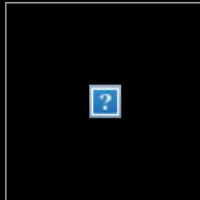


From: contact@engage.vic.gov.au
To: [amendments](#)
Subject: Making a submission Form Submission
Date: Tuesday, 13 July 2021 9:08:17 PM



Making a submission Form Submission

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Write your submission

To whom it may concern,

As a local resident living in close proximity to the market area, I feel very passionately about the proposed planning amendment for redevelopment of the Preston Market and object on the points outlined over the following sections. I also whole heartedly agree with all points raised in the Darebin City Council Submission to VPA Proposed Preston Market Precinct Framework.

The current proposals do not do enough to retain the existing market and demolishing up to 80% of the existing market is an unacceptable loss of the areas heritage for no reason other than to fit as many apartments in as possible. The current market has an open, vibrant community feel that would be ruined in the current proposals to relocate the market

underneath large apartment blocks.

The proposed development density and building heights do not achieve best practice principles of urban design and are a gross overdevelopment of the site that is not reflective of housing or housing demand in the area. This is the largest concern with the proposal and the building heights and density should be reduce. The following building heights as proposed by Darebin City Council would be more appropriate for the site – 14 storeys to the north of the precinct along Murray Road; 10 storeys to the centre of the site and to south-west corner; and 4-8 storeys to the south of the site, reducing in height towards Cramer Street with suitable Council setbacks for overshadowing control.

As per Structure Plan Action 26 'Maintain at least the same number of car parking spaces as currently provided for the existing market' this needs to be made a mandatory requirement. As a local resident the additional car parking of new residents combined with a potential loss in market car parking is a very detrimental outcome where new residents and shoppers would be forced to the surrounding streets.

With such a large site available and a significant increase in population proposed, a commitment to only 6% open space within the site is not enough. It should be 10% on site and not an offset cost. As proposed by Darebin City Council a further financial contribution of 8.2% should be considered to enhance existing public space due to the large influx of new residents.

This draft scheme amendment feels like it has a token level of community involvement to tick a box, but has not actually made amendments to address community feedback to date. I trust the above can be considered as well as the Darebin City Council Submission so that a high quality development fitting for the local area can be achieved.

Regards,



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

Yes

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