

From: [REDACTED]
To: [amendments](#)
Subject: Preston Market Structure Plan submission
Date: Tuesday, 13 July 2021 9:22:19 PM

To the Victorian Planning Authority, re Preston Market Structure Plan (draft Amendment C182dare)

I am a Preston resident living close to the Preston Market and using the market regularly for shopping and eating out. I am making this submission because I want the future market to be people-focussed and green. I acknowledge the need for more high-density homes close to the train station and some upgrades to the market, however I have concerns about the current proposal for the market precinct. My principal concerns are:

1. too many very tall buildings dominating the space and inadequate space for public utility and enjoyment
2. inadequate measures to ensure the re-development assists with creating a carbon-negative future community
3. not enough green space to reduce the urban heat island effect given predicted increasing summer heat

Currently the market is a vibrant community space enjoyed by local residents and some from further away who come for the range of produce, atmosphere and meal options. People don't just shop, they gather to enjoy the full market experience. With the proposed new residential towers there would be thousands more people using this precinct and yet the market space is no larger, which while likely lead to congestion. Furthermore, the very tall buildings will loom over the market space and block natural light.

Regarding the need to be forward-looking towards a carbon negative future, the current development plan doesn't go far enough to be in keeping with the net zero emissions by 2050 Paris Agreement goal. This should be an all-electric site (no gas) and a renewable energy power hub. Solar panels, battery storage and micro-grid are all available technologies that should be included from the outset. Furthermore, I believe there should be a comprehensive waste separation and residential and commercial composting and/or anaerobic digestion facility. Pedestrians, bikes and public transport must be assumed to make up a much larger portion of the transport mix in the coming years and must be well catered for (including large bike parking areas), as must electric vehicle parking for market stallholders.

Finally, I believe the green space currently allocated in the plan should be substantially increased due to a shortage of useable green space in central Preston, as well as the need to mitigate against the urban heat island effect. This would also assist in best practice water-sensitive design being achieved.

thank you for consideration of my submission.

Sincerely

[REDACTED]

Click [here](#) to report this email as spam.