

Former Sunshine Market (Pap's Market)
13-19 City Place, Sunshine, Brimbank City
Council
Wurundjeri Country

Reasons for making an Exclusion Determination
under s.36D(3) of the *Heritage Act 2017*

RX1018

Date: 22 April 2026



Decision maker determination

Under s.36C(1)(a) of the *Heritage Act 2017* I make an Exclusion Determination for the Former Sunshine Market (Pap's Market) at 13-19 City Place, Sunshine (the place). I am satisfied that the place has no reasonable prospect of inclusion in the Victorian Heritage Register.

The reasons for my determination are provided in this report.

Name: Steven Avery

Role: Executive Director

Signature:



Date: 22 April 2026

An exclusion determination has been made

On 29 January 2026 Heritage Victoria received an application for an exclusion determination for the Former Sunshine Market (Pap's Market). After carefully considering the material that was provided, and undertaking further investigation, the Executive Director has decided to make an exclusion determination.

What is an exclusion determination?

The effect of an exclusion determination is to exclude a place or object from the Victorian Heritage Register for a period of five years. An exclusion determination application can only be made by certain public authorities and government asset managers, and in relation to projects costing at least \$5 million. The Executive Director may make or refuse to make an exclusion determination based on whether a place has 'no reasonable prospect of inclusion in the heritage register'.

If an exclusion determination is made

The Executive Director cannot accept a nomination for that place for five years, unless the nomination contains new information, and the Executive Director considers that information to be significant.

Other controls still apply

Please note that even though an exclusion determination has been issued, the *Heritage Act 2017* provides 'blanket' protection for all historical archaeological sites in the state (see section 123 of the Act). If historical archaeological remains (including features, deposits or artefacts) are discovered during any works, all activities must cease, and Heritage Victoria must be contacted. In this case, a Heritage Act Consent may be required, and the Consent may include conditions requiring a program of archaeological investigations, recording, reporting and artefact management.

Furthermore, the provisions of the *Aboriginal Heritage Act 2006* also apply if Aboriginal cultural heritage is uncovered at any time during project works.

If an exclusion determination is refused

The Executive Director is taken to have accepted a nomination of that place or object.

What if the place or object has already been nominated?

If an exclusion determination application is made, any nomination made prior to 1 February 2024 is taken to be withdrawn. In deciding whether to make an exclusion determination, the Executive Director must have regard to information provided in that nomination.

Right to request a review

This information is provided under s.36E of the *Heritage Act 2017*.

Can a review be requested?

Yes. Exclusion determinations made by the Executive Director can be subject to review by the Heritage Council of Victoria. [The process is outlined on the Heritage Council's website.](#)

Who can request a review?

- Any person with a real and substantial interest (which includes a nominator) in the place may request a review if an Exclusion Determination is made or refused
- The applicant may request a review if their application for an Exclusion Determination is refused.

How is a review requested?

Review requests must be made within 28 days after the written notice of the Executive Director's decision is given. Requests must be made on the relevant form through the [HCVHub portal](#) and accompanied by the prescribed fee of 25

fee units or \$420.25 (from 1 July 2025 to 30 June 2026). Some requestors may be eligible for a fee waiver if they are a not-for-profit society, association or club (other than a charity) or a person who is an eligible beneficiary within the meaning of the *State Concessions Act 2004*.

The Heritage Council must determine a review within 40 days of receiving the request.

What decisions can be made by the Heritage Council resulting from a review?

The Heritage Council may:

- 1) affirm the decision under review; or
- 2) set aside the decision under review and make another decision in substitution for it; or
- 3) set aside the decision under review and remit the matter for reconsideration by the Executive Director in accordance with any directions or recommendations.

What happens if a review is not requested?

If a review is not requested, the Executive Director's exclusion determination will stand.

An applicant may contact the Heritage Council 28 days after the written notice of the Executive Director's decision is given to establish whether a review has been requested.

More information

Further information about exclusion determinations can be found on the websites of [Heritage Victoria](#) and the [Heritage Council of Victoria](#).

Who can I contact about the review process?

If you have queries about the review process for an Exclusion Determination, please contact the Heritage Council on 03 8572 7949 or email heritage.council@transport.vic.gov.au

Documents publicly advertised with this Exclusion Determination

Documents lodged by the applicant on (29 January 2026)

- Application form
- GJM report

Executive Director's Report (22 April 2026)

- Reasons for Making an Exclusion Determination under s.36D(3) of the *Heritage Act 2017*.

Definitions and abbreviations

The following terms and abbreviations are used throughout this report.

The Act –	<i>Heritage Act 2017</i>
DTP –	Department of Transport and Planning
Place –	Former Sunshine Market (Pap's Market)
VHR –	Victorian Heritage Register
VIDA –	Victorian Infrastructure Delivery Agency

Details of the place

Name of place:	Former Sunshine Market (Pap's Market)		
Address:	13-19 City Place, Sunshine		
Municipality:	Brimbank City Council		
Is the place currently included in a heritage overlay?	Yes	Heritage overlay number	HO91 See Appendix 1 for HO Citation
Responsible Authority	Brimbank	LGA	Brimbank
Owner:	Hoang Vu Nguyen		
Owner/s Address:	188 Hotham Street, East Melbourne VIC 3002		

Details of the applicant

Person or Body applying for exclusion determination	Victorian Infrastructure Delivery Authority		
What is the major development which has triggered the request:	The Sunshine Superhub Project		
Name of person/organisation who prepared the application:	GJM Heritage		
Fee received:	Yes	Date application received:	29/01/2026
What is the development?	The application states: '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.'		
What is the impact of the development on the place?	Potential for external alterations to the building.		
Explain the impact of the development on the place	Current plans show the retention of the building, but VIDA has indicated some external alterations could be required, which could		

mean changes to doors and the access into the property, for instance.

Requests by the Executive Director to the Applicant for further information

No.	Nature of request	Date of request	Date provided
1	No request for further information was made	-	-

Previous and current *Heritage Act 2017* processes

Has this place or part of it ever been, or is currently, the subject of any processes under the *Heritage Act 2017*?

Nomination lodged	No	Date: -	Status: NA
Nomination accepted	No	Date: -	Status: NA
Nomination refused	No	Date: -	Status: NA
IPO requested	No	Date: -	Status: NA
IPO issued	No	Date: -	Status: NA
Other process	No	Date: -	Status: NA

Place information

Description of the place

The Former Sunshine Market is located on Wurundjeri Country.

Exterior

The former Sunshine Market building is situated on the corner of City Place and an unnamed laneway running parallel to the railway line. It is a red brick gable roofed building of two storeys fronting City Place (the main elevation), with a single-storey saw-tooth roofed section at the rear that encloses the former market hall. There is a second public entrance to the building from the side laneway, and a staff entry at the rear.

Bold black lettering is painted on a white background saying 'PAP'S MARKET' across the top of the building at both the front and rear. Faded lettering reading 'SUNSHINE MARKET' is legible on the laneway side of the second storey, beneath which there is a clear black painted 'FREE CARPARK' sign.

There are three shopfronts facing onto City Place, and an arcade entry between two of the shops leads into the market hall area behind. A cantilevered canopy projects over the footpath above the shops, and has a pressed metal lined soffit. Five large steel-framed window bays face the street on the second storey, each window is arranged in a regular grid of sixteen panes in a 4x4 layout.

There are banks of solar panels on the saw-tooth roofs.

Interior

The interior of the ground floor has been altered. The former market area at the end of the arcade is no longer configured as a single market hall circled by multiple stall holder bays. The interior of this area now has the appearance of a small

modern grocery and variety store. The rear area is partitioned off as a meat processing area comprising a number of rooms. The saw-toothed roof, which once let light into the former market area, is obscured by a low modern ceiling.

The interior on the second floor has been divided into office spaces, with bathroom facilities, and a small kitchenette.

Integrity

The integrity is good. The place can be identified as a former market building.

Intactness

The intactness is good. The former market area has been substantially reconfigured and the saw-toothed roof is no longer internally visible. The three shops at the front and second level office space are intact in their form.

Condition

The condition of the structure is good and consistent with buildings of its age, use and construction.

Extent

Title information: Crown Allotment 18E4 Parish of Cut-paw-paw.

Extent diagram:



Extent of place submitted with the application, shown in red outline in relation to HO91 (left) and aerial imagery (right).

Photographs of the place

All photographs in this section taken by Heritage Victoria on 12 March 2026.



Former Sunshine Market from City Place



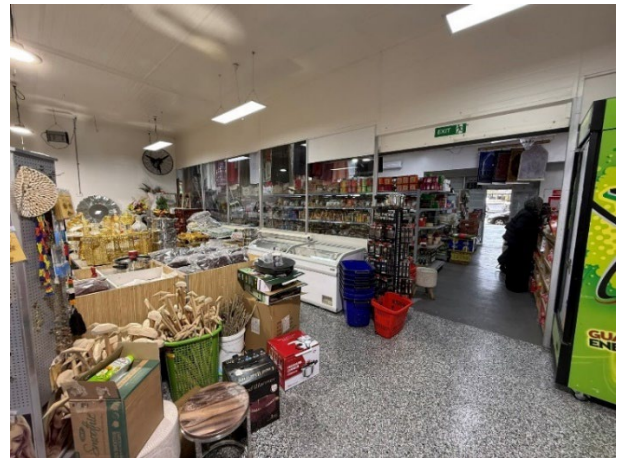
Former Sunshine Market from City Place, facing west



From the unnamed lane, facing south looking towards rear and side of the Former Sunshine Market



Arcade entry to market at left, with metal gate and two shop fronts. Note decorative pressed metal soffit



Interior of former market area, currently a small grocery and variety shop. Looking through to the City Place entry on the right of photo



Interior of former market hall area, currently a grocery and variety shop. Facing the side entry onto the laneway



Kitchenette space, first floor



First floor, above retail space



View from first floor rear window, looking onto the saw-toothed roof

Place history and comparisons

Wurundjeri Country

The Former Sunshine Market is located on the traditional lands of the Wurundjeri people who have an unbroken connection to the lands and waters around Melbourne from time immemorial. Wurundjeri Country encompasses the lands and waters of the Maribyrnong (from the Woi Wurrung phrase *Mirring-gnay-bir-nong*) and Yarra (Birrarung) river basins, including Naarm and the Greater Melbourne area.

Sunshine

Prior to the relocation of H.V. McKay's agricultural manufacturing business from Ballarat to the area in 1904, the settlement was known as Braybrook. A railway station was established in 1886 called Braybrook Junction. In 1907, the town was renamed 'Sunshine' in honour of McKay's Sunshine Harvester Works and the business employed up to 1,000 people. The Harvester Works are represented in the Victorian Heritage Register (H0667, under a subsequent name 'Massey Ferguson Complex) for its 'historical significance as one of Australia's largest and most active industrial plants and employers of labour which made a major contribution to community life in Melbourne's western suburbs.' The facility was a major employer in the western suburbs and significantly influenced the working-class and industrial character of Sunshine.

Sunshine Market

The Sunshine Market was established in the mid-1950s at the time when post-war immigration was particularly influential. The post-war immigrants who settled in the area brought with them a demand for new types of shops serving goods from their homelands: continental cake shops, delicatessens and pizza shops started to appear.¹ In this multicultural context the Sunshine Market prospered.

Sunshine Market does not feature in the 1955 Sands and MacDougall directory and was likely constructed in 1956.² The land was vacant prior to the market's construction (Figure 1). In 1960 the site address was 131 Hampshire Road, just

¹ Ford, O and Vines, G. Brimbank Post-Contact Cultural Heritage Study, Vol 1 – Environmental History, 2000 p.63

² GJM, State Level Heritage Assessment: Former Sunshine Market, p.3 notes that in May 1956 an advertisement seeking a painter suggests building works were likely close to completion

south-west of the level-crossing (Figures 2 and 3). The Sands & McDougall directory for 1960 lists the following businesses at 131 Hampshire Road:

- Sunshine Market
- Miller Electrics, radio
- Silberzweig, J & L, dairy products (in 1965 it is listed as a delicatessen)
- Pirker, Mrs M., ladies hairdresser
- Voudouris, C. hairdresser
- CSC Estate Agency, estate agents
- Espresso Coffee Lounge (sic).

In the 1960s, there were greengrocers, butchers, a fishmonger and a haberdashery retailer represented amongst the stalls. In the district, the St Albans Market is a close comparator, which was established around the same time and is still operating today.

The local significance of the Former Sunshine Market was recognised when it was added to the Brimbank Heritage Overlay (HO91). The statement of significance reflects the multicultural community associations of the place, noting it was:

...an important commercial site in the late 1950s-1960s, when its many stalls attracted large numbers of customers several times a week. Its multicultural character, with stallholders and customers from a diverse range of ethnic backgrounds, epitomized the changes occurring in the area, as thousands of migrants arrived to settle in Sunshine.

A photograph in the collection of the Sunshine Historical Society shows the European influence at the Market, with Vic's Espresso Bar and a delicatessen occupying part of the building (Figure 4).

In 1962 the streetscape changed when the Hampshire Road overpass was constructed, rerouting traffic across the railway line, away from the Sunshine Market. The section of Hampshire Road that the Former Sunshine Market fronted onto was renamed 'City Place', becoming something of a cul de sac, cut off from the main shopping strip of Hampshire Road north of the railway line (Figure 5).

Vendors selling fresh produce, fish, meat and clothing occupied stalls at the market in 1981, though not all twelve stalls were occupied (Figure 6). The Former Sunshine Market was sold in 1983 at a mortgagee's auction.³ Records show Jim Papalia made improvements to the property in 1985 (Figure 7). In 1995 the crown land was granted to the Papalias.⁴ It is likely that when Mr Papalia took over the market, the business changed names and the signage was updated to 'Pap's Market', which is still emblazoned across the building today, though the ownership has since changed.

Retail shopping developed on the north side of the railway tracks in the 1990s and the patronage at the Sunshine Market dwindled until it ceased operating in 1999.⁵ Though it is no longer a produce market, an African supermarket and variety store (Wadi Azoon Trading) occupies the former market area and serves the Sunshine community.

³ GJM, State Level Heritage Assessment: Former Sunshine Market, p. 3.

⁴ GJM, State Level Heritage Assessment: Former Sunshine Market, p. 3.

⁵ Ford, O and Vines, G. Brimbank Post-Contact Cultural Heritage Study, Vol 1 – Environmental History, 2000 p.63 and GJM, State Level Heritage Assessment: Former Sunshine Market, p. 3.

Historical images



Figure 1: 1945 Aerial image showing location of Sunshine Market as vacant land highlighted in blue. The site fronts Hampshire Road, when the road crossed the railway tracks as a level crossing, (at right in this photo).



Figure 2: The level crossing at Hampshire Road, 1960. Facing south-west towards the Sunshine Market in the background. Signal box (extant) at right of frame. (DTP, historical pictures collection)



Figure 3: 1959, view looking south-west. Sunshine Station, level crossing and signal box in foreground, the Sunshine Market building with the saw-toothed roof fronting what was then Hampshire Road. (DTP, historical pictures collection)



Figure 4: Sunshine Market, c.1967-68, with an Espresso Bar and Delicatessen operating out of the building (Sunshine Historical Society)



Figure 5: The place highlighted in blue in 1975 aerial image. The Hampshire Road overpass was constructed in 1962 and altered traffic flow around the site. This removed the need for a level crossing.

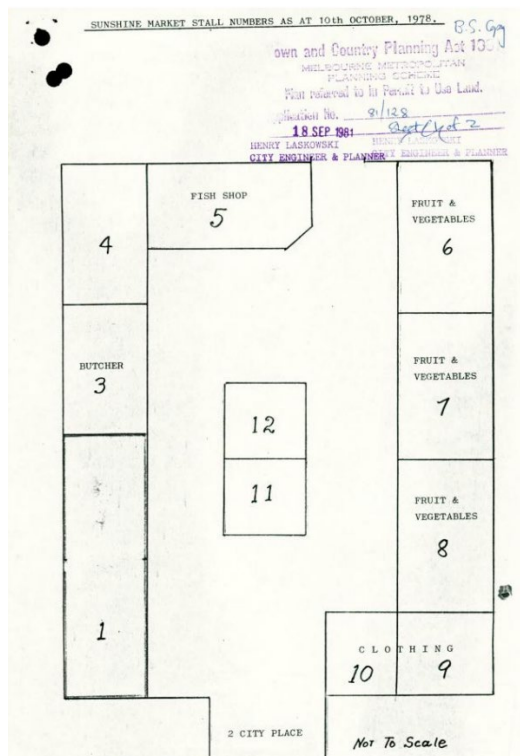


Figure 6: Stall layout in the market hall, 1981 (Supplied with application).

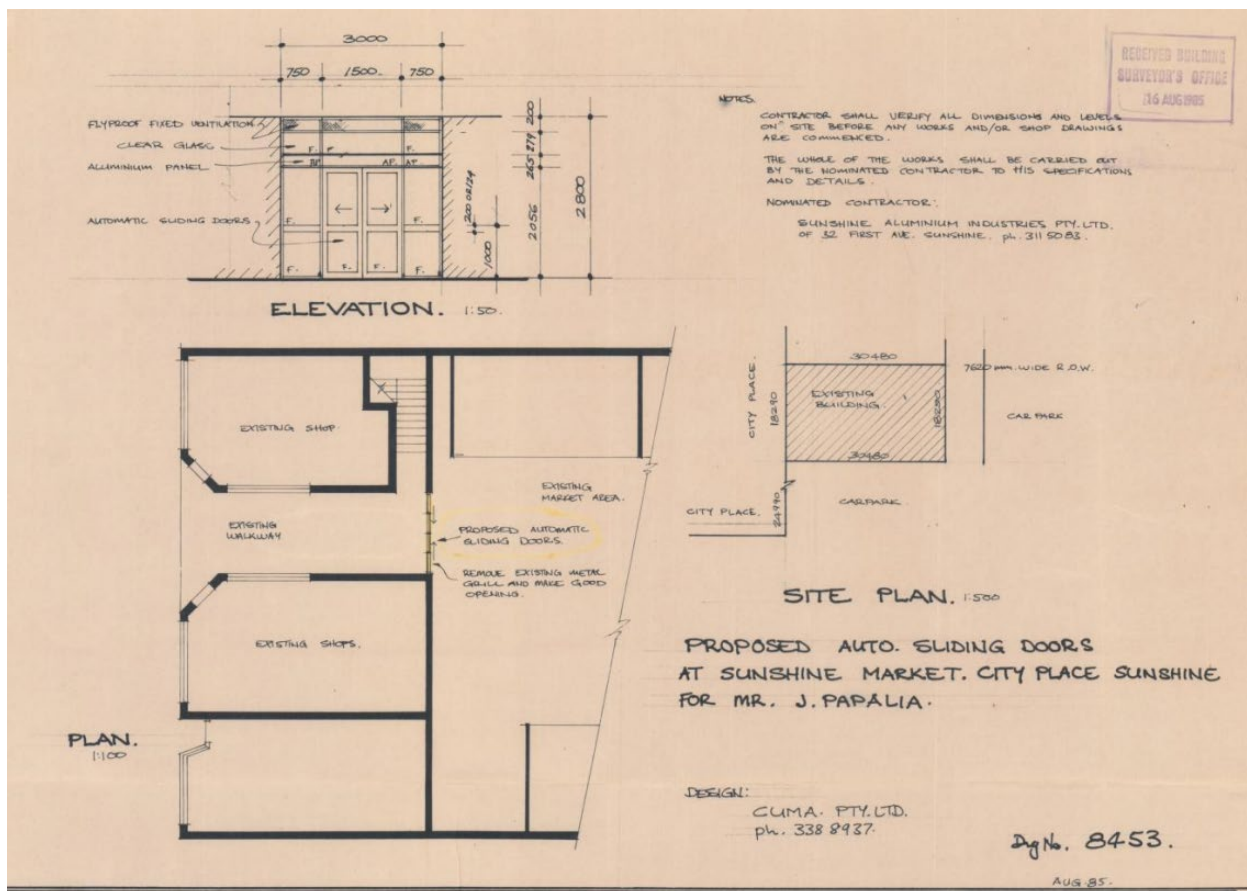


Figure 7: Site plan showing twin shop fronts, walkway and proposal for automatic doors, 1985 (Supplied with application).

Comparative analysis

Suburban Markets

Reason for Comparison	Place Name	Heritage control	Ref No.	Address	Date	Type and Comments
Markets / market buildings with State-level significance established	Queen Victoria Market	VHR	H0734	65-159 Victoria Street Melbourne, Melbourne City	1874	Municipal – still operational
	Former Brunswick Market	VHR	H1307	Ballarat Street Brunswick, Merri-bek City	1930-1933	Private, only operated for a short time
	Castlemaine Market	VHR	H0130	44 Mostyn Street, Castlemaine, Mount Alexander Shire	1862	Municipal – no longer a market
	Former Market Hall and Royal Oaks	VHR	H1390	93 High Street, Maldon, Mount Alexander Shire	1859	Rare example of an early market hall (though only operated as a market for a short time)
Markets with local heritage significance	Coburg Market	HO	HO577	415-425 Sydney Road, Coburg, Merri-bek City	1930	Private – smaller suburban market, still operational
	Preston Market	HO	HO315	The Centreway, Preston, Darebin City	1970	Private – strong multicultural connections, still operational
	Prahran Market	HO	HO24	Commercial Road, Prahran, Stonnington City	1881	Municipal – still operational
Local to the Sunshine area	St Albans Market	-	-	3 St Albans Road, St Albans, Brimbank City	1973	Private – slightly larger than the Sunshine Market, established slightly later and still operational
Similar scale and post-war era	Psorakos Market	-	-	8 Clarendon Street, Thornbury, Darebin City	c.1960	Private – similarly associated with post-war immigration
Larger suburban markets that are more typical of the class	Dandenong Market	-	-	Clow and Cleeland Street, Dandenong, Dandenong City	1860s	Municipal – operational. Has a 1950s neon sign 'the Dandy Pig' as a mascot
	South Melbourne Market	-	-	Coventry Street, South Melbourne, Port Phillip City	1862	Municipal – operational.
	Footscray Market	-	-	81 Hopkins Street, Footscray, Maribyrnong City	1981	Private

Reason for Comparison	Place Name	Heritage control	Ref No.	Address	Date	Type and Comments
Similar small-scale suburban market	Former Moreland Market	-	-	68-74 Sydney Road, Coburg, Merri-bek City	1932	Private – single storey; not an operating market
	Camberwell Market	-	-	515-525 Riversdale Road, Camberwell, Boroondara City	1930s	Private – Double storey, still operating

Summary of Comparisons

There are many examples of markets operating across suburban Melbourne. Some are of a larger scale and are typical examples of the class, with outdoor areas, pedestrian walkways, utilitarian architecture and space for multiple stall holders, the prime example being the Queen Victoria Market (VHR H0734). Other large markets like the Preston, Prahran, Dandenong and Footscray markets also display more characteristic features of the class that better convey the historical development of retail marketing than the comparatively smaller Sunshine Market.

The Former Sunshine Market has historical associations with the post-war period, and with post-war immigration and multiculturalism. These historical associations are also present at Footscray Market, Preston Market and also at St Albans Market and Psorakos Market in Thornbury, both of which are more directly comparable due to their scale.

Executive Director's reasons under s.36D(3)(b)(ii) of the Act for recommending an exclusion determination

The Executive Director's reasons for recommending an Exclusion Determination in relation to the Former Sunshine Market are below.

For a place to be included in the Victorian Heritage Register, there must be evidence that meets the threshold for State-level cultural heritage significance in relation to at least one of Heritage Council's Criteria [The Victorian Heritage Register Criteria and Threshold Guidelines](#) (the Guidelines).

It is the Executive Director's view that the Former Sunshine Market **does not have a reasonable prospect** of meeting the State-level threshold under any of the Criteria.

Assessment against Criteria

Criterion A – Importance to the course, or pattern, of Victoria's cultural history

Step 1 Tests for Criterion A

History of suburban markets

The Former Sunshine Market has a clear association with the history of suburban markets in Victoria, and there is evidence of this association at the place. This historical phase made a strong and influential contribution to Victoria.

History of post-war immigration

The Former Sunshine Market has a clear association with the history of post-war immigration in Victoria and there is evidence of this association at the place. This historical phase made a strong and influential contribution to Victoria.

Step 2 Tests for State-level significance under Criterion A

History of suburban markets

The Former Sunshine Market **does not** allow a clear association with this historical theme to be understood better than most other places or objects in Victoria with substantially the same association.

- The Former Sunshine Market is a small-scale example of a suburban market.
- It is one of a large number of privately owned and operated suburban markets constructed in Victoria in the twentieth century to provide local communities with access to fresh produce.
- Its loss of intactness, altered form and change of use has reduced its capacity to demonstrate this historical theme when compared with other suburban markets. For example, the markets at Preston and Footscray retain their layout as produce markets at a larger scale accommodating multiple stall holders and demonstrate local bustling market cultures to this day.
- The Former Sunshine Market is currently included in the Heritage Overlay of the Brimbank Planning Scheme, which is appropriate for its level of historical significance. Comparable, smaller-scale privately owned suburban markets that continue to operate as markets include Coburg Market (HO577, Merri-bek Planning Scheme), Camberwell Fresh Food Market, Psorakos Market, Thornbury, and St Albans Market (also within the City of Brimbank).

History of post-war immigration

The Former Sunshine Market **does not** allow a clear association with this historical theme to be understood better than most other places or objects in Victoria with substantially the same association.

- The history of post-war immigration is demonstrated by thousands of places and objects across Victoria, including many in the western suburbs of Melbourne.
- The Former Sunshine Market does not allow this important historical theme to be better understood than these places and objects.

The Executive Director is of the view that this place has no reasonable prospect of meeting the Step 2 tests for Criterion A.

Criterion B – Possession of uncommon, rare or endangered aspects of Victoria’s cultural history

Step 1 Tests for Criterion B

The place has a clear association with the history of suburban markets and there is evidence of this at the place. There is **no** evidence that the place is rare or uncommon or has rare or uncommon features.

- Suburban markets have been established in suburban centres across Melbourne.
- Well known examples include the Prahran Market, Footscray Market, South Melbourne Market, and Preston Market, all of which retain their use as markets to the present day.
- Other smaller-scale market buildings, more closely resembling the size of the Sunshine Market, are also still evident across Melbourne’s suburbs. There is also a market in the neighbouring suburb, St Albans that was established in 1973 and is still operating.

As explored above under Criterion A, the Former Sunshine Market is not rare for its associations with post-war migration.

The Executive Director is of the view that this place has no reasonable prospect of meeting the Step 1 test for Criterion B.

Criterion C – Potential to yield information that will contribute to an understanding of Victoria’s cultural history

Step 1 Tests for Criterion C

The:

- 1) physical fabric and
- 2) documentary evidence and
- 3) associated oral history or cultural narratives

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

The building was built on vacant land next to the railway corridor in the 1950s. It is unlikely that historical (post-contact) archaeological deposits are present at the site.

The Executive Director is of the view that this place has no reasonable prospect of meeting the Step 1 tests for Criterion C.

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

Step 1 Tests for Criterion D

The Former Sunshine Market is an example of the class of place ‘suburban market’. This class has a clear association with the development of suburban markets in Victoria, which has made a strong and influential contribution to Victoria.

The place **demonstrates some of the principal characteristics of the class** in its physical fabric. The principal characteristics of the class are:

- A large market hall
- Multiple shop-fronts
- Stalls to accommodate multiple retailers
- Utilitarian building/s,
- Open air sections
- Pedestrian walkways

The Executive Director notes that the Former Sunshine Market demonstrates some of these characteristics. The market hall has been altered, so it is difficult to discern multiple stall-holder spaces.

Step 2 Tests for State-level significance under Criterion D

The Former Sunshine Market is not a notable example of the class in Victoria. To meet this test the place needs to be a **fine, influential or pivotal** example under Reference Tool D.

Fine

The place is not 'fine'. It does not display a large number or range of characteristics that are typical of the class in a way that allows the class to be easily understood or appreciated. The place is a small-scale produce market and does not allow the association with fresh food market retailing to be easily understood, as much of the fabric associated with the typical multiple-vendor set up has been removed. It does not have characteristic open-air sections or pedestrian walkways that are typical features of other markets.

The characteristic market features evident at this place are not of a higher quality or historical relevance than are typical of other places in the class. The Former Sunshine Market is a much smaller example than other markets in the class and does not exhibit architectural features that distinguish it from other examples of the class.

Influential

The place has not had a direct influence on other produce markets. It does not contain physical characteristics of design, technology or materials that were copied in subsequent places in the class.

Pivotal

The place does not capture a key-evolutionary phase in the development of the class. It is a small, fit for purpose example that was typical of the time, but not exemplary in any way.

The Executive Director is of the view that this place has no reasonable prospect of meeting the Step 2 State-level tests for Criterion D.

Criterion E – Importance in exhibiting particular aesthetic characteristics

Step 1 Tests for Criterion E

The physical fabric of the place clearly exhibits particular aesthetic characteristics demonstrated through its industrial features like the saw-toothed roof, brick walls and painted signs. It has visual and non-visual aspects such as sounds, smells and other factors having a strong impact on human thoughts, feelings and attitudes.

Step 2 Tests for State-level significance under Criterion E

The aesthetic characteristics are not 'beyond the ordinary' or outstanding because there is no evidence or critical recognition from within the architecture or design fields relating to the place. There is not wide public acknowledgement of exceptional aesthetic qualities of the place expressed in publications, print or digital media, painting, sculpture, songs, poetry, literature, or other media.

The design of the building is utilitarian, without ornamentation or architectural flourish. It is a functional space and there is no evidence that the aesthetics have been celebrated by the community or critically acclaimed by design professionals.

The Executive Director is of the view that this place has no reasonable prospect of meeting the Step 2 State-level tests for Criterion E.

Criterion F – Importance in demonstrating a high degree of creative or technical achievement at a particular period

Step 1 Tests for Criterion F

The place does not contain physical evidence that clearly demonstrates creative or technical achievement for the time in which it was created.

The place is of typical industrial warehouse construction, using standard techniques and readily-available material. It is simple in form and execution and was fit for purpose. However, it does not display any engineering innovation for the time-period or creative adaptation.

The Executive Director is of the view that this place has no reasonable prospect of meeting the Step 1 test for Criterion F.

Criterion G – Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons

Step 1 Tests for Criterion G

Residents of Sunshine, people who work in Sunshine and people who frequented the Former Sunshine Market do form a community group. The inclusion of the place in the Brimbank Planning Scheme's heritage overlay indicates the local community value the place. There is also a time-depth to that attachment demonstrated by the acknowledgement of heritage values which reference the post-war context of the establishment of the place.

Step 2 Tests for State-level significance for Criterion G

There is evidence that the social value of the place is part of a story around market retailing and the development of the local economy that contributes to Victoria's identity.

There is no evidence that the social value of this particular market resonates beyond Sunshine and across the broader Victorian community. The function as a suburban market was likely the main reason for the community attachment to the place, and now that it no longer functions as a market there is no evidence that the place contributes to the broader story of market retailing, or resonates with people beyond Sunshine. It does not carry the same renown as other bigger, better known suburban markets like the Preston, Prahran and South Melbourne markets which attract shoppers from a wide catchment, along with tourists as well as locals because of their reputation.⁶

The Executive Director is of the view that this place has no reasonable prospect of meeting the Step 2 State-level tests for Criterion G.

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

Step 1 Tests for Criterion H

The Former Sunshine Market does not have a direct association with a person or group of persons who have made a strong or influential contribution in their field of endeavour.

The Executive Director is of the view that this place has no reasonable prospect of meeting the Step 1 tests for Criterion H.

⁶ See Heritage Council Determination for Preston Market (18 September 2019)

Bibliography

The following information been relied on in making the determination:

Department of Transport and Planning, Historical Pictures Collection

Ford, O and Vines, G. *Brimbank Post-Contact Cultural Heritage Study*, Vol 1 – Environmental History, Brimbank City Council, 2000

GJM Heritage, *State-Level Heritage Assessment: Former Sunshine Market*, report prepared for VIDA, January 2026

Heritage Council Registrations and Review Committee, 'Preston Market, Determination of the Heritage Council' Decision Date 18 September 2019

Sands & McDougall's Directory of Victoria, viewed online at the State Library of Victoria:

https://find.slv.vic.gov.au/discovery/collectionDiscovery?vid=61SLV_INST:SLV&collectionId=81213035890007636

Sunshine Historical Society, 'Sunshine Market City Place Photo' <https://www.sunshinehistoricalsociety.org.au/gallery-sunshine?pgid=kmwzxzpz-f5caea56-a3b6-4039-9fe3-1973cd27b5ec> accessed 13 April 2026

Site inspection

A site inspection was undertaken by Heritage Victoria staff on 12 March 2026.

Appendix 1 – Heritage Citation HO91

HERITAGE CITATION REPORT



name: Sunshine Market
Address: 13 City Place SUNSHINE
Place Type: Market building
Citation Date: 2000

File No: 1664

Significance Level: Local



1664 - Brimbank City Council Post-contact Cultural Heritage Study 2000

**Recommended
Heritage Protection** **VHR -**

 HI -

 PS -

History and Historical Context

History

Built in the mid 1950s, the Sunshine Market was first listed in the Sands and McDougall Melbourne Directory in 1957. At that time, it was listed under 'Hampshire Road'. However, within a few years, the section of shops in the street curving towards Sunshine Station took on the name 'City Place'. Sunshine Market was on the north side of City Place, at No. 13. Sunshine Market was a new commercial structure for the Sunshine area, carrying on the age-old tradition of markets in an area of single shops established during the previous two decades. Like most markets, it was open on certain days of the week (Tuesdays, Fridays, Saturday mornings). The Market provided part-time work for some people, though sometimes a stall was a family business. There was a range of fruit and vegetable stalls, as well as a butcher, fishmonger, and other specialised stalls. The Market soon became popular with the many new migrant settlers in the Sunshine area and was a busy and noisy place, especially towards the end of the week. With changes in retailing and the advent of the giant shopping centre, Highpoint, in the early 1970s, the popularity of the Sunshine Market began to fade. The number of stallholders declined, finally reaching a point where only one retailer remained.

References

Sands & McDougall Melbourne Directory. Personal comments by local residents.

Relevant Historical Australian Themes

3 Developing local, regional and national economies

3.19 Marketing and retailing

Description

Physical Description

Description

Steel truss, roofed market building with brick walls and central stalls.

Physical Condition

Condition/integrity

Good

Site Context

One of a number of indoor markets in the metropolitan area. The other similar example in the City of Brimbank is the St.Albans Market. In a sense, this was the precursor of the far grander indoor shopping centres which are now to be found in the municipality, from the Sunshine Plaza and Brimbank Shopping Centre to the more recent Watergardens at Sydenham and Sunshine Marketplace.

Comparative Analysis

Comparative analysis

One of a number of indoor markets in the metropolitan area. The other similar example in the City of Brimbank is the St.Albans Market. In a sense, this was the precursor of the far grander indoor shopping centres which are now to be found in the municipality, from the Sunshine Plaza and Brimbank Shopping Centre to the more recent Watergardens at Sydenham and Sunshine Marketplace.

Statement of Significance

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Of historical significance as an important commercial site in the late 1950s-1960s, when its many stalls attracted large numbers of customers several times a week. Its multicultural character, with stallholders and customers from a diverse range of ethnic backgrounds, epitomized the changes occurring in the area, as thousands of migrants arrived to settle in Sunshine.

HERITAGE CITATION REPORT



Assessment Against Criteria

A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

Recommendations 2000

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited uses may be permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Recommended for inclusion in the Heritage Overlay of the City of Brimbank Planning Scheme

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.