

## Management report to Council

Agenda item 6.6

### Queen Victoria Market Precinct Renewal (QVMPR) Program – Quarterly Report

Council

**Presenter:** Roger Teale, Acting General Manager Infrastructure and Design

**25 May 2021**

#### 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 financial year ending 31 March 2021.

#### Key issues

2. As at 31 March 2021, the total QVMPR Program expenditure since 2013 is \$78.44 million and the total expenditure for financial year 2020-21 is \$38.84 million. Please refer to Attachment 2 for a breakdown of program expenditure.
3. Since the last report to Council in February 2021, key project elements delivered by the QVMPR program for the period January to March 2021 include:
  - 3.1 **Heritage shed restoration** – Stage 1 (Sheds J to M) onsite works were completed in early February, with general merchandise traders returning to the newly restored sheds. Traders have reported a noticeable improvement to temperatures under the sheds as a result of the new insulated roof panels. Stage 2 restoration works commenced in Sheds C and D and are scheduled for completion mid year. Refer to Attachment 3.
  - 3.2 **Munro Site** – A major milestone was achieved with the practical completion of the 500-space market customer car park in mid-March. Refer to Attachment 3. The basement carpark is scheduled to open in July 2021 following fit out works to be undertaken by Queen Victoria Market Pty Ltd. Screening featuring public art by Melbourne artist Rose Nolan will be progressively installed with completion anticipated by June 2021.
  - 3.3 **Trader Shed and Northern Shed** – Following Heritage Victoria permit approval in December 2020, further work has been undertaken to address the permit conditions including the design of the Northern Shed without a canopy. Planning permit applications for the two purpose-built market infrastructure buildings were considered by Councillors at the 13 April Future Melbourne Committee and unanimously endorsed with conditions.
  - 3.4 **Market Square** – Planning for the phased transition of the current carpark to public open space continues with plans being adapted to ensure adequate car parking remains for market customers while providing sufficient space to support activation and testing during the city's recovery. A strategic framework, aligned to the Market Square Charter, is in development to guide the use of the open space as it progresses.
  - 3.5 **Food Court** – Concept designs to create a welcoming and vibrant indoor dining destination have been progressing with detailed engagement with current Food Court traders. The concept designs were considered by Councillors at the 13 April Future Melbourne Committee and unanimously endorsed with conditions.

#### Recommendation from management

4. That Council accepts the Queen Victoria Market Precinct Renewal Program quarterly report which confirms a total program expenditure of \$78.44 million as at 31 March 2021.

#### Attachments:

1. Supporting Attachment (Page 2 of 4)
2. QVMPR Program expenditure (Page 3 of 4)
3. Project highlights (Page 4 of 4)

## 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. Rob Adams, the Council's City Architect and Michael Tenace, the General Manager Finance and Corporate are Board directors of Queen Victoria Market Pty Ltd. No 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.

### Environmental sustainability

6. 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 31 March 2021

Work packages	Budget (\$m)*	Expenditure (\$m)	
		Program Total	FY2020/21
Transitional trader accommodation and precinct improvements	1.70	1.71	-
QUARTER 1 (Market Infrastructure, Meat, Fish and Dairy Halls, Food Court and Terraces)	67.01	4.55	0.19
QUARTER 2 (Shed restoration, Trader format improvements)	56.37	17.00	11.92
QUARTER 3 (String Bean Alley, Market Square, Southern Site and Franklin Street streetscape)	76.33	2.32	0.36
QUARTER 4 (Munro Site)	32.95	32.76	25.09
Utilities and contaminated soil removal	2.91	0.88	-
Program delivery	30.31	19.22	1.28
<b>GROSS TOTAL</b>	<b>268</b>	<b>78.44</b>	<b>38.84</b>

\*Note: Following targeted savings from expenditure identified as part of the 2020/21 Annual Plan, the overall Queen Victoria Market Precinct Renewal budget was revised from \$308 million gross to not more than \$268 million gross. Costs savings have been made across the overall program to ensure delivery of the renewal against the 2015 Master Plan. An updated Business Case reflecting the revised budget will be presented for Council's consideration in 2021.

## Queen Victoria Market Precinct Renewal (QVMPR) Project highlights

### 1. Heritage shed restoration

Stage 2 works at sheds C and D started in early February.



Figure 1 – Shed D, looking towards Queen Street from Peel Street end with the site prepared for the installation of new thermal roofing.

### 2. Munro Site



Figure 2: Practical completion of the 500 space Queen Victoria Market customer car park on Queen Street occurred mid March 2021. Following fit out, the car park is scheduled to be operational in July 2021.