



## Save Preston Market Survey Response

**Party: The Victorian Greens**

**Candidates:**

**Samantha Ratnam - MP for Northern Metropolitan, Leader of the Victorian Greens**

**Campbell Gome - Northcote candidate**

**Patchouli Paterson - Preston candidate**

**1a. Does your party have an official policy on Preston Market that it is taking to the November state election? If yes, please provide a link to your party's complete policy. If not, why not?**

For years the Greens have been and will continue to fight to protect Preston Market. We deeply value the market as a diverse community hub, where people can buy affordable, fresh food and feel part of the community. We want protection of the existing market where it stands secured in the law. You can read more about our policy here:

[https://www.samantharatnam.org.au/protect\\_preston\\_market](https://www.samantharatnam.org.au/protect_preston_market)

**1b. Do you agree with the VPA's latest draft structure plans for Preston Market? Please explain where you agree, where you differ, and why.**

The Greens recognise that the VPA's latest plan is an improvement from initial designs, but we do not support many aspects of it. For example:

- The design plans to demolish 80% of the market. We do not support this. We support protecting the existing market where it stands. We support protecting its heritage values and keeping the market operating while any construction on the larger site occurs.
- The design fails to include sufficient open space, affordable housing or climate neutral and sustainability features.
- Some towers cause excessive over-shadowing.
- Better pedestrian and bike access and safety features are required.

We acknowledge that these events take place on the unceded land of the Wurundjeri people of the Kulin Nation. We pay our respects to their Elders past and present.

Authorised by C.Gome, 1/45 William Street, Melbourne VIC 3000

684 High Street, Thornbury VIC 3071

[campbell.gome@vic.greens.org.au](mailto:campbell.gome@vic.greens.org.au)

0433 630 737

[CampbellGome.com](http://CampbellGome.com)

 [CampbellGomeGreens](#)  [CampbellGomeGrn](#)

 [CampbellGomeGreens](#)







**1c. Do you agree with Darebin City Council's latest proposal for the Preston Market structure plan? (their submission to the SAC) Please explain where you agree and where you differ.**

Yes, on the whole, the Greens agree with Darebin Council's most recent position on the Preston Market Structure Plan, particularly in respect to protecting the existing market where it stands. Where we differ from Council is in regard to the ambition in relation to affordable housing, open space targets and sustainability.

The Greens believe that in a big precinct development such as this, developers should be required to set aside 30% of dwellings for affordable homes for first home buyers at 80% of the market price. We should also be taking every opportunity to build more public housing given the housing crisis Victoria is experiencing and aim to build 100,000 public homes within the next decade.

The Greens believe that big precinct developments such as these should have a 20% open space target, to ensure the livability of the area for the community. This is all the more important for this site, given it is also a community hub which would hugely benefit from being surrounded by green space. We recognise that achieving this open space target would reduce the number of dwellings that would be built on this site, which is currently proposed as 1200.

The Greens believe that precinct developments such as these, which will last for the next 50 years or more, should be future proofed and show climate leadership. That means they should be built as carbon neutral developments so that they meet Victoria's 2050 zero carbon emission target. They should include a micro grid, battery storage, 100% renewable energy, electric vehicle charging stations and sustainable and efficient design.

**1d. What is your understanding of the role of the Victorian Planning Minister in relation to the proposed demolition of Preston Market?**

The Greens understand that the final decision regarding the future of the Preston Market lies with the Planning Minister. Hence we have raised our concerns with the Minister and have lobbied the Minister to protect the market with a legal agreement with the developers, that would ensure the Market's indefinite protection.

We acknowledge that these events take place on the unceded land of the Wurundjeri people of the Kulin Nation. We pay our respects to their Elders past and present.

Authorised by C.Gome, 1/45 William Street, Melbourne VIC 3000

684 High Street, Thornbury VIC 3071  
campbell.gome@vic.greens.org.au  
0433 630 737  
**CampbellGome.com**

 CampbellGomeGreens  CampbellGomeGm  
 CampbellGomeGreens







**1e. Do you think the Victorian Planning Minister should use their powers to immediately scrap the VPA's proposed draft structure plans?**

The Greens believe that the Planning Minister should listen to the community and require the VPA to overhaul its proposed design to ensure the protection of the existing market where it stands. This protection should be secured indefinitely in the law via a section 173 agreement on the title of the land.

**2a. Does your Party agree that Preston Market is a vital part of the community of the northern suburbs, is a public good, and that it should be brought under the democratic control of the community, i.e. publicly owned? If yes please provide evidence of your Party's public commitment. If not, why not?**

The Greens are deeply committed to protecting the Preston Market as a public good. In general, the Greens support community assets being held and managed by the public.

In the case of Preston Market, it has always been owned privately and has never been owned by Darebin Council, unlike other large fresh food markets such as Prahran, South Melbourne and the Queen Victoria Market, which are owned by local councils. According to the law, compulsory acquisition is strictly regulated, must be for a necessary reason, and requires the owner to be compensated. Compulsorily acquiring Preston Market would cost hundreds of millions of dollars, which is well out of reach of a council budget especially within a rate capped environment.

The Victorian Government is prohibited by anti-corruption laws from making gifts of land and assets such as this to Council, and the Victorian Government is not in the business of operating local markets. With huge pressures on the state budget coming out of COVID, we believe there is a more achievable, less costly and easier way forward in this case.

Instead of this expensive and challenging legal process, the Greens, in line with Darebin Council, have proposed a simple and practical way forward that would secure the future of the market. We propose that the Victorian Government use its current powers under planning legislation to negotiate a section 173 agreement on the title of the land that requires the indefinite protection of the existing market in the law.

We acknowledge that these events take place on the unceded land of the Wurundjeri people of the Kulin Nation. We pay our respects to their Elders past and present.

Authorised by C.Gome, 1/45 William Street, Melbourne VIC 3000

684 High Street, Thornbury VIC 3071  
campbell.gome@vic.greens.org.au  
0433 630 737  
**CampbellGome.com**

 CampbellGomeGreens  CampbellGomeGrn  
 CampbellGomeGreens

**THE  
GREENS**





**2b. Have you signed the STPM community petition? Link is here or accessed via [www.savetheprestonmarket.com](http://www.savetheprestonmarket.com). If not, why not?**

The Greens agree with the Save Preston Market campaign on the protection of the existing market where it stands and its importance to the community. The solution proposed by Darebin Council to secure the market's indefinite protection via a section 173 agreement on the title of the land provides a strong pathway to protect the market. This agreement is within the powers of the Victorian Government to require as a condition of the development, is simple to negotiate and secures protection at no cost to the government's strained post-COVID budget. Therefore, we think it is the solution most likely to succeed in this case versus any proposal for public acquisition. Therefore Samantha Ratnam has not signed the petition given that is not the ask of the petition. Samantha has fought for protection of the market in many other ways - see responses to question 4a.

Candidate for Northcote Campbell Gome has signed the petition although he agrees the best strategy to protect the market indefinitely is through a section 173 agreement, rather than public acquisition.

Candidate for Preston Patchouli Paterson has not signed the Save Preston Market petition as she thinks a section 173 agreement is the most achievable and concrete way to protect the market. Patchouli has supported the campaign to protect Preston Market in many other ways.

**2c. Does your Party agree that Preston Market should be publicly acquired by either/both the state government and Darebin City Council? If yes, please provide your Party's policy details as to why and how this will be achieved. If not, why not?**

See response to 2a.

**2d. Please direct us to where in your policy position the answers to the above questions on public acquisition are elucidated.**

The Greens position on the Preston Market can be found here: [https://www.samantharatnam.org.au/protect\\_preston\\_market](https://www.samantharatnam.org.au/protect_preston_market). More detailed positions are included in Samantha Ratnam's submission to the VPA Standing Advisory Committee hearings.

We acknowledge that these events take place on the unceded land of the Wurundjeri people of the Kulin Nation. We pay our respects to their Elders past and present.

Authorised by C.Gome, 1/45 William Street, Melbourne VIC 3000

684 High Street, Thornbury VIC 3071  
campbell.gome@vic.greens.org.au  
0433 630 737  
**CampbellGome.com**

 CampbellGomeGreens  CampbellGomeGrn  
 CampbellGomeGreens







**3a. What is your understanding of the community engagement process undertaken by Darebin City Council, the Victorian Planning Authority, and Capire Consultants to support the redevelopment of the market?**

Darebin City Council undertook a strong community consultation to develop their Heart of Preston report, which recommended that the Preston Market be protected as an open air, affordable, fresh food market that celebrates our diversity.

The VPA and consultants undertook a public consultation, which involved a formal submission process seeking input on a redesign of the original plans presented by Salta Properties. They are now undertaking hearings on their revised design. While the VPA took some of the concerns of the community into account in its redesign, it fundamentally ignored the central calls to protect the existing market and its heritage.

**3b. Do you believe there is a gap between the needs and expectations of the local community and the goals of the state government with regards to the proposed demolition of Preston Market. Please point to examples.**

The Greens believe the Government continues to put the interests of big developers ahead of the needs of the community. We have seen it in the Preston Market redevelopment and in so many other projects across Victoria. We see it in the continuous fast tracking and approval of big developments with little community benefit. Preston Market is a classic example of this, where the Victorian Government fast-tracked this project to bypass Council approvals. We also see it in the failure to require affordable housing targets, despite our community facing a housing affordability crisis. We see it in the lack of rules for such developments to meet the Victorian Government's own policy for carbon neutrality.

The Government's failure is also evident in its weak planning laws, which means developers can by-pass Council when they reject a design and get projects approved by VCAT with little or no community benefit. This was the case with the Northcote Plaza redevelopment, which is due to begin construction shortly.

We acknowledge that these events take place on the unceded land of the Wurundjeri people of the Kulin Nation. We pay our respects to their Elders past and present.

Authorised by C.Gome, 1/45 William Street, Melbourne VIC 3000

684 High Street, Thornbury VIC 3071  
campbell.gome@vic.greens.org.au  
0433 630 737  
**CampbellGome.com**

 CampbellGomeGreens  CampbellGomeGrn  
 CampbellGomeGreens







**3c. If you were to win your seat in the upcoming state election, what concrete actions, if any, would you take as a sitting MP to address the gap that exists between the needs and expectations of the community and the goals of the state government with regards to Preston Market?**

The Greens will continue to fight to protect the Preston Market. While local Labor MPs have been silent, the Greens have been and will continue to be a voice for the community in the parliament, in hearings, directly to the Minister and in the community. We won't stop until the market is protected. We will also fight for reform of the planning system so that community interests are prioritised over the superprofits of big developers across all planning matters.

**4a. Please provide a list of concrete actions that you personally as a candidate have taken to support the community's goal of retaining the Preston Market on its current footprint and in its current form.**

**Samantha Ratnam - Greens MP for Northern Metropolitan, Victorian Greens Leader.**

Samatha has:

- Appeared before Victorian Planning Authority hearings on behalf of the local community calling for protection of the Preston Market
- Called for the protection of the Market in Victorian Parliament
- Written to the Planning Minister and local MPs of Preston and Northcote, calling for the Market's protection in a legal agreement with the developers
- Emailed and engaged with our supporters informing them of the issue and asking them to sign the Council petition to save the market
- Met with Council group on numerous occasions about this issue
- Met with the Save Preston Market group about the issue
- Campaigned on the issue in the community, including it on our website, social media and in a policy booklet that will be delivered to every home in the marginal seat of Northcote, and more.
- Signed the Darebin Council Petition to Protect the Preston Market

**Campbell Gome - Greens Candidate for Northcote.**

Campbell has:

- Met with the Save Preston Market group on two occasions and attended the Community Picnic on Sat 1 October
- Joined Greens volunteers in door knocking and speaking to voters in Northcote every weekend since July. The flyer we are distributing on our door knocks lists 'Protect Preston Market' as one of our top priority issues in our vision for a better future for our community. We have distributed over **5,000** of these flyers already and will more

We acknowledge that these events take place on the unceded land of the Wurundjeri people of the Kulin Nation. We pay our respects to their Elders past and present.

Authorised by C.Gome, 1/45 William Street, Melbourne VIC 3000

684 High Street, Thornbury VIC 3071  
campbell.gome@vic.greens.org.au  
0433 630 737  
**CampbellGome.com**

 CampbellGomeGreens  CampbellGomeGrn  
 CampbellGomeGreens







than double that by election day. Many people we've spoken to have brought up protecting Preston Market as a key issue for them this election.

- Protect Preston Market posters and leaflets in multiple languages are prominently displayed and available in our community hub and campaign office at 684 High St Thornbury.
- Promoted the importance of this issue on social media platforms and will continue to do so.
- Signed the Darebin Council Petition to Protect the Preston Market.

### Patchouli Paterson - Greens Candidate for Preston

Patchouli has:

- Met with the Save Preston Market group
- Signed the Darebin Council Petition to Protect the Preston Market.
- Organised 30,000 flyers with the protection of Preston Market as the topline priority, which will be letterboxed to every house in the electorate before polling starts.
- Promoted the importance of this issue on social media platforms and will continue to do so.

### 4b. Please provide a list of concrete actions that your party has taken to support the community's goal of retaining the Preston Market on its current footprint and in its current form.

Darebin Greens Councillors have also sought to protect the Preston Market at every opportunity during the planning process. They have been influential in developing the Council's strong position on the issue and in running the strong community campaign to protect the Market.

On behalf of the Greens, and as the Victorian Greens Leader, Samantha Ratnam has:

- Appeared before Victorian Planning Authority hearings on behalf of the local community calling for protection of the Preston Market
- Called for the protection of the Market in the Victorian Parliament
- Written to the Planning Minister and local MPs of Preston and Northcote, calling for the Market's protection in a legal agreement with the developers
- Emailed and engaged with our supporters informing them of the issue and asking them to sign the Council petition to save the market
- Met with Council group on numerous occasions about this issue
- Met with the Save Preston Market group about the issue

We acknowledge that these events take place on the unceded land of the Wurundjeri people of the Kulin Nation. We pay our respects to their Elders past and present.

Authorised by C.Gome, 1/45 William Street, Melbourne VIC 3000

684 High Street, Thornbury VIC 3071  
campbell.gome@vic.greens.org.au  
0433 630 737  
CampbellGome.com

 CampbellGomeGreens  CampbellGomeGrn  
 CampbellGomeGreens







- Campaigned on the issue in the community, including it in our website, and in a policy booklet that will be delivered to every home in the marginal seat of Northcote, and more.
- Signed the Darebin Council Petition to Protect the Preston Market

**4c. Please provide details of any future actions you personally and your party intend to take prior to the November election to support the community's goal of retaining Preston Market on its current footprint and in its current form.**

As indicated in the above responses, we will continue to raise the issue in the community through our mailout to every home, in our leaflets, in our door knocking conversations in the Greens - Labor marginal seat of Northcote. In doing so we are exerting maximum pressure on the Labor Government to act to protect the market or risk losing the seat to the Greens due to voter concern.

**4d. Please provide details of concrete actions you personally and your party will take if the Standing Advisory Committee approves the VPA plans for the Preston Market to be demolished and redeveloped.**

If the Standing Advisory Committee approves a plan that involves demolishing all or any substantive part of the Preston Market, the Greens will lobby the Minister for Planning in parliament, writing and in meetings not to approve this plan and to take the necessary actions to protect the existing market.

**4e. Please provide details of concrete actions you personally and your party will take if the Victorian Planning Minister signs off on any plans which involve demolition of Preston Market, whether partial or total.**

If the Minister for Planning signs off on plans that will demolish all or a substantive part of the Preston Market, the Greens will be the lead voice opposing this in the parliament, in the media and in the community. We will join the community protests opposing it.

We acknowledge that these events take place on the unceded land of the Wurundjeri people of the Kulin Nation. We pay our respects to their Elders past and present.

Authorised by C.Gome, 1/45 William Street, Melbourne VIC 3000

684 High Street, Thornbury VIC 3071  
campbell.gome@vic.greens.org.au  
0433 630 737

**CampbellGome.com**

 CampbellGomeGreens  CampbellGomeGrn  
 CampbellGomeGreens

