

The Victorian Planning Authority (VPA) has prepared the [Draft Preston Market Precinct Structure Plan May 2021 \(PDF\)](#) and draft planning scheme amendment for the Preston Market Precinct, **to protect the market, guide future development and ensure good outcomes for the community.**

What is the role of the Victorian Planning Authority?

- The Victorian Planning Authority (VPA) is a State Government statutory authority that reports to the Minister for Planning. Victoria is growing, with a projected population of up to 10 million people by 2050. **It is the VPA's main task to make sure Melbourne and Victoria's regions remain great places to live.**

My name is [REDACTED] and I have lived and worked in Darebin for over 65 years, I am [REDACTED], representing residents and ratepayers of Darebin.

In this submission to the VPA I note that the VPA's main task is **'to make sure Melbourne and Victoria's regions remain great places to live'** and that in relation to the Preston Market particularly, their role is to **'protect the market, guide future development and ensure good outcomes for the community'**.

Which seems to indicate that the VPA and the people of Darebin are on the same page. However, in practise this does not appear to be correct. Obviously the developer is only interested in return for his investment and this would seem to put him/her offside with the community whose interest is in protecting, defending, maintaining and enjoying our market as it is, where it is and how it is while ensuring that it is well maintained in that position. But if the role of the VPA is to protect the market, and ensure good outcomes for the community they have a dilemma. The following points are our areas of concern:

- 1 The proposed development is undoubtedly an 'over development', proposing an excessive number of dwellings, and an unacceptable height level for residential towers which will have an adverse and destructive impact on our market
- 2 There is no acceptable level of protection of our market in the VPA proposal.
3. No clear definition of 'affordable'. What does affordable mean, it means different things to different people, what is affordable in Toorak is not affordable in Darebin.
4. No respect shown for the heritage of our market
5. No commitment to retaining our market where it currently resides.

If, as the VPA have admitted, that any commercial arrangement (rent, leasing, tenure for traders, is outside their remit; and they are relying on a 173 agreement from Salta to retain the current mix and number of stalls, is reason enough to agree that this is bigger than a planning decision.

We are also opposed to 7 day trading which the developer requires but which is untenable for many family owned stalls.

It comes down to the people versus the developer and in this situation, if the will of the people is to remain paramount, then the only alternative is for the Government to purchase the Preston Market land and secure the market for future generations of Victorians.

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