From:
To: amendments

Subject: Submission to Draft Preston Market Structure Plan

Date: Sunday, 11 July 2021 10:26:36 PM

Attachments: Submission Preston Market Precinct Plan.docx

Please find my submission attached.

Click here to report this email as spam.



Submission to Victorian Planning Authority's draft Preston Market Structure Plan

I am a resident of partner, Preston. I have lived in St for nearly 20 years with my partner and our two teenagers who have grown up here. We love Preston because of its cultural and socio-cultural diversity.

I support affordable housing and sensitive and well planned consolidation of housing near services and transport. However, I have a number of serious concerns with the draft Preston Market Structure Plan.

The Central Preston Trackside Group, of which I am a member has also made a submission focused on Open Space and traffic impacts of the plan. Please read this submission as incorporating the concerns articulated in that submission.

I am happy to discuss this submission further by phone. You can contact me on



Yours sincerely

11 July 2021

1. Capacity of Mernda line to absorb increased population

The draft Preston Market Structure Plan does not refer to the capacity of the Mernda Line to absorb the significant increased population.

The Mernda line already carries more people due to the extension of the line first to South Morang in 2012 and then to Mernda in 2018. The extension to Mernda increased the number of commuters on the line by 8,000 per day. Pre-COVID the Mernda line was already significantly overcrowded during peak times.

There is no information about the impact of the increased population under the draft Preston Market Structure Plan for the Mernda line.

2. Impact on other infrastructure in Preston

There is no indication in the plan of the impact of the proposed addition of 2,200 apartments on the site on other infrastructure, such as schools. The population of Preston West Primary (the closest primary school to the site) has grown significantly over the past decade and already heavily relies on portable classrooms² to accommodate the increased population. Preston High (the closest high school to the site) opened in 2019 and has already capped entry due to over-enrolments.³

3. Building heights

The draft Preston Market Structure Plan would allow buildings of up to 20 storeys. This is significantly higher than any other development in Darebin and is out of keeping with Darebin and Preston's character. The artists impression released with the Plan does not provide a realistic sense of these structures and is misleading.

Twenty storey structures will create wind tunnels and overshadowing. Overshadowing will mean there will be limited utility from any rooftop solar on the development. It will also compromise the viability of plantings on the site.

4. Increased heat

The Urban Heat Island (UHI) effect if a very real and serious phenomenon caused by inappropriate urban development. Research shows that UHI can increase the temperature in urban areas in Australia by 4 degrees Celsius. This increased heat places stress on health and the environment, and also places additional pressure on energy supply. ⁴ The potential for UHI must also take into account heat generated by surrounding roads.

The draft Plan includes consideration of planting species to reduce heat. However, it does not include other elements, such as water sensitive design to offset the heat associated with large urban developments.⁵

¹ Mernda rail extension project | Level Crossing Removal Project (levelcrossings.vic.gov.au)

² Preston West Primary School has 8 portables: <u>About Preston West Primary School</u>

³ Enrolment requests exceed places – Preston High School (phs.vic.edu.au); 2020 Enrolment – Preston High School (phs.vic.edu.au)

⁴ <u>Urban heat island effect in Sydney, Melbourne, Brisbane: Will our cities get hotter? (news.com.au)</u>

⁵ City of Darebin, Good Design Guide -Apartment Development, p 86.

