

Application for exclusion



Before you start

You are logged in with the below email address. Once you submit this form the below email address will be used for all future correspondence:

████████████████████

Please call Heritage Victoria to discuss your application prior to its lodgement

Telephone: (03) 7022 6390

Email: heritage.registrations@transport.vic.gov.au

What does exclusion from the Victorian Heritage Register mean?

Exclusion from the Victorian Heritage Register will result in a 5-year period during which Heritage Victoria will be unable to accept nominations for the place or object for the Victorian Heritage Register. For more information refer to the Heritage Victoria website.

Who can apply for an exclusion?

Exclusions can only be applied for by a government asset manager, a government Department Head, a public authority, or an Administrative Office Head when the application is in facilitation of a major development which costs at least \$5 million.

If you don't know whether you are able to make this application, please contact us on the above details.

Who can complete this form?

This form must be completed a person with an appropriate level of knowledge and experience in the identification and assessment of places, objects, or land in order to determine heritage significance or value, being a person with a relevant tertiary qualification and/or extensive relevant experience.

What is the fee for applying?

An application for exclusion requires a fee payment. For all fee details visit [Heritage Victorias's website](#)

Your details

Please confirm or update your details before proceeding.

First name

████████

Last name

████████

Business or organisation name GJM Heritage

Position title

Contact number

[REDACTED]

Please see the *Privacy collection statement* for information on how the details you provide will be used.

Contact details

Who is the applicant for this Exclusion Determination?

The applicant is a government asset manager or public authority

Please provide the contact details for the person acting on behalf of the public authority / government asset manager for this application below.

Details for the government asset manager or public authority

**Name of *Minister/*entity
/*public authority**

Victorian Infrastructure Delivery Authority (VIDA)

***ABN/*ACN/*ARBN**

69 981 208 782

Position title

Program Director, Integration and Interface - Sunshine Superhub Project

First name

[REDACTED]

Last name

[REDACTED]

Email

[REDACTED]

Contact number

[REDACTED]

Postal address

Level 9, 121 Exhibition Street

Suburb

Melbourne

State

Vic

Postcode

3000

Country

Australia

I am also the owner of this place No

Owner or Government asset manager

First name [REDACTED]

Last name [REDACTED]

Business or organisation name [REDACTED]

ABN

Position title

Email [REDACTED]

Contact number [REDACTED]

Postal address 188 Hotham Street

Suburb East Melbourne

State Vic

Postcode 3002

Country Australia

Do you have other relevant contact details you want to provide us No

The works involve common property No

Pre-application details

Have you had a pre-application discussion with Heritage Victoria in relation to this application? Yes

What was the identifier provided for the pre-application discussion? RX1018

Major development

Provide a brief description of the major development to which the application relates

The Sunshine Superhub Project proposes major changes to the rail network around Sunshine Station to enable a rail line to Melbourne Airport and pave the way for electrification to Melton. These upgrades will untangle this complex section of the rail network between Albion Station and West Footscray Station, allowing future Melbourne airport trains to travel through and prepare the station for future upgrades to increase train services for the growing communities of Melton and Wyndham Vale.

Estimated cost of the major development (\$)



Impact of major development on place or object

Potential for external alterations to the building.

Details of the place or object

Type

Place

Place or object details

Place or object name

Former Sunshine Market (also known as Pap's Market)

Address

13-19 City Place, Sunshine VIC 3020

Responsible Authority

BRIMBANK CITY
MINISTER FOR PLANNING

Victorian Heritage Inventory number (if any)

National Trust reference number (if known)

Has the place or object previously been identified in a heritage study? If yes please give details.

Yes, included as HO91 in the Schedule to the Heritage Overlay of the Brimbank Planning Scheme. Citation contained within the Brimbank City Council Post-Contact Cultural Heritage Study (2007).

Does this place have a local Heritage Overlay (HO) within a planning scheme?

Yes

If yes, please provide the HO number

HO91 in the Brimbank Planning Scheme

Briefly describe the extent of the place and what it includes

All of the building and land within VOLUME 10205 FOLIO 222. Refer to attached extent of place.

If you are including part of a land parcel, identify that part NA

Is the proposed major development to be carried out entirely on Crown land? No

You will be required to upload the relevant land title(s) issued within 30 days, along with all other supporting documentation at the end of this form.

Heritage Council criteria

Assessment of State-level significance

Include reasons why the place or object should not be included in the Heritage Register. These must be reasons based on the assessment criteria published by the Heritage Council. This means you must provide reasons why the place or object does not meet the threshold of State-level cultural heritage significance in relation to each of the criteria selected. For further information on the Heritage Council criteria and thresholds please refer to [their guidance](#).

CRITERION A Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

CRITERION B Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

CRITERION C Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

CRITERION D Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

CRITERION E Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

CRITERION F Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

CRITERION G Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

CRITERION H Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

Other Information

Information in this section should demonstrate why the criteria selected for assessment are the relevant criteria. It should provide the evidence that supports the assessments. Information should be based on robust research and analysis. Exclusion determinations can be overturned if significant new information is identified.

Physical description	Refer to attached State-level Heritage Assessment prepared by GJM Heritage.
History of the place or object	Refer to attached State-level Heritage Assessment prepared by GJM Heritage.
Comparative analysis	Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

You can view recent Heritage Council decisions through [Austlii](#).

Aboriginal cultural heritage values (where known)

Who are the traditional Aboriginal owners of this place or object? Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation

Does this place or object have Aboriginal cultural heritage values in addition to non-Aboriginal cultural heritage values (shared values)? No

Note: If the place or object is of cultural heritage significance only on the grounds of its association with Aboriginal tradition, Aboriginal traditional use, or Aboriginal archaeology, it may be appropriate for registration in the Victorian Aboriginal Heritage Register. Please contact [First Peoples – State Relations](#)

Key sources Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

Condition of the place or object

Condition Good

Is there any damage to the fabric (the materials from which the place or object is made)? No

Intactness and integrity

How much of the original form or appearance remains? Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

What alterations are present and why was the place or object altered? Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

Have the changes or alterations affected the heritage value of the place or object? Refer to attached State-level Heritage Assessment prepared by GJM Heritage.

Supporting documents

You must provide all required documents before submitting your application

Certificate of Title	13-19 City Place Plan.pdf
Cost of works	SSP Sunshine Market - Cost Plan.pdf
Photographs	Exterior 1.JPG Exterior 2.JPG Exterior 3.JPG Exterior 4.JPG Exterior 7.JPG Fmr market space 2.JPG Upper level office space 2.JPG Exterior 5.JPG Entry to market space.JPG Exterior 6.JPG Fmr market space 1.JPG Upper level office space 5.JPG Saw tooth roof form over rear.JPG Upper level office space 3.JPG Fmr market space 3.JPG Upper level office space 4.JPG Upper level office space 1.JPG
Extent Diagram	Sunshine Market Exclusion Extent.pdf
Additional Information	20260116_GJM Heritage_Sunshine Market_Assessment.pdf 13 - 19 City Place - endorsed Building Plans.pdf

Fee calculation

Heritage fees are determined in accordance with the Heritage Regulations 2017.

Details of fees are listed on the [Heritage Victoria website](#).

Fee to be paid: \$8068.80

Details of the fee calculation Application for Exclusion from the Victorian Heritage Register Fee for lodging an application for Exclusion from the Victorian Heritage Register. Regulation: 6D

Fee payment

Payment method	EFT
Total amount to pay	\$8068.80

Attention to details

BSB



Account and reference number



EFT confirmation



Proof of payment



Declarations & privacy

Declarations

I state that the information I have given on this form is correct to the best of my knowledge.

I declare that the application has been made to facilitate the development or delivery of a project where the cost of the project is no less than \$5 million.

Privacy statement

Heritage Victoria is a branch of the Department of Transport and Planning (DTP). Heritage Victoria is committed to protecting personal information provided by you in accordance with the principles of the Victorian privacy laws. The information you provide, and anything provided in relation to this process or any subsequent decision pertaining to the site card, will be used for the following purposes:

- correspond with you about your application
- to inform Heritage Victoria in making a recommendation or a decision as to the matter.
- the material may be made available to the public through a public notice process as required under the Heritage Act 2017, to the Heritage Council of Victoria for use in a public hearing, or to the Minister for Planning in making a determination.
- to provide information about the site card, including the initial application and subsequent regulation of that site card, where requested by successive owners of the property or consultants engaged in relation to the property

Your contact details may be used by DTP or its contracted service providers under confidentiality agreements to survey you about your experience with DTP.

The information you provide may be made available to:

- any person who may wish to inspect your proposal until the process is concluded. In this instance, the 'process' includes not only the current site card application but also any further aspects of Heritage Victoria regulation under this site card process.
- relevant officers in DTP, other Government agencies or Ministers directly involved in the heritage process.

If all requested information is not received, DTP is unable to process your request.

You may access the information you have provided to DTP by contacting heritage.victoria@transport.vic.gov.au

STATE-LEVEL HERITAGE ASSESSMENT:

FORMER SUNSHINE MARKET

13-19 CITY PLACE, SUNSHINE



Figure 1. Former Sunshine Market (Source: GJM Heritage, November 2025).

DATE: 16 January 2026

FILE: 2025-048

SUNSHINE MARKET, 13-19 CITY PLACE, SUNSHINE

INTRODUCTION

On behalf of the Level Crossing Removal Project, AECOM GHD Joint Venture Technical Advisory Services has engaged GJM Heritage to prepare a state-level heritage assessment of the Former Sunshine Market in Sunshine. The assessment has been prepared to inform decision-making in respect of the former market building as part of the Sunshine Superhub Project.

The Former Sunshine Market is a post-war commercial building located in a small retail centre west of the Sunbury Railway Line at Sunshine and northwest of the Sunshine Railway Station. Historically the building contained retail premises at ground-level and offices at first-floor level in the building facing the City Place street frontage with a market facility located at the rear. All premises remain in various levels of occupation and with various uses.

The Former Sunshine Market is included in the Heritage Overlay of the Brimbank Planning Scheme as HO91.

This assessment considers whether the Former Sunshine Market is likely to meet the threshold of state-level heritage significance and inclusion in the Victorian Heritage Register (VHR). The assessment also considers whether it may be appropriate for the Level Crossing Removal Project to make an application for an Exclusion Determination for the former market under s.36A of the *Heritage Act 2017*. It is noted that should an Exclusion Determination be appropriate, this report may be used for the purpose of seeking such an application and that Heritage Victoria will publish this assessment on its website alongside any Exclusion Determination issued for the required statutory period.

Limitation

GJM Heritage grants the client for this project (and the client's successors in title) an irrevocable royalty-free right to reproduce or use the material from this report, except where such use infringes the copyright and/or Moral rights of GJM Heritage or third parties. This report is subject to and issued in connection with the provisions of the agreement between GJM Heritage and its Client. GJM Heritage accepts no liability or responsibility for or in respect of any use of or reliance upon this report by any third party.



Place Type: Produce Market	Architect: Unknown
Construction Date: 1956	Builder: Unknown

ASSESSMENT FINDING

Built in 1956, the Former Sunshine Market is one of many produce markets built in the nineteenth and twentieth centuries in Victoria to provide local communities with access to fresh produce. A large number of these remain, with many continuing to operate as market buildings to demonstrate this type of place.

The Former Sunshine Market does not demonstrate any historic, aesthetic/architectural, technical/creative or social characteristics that elevate it above the many examples of this general typology that remain in Victoria. It is therefore our assessment that the Former Sunshine Market does not meet the State-level threshold for inclusion in the VHR.

The Former Sunshine Market is considered to be appropriately included in the Heritage Overlay of the Brimbank Planning Scheme as HO91, in recognition of its local heritage value.

On the basis of this assessment, it is considered that the Former Sunshine Market has no reasonable prospect of inclusion in the VHR and that it would be appropriate for the Level Crossing Removal Project to make an application for an Exclusion Determination for the Former Sunshine Market under s.36A of the *Heritage Act 2017*.

PLACE HISTORY

The Sunshine Market was constructed in the mid-1950s to the west of the Melbourne to Sunbury railway line at Sunshine, in close proximity to the Sunshine Railway Station. After the relocation of H V McKay’s Sunshine Harvester factory to Braybrook Junction (Sunshine) in 1906, a commercial centre developed on Hampshire Road to the east of the existing railway line on land largely owned by the McKay family (Context, *Brimbank Heritage Gap Study*, 2014:25). Subsequent to this, a second commercial centre developed to the west of the railway line (in the current City Place and Sun Crescent area) with 18 shops constructed by the late 1920s (O Ford et al, *Brimbank City Council Cultural Heritage Study*, 2000: unpaginated). The Sunshine Market was constructed within the latter commercial centre.

Construction of the Sunshine Market building was likely to be nearing completion in May 1956 when a painter was sought to undertake work there (*The Age*, 31 May 1956:16). The next month a confectionery stall – described as having “excellent prospects” – was advertised as available at the market (*The Age*, 13 June 1956:14). By November that year the market had become a popular shopping destination with ‘over 2000 buyers every market day (*The Age*, 24 November 1956:45). From its establishment to the early 1980s stalls variously included butchers, fishmongers, florists, fruiterers, delicatessens, haberdashery and confectionery businesses (*The Age*, 1950s to 1980s).

Sunshine Market was constructed as a small private mixed business. Housed within a two-storey building fronting City Place, three retail premises were constructed facing the street with office tenancies above and an arcade leading from City Place to a roofed market space at the rear. The shops and offices were variously tenanted in the 1960s and 1970s, by a hairdresser, coffee lounge, record store, accountant and estate agent (*Sands and McDougall Directories*, 1960-1974). In the early 1980s two offices above the “busy Sunshine market” were advertised as suitable for “solicitors, travel agents, accountants etc” (*The Age*, 11 November 1981:29).

In 1983 the Sunshine Market building at 15 City Place was advertised for sale at a mortgagee’s auction (*The Age*, 23 November 1983:33). Described as a retail investment, the sale included nine retail areas and first floor offices and was to be sold subject to a “V’Rail lease” which was to expire in 2009 (*The Age*, 23 November 1983:33). In 1995 the Crown Land was granted to the Papalias, assumed to be the origin of ‘Pap’s Market’ as the building is currently known (Certificate of Title). The market was reportedly closed in 1999 (O Ford et al, *Brimbank City Council Cultural Heritage Study*, 2000: unpaginated). Changes in retailing practices, including the nearby construction in the 1990s of two large

indoor shopping centres on former industrial land to the east of the railway line (Sunshine Centre Plaza and the Sunshine Marketplace), led to the reduced popularity of the small Sunshine Market.

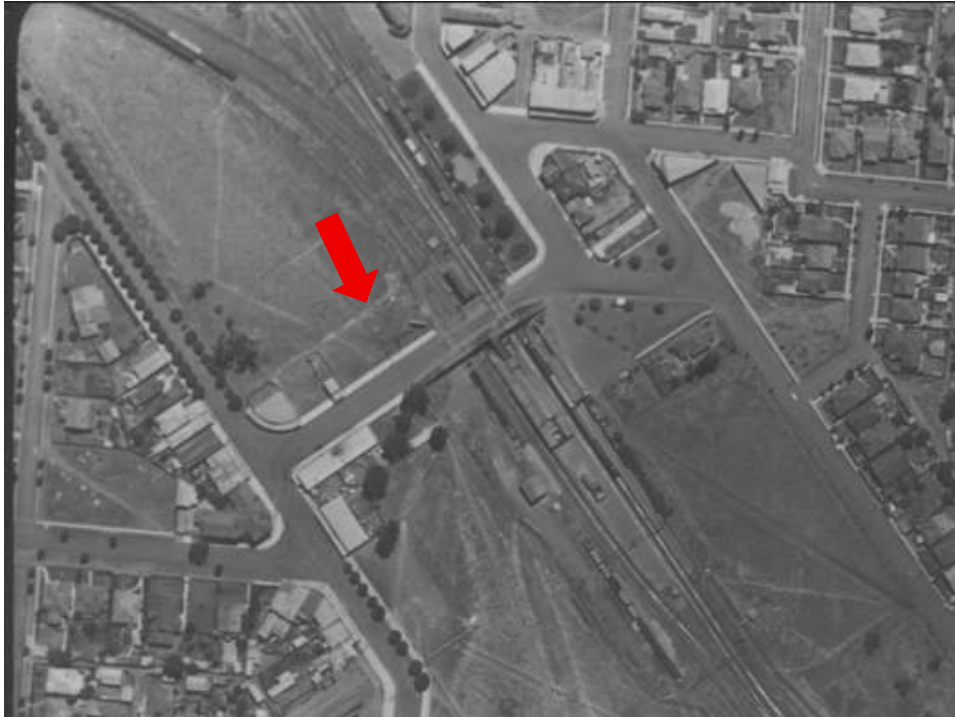


Figure 2. Aerial view showing the approximate location of the Former Sunshine Market, 1945 (Source: Land Victoria)

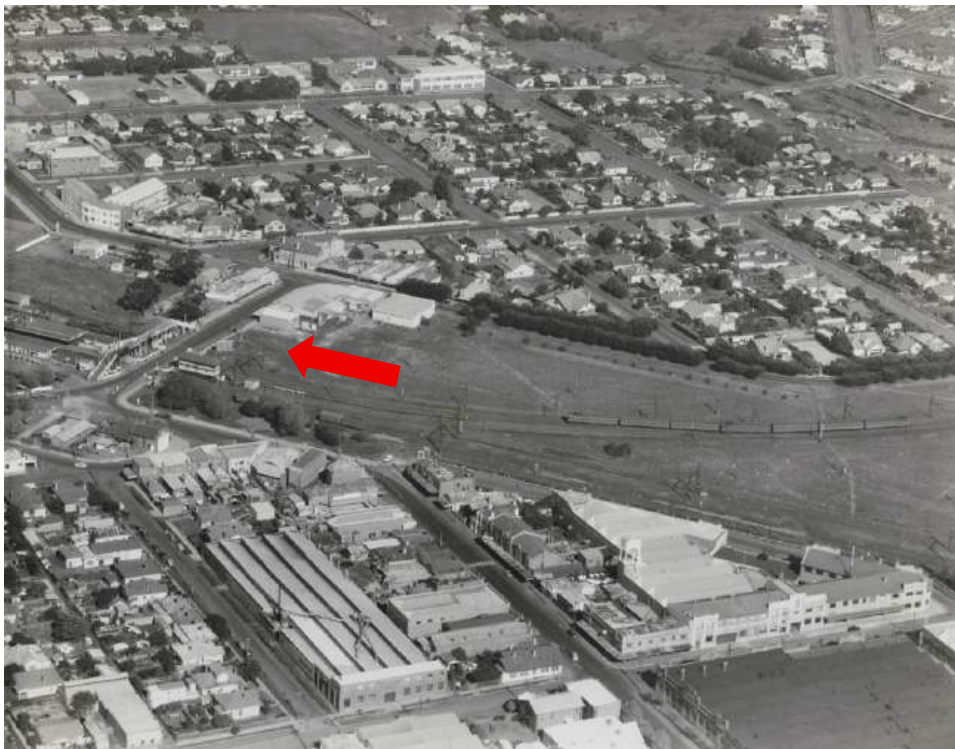


Figure 3. Aerial view of Sunshine, showing approximate location of the site of the Former Sunshine Market, c1954 (Source: SLV, C D Pratt, H2016.33/102)



Figure 4. Detail of aerial view of Sunshine overpass, 1962, showing location of the recently built Sunshine Market (Source: Victorian Places <https://www.victorianplaces.com.au/sunshine>)



Figure 5. View of the east elevation of the Sunshine Market, c2000 (Source: Victorian Heritage Database)

HISTORICAL THEMES

The Former Sunshine Market demonstrates the following historic themes:

Victoria's Framework of Historical Themes (2010)

- Historic Theme 5: Building Victoria's industries and workforce
 - Sub-Theme 5.3: Markets and retailing
- Historic Theme 2: Peopling Victoria's places and landscapes
 - Sub-Theme 2.5 Migrating and making a home



DESCRIPTION

The Former Sunshine Market is located directly to the west of the railway line at Sunshine and northwest of the Sunshine Railway Station. It is situated in a small commercial area centred on City Place, Sun Crescent and Durham Road.

The Former Sunshine Market is a small complex which comprises two parts. To the front (south) is a two-storey gabled roof building with shops at ground level and vacant office spaces at the upper level. To the rear (north) is a single-storey saw-toothed roof building, originally constructed as a market hall. Constructed in red brick (overpainted), both components are parapeted on all sides – crowned with simple rows of header bricks – with the east and west parapet lines following the profile of the roofs behind. These parapets conceal a corrugated sheet-metal roof to the front building and a three-bay saw-toothed roof with south-facing figured wired glazing and extensive solar panelling to the angled roofs of the rear building.

The principal elevation of the front building comprises five large multi-paned steel-framed windows which are evenly spaced across the first-floor level, a cantilevered canopy with pressed metal-lined soffit, and shopfronts at street level. The latter comprises an asymmetrically-placed arcade entry flanked by shops and a third shop at the eastern corner. Shopfronts are variously glazed with chrome framing and entries are canted at the corners of the arcade, with glazing continuing along the sides of the arcade. A deeply recessed entry, with roller door shutter, provides access to a larger, former market space at the rear.



Figure 6. Aerial image of the Former Sunshine Market, 13-19 City Place, Sunshine, outlined in red (Source: Nearmap 15 October 2025, viewed 14 November 2025)



Figure 7. View of the Former Sunshine Market from the south-east (Source: GJM Heritage, November 2025)



Figure 8. View of the front (south) elevation of the Former Sunshine Market (Source: GJM Heritage, November 2025)



Figure 9. View of the Former Sunshine Market from the north-east, showing the two-storey gable-roofed component to the left (south) and the saw-tooth roofed former market space to the right (north) (Source: GJM Heritage, November 2025)





Figure 10. View of the rear (north) elevation of the Former Sunshine Market building (Source: GJM Heritage, November 2025)

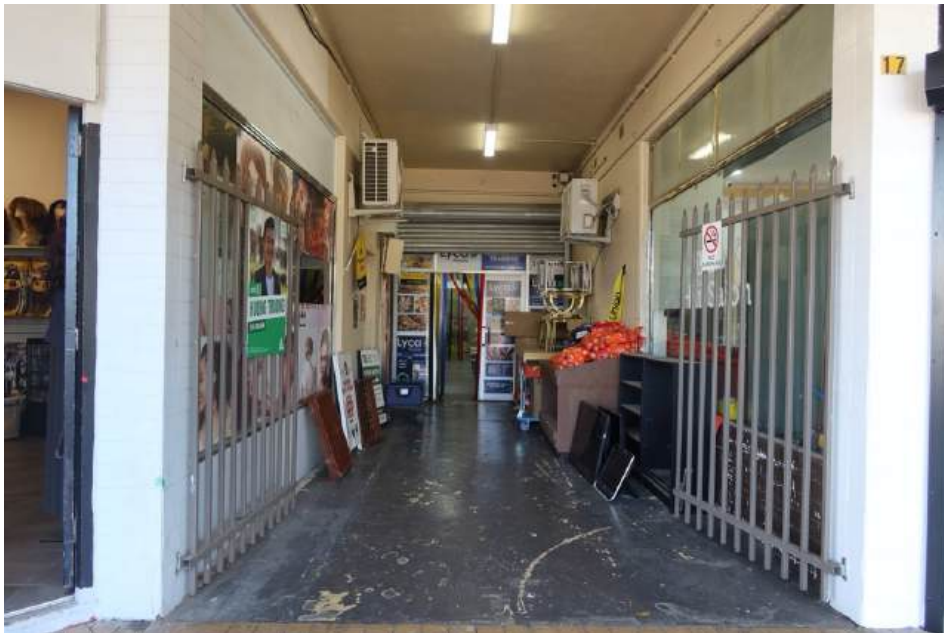


Figure 11. Arcade entry to the rear former market (Source: provided by LXP, imaged taken May 2025)



Figure 12. Office space on first-floor level (Source: provided by LXP, imaged taken May 2025)



Figure 13. Small-scale supermarket operating within former market space (Source: provided by LXP, imaged taken May 2025)

INTEGRITY/INTACTNESS

The Former Sunshine Market building remains substantially intact and retains much of its original fabric, form and detail.

The original layout is legible with the three retail spaces at street level, former office spaces above and an arcade entryway leading to a large open space (former market space) at the rear.

While the building has undergone some minor alterations, the ability to understand and appreciate the place as a representative example of a twentieth century commercial complex remains clear. The building generally retains a high degree of intactness and integrity.

COMPARISONS




Established in 1956, the Former Sunshine Market is a privately owned and operated post-war commercial building that operated a small-scale produce market along with retail and office premises. Located at the rear of the two-storey building, the market hall is a small space which originally housed stalls selling fresh produce and other goods. The Former Sunshine Market is one of a large number of privately owned and operated food markets established in Victoria in the nineteenth and twentieth centuries to provide local communities with access to fresh produce.




The first produce markets began operation in the nineteenth century when they were commonly owned and managed by local administrators and municipal councils. Large markets established in what is now central and suburban Melbourne in the nineteenth century include the Queen Victoria Market (VHR H0734), South Melbourne Market, Prahran Market (H024, Stonnington PS) and Dandenong Market, all of which continue to operate as publicly owned and operated markets. Other produce markets were established throughout Victoria – particularly on the goldfields – including the Castlemaine Market (VHR H0130) and Maldon Market (VHR H1390), both of which no longer operate as markets.

Many privately owned and operated produce markets were established in the twentieth century to service local communities. These markets were particularly popular in areas with large immigrant populations, catering to the culinary preferences of their respective communities. The largest of these markets are Preston Market (1970, H0315, Darebin PS) and Footscray Market (1981), both of which continue to operate. It is noted that Preston Market was recently determined not to warrant inclusion in the VHR. The Heritage Council found that despite being

a good and intact example of a produce market, including its continued use and strong connection with the local community, it did not meet the threshold for state-level significance and inclusion in the VHR.

Other, smaller-scale examples of privately owned and operated produce markets are evident throughout suburban Melbourne (some of which continue to operate for that purpose). Some of the many examples include:

<p>Former Brunswick Market, 1-7 Ballarat Street, 2-8 Sparta Place and 1 Tripovich Street, Brunswick (VHR H1307)</p> <p>Remained operational as a produce market for a very brief period from 1930 to 1933. It is considered to have cultural heritage significance at a state-level for the following reasons:</p> <ul style="list-style-type: none"> • As the only known market building in Victoria designed in the Spanish Mission style by architect I G Anderson and for its adoption of a rare 'basilican form' of market building; • For its association with supermarket pioneer S E Dickens who established the first Melbourne self-service outlet in the building in 1930; and • For illustrating the perceived importance of markets during the Great Depression. 	 <p>Figure 14. Former Brunswick Market, 2008 (Source: VHD)</p>
<p>Coburg Market, 415-425 Sydney Road, Coburg (HO577, Merri-bek PS)</p> <p>Assessed as being of local significance as:</p> <ul style="list-style-type: none"> • A marketplace opened during the Great Depression (1930s) and remaining in use for that purpose; • A rare example of an intact municipal interwar marketplace still operating for that purpose; and • A representative example of an interwar marketplace. <p>[It is noted that although the Statement of Significance identifies the place as being a 'municipal' market, title details indicate it has been privately owned since establishment].</p>	 <p>Figure 15. Coburg Market, Sydney Road, Coburg (Source: GJM Heritage, November 2025)</p>
<p>Moreland Market, 68-74 Sydney Road, Coburg (No HO, recommended for further assessment)</p> <p>Large interwar market constructed 1931. No longer is use as a market.</p>	 <p>Figure 16. Moreland Market, Sydney Road, Coburg (Source: GJM Heritage, November 2025)</p>

<p>Camberwell Fresh Food Market, 515-525 Riversdale Road, Camberwell (no HO)</p> <p>Originally established in the 1930s as a municipal market and sold to a private company in the 1950s. Continues to be operated as a market.</p>	 <p><i>Figure 17. Camberwell Fresh Food Market, Riversdale Road, Camberwell (Source: Google Streetview, image dated January 2025)</i></p>
<p>Brunswick Market, 651-661 Sydney Road, Brunswick (partially included in Sydney Road Precinct HO149, Merri-bek PS)</p> <p>Large market originally constructed c1950 with subsequent remodelling. No longer is use as a market.</p>	 <p><i>Figure 18. Brunswick Market, Sydney Road, Brunswick (Source: Google Streetview, image dated July 2024)</i></p>
<p>Psorakis Market, 8 Clarendon Street, Thornbury (no HO)</p> <p>Greek produce market established c1960. Continues to be operated as a market.</p>	 <p><i>Figure 19. Psorakis Market, Clarendon Street, Thornbury (Source: GJM Heritage, November 2025)</i></p>

In addition to the above examples, numerous produce stores (rather than markets) of a similar scale to the Former Sunshine Market were opened in the twentieth century – particularly by European immigrants – with many having expanded and continuing to operate today. Examples include Biviano and Sons, Fairfield; Piedemonte’s, North Fitzroy; Leo’s, Kew; and Mediterranean Wholesalers, Brunswick.

Summary of comparisons

The Former Sunshine Market is one of a large number of privately owned and operated produce markets constructed in Victoria in the twentieth century to provide local communities with access to fresh produce. These include larger produce markets such as Preston Market and Footscray Market that continue to operate today, down to the numerous smaller-scale market offerings such as those found throughout the inner northern suburbs.

It is noted that the Former Brunswick Market at 1-7 Ballarat Street, 2-8 Sparta Place and 1 Tripovich Street, Brunswick is included in the VHR principally due to its elaborate architectural design response; a trait not shared by the Former Sunshine Market which comprises a simple and architecturally undistinguished post-war building.

The Former Sunshine Market is most comparable to those places included in the Heritage Overlay (or recommended for further assessment for inclusion in the Heritage Overlay) such as Coburg Market, 415-425 Sydney Road, Coburg (HO577, Merri-bek PS) and Moreland Market, 68-74 Sydney Road, Coburg (No HO, recommended for further assessment); as well as to those places not included in the Heritage Overlay, such as Psorakis Market, 8 Clarendon Street, Thornbury.

Given the comparative analysis, it is considered that the Former Sunshine Market appropriately fits within the tranche of private produce markets included in the Heritage Overlay of various planning schemes.

ASSESSMENT AGAINST CRITERIA

The Former Sunshine Market has been considered against the Heritage Criteria adopted by the Heritage Council of Victoria and tests set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines* (2022) to determine if it potentially warrants inclusion in the VHR.

CRITERION A: Importance to the course, or pattern, of Victoria’s cultural history.

STEP 1: TEST FOR 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.

AND

The event, phase etc is of historical importance, having made a strong or influential contribution to Victoria.

AND

There is evidence of the association to the event, phase, etc.

Assessment

The Former Sunshine Market has an association with produce market shopping which has been an important part of Victorian retail and food culture since the nineteenth century. The association of the Former Sunshine Market with produce market shopping is evident in the form and fabric of the building, particularly the roofed market space at the rear of the complex.

Criterion A is likely to be satisfied (but not necessarily at the State-level).

STEP 2: STATE LEVEL TEST 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.

Assessment

The Former Sunshine Market is one of a substantial number of produce markets – and privately owned and operated produce markets in particular – which were constructed throughout Victoria in the nineteenth and twentieth centuries to service local communities. The history and function of these places is clearly demonstrated in the fabric of each place as well as in documentary resources.



Two produce markets are included in the VHR to illustrate the historic and aesthetic characteristics of market buildings:

- Queen Victoria Market (VHR H0734) is of state (and National) level significance as one of the great nineteenth century produce markets in Victoria and for its continual operation since the 1870s. The market is also of archaeological, architectural and social significance to the State of Victoria.
- Former Brunswick Market (VHR H1307) is of state-level significance for its association with early self-serve outlet facilities and its unusual adoption of the Spanish Mission-style market design by architect I G Anderson.

Other remaining nineteenth and twentieth century produce markets that retain their original use and clearly demonstrate the historic association with the process of market shopping in Victoria include the large-scale public/municipal markets of South Melbourne, Prahran (HO91, Stonnington PS) and Dandenong, and the privately owned Preston Market (HO315, Darebin PS) and Footscray Market. Smaller-scale privately owned produce markets that continue to operate as markets include Coburg Market (HO577, Merri-bek PS), Camberwell Fresh Food Market and Psorakis Market, Thornbury.

Unlike these examples, the Former Sunshine Market no longer operates as a market and does not allow this association to be understood better than most of the other places identified as well as others that continue to operate throughout the State.

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: TEST FOR 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.

AND

There is evidence of the association to the event, phase etc.

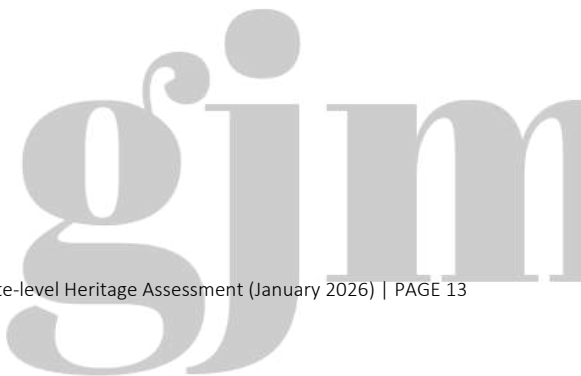
AND

There is evidence that the place/object is rare or uncommon, or has rare or uncommon features.

Assessment

A substantial number of produce markets remain throughout Victoria to demonstrate the importance of the process of produce market shopping in Victoria. This typology is not rare, uncommon or endangered.

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: TEST FOR CRITERION C

The:

- physical fabric; and/or
- documentary evidence; and/or
- associated oral history and cultural narratives,

relating to the place/object indicates a likelihood that the place/object contains evidence of cultural heritage significance that is not currently visible and/or well understood or available from other sources.

AND

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.

Assessment

The Former Sunshine Market does not contain physical evidence of historical interest that is not currently visible or well understood.

Criterion C is not likely to be satisfied.

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

STEP 1: TEST FOR 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.

AND

The event, phase etc is of historical importance, having made a strong or influential contribution to Victoria.

AND

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

Assessment

The Former Sunshine Market has an association with the process of produce market shopping which has been an important part of Victorian culture since the nineteenth century. The association of the Former Sunshine Market with the process of produce market shopping is evident in the form and fabric of the building, particularly the roofed market space at the rear of the complex.

Criterion D is likely to be satisfied (but not necessarily at the State-level).



STEP 2: STATE LEVEL TEST FOR CRITERION D

The place/object is a notable example of the class in Victoria.

Assessment

The Former Sunshine Market is one of a large group of nineteenth and twentieth century produce markets which remain in Victoria to illustrate this class of place. Examples that continue their historic market use include:

- Queen Victoria Market (VHR H0734, municipal market)
- Prahran Market (HO24 Stonington PS, municipal market)
- South Melbourne Market (municipal market)
- Dandenong Market (municipal market)
- Preston Market (HO315 Darebin PS, private market)
- Footscray Market (private market)
- Camberwell Fresh Food Market (private market)
- Coburg Market (HO577 Merri-bek PS, private market)
- Psorakis Market, Thornbury (private market).

Many other market buildings also remain, but no longer retain their historic market use, including:

- Former Brunswick Market (VHR H1307)
- Castlemaine Market (VHR H0130)
- Maldon Market (VHR H1390)
- Moreland Market
- Brunswick Market.

The Former Sunshine Market – while no longer in use as a produce market – displays some characteristics of market design, however the building is not of a higher quality or historical relevance than is typical of this class of place. It is not an influential or pivotal example of the type. The Former Sunshine Market is not considered a ‘notable’ example of the class.

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

CRITERION E: Importance in exhibiting particular aesthetic characteristics.

STEP 1: TEST FOR CRITERION E

The physical fabric of the place/object clearly exhibits particular aesthetic characteristics.

Assessment

The Former Sunshine Market is a simple and architecturally undistinguished post-war building. It does not exhibit any particular aesthetic characteristics.

Criterion E is not likely to be satisfied.

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

STEP 1: TEST FOR CRITERION F

The place/object contains physical evidence that clearly demonstrates creative or technical achievement for the time in which it was created.

AND

The physical evidence demonstrates a high degree of integrity.

Assessment

The Former Sunshine Market does not contain physical evidence that demonstrates any particular creative or technical achievement for the time in which it was created.

Criterion F is not likely to be satisfied.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

STEP 1: TEST FOR CRITERION G

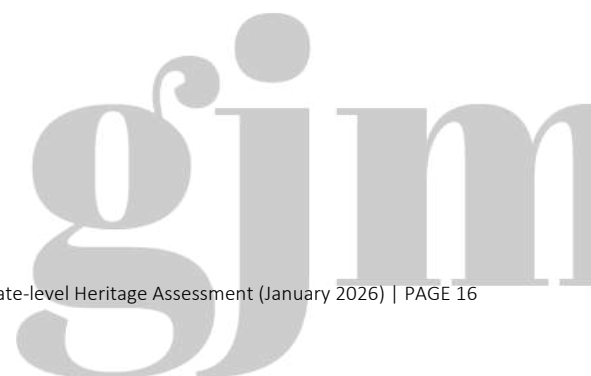
The place/object demonstrates social value to a community or cultural group in the present day in the context of its cultural heritage significance. Evidence must be provided that the following three facets of social value are all met as follows:

- a) Existence of a community of cultural group
- b) Existence of a strong attachment of a community or cultural group to the place or object
- c) Existence of a time depth to that attachment.

Assessment

There is no evidence that those who currently live or work in the vicinity of the Former Sunshine Market have a strong or special attachment to the building in the context of its cultural heritage significance. The building no longer operates as a market and any attachment is predominantly characterised by its prior functional usage rather than as a site of particular meaning or one which frames the community's beliefs or practices.

Criterion G is not likely to be satisfied.



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

STEP 1: TEST FOR CRITERION H

The place/object has a direct association with a person or group of persons who have made a strong or influential contribution in their field of endeavour.

AND

There is evidence of the association between the place/object and the person(s).

AND

The association relates:
directly relates to achievements of the person(s); AND
to an enduring and/or close interaction between the person(s) and the place/object.

Assessment

The Former Sunshine Market does not have a direct association with any person or group of persons who have made a strong or influential contribution to the course of Victoria's history.

Criterion H is not likely to be satisfied.



REFERENCES

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Place ID 106006 – Sunshine Market (HO91 Brimbank City)

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