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Subject: Making a submission Form Submission
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Making a submission Form Submission

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This draft submission epitomizes developer greed over community need. Preston already lacks sufficient green space and amenity for residents as it is and the 10% "public space" is clearly not sufficient.

The allowance for "affordable housing" is not sufficient and also likely not affordable. These apartment building command ridiculous strata fees that effectively mean people don't really own anything unless they pay thousands of dollars of fees each year to maintain them. How's that affordable? Lower density developments typically require less upkeep and therefore more affordable fees for residents.

Furthermore, the aggressive attempts at putting 15 and 20 story buildings where there should be a maximum of 5 is an absolute and complete failure of the state government to

effectively plan development that maintains high levels of amenity and quality of life for residents.

The existing historic buildings should in no way be moved to allow for ugly apartment buildings that will overshadow parts of the market and surrounding areas during the day.

The only thing this plan appears to get right is the need to move parking underground to better utilise the space above.

On the upside, the VPA can now tick the consultation box and plow right ahead to allow the profit takers to keep doing what they do best. Always taking far, far more than they give. Whilst development and improvement of the market site would be fantastic, the current plan shows a startling lack of vision. Let's come up with something that will make this site even more of a centre for the Preston community that reflects the diversity, values and needs of a broad cross section of residents.

I confirm that I have read and agree to the above conditions for making a submission.

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