

From: [REDACTED]
To: [amendments](#)
Cc: mailbox@darebin.vic.gov.au
Subject: Concerns about the Preston Market Precinct Project
Date: Friday, 4 June 2021 12:55:55 PM

Dear Sir/Madam,

I am a resident of Preston and recently received details of your plan for the Preston Market Precinct.

I have a number of concerns about the content of your proposal.

My main concern is about the height of this proposed monolith. I noticed that the section adjacent to Murray Road has a planned height of 20 storeys. No height in metres was provided. A 10 storey building on the diagram on page 8 was tagged as 34.5 metres high. This suggests that the 20 storey section would be less than 70 metres. But a 20 floor building requires a Roof Mechanical Floor and possibly an additional Mechanical Floor, potentially adding 7.8 metres each to the height. The document doesn't explain if these possible floors are included in the mentioned 20 storeys or would be an addition. So the building could be closer to 80 metres.

I think the diagram should be amended to show the expected height in metres of all the buildings in the diagram as it does for the 10 storey Building.

Either way this is well in excess of what a standard council permit would allow in this area. Both of the buildings abutting Cramer Street and Murray Road don't appear to have the usual setbacks. An Electrical Transmission Tower is about half the proposed height of the 20 storey building. So these buildings would be quite daunting from street level. I tried to check but I couldn't find a similar sized project in any residential area of Melbourne. There was mention of a few 10 storey buildings being planned at a few sites. Ominously, the planned construction of a 12 storey structure in Richmond is currently the subject of protest by the residents and local council. The one planned for the Preston Market precinct exceeds this height by 8 storeys. Are 20 storeys required to make the project economically feasible or could a smaller set of buildings from 10 or 12 storeys in height still achieve its objectives? This would reduce some of its dominance of the local skyline.

I worked for a number of years in a building adjacent to the Rialto Towers. While the Tower is double (probably more) your proposed building in height, it highlighted a number of potential issues.

When the wind came from a specific direction, the building channelled the breeze down Flinders Lane at a much stronger strength, forming a wind tunnel effect.

The mirrored surface of the building also reflected sunlight strongly at certain times of the day, sending blinding light into our offices. Double blinds were required on all floors to try and block this out. Is it planned to make the East and West faces of the buildings non-reflective? This was done on the smaller residential tower on the other side of Murray Road. This building provides its view to residents in the South and North directions.

Also a building structure such as the one planned will have a large shadow at different times of day. Has this inconvenience to other local buildings been considered? This would not be a personal concern as I think I would be outside the range of the building's shadow.

It appears that the plan includes retaining the Preston Market area on the ground floor of the building but not enough specifics are provided. This process would require the provision of additional lighting as the area would be enclosed, unlike now when there is natural light. Who would be responsible for the on-going care and maintenance of this lighting? The Developer would have little incentive once they have completed the project, sold their units and moved on.

It's unclear what the parking and traffic situation would be. Adding 4400 new residents to this precinct would have a marked effect on parking requirements in this area. Finding a parking space during peak periods can be exceedingly difficult. It is already difficult to access this area Friday afternoons and Saturday mornings via Cramer Street since they removed lanes to improve bicycle access. Traffic builds up from both directions, beyond their nearest crossroads

I look forward to any clarification you can provide to allay my concerns.



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