

11 July 2020

Victorian Planning Authority
Level 25, 35 Collins Street
MELBOURNE VIC 3000

Dear Sir/Madam

RE: DRAFT AMENDMENT C182dare/Preston Market Precinct Structure Plan

I refer to the above matter.

I am writing to provide my submission regarding the above Planning Amendment.

I am a business owner and tenant of a stall at the Preston Market. I have operated my business for over 36 years.

My concerns about the proposed Planning Amendment are as follows:

- The plans require the demolition and removal of most of the existing buildings. I would like the overall feel of the market to remain. The wide aisles provide an open feel and the segregation of the different sections provide an enjoyable shopping experience. The market should as much as possible remain in its present location.
- There are no protections being provided to the existing traders. Many businesses have been decimated and closed by the uncertainty over the past 10 years as the current owners have changed plans on multiple occasions and yet nothing has happened on the site.
- There will be considerable disruption during the construction process and most of the tenant's leases will have expired leaving the tenants with no protection whatsoever. I am supportive of Council's submission that a s173 Agreement should be included as part of the planning process to ensure that the tenants have some protection as the owners are unlikely to provide adequate protection for the tenants without some obligation to do so. The 173 agreement could be used to protect the ongoing operation of the market by providing rent adjustments for existing traders and retain the fresh food and variety market by keeping out large franchises and chains. This would retain the community feel of the market which is an integral part of the local community.
- There are too many apartments on the new plans. The success of the market depends on ease of access through the car parks and ensuring sufficient car parking spaces for the market customers.

Yours sincerely