

**From:** [REDACTED]  
**To:** [amendments](#)  
**Subject:** Preston Market Precinct Structure Plan and draft Amendment C182dare  
**Date:** Sunday, 11 July 2021 10:04:22 PM

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Re: Preston Market Precinct Structure Plan and draft Amendment C182dare

As an owner occupier of a property within 10 min walking distance of the market, I am extremely concerned by the plan.

The proposal doesn't preserve any of the character that Preston market currently has. The size and footprint of the market needs to be enlarged not shrunk. It should be rejuvenated and supported, not cut down and squeezed.

The height of the proposed buildings being between 10 and 20 storeys high will completely change the look and feel of the area. Anything over 6 storeys in the area will look out of place given the surrounding building heights and the cap for building height should be 6 storeys. The market's square meterage must be completely preserved but updates/renovations to the layout could occur to make more efficient and productive use of the land. There is currently dead space in the form of external corners outside of the sheds that if the layout changed slightly could increase the productive space. Moving the market to the proposed area does not provide continuity of trade for vendors.

The proposed plan does not adequately account for the impact of thousands of additional residents in such a small area. The proposal also does not provide assurances for how it will contribute to affordable housing. Murray Rd and Cramer St are already congested. They are both only single lanes for traffic either going straight or turning left or right once across the tracks going west. They are also already incredibly slow moving even before the tracks as vehicles turn in and out of the various entrances to the market. With additional residents and vehicles, both streets will not be drivable and completely erase the benefits of the level crossing removal.

In order to preserve or enhance the social and cultural aspects of Preston Market, we must ensure residents old and new do not lose the space and feel of Preston Market. The spaces for our children to play with families from all around Preston, to mix and mingle while we patronise the market's vendors is vitally important. Compressing thousands of families into the current space, increasing road frustrations and then reducing the market's area is a recipe for disaster and will undoubtedly negatively impact our beloved Preston suburb and market.

I support the Darebin Council's submission and hope that you hear mine and all our voices as the residents of Preston do not want over-development. Development and progress are both important and accepted but this proposal of inconsiderate over-development of the area is not.

[REDACTED]

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