

**Management report to Council****Agenda item 6.2****Queen Victoria Market Precinct Renewal Program –  
Quarterly Report****Council****Presenter:** Roger Teale, General Manager Property, Infrastructure and Design**29 November 2022****Purpose and background**

1. The purpose of this report is to provide Council with a progress update and expenditure breakdown of the Queen Victoria Market Precinct Renewal (QVMPR) program for the period July to September 2022.

**Key issues**

2. As at 30 September 2022, the total QVMPR program expenditure since 2013 is \$100 million and the total expenditure for period July to September 2022 is \$4 million. Please refer to Attachment 2 for a breakdown of program expenditure.
3. Since the last report to Council in August 2022, key project elements delivered by the QVMPR program for the period July to September 2022 include:
  - 3.1 **Food Hall** – Works are progressing on site with the structural steel frame being erected following the installation of the feature concrete ceiling beam for heating, cooling and ventilation. The slate roof has been replaced on the Victoria Street Terraces and brickwork above the tenancies are complete. In the coming weeks the butterfly roof will be installed ahead of internal fit out. While the project has progressed, it has not been immune to the current challenges facing the construction industry. Weather, materials shortages and challenges with sub-contractor resourcing have resulted in delays to the completion of the Food Hall to April / May 2023.
  - 3.2 **Heritage shed restoration** – Stage 4 of the Heritage shed restoration project is continuing in Sheds E and F. Following strengthening works, installation of a new insulated roof is underway with works on track to conclude at the end of the year. From early January 2023, fruit and vegetable traders in H and I Sheds will relocate to C and D Sheds to enable the final stage of the Shed Restoration project to commence.
  - 3.3 **Market infrastructure**
    - 3.3.1 Essential trader services – works to provide power, running water and organic waste infrastructure in Shed C have recently concluded. The area will be used for activation and events leading into Christmas.
    - 3.3.2 Trader Shed and Northern Shed – a contractor has been appointed to work with the project team and market management to complete the design and develop detailed plans to expertly manage delivery of the projects in a live operating environment.
  - 3.4 **Market Square** – Queen Victoria Market, Testing Grounds and City of Melbourne have partnered with the Melbourne Fringe Festival to present the Runaway Festival (6 to 30 October 2022). The Festival was the first event of its kind in the Market Square Pop Up space and was designed to help reinvigorate the city and draw visitors to the Queen Victoria Market. Feedback from the community, market and event organisers will be used to inform the future Market Square design and other activities in the temporary space. Coinciding with the Fringe Festival, Testing Grounds opened as a space for artists across performance, design, art and education to test, develop and share their work.
  - 3.5 **Southern Site** – the Southern Site commercial-in-confidence divestment process is in the final stages, with the appointment of a preferred developer to occur in late 2022 to early 2023.

**Recommendation from management**

- 4 That Council accepts the Queen Victoria Market Precinct Renewal Program Quarterly Report which confirms a total program expenditure of \$100 million as at 30 September 2022.

**Attachments:**

1. Supporting Attachment (Page 2 of 3)
2. QVMPR Program Expenditure (Page 3 of 3)

## **Supporting Attachment**

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### **Legal**

1. Whilst no direct legal issues arise from the recommendation from management, legal advice has and will continue to be provided on all aspects of the QVMPR program.

### **Finance**

2. Financial implications applicable to the QVMPR program are contained in the body of this report.

### **Conflict of interest**

3. Michael Tenace, the General Manager Finance and Corporate is a Board director of Queen Victoria Market Pty Ltd. No other member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

### **Health and Safety**

4. In developing this proposal, no Occupational Health and Safety issues or opportunities have been identified.

### **Stakeholder consultation**

5. Internal consultation with relevant branches of Council has been undertaken in the preparation of this report.

### **Relation to Council policy**

6. The recommendation within this report aligns with aspirations as identified in the Council Plan 2021-25 to protect Queen Victoria Market as a traditional open-air market through heritage restoration and the provision of essential services and facilities that enhance the customer and trader experience while also delivering precinct improvements through quality public open space, new connections to the city, community services and facilities.

### **Environmental sustainability**

7. Delivery of the QVMPR program will allow for the development of a sustainable market which is guided by a Precinct Sustainability Plan, rated through the use of the Green Star – Communities tool and which delivers on the six sustainability principles detailed in the QVMPR Master Plan.

**Queen Victoria Market Precinct Renewal (QVMPR) Program Expenditure as at 30 September 2022**

Works package	Total Program budget (\$m)	Expenditure	
		Program spend to date (\$m)	Program spend YTD Sep 22 (\$m)
Transitional trader accommodation and precinct improvements	1.71	1.71	.0
Quarter 1: Market Infrastructure, Meat, Fish and Dairy Halls, Food Court and Terraces	67.01	12.02	2.52
Quarter 2: Shed restoration, Trader format improvements	56.37	26.99	.92
Quarter 3: String Bean Alley, Market Square, Southern Site and Franklin Street streetscapes	76.33	3.74	.11
Quarter 4: Munro Site	32.95	33.11	.02
Utilities and contaminated soil removal	2.91	.90	.0
Program delivery	30.31	21.69	.57
<b>GROSS TOTAL</b>	<b>267.59</b>	<b>100.15</b>	<b>4.15</b>