

**From:** [REDACTED]  
**To:** [amendments](#)  
**Subject:** Re: Preston Market Structure Plan (draft Amendment C182dare)  
**Date:** Sunday, 11 July 2021 1:07:59 PM

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To whom it may concern,

My name is [REDACTED], a resident of Preston living on [REDACTED], just a short walk to the Preston Market.

While I understand that development of the Preston Market is something that could benefit the area in the future, there are certain elements of the proposal that I have issue with, which I will outline in this email.

1. Density of the development. The development is, in my opinion, too dense. The proposal to have 20 story buildings in the area to me is not sustainable. The traffic this would create on Murray Road and High Street would be significant, and these are already very busy streets. I worry that these streets would be frequently gridlocked with the influx of residents, despite the improvements made from the level crossing removals. Alternatively, smaller buildings of less than 8 stories would be much more manageable.

2. Market size and relocation. There is definitely a cultural heritage to the location of the market on the site. I would like to see the market not moved from its current location. That being said, if it must be moved, I also think that the proposal to have the market trading area "at least equivalent to the existing market's trading area" is not sufficient. The space dedicated to the market area should actually be increased in order to accommodate the requirements of all the new residents that are likely to rely on the market for their own shopping needs. I think an increase of 20% to the new proposed market area would be more reasonable.

3. Open space. We want the Preston community to be as vibrant as possible and avoid turning the area into purely living spaces with no community areas to enjoy. The proposal to have a mere 10% dedicated to public open space is not satisfactory. This should increase to 20%.

4. Design of buildings. I would like to see world class design of buildings and publicly accessible spaces. The Preston Market should not become an eye-sore as it is the heart of Preston.

I would also like to object to the images presented in the Preston Market Precinct Structure Plan, on pages 15 and 29, as well as the cover image on the Preston Market Precinct 'what you need to know' document that was mailed. I feel as though these are **intentionally dishonest** as they show a possible market development with building heights **far lower** than those stated in the actual plan. The images show most buildings in the 6-8 story height, which would actually be a welcome addition to the area. However the plan indicates that the heights would actually be 12, 16 and even 20 storeys. Buildings of this size would dwarf the market, as they are incredibly dense skyscrapers, and they are not portrayed this way at all in the proposal documents.

The proposal should more accurately describe these images, as what is presented in the images would be a big improvement on the current area.

Thank you for reading this email and I look forward to hearing back and being updated on any developments.

Kind regards,

[REDACTED]

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