

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]

[REDACTED]

[REDACTED]

Email

[REDACTED]

Write your submission

To the VPA,

My name is [REDACTED] and I am a Preston resident who is opposed to the current plans for the Preston market site on the following grounds:

1. It represents massive overdevelopment for our area. The council has reported that what is proposed is higher density living than Fishermans Bend, which is part of Melbourne's Capital City Zone. Why on earth does Preston need higher density living than the city? Why do we need a 20-storey skyscraper in the middle of our neighbourhood? There's nothing in the community engagement notes that would suggest that anybody wants this for our community.

2. The proposed plan only requires that around 20% of the existing market be kept, so up to four-fifths of the original market building could be demolished. If 80% of the market is new, are we even talking about the same market anymore? How is this protecting the heritage of the market?

3. The proposal fails to acknowledge what the market means to local residents: if it was just a place for us to buy our groceries then the local Woolworths and Aldi would suffice. The council calls this an existential threat to the market, but I'd call it an existential threat to our community.

4. The environmental standards, open public space and affordable housing aspects of the plan are okay but do not go far enough.

This plan feels less like something that will support our community and more like something that will overwrite it. Where else in the state (or country) are we proposing to suddenly whack in 4-6k people and act like this is in the best interest of the local community? Preston will not look or feel the same if this plan goes ahead.

This will turn Preston into the next Box Hill – that may not be anybody's intention right now, but overdevelopment is a very slippery slope. Since the addition of the 19-storey ATO building in 2015, Box Hill's first skyscraper, dozens of similar-sized and larger projects have been approved and built in the area, including Sky One (36-storeys tall), Whitehorse Towers (36- and 24-storeys tall) and East Central Tower (30-storeys tall). It feels more like a secondary CBD than a suburb of Melbourne, and there is nobody in the Preston community who wants the same for our neighbourhood.

So much of this plan needs to change before it will be acceptable to our community. The height of the apartment towers needs to be significantly lower. Environmental standards need to be higher, more open space needs to be provided, and a greater proportion of new homes need to be affordable housing. The market needs to be kept where it is, to not be diminished in size and to not have any development overhead. We already have Northland in the next suburb over, there's no need for another shopping mall in Preston.

The VPA needs to accept all recommendations from Darebin Council for this plan to bring it into line with community need and expectations.

Yours sincerely,



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

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