

From: [REDACTED]
To: [amendments](#)
Subject: Preston Market proposal objection
Date: Monday, 12 July 2021 6:10:24 PM

To whom this may concern,

I strongly object to the VPA's proposed changes to the market. The recommendations are phenomenally disappointing for such an important site.

For the following reasons:

- It is an over development.
- It is an excessive number of dwellings in an already dense area.
- The proposed height of the residential towers on the site is excessive
- Mostly 1 & 2BDR flats, creating a demographic with a lack of diversity and failing to meet the future housing need in Darebin
- This plan is 'developer driven' not 'demand driven', being to max out the site with insufficient consideration for future community need
- The suggested heritage overlay does not guarantee the current market will not be demolished
- There is not enough protection of the significant and recognized heritage features of the market
- The 20 storey proposed on Murray Rd does not satisfy ESD standards(Environmentally Sustainable Design) as other buildings including the market will be overshadowed from northerly solar access during trading hours.
- Open space is also negatively impacted.

I ask the Minister to proceed with the public acquisition of the site.

I reject what has been proposed by the VPA as it is ill conceived and does not adequately reflect the community expectations for the protection of the market and the future development of the site.

Regards [REDACTED]

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