

From: [REDACTED]
To: [amendments](#)
Subject: Submission to Preston Market Draft Structure Plan
Date: Monday, 12 July 2021 2:27:48 PM
Attachments: [REDACTED]

Dear VPA,

Please find attached our submission to the Preston Market Draft Structure Plan.

Sincerely,

[REDACTED]

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Dear VPA/Planning Minister Wynne,

Submission in response to Preston Market Structure Plan

We are writing this submission in response to the draft Preston Market Precinct Structure Plan recently released by the VPA. As residents of Preston living in the vicinity of the market, we have serious concerns about the proposed development plans and the effect that this development will have on the market and surrounding community.

Our concerns are as follows:

Heights and Market feel

The proposed height of the new buildings is too high and out of scale for this area. Currently the tallest buildings in the vicinity of the market and within the Preston Central area are the apartments on the corner of Murray Road and Clinch Avenue, standing at maximum 10 storeys. The height of the proposed development, particularly the 20 storey buildings, is double this; it be detrimental to the 'open, light and airy feel' of the market precinct, which is a significant and key characteristic of the market. It will also result in a substantial diminishment of access to daylight (*Draft Preston Market Structure Plan* 6.3), thereby contravening a crucial condition for environmentally sustainable design. The height and density of new buildings in the proposed development is directly opposing the *Draft Preston Market Precinct Structure Plan's* claim to 'ensure the market is light, bright, open, airy and the centrepiece of the precinct' (*Draft Preston Market Structure Plan* 6.2.1 L14). By surrounding and enclosing the market with high rise apartments, it will lose its characteristic market feel, and would instead be akin to an indoor shopping centre, of which the Preston area currently has amply supply through Northland, Summerhill (Reservoir), and Northcote Plaza.

The proposed plan does not show the market as having significant visual connection to the Preston Station as described in the *Draft Preston Market Structure Plan* 6.2.1 L15. The scale and density of the buildings will hide the market rather than creating a high level of visibility as claimed in the *Draft Preston Market Structure Plan* (page 20 & Section 6.2, page 23). Proceeding with a development that fails to adequately consider the visual connectivity between key nodal points of the urban environment in such proximity, and following a written declaration to have achieved as such, would be a gross injustice to the local residents and all visitors of the Preston central area.

Furthermore, the images accompanying the *Draft Preston Market Structure Plan* do not sufficiently illustrate the scale of the buildings from street level, particularly along Murray Rd. The Plan inadequately presents how the buildings will look surrounding the market (only showing a glimpse of them on pages 29 & 35). Showing aerial plans do not give an appropriate sense of the scale of these buildings and are not informative enough for the local residents to view the impact of these structures.

Open Spaces

The *Draft Preston Market Structure Plan* does not effectively provide for sufficient open spaces. According to section 4.8 of the Plan, at least 6% of the precinct should be public open spaces. In fact according to section 4.8, page 17, 'redevelopment within the precinct **could** provide an opportunity to establish public open spaces within the precinct for relaxing or meeting' – it does not say that that it **should or will** provide these spaces.

Section 6.2.1, L18-L24 discusses the open spaces however there are no indications of where these might be located on the plans in relation to the market, nor how large these might be.

Furthermore, the *Draft Preston Market Structure Plan* refers to the Preston Oval as a recreation space used by the community. Preston Oval is a sporting field and is not conducive as a general recreational area. It contains no shade, and except for the small playground at the corner of Mary and Bruce St, it is not used by the community as a park. It should not be considered as a public open space when looking at the context and impact of the development of the Preston market precinct.

Schools and Health

The *Draft Preston Market Structure Plan* does not make any mention of the resulting implications with increased demand on the local health and education infrastructure due to the significant increase in local population. With such a large number of new dwellings (2200) there will be many new families who needing access to both schools and medical facilities, amongst other services. The entire Preston market precinct is zoned to Preston West Primary School, which is already at its enrolment ceiling. What extra funding and resources will be put in place to ensure the school can adequately accommodate the potential large increase in students? The same situation applies to Preston High School, a new school which is already facing huge demand for places.

The local health system is already stretched to capacity. Residents struggle to find appointment times at health centres within the area for required apportionments. This issue will clearly be compounded if the proposed development is approved to proceed.

Summary

In summary, we believe that the *Draft Preston Market Structure Plan* does not offer an acceptable development proposal for Preston. The height of the proposed buildings is out of scale for the area and will overshadow the market precinct. There is not enough consideration for open spaces. The proposed 2200 dwellings and the resulting significant increase in local population will place significant additional pressure on traffic, schools, health facilities and other community amenities. We are also co-signatures of the Central Preston Trackside Group's submission, which raises further concerns about the redevelopment.

We implore you to listen to the local community and local council, and appeal for you to act in the best interests of this vibrant, diverse community. Please ensure that the development of this urban environment is not done so with the cost of failing to have adequately considered the detrimental issues raised by this *Draft Preston Market Structure Plan*.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.