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HERITAGE DESIGN GUIDELINES:

PRESTON MARKET



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PROJECT TEAM

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The subject site forms part of the traditional lands of the Wurundjeri People, who are represented by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation. This report is limited in its scope to consideration of post-contact cultural heritage and does not provide advice on any Aboriginal cultural heritage significance. Nonetheless, we acknowledge the Wurundjeri People as the Traditional Owners of the land at this place and pay our respects to their Elders past, present and emerging. For more information on the Wurundjeri People, please visit <https://www.wurundjeri.com.au/>.

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1.0 INTRODUCTION

This report follows a previous Memorandum of Advice prepared by GJM Heritage for the Victorian Planning Authority (dated 19 November 2019) ('2019 GJM Memo'), which considered the Preston Market site (the subject site) in light of recommendations made by the Heritage Council of Victoria in a report dated 18 September 2019, following their determination that the site not be included on the Victorian Heritage Register (VHR). The 2019 GJM Memo built on earlier advice provided by GJM in August 2018.

GJM's previous work concluded the following (in summary):

- That the Heritage Council's determination that the Preston Market does not meet the threshold of State-level significance is warranted
- That the place demonstrates one or more heritage criteria at a local level
- That the application of the Heritage Overlay may not be the best tool to protect the cultural heritage values of the place, and that instead the VPA should explore the option of using an Incorporated Document, with carefully tailored Heritage Design Guidelines, instead of or in combination with the application of the Heritage Overlay.

As such, GJM has been engaged to prepare the Heritage Design Guidelines for use in the Incorporated Document to be included within the Schedule to the Heritage Overlay for proposed HO315. This work has been informed by various documents as listed below:

- A working draft of the *Preston Market Precinct Structure Plan* (dated 26 September 2019)
- The draft *Preston Market Framework Plan* by the VPA (dated 21 February 2020)
- *Preston Market Planning Review*
- *Preston Market Design Analysis* by Architectus (dated October 2018)
- *Preston Market Quarter Identity Study* prepared by Hello City for the City of Darebin (dated 19 July 2019)
- GJM Heritage, *Preston Market – Peer Review of Heritage Study Documentation*, memorandum dated 18 August 2018
- Executive Director, Heritage Victoria's Recommendation dated 19 November 2018
- Heritage Council's Determination and Recommendation Report dated 18 September 2019
- *City of Darebin Heritage Study: Volume 1 Draft Thematic Environmental History* by Context Pty Ltd, dated August 2008
- *Preston Market Heritage Study Volume 1: History and Community Connections* by Context Pty Ltd, dated December 2017

- Preston Market Developments Pty Ltd v Darebin CC [2017] VCAT 1689
- *Community Reference Group Report* by Capire Consulting, dated 25 September 2018
- *Preston Market – Assessment of heritage significance* by Lovell Chen, prepared for Salta Properties, dated October 2018
- Submissions circulated to participants of the Heritage Council hearing of 17-19 July 2019.
- *Citation: Preston Market, The Centreway, Preston* by RBA Architects + Conservation Consultants, 2020.
- *Preston Market Heritage Review* by RBA Architects + Conservation Consultants, dated 30 March 2020.

2.0 EXISTING HERITAGE POLICY

This report does not intend to repeat the existing heritage provisions of the Darebin Planning Scheme.

2.1 Local Heritage Policy Framework (LPPF)

There is no specific local heritage policy at within the LPPF of the Darebin Planning Scheme, hence there is the need for specific heritage design guidelines to inform future development of this large and complex site.

The proposed Heritage Design Guidelines:

- do not duplicate matters satisfactorily addressed in the Strategies at Clause 15.03-1S.
- are intended to inform the Responsible Authority's discretion in the application of the Decision Guidelines at Clause 43.01-8.

2.2 Municipal Strategic Statement (MSS)

It is noted also that Clause 21.02-4 Heritage with the Darebin MSS does not include specific heritage policies, but does outline key issues, objectives and strategies. The implementation method relevant to the subject site is to apply the Heritage Overlay.

The Heritage Design Guidelines are intended to:

- complement Objective 1: To ensure that places and areas of cultural...heritage significance are conserved and enhanced.
- achieve Objective 2: To promote sympathetic infill and redevelopment of heritages places and areas.

3.0 RBA HERITAGE ASSESSMENT AND REVIEW

3.1 Heritage Assessment

A heritage assessment has been prepared by RBA Architects & Conservation Consultants ('the RBA citation') in early 2020, and includes a citation for the place, Statement of Significance and a proposal for the extent of the Heritage Overlay.

GJM Heritage has reviewed the RBA citation and has recommended a number of changes which are included in a recommended amended heritage citation and Statement of Significance. These items include an amended extent of registration and the removal of a ‘contributory’ fabric grading (refer Figure 1). This amended heritage citation and Statement of Significance has been provided to the VPA and has informed this report.



Figure 1: Extract from the amended citation, showing proposed extent of HO315 (green line) which includes a 10m curtilage around the market buildings.

3.2 Heritage Review

A Heritage Review was also completed by RBA Architects (*Preston Market Heritage Review*, prepared by RBA for the City of Darebin, final dated 30 March 2020) (“the RBA Review”) and included a more detailed review of the subject site. It also included the following recommendations at Section 4.5 Potential Change.

Informed by our peer review of the citation we consider that that table at page 22 of the RBA Review should be amended to read:

Element	Discussion	Level of significance
Spaceframe	Generally retain or, if required, relocate	Significant
Layout — wide walkways	Retain sense of open-air walkways	Significant
Concrete walls (outer)	Generally retain or, if required, reconstruct in new tilt-slab concrete	Significant

Independent shops at the north end	These remnant elements do not form part of the significant part of the Preston Market and can be demolished following photographic recording.	Not-significant
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The RBA Review also asserts that:

There might be scope to reduce [the] extent of the Preston Market as its footprint is large. As such, a preliminary, cautionary estimate would be that removing up to about 25% of the significant section (with space frame roof) might not dramatically affect the significance of the place.

...

In order to accommodate more development at the site...the option of potential relocation closer to the periphery of the site, for example along Cramer Street, has been considered. It might be possible to relocate the market buildings on the broader site whilst (largely) retaining its significance. In order to achieve this outcome, it would be necessary to retain as much of the original fabric as possible...

- *Given the space frame construction type, it should be relocatable (to be confirmed by a detailed analysis by a structural engineer) along with the steel supports (posts/I-beams) and struts. Similarly, remaining sections of the original metal fascia should be able to be re-used.*

...

- *Other detailing or elements that should be re-used or reinstated are the sheeting to the canted bulkheads, glazing and entry formats to the food halls, etc.*

The RBA Review also includes a structural engineer's assessment (prepared by Mark Hodgkinson Pty Ltd for RBA Architects, dated 22 January 2020). The assessment is preliminary and indicates that it is probably not possible to relocate the tilt-up concrete wall panels as they are likely rigidly connected to the foundations. The assessment speculates that it is likely possible to relocate the spaceframe structure, however a comprehensive analysis of the structure would need to be undertaken by a structural engineer "which could take hundreds of hours." This analysis would need to consider whether the structure, and any future adaptations to it, would meet current *Building Code of Australia (BCA)* requirements.

3.3 Conservation Management Plan

The RBA Review recommends that a Conservation Management Plan (CMP) be prepared for Preston Market. While it is generally considered to be best practice to prepare a CMP for a heritage place, it is our view that the history of the site, its extant fabric and social significance is already well understood through the work undertaken by the City of Darebin, Context P/L, RBA Architects and Conservation Consultants, Capire, Hello City, GJM Heritage and through the Heritage Council registration hearing processes. Further, the introduction of Clause 43.01-6 into the Victoria Planning Provisions through Amendment VC148 provides a mechanism to incorporate policy to inform the future development of Heritage Overlay places

through Heritage Design Guidelines. It is therefore our recommendation that the redevelopment and transmission of the heritage values of the Preston Market can be satisfactorily be managed through the proposed Statement of Significant and citation (as amended), the Heritage Design Guidelines and the proposed Heritage Interpretation Plan. As such, it is our view that a CMP is not necessary in this instance.

4.0 VICTORIAN PLANNING POLICY PRECEDENTS

A desk top review of relevant Planning Scheme Amendments was undertaken to inform the Heritage Design Guidelines. This review did not identify any guidelines specifically made pursuant to Clause 43.01-6 of the Victoria Planning Provisions since the gazettal of Amendment VC148. The follow amendments included design or built form guidelines that related specifically to the management and development of heritage fabric.

4.1 Brimbank C125 Part 2 (2011)

The Panel recommended that council should consider, as a future amendment, adding the Statements of Significance and lists and maps of contributory properties to the heritage policy or incorporating them in a separate document. It also recommended that the precinct-specific heritage guidelines should be referenced in the heritage policy and/or some material from them should be included in the policy.

4.2 Wyndham C209 (2016)

The proposed changes to the heritage policy in the planning scheme included an objective that sought to ensure that applications were assessed against the guidelines set out in the Dry Stone Walls Study. The Panel concluded that this was not appropriate, given that the Study was only proposed as a reference document, as it was inconsistent with Planning Practice Note 13 – Incorporated and Reference Documents. Instead, it suggested that additional decision guidelines from the Study should be added to the policy.

4.3 Melbourne C240

Melbourne Amendment C240 considered whether a Design and Development Overlay (DDO) should seek to achieve heritage objectives. The Heritage Overlay might be said to alone be adequate to guide the form and detail of new buildings adjacent to contributory buildings in a wider precinct. However, the Panel found that, notwithstanding this level of control in a precinct Heritage Overlay, guided as it is by the Statement of Significance and the policy framework in the Scheme, it may be beneficial to layer the Heritage Overlay with another planning tool which sharpens the understanding of, and places parameters around, acceptable design outcomes. The general decision guidelines of the DDO make it clear that seeking to achieve development outcomes consistent with heritage characteristics of a place would not fall outside the proper use of a DDO. The Panel also observed that VPP tools other than the Heritage Overlay (and the DDO) have been used to support heritage objectives, such as the Significant Landscape Overlay.

5.0 INTERNATIONAL PRECEDENTS

The following sections list acclaimed urban renewal projects from around the world, with their key successes bullet-listed below. GJM has drawn on these precedents in the preparation of the Preston Market Heritage Design Guidelines at Appendix I.

South Street Seaport, New York

- Retention and restoration / adaptive reuse of a group of buildings of the same typology
- Continued use of the piers as active berths for adapted heritage maritime assets
- Infill development at Pier 17 that provided new and mixed uses
- Experimental outdoor 'Imagination Playground'
- Retention of cobbled street treatments, and other elements like fire hydrants, streetlamps, steel bollards and maritime objects as sculptural elements



Figure 2: Looking southeast through pedestrianised boulevard to the docks, with masts of heritage maritime assets beyond, at South Street Seaport, New York. (Source: *The Telegraph*, 'The lesser-known birthplace of New York poised to become Manhattan's coolest corner,' 6 August 2018, <https://www.telegraph.co.uk/travel/destinations/north-america/united-states/new-york/articles/south-street-seaport-museum-pier-17/>)

798 Arts District, Beijing

- Development and marketing strategies that created an internationally recognized brand
- Promotion of this brand as a tourist destination
- Increasing population of the area with new civic infrastructure – schools, etc.
- Prolific public street art, particularly large-scale murals and sculptures, providing a free visitor experience
- Concentrating new high-density developments / towers to the edges and away from the existing significant fabric
- Recognition of local significance and values, including social significance



Figure 3: Sculpture in the public realm at 798, Beijing, with heritage warehouses beyond. (Source: <https://www.chinadiscovery.com/beijing/798-art-district.html>)

Songshan Cultural and Creative Park, Taipei

- Clear set of goals around a central theme (“culture and creativity”)
- Celebrating the ‘industrial village’ typology by maintaining the fine grain of discrete programs / uses (albeit adapted to suit new uses)
- Successful branding and marketing of the park as a destination
- Installing cultural institutions and enterprises
- Linked public courtyard gardens creating a pleasant pedestrian experience



Figure 4: Sculpture and pedestrian activity outside an adapted heritage building in Songshan Cultural and Creative Park, Taipei. (Source: <https://www.trip.com/travel-guide/review-attraction/songshan-cultural-and-creative-park-10523535/86540124/>)

Distillery District, Toronto

- Mixed-Use designation and associated planning context
- Activated ground plane utilizes existing heritage fabric, with redevelopment (within appropriate setbacks) above
- Comprehensive heritage and urban design studies

- Policies to protect the ‘fine grain’ character of the area and encourage pedestrian traffic
- Private investment in quality public realm design and conservation of heritage fabric
- Planning context responded to the shift in development pressure from low-density, highly restricted light industrial and commercial use to mixed-use with residential towers.
- Key views study
- Interpretation on-site of archaeological remains



Figure 5: High-quality pedestrian-prioritized street in the Distillery District, Toronto, with retained industrial infrastructure above, original signage, and restored and adapted heritage buildings. (Source: <https://www.thedistillerydistrict.com/gallery/>)

6.0 PRESTON MARKET HERITAGE DESIGN GUIDELINES

The following guidance is relevant to the preparation of site-specific heritage design guidelines such as those proposed in Appendix I.

6.1 Clause 43.01-6 – Heritage Design Guidelines

Clause 43.01-6 of the Victoria Planning Provisions (VPP) reads:

The schedule to [the Darebin Planning Scheme Heritage Overlay] may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

6.2 Planning Practice Note 1 – Applying the Heritage Overlay (PPN1)

Heritage Design Guidelines

Where detailed heritage design guidelines have been prepared for a heritage place, they may be incorporated into the planning scheme. The title of the incorporated document must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

6.3 Planning Practice Note 11 – Incorporated and Background Documents (PPN11)

When should a document be incorporated?

A document must be incorporated if it:

- *Is essential to the administration or enforcement of the planning scheme, that is, without the document the scheme cannot be properly understood...*
- *Is necessary to determine the extent of a planning control, or whether a planning permission is required in a particular case...*
- *Is required to be incorporated under an Act, specific planning provision or Ministerial Direction, such as an incorporated plan under the Incorporated Plan Overlay, and the documents listed in the Ministerial Direction on the Form and Content of Planning Schemes*
- *Will be used to guide the exercise of discretion by the responsible authority (except for a development plan under the Development Plan Overlay, which does not need to be incorporated).*

...

It is important that the planning scheme gives absolute clarity about the role and function of the particular incorporated document. What the document contains and how the document is referred to in the planning scheme will determine how it is used and interpreted. For example, the planning scheme must make it clear whether the document sets out a vision or framework for an area, provides design suggestions or serves some other function.

We consider that the Heritage Design Guidelines proposed at Appendix I have been developed in accordance with the guidance provided at Clause 43.01-6 of the VPP and PPN1. Further, the application of the Heritage Design Guidelines is consistent with the policy within PPN11 and it would be appropriate to introduce these through Amendment C182dare.

7.0 POLICY RATIONALE TABLE

This table has been derived and updated as necessary from the previous (2019) GJM advice. These issues and policies have informed the development of the Heritage Design Guidelines but does not form part of them.

POLICY

POLICY RATIONALE

Existing Fabric

- | | |
|--|---|
| 1.1 <i>Engage a suitably qualified professional to prepare an archival-quality photographic record of the place prior to any works.</i> | It is good practice to create a photographic record of heritage fabric prior to demolition or alteration. |
| 1.2 <i>Retain a representative sample of heritage fabric of at least two 'sheds' and one central walkway (approximately 2400m²)</i> | An identical spaceframe structure is evident throughout the main market halls and it is not necessary to retain the whole of the extant structure in order for the technical significance of the Preston Market to remain legible. As a |

minimum it would be appropriate to retain or relocate the universal column and spaceframe of parts of the market (such as the highly intact two eastern most sections of the market that abut Mary Street) as a representative sample.

- 1.3 *Encourage the careful dismantlement, retention and re-use of the spaceframe elements that are in situ. Re-instate the spaceframe on-site during redevelopment works, ensuring they are publicly accessible, for interpretive purposes.* Where retention of the spaceframe in situ is not practical or is incompatible with new development the relocation of these elements can be used for interpretative purposes. This would allow the technical values of the structure to be retained even if the market function was to move elsewhere on site. The spaceframe could also be used (in part) as sculptural interpretive devices or public art.
- 1.4 *Consider, in future development proposals, incorporating geometric motifs such as the tetrahedrons, triangles and circles that characterize the original design.* Barry Pearce, one of the designers of the Preston Market, has prepared a Commentary on Visual Presentation as part of his submission to the Heritage Council in 2019. This document explains the various influences and design intent of the structure, namely particle geometry (as understood by chemists/physicists in the 1960s).
- 1.5 *Future development proposals should draw upon the existing material characteristics of the site, including tilt-up concrete walls and spaceframe construction.* Community consultation has identified that shoppers appreciate and value the 'industrial' utilitarian appearance of the market as contrasted with large indoor shopping centres such as at Northland. It would therefore be appropriate to continue this valued character in future new designs (e.g. utilising a contemporary spaceframe and/or expressing the structure internally).

Spatial Logic

- 2.1 *Encourage cruciform axes that provide pedestrian and visual links through the existing market. Avoid curving or narrow-thoroughfares. Avoid terminating thoroughfares in end walls or T-junctions.* The current market layout has a strong cruciform plan form with wide linear thoroughfares.
- 2.2 *Future development proposals should provide visual interest, destinations, and amenity at key intersections.* The intersections of the existing axes have furnishings and planted displays to distinguish them as important wayfinding nodes, and to provide informal meeting and dwelling spaces.
- 2.3 *Future development proposals should group uses (especially shops and market stalls) by function.* Shops are grouped by function: all the meat and seafood stalls are located in the southwestern sheds, for example. This is a typical feature of the fresh produce market typology that distinguishes it from many other shopping experiences. Avoid interspersing shops of similar function throughout a wider complex.
- 2.4 *Future development proposals should retain the original road alignments and their hierarchy.* The draft Framework Plan preserves the historical pattern of subdivision and thoroughfare across the site. This could be enhanced by ensuring that the articulation of the proposed Market Street is carefully designed such that it remains legible as a thoroughfare of the same hierarchical order as Clinch Ave, Mary Street and The Centreway. This

does not necessarily mean that it must be a vehicular roadway – the new Market Street may be a pedestrian or a shared thoroughfare – but in scale and materiality it should relate to the other streets. In this way, Market Street can continue to define the eastern border of the former Broadhurst Tannery site.

Intangible Heritage

- | | |
|--|--|
| <p>3.1 <i>Future development proposals should have regard to the 'Preston Market Quarter Identity Study' prepared by Hello City for Darebin City Council (dated July 2019).</i></p> | <p>Two broad communities attribute social significance to the Preston Market: shoppers and stall holders. The Preston Market Quarter Identity Study prepared by Hello City for Darebin City Council (dated July 2019) provides a more detailed understanding of this intangible heritage connection.</p> |
| <p>3.2 <i>Future development proposals should recreate or reinterpret the arrangement of informal sitting, dwelling and playing spaces along axial thoroughfares.</i></p> | <p>For example, upright pianos are provided for public use at several locations along the pedestrian streets, as well as small children's play spaces with cubby houses, coin-operated rides and blackboards with chalk. Ultimately these elements collectively contribute to the way communities experience and engage with the market, and are readily transferable to a new facility.</p> |
| <p>3.3 <i>Future development proposals should encourage publicly accessible small-format children's play spaces.</i></p> | <p>As above.</p> |
| <p>3.4 <i>Future development proposals should provide for the transfer or replacement of publicly accessible pianos and other items that may be installed for casual public use.</i></p> | <p>As above.</p> |

Public Artwork

- | | |
|--|---|
| <p>4.1 <i>Where possible, future development proposals should retain the walls to which murals have been applied.</i></p> | <p>Commencing in 2017, several of the external facades of the Preston Market's concrete tilt-up walls were transformed with large-format murals by various well-known artists including Minna Leunig, James Reka (aka Reka One), Elliot 'Numskull' Routledge & Bradley 'Beastman' Eastman, Celeste Mountjoy (aka Filthy Ratbag) and Tristan Kerr. The murals feature themes and motifs around food, music, cultural diversity and consumerism, and have become a key part of the visual identity of the Market.</p> |
| <p>4.2 <i>Future development proposals should provide for new large-format murals that are publicly accessible and incorporate relevant cultural themes.</i></p> | <p>As above.</p> |

Other Opportunities

- | | |
|--|--|
| <p>5.1 <i>Future development proposals should stage construction phases such that new market facilities are built prior to the demolition of</i></p> | <p>Several studies describe the multi-generational and ongoing relationship of stallholders to the Preston Market. This relationship is sensitive to</p> |
|--|--|

original ones, so that stallholders can decant directly into new premises.

- 5.2 *At least some new market facilities should be of a similar scale as original stalls to allow for like-for-like replacement.*
- 5.3 *Tenancy agreements in future development proposals should reflect, as fairly as possible, those that are currently in place at Preston Market.*
- 5.4 *If rates are deemed to need to increase, this should be implemented in a staged manner over several years to allow businesses to adjust.*
- 5.5 *Business that currently occupy the Preston Market should be given first right of refusal as and when new market facilities become available.*
- 5.6 *Preference should be given to new businesses that are local and/or small-scale, over franchises.*
- 5.7 *Signage should not obscure the significant heritage fabric*

change, and contributes to the intangible cultural heritage of the place. Two of the twenty principles generated during the Community Reference Group meetings, as summarised in the Capire report, refer to providing for the ongoing operation of existing traders. Strategies that provide for the transition of these stallholders from their current tenancy agreements to those in future development proposals should be considered.

Signs are simple with high-contrast text-to-background and no imagery, hung directly from the spaceframe, and are of a triangular pennon shape.



Early standardised signage at Preston Market

8.0 CONCLUSION

Considering the heritage values of the Preston Market, the lack of relevant heritage policy within the Darebin Planning Scheme to inform future development and the recent introduction of Clause 43.01-6, we recommend that site-specific Heritage Design Guidelines be prepared. Further, we recommend that the Heritage Design Guidelines should be included in the Schedule to the Heritage Overlay of the Darebin Planning Scheme for proposed HO315 through Amendment C182dare.

The proposed Incorporated Document entitled 'Heritage Design Guidelines for Preston Market – HO315' is appended at Appendix I.



Jim Gardner | Director
GJM Heritage

APPENDIX I - Heritage design guidelines for Preston Market

AMENDMENT C182dare

Heritage design guidelines for Preston Market – HO315

Place

Preston Market Complex, The Centreway, Preston

Purpose

To provide design guidelines for HO315 pursuant to Clause 43.01-6.

Heritage design objectives

- To encourage and guide the retention of the identified heritage values of Preston Market.
- To ensure future development respects the heritage fabric of Preston Market.
- To encourage the provision of opportunities for the identified social values of Preston Market to be retained on-site
- To encourage development that celebrates the unique spaceframe technology.

Documents to be lodged with a Planning Application

Archival recording

A complete archival record of the place should be prepared by a suitably qualified professional prior to the commencement of any works. The archival record should be consistent with Heritage Victoria's Technical Note titled 'Specification for the submission of Archival Photographic Records' (or as amended from time to time) and:

- Should include a set of scaled drawings showing the location of each image;
- A hard copy and a soft copy should together be lodged with the Responsible Authority; and
- A hard copy and a soft copy should together be lodged at an appropriate cultural collecting institution such as the Darebin Historical Society or the State Library of Victoria.

Heritage Impact Statement (HIS)

A HIS should be prepared by a suitably qualified professional to consider any future change proposals against the recognised cultural heritage values of the place.

Heritage Interpretation

An Interpretation Plan that is generally consistent with and informed by the Preston Market Heritage Interpretation Strategy (**DATE TBC**) should be prepared by a suitably qualified professional. The Interpretation Plan should detail permanent, fixed and other interpretation of the heritage values of the subject site and should include the content, materiality and location of the proposed interpretation. The Interpretation Plan should be coordinated with an overall signage strategy for the site that avoids visual clutter and does not obscure retained heritage fabric.

Key Values

The Preston Market, The Centreway, Preston is of historical, technical and social significance to the City of Darebin.

The elements that contribute to this cultural heritage significance include:

- general planning including wide walkways,
- spaceframe roof,
- outer concrete tilt slab walls (including their form at the walkways and secondary pedestrian zones),
- steel supports with struts (generally in walls between premises),
- profiled metal sheeting to bulkheads,
- metal fascia to cantilevered walkways,
- areas of glazing - highlight windows to most premises [currently painted over], as well as to the meat and deli areas,
- remnant garden beds and planters.

Heritage design guidelines

New development should:

- Retain a representative sample of heritage fabric comprising at least two 'sheds' either side of a central walkway (approximately 2400m²) (refer to Figure 1).

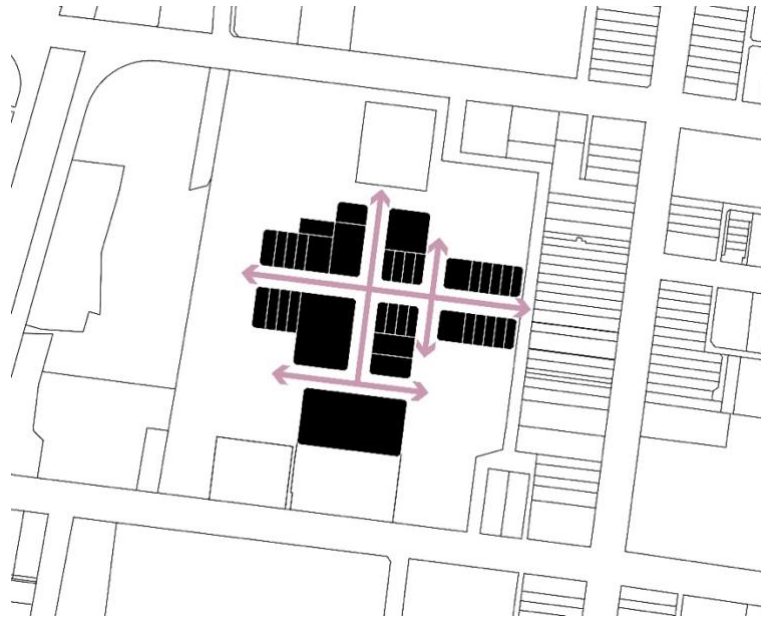
Figure 1: Minimum Representative Sample (in blue)

Note: This Figure shows the Fruit & Vegetable sheds as the nominated representative sample however other sheds or areas could potentially comprise the representative sample.



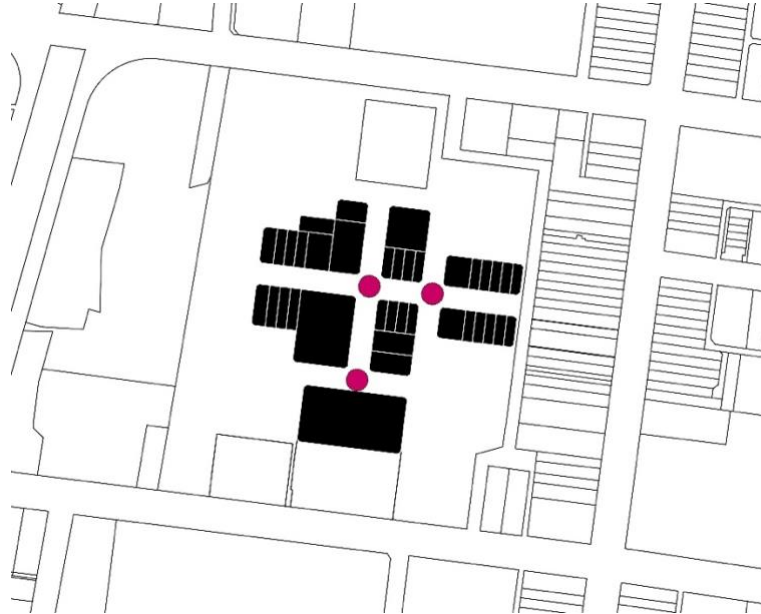
- Encourage future development proposals to arrange new built form along existing and/or new axial thoroughfares, particularly east-west oriented axes (Existing axes shown in Figure 2).

Figure 2 – Existing axes



- Allow for the retention or relocation of existing spaceframe elements to be incorporated into new structures elsewhere on the site.
- Encourage the incorporation or sensitive referencing of the existing material characteristics of the site into the new development, including:
 - tilt-up concrete walls
 - geometric motifs
 - exposed structural elements
 - materiality
 - spaceframe construction.
- Avoid like-for-like replication of historic design elements.
- Encourage an innovative and bespoke design response to the heritage values of the place.
- Avoid construction of new built form directly on top of the retained heritage fabric.
- Avoid new built form that obscures retained heritage fabric, include the entrances, external walls and the projecting eaves which reveal spaceframe elements.
- Encourage the retention of existing road and thoroughfare alignments and the pattern of subdivision.
- Avoid terminating thoroughfares in end walls or t-intersections.
- Provide high-quality amenity and visual interest at existing and/or new key pedestrian intersections (Existing key pedestrian intersections shown in Figure 3).

Figure 3 – Existing key pedestrian intersections



- Encourage the retention or reinstatement of original signage formats.
- Avoid signage and structures that diminish the legibility of the spaceframe structure.
- Encourage the retention or reinstatement of original planters and planting schemes.
- Encourage the retention or relocation of existing large-format murals (See Figure 4).

Figure 4 – Existing large-format murals



- Provide for new large-format murals that are publicly accessible and incorporate relevant cultural themes.
- Facilitate and encourage a continuing market use within the site based on small-scale and diverse retail experiences that are grouped by retail type.