

**From:** [REDACTED]  
**To:** [amendments](#)  
**Subject:** Preston Market Precinct Submission  
**Date:** Sunday, 11 July 2021 6:12:21 PM  
**Attachments:** [image001.png](#)

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Hi there,

I am writing as both an architect and a concerned Preston resident, in response to the State Government's proposal to re-develop the Preston Market.

We moved to Preston in large part because we love to cook, and we love the Preston Market. It is no stretch to say that the market is the beating heart of the suburb.

The proposed development claims to have listened to community consultation, and claims to address the community's primary concern – protection of the market – alongside various built environment and environmental concerns.

However, the actual plan shows:

- Around 80% of the market demolished, with only the fruit and vegetable sheds standing
- The market consolidated into a smaller footprint, bifurcated by a road, dwarfed under 10-20 storey towers with little access to light and air (necessary for an open air market)
- Inappropriately high development (how could 20 stories be appropriate for a largely 1-2 storey area?? I understand the need for higher density development around transport nodes, but that is ridiculous)
- The entire precinct overshadowed by needlessly high apartment towers on the north (the direction of sunlight access)
- An emphasis on 1-2 bedroom apartments, when Melbourne has an excess of 1 bed housing stock and Preston is largely a family suburb
- A housing density that is higher than Fishermans Bend!
- No clear proportion of dedicated affordable housing, which we are actually in dire need of in Victoria
- No indication of the environmental standards required of the new development

In short, the development pays lip service only to community concerns, demolishes 80% of the market and introduces poorly considered, too-high and too-dense apartment towers that will overshadow the precinct and degrade the area.

Regards,

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