

From: [REDACTED]
To: [amendments](#)
Subject: Preston Market Precinct Structure Plan - Resident response to plan
Date: Monday, 7 June 2021 9:50:11 AM

To whom it may concern,

Thank you for the opportunity to comment on the draft plan for the development of the Preston Market Precinct. I am a local owner-resident who lives with my wife and child in a house within walking distance of the market and I am a regular patron of the market. I have one primary comment on the development:

1. Height of the proposed structures

The proposal outlines allowable building heights from 12 stories near Cramer Street, 16 storeys in the centre of the precinct and 20 stories near Murray Road. It seems that one of the key parameters regarding these height decisions relates to ensuring no overshadowing on the winter solstice between 11 am and 2 pm. However, I believe that the criteria of three hours of natural light in winter is inadequate. Furthermore, it is unclear on what basis three hours has been selected as adequate.

As an engineer working in the built-environment, I understand that considerable international research has been undertaken on the impact of natural light on people's physical and mental health - impacting hormones, circadian rhythms, sleep quality, Vitamin D - which is simply to say, the science shows that natural light is good for well-being. We want the market redevelopment to reflect modern research and good-quality design principles, and to improve the liveability of this area for the people who use this space. Inadequate natural light will make this space a less liveable area and will impact the quality of the lives of those that live and work there.

My reasonable suggestion is to modify the allowable height of the buildings to ensure an increase in the hours of natural light to at least 9:30 am to 3:30 pm - as these are more closely aligned to a standard working day.

If possible, I would appreciate a response to this feedback; and thank you for the opportunity to comment on this proposal.

Kind regards,

[REDACTED]

[REDACTED]

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