

From: [REDACTED]
To: [amendments](#)
Subject: submission to preston market proposal
Date: Tuesday, 8 June 2021 1:37:44 PM

To whom it may concern

I am resident of Central Preston and use the market on a weekly basis and have been for over 15 years.

While I believe there is the need for some sensible and sympathetic development of the Preston Market site, I believe there are several issues of concern raised in the draft structure plan.

These are:

- The 20 story height limit on Murray Rd. My family did not make Preston our home hoping it was going to become the next Docklands. This is way above the previous limit that was put forward by the Developer some years ago, and will have an irreversibly negative impact on the character of the area. There is a need for medium density housing but it should be no more than 8 stories. There are many examples in the area now where this has been allowed to happen and the results only degrade the aesthetic quality of the suburb. The north sun in Winter in particular will never be seen in the so called public open space areas that have been suggested for the development. There will I can assure you be strong opposition to having towers like these in our suburb. Maybe this is just an ambit claim on your behalf. But seriously, it won't fly with the community.

- "Amend Clause 53.01 of the Darebin Planning Scheme to require delivery of 10% public open space within the precinct (excluding the LXR sites to the west of the railway line) as a combination of land and cash."

What is meant by "cash" here? Surely 10% should be 10%? In fact it should be more. A good part of what defines the current market is the amount of light it receives and its overall airiness. The density of the proposed building will utterly change the character of the place. This can only be avoided by creating more public open space than is being currently proposed. The images used in the plan show a densely built up environment with very little in the way of a "market square" type space as is seen in so many other popular markets around the world. There should be a proper meeting place where people can relax and congregate - see the Prahran square for example. What is being suggested here is very inner city in its density and this is completely out of whack with the character of the area.

- Nothing that I can see mentions anything about the monitoring of rents for stall owners. What is to stop the owner from hiking rents so that only bigger franchises and pricier outlets from other parts of the city can afford to run a business in the market? There needs to be some safeguard in place to ensure the original stall holders are not discouraged from shutting up shop. Their continued presence has as much to do with the character of the area as the aesthetic elements mentioned above.

I understand the need for the developer to turn a buck - but greed must not be allowed to hold sway here. Please, you are acting on behalf of the Victorian taxpayer, you must place the utmost importance on the local community and help create a lived environment that the city can be proud of for decades to come. That is the path to success for all here.

Thanks for your time

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