

## **AMENDMENT C182dare**

### **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.

#### **Purpose**

The purpose of this document is to provide design guidelines for HO315 pursuant to Clause 43.01-6. These design guidelines complement the incorporated plan for Preston Market, The Centreway, Preston prepared pursuant to Clause 43.01-3.

#### **Heritage design objectives**

- To 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*

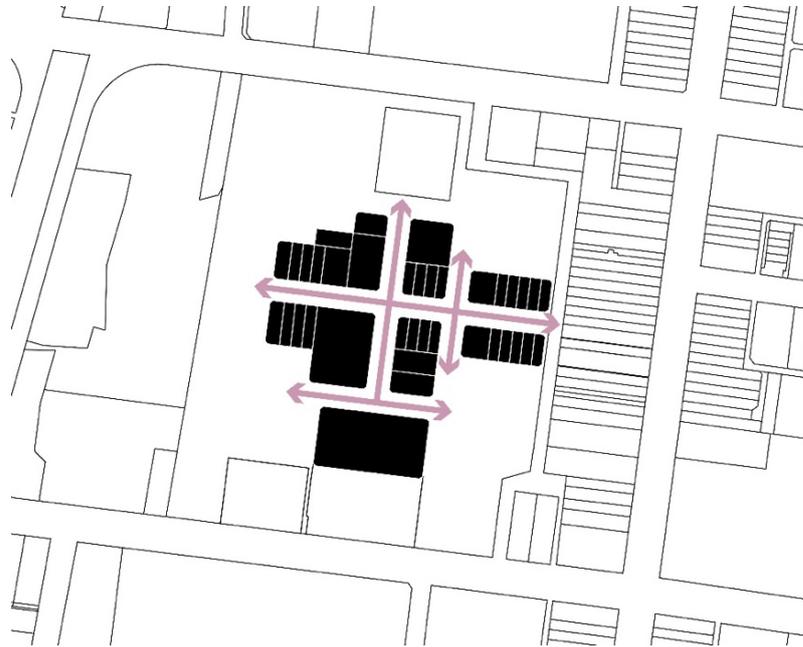
An Interpretation Plan that is generally consistent with and informed by the Preston Market Heritage Interpretation Strategy (LookEar, August 2020) should be prepared by a suitably qualified professional. The Interpretation Plan should detail permanent, fixed and other interpretation of the heritage 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.

## Heritage design guidelines

New development should:

- Retain a representative sample of heritage fabric. The extent of retention should, as a minimum, include those sheds with the highest level of intactness, which includes the fruit and vegetable sheds located either side of the central walkway.
- Allow for the retention of other existing spaceframe elements through incorporation into new structures or their relocation elsewhere on the site.
- 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).

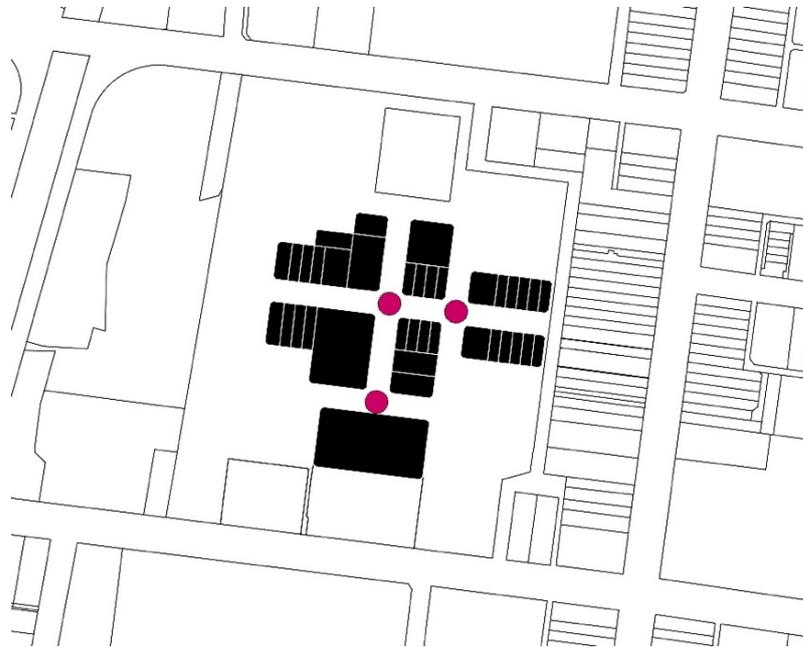
Figure 1 – Existing axes



- 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, include the entrances, external walls and the projecting eaves which reveal spaceframe elements.
- Encourage the retention of existing road and thoroughfare alignments into new designs.

- 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 2).

Figure 2 – Existing key pedestrian intersections



- Promote the retention and reinstatement of original signage formats into new designs.
- 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.
- Maintain where possible existing large-format murals into new designs (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 small-scale and diverse retail experiences that are grouped by retail type.