

We are writing to express our opposition to aspects of the proposed Preston Market Precinct development.

Our principal objection relates to the height and extent of the proposed three housing towers.

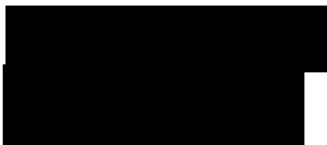
Your brochure states that “varied building heights will prevent overshadowing of public spaces & will accommodate a larger population without dominating the area” we would strongly argue that the buildings will do the exact opposite. The buildings are far too tall & should be capped at ten stories each. Darebin is stressed now with high density dwellings with every street full of cars and public transport at maximum capacity. This is not a plan for making the area liveable but a grab for what at first sight appears to be available land. The current market site is fully occupied most days of the week contrary to statements made by a VPA spokesperson who said the car park was vacant for four days a week. This is factually untrue. The buildings will be situated at the Murray Road end & will effectively block all northern sunlight to Cramer Street. Both Cramer Street & Murray Road carry extensive traffic and even with the rail upgrade will struggle to carry more traffic. Cramer in particular will become even more congested. If the project goes ahead, it will significantly add to the volume of cars & traffic in the area.

The brochure suggests the project will increase the availability of affordable housing, have office spaces, community facilities & studios. This appears to have “something for everyone” however, we are amply supplied with gyms, kindergarten & “studios”. High Street is begging for re development. Instead of the market precinct, assist the re development of High Street into a vibrant area rather than its current array of \$2 dollar shops.

It is of interest that the provincial city of Geelong wants to limit the height of its buildings to ten stories due to the adverse impact on their environment but Darebin is expected to digest a building of twenty stories and two of twelve, this beggars belief.

As to the redevelopment of the market buildings. They are basic and exhausted and given that little has been invested in maintenance & improvement, long past the point of renewal. They have limited heritage value & probably don't meet current needs. We do accept that there is extensive community attachment to the existing market and a similar footprint with open air access would be welcomed. We fully accept the need for the market itself to be modernized and linked to High Street shops.

In conclusion, Melbourne is awash with apartments now, many unsold and vacant. The extent of the proposed Tower blocks will adversely dominate an already crowded precinct. Urban renewal is essential, but this is a greedy grab for development dressed up as considered urban design. It has a grab bag of positives but these do not balance out the detrimental impact of the towers. Many of the purported positives will disappear over time and we will be left with unsightly, overbearing towers with the added disadvantage of crowded public transport & roads.



From: [REDACTED]
Subject: [amendments](#)
Date: Tuesday, 6 July 2021 10:35:07 AM
Attachments: [Preston market objection.docx](#)

Please find attached our objection to the proposed Preston market development.

