

**From:** [contact@engage.vic.gov.au](mailto:contact@engage.vic.gov.au)  
**To:** [amendments](#)  
**Subject:** Making a submission Form Submission  
**Date:** Monday, 12 July 2021 11:25:18 PM



## Making a submission Form Submission

There has been a submission of the form Making a submission through your Engage Victoria website.

**Name**

[REDACTED]

**Postcode**

3072

**Email**

[REDACTED]

**Write your submission**

Dear Victorian Planning Authority,

Thank you for the opportunity to make a submission to the Preston Market Precinct.

I have read the Victorian Government's Preston Market Precinct Structure Plan May 2021 and came away very concerned at the proposed scale of the development, the impact on the existing market and the apparent misrepresentation of the impact of the Plan on the heart of the city of Preston.

In my opinion, the proposal as it stands is a significant overdevelopment of the precinct – there are over 2000 flats. In addition, whilst the proposal claims to preserve the heritage of the market, it includes only 2 of the original 6 sheds which is not in keeping with the heritage significance of the site. Unfortunately, the proposal is very much developer driven rather than demand or community driven.

I respectfully reject what has been proposed by the VPA as I am of the opinion it is ill

conceived and does not adequately reflect the community expectations for the protection of the market and the future development of the site.

#### Comments

Some specific comments on the unsuitability of the current proposal are outlined below:

- The proposal contains an excessive number of dwellings.
- The proposed height of the residential towers on the site is excessive. For example, the perspective images contained in the Precinct Structure Plan (pages 15, 29 and 35) would have you believe that the Plan was proposing low level development around an open public space. The images deliberately do not reflect the actual building heights and setbacks that are shown on the Built Form and Design Plan (figure 5) page 26 of the Precinct Structure Plan.
- The accommodation included in the proposal comprises mostly 1 & 2 Bedroom flats, creating a demographic with a lack of diversity and which fails to meet the future housing needs of the Darebin community.
- This plan is 'developer driven' not 'demand driven', with the focus on maximum dollars for the developer rather than what is in the best interests of the community. The developers will make their money building little 'dog boxes' and exit quickly to leave the community to put up with these inappropriate developments, with scant regard or consideration for future community need.
- The suggested heritage overlay does not guarantee the current market will not be demolished.
- There is not enough protection of the significant and recognized heritage features of the market.
- The 20 storey proposed on Murray Rd does not satisfy ESD standards (Environmentally Sustainable Design) as other buildings including the market will be overshadowed from northerly solar access during trading hours.
- Open space is negatively impacted

#### Recommendations

I respectfully request that the Victorian Planning Authority and the Honourable Richard Wynne MP note the above comments and commit to the following:

- Keep the footprint of the Preston Market as is;
- Respect the heritage and the intactness of the fabric of the existing Preston Market;
- Restrict the height of new buildings near the market buildings;
- Remove the Preston Market Precinct site from the "fast track" list; and
- Proceed with the public acquisition of the site in the interests of the people of Preston, Darebin, Melbourne and Victoria.

Yours Sincerely,



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

Yes

**I agree to the Collection Notice**

Yes

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