

**H0734 Queen Victoria Market**  
**65-159 Victoria Street, Melbourne**  
**Permit Application P30767 – ‘Trader Shed’**

**Why is the Queen Victoria Market of cultural heritage significance?**

The Queen Victoria Market is included in the Victorian Heritage Register under the provisions of the *Heritage Act 2017* for its historical, archaeological, social, architectural and aesthetic significance to the State of Victoria.

The Queen Victoria Market is one of Victoria’s great nineteenth century markets which has been in continual operation as a retail market since the 1870s. It is a remarkably intact collection of purpose built nineteenth century and early twentieth century market buildings and has an ongoing role and continued popularity as a fresh meat and vegetable market, shopping and meeting place for both Victorians and visitors. It is also the site of Melbourne’s first official cemetery which was in use between 1837 and 1854 and intermittently until 1917.

**What was the permit application for?**

In February 2020 Heritage Victoria received a permit application from the City of Melbourne for works to demolish the Meat Market Annex and toilet block known as ‘G Shed’ to construct a new trader storage and amenity building to be known as ‘Trader Shed’.

The proposed works include:

- Demolition of ‘G Shed’
- Construction of four basement levels accommodating trader cool and dry storage, public amenities and plant equipment
- Construction of three level building fronting Queen Street providing for loading and delivery to the Meat and Fish Hall and Dairy Produce Hall and trader amenities including office space and meeting rooms
- Public realm upgrades to the rear ‘courtyard’ with the laneways, Meat and Fish Hall and Dairy Produce Hall

The proposed Trader Shed forms part of the Queen Victoria Market Precinct Renewal project which seeks to support the ongoing proper functioning of the market and fresh produce traders through storage, safety and compliance upgrades.

Heritage Victoria has also assessed a permit application for a proposed new ‘Northern Shed’, service connections to Sheds A, B, C, D, H and I and public realm upgrades, incorporating an additional loading zone and a waste and recycling facility in the north part of Queen Street.

The permit application was advertised between 26 February 2020 and 5 April 2020 with 133 submissions received. Public submissions received in response to the application included both objections and those in support of the proposal, and many were combined responses that also considered the proposed new ‘Northern Shed’. A large number of submissions were ‘proforma’ objections concerned with the operational changes proposed impacting the character of market trading. Those in opposition to the works identified the impacts of the scale, materiality and

architectural language of the Trader Shed, while those in support highlighted the need for the Market to adapt to meet contemporary storage, compliance and safety requirements.

In response to public submissions and concerns raised by Heritage Victoria, the City of Melbourne lodged a permit application amendment in September 2020 that revised the design of the 'Trader Shed' to include an additional basement level and resolved the form and materiality of the new building.

### **Why has the permit been approved?**

The *Heritage Act 2017* requires the Executive Director of Heritage Victoria to consider various matters in determining a permit application including the extent that the application, if approved, would affect the cultural heritage significance of the place; the extent that refusal would affect the reasonable or economic use of the place; and any submissions received in response to public notice of the permit application.

Evidence was provided that refusal of the permit would affect the owner's ability to reasonably use the place in a compliant and safe manner. The proposal would primarily upgrade systems connected to the unloading and re-stocking of fresh produce stalls by centralising delivery and storage for Sheds A, B, C, D, H and I. It would also substantially upgrade trader and public amenities to meet contemporary standards. The 'Trader' Shed has been designed to respond appropriately to the prevailing architectural context of this part of Queen Victoria Market.

On 3 December 2020, the Executive Director, Heritage Victoria approved the permit application allowing for the demolition of G Shed and construction of the new 'Trader Shed' and associated public realm upgrades.

### **Can the applicant appeal the decision?**

The applicant can choose to apply to the Heritage Council of Victoria for a review of the Executive Director's decision within 60 days of receiving the approved permit. The Heritage Council is an independent statutory authority established under the *Heritage Act 2017*.