

**From:** [contact@engage.vic.gov.au](mailto:contact@engage.vic.gov.au)  
**To:** [amendments](#)  
**Subject:** Making a submission Form Submission  
**Date:** Sunday, 11 July 2021 9:33:16 PM



## Making a submission Form Submission

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

**Name**



**Postcode**

3072

**Email**



**Write your submission**

To the Victoria Planning Authority,

I am a Preston resident and visit the Preston Market several times a week, often with my family. While I am generally supportive of medium-high density developments in Preston, I feel the planned development is too large, environmentally unsustainable and will overwhelm services in Preston. I am particularly concerned by:

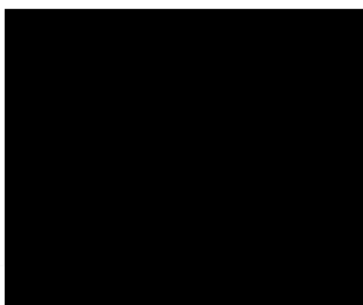
- 1) The lack of green space available to prospective 4,500-6,000 residents.
- 2) The size of the towers, which is grossly out of keeping with similar local developments
- 3) The impact of the overall scale development and the effect of the addition of up to 6,000 residents on local services, particularly on roads and traffic.

Perhaps the greatest lesson of the pandemic has been the value of green spaces to Melburnians. The proposed development appears to offer virtually no space for gardens or treed areas on the 5.4 Ha site. There are few nearby green spaces. Preston city oval is not available to the general public. The redevelopment of Preston Station offers some open space, however similar sky-rail developments offer environments dominated by concrete and steel, and I expect the underside of Preston Station will be similar. Green spaces are essential for residents' mental health and will play a crucial role in future in making our cities livable as our climate continues to warm. The footprint of the proposed towers should be reduced to allow at least 0.8 ha (15% of the site area) in green spaces for gardens and trees.

A tower of 20 storeys will be - by a considerable margin - the tallest building in the area. The apartment buildings that currently occupy the north side of Murray Road from the Preston Market - already the tallest buildings in the area - are 9-10 storeys high. I believe the buildings in the new development should be limited to 10 storeys. This will still provide 100s of new high-density dwellings and accommodate thousands of new residents, but put less pressure on local services, particularly roads and traffic. It will also be more in keeping with the current skyline. In addition, the placing of the 10 storey tower to the north of the repositioned market will mean the market does not get direct sun in winter. I believe the height of this building should be reduced to a level - perhaps 5 storeys - that will ensure the market receives northern light in winter.

Finally, a development of this scale (even of the much reduced scale for which I am advocating) will put considerable pressure on local services, particularly road and traffic. Accordingly, everything possible should be done to reduce the reliance on cars - from both new and existing residents. This should include separated bike lanes and associated infrastructure on Cramer Street, and better connections for cyclists and pedestrians to other thoroughfares and infrastructure, such as the St George Road shared footway, the Preston Library, Preston High School, the Merri Creek, Northlands, etc. There appear to be no such provisions in the current development plan for any such services, and there should be.

Kind regards,



**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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