

Victoria Planning Authority  
c/- Preston Market Precinct Structure Plan  
Level 25, 35 Collins Street  
Melbourne Victoria 3000

E-mail: [amendments@vpa.vic.gov.au](mailto:amendments@vpa.vic.gov.au)

13 July 2021

To Whom It May Concern

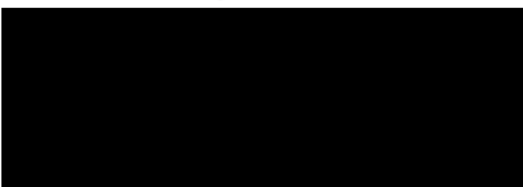
I have grave concerns regarding the proposed – and massive – increase in apartments on the Preston Market site.

In recent years, other large apartment complexes have appeared near to the site with a marked deterioration in traffic conditions as a result. For example, 388 Murray Street, bordering Spring Street has a driveway opening onto Murray Road. At this point, having just crossed the intersection, the traffic is condensed into a single lane with a 40 kmh limit. This means that on market days in particular, cars turning into that driveway now obstruct and back up traffic for considerable amounts of time. If, as indicated, Gower Street is reduced to bicycle and pedestrian priority, then the increased number of cars related to the new development will only make this crucial intersection unmanageable (note: I am also a bicyclist).

I also wish to stress the importance of the markets to the community, and over many generations. In particular, at the end of trade on Saturdays and Sundays, an unofficial community market appears at the rear of the fruit and vegetable section. This is attended by a large gathering of lower income and immigrant families, so its importance as a survival outlet with its access to cheap sustenance cannot be underestimated. It would be a complete tragedy should this not be able to continue under the new proposals.

Finally, I note your appreciation of Preston Markets down-at-heel character. The result should be nowhere near as shiny as those in Prahran, and any attempts to now transform Preston into a mall-like atmosphere should be rigorously resisted.

Yours sincerely

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Preston Vic 3072

**From:** [REDACTED]  
**Subject:** Preston Market Precinct Structure Plan  
**Date:** Tuesday, 13 July 2021 11:08:48 AM  
**Attachments:** [Preston Markets 13.07.21.docx](#)

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Good morning

Please find attached submission regarding the Preston Market Precinct Structure Plan.

Many thanks

[REDACTED]  
Preston

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