



Victorian Planning Authority

c/- Preston Market Precinct

Level 25, 35 Collins Street

Melbourne 3000

To whom it may concern,

As the owner and occupier of a property very near the Preston Market Precinct, I wish to submit an objection to the proposed development of the site. I have concerns about a number of factors in this proposed development of the site, which I will outline below.

1. The size of the proposed residential developments. While there are a number of apartment buildings in the area, the existing buildings are mostly around 3 or 4 storeys high, ranging to around 10 storeys high at most. The Proposed development on the Preston Market site includes a number of buildings that will greatly exceed the height of other buildings in the area. This will completely dominate and overshadow the whole area and considerably change the local character. The whole neighbourhood will be dwarfed by these buildings – with the largest being listed as 20 storeys in the plan. The existing low-rise building that sits between St Georges Road and the train line will be sandwiched between buildings 10 and 13 storeys in height. The development will also add considerable pressure to local resources and roads by introducing a minimum of 2200 new dwellings, according to the plans, into an already crowded area. Any development should be considerably lower in height than those listed in the plans and should not exceed the height of existing buildings in the local area.

2. Traffic and parking. The streets around the Preston Market, in particular Cramer Street and Murray Road, are already very busy. At peak hour and on market days they can be particularly difficult to navigate, with traffic often being at a standstill. There is also a lot of pressure on parking, especially on market days, in the area. Community sport at Preston City Oval also puts additional pressure on local parking. Introducing an additional 2200 dwellings - and the cars that will come with the new residents - onto already crowded roads will destroy any existing traffic flows. While there is close proximity to the Preston Train Station, unless people are travelling in a narrow corridor towards the city or towards South Morang, they must rely on cars to travel to the market, or from

the market precinct to surrounding areas. The developments need to give greater consideration to local traffic congestion and include increased parking for the area.

3. Lack of Green Space. While the proposed developments refer to the inclusion of green space, there is no specific information about where that will be and what it will entail. There also seems to be a reliance on the neighbouring Preston City Oval for providing open space. I can inform you as a near resident that Preston City Oval is frequently occupied by sporting teams on evenings and weekends and therefore most of the local green space is unavailable to the general public during the times when it would be most convenient to visit. I have considerable concerns about the lack of clearly defined open and green spaces in the proposed market developments, and the increased pressure on existing green spaces through the introduction of thousands of additional residents in such a small area. The plans need to include more green space and more specific information about where and how that will be achieved.

4. Loss of local amenities during construction. I have concerns about the impact that construction will have on the local area, including road closures, loss of access to the market, and the inevitable noise that will be created. We are currently living through the difficulties of the level crossing removal works. This has had major impact on traffic in the area and the ability to access the area by car, bike or on foot. Further major constructions in the same area is going to prolong the disruption and difficulties being faced by local residents and have an impact on their quality of life. The construction and the inconveniences it brings is also likely to drive customers and stallholders away from the Preston Market. The Market is currently a vibrant and popular place for people to source fresh and affordable food. I cannot help but feel that this overdevelopment of the market site will destroy the market and drive people away. The development needs to provide protection for the current market stallholder and ensure that any construction work does not their ability to trade and customers ability to visit the market.

In summary I feel that the current plans for the Preston Market Precinct represent a dreadful overdevelopment of the site that will completely destroy the current quality of the market and the surrounding area.

Yours Sincerely,

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