

From:



Subject:

RE: Preston Market Precinct Draft Amendment C182dare Public Consultation

Date:

Monday, 12 July 2021 1:11:22 PM

Attachments:

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Good afternoon,

Thank you for the opportunity to provide comment on the proposed draft Amendment C182dare to the Darebin Planning Scheme (Preston Market Precinct). In urban renewal settings the provision of functional and quality public open spaces, including community sport and active recreation infrastructure, is crucial to the overall health status of communities. According to the World Health Organisation, a minimum of nine square metres of safe, accessible and functional urban green space per person is required to ensure sustainable cities and better health outcomes, while an ideal amount is considered to be at least 50 square meters per person. The City of Darebin's Open Space Strategy 'Breathing Space' indicates that within Preston Central, in which the Preston Market Precinct is located, there is currently available 6.7sqm of public open space per person and by 2028 this is projected to decrease further to 4.6sqm per person. The renewal of urban sites to accommodate an increase in population without a commensurate public open space provision has the potential to create a legacy of open space shortfalls.

Within the proposed draft Amendment there is a requirement of a 10% public open space contribution and when translating this into a per person contribution using the population projects within the Amendment, equates to a public open space provision of between 0.85 and 1.13 square metres per person. When considering that the 10% contribution is a combination of 4% cash contribution and 6% land contribution, this is further decreased to a provision of between 0.51 and 0.68 sqm of public open space per person. It is noted that an additional 2ha of public open space will be made available adjacent to the Preston Market Precinct through the level crossing removal project, when factoring this into a public open space provision, the per person square metre provision increased to 1.18 -1.57sqm.

It is acknowledged that it is extremely difficult in an urban renewal setting to prioritise the provision of public open space when there is a range of factors driving successful development and therefore it must be carefully considered where & what type of public open spaces are provided. It is evident that there has been consideration to how existing open spaces nearby the Preston Market Precinct could accommodate some of the public open space needs of the forecast community but within the proposed draft Amendment it does not identify that the Preston City Oval site functions as an elite-level sport facility (VFL) and therefore community access is limited throughout the winter sport season.

Based on the public open space contribution that will be provided within the Preston Market Precinct and the limits of the Preston City Oval, additional provision of open space and/or community sport and active recreation infrastructure which could accommodate some of the public open space demand driven by future development of the Preston Market Precinct should be considered. In areas where there are limited public open spaces, the provision of indoor sports facilities and the encouragement of innovative infrastructure design (rooftop open spaces/courts etc.) helps to provide communities with a diverse range of physical activity choices. We would be keen to understand if the provision of this type of infrastructure has been considered in the development of the proposed draft Amendment.

Kind regards,

