

**H0734 Queen Victoria Market**  
**65-159 Victoria Street, Melbourne**  
**Permit Application P32629 – ‘Northern 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 construct a new loading, centralised waste and recycling facility known as ‘Northern Shed’ in the northern part of Queen Street.

The proposed works include:

- Demolition of the Queen Street amenities block
- Construction of a new undercover loading zone and centralised waste and recycling facility (including basement, service core, hydraulic lift and mechanical vent) within Queen Street
- Installation of new service conduits to the service lanes between the Victoria Street Shops and Shed A, Sheds A and B, B and C, the southern side of C, and Sheds H and I and along the western (Peel Street) end of the Sheds (A-E)
- Installation of new service bollards within the laneways of Sheds A, B, C, H and I to provide connection points for the new services
- Installation of six waste hubs in Sheds A, B and C
- Associated landscaping and public realm upgrades within Queen Street

The proposed Northern Shed, service connections and public realm upgrades form 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 ‘Trader Shed’ to replace the Meat Market Annex and toilet block known as ‘G Shed’.

The permit application was advertised between 26 February 2020 and 5 April 2020 with 131 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 ‘Trader 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 Northern Shed, while those in support highlighted the need for the Market to adapt to meet contemporary storage, compliance and safety requirements.

In response to the public submissions and concerns raised by Heritage Victoria, the City of Melbourne lodged a permit application amendment in September 2020 that revised the provision of segregated loading to include the installation of operable bollards, retractable gates and new raised street edge to Queen Street.

### **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 substantially upgrade waste management facilities and infrastructure while installing the services necessary for running a compliant food stall. The proposed operable bollards, retractable gates, street edge and landscaping works are integral to segregating pedestrians and loading vehicles, enabling the implementation of operational modes which improve safety for traders and visitors.

On 3 December 2020, the Executive Director, Heritage Victoria approved the permit application allowing for the works to install service connections within Sheds A, B, C, D, H and I, construct a new centralised waste and recycling facility, install segregated loading infrastructure, and the associated landscaping and public realm works within Queen Street.

The canopy element of the proposed 'Northern Shed' has not been approved as it is considered to be of a scale, form and materiality that is at odds with the architectural significance of Queen Victoria Market. It is noted that excluding this component of the works will prevent the provision of sheltered conditions for on-street loading and a 'sheltered flexible use space', as proposed, from being realised. However, the canopy does not definitively provide for a segregated and formalised loading area, which is being achieved through other means, and the benefits do not outweigh the unacceptable detrimental impacts of the structure on the cultural heritage significance of the Place.

### **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*.