

From: contact@engage.vic.gov.au
To: [amendments](#)
Subject: Making a submission Form Submission
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Making a submission Form Submission

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Write your submission

Hello,

My submission on the redevelopment of the Preston Market is primarily concerned with four points. I argue that none of the following points are adequately addressed in the current proposal.

1. Ensuring affordability for existing food vendors.

Ensuring that existing food stalls within the market can continue to operate as. This means guaranteeing no large increase in rent for those stall holders so that a diverse range of food operators remain active. The current plan does not guarantee this and therefore fails. The proposal should ensure the continuing affordability of the space for food vendors.

2. Maintaining existing character.

The current proposal puts developer profit before the local community and food stalls. 10-storey high-rise developments right next the market would ruin the existing aesthetic by squeezing 2500 small apartments onto the site, making it feel over-developed. Page 18 of the structure plan states: "The SGS peer review report concluded that the assumptions were generally reasonable and within industry benchmarks, and that whilst the assessment was based on 2,500 apartments, the scale of development proposed is within anticipated demand given the projected growth for the area. " This is wrong and represents higher density than Fisherman's Bend (which is over-developed). Cheap high-density apartments in the middle of the market will ruin it's current relaxed character. The current proposal only protects 20% of the existing market and this is unacceptably low. Any redevelopment should save more than 50% of the current market.

3. Environmental sustainability.

The current proposal does the bare minimum on recycling initiatives and provides minimal green space. For a long-term project this fails to meet long-term government policies of zero carbon by 2050 and a zero waste economy. More money and effort should be spent on increasing the environmental sustainability of the site (this includes waste management for shoppers at the market and vendors).

4. Carpark.

I agree the existing carpark is too small for current and future demand and should be redeveloped. But it should be redeveloped primarily underground. This would allow the maintenance of the existing site as is, but allow for more parking and transport opportunities that do not ruin the existing site with an over-built feel (as is proposed).

In its current state the proposal does not adequately address the above points and therefore fails its duty to the local community.

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

Yes

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