

From: [REDACTED]
To: [amendments](#)
Subject: Preston Market Structure plan
Date: Monday, 12 July 2021 1:28:34 PM
Attachments: [REDACTED]
[Main Sticker copy 2.pdf](#)

Please find my concerns regarding the current VPA plans for Preston

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To whom it may concern,

The Preston Market Precinct has the capacity to be an exciting and rejuvenated space for many to enjoy. The character of the Market and the well-being of its resident market holders and patrons have been created over many years of migration and development, and are loved by the community. It's what makes Preston tick and also what makes Preston unique! This is also widely valued by others outside Preston central, as seen in the dramatic reduction in patronage when covid travel restrictions were enforced. This is a market that has a place for all types of people and cultures and this successful diversity is clearly documented through the Heart of Preston Report, April 2021 <https://www.yoursaydarebin.com.au/PrestonMarket>.

This is an exciting stage where the VPA should acknowledge and encourage what makes it great, and make improvements to deal with our changing climate and what's of value living in an urban environment.

I reject the current VPA plans for the following reasons -

- Proposed development density and heights fail to achieve best practice principles of urban design and pave the way for an insensitive overdevelopment of the site that is not in accordance with actual housing need.
- The Preston Market Sales brochure is misleading. It does not follow the instructions to set buildings back 3-4 storeys and 5m deep from street frontages for the raised podium buildings. It also does not maximise the new rail work and associated vegetation, which suggests the rushed nature of a pre-pandemic, already existing plan.
- How can 20 storeys on the Murray Road side fit in with the existing urban surrounds, and not restrict Northern light to the rest of the site?
- The draft plans allow a massive number of apartments onto the site, with the VPA setting a dwelling target of 2200 apartments, almost 100 dwellings per hectare higher than the rules for Australia's largest urban renewal project at Fisherman's Bend. Stricter controls on height limits and density would make the new developments much more pleasant to live and work in.

- Where will an estimated extra 5000 people in central Preston send their children to school when our local primary schools are already zoned due to full capacity. Will there be an increase in trains to cope with people using the rail network. Will there be any real reduction in traffic congestion as promised with the new train line with such a dramatic increase in population. Will there be dedicated bike paths for traversing across Preston if cars are to be discouraged. What happens with the increased waste from such a huge number? Has the impact of such a huge number of people really been considered properly?
- New housing should be of the highest sustainable design standards, in order to support the State Government's commitment to zero carbon by 2050 and circular economy objectives. **This site is an opportunity to be developed as a leader in environmentally sustainable development.**
- The Precinct plans should follow the Victorian Resilient Melbourne and Strategy Critical Infrastructure Resilience Strategy, and a whole-of-government approach to cooling and greening Melbourne. **This will not be achieved if there is only "10% public open space contribution" currently accepted by the VPA.** Preston needs more treed open space to counteract the rise in temperature due to climate change and the increase in heat that the new buildings will create.
- "The Andrews Labor Government will deliver strong and lasting action on climate change for the Victorian community. Our cities, towns and regions will be climate-resilient and achieve net zero emissions, and will provide all Victorians with a liveable, healthy and prosperous place to live." To do this the VPA must set an expectation that all building should follow Victoria's Climate Change Framework and new Climate Change Act and its long-term plan to 2050. It makes the connections between climate change and the health of our economy and our communities. www.climatechange.vic.gov.au/DELWPClimateChange_Framework.pdf
- The following issues have not been addressed
 Water sensitivity – minimising the import of potable water into the precinct; exporting wastewater; mitigating flood hazards and avoiding stormwater pollution of urban waterways.
 Carbon negative capacity – generating electricity from renewable energy that is surplus to the requirements of buildings and occupants
 Biophilic – optimising the exposure of the community to natural

elements e.g. green space and vegetation, water features, natural ventilation and light.

Endorsement of high performing cool roof materials and alternative solutions to reliance on Air Conditioning in the buildings.

- Where will people go with the rising temperatures in Summer. Will 5000 people be stuck in air conditioned apartments when the next pandemic occurs? Is this really what can be expected as healthy living for our communities?

We want to see evidence the the VPA are setting the highest standards and have the liveability of the area, both current and future, as its most important concern, not just the value of the land to developers. We need them to insure that Integrated Carbon Metrics have been used to evaluate the land, providing a complete picture of the carbon lifecycle in the Australian built environment. This will help inform more effective planning and mitigation stras to reduce carbon, helping to meet national targets. It is imperative that all aspects of the plan adheres to best practise as according to Climate Change expectations.

There is no doubt that the precinct has the capacity to be a brilliant, new beating heart of the City of Preston, and should be a champion example of a new era of development. We do not deserve or accept the VPA plans that are currently proposed, and do not accept the new proposed tower limits.

Yours faithfully,

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