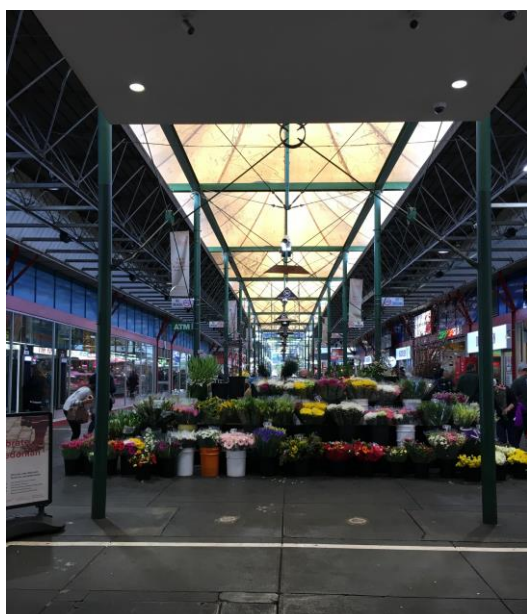


Recommendation of the Executive Director and assessment of cultural heritage significance under Part 3, Division 3 of the *Heritage Act 2017*

HERITAGE
VICTORIA
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Name Preston Market
Location The Centreway, Preston, City of Darebin
Hermes Number 201787
Heritage Overlay Number No Heritage Overlay



Preston Market, August 2018

EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:

- That the place NOT be included in the Victorian Heritage Register under Section 37(1)(b) of the *Heritage Act 2017*.
- The Heritage Council may wish to consider exercising its powers under s.49(1)(c) of the *Heritage Act 2017* to refer the recommendation to the City of Darebin for inclusion of the place including internal controls in the local Heritage Overlay.



STEVEN AVERY
Executive Director

Recommendation Date: Monday 19 November 2018

Advertising period: Monday 26 November 2018 – Monday 21 January 2019

This recommendation report has been issued by the Executive Director, Heritage Victoria under s.37 of the *Heritage Act 2017*. It has not been considered or endorsed by the Heritage Council of Victoria.

EXTENT OF NOMINATION

Two nominations were accepted for Preston Market. The first nominated an extent of land related to the current trading area of Preston Market. The second nomination included the broader area formerly occupied by Broadhurst Tannery which was demolished in 1964.

NOMINATION 1

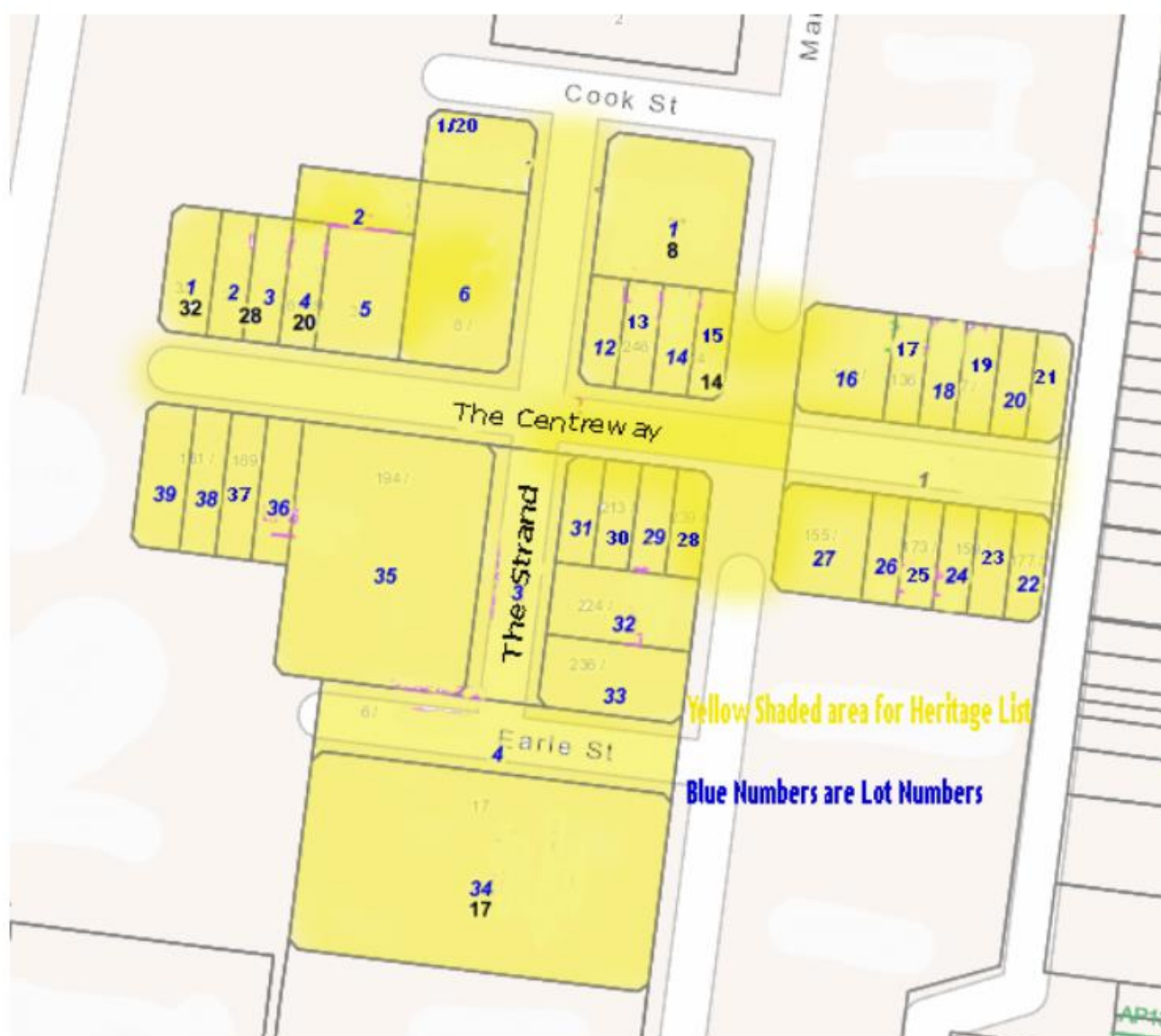
Date that the nomination was accepted by the Executive Director

20 July 2018

Written extent of nomination

The significant buildings as indicated on the attached diagram.

Nomination extent diagram



NOMINATION 2

Date that the nomination was accepted by the Executive Director

12 October 2018

Written extent of nomination

The land between Murray Rd (northern boundary), right of way behind Preston High St (Eastern boundary), Crammer St (southern boundary) and Preston Railway Station car park (Western boundary).

Nomination extent diagram



EXTENT OF ASSESSMENT

The Executive Director has assessed the extent of place defined under Nomination 2 (the larger extent).

EXECUTIVE DIRECTOR RESPONSE SUMMARY

It is the view of the Executive Director that this place should not be included in the Victorian Heritage Register (VHR) for the reasons outlined in this report.

The information presented in this report demonstrates that Preston Market may be of potential local significance, rather than state level significance. Under s.49(1)(c) of the *Heritage Act 2017* Heritage Council may wish to refer the recommendation and submissions to the relevant planning authority for consideration for an amendment to a planning scheme; or determine that it is more appropriate for steps to be taken under the *Planning and Environment Act 1987* or by any other means to protect or conserve the place.

BACKGROUND

WHAT IS AT THE PLACE?

Preston Market is located opposite Preston Railway Station and surrounded by carparks and commercial and retail premises. The market buildings and the carpark cover the land previously occupied by Broadhurst Tannery. The market itself is a series of single storey sheds or buildings containing 120 stalls located around two main intersecting pedestrian walkways. The roof connects the sheds and is of space frame construction with c.1980s pyramidal shaped canvas structures or opaque plastic sheeting over openings. The outer walls are tilt-up concrete painted externally with brightly coloured murals. The stalls are generally grouped according to type and provide a range of goods and services from fruit and vegetables, seafood and meat to clothing, artwork, delicatessens and cafes. Some stalls have open fronts and sides while others are more permanent in appearance. Tables, seating and childrens play areas are located within the pedestrian walkways. The atmosphere is vibrant, multi-cultural and social.

WHAT IS THE HISTORY OF THE PLACE?

The Wurundjeri people are the traditional owners of the land on which the suburb of Preston is located. In 1837 the area was surveyed by Robert Hoddle and evolved from farming and grazing land in the mid nineteenth century to more industrial uses in the late nineteenth century. Approximately twenty tanneries operated in Preston, including Broadhurst Tannery which was constructed in 1888 on what is now the Preston Market site. Following World War II, migrants from the United Kingdom and Europe arrived in Victoria in huge numbers. Many from Greece, Macedonia and Italy made Preston their home, followed by migrants from China, Vietnam, Sri Lanka, the Middle East and Somalia in later decades. Preston Market opened in 1970 at a time when new shopping centres based on the American model of enclosed, air-conditioned centres were being constructed in Melbourne. One of these, Northland, had opened in 1966 just 2.5km to the east of the Preston Market site. Preston Market was a more traditional shopping experience. It was conceived of and operated by Polish migrants Leon and Lola Jolson who lived in Carlton and owned a real estate agency in East Prahran. When Preston Market opened, Leon Jolson commented that he had always had 'an urge to build and operate a market' and that he chose the site 'after many months of extensive investigations through the metropolitan area.' Preston Market was designed by Barry Pierce (architect), Noel Henderson (quantity surveyor) and David Rayson (builder) of Structural Consortium. It has operated continuously since it opened with the produce and the market community reflecting the waves of migrants who have settled in and around Preston. While many produce markets are owned by local councils, Preston Market has always been and remains a privately-owned market. The current owners purchased Preston Market in 2004, although a small number of stalls are still owned by individual stallholders.

RECOMMENDATION REASONS

REASONS FOR NOT RECOMMENDING INCLUSION IN THE VICTORIAN HERITAGE REGISTER [s.37 (1)(b)]

Following is the Executive Director's assessment of the place against the tests set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2014)*.

CRITERION A

Importance to the course, or pattern, of Victoria's cultural history.

STEP 1: A BASIC TEST FOR SATISFYING CRITERION A

The place/object has a *CLEAR ASSOCIATION* with an event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history.

Plus

The association of the place/object to the event, phase, etc *IS EVIDENT* in the physical fabric of the place/object and/or in documentary resources or oral history.

Plus

The *EVENT, PHASE, etc* is of *HISTORICAL IMPORTANCE*, having made a strong or influential contribution to Victoria.

Executive Director's Response

Preston Market has a clear association with:

1. Post-World War II migration
2. Market shopping

It is constructed on the site of the former Broadhurst Tannery but no longer has an association with the process of tanning.

1. Post-World War II migration

Preston Market has a clear association with Victoria's post-World War II migrant history which has made a strong and influential contribution to Victoria by contributing to economic and population growth and creating a culturally diverse society. Preston Market reflects the diverse groups of migrants who have settled in and around Preston since World War II including those from Greece, Macedonia, Italy, China, Vietnam, Sri Lanka, the Middle East and Somalia. Preston Market provided (and continues to provide) an opportunity for migrants to establish small businesses with low investment and to offer foods and goods from their own cultures.

The association between Preston Market and post-World War II migration is evident at the place. It is primarily evident through the provision of a wide range of food and goods representative of most migrant communities in the area, and through the interactions between the multi-generational stall owners and shoppers. It is also recorded in documentary resources and oral history.

2. Market shopping

Preston Market has a clear association with the process of market shopping which has been part of Victorian culture since the establishment of the Western Market in 1841. It has made a strong contribution to Victoria's economy and cultural identity. The process of market shopping is evident in the physical fabric of Preston Market through the layout and design of the stalls, the intersecting pedestrian walkways and the semi-outdoor nature of the place.

Broadhurst Tannery

The site of Preston Market has an association with Broadhurst Tannery which was located on the site from 1888 until its demolition in 1964. Tanneries were an important industry in Preston during the nineteenth and early twentieth centuries, but the process of tanning is not evident in the physical fabric of Preston Market. There may be archaeological evidence, but this is more appropriately addressed under Criterion C.

Criterion A is likely to be satisfied for Preston Market's association with:

1. Post-World War II migration.
2. The process of market shopping.

STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION A

The place/object allows the clear association with the event, phase etc. of historical importance to be *UNDERSTOOD BETTER THAN MOST OTHER PLACES OR OBJECTS IN VICTORIA WITH SUBSTANTIALLY THE SAME ASSOCIATION.*

Executive Director's Response

Post-World War II migration

Preston Market demonstrates the influence of post-World War II migration on Victoria's cultural and social life in the latter half of the twentieth century. There are other markets in Victoria which also demonstrate this including Queen Victoria Market (VHR H0734), Prahran Market and South Melbourne Market. Although established by municipal bodies in the nineteenth century, all these markets have evolved in response to particular migrant communities settling in particular suburbs. Like Preston Market, these markets are now places where cultural diversity and the exchange of cultural practices and traditions are evident. Croydon Market (1927), Camberwell Market (1929) Footscray Market (1980), and the fresh food market at Box Hill Central are twentieth century examples of places which demonstrate similar attributes.

In addition to produce markets, there are other places in the Victorian Heritage Register which demonstrate the way in which migrants arrived and were initially accommodated in Victoria. These include the former Maribyrnong Migrant Hostel (VHR H2190), the former Benalla Migrant Camp (VHR H2358) and Station Pier (VHR H0985). There are also precincts in Melbourne and in other Victorian towns which demonstrate a clear association with post-World War II migration. These include the Italian precinct of Lygon Street, Carlton, the Greek precincts of Lonsdale Street and Oakleigh, the Vietnamese precinct of Victoria Street, Richmond and the Jewish and Eastern European precincts of Acland Street, St Kilda and Rippon Lea.

At the 2016 census, 28% of Victoria's population was born overseas and 49% of Victorians were either born overseas or had a parent who was born overseas. The number of heritage places and objects in Victoria associated with the post -World War II history of migration potentially numbers in the thousands, if not millions.

Preston Market does not allow the association with post-World War II migration to be understood better than most other places in Victoria with substantially the same association.

Market shopping

Preston Market demonstrates a style of shopping which has occurred for many centuries and across many cultures. Markets allow for the development of small businesses at low investment, the provision of culturally specific food and produce, and socialising and community interaction in an informal environment. When it opened in 1970, Preston Market was an anomaly, looking back towards a traditional shopping experience rather than looking forward towards the American style shopping centres. Many earlier markets remain operational including Queen Victoria Market (VHR H0734), and Prahran, South Melbourne, Croydon,

Camberwell and Footscray Markets. Preston Market does not allow the association with market shopping to be understood better than most other places in Victoria with substantially the same association.

Criterion A is not likely to be satisfied at the State level.

CRITERION B

Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

STEP 1: A BASIC TEST FOR SATISFYING CRITERION B

The place/object has a *clear ASSOCIATION* with an event, phase, period, process, function, movement, custom or way of life of importance in Victoria's cultural history.

Plus

The association of the place/object to the event, phase, etc *IS EVIDENT* in the physical fabric of the place/object and/or in documentary resources or oral history.

Plus

The place/object is *RARE OR UNCOMMON*, being one of a small number of places/objects remaining that demonstrates the important event, phase etc.

OR

The place/object is *RARE OR UNCOMMON*, containing unusual features of note that were not widely replicated

OR

The existence of the *class* of place/object that demonstrates the important event, phase etc is *ENDANGERED* to the point of rarity due to threats and pressures on such places/objects.

Executive Director's Response

Preston Market has a clear association with post-World War II migration and with the process of market shopping. These associations are evident in the physical fabric of the place and in documentary resources and oral history.

Preston Market is not rare or uncommon. There are many markets and other types of places which demonstrate post-World War II migration or the process of market shopping in Victoria. Those in the VHR include the Queen Victoria Market (VHR H0734), Maribyrnong Migrant Hostel (VHR H2190), the former Benalla Migrant Camp (VHR H2358) and Station Pier (VHR H0985).

Preston Market demonstrates an early application of space frame technology and tilt-up concrete walls but these are not unusual features of note that were not widely replicated. Both technologies had been previously used outside of Victoria and both were extensively used in the following years.

Criterion B is not likely to be satisfied.

CRITERION C

Potential to yield information that will contribute to an understanding of Victoria's cultural history.

STEP 1: A BASIC TEST FOR SATISFYING CRITERION C

The:

- visible physical fabric; &/or
- documentary evidence; &/or
 - oral history,

relating to the place/object indicates a likelihood that the place/object contains *PHYSICAL EVIDENCE* of *historical interest* that is *NOT CURRENTLY VISIBLE OR UNDERSTOOD*.

Plus

From what we know of the place/object, the physical evidence is likely to be of an *INTEGRITY* and/or *CONDITION* that it *COULD YIELD INFORMATION* through detailed investigation.

Executive Director's Response

Preston Market was constructed on the site of Broadhurst Tannery which was established in 1888. Before it was demolished in 1964, the tannery covered the entire block on which Preston Market is now located. It is likely that Preston Market contains physical archaeological evidence of Broadhurst Tannery that is not currently visible or understood. It is likely that the physical evidence is of an integrity and condition that could yield information about Broadhurst Tannery.

Criterion C is likely to be satisfied.

STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION C

The knowledge that might be obtained through investigation is likely to *MEANINGFULLY CONTRIBUTE* to an understanding of Victoria's cultural history.

Plus

The information likely to be yielded from the place/object is *not* already *well documented* or *readily available* from other sources.

Executive Director's Response

The design, construction and processes associated with tanneries is well documented and readily available from other sources. The information which could be obtained from archaeological investigation of the former Broadhurst Tannery site may contribute to an understanding of Broadhurst Tannery itself but is unlikely to meaningfully contribute to an understanding of tanneries in Victoria more generally.

Criterion C is not likely to be satisfied at the State level.

CRITERION D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

STEP 1: A BASIC TEST FOR SATISFYING CRITERION D

The place/object is one of a *CLASS* of places/objects that has a *clear ASSOCIATION* with an event, phase, period, process, function, movement, important person(s), custom or way of life in Victoria's history.

Plus

The *EVENT, PHASE, etc* is of *HISTORICAL IMPORTANCE*, having made a strong or influential contribution to Victoria.

Plus

The principal characteristics of the class are *EVIDENT* in the physical fabric of the place/object.

Executive Director's Response

Preston Market is one of the class of produce markets. It has a clear association with post-World War II migration and with the process of market style shopping. The principal characteristics of a produce market, including individually operated stalls offering a diverse range of foods and goods which are arranged according to type, and a plan which is partially open to the elements with multiple entrances and pedestrian walkways are evident in the physical fabric of the place.

Criterion D is likely to be satisfied.

STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION D

The place/object is a *NOTABLE EXAMPLE* of the class in Victoria (refer to Reference Tool D).

Executive Director's Response

Preston Market is substantially intact but intactness alone is not enough for a place to be considered notable. Preston Market displays a large number of characteristics that are typical of the class of produce markets. But other places in the class, most notably Queen Victoria Market (VHR H0734), contain characteristics of the class that are of a higher quality and historical relevance.

Preston Market is not an influential or pivotal example of a produce market. The design and concept for Preston Market was influenced by earlier nineteenth century markets. It was an outdated form of shopping when it was established and does not encapsulate a key evolutionary stage in the development of the class of produce markets. The design, technology and materials of Preston Market were not replicated in subsequent places of the class, and other places were not created, altered or used in response to the characteristics of Preston Market.

Criterion D is not likely to be satisfied at the State level.

CRITERION E

Importance in exhibiting particular aesthetic characteristics.

STEP 1: A BASIC TEST FOR SATISFYING CRITERION E

The *PHYSICAL FABRIC* of the place/object clearly exhibits particular aesthetic characteristics.

Executive Director's Response

Preston Market exhibits particular aesthetic characteristics demonstrated through its industrial materials and construction methods. The dynamic and invigorating atmosphere generated by the sights, sounds and smells of the variety of goods and foods for sale, and the cultural diversity of the community of business owners and shoppers contributes to its aesthetic characteristics.

Criterion E is likely to be satisfied.

STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION E

The aesthetic characteristics are *APPRECIATED OR VALUED* by the wider community or an appropriately-related discipline as evidenced, for example, by:

- *critical recognition* of the aesthetic characteristics of the place/object within a relevant art, design, architectural or related discipline as an outstanding example within Victoria; or
- wide public *acknowledgement of exceptional merit* in Victoria in medium such as songs, poetry, literature, painting, sculpture, publications, print media etc.

Executive Director's Response

The aesthetic characteristics are appreciated and valued by the immediate community but there has been no critical recognition of the aesthetic characteristics of the place as an outstanding example in Victoria or wide public acknowledgement of exceptional merit in Victoria through any other mediums. Preston Market was reviewed in various journals but these articles were assessing construction techniques rather than the aesthetic qualities of the place. The design of Preston Market was driven primarily by cost and function rather than by aesthetic considerations.

Criterion E is not likely to be satisfied at the State level.

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

STEP 1: A BASIC TEST FOR SATISFYING CRITERION F

The place/object contains *PHYSICAL EVIDENCE* that clearly demonstrates creative or technical *ACHIEVEMENT* for the time in which it was created.

Plus

The physical evidence demonstrates a *HIGH DEGREE OF INTEGRITY*.

Executive Director's Response

Preston Market was designed by Structural Consortium using a space frame roof structure and tilt-up concrete walls. Preston Market demonstrates an early use of both of these technologies and contains physical evidence that demonstrates technical achievement for the time in which it was created in Victoria. The physical evidence demonstrates a high degree of integrity. The space frame roof structure survives throughout the buildings although it is partially obscured in some areas by later additions. The concrete slab walls also survive.

Criterion F is likely to be satisfied.

STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION F

The nature &/or scale of the achievement is *OF A HIGH DEGREE* or 'beyond the ordinary' for the period in which it was undertaken as evidenced by:

- *critical acclaim* of the place/object within the relevant creative or technological discipline as an outstanding example in Victoria; or
- *wide acknowledgement of exceptional merit* in Victoria in medium such as publications and print media; or
- recognition of the place/object as a *breakthrough* in terms of design, fabrication or construction techniques; or
- recognition of the place/object as a successful solution to a technical problem that *extended the limits* of existing technology; or
- recognition of the place/object as an outstanding example of the *creative adaptation* of available materials and technology of the period.

Executive Director's Response

The space frame system and tilt-up concrete walls at Preston Market are among the earliest examples of both technologies in Victoria but the nature and scale of the achievement is not of a high degree or 'beyond the ordinary' for the period in which it was undertaken.

As one of the earliest uses in Victoria of the space frame system and tilt-up concrete walls, the construction of Preston Market generated interest in the construction industry. However both systems were already in use nationally and internationally well before the construction of Preston Market. The use of these techniques at Preston Market were not recognised as a breakthrough in terms of design, fabrication or construction techniques, or as extending the limits of existing technology. The space frame design was a simplified version of a proprietary system but neither it or the tilt-up concrete walls were considered as outstanding examples of the creative adaptation of available materials and technology of the period.

Criterion F is not likely to be satisfied at the State level.

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous people as part of their continuing and developing cultural traditions.

STEP 1: A BASIC TEST FOR SATISFYING CRITERION G

Evidence exists of a *DIRECT ASSOCIATION* between the place/object and a *PARTICULAR COMMUNITY OR CULTURAL GROUP*.

(For the purpose of these guidelines, '*COMMUNITY or CULTURAL GROUP*' is defined as a sizable group of persons who share a common and long-standing interest or identity).

Plus

The *ASSOCIATION* between the place/object and the community or cultural group is *STRONG OR SPECIAL*, as evidenced by the regular or long-term use of/engagement with the place/object or the enduring ceremonial, ritual, commemorative, spiritual or celebratory use of the place/object.

Executive Director's Response

A note on Criterion G

Heritage Council is currently reviewing guidelines for the assessment of places for inclusion in the VHR under Criterion G. Until this review is endorsed by Heritage Council, the Executive Director will continue to consider Criterion G using the existing *Heritage Council Criteria for Assessment of Places of Cultural Heritage Significance* adopted by the Heritage Council at its meeting on 7 August 2008, and the *Criteria and Threshold Guidelines* endorsed by Heritage Council 6 December 2012 and reviewed and updated 5 June 2014.

There is a direct and strong association between the Preston Market community (the traders and the shoppers) and the Market itself. The association is strong as evidenced by the regular and long-term use of the place not only for shopping, but as a place for social interaction. The trading space allows the provision and purchase of traditional foods and products connected to the traditions of newly arrived migrant communities and provides a place of cultural familiarity and security. Through its cultural diversity, it also allows for the exchange of cultural practices and traditions. The Preston Market community is multigenerational. Many of the business owners and shoppers enjoy long term relationships formed by ongoing use of the place through the regular process of shopping and the continuity of food related cultural practices. There is such a strong local association that there is a perception of public ownership when in fact the place has been in private ownership since it opened in 1970.

Criterion G is likely to be satisfied.

STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION G

The place/object represents a *PARTICULARLY STRONG EXAMPLE* of the association between it and the community or cultural group by reason of its *RELATIONSHIP TO IMPORTANT HISTORICAL EVENTS* in Victoria and/or its *ABILITY TO INTERPRET EXPERIENCES* to the broader Victorian community.

Executive Director's Response

The association between Preston Market and its community of traders and shoppers is strong but that association does not resonate across the Victorian community more broadly. Preston Market has a relationship to the important historical event of post-World War II migration. Migrants who were living in Preston and surrounding suburbs saw Preston Market as a place of cultural familiarity. The cultural diversity of Preston Market has developed over time and the community association is the result of long and regular use of the place. Similar associations are evident at many other shopping precincts throughout Victoria. Most markets and 'high streets' in Melbourne suburbs have a strong sense of community cohesion and familiarity, as do many regional towns. This is true of migrant and non-migrant communities. Familiarity and friendships are formed by long term and regular visitation to the same places to perform the process of shopping. Over time, a strong sense of community and attachment to a local place develops.

Preston Market has been the subject of a number of studies and reviews (see below). All studies found a very strong association and attachment between Preston Market and its community of traders and shoppers. It is Preston Market's very localised use and connections which make the association and attachment so strong. There is no large influx of visitors from other parts of Melbourne or Victoria and the atmosphere of Preston Market is one of long term relationships and familiarity between the traders and the shoppers.

There are places in the VHR which have a relationship to the important historical event of post-World War II migration. Queen Victoria Market (VHR H0734) is able to interpret the impact of post-World War II migration on Victoria in a similar way to Preston Market. Others such as the Former Maribyrnong Migrant Hostel (VHR H2190), the former Benalla Migrant Camp (VHR H2358) and Station Pier (VHR H0985) are able to interpret the way in which migrants arrived and were first accommodated in Victoria. The social significance of these places resonates across the State of Victoria. This cannot be said of Preston Market.

Studies and Reviews

Preston Market has been the subject of numerous studies and reviews. These include:

- 2011 *Victoria's Post 1940s Migration Heritage, Volumes 1, 2 & 3*, Prepared by Context for Heritage Victoria (Preston market was a case study)
- 2017 *Preston Market Heritage Study Volumes 1 & 2*, Prepared by Context for the City of Darebin
- 2018 Peer review of *Preston Market Heritage Study Volumes 1 & 2* by Heritage Revival for the City of Darebin
- 2018 Peer review of *Preston Market Heritage Study Volumes 1 & 2* by GJM Heritage for VPA
- 2018 Capire Consulting, *Preston Market Review Phase One Community Engagement Findings; Phase Two, Community Engagement Findings; Community Reference Group Report*, Prepared for the Victorian Planning Authority

In 2017, the *Preston Market Heritage Study* was completed and included a section which assessed community connections. This study drew on 24 interviews from the 2011 case study, held online and face-to-face interviews, analysed social media platforms Instagram and Facebook and reviewed objections to the planning application to a proposed redevelopment to the northern side of the market. Comments collected as part of this study include 'an important social and cultural landmark within Preston and the inner northern suburbs ... seen in some ways as a local 'secret', a place that is only known to 'insiders'; 'I enjoy a local niche side of the market'; 'One of the few places I go in Darebin which makes me feel part of the

community'. These and other comments demonstrate the strong social significance of Preston Market to the greater Preston community. The *Community Engagement Findings* by Capire Consulting produced similar responses. No study or review has found Preston Market to be of social significance at a State level.

Criterion G is not likely to be satisfied at the State level.

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

STEP 1: A BASIC TEST FOR SATISFYING CRITERION H

The place/object has a *DIRECT ASSOCIATION* with a person or group of persons who have made a strong or influential *CONTRIBUTION* to the course of Victoria's history.

Plus

The *ASSOCIATION* of the place/object to the person(s) *IS EVIDENT* in the physical fabric of the place/object and/or in documentary resources and/or oral history.

Plus

The *ASSOCIATION*:

- directly relates to *ACHIEVEMENTS* of the person(s) at, or relating to, the place/object; or
- relates to an *enduring* and/or *close INTERACTION* between the person(s) and the place/object.

Executive Director's Response

Preston Market has a direct association with real estate agents and developers Leon and Lola Jolson who constructed and operated the place. It also has an association with designers Structural Consortium. The association of the place with Leon and Lola Jolson and Structural Consortium is evident in the physical fabric of the place. On the available evidence, neither Leon and Lola Jolson or Structural Consortium appear to have made a strong or influential contribution to the course of Victoria's history.

Criterion H is not likely to be satisfied.

ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

EXECUTIVE DIRECTOR'S ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Preston Market is significant as a good and intact example of a produce market. It has a strong connection with the Darebin community for whom it provides not only a place to shop but also a place where enduring intergenerational relationships have been formed.

RELEVANT INFORMATION

Local Government Authority	City of Darebin
Heritage Overlay	No
Other Overlays	No
Victorian Aboriginal Heritage Register	No
Other Listings	No

HISTORY

The site

The Wurundjeri people are the traditional owners of the land on which the suburb of Preston is located. In 1837 the area was surveyed by Robert Hoddle and evolved from farming and grazing land in the mid nineteenth century to more industrial uses in the late nineteenth century. The land on which Preston Market is located was first sold in land auctions in 1838-39. From 1856, the land was leased to sheep grazier Timothy Shepherd and became known as Shepherd's Run. The land was sold in 1872 and subdivided. The existing roads and ways were retained and are now known as Cramer and Mary Streets. In 1888, the Thos. Broadhurst Tannery was established on the site. It was one of the largest of approximately twenty tanneries in Preston in the late nineteenth century. In 1950 it was purchased by Johnson Leather Company, Sydney who operated it until its closure in 1960.

Post-World War II migration in Preston

In 1945 the Australian Labor Government established an immigration scheme offering subsidised or free passage to British nationals, and two years later, to European migrants. More than half those who arrived settled in Victoria. Many migrants were housed in temporary hostels in regional Victoria and outer Melbourne suburbs. In Preston, thousands were accommodated in Nissen huts on the site of what is now Northland shopping centre. In 1947 Preston had 46,775 residents and by 1961 there were 84,146 residents, many of whom had come from Greece, Macedonia and Italy. As migrants moved into more permanent housing, suburbs began to reflect a particular ethnicity, nationality or cultural group. The development of ethnically specific shops where familiar food, household items and clothing was available was an important part of establishing roots in Victoria. In Preston, this began with a strong European influence which then followed the later waves of migrants from China, Vietnam, Sri Lanka, the Middle East and Somalia.

Shopping in Preston

In the nineteenth century Preston had a number of livestock and dairy markets but most were short lived. Shops began to open on High Street north of Bell Street and on the west side of Plenty Road in the 1870s and 1880s but little growth occurred following the 1890s depression. The population did not begin to increase again until the 1920s. In July 1928 a new market with 65 stalls opened on Plenty Road 'for the sale of household commodities'. A 'motor car parking area' was also provided.

In 1954, what is now the Preston Market site was identified as part of a larger area of one of five District Business Centres (DBC's) in the Melbourne and Metropolitan Planning Scheme. The DBC's were designed to encourage growth and provide facilities for the suburbs. The other DBC's were located at Footscray, Box Hill, Moorabbin and Dandenong. The Preston site was selected due to its proximity to the railway station and the

existing High Street, and the concept plan included retail shops and carparks. At the same time, increasing car ownership in the post-war period prompted a move towards the American-style enclosed and air-conditioned shopping centre surrounded by carparks. The first of these in Victoria opened at Chadstone in 1960 followed by Northland in 1966, which was 2.5 kilometres to the east of the Preston Market site. Self-service grocery shopping also emerged at this time, with G J Coles, opening “Melbourne’s first free-standing supermarket” in Balwyn North in 1960. Both types of shopping centres rapidly increased and were increasingly common in Victoria by the end of the 1960s.

Preston Market

Perhaps in response to the new American style shopping centres and in recognition of a migrant community used to market style shopping, real estate agents and developers, Leon and Lola Jolson saw a need for a more traditional shopping experience.

Leon and Lola Jolson were part of the post-World War II migrant wave, arriving from Poland via Paris after spending five years in concentration camps. In Melbourne Leon found work in a textile factory and then sold clothing remnants before becoming a stall holder at Queen Victoria Market. The Jolsons lived in Carlton and by 1956 they had established a real estate agency in East Prahran. There is no known personal connection between the Jolsons and the suburb of Preston, and Leon Jolson remarked at the time that the site for Preston Market ‘was chosen after many months of extensive investigations through the metropolitan area. Many sites could have been bought cheaper but none were so centrally located to public transport.’ He also commented that ‘for years I have had the urge to build and operate a market myself. I decided that Preston was the right sort of area’. He developed Preston Market with the assistance of \$2 million from investors and received more than 300 applicants for stalls before construction started. Media reports in the 1970s suggested that Preston Market was developed by Polish migrants who wanted to provide a European market atmosphere, but it is also likely that it was a business decision.

Preston Market received a great deal of attention at the time of its opening. It was heavily publicised and advertised and its construction methods were reviewed in various journals. Although a privately owned development, local and State governments took interest. It was opened by Chief Secretary and Deputy Premier Sir Arthur Rylah and the Mayor of Preston, W K Larkin made a speech. Similar interest had occurred around the opening of Northland, with the recognition of the creation of new jobs and economic benefit.

At the time of opening, the majority of Preston Market was owned by Preston Market Pty Ltd (established in 1967) with Leon Jolson as its Executive Director. Eight lots were owned by companies or individuals. Preston Market Pty Ltd was traded through a number of investment firms in the 1970s and 1980s. In 2004 Preston Market Developments, a partnership between Salta Properties and Medich Property Group, purchased the market from Centro MCS. Some stalls remain in private ownership.

Preston Market has remained in continuous use since its construction. Stall ownership or management reflects the waves of migrants who have settled in the area. While some physical changes have occurred, the place still operates primarily as a traditional market place.

The design of Preston Market

The design of Preston Market was influenced by traditional markets but aimed to be more flexible and adaptable. It was designed by University of Melbourne architecture graduates Barry Pierce (architect), Noel Henderson (quantity surveyor) and David Rayson (builder), through their new business, Structural Consortium. Cost, time constraints and the need for large open spaces unimpeded by columns prompted the use of a space frame roof structure and tilt-up concrete walls. Both technologies had been used extensively nationally and internationally but the Market was an early use of the technologies in Victoria. The plan comprised two axes (The Centreway and The Strand) that functioned as pedestrian streets with

stalls lining each side. The design also allowed exposure to open air and natural ventilation with multiple entrances from the surrounding carpark. In 1970 American architect Peter Blake gave a lecture at the Royal Australian Institute of Architecture (RAIA) about the importance of flexible systems in architecture. He was quoted in an article in *The Age* and the author, Graham Whitford used Preston Market as an example of flexible design rather than 'finished' architecture. The article also noted that 'the real character of the spaces will be created by the stall holders and shoppers.'

Space frame technology

Space frame technology had been used in aeronautical and architectural applications nationally and internationally since the 1940s. Its use at Preston Market is one of the earliest in Victoria. The space frame is based on the tetrahedral truss which was invented by Alexander Graham Bell in 1898. In 1943 the system was applied to architecture with the development of a space grid system called MERO by Dr Ing Max Mengerlinghausen. Various proprietary systems were developed in the following decades. The first proprietary space frame system available in Australia was the Triodetic system developed in 1953 by the Royal Canadian Airforce. Space frames became a cost effective, low maintenance method of construction where large column-free spaces were required. The architect for Preston Market, Noel Henderson recalls that the client required a column free space that was both economical and quick to construct. They did not use a proprietary system, but developed a simplified version which was built locally by Standard Steel Pty Ltd and galvanised at Johns & Waygood Ltd. By the mid-1970s Triodetic, Nodus and Mero proprietary space frame systems were available in Australia.

Concrete panel construction

Concrete has been used in the construction of buildings in Victoria since the nineteenth century. The first use of true reinforced concrete occurred in Victoria when John Monash gained the rights to the Monier system in 1905. With financial backing from concrete supplier and builder David Mitchell, he constructed the first building in Victoria to fully rely on reinforced concrete in 1907. These buildings were warehouses designed and built by Monash and Mitchell and are located at 18 Oliver Lane and 30 Oliver Lane Melbourne (VHR H1135). They comprise a supporting structure of reinforced concrete with external walls of non-load bearing concrete infill panels.

The development of pre-cast concrete panels continued until World War I disrupted building activity. In the 1920s and 1930s, there was increased experimentation in the use of concrete as a building material. Two developments were the pre-cursors to what is now known as tilt up slab construction. The first was a system developed by an inventor called Arnold who devised a system of pre-casting 75mm thick concrete walls reinforced with steel bars which were then tilted into position and welded at the corners. Several houses using this method were built in Footscray and Sunshine. This system evolved into a more cost-effective system of thinner panels or sheeting which were nailed onto timber frames. The system was known as Arnolite and was used to construct hundreds of houses. The other system developed at this time was patented in 1928 as the Fowler System. It was developed by farmer T W Fowler who began building dairy sheds on his farm using 76mm concrete slabs complete with openings etc which were then tilted up onto previously prepared concrete piers. The system was used by the Housing Commission of Victoria (HCV) to construct the Experimental Concrete Houses, Port Melbourne (VHR H1863). Following Fowler's death in 1942, the HCV invested in cranes and tilting table to raise the slabs in a vertical position. By 1945, it had leased a factory at Holmesglen and the Fowler System was converted into an industrial production line. By May 1951, 3,000 houses had been constructed using the tilt-up method, as well as the pre-cast methods where panels were cast in the factory and assembled on site.

The concrete walls at Preston Market were cast on site and then tilted into position. The slabs were much thicker and heavier than earlier twentieth century slabs. In the 1970s, escalating labour costs resulted in an increased use of tilt-up and pre-cast concrete walls as developers sought forms of construction which

required minimal labour. Onsite pre-casting of walls for non-residential buildings became common place after this date but Preston Market is one of the earliest examples in Victoria of the system on an industrial scale. Other examples constructed in 1970 include Safeway Supermarkets, Mulgrave and Moonee Ponds, and Miles Laboratories in the Mulgrave Industrial Estate. Along with Preston Market, the latter was reviewed in article in Constructional Review in 1970. The author noted that some 500 buildings had been constructed in New Zealand using tilt-up concrete walls, but take-up of the system in Australia had been slow.

CONSTRUCTION DETAILS

Architect name: Structural Consortium
Architectural style name: Industrial
Construction started date: 1969
Construction ended date: 1970

PHYSICAL DESCRIPTION

Preston Market is located opposite Preston Railway Station and surrounded by carparks and commercial and retail premises. The market is a series of single storey sheds or buildings containing 120 stalls located around two main intersecting pedestrian walkways. The roof connects the sheds and is of space frame construction with c.1980s pyramidal shaped canvas structures or opaque plastic sheeting over openings. The outer walls are tilt-up concrete painted externally with brightly coloured murals. The stalls are generally grouped according to type and provide a range of goods and services from fruit and vegetables, seafood and meat to clothing, artwork, delicatessens and cafes. Some stalls have open fronts and sides while others are more permanent in appearance. Tables, seating and childrens play areas are located within the pedestrian walkways. The atmosphere is vibrant, multi-cultural and social.

INTEGRITY/INTACTNESS

Intactness – The intactness of Preston Market is very good. The sheds at the eastern end of the market are the most intact, with alterations having occurred to the other sheds. Clear plastic sheeting and pyramidal canvas canopies have been constructed over the formerly open sections of the roof. New brick buildings have been added at the western and northern ends of the site. (October 2018)

Integrity – The integrity of the place is very good. The form and cultural heritage values of the place can be easily read in the extant fabric. The use of the place as a market and the interactions between the stall owners and the purchasers significantly contribute to the cultural heritage values of the place. (October 2018).

CONDITION

The place is in good condition and has been maintained in accordance with its use as a commercial building. (October 2018).

COMPARISONS

Places associated with post-World War II migration in the VHR

The following places demonstrate the way in which migrants arrived and were initially accommodated in Victoria.

Former Maribyrnong Migrant Hostel (VHR H2190)

The Former Maribyrnong Migrant Hostel is of historical and architectural significance to the State of Victoria. It was used as part of the Commonwealth Government immigration programme to resettle people from Europe whose lives had been disrupted by the war and has accommodated migrants from almost every national group that has arrived in Australia since World War II. It is of historical significance for its associations with post-World War II migration which contributed to the growth of Australia's multicultural society in the second half of the twentieth century. The Former Maribyrnong Migrant Hostel site is also of historical significance as the largest and only intact surviving purpose built post-World War II migrant hostel in Victoria and for its association with the New Pyrotechnic Section of the Explosives Factory Maribyrnong. The Former Maribyrnong Migrant Hostel is of architectural significance as an extant example of buildings designed and built specifically as migrant accommodation. The prefabricated Nissen and Romney huts are among the few known to have survived in Australia.



Former Maribyrnong Migrant Hostel

Former Benalla Migrant Camp (VHR H2358)

The Former Benalla Migrant Camp is of historical and social significance to the State of Victoria. It was established in September 1949 and is of historical significance for its association with post-World War II non-British migration. It is an example of one of only a small number of surviving centres which had been part of a network of camps that were established and used to accommodate migrants throughout Victoria and Australia. Benalla was Victoria's longest-lasting holding centre and played a distinctive role in settling vulnerable groups of non-British migrants into Australia in the post-war years. The Former Benalla Migrant Camp is rare as one of only a small number of examples of a post-World War II holding centre for non-British migrants. The Former Benalla Migrant Camp is of social significance for its connection with former residents and their families and for its ability to interpret the experiences of post-World War II non-British migrants to the broader Victorian community.



Former Benalla Migrant Camp

Station Pier (VHR H0985)

Station Pier is of historical and architectural significance to the State of Victoria. It is historically significant for its ability to reflect important phases in Victoria's development. It was the place of arrival and departure in Victoria for gold-seekers, migrants, refugees and tourists between the 1850s and 1970s including service men and women who left Australia for places of conflict, and the European refugees and migrants who arrived in Victoria following World War II. The Stothert and Pitt portal crane on this Pier demonstrates the historical process of mechanised cargo-handling practices prior to the widespread adoption of shipping containers. Station Pier is of architectural significance as a notable example of a shipping terminal in Victoria. Its extant wharf structure and collection of terminal buildings, elements and features demonstrate passenger and cargo-handling practices from the 1920s to the 1970s when international and domestic travel was commonly undertaken by ocean-going ships.



Nineteenth century produce markets

Produce markets have been in operation for many centuries and across many cultures. They were common in Victoria in the nineteenth century and were usually owned and managed by city administrators and municipal councils. Although privately owned, Preston Market was modelled on the concept of the nineteenth century market and shares many similar attributes. Direct comparisons can be made between Preston Market and nineteenth century markets in Victoria which remain operational.

Queen Victoria Market (VHR H0734) is the only operational nineteenth century market in the VHR. Markets which are no longer operational in the VHR include Castlemaine Market (VHR H0130) which ceased trading in 1967 and the Former Market Hall and Royal Oaks (VHR H1390) which ceased trading in the early 1860s. Markets which continue to trade but are not in the VHR include the South Melbourne Market and Prahran Market. The South Melbourne Market has been in use since 1867, although it has undergone substantial alterations including the addition of roof top carparking and a new food hall. Two of the original sheds were destroyed by fire in 1981. The Prahran Market was established in 1864 but moved to its present location in 1891. A fire in 1960 resulted in the market relocating to temporary premises until the new market complex was opened.

Queen Victoria Markets (VHR H0734)

The Queen Victoria Market is of historical, archaeological, social, architectural and aesthetic significance to the State of Victoria. It began operating in 1859 and is of historical significance as one of the great nineteenth century markets of Victoria and the only one surviving from a group of important central markets built by the corporation of the City of Melbourne. It is of archaeological significance as the site of Melbourne's first official cemetery, and still contains an estimated 6,500 to 9,000 burials. The Queen Victoria Market is of social significance for its ongoing role and continued popularity as a fresh meat and vegetable market, shopping and meeting place for Victorians and visitors alike. It is of architectural significance for its remarkably intact collection of purpose built nineteenth and early twentieth century market buildings. The Elizabeth Street and Victoria Street terraces are of aesthetic significance for their distinctive demonstration of an attempt to create a more appealing 'public' street frontage and increase revenue by enclosing the market and concealing the stalls behind a row of nineteenth century shops.



Queen Victoria Markets (VHR H0734)

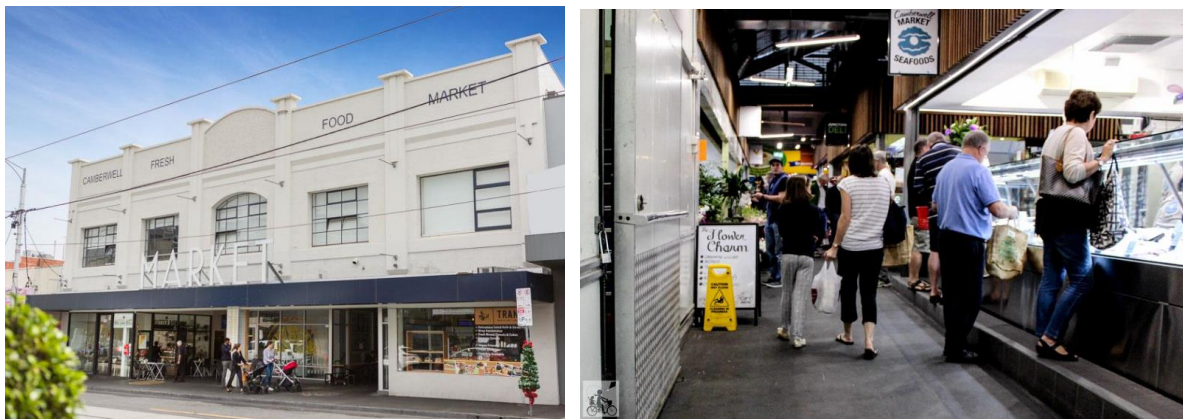
Twentieth century produce markets

The only twentieth century produce market in the VHR is the Former Brunswick Market (VHR H1307). Like Preston Market, it was privately owned. It opened in 1930 and was planned to counteract the drift of local shoppers to Victoria Market. However it failed to compete with the Market and the nearby Sydney Road traders and a liquidator was appointed in 1933.

Other produce markets which opened during the twentieth century and remain operational include Camberwell Market and Footscray Market. Neither of these places are in the VHR

Camberwell Market (c.1933)

Camberwell Market was opened c.1933 and has operated as a market place since. Fire damaged most of the market in 1992 and a refurbishment took place in 2002. Despite the changes, Camberwell Market continues to provide diverse produce reflecting the multi-cultural community of shoppers and stall holders, many of whom are part of second and third generation family run businesses who continue to trade in a traditional manner.



Camberwell Market

Footscray Market (1980)

Footscray Market was constructed in 1980 as an indoor market with carparking above. It has a strong association with the local migrant population and is renowned as an ethnically diverse shopping centre with stallholders from Europe, Somalia, Sri Lanka, Vietnam, the Philippines, the Pacific Islands, Malta and Greece. Produce ranges from specialist meat products and seafood to art, furniture, clothing and jewellery.



Footscray Market

Places using space frame construction

There are no places included in the VHR for their use of the space frame. The most notable use of the space frame in Victoria is Collins Place, Melbourne where it forms a canopy over the central plaza. Planned in 1969 and constructed in 1977, it uses the proprietary system, Mero developed in Germany in the 1940s. The original Spire (completed in 1982) of the Victorian Arts Centre (VHR H1500) also used the Mero system for the main body of the tower, and the Triodetic system for the skirts at the base.



Left: Mero system, Collins Place; Right: Mero system, Arts Centre Spire.

Places using concrete panel construction

Places in the VHR constructed of pre-cast concrete panels are the Experimental Concrete Houses, Port Melbourne (VHR H1863) and Warehouses, Oliver Lane, Melbourne (VHR H1135). Places not in the VHR but constructed in Victoria using tilt-up concrete walls in the early 1970s include Safeway Supermarkets in Mulgrave and Moonee Ponds, and Miles Laboratories in the Mulgrave Industrial Estate.

Experimental Concrete Houses, Port Melbourne (VHR H1863)

The Experimental Concrete Houses are of historical, social, scientific and architectural significance to the State of Victoria. They were constructed in 1938 and are of historical significance as the first pair of houses to be built by the precursor to the Housing Commission of Victoria, established after World War II. The houses are the first physical manifestation of an official response to the housing crisis of the 1930s and the growing concern about the conditions under which some working-class people lived. The Experimental Concrete Houses are significant as the forerunner of the Housing Commission's post-war Concrete House Project which had wide reaching implications for Victorian society. The Experimental Concrete Houses are of scientific (technical) significance as important early examples of the Fowler precast concrete system. This technique involved casting a complete wall section, with doors and window openings, conduits and other features, on an elevated flat metal table. When it was set, the wall was tilted to a vertical position and then held by adjustable jacks and moved on rollers onto concrete piers. The technique had been used since the 1920s by T W Fowler before it was used as a prototype at Fishermen's Bend and then adopted by the Housing Commission who refined and developed it over the next 30 years. These technical developments in the precast concrete system culminated in the high rise blocks built by the Commission, including the landmark, 30 storey Park Towers at South Melbourne built 1965-69. The Experimental Concrete Houses are of architectural significance as one of the few modern examples of architectural design subject to mass production line principles.



Experimental Concrete Houses, Port Melbourne

Warehouses, 18 and 30 Oliver Lane, Melbourne (VHR H1135)

The Warehouses, Oliver Lane, Melbourne are of historical, scientific (technological) and architectural significance to the State of Victoria. They were designed and built by noted engineer John Monash and noted builder and entrepreneur David Mitchell in 1907. Monash was an important figure as a civil engineer, being a leader in the field of reinforced concrete who rose to the rank of Major General eventually commanding all five Australian divisions on the Western Front during World War I. David Mitchell was a successful builder and entrepreneur during the latter half of the nineteenth century being responsible for such places as Scots Church, the Royal Exhibition Building, and Princes Bridge. He was also the father of Dame Nellie Melba. In 1905 Mitchell and Monash collaborated to exploit the Monier reinforced concrete system. The Warehouses are of historical significance for their association with John (later Sir John) Monash and David Mitchell. They are of architectural significance as the first conventional buildings in Australia constructed wholly of reinforced concrete and are of scientific (technological) significance for their role in the development of reinforced concrete building construction.



Warehouses, 18 and 30 Oliver Lane, Melbourne

SUMMARY OF COMPARISONS

Post-World War II Migration

There are many places in Victoria which demonstrate the significance of post-World War II migration to Victoria. Some of these places including Queen Victoria Market (VHR H0734), Camberwell Market and Footscray Market demonstrate this in a similar way to Preston Market. Other places also demonstrate the significance of post-World War II migration to Victoria particularly the way in which migrants arrived and were initially accommodated in Victoria. These places include such as Maribyrnong Migrant Hostel (VHR H2190), Station Pier (VHR H0985) and the former Benalla Migrant Camp (VHR H2358). At the 2016 census, 28% of Victoria's population was born overseas and 49% of Victorians were either born overseas or had a parent who was born overseas. The number of heritage places and objects in Victoria associated with post - World War II migration potentially numbers in the thousands, if not millions. Preston Market does not demonstrate the significance of post-World War II migration to Victoria better than most other places with a similar association.

Produce markets

There are many produce markets in Victoria. Many have a longer history than Preston Market and most are reflective of and responsive to the community in which they are located. The concept of a traditional produce market is not unique to Preston Market. Similar markets have been part of communities for many hundreds of years and across many cultures. Like the traditional European markets, they were modelled on, early markets in Victoria were located close to town centres. Prior to the increase in car usage in Victoria, they provided a place where the local community could purchase produce close to where they lived. Regardless of whether they originated in the nineteenth or twentieth century, or whether they are privately or publicly owned, all produce markets develop and evolve in response to the community in which they are located. They all demonstrate the principal characteristics of a produce market including individually operated stalls providing a diverse range of goods which reflect the community in which the market is located, stalls which are arranged according to type, and a plan which is partially open to the elements with multiple entrances. Like the community hall, war memorial, or other places which bring a local community together, Preston Market has considerable social significance for the immediate community. But that social significance does not resonate beyond that community to the whole of Victoria.

Space frame technology

The use of space frame technology at Preston Market was one of the earliest uses of this technology in Victoria. But it was in use both nationally and internationally prior to the construction of Preston Market. There is no feature which elevates the space frame technology at Preston Market above other examples. There are places in Victoria which are better able to demonstrate space frame technology including Collins Place, Melbourne.

Tilt-up concrete walls

The use of tilt-up concrete walls at Preston Market was one of the earliest non-residential uses of this technology in Victoria. But similar technologies had been used in Victoria as early as 1907. From the 1970s, the technology became commonplace and there are now numerous examples throughout Victoria, many of which were constructed at the same time or shortly after Preston Market.

KEY REFERENCES USED TO PREPARE ASSESSMENT

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Various newspaper articles (1970) around the opening of Preston Market.

ADDITIONAL IMAGES



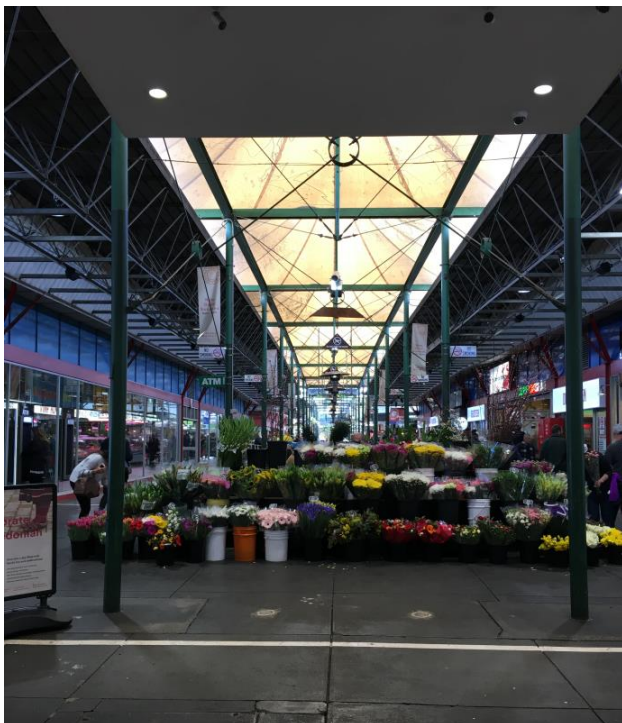
2018, Looking north east across the carpark to the single storey buildings of Preston Market.
Note the painted murals to the tilt-up concrete walls.



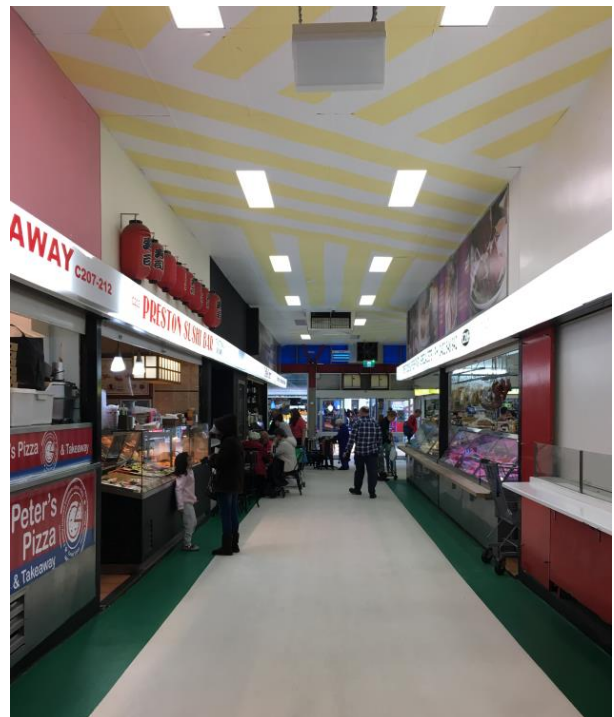
2018, Entrance facing Preston Railway Station at southern end of complex.



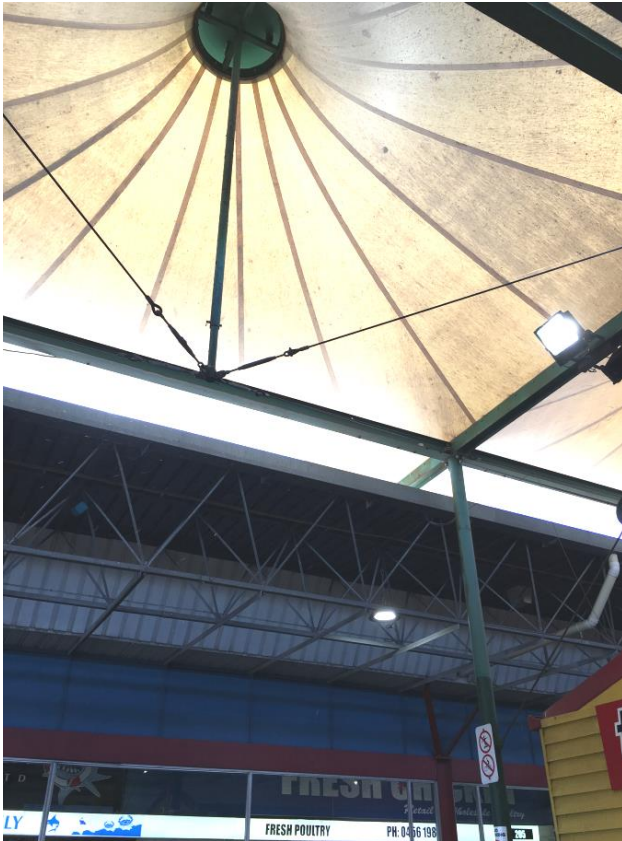
2018, Looking east towards Preston Market from Preston Station.



2018, Pedestrian walkway with stalls on either side.



2018, Enclosed shops and walkway.



2018, Space frame system in centre of image with c.1980s pyramidal canvas canopy above.



2018, Pedestrian walkway with seating.



2018, Internal area with space frame roof structure and inserted stalls.



1980s, Preston Market
Source: Darebin Libraries



1970s, Preston Market
Source unknown



1970s, Preston Market
Source: Darebin Libraries



1971, Preston Market.
Source: Constructional Review



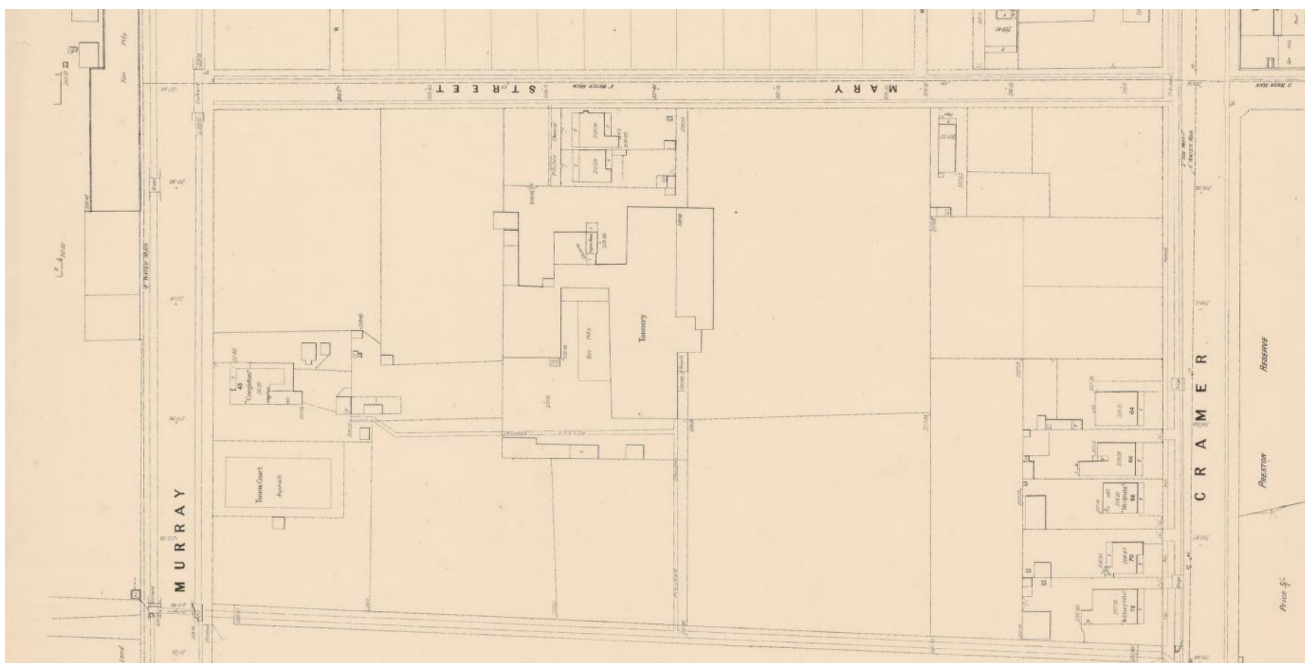
1970, Preston Market.
Source: State Library of Victoria



1969, Mayor Larkin laying the first peg prior to the construction of Preston Market.
Source: Darebin Libraries



1948, Aerial view of Broadhurst Tannery.
Source: State Library of Victoria



1910, MMBW plan showing the Broadhurst Tannery on what is now the Preston Market site.
Source: State Library of Victoria