

Heritage design guidelines for Preston Market – HO315

Place

Preston Market, The Centreway, Preston 3072

Introduction

This document is an incorporated document in the Darebin Planning Scheme (the planning scheme) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

Amendment C182dare

Purpose

The purpose of this document is to provide design guidelines for HO315 pursuant to Clause 43.01-6 and to complement the Statement of Significance which articulates the historical, aesthetic, technical and social significance of Preston Market. These heritage design guidelines recognise that the ongoing viability of the market is vital to retention and transmission of the social significance and long-standing community connections of Preston Market.

Heritage design objectives

- To ensure the retention of the identified heritage values of Preston Market.
- To conserve and enhance those elements which contribute to the significance of the Preston Market.
- To ensure future development respects the heritage fabric of Preston Market and its historic and ongoing use as a market.
- To encourage the provision of opportunities for the identified social values of the Preston Market to be retained within the market.
- To ensure future development retains 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 initial demolition of original market fabric. 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. The HIS should assess the impacts against the heritage provisions of the Darebin Planning Scheme including Clause 15.03-1S and the decision guidelines at Clause 43.01-8.

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Heritage Interpretation

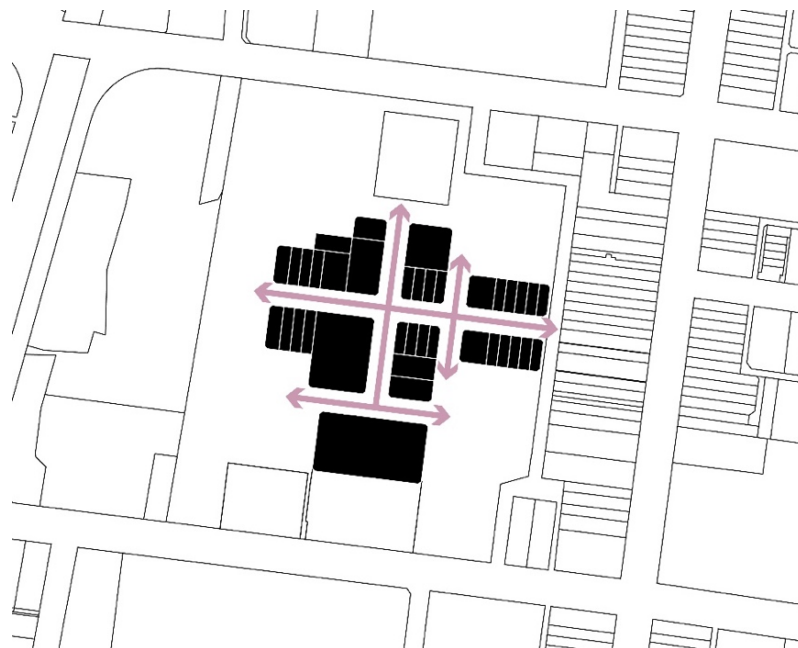
An Interpretation Plan that is generally consistent with and informed by the *Preston Market Heritage Interpretation Strategy* (LookEar, August 2020) should be prepared by a suitably qualified professional to support any large-scale development application. The Interpretation Plan should detail permanent, fixed and other interpretation of the historical, aesthetic, technical and social significance of the subject site and should include the content, materiality and location of the proposed interpretation associated with that stage of the redevelopment of Preston Market. 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.

Heritage design guidelines

Development should:

- Retain a substantial proportion of the significant heritage fabric. The extent of retention should, as a starting point, include space-frame roofed sheds addressing the interlinked walkways.
- Allow for the retention of other existing spaceframe elements through incorporation into new structures or their relocation elsewhere on the site as appropriate.
- Encourage the retention of a representative sample or part thereof of the independent shops to the north end of the market.
- Encourage the siting of new built form along existing and/or new axial thoroughfares, particularly east-west oriented axes (Existing axes shown in Figure 1).

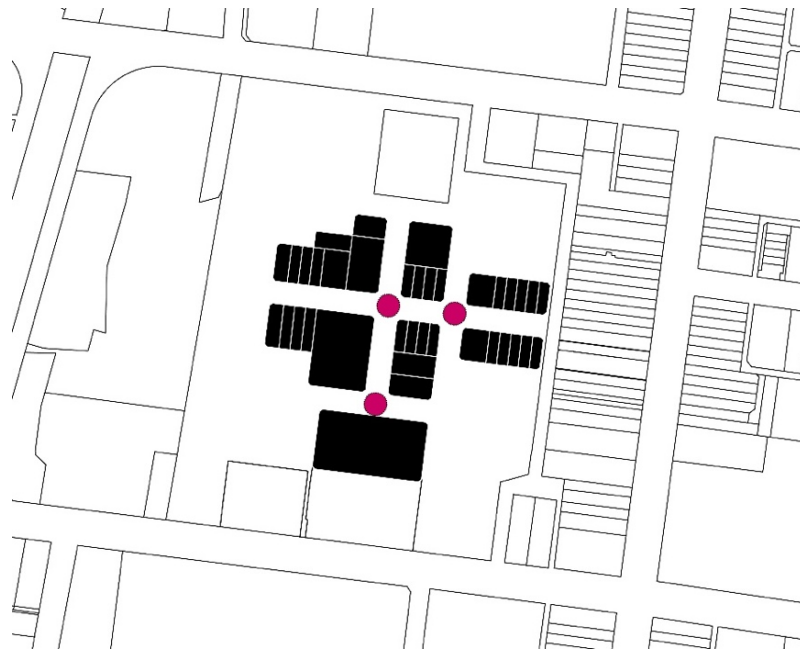
Figure 1 – Existing axes



- Any upgrading of the market, or new development around the market should be designed in a way that is sympathetic to identified significant elements and retains original significant elements where possible.

- Encourage the 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.
- Promote an innovative and bespoke design response to the heritage values of the place into new designs.
- Avoid construction of new built form directly on top of the retained heritage fabric.
- Avoid new built form that obscures retained heritage fabric, including the entrances, external walls and the projecting eaves which reveal spaceframe elements.
- Encourage the retention of existing road and thoroughfare alignments.
- Avoid terminating thoroughfares in end walls or t-intersections.
- Maintain high-quality amenity and visual interest at existing key pedestrian intersections (Existing key pedestrian intersections shown in Figure 2).

Figure 2 – Existing key pedestrian intersections



- Promote the retention and reinstatement of original signage formats and locations.
- Avoid signage and structures that diminish the legibility of the spaceframe structure.
- Promote the retention and reinstatement of original planters and planting schemes into new designs.

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- Encourage the retention of existing large-format murals (See Figure 3).

Figure 3 – Existing large-format murals



- Provide opportunity 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 fine-grain and diverse retail experiences.
- Encourage the restoration of original market stall fabric including the removal of paint from highlight windows.
- Encourage the restoration of original tilt-slab finishes and the reinstatement of original decorative motifs.

Reference document

Heritage Design Guidelines Report, GJM Heritage, June 2020

Preston Market Heritage Interpretation Strategy (LookEar, August 2020)