

## QUEEN VICTORIA MARKET



Queen Victoria Market SOHE 2008



1 queen victoria market victoria street melbourne front view market sheds



queen victoria market victoria street melbourne interior market shed roof detail



queen victoria market victoria street melbourne peel & victoria street corner



queen victoria market victoria street melbourne front view of meat market & food hall



queen victoria market victoria street melbourne side view meat & fish market



Queen Vic Market 2.jpg



Queen Vic Market 3.jpg



Queen Vic Market 4.jpg



Queen Vic Market 5.jpg



Queen Vic Market 6.jpg



Queen Vic Market 7.jpg



Queen Vic Market 8.jpg



Queen Vic Market 9.jpg



Queen Vic Market 10.jpg



Queen Vic Market 11.jpg



Queen Vic Market 12.jpg



Queen Vic Market 13.jpg



Queen Vic Market 14.jpg



Queen Vic Market 15.jpg



Queen Vic Market 16.jpg



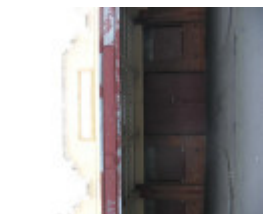
Queen Vic Market 17.jpg



Queen Vic Market 18.jpg



Queen Vic Market 19.jpg



Queen Vic Market 20.jpg



Queen Vic Market 21.jpg



Queen Vic Market 22.jpg



Queen Vic Market 23.jpg



Queen Vic Market 24.jpg



Queen Vic Market 25.jpg



Queen Vic Market 1.jpg

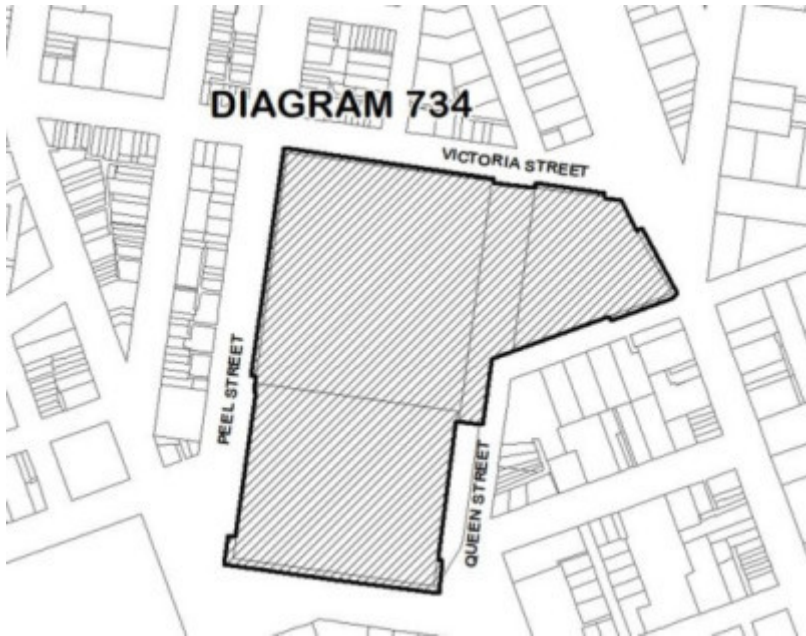


Diagram 734



Permit exemption diagram 2023



QVM plan.jpg

## Location

65-159 VICTORIA STREET MELBOURNE, MELBOURNE CITY

## Municipality

MELBOURNE CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0734

## Heritage Overlay Numbers

HO496

## VHR Registration

May 3, 1989

## Amendment to Registration

August 17, 2023

## Heritage Listing

## Statement of Significance

Last updated on - September 2, 2025

Queen Victoria Market is located on Wurundjeri Country.

## What is significant?

Queen Victoria Market including the land, buildings and structures (including the exteriors and interiors), roads, trees and historical archaeology.

## How is it significant?

The Queen Victoria Market is of historical, archaeological, social, architectural and aesthetic significance to the State of Victoria.

### **Criterion A**

Importance to the course, or pattern, of Victoria's cultural history.

### **Criterion C**

Potential to yield information that will contribute to an understanding of Victoria's cultural history.

### **Criterion D**

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

### **Criterion G**

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

## Why is it significant?

The Queen Victoria Market is of historical significance as one of the great nineteenth century markets of Victoria and the only one surviving from a group of important central markets built by the corporation of the City of Melbourne. It has been in continual operation as a retail market since the 1870s. The Queen Victoria Market is of historical significance as the site of Melbourne's first official cemetery, which was in use between 1837 and 1854, and intermittently from 1854 until its final closure in 1917.

(Criterion A)

The former cemetery site is of archaeological significance because it contains an estimated 6,500 to 9,000 burials. The site has the potential to yield information about the early population of Melbourne, including Aboriginal and European communities, and their burial practices and customs.

(Criterion C)

The Queen Victoria Market is of architectural significance as a notable example of the class of produce market. It is a remarkably intact collection of purpose built nineteenth and early twentieth century market buildings, which demonstrate the largely utilitarian style adopted for historic market places combined with the later attempt to create a more appealing 'public' street frontage through the construction of rows of nineteenth century terrace shops along Elizabeth Street and Victoria Street.

(Criterion D)



The Queen Victoria Market is of social significance for its ongoing role and continued popularity as a fresh meat and vegetable market, shopping and meeting place for Victorians and visitors alike  
(Criterion G)

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific Exemptions:

## Specific Exemptions

The works and activities below are not considered to cause harm to the cultural heritage significance of the Queen Victoria Market subject to the following guidelines and conditions:

## Guidelines

1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.
2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.
3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the Crown Land (Reserves) Act 1978, prior to undertaking works or activities in accordance with specific exemptions.

4. If a Cultural Heritage Management Plan in accordance with the Aboriginal Heritage Act 2006 is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.
5. Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the Planning and Environment Act 1987, the Aboriginal Heritage Act 2006, and the Environment Protection and Biodiversity Conservation Act 1999 (Cth). Nothing in this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.
6. Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect, heritage consultant or local Council heritage advisor.
7. The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part 5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.
8. All works should be informed by the Queen Victoria Market Conservation Management Plan (Allom Lovell & Associates; updated by Lovell Chen) prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

## Conditions

1. All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.
2. Ground disturbance may affect the archaeological significance of the place and, subject to the exemptions stated in this document, requires a permit. If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.
3. If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at any time, all works must cease and the Secretary (as defined in the Aboriginal Heritage Act 2006) must be contacted immediately to ascertain requirements under the Aboriginal Heritage Act 2006.
4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under s.17(3)(b) of the Aboriginal Heritage Act 2006, all details about the location and nature of the human remains must be provided to the Secretary (as defined in the Aboriginal Heritage Act 2006).

## Exempt works and activities

# Surface and sub-surface works

## ***Former cemetery site***

- Repair and maintenance of hard surfaces including paving, paths, steps, gutters and road surfaces where fabric, design, size, form and method of fixing is repaired or replaced like for like and works do not involve sub-surface disturbance greater than 20cm in depth.

## ***Other areas***

- All maintenance, repair and resurfacing of existing hard landscaping elements.
- Subsurface works involving the installation, removal or replacement of existing services such as water, drainage, electrical and communications services. Existing surface treatment should be reinstated at the conclusion of works.

# Landscape

- The processes of gardening including pruning, disease and weed control and the removal and replacement of dead plants (excluding trees).
- The pruning of trees to manage their growth and health.
- The pruning of dead or dangerous trees to maintain safety and to protect buildings and structures and for the management of the trees. The Executive Director must be notified within seven days of commencement works.
- Management of possums and vermin.

# Signage

- The erection of temporary non-illuminated signage for the purpose of ensuring public safety and wayfinding.
- Removal or replacement of external directional signage provided the size, location and material remains the same.

# Maintenance and works

## ***Buildings and structures (interiors and exteriors) of primary cultural heritage significance***

- Maintenance works to the internal tenancy retail areas (which do not involve a subsurface component) of both the Meat Market building and Franklin Street Stores at 154-190 Franklin Street.
- Maintenance and repair of light fittings.

## ***Buildings and structure not of primary cultural heritage significance***

- All maintenance and repairs to buildings or structures not of primary cultural heritage significance within their existing envelope.

# Events and temporary structures



### ***Within the sheds:***

- The introduction of temporary lightweight structures such as tents and marquees provided that structures will be erected and used for a maximum period (including bump in and bump out) of either:
  - 3 days per week, up to 52 times a year
  - 14 consecutive days, up to 6 times a year.
- The introduction of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety for a maximum period of three months after which they will be removed.
- Introduction of temporary services such as power, water and gas, in support of short term events provided they are not attached

### ***Other areas:***

- The introduction of temporary structures and services provided that structures will be erected and used for a maximum period of 21 days (including bump in and bump out) provided no structures erected in the same location for a period of 7 days.
- The introduction of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety for a maximum period of three months after which they will be removed.
- Introduction of temporary services such as power, water and gas, in support of short term events provided they are not attached to structures of primary cultural heritage significance.

## **Trading and Market Operations**

- The use of temporary micro tenancies such as food trucks, market stalls, mobile storage units and the like.
- Temporary works, line marking and the like, for operational purposes.
- The display, installation and removal of temporary promotional elements such as banners, billboards, flagpoles in existing locations.
- Permit exempt works as defined in the Guidelines for Heritage Victoria Permit Exempt Works for Fresh Produce Food Stalls Within the Open Sheds.

## **Safety and security**

- Works or activities, including emergency stabilisation, necessary to secure safety where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. It is acknowledged that in some instances additional damage to significant fabric may be required to stabilise and make safe. In these instances every attempt must be made to conserve and retain as much significant fabric as possible. The Executive Director must be notified within seven days of the commencement of these works or activities.
- Installation of bollards and other hostile vehicle mitigation devices to the extremities of the site.

## **Queen Street and Deli Lane roadways**

- All works to maintain the existing roadway and road safety including road, pavement and footpath maintenance, kerb and channel repairs, road marking, the installation of pedestrian crossings, non-illuminated traffic signs and fire hydrants.
- Installation of City of Melbourne/Queen Victoria Market specific public furniture, including seats, bins, signage, bollards, lights, planter boxes, temporary free-standing street trading cafe screens and drinking fountains.

Provision of General Merchandise Point of Sale trading that must strictly comply with the guidance, parameters and methodologies set out by the *Queen Victoria Market General Merchandise Point of Sale (GMPoS) Guidelines* in accordance with s92(3) of the Heritage Act 2017 and permit exemption issued by the Executive Director, Heritage Victoria on 7 May 2025 (P40466)

Construction dates	1868,
Architect/Designer	Salway, William,
Heritage Act Categories	Registered place, Registered archaeological place,
Other Names	VIC MARKET, QUEEN VIC MARKET, OLD MELBOURNE CEMETERY, Melbourne's first General Cemetery,
Hermes Number	1211
Property Number	

---

## History

In 1837, ten acres of land bound by Peel, Fulton, Queen and Franklin Streets were set aside for the purposes of establishing a cemetery for the growing township of Melbourne. The Melbourne Cemetery was surveyed by Robert Hoddle and was officially gazetted in 1839. It eventually comprised eight sections for Presbyterian, Episcopalian, Roman Catholic, Wesleyan, Jewish, Independent, Society of Friends (Quaker) and Aboriginal burials. The Aboriginal section was sanctioned prior to the execution of Aboriginal men, Tunnerminnerwait (Jack) and Maulboyheenner (Bobby) in 1842.

Concerns about the cemetery's proximity to the increasingly populated areas of the city, led to its closure in 1854, following the opening in the previous year of the Melbourne General Cemetery in Carlton. Despite the closure those who had claims on family plots continued to be interred in the Cemetery until 1917. Between 1837 and 1917, an estimated 8,000 to 10,000 people were buried at the site.

In March 1859, the Melbourne Town Council was granted the eastern triangular block for use as a market. The earliest surviving building is the wholesale Meat Market building, constructed in 1869. In 1874 the site began operating as a meat and produce retail market, and Sheds H and I were built for use by fruit and vegetable growers. The market was granted permission to take over some of the cemetery land under legislation in 1877, and following the exhumation of 45 burials, Sheds A-F were constructed in 1878. The market was officially opened as the 'Queen Victoria Market' in March of that same year. Sheds A-E were open on all sides with each divided by a service roadway, and Shed F was constructed with a brick wall on its southern side which divided the market from the remainder of the cemetery. Two-storey terrace shop buildings were constructed along Elizabeth and Victoria Streets in 1884 and 1887 respectively and provided a 'public' face to the market. Additional shops were also constructed on Victoria Street between 1890 and 1905. In 1917 legislation allowed for the remainder of the cemetery land to be acquired for market purposes. The final burial took place in 1917, and as part of the transition from cemetery to market, 914 bodies are known to have been exhumed and relocated from 1920 to 1922 including the remains of John Batman who was buried in the cemetery in 1839 and relocated to Fawkner Cemetery. A memorial to John Batman was erected by public subscription in 1881 and survives in the north-east of the carpark (not its original location). Developments during the 1920s included the construction of Sheds K and L in the Upper Market in 1923 and construction of the Dairy Produce Hall in the Lower Market in 1928 which provided dairy producers with dedicated accommodation. The Market Square development of 1929-1930 on the Upper Market site provided storage for market traders and merchants in two rows of sixty brick stores. This development, of which only the Franklin Street Stores survive, enclosed the market site along Franklin Street, and resulted in the market taking over the last of the former cemetery land. Shed M was constructed in 1936 on the Upper Market site. In recent years some of the buildings have been renovated to

accommodate the changing needs of market stall holders and shoppers.

## **Extent of Registration**

### **NOTICE OF REGISTRATION**

As Executive Director for the purpose of the **Heritage Act 2017**, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0734  
Category: Registered Place  
Place: Queen Victoria Market  
Location: 65-159 Victoria Street Melbourne  
Municipality: Melbourne City

All of the place shown hatched on Diagram 734 encompassing all of Crown Allotments 4, 5, 6, and 7, Section F Parish of Melbourne North, Township of Melbourne at West Melbourne, part of the road reserve of Queen Street and the land forming the footprint of the permanent verandahs and awnings on Victoria, Elizabeth, Therry, Queen, Franklin and Peel Streets.

Dated 17 October 2019  
STEVEN AVERY  
Executive Director

### **NOTICE OF REGISTRATION**

As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0734  
Category: Registered Place, Registered Archaeological Place  
Name: Queen Victoria Market  
Location: 65–159 Victoria Street, Melbourne  
Municipality: Melbourne City

This amendment varies the categories of works or activities which may be carried out in relation to the place for which a permit under the Heritage Act 2017 is not required and adds the registration category of Registered Archaeological Place that was omitted from the gazettal on 17 October 2019.

Dated 17 August 2023  
STEVEN AVERY  
Executive Director

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*