

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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3072

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Write your submission

Hello, I'm writing concerning planning strategy Preston Market Structure Plan, amendment number: draft Amendment C182dare.

As a Preston local (I live within 10 minutes walk from the markets) I am concerned about the proposed changes to the Preston Market Precinct for the following reasons:

The Government's draft plans fail to protect what's special about the market, and risk turning it into yet another shopping mall. Shopping malls may be popular in some circumstances but as a replacement to Preston Markets, this type of style will be a huge social, cultural and I imagine economic loss to the Preston locality and community. I for one would change my shopping habits away from Preston Markets if it became mall-like, and I believe many others would do the same. The proposed controls fail to protect the social, economic, or cultural

functions of the market and poses an existential threat to Preston Market.

I am concerned for the current vendors and the potential rent increases they may face after this development occurs. They should all have a guarantee in place that prevents exorbitant rent rises regardless of the change in commercial value with the development, and allows them to remain vending in the market at similar rental rates they currently have.

The open space in the proposal is manifestly inadequate at 10%. There should be a far higher percentage of open space that includes green space, that isn't overshadowed, in this proposal.

Proposed development density and heights fail to achieve best practice principles of urban design and pave the way for an insensitive overdevelopment of the site that is not in accordance with actual housing need.

The draft plans would also shoehorn a massive number of apartments onto the site, with the VPA setting a dwelling target of 2200 apartments, almost 100 dwellings per hectare higher than the rules for Australia's largest urban renewal project at Fisherman's Bend. Stricter controls on height limits and density would make the new developments much more pleasant to live and work in. This is far too many apartments for the Preston Market site! The overshadowing will be horrific and completely change the amenity of the overall site. Preston Markets needs a much lower height of surrounding buildings than is currently proposed, for example 4 storeys maximum.

New housing should be of the highest sustainable design standards, in order to support the State Government's commitment to zero carbon by 2050 and circular economy objectives. This site should be developed as a leader in environmentally sustainable development. This development needs to be built with: renewable energy sources, with as much produced onsite/within the market precinct as possible via solar etc. Passive solar design for maximised insulation is paramount. White painted or green planted "cool-roofs" (wherever solar panels are not) to reflect sunlight and help control internal temperatures. Green engineering to create closed loop technologies for waste water etc. Refurbished, recycled, re-used, and repurposed building materials to the greatest possible extent, and where new must be used, the greenest possible options sought out. And many other sustainable design considerations beyond what I've mentioned. Additionally, many apartments should be designed fully accessible and be made priority housing for people with a range of disabilities.

Additionally, we need more affordable housing in Melbourne, not more private expensive

housing. At least a large proportion of the new apartments should be made affordable for people on low incomes.

I believe plans must be substantially changed to address these concerns, and the community consulted again, before proceeding with the planning scheme amendment.

Sincerely



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

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