

Submission to Victorian Planning Authority's draft Preston Market Structure Plan

Summary

Preston Market is the heart of our community and provides so much in terms of nutrition, connection, culture and employment. We understand that some improvements to the market are needed to ensure it is a healthy and safe space for vendors and customers. We also understand that higher density development is needed in our city to avoid endless urban sprawl. However, the draft plans are completely inappropriate, and will undermine access to diverse fresh food, accessible meeting spaces and the livelihoods of many, many small businesses.

Response to the draft plans

Our main concerns with the current Preston Market proposal are that it does not offer enough protection for:

1. the future of the market
2. environmental sustainability
3. open space
4. affordable housing
5. integration with existing transport routes, homes and businesses.

Instead of what has been proposed, we need:

1. Greater certainty that there will continue to be a fresh food and grocery market as a significant part of the development. The fresh food market needs to remain open air (rather than have 20 storeys built on top of the market). The protections listed (see [p.30](#)) do not seem sufficient to achieve this.
2. Environmentally sustainable design including setting up for zero emissions (e.g. using alternatives to gas) and circular economy principles (e.g. no waste).
3. At least 10% of public space on site and a contribution to 10% open space within central Preston.
4. At least 10% of the new housing as affordable housing. More people than ever experiencing [housing stress](#). Up to 3 per cent of the new housing being classified as affordable housing is inadequate to meet community needs (see [p.14](#)).
5. Separated, better connected and wider cycling paths adjacent to the area. We also ask that all buildings be no more than 10 storeys, which is still considerably higher than the vast majority of buildings in the area.

We are supportive of the Central Preston Trackside Group's submission which covers (some of) the areas listed above in greater detail.

The plans do not meet the VPA's goal of ensuring good outcomes for the community. They must be updated in line with the needs listed above.

Sincerely,

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