

From: contact@engage.vic.gov.au
To: [amendments](#)
Subject: Making a submission Form Submission
Date: Tuesday, 13 July 2021 6:38:18 PM



Making a submission Form Submission

There has been a submission of the form Making a submission through your Engage Victoria website.

Name

[REDACTED]

Postcode

3072

Email

[REDACTED]

Write your submission

As a resident who lives in close proximity to Preston Market (just North of Murray road) and as a Landscape Architect by profession who has experienced Preston Market over the last 4 decades, I am deeply concerned by the draft development proposal.

COMMUNITY

Much of what I have read in the report is the same rhetoric about creating an activity centre (hub) at Preston, but in reality it is already . This precinct plan is about commercial growth and profits , not about people or the community.

The plan doesn't include the impact on surrounding residential areas beyond the project plan. I am not against a redesign of the large expanse of bitumen that makes up the carpark, but what is being proposed is inappropriate.

This can be seen in the images in the draft plan which show inappropriate cultural appropriation (totem pole from British Columbia?) not reflections of the real context or

community.

Again this already exists, and could be represented better with real engagement with the traditional owners of this land, and the broader community.

NEW GREEN OPEN SPACE

There does not seem to be any clear attempt to contribute any real green public open spaces to our already lacking area of Central Preston. It is not indicated where or how big the contribution would be, only that it would be around 6%. It's possible that part of this percentage would be made up of the proposed 'laneways' around the new apartment blocks and connections.

Lots of terms are thrown around in the report such as: 'sustainable development and public realm initiatives', but what are they?

BUILT FORM

Building a 20 storey apartment building on the North of the site makes absolutely no sense, and will create a 'shade blanket' over most of the site which will make it inhospitable for its proposed residents and users alike. Why not stagger them the other way so as to face the North, that at least makes better environmental sense.

Could we see some solar diagrams showing typical Summer and Winter days with the proposed massing of buildings?

A 'village of buildings' is not a village, by turning most of the site into private housing you diminish the existing fine grain and create a more commercial, homogenous zone. This can't be fixed by employing some artist to make an 'ephemeral' or public artwork.

According to the proposed building massing, you will be creating some dark windy tunnels, not breezy light communal laneways.

*Have a look at the apartments on the other side of Murray road next to Woolworths as an example, no ground level engagement with the community, no green open space contribution. No reflection of the local context or character.

'TRANSPORT STREET'

The plan refers to minimal increase in traffic, but that is just not possible with 2500 new apartments, retail shops, kindergarten etc.. And the overflow will be in our streets which are already full of cars from people going to the market or Woolworths.

Murray Road will become more of a traffic sewer than it already is, and the removal of the level crossing will be for nothing in the end, with the addition of new multiple pedestrian and vehicle ingress and egress points along the strip.

Upload your submission

- [Precinct_Plan.rtf](#)

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

Yes

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