

We would like to see the following considerations for this development:

20 storeys is too tall for Preston and will overshadow much of the area. If the tallest building on the northern aspect (Murray Road) was capped at 15 storeys, this may alleviate some of the overshadowing of the buildings surrounding it. Currently the highest adjacent buildings are around 10 storeys.

Sustainable housing:

- 7-star energy efficiency rated dwellings with excellent soundproofing between apartments, and a rooftop garden and community facilities.
- Embedded energy networks – allowing residents to bulk-buy Green Power electricity at reduced rates, rooftop solar.
- Good quality build and residences that will last a lifetime.
- A mix of apartment sizes to encourage families and couples to live there long-term, not just students staying seasonally, so there is consistent trade for local businesses and a sense of community. This would make them attractive to families, couples and first-home buyers as a long-term home, not just a stop-gap option before having to move to a bigger home.
- This would mean the apartment buildings are less affected by international issues (such as the pandemic, or university semester holidays) as families are living there all the time.
- Community garden plots for residents to grow their own fruit and vegetables.
- A playground for children to play, similar to Bulleke-Bek Park in Brunswick.
- Established trees for a shade canopy so the area does not become a concrete jungle and combats the heat island effect.
- Vertical gardens on the residential external walls.
- Bicycle parking and adjacent car share options.
- A building/community manager to ensure the buildings, facilities and community areas are maintained.

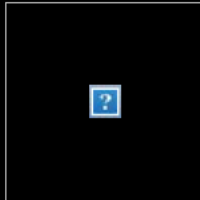
Retail tenancies:

- At least one of the retail tenancies is a social enterprise.
- A community trolley bay for residents to return trolleys, and enforced penalties for local supermarkets who do not collect dumped trolleys in a timely fashion.

Encourage the circular economy:

- Provide easily accessible opportunities for residents and shoppers to recycle household materials such as e-waste, furniture and textiles (which commonly accumulate in apartment blocks) not just bare minimum co-mingled, FOGO and glass.
- A 'second hand/repair store' for furniture or other household items, like a co-op, so residents can have items repaired, or donated so other residents can buy these items without having to travel to Reservoir Resource Recovery Centre.

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