discourage solid high front fences.

Precinct Q: Spring Street

- Encourage medium density development of a two to three storey scale to have the appearance of a single dwelling at first glance where possible
- Encourage the third storeys of development to be setback to reduce their visibility from the street.
Discourage solid high front fences.

**Precinct R: William Street, Precinct S: David Street East and Precinct T1: Residential Southwest**

- Recognise and respect the existing low rise character of these precincts
- Limit new development on single lots to two storeys and setback the second storey to maintain the low rise scale from the street
- Encourage new medium density development to give the appearance of a single dwelling at first glance
- Discourage solid high front fences.

**Precinct T2: Emery and Donavon Streets**

- Encourage medium density development of a three storey scale
- Encourage development to have the appearance of a single dwelling at first glance where possible
- Encourage the third storeys of development to be setback to reduce their visibility from the street
- Discourage solid high front fences.

**Reference Documents**

- *Preston Central Implementation Plan September 2005*, David Lock Associates
- *Activity Centre Design Guidelines 2005* Department of Sustainability and Environment
- Guidelines for the Application and Implementation of Travel Plans, 2005, City of Darebin
- *City of Darebin Heritage Study: Volume 4a, Preston Central Heritage Assessment, Key Findings and Recommendations*, Context Pty Ltd, February 2008
Policy Areas Map 1