

## **Brochure discrepancies**

Very encouraging to read in the introduction how the VPA and Darebin Council have been talking extensively including group discussions with migrant and culturally diverse groups. Also great to hear about the requirements for the future of the market.

Please help explain the plan to deal with these requirements. For example, the documents and brochures recommend the importance of natural light for the market, yet there will be 20, 16, 12 and 10 storey buildings directly in front of the market blocking out the sun!

Why on earth would you not shift the market closer to the train line west side and make use of natural light versus sticking it under/covered by the new development with little natural light coming in? This way the sun permanently shines onto the market area. The plan suggests that frontage to Cramer St and a connection to High St is a benefit. Today the market has neither of these benefits and functions perfectly fine. Most people that I see arrive from Woolworths side or the train station side. You are making the main entrance on a busy road, neglecting many that will now have to take public transport to the market because there will simply be no where to park. How about looking at Cato Square, moving the car spots underground and having even more development/green space available?

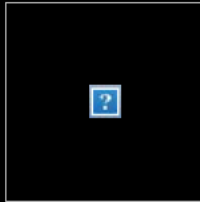
## **Traffic & local provisions**

I see no provision at all for the additional flow of traffic around Murray Road, High Street and Cramer Street. Where are all the additional people going to go to school? I am sure you are well aware that most schools in the area are almost at capacity. We are all the additional cars going to go? This could be a Chadstone waiting 45 minutes to get a car-park situation, or sitting on Chapel St for 30 minutes to move 1k because of all the extra traffic brought in by high rise developments. A community centre, kindergarten and health centre are a good start, but what COVID has proved is people need outdoor space. You need to have community spaces outside so that people can meet, socialise and escape the cramped conditions of apartment living.

## **White elephant**

We have an amazing opportunity to turn this space into something really special, something that will attract people from all over Darebin, it can be the heart of a vibrant, multi-cultural society that all the residents are proud of. Instead this appears to be a land-grab to put up as many housing and offices spaces as possible. Society are voting with their feet, wallets and hearts, people are shying away from superfunds that invest in emission producing companies, people are putting up solar panels because they care about the environment, people aren't interested in the docklands because it is a bunch of apartments with no soul. People will stay away if you allow the destruction of an area that is currently so important to the community to meet and socialise. Let's think big and shape this development into the best it can be and make the market the central draw, cheap, quality food from all over the world, with good ease of access people will come from all over Melbourne and you will generate life-long revenues. Please share real life 3D video imagery so we can give more specific feedback, I am sure you will get more people onboard if they could see more than just artist scribbles and real evidence of the importance points you raise in the brochures which are being called into question due to the simple lack of sun-light argument put forward at the beginning of this submission. I would love to see the council and state take control of this area, I have no faith based on the track record of these developers that they won't destroy this area for profit. People will remember it and you will indeed have that white elephant.

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