

From: contact@engage.vic.gov.au
To: [amendments](#)
Subject: Making a submission Form Submission
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Making a submission Form Submission

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

Name

[REDACTED]

Postcode

3073

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Write your submission

I am concerned that the proposed development has completely failed to take into consideration the environmental impact on the surrounding area. For instance, it is proposed that there are 2200 apartments and up to 4000 to 6000 residents. The level of traffic, waste (including consumables and e-waste) will increase exponentially and green house emissions and air quality will undoubtedly be impacted. Additionally, there, there has been no consideration with regards to the capacity of the surrounding roads and infrastructure to contend with the proposed population growth.

Most concerning of all, the proposed inclusion of high and medium density seems completely at odds with current COVID health guidelines and social distancing measures. Based on current health advice, it appears that we will be living with COVID-19 for years to come. If the Public Housing high rises and the hotel quarantine system taught us anything it

is that placing a high number of people within the same precinct increases the transmission of the virus, irrespective of how good your controls are. Eventually, borders will re-open and the current sense of security will dissipate. High density and medium density developments will present the most complex challenges in terms of managing confidence in the public health system. Simply placing hand sanitiser in the building will not suffice nor will the wearing of masks (especially when there is a tendency for people to discard of this health waste irresponsibly). I implore the VPA to closely examine the number of dwellings and consider holding the developer to account with regards to specific residency numbers. The proposal may see anywhere between 4000 to 6000 residents, which is completely unacceptable for an area that has never experienced such a rapid population increase. It appears to me that a development of this size should be limited and sound research should be integrated to ensure that health, congestion and environmental impacts are appropriately addressed.

It has become apparent that the prerogative is an economic one, with the state government being primarily interested in short term gains. The Salta Group are profit driven and the fact is that the Preston Market probably does not generate sufficient income, especially given that traders are unlikely to tolerate rental increases during such uncertain times.

The proposed development may on the surface tick all the appropriate planning boxes but I believe in the long-term, it will have a negative impact on the local community and on the future of the market. Similar developments in London resulted in the decimation of the multi-cultural community and resulted in replacement market sites becoming dismal failures. Preston Market remains Melbourne's second largest market and the focus should be on enhancing its appeal, whilst retaining all the key elements that have made it such a cultural epicentre for over 50 years.

Frankly, a forensic analysis of the proposed development will conclude that it is only the developer who reaps the rewards and benefits of such a large scale development. There are no long term jobs that are created from this development, there is considerable inconvenience to the local community and current consumers of the market and there is a complete lack of foresight and planning with regards to the proposed rapid population growth that the medium and high density housing will bring. The proposed market footprint is almost identical but it will be akin to a super IGA. The Preston Market has for many years hosted cultural events of relevance that hold significance and meaning for the local diaspora. There is limited benefit from the development for the community. Whilst the current market has no heritage overlay, that does not mean that it does not hold cultural and community significance. This has been altogether diminished and the language that has been used to date clearly indicates that the consultation process with the community is simply a token

exercise.

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

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