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# HERITAGE PERMIT

Permit No: P35301

Applicant:   


GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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**NAME OF PLACE/OBJECT:** QUEEN VICTORIA MARKET

**HERITAGE REGISTER NUMBER:** H0734

**LOCATION OF PLACE/OBJECT:** 65-159 VICTORIA STREET MELBOURNE, MELBOURNE CITY

**THE PERMIT ALLOWS:** Demolition of the existing tensile roof and façade to Queen Street, minor demolition to the ground level rear wall of the Victoria Street terraces, and the construction of a new Food Hall, including a new roof and Queen Street façade and verandah as well as improved dining facilities, generally in accordance with the following documents:

- Drawings prepared by BSPN numbered 0.00, 0.10, 0.11, 1.01 to 1.03, 1.10, 1.11, 3.00, 3.01 3.10, 3.11, 4.0, 5.01 to 5.07 inclusive (all rev A, all dated 01.07.2021)
- Figure 18 in 'Queen Victoria Market Food Hall Archaeological Assessment and Research Design prepared by Extent Heritage Advisors (dated June 2021)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit shall expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit, or are not completed within four (4) years of the original date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria (**Executive Director**).
2. The Executive Director, is to be given five working days' notice of the intention to commence the approved works
3. Prior to the commencement of any of the works approved by this permit, final detailed design drawings must be submitted to the Executive Director, for review and written approval and once endorsed become part of the permit. The drawings must include:
  - the removal of details from the drawings showing the removal of approximately eight (8) courses of the dark brown brickwork below the arched fanlight. These works are not approved under the permit;
  - fully scoped details of the mechanical and services plant platform and solar panel zone on the roof;
  - the method of attachment (excluding the use of chemical or expanding masonry fasteners) to secure the butterfly roof to the masonry of the Meat Market building and Victoria Street shops; and
  - a final materials and finishes schedule for the new development and public realm works.
4. Should further minor changes in accordance with the intent and approach of the permitted works and/or endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged for assessment by the Executive Director. More fulsome or major changes to the permit may require the submission of a permit amendment

application to Heritage Victoria.

5. Prior to the commencement of any works approved by this permit, a Construction Management Plan (the Plan) must be submitted for review and endorsement by the Executive Director and once endorsed becomes part of the permit. The Plan must:
  - include a sequencing program for the approved works;
  - detail any temporary infrastructure and services required;
  - detail the advice of a suitably qualified and experienced structural engineer on appropriate protection methods for the place, including the Meat Market Building and Victoria Street shops, before and during the undertaking of the works.
  - include a work site layout plan.
6. Prior to the commencement of any works approved by this permit, the name of a suitably experienced structural engineer, engaged to fulfil the requirements of condition 5, must be submitted for approval in writing by the Executive Director.
7. A program of historical archaeological investigations, recording, reporting and artefact management must be undertaken in accordance with sections 5.4 - 5.9 of the submitted Archaeological Assessment and Research Design (Extent Heritage Advisors, June 2021), and to the satisfaction of the Executive Director.
8. The investigations must include the excavation of two test trenches in the locations shown in the endorsed plan (see page 41 of the *'Queen Victoria Market Food Hall Archaeological Assessment and Research Design, Extent Heritage Advisors, June 2021'*).
9. The investigations may cease if the project archaeologist determines that the subject area(s) do not have the potential to contain significant historical archaeological remains, subject to the approval of the Executive Director. The investigations may be expanded, to the satisfaction of the Executive Director, if significant archaeological remains which may be affected by works under this approval, are uncovered or indicated.
10. The applicant is liable for all expenses associated with the conservation, management and storage/curation of any significant historical archaeological artefacts that are recovered during works under this approval.
11. If potentially significant historical archaeological features, deposits and/or artefacts are uncovered at any time during any works under this approval, all works in the direct vicinity must cease immediately, and the project archaeologist and this office must be contacted. In this case, a program of archaeological investigations may be required, to the satisfaction of the Executive Director. A program of induction should be conducted by the project archaeology team to ensure that all site workers and contractors are aware of these requirements.
12. A report detailing the results of any significant archaeological findings must be submitted to the Executive Director, Heritage Victoria, within nine (9) months of the completion of the archaeology program.
13. Prior to the expiration of the permit, the Executive Director must be informed of the completion of all works approved by this permit (including works required by the conditions of the permit) by submission of a Final Project Report to the satisfaction of the Executive Director. The Final Project Report must include:
  - a summary of how and when each of the conditions of the permit was satisfied; and
  - documentation of the changes which have occurred at the heritage place as a result of the approved works, including documentation of any significant material which has been removed, altered, revealed or excavated from the heritage place.

14. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The Executive Director must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.
15. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel
16. The Executive Director must be informed when the approved works have been completed.

**NOTE THAT PERMISSION HAS BEEN GIVEN FOR INSPECTIONS OF THE PLACE OR OBJECT TO BE UNDERTAKEN DURING THE CARRYING OUT OF WORKS, AND WITHIN SIX (6) MONTHS OF NOTIFICATION OF THEIR COMPLETION.**

**TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF 120 PENALTY UNITS (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1 JULY 2021) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE HERITAGE ACT 2017.**

**THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.**

**Date Issued:**

28 September  
2021

**Signed by the Executive Director, Heritage  
Victoria**

A handwritten signature in black ink, appearing to read 'Steven Avery', with a long horizontal flourish underneath.

**Steven Avery**  
Executive Director  
Heritage Victoria

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