

From: [REDACTED]
To: [amendments](#)
Subject: Preston Market Structure Plan:draft Amendment C182dare
Date: Thursday, 8 July 2021 10:02:10 AM

Re: Ref A6009789

Victorian Planning Authority
Draft Amendment C182dare/Preston Market Precinct Structure Plan
Level 25, 35 Collins Street MELBOURNE VIC 3000


Dear State Government,

I received a letter from Darebin City Council with regards to the proposed planning for the future redevelopment of the Preston Market site.

I am writing to express my concerns and opposition to certain re-development sections of the current draft plan. As a local owner, I feel it is not suitable for many reasons and my concerns are outlined below. I highly recommend alternative design options to minimise impact to local residents in the area and to retain heritage and nostalgia. People seek reminders of the past and the Preston market is one of those historical places that offers exactly that. The current proposal is the exact opposite.

Section 6.3 of the draft structured plan is offering higher density with a considerable increase in housing. This increase will impact the local area as per the following points:


- Higher density will exacerbate higher pollution & noise;
- Expose local residents to congestion and increased traffic;
- Increase crime and a vicious circle of poverty;
- Create greater unemployment. Despite all efforts towards planned development, it will not provide employment to all;
- Not enough government funding to meet basic facility needs such as education, child care & medical aid. The increase in population will burden the local residents;
- The growing population will lower standards of living. An increase in demand for food, clothes. Housing is already a social economic problem and the high density and increase of housing for low-income persons will exacerbate the problem;
- COVID-19 impact on economic & local businesses. An increase in people will be felt by those living in such high-density accommodations;

Section 6.3.1  studies have shown that the human body needs a significant amount of sunlight for various health reasons. From a building perspective, rampant construction of the proposed building heights of 10 storey and more will offer an overshadowing of open spaces, an awful urban character of high dense apartment living and poor visual privacy standards.

Proposal for such a larger development will increase truck and vehicle movements. This will have an adverse impact on the safety of local residents, it will increase traffic congestion and will most definitely add to greater wait times during peak times.

I recommend no more than a 4-storey high development. A reduction of building heights & less apartments will offer lower density, less social and economic setbacks. The government should focus on increasing subsidies for affordable housing rather than tackling high rise/dense building constructions.

Section 1.4 states a proposal of only 10% public open space. This is not deemed acceptable especially during these hardship times of COVID-19. We want to promote open spaces and offer residents outdoor activities which in turn will help reduce stress, anxiety and mental health problems. A reduction in high density, the plans should also have an increase of open space of up to 50%.

I m hoping my considerations are taken into account and that the government supports the current character, grit and diversity of Preston with a more realistic, sustainable living standard.

Regards

Local resident

[REDACTED]

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