

From: contact@engage.vic.gov.au
To: [amendments](#)
Subject: Making a submission Form Submission
Date: Sunday, 11 July 2021 4:22:17 PM



Making a submission Form Submission

There has been a submission of the form Making a submission through your Engage Victoria website.

Name

[REDACTED]

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3072

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Write your submission

1. Given the significance of this development and the impacts on the social, physical and environmental wellbeing of many thousands of people already living in Darebin the consultation processes has been inadequate and incomplete. This current consultation process is an example of this. It has been offered to people seemingly just living in the vicinity of the proposed development and not extended to the entire population of Darebin. The Preston market is accessed and utilised by people living across all of Darebin as well as across the Northern suburbs. Simply saying that you intend to retain the market in some form which is clearly not convincing is not a reason for not including these people whose social connection and lifestyle includes accessing the market. Your own literature at different stages emphasises the importance of the market to the whole community and wanting a place where all the different ethnic, national and cultural diversity of the North are shared and enjoyed by all. If you're aware as you clearly are that this market development affects a

broader population then it is incumbent on you to undertake consultation with the entire population; not making a token effort to just talk to one part of it.

Action: that you broaden the consultation to include the entirety of Darebin

2: The height of the proposed buildings are out of context with the rest of the local community with no other, or very limited numbers of buildings of a similar height between Preston and the city. The size of the building will result in overcrowding and a negative impact on the local community. With the degree of density that's proposed, regardless of bedroom numbers, it resembles overcrowded and dense apartments that previously have been seen by the Victorian community as poor places for people to live. The density is not likely to attract families and more likely attract only limited cohorts of populations which will not achieve the goal of social connection and diversity.

Action: Limit the size of the buildings to a maximum of 10 storeys subsequently reducing the intended number of apartments and population growth within a limited physical boundary.

3: The heritage overlay that has been applied in this planning process is subjective and clearly developed to fit in with the developers rather than with what many people in the Darebin community, and the market stallholders themselves, would say are essential elements to retain. The proposed heritage overlay and the amount of the market to be retained in its current form should be reviewed with equal consideration given to the desires of the Darebin community and the market stallholders as has been given to the developers.

Action: Reconsider the design plan so that more of the existing market is retained

4: The proposal to dedicate 10% of the site to open space is completely inadequate. The market itself is a high use area with an existing customer base of thousands of people when it is open and you are suggesting that you want to move another 4 to 6000 people into this limited physical precinct. This would not just result in overcrowding of the apartments it would result in the overcrowding of an underdeveloped open space area. Should this site somehow attract families with children this would further emphasise the need for increased open space. 10% would be totally inadequate in that circumstance and the question would need to be asked, where would the children play?

Action: Increase the allocation of open space to a minimum of 20%

5: The reduction of overshadowing between 11:00 and 2:00 PM is an inadequate goal given

that we are talking about a population of between 4 to 6000 people plus thousands of more visitors when the market is open. More specific attempts should be made to reduce the overshadowing to much to a much larger extent.

Action: Re design elements of the plan to ensure that the time span for reducing overshadowing is increased.

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

Yes

I agree to the Collection Notice

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