

11 July 2021

I have thoroughly reviewed the draft structure plan developed by the VPA and I have significant concerns over the proposal. I have outlined three of the most significant issues below.

Building Height

Whilst I understand the need to provide housing close to public transport and amenities and slow down urban sprawl, it must be implemented in an appropriate manner. The proposal to build high rise towers of 14 to 20 storeys is completely out of character with the surrounding area. In fact, new apartment buildings that are under development along High Street, Preston are closer to 7-8 storeys. Such high-rise towers will detract from important community precinct and cultural hub that exists along High Street.

Whilst I can see the VPA has tried to address overshadowing in the proposal, it cannot be alleviated and I see this as a major issue for the new development. The market is a vibrant space throughout the mornings in particular and whilst the proposal may ensure sunlight in the middle of the day, the new space will feel cold and dark in the mornings when the market is at its busiest. Moreover, apart from the scientific aspect of overshadowing, the surrounding towers will make the space feel darker and more enclosed.

Orientation of the Market.

One aspect that contributes to the democratic nature of the market is its permeability and the ability to approach it from Murray Rd, Cramer Street, High Street and Preston Station. I live north of Murray Road and I love the community vibe along Murray Road and the north end of High Street as people approach the market and take in its sights and smells. Removing Murray Road as a major entrance and replacing it with the towers will again make the market feel more enclosed and ignores the community to the north.

Heritage

The market in its existing form has significant historical context and cultural heritage. Demolishing and relocating a large proportion of the market's existing buildings will significantly threaten the heritage value of the market. The VPA's own community engagement has identified that a key concern is the loss of the market's history, its grungy vibe and its community feel, yet it is unquestionable that this will be lost by such a drastic reorientation and rebuilding of the existing infrastructure.

I trust that the above will be appropriately considered.

Kind regards,


