

From: [REDACTED]
To: [amendments](#)
Subject: Preston Market Structure Plan - Meg Kuut
Date: Sunday, 11 July 2021 5:31:03 PM

Dear Madam, Sir,

The redevelopment of the Preston Market precinct space is a once in a generation opportunity to deliver real value and healthy / safe community spaces, however the proposal drawings appear to be misleading and do not accurately reflect the proposed apartment building heights nor address overshadowing issues they will cause.

The much loved community market is to be reimagined as a long narrow corridor, dissolving the current large/wide community gathering spaces that facilitate opportunities to strengthen community relationships and wellbeing. This is not what the community wants or needs!

The significant lack of open space in Preston required for healthy living will not be addressed by the 'Plan'. Note, the laneways between proposed tall apartment blocks, nor the Preston Oval (which is not used by a broad range of community members apart from sporting clubs) should NOT be considered community spaces.

A comprehensive traffic management plan for the area has not been undertaken. In addition, the 'Plan' proposes 3 pedestrian crossings in less than 360 metres along Murray Road (btw High street and Spring Street intersection) which makes it difficult to understand how the decision will improve traffic flow along the proposed 'Transport' Street - a key objective of sky rail !

Proposed Station car parking is to be relocated from the accessible Station location to a position across Murray Road to Clinch Avenue - a potential risk in terms of community safety and accessibility! In addition, the Market side apartment complex 'Plan' proposes reduced car parking to increase the use of public transport - wishful thinking perhaps? Reduced onsite car parking opportunities does not mean residents won't have cars to park ! What plans/ forecasting is underway to address the population growth impacts on parking, schools and transport ?

The area requires collaborative vision with community wellbeing at the heart. Having a 'Transport' street will just force traffic down residential streets to avoid the traffic jams. Where is the art, safety, open community gathering spaces, Market enhancement and wholistic plan for Preston ? Why is it that the northern end of the development seems like the poorer end of the plan?

I understand that Preston is a designated high density / transport hub, but a focus on apartment dwelling profiteering over healthy community and smart functional design is not the answer ! It needs to be a comprehensive sustainable plan. I fully support the Central Preston Trackside submission.

Kind regards,

[REDACTED]
Preston 3072

Sent from my iPhone