

From: [REDACTED]
To: [amendments](#)
Subject: Preston Market Structure Plan (draft Amendment C182dare)
Date: Monday, 14 June 2021 8:50:57 PM
Attachments: [REDACTED]

Hi there,

I am writing to submit some amendment requests as well as recommendations for the Preston Market Structure Plan.

Attached is my formal letter outlining the amendments and recommendations I have put forth.


I hope that you take the time to consider these changes. Having recently purchased a property in the local area not far from the precinct, I consider it important to put forward these comments as I have a number of concerns about the future of the area, my forever neighbourhood.

Thanks so much for your time and I look forward to hearing from you soon.

Kind Regards,

[REDACTED]

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14th June 2021

Victorian Planning Authority
Level 25, 35 Collins Street
MELBOURNE VIC 3000

Dear Sir/Madam,

Re: draft Amendment C182dare/Preston Market Precinct Structure Plan

I am writing with regards to the above proposed structure and redevelopment plan within the Preston Market precinct.

I have recently purchased a property in Preston (on Plenty Rd), and as someone who is soon to become a local resident of the area, I have a number of concerns with the draft plan for the Preston Market precinct which I have put forward suggestions of amendments listed below:

1. Building / storey heights should be restricted to 30 metres or 9 storeys only:
 - a. This is in order to remain closer to building heights that are relative to the area's other building heights and to minimise the disruption of sight lines looking towards this area.
 - b. Buildings in excess of 5 storeys, should adopt a tower and podium form to reduce wind disturbance and allow for more sunlight to reach ground level areas.
 - c. Reduce the building height adjacent to Preston City Oval to a maximum of 5 storeys to reduce overshadowing of the space significantly more than presented in point B19 of the draft plan.
 - d. Reduce the overall number of smaller apartments (1 bedroom apartments; which are already starting to be in oversupply in Melbourne) and increase the number of townhouses or units with more bedrooms/studies and larger floorplans to encourage a more diverse type of demographic to live in the area.
2. Adequate parking is made available to new residents and commuters:
 - a. A minimum of 1 parking space per property is provided with every new residential property.
 - b. Adequate Park and ride car spaces are available at both Preston and Regent train stations, in order to sustain population growth in the area.

3. Bicycle network is considered to allow for multi-modal transport:
 - a. Adequate and secure bicycle park and ride spaces are available both Preston and Regent train station to sustain population growth in the area.
 - b. Dedicated bicycle traffic lights in high traffic areas.
 - c. A safe cycling corridor between Plenty Road to the St. George's Road cycling corridor to the city via Regent or Preston train stations to allow multi-modal transportation to be possible.
4. Safe and Secure architectural design for Preston Train station and it's surrounds:
 - a. In B25, commentary with regards to a railway corridor as well as pedestrian and bicycle routes; that these routes are open air, spacious, well-lit and easily accessible, with no hidden pockets where CCTV or street lights cannot reach.
 - b. Crime prevention measures (such as CCTV, well-lit areas and the provision for an evening community life (ie. Restaurants) to ensure the area remains populated and vibrant into the night) are implemented in areas of the market during evenings and times when the market is not open.
5. Affordable artistic/artisan studio spaces and market stalls are made available:
 - a. Encouragement and support through the provision of subsidised studio and retail space for local artisans and craft makers to bring about a vibrancy and uniqueness to both the market itself and the area.

If I were to urgently press one of the above amendments most of all, it would be number 1; the building heights. If this plan goes ahead as it stands, it could set a precedence for buildings as tall as 20 storeys or more to be greenlighted for the area. Part of the appeal about this area is its "local feel" and character which would be destroyed if we allow so many tall and modern buildings to be built. Overdevelopment has proven, on a number of occasions, to turn desirable areas into undesirable concrete jungles. An example of which is the overdevelopment of the Moonee Ponds district. I implore you to rethink the volume of density in your proposed plan and consider the likely damage such overdevelopment will cause to the attraction of the area.

My best contact details are listed in the top right-hand corner of this letter. Should you wish to discuss the amendments I have requested further you may contact me via those details.

Thank you for your time and for considering all of the amendments I have put forth.

Yours Sincerely,

