

From: contact@engage.vic.gov.au
To: [amendments](#)
Subject: Making a submission Form Submission
Date: Friday, 2 July 2021 7:28:23 PM



Making a submission Form Submission

There has been a submission of the form Making a submission through your Engage Victoria website.

Name

[REDACTED]

Postcode

3072

Email

[REDACTED]

Write your submission

Dear VPA,

My name is [REDACTED] and I am submitting my concerns regarding the proposed Preston Market Precinct Structure Plan. Along with my mother [REDACTED] and brother [REDACTED] I reside at [REDACTED] Preston.

The Preston Market is the heart and soul of the suburb. We welcome the investment in updating the market in regards to the sewerage and draining, the infrastructure of the building and improving the accessibility of the market to patrons. We welcome the notion of creating more community engagement areas and spaces.

However, we strongly reject the proposal to build 6 mega multistorey apartment/retail complexes on the site. 2 x 10 storey, 2 x 12 storey, 1 x 16 storey and 1 x 20 storey is far too excessive for such a small space. The mock pictures that were drawn up in the proposal are

extremely deceiving as all the buildings were less than 8 storeys high, most were 3-4 storeys high. These drawings create a sense of openness but if the apartment complexes were to go ahead, they would completely engulf and overshadow the whole market.

Preston Market is having the train station and line elevated which is a welcome improvement to improve the traffic flow. But building a 10 and 12 x storey apartments to flank either side of the station is unnecessary. There is already a 5 storey apartment complex that sits next to the station which is already an eyesore.

Many people park near the station to take the train to work. Instead of creating more carparking, these proposals strip the availability even further.

Also, do these apartments have residents who will not have car parking? How is it possible to fit everyone in when all of it has been overused by dwellings.

These plans do not preserve or honour the heritage or history of the market. 80% of the market site will be sacrificed for apartment dwellings. These apartments will not make housing more affordable. It has already been demonstrated in existing apartment buildings in Preston and the wider City of Darebin area that these 1-2 bedroom dwellings become very overpriced and expensive and create an even more overpriced housing market.

1-2 bedroom dwellings are not suitable for families. Having one child care centre, kindergarten and maternal health clinic would be severely insufficient for a building proposal of this size. Furthermore, the existing child care, kindergartens, primary school and the singular high school in the area are already overcrowded with extensive waiting lists. These new apartments are going to add to the overcrowding issue in the suburb, not improve it.

There is mention of improving waste management of the market, how does building multiple high density living help with improving waste management and promote sustainability. None of the mock drawings showed solar power, water tanks, vertical or roof gardens.

I cannot see how these apartments can be deemed satisfactory with not creating overshadowing of the market, of the Preston City Oval and the Preston Train Station.

There are notions that the history and diversity of the market will be highlighted in these proposals but the only thing that can be seen is that the majority of the market will be sacrificed for high density dwellings.

Another issue about this submission process is that there is no regard for including people with diverse backgrounds. Preston and particularly the market is home to people from many different cultural and ethnic backgrounds, and English is not their first language. None of your information is available in other languages. None of your community planning has involved people from diverse backgrounds. Your community drop in session online are during work hours and for those who are older and cannot use technology, your proposal does not provide them a voice to submit their ideas. It is disingenuous to report you are respecting diversity yet all the information and processes are not inclusive.

I completely agree the Preston Market deserves to be upgraded and given a face lift, but these plans to build excessive high density apartment dwellings does not represent the heart of the suburb in an authentic and organic manner. This proposal does not promote community living, but is promoting high transient density living for profits rather than for market legacy. Many times developers have proposed these types of developments but many times the local community has petitioned and rejected them as they are not representative of the needs of the community. The fact that this is happening again and again creating very little opportunity for the real community to understand the true magnitude of these developments is wrong.

These buildings will completely engulf the heart of Preston and cast an unhealthy shadow over a place that is about community and families.

Please review your submission and if you are going to provide drawings and mock up of the proposal, they would be true to the proposal. The ones provided are deceiving and is creating a false image of what is actually being proposed.

I confirm that I have read and agree to the above conditions for making a submission.

Yes

I agree to the Collection Notice

Yes

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