

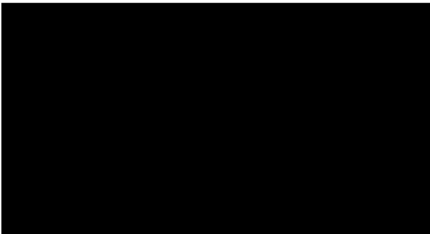
From: [REDACTED]
To: [amendments](#)
Cc: [REDACTED]
Subject: Draft Preston Market Structure Plan - submission
Date: Tuesday, 13 July 2021 6:25:55 PM

Hello,

We have been residents just north of the Preston Market for over ten years. While there is no doubt that the Preston Market site needs a refresh, the proposed VPA plan is concerning for a number of reasons. We have outlined below some of our main concerns:

- The proposal to “focus taller building” (B13) in the north and make Murray Rd ‘transport street’ is yet another blow to residents north of Murray Rd. As we saw with the level crossing plan, it seems that the north is where the less desirable features of development are put. Surely an effort can be made to make **all** streets surrounding the market ‘people streets’ with safe pedestrian passage and a person-centred and welcoming entry to the market no matter where you approach from (even from the less affluent north!).
- A 20 storey building is *just too large*. Even with the setback, the human scale of such buildings fundamentally impacts the experience of people moving past and through.
- Furthermore, the area cannot accommodate another 2200 dwellings/6000 new residents. The impacts to existing infrastructure (eg. schools) and traffic (including in surrounding residential streets) with this increase in local population is significant.
- Encouraging a modal shift to walking, cycling and public transport sounds great however many market shoppers do their bulk shopping for the week and load up their cars. So unless there is sufficient parking allocated to shoppers, this will spill further out to surrounding residential streets. The plan does not clearly address this.
- The plan significantly under-delivers on usable green and public space in order to squeeze in more apartments. The plan seems more aligned with the developers rather than the community.
- 6 metres (B20) width is not sufficient for the proposed laneways, especially considering the proposed height of surrounding building. It’s also disingenuous to include these laneways as ‘open space’ (L23).

We hope that our submission will be considered and that more green public space and less development/apartments will be seen in the final plan.



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