Report to the Future Melbourne Committee

Agenda item 6.6

Queen Victoria Market Precinct Renewal – A-E Sheds Upper Market Specialty Market Trading Format Improvement Project

09 November 2021

Presenter: Roger Teale, General Manager Property, Infrastructure and Design

Purpose and background

- 1. The purpose of this report is to seek endorsement of the schematic design plans for the Speciality Market Trading Format Improvement project at the Upper Market of A-E Sheds prior to lodgement of heritage and planning applications and release of tender for the works.
- 2. Following the 2018 People's Panel and a revised endorsed approach for the delivery of market infrastructure, on 1 October 2019 Councillors endorsed an additional budget of \$4 million to the \$6.15 million already budgeted for further trading format enhancement opportunities across the market.
- 3. Part of the Speciality Market Trading Format Improvement project includes proposed new trading formats for the upper market between A-E Sheds. Aligned to the QVM Future Market Strategy (2021) and market renewal program, improvements aim to address some of the key challenges facing the market including declining trader occupancy, unmet demand for fixed/lockable trading, lack of formal business to business (B2B) area and customer seating.
- 4. From within the Council endorsed budget for trader format improvements, \$1.8 million has been allocated to the specific improvements across to A-E Sheds. The remaining budget is allocated to the traditional general merchandise set up and pack down point of sale storage solution for lower half of E Shed and J-L Sheds.

Key issues

- 5. As outlined in the Schematic Design (refer Attachment 1), the proposed format improvements in the upper market A-E Sheds includes:
 - 5.1. A Shed Upper Market: Lockable 10 and 20 foot retail container pods
 - 5.2. B Shed Upper Market: Business to business (B2B) area
 - 5.3. C-D Sheds Upper Market: Back of house (BOH) area primarily for storage of general merchandise silver boxes and some Queen Victoria Market operational requirements
 - 5.4. E Shed Upper Market: Street food / food trucks hospitality and place-making initiatives including tables, seating and landscaping planters
- 6. Feedback through the extensive engagement process associated with the Future Market Strategy was generally supportive of the proposed B2B and Back of House areas in upper B-D Sheds, with the majority of fruit and vegetable traders and box hire operators highly supportive. Traders were mostly supportive or accepting of the proposal for more fixed/lockable trading formats, however some thought more lockable trading was required.
- 7. All of the key elements of this project are temporary in nature and not fixed to any heritage fabric. The proposal has specifically considered the Conservation Management Plan policies which guide adaptation of heritage elements in order to address compliance safety and market operations. A pre-application meeting with Heritage Victoria occurred earlier this year, seeking feedback prior to the future lodgement of application which has been factored into the schematic design plans.
- 8. A cost plan has been prepared by Ralph & Beattie Bosworth which estimates the complete cost for this project to be \$3.4 million including contingency. It is proposed that the project be delivered in stages:
 - 8.1. Stage 1: Delivery of 23 retail pods within upper A, B, C and D sheds, B2B area and general merchandise storage at a cost of \$1.8 million funded by the market renewal program.
 - 8.2. Stage 2: Four years after the completion of Stage 1, a further 19 retail pods will be installed within upper A, B, C and D sheds and E shed improvements at a cost of \$1.6 million to be funded by Queen Victoria Market Pty Ltd through revenue generated from occupancy of Stage 1.
- 9. Subject to authority approvals, the proposed timeframe for delivery of stage 1 is anticipated to commence in September 2023 with a staged construction program of approximately seven months.

Recommendation from management

10. That the Future Melbourne Committee endorses the Schematic Design of the Speciality Market Trading Format Improvement A-E Sheds Upper Market (refer Attachment 2 of the report from management) project to proceed to lodgement of heritage and planning permit applications and

Attachments:

- Supporting Attachment (Page 3 of 18)
 Schematic Design Specialty Market Trading Format A-E Sheds Upper Market (Page 4 of 18)

Supporting Attachment

Legal

1. Whilst no direct legal issues arise from the recommendation from management, legal advice has and will continue to be provided as part of the Queen Victoria Market Precinct (QVMPR) Program.

Finance

2. Financial implications applicable to the QVMPR Program are contained in the body of this report with Stage 1 within the approved budget allocation; Stage 2 will not proceed without approved funding.

Conflict of interest

3. Rob Adams, the Council's City Architect and Michael Tenace, 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 report, no Occupational Health and Safety issues or opportunities have been identified.

Stakeholder consultation

5. This report was developed in conjunction with the Board and executive team of Queen Victoria Market Pty Ltd.

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.

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QVM A-E SHEDS UPPER MARKET: SPECIALTY TRADING FORMAT IMPROVEMENTS

QUEEN ST MELBOURNE VIC 3000



DRAWING LIST		
DRAWING NO.	DRAWING NAME	REV
SK000	COVER SHEET	P10
SK001	EXISTING SITE PHOTOS	P10
SK002	SITE CONTEXT PLANS	P10
SK003	PROPOSED WORKS PLAN	P10
SK100	EXISTING SITE PLAN	P10
SK101	PROPOSED SITE PLAN	P10
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SK400	SECTIONS	P10
SK500	TYPICAL CONTAINER RETAIL UNITS	P10
SK501	TYPICAL DETAILS	P10
SK502	MATERIAL SCHEDULE	P10

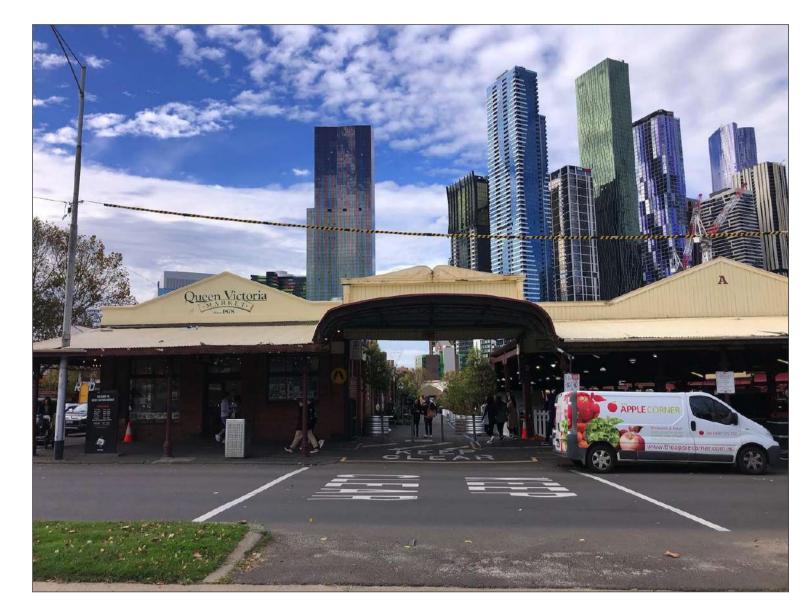




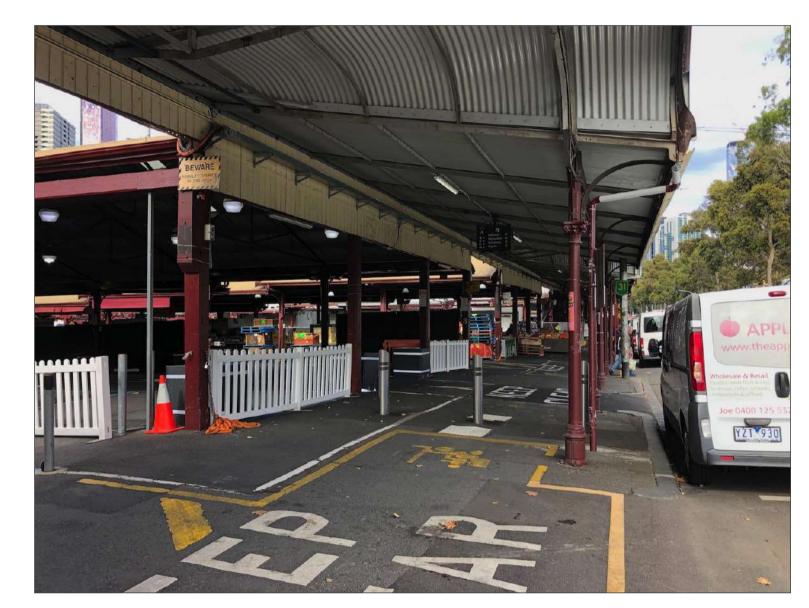
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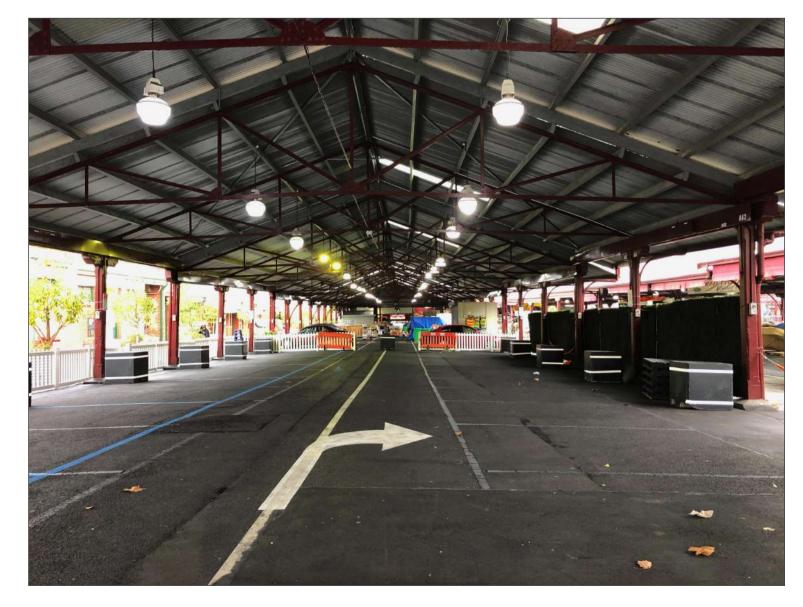
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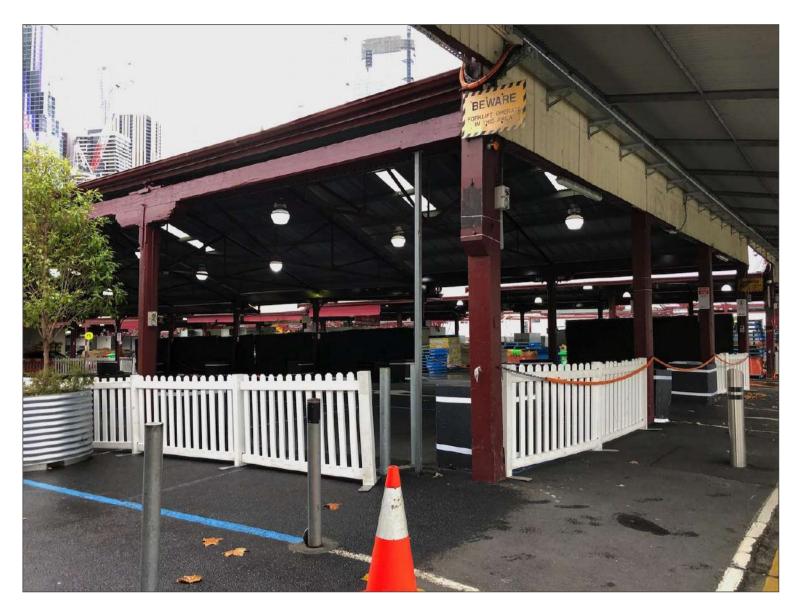
SITE PHOTO 1: SHED A PEDESTRIAN PATH NORTH VIEW



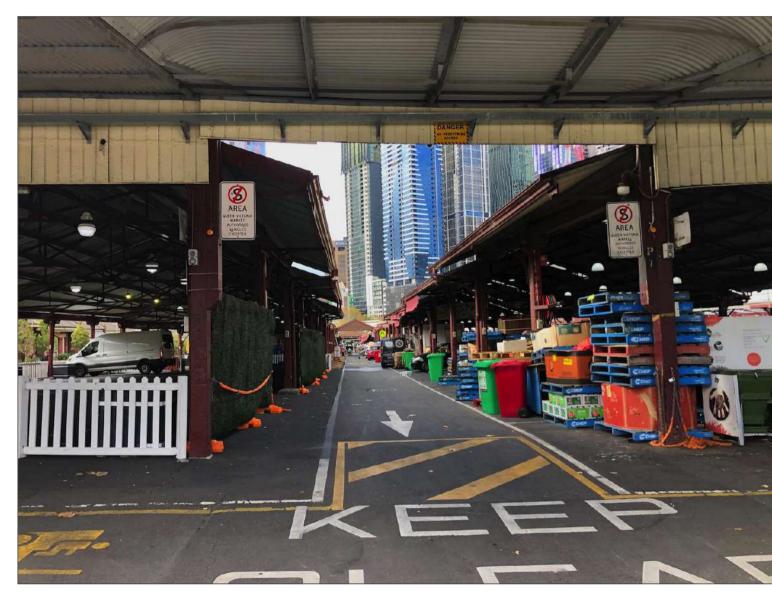
SITE PHOTO 4: PEEL ST PEDESTRIAN PATH NORTH VIEW



SITE PHOTO 7: SHED A INTERNAL VIEW



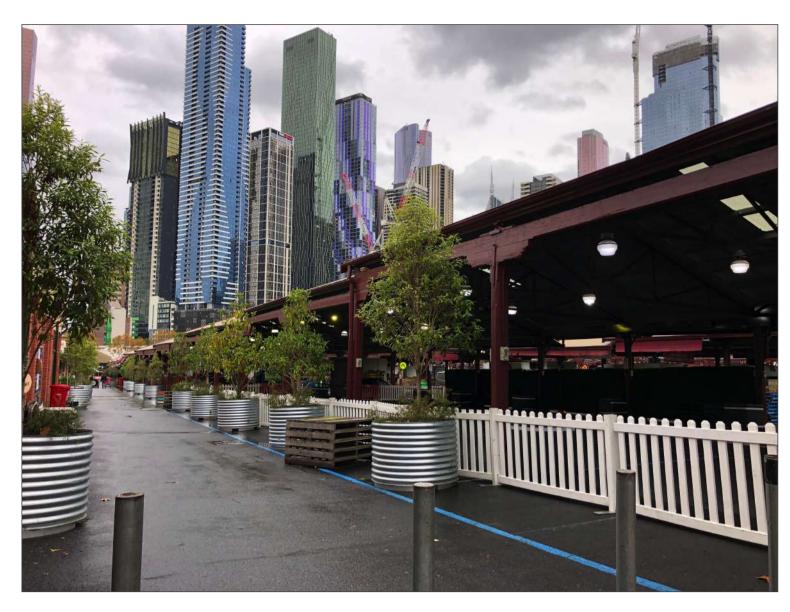
SITE PHOTO 2: SHED A NORTH WEST VIEW



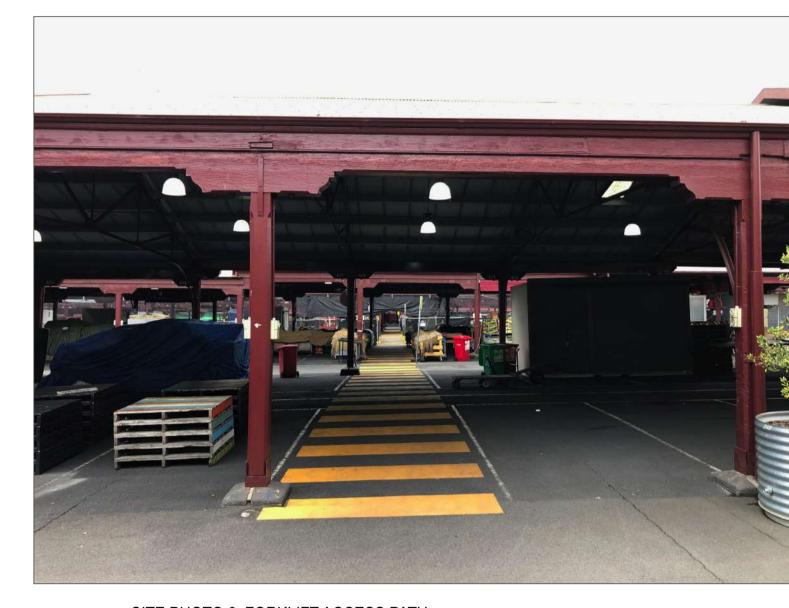
SITE PHOTO 5: SHED A & B SERVICE LANE



SITE PHOTO 8: PEEL ST PEDESTRIAN PATH SOUTH VIEW



SITE PHOTO 3: SHED A PEDESTRIAN PATH



SITE PHOTO 6: FORKLIFT ACCESS PATH



SITE PHOTO 9: SHED E PEDESTRIAN PATH NORTH VIEW

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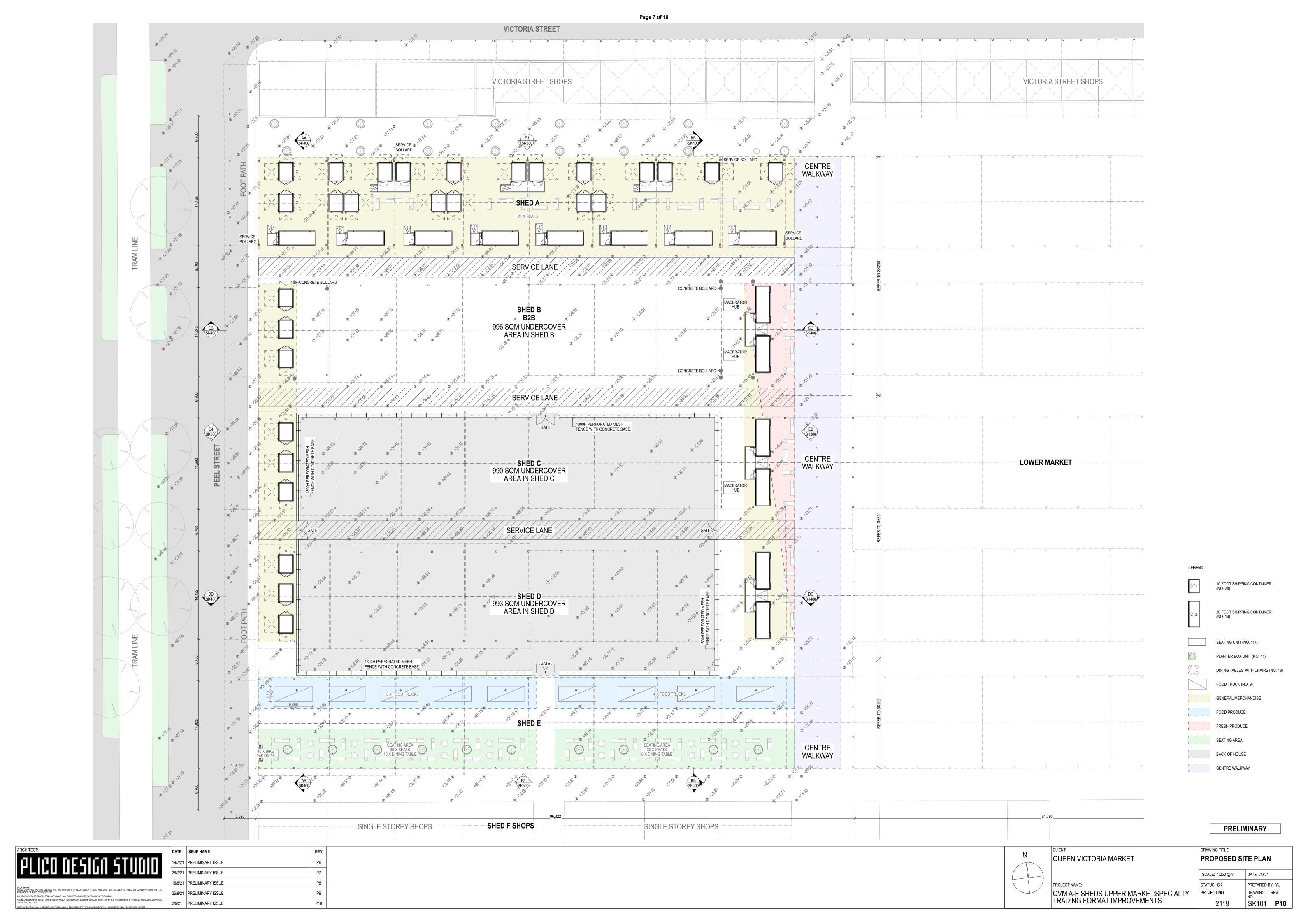


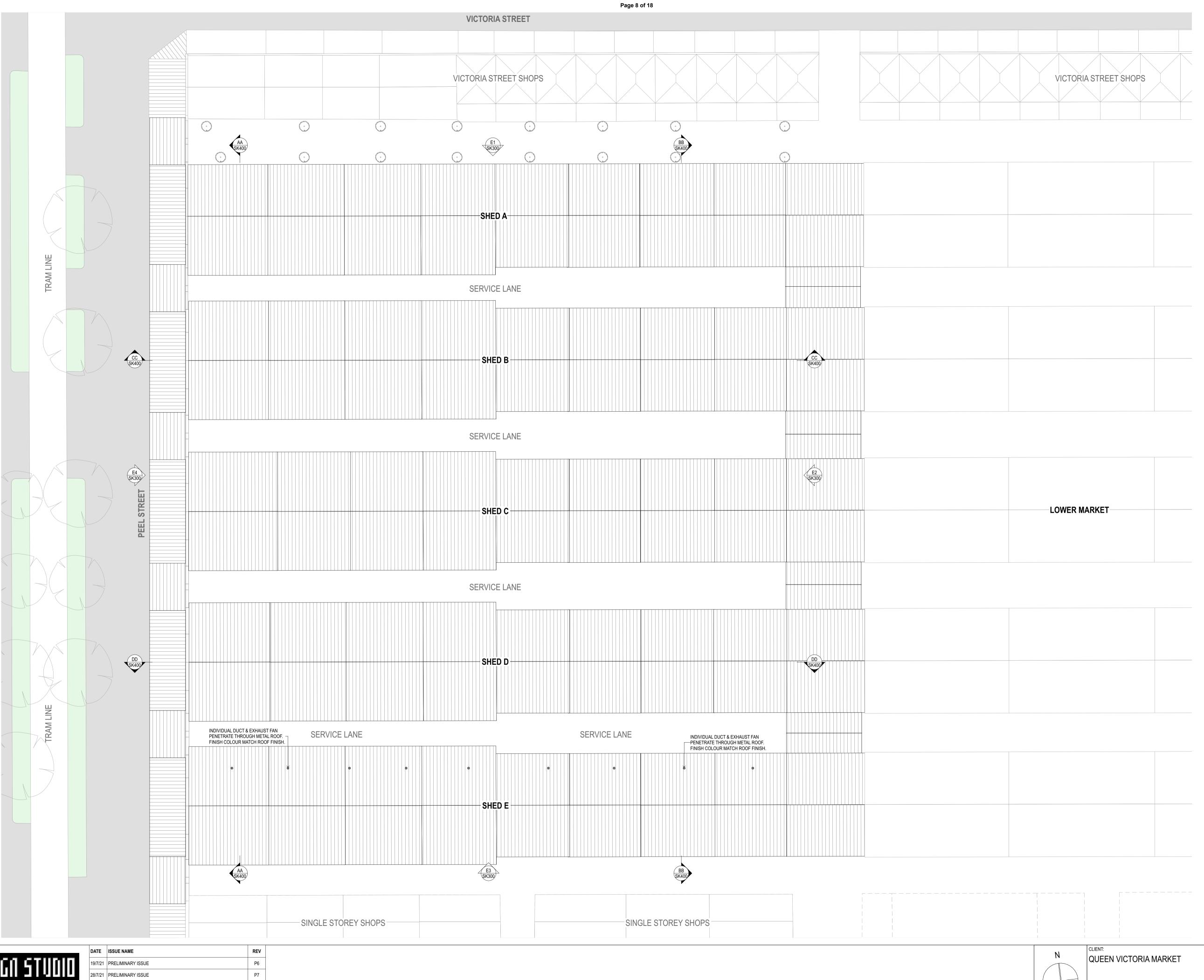
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FRESH PRODUCE

SEATING AREA

BACK OF HOUSE

CENTRE WALKWAY

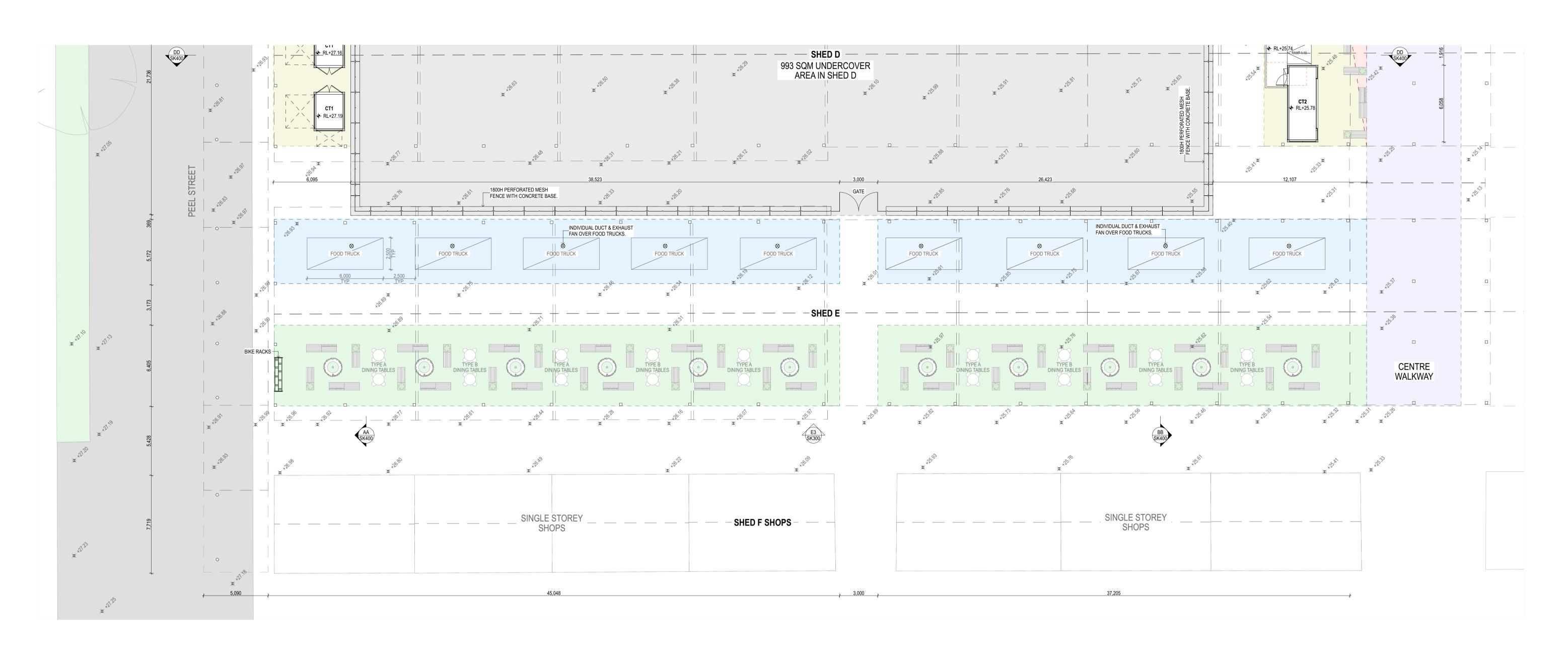
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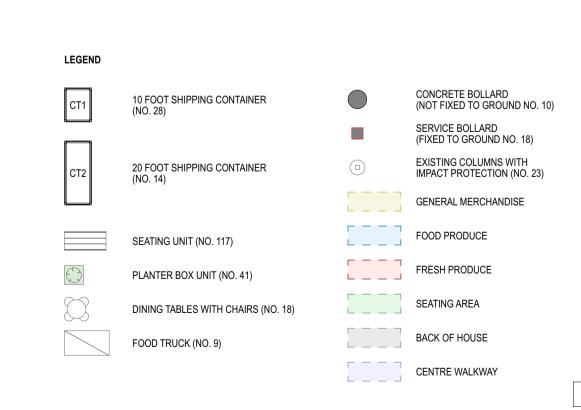
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PLANTER BOX UNIT (NO. 41)

FOOD TRUCK (NO. 9)

DINING TABLES WITH CHAIRS (NO. 18)





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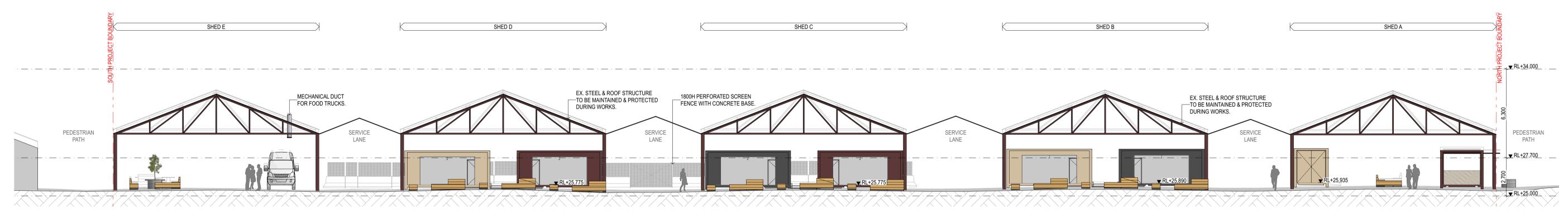
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E1 NORTH ELEVATION



E2 EAST ELEVATION



E3 SOUTH ELEVATION



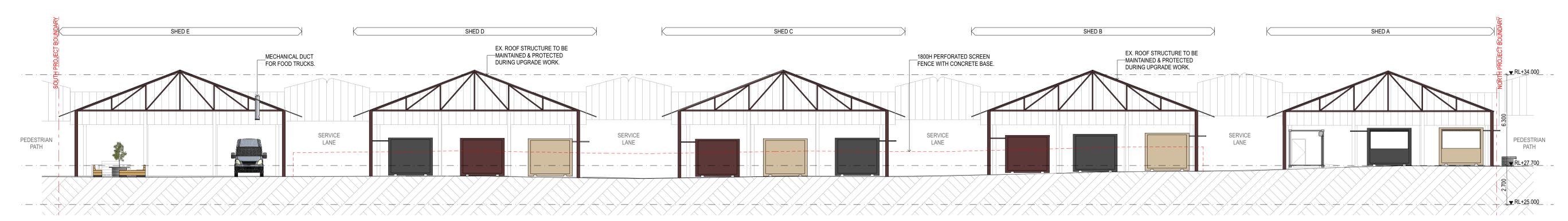
E4 WEST ELEVATION

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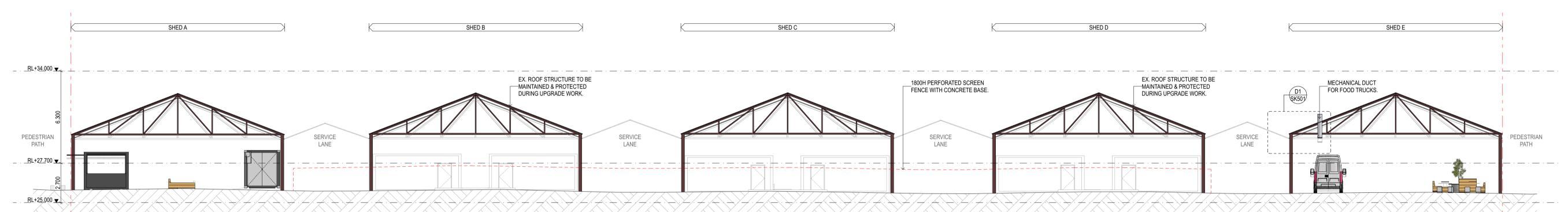
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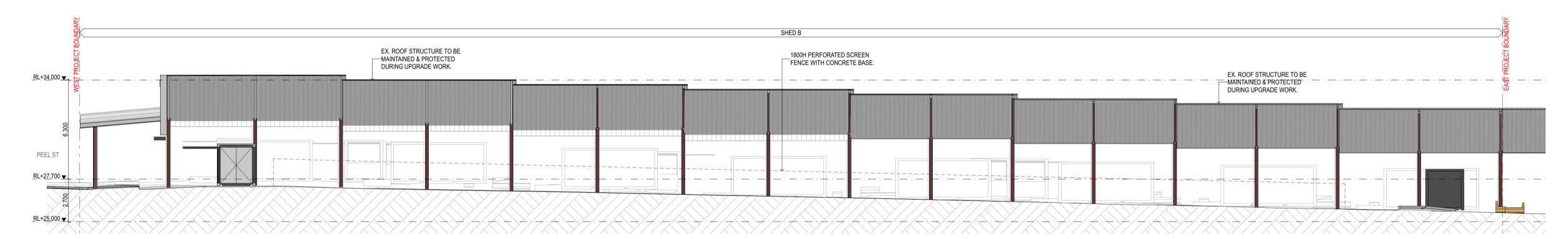
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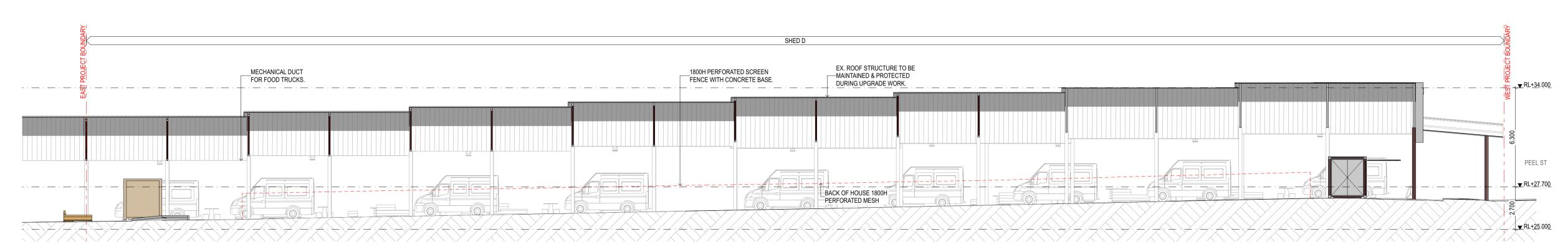
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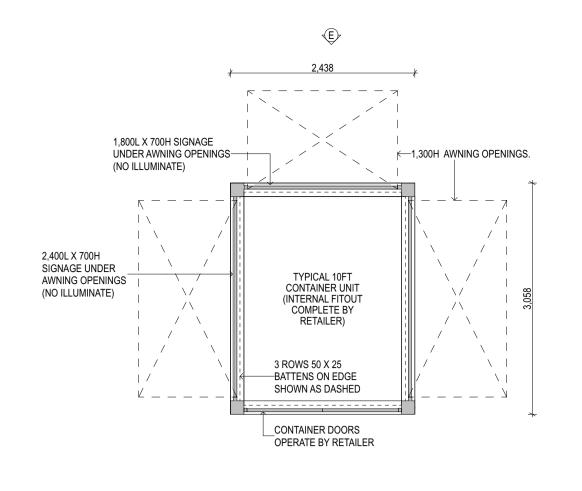


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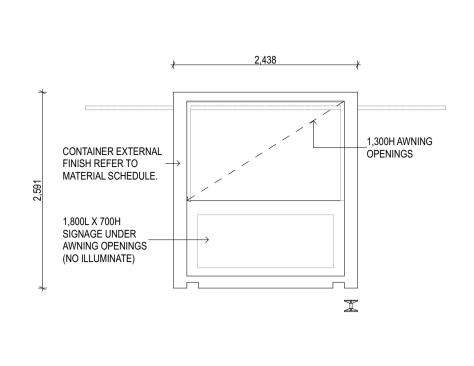


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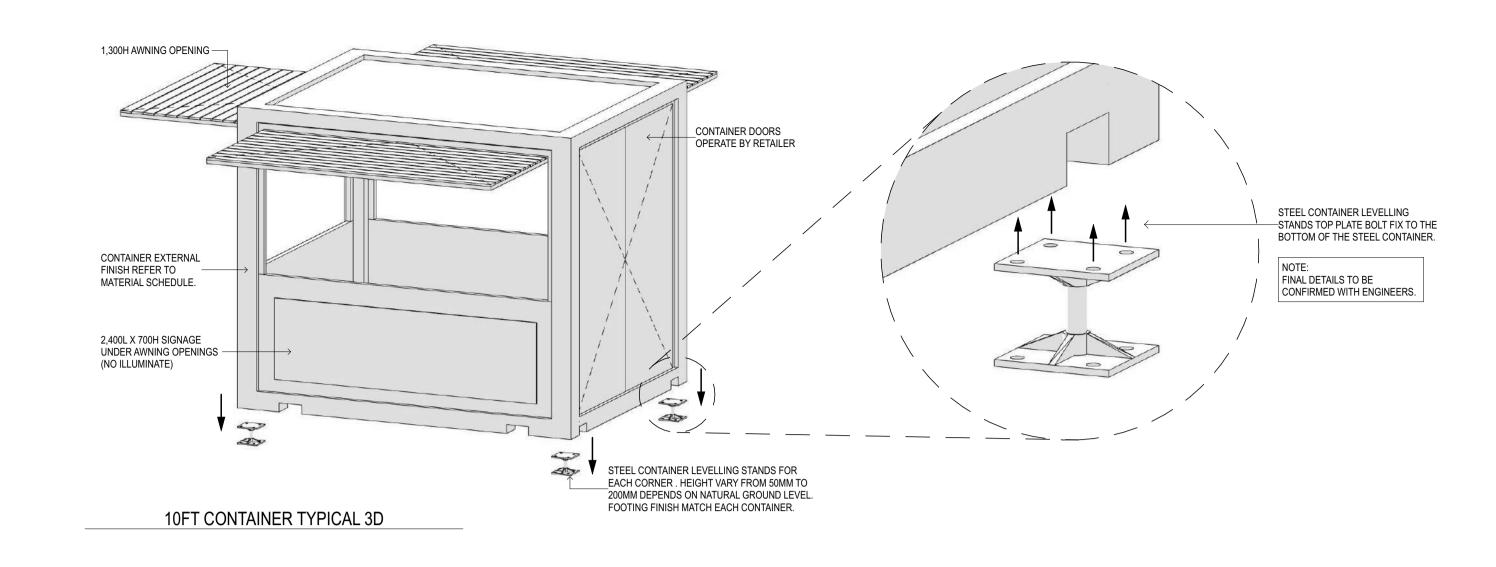
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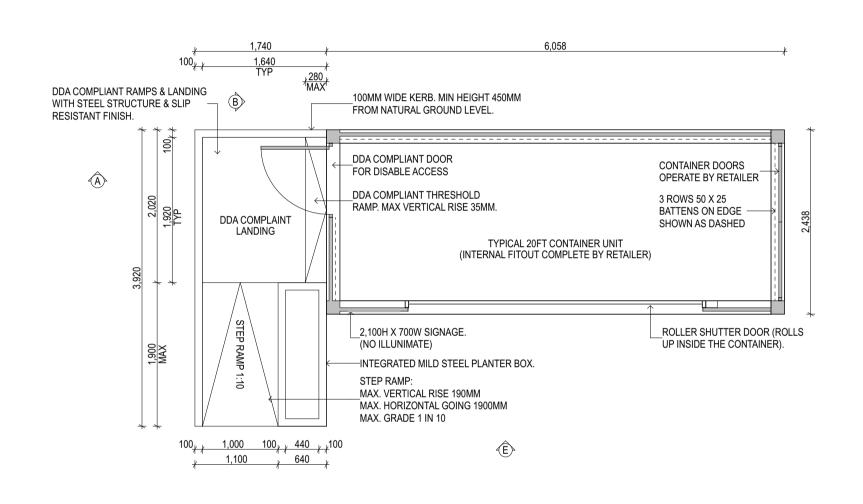




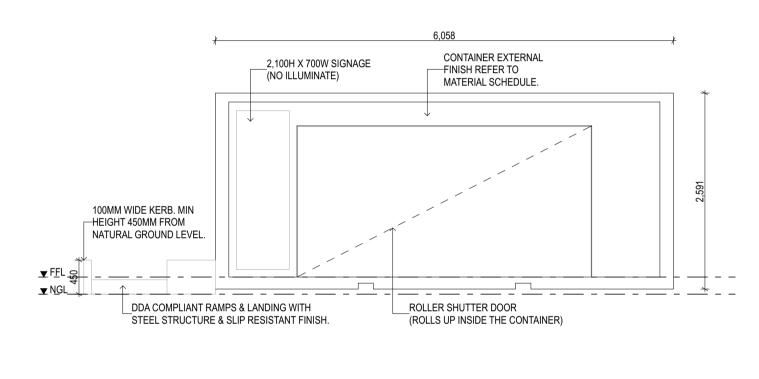


CT1 ELEVATION 1:50

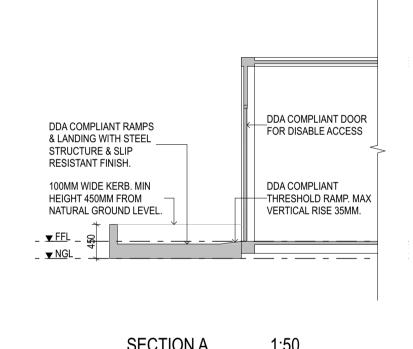




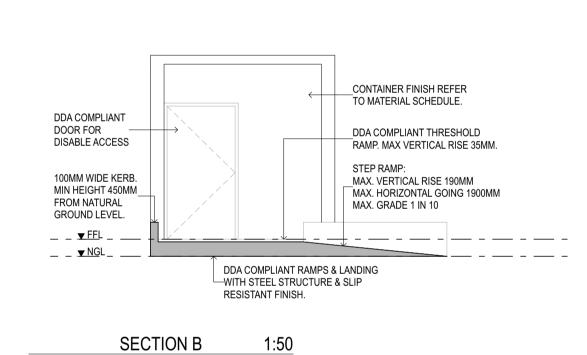


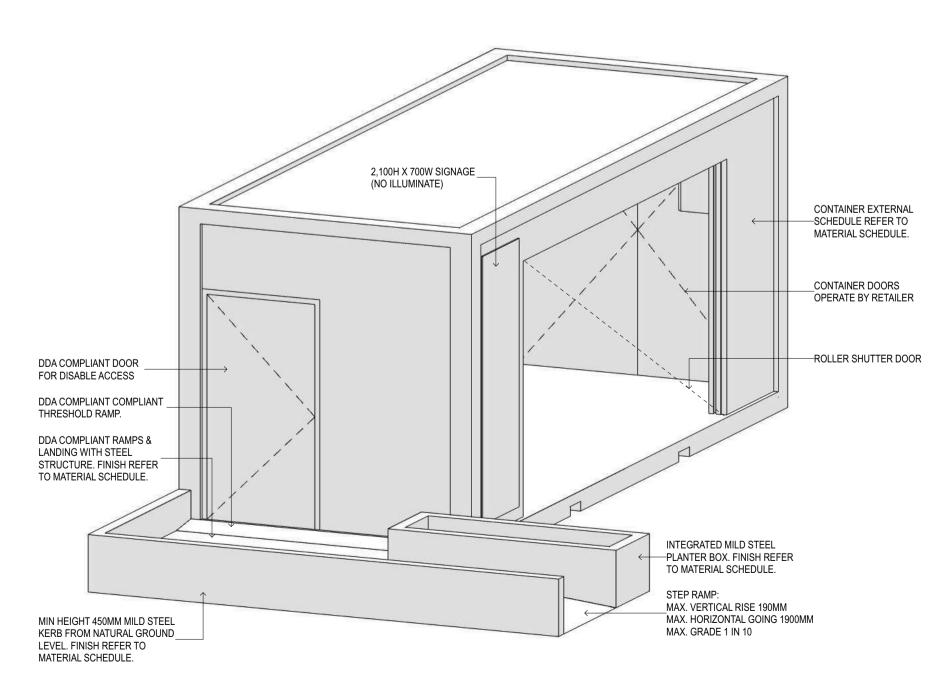


CT2 ELEVATION 1:50



SECTION A



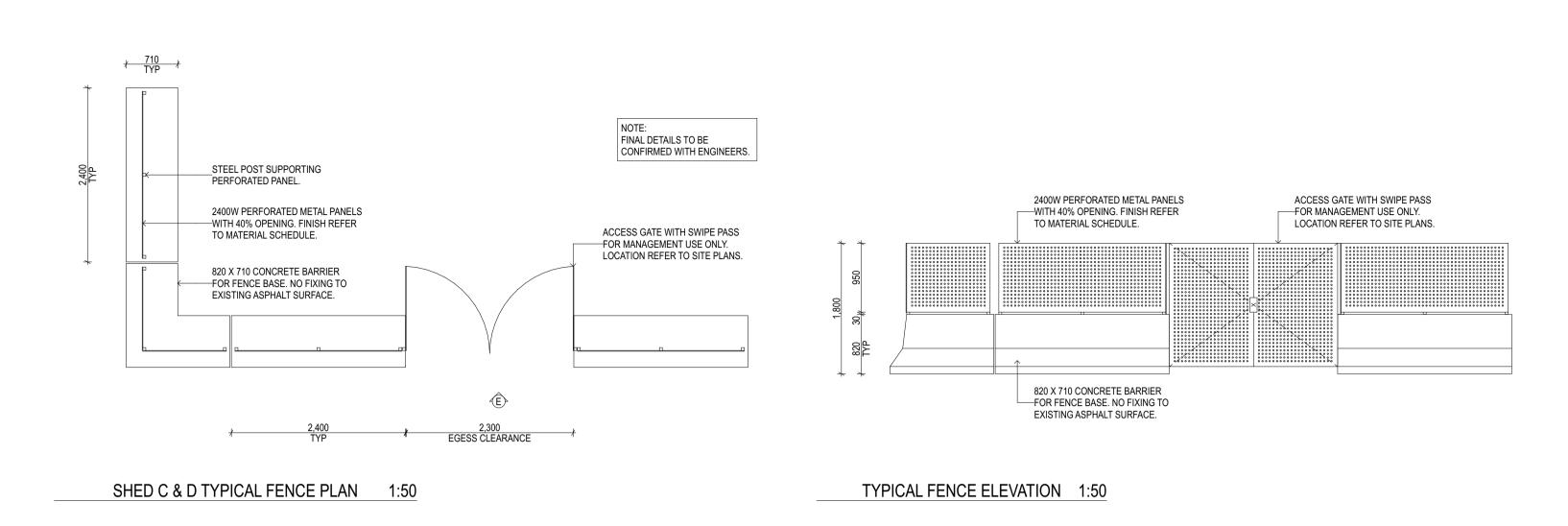


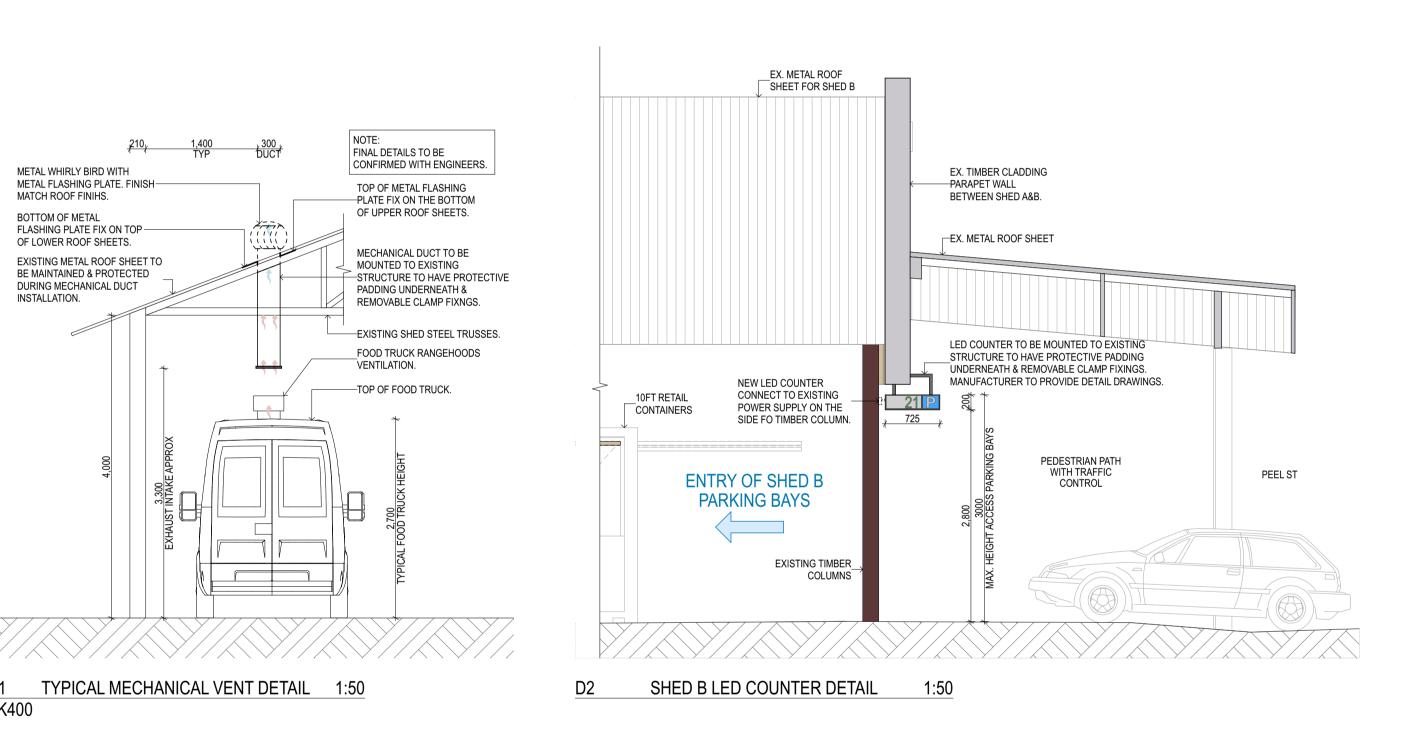
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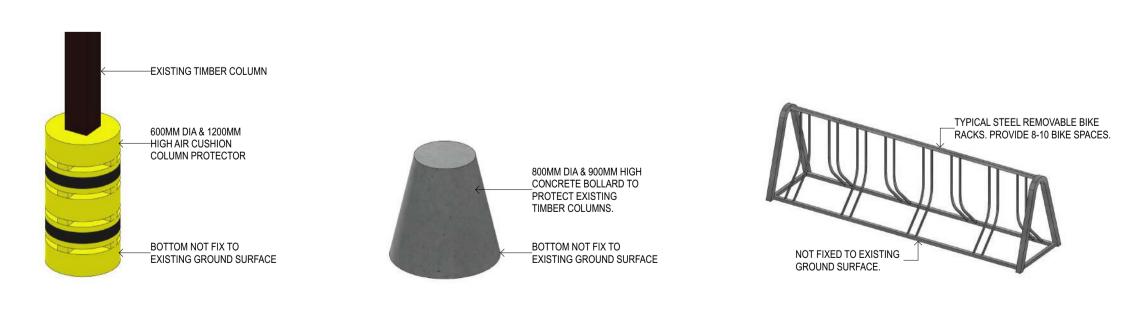
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P7

P8

P9

P10

ACCESS GATE WITH SWIPE PASS FOR MANAGEMENT USE ONLY. LOCATION REFER TO SITE PLANS. 2400W PERFORATED METAL PANELS WITH 40% OPENING. FINISH REFER — TO MATERIAL SCHEDULE. 820 X 710 CONCRETE BARRIER FOR FENCE BASE. NO FIXING TO EXISTING ___ ASPHALT SURFACE. PAINT FINISH REFER TO MATERIAL SCHEDULE.

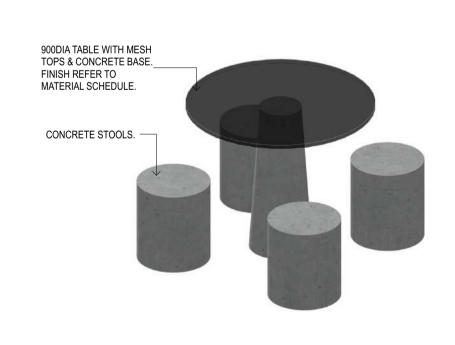
SHED C & D TYPICAL FENCE 3D



ALL FURNITURES TO BE MOVABLE BY PALLET JACK. FINAL DETAILS TO BE CONFIRMED WITH MANUFACTURER.

SEAT & PLANTER 3D

ROUND PLANTER BOX 3D



900DIA TABLE WITH MESH TOPS & CONCRETE BASE. FINISH REFER TO MATERIAL SCHEDULE. METAL MESH BACK OF STOOL FIX TO THE CONCRETE CONCRETE STOOLS.

DINING TABLE & STOOL TYPE A 3D

DINING TABLE & STOOL TYPE B 3D

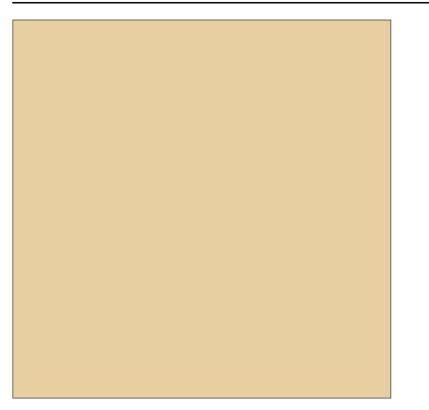
COLUMN IMPACT PROTECTOR 3D CONCRETE BOLLARD FOR COLUMNS 3D TYPICAL BIKE RACK 3D

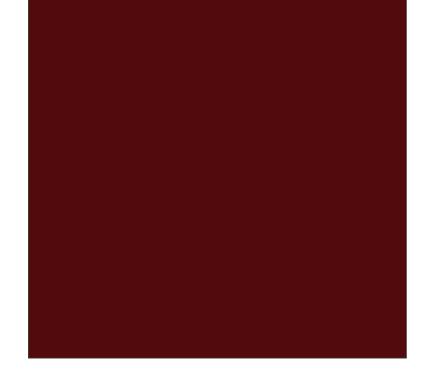
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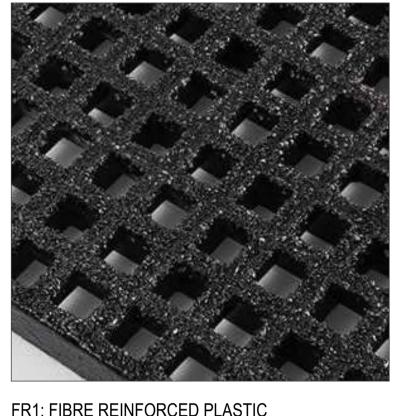
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QVM A-E SHEDS UPPER MARKET:SPECIALTY	PROJECT NO.	DRAWING NO.	REV:	
TRADING FORMAT IMPROVEMENTS	2119	SK501	P10	

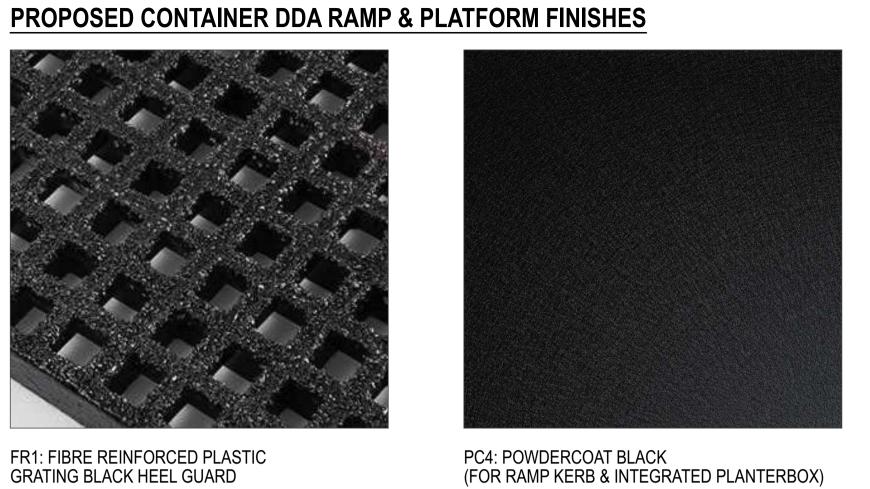
PROPOSED CONTAINER EXTERNAL FINISHES











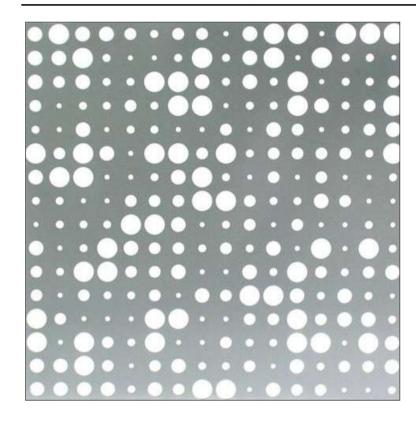
PC1: POWDERCOAT CLASSIC CREAM

PC2: POWDERCOAT MANOR RED

PC3: POWDERCOAT MONUMENT

FR1: FIBRE REINFORCED PLASTIC GRATING BLACK HEEL GUARD

PROPOSED SHED C & D SCREEN FINISHES





ON CONCRETE FOOTING

SCREEN POST & BRACING FINISH



GL1: GALVANISED FINISH

PM1: PERFORATED METAL PANEL CHAMPAGNE FINISH PA1: PAINT FINISH MONUMENT 40% OPENING AREA

PROPOSED SEATING FINISHES

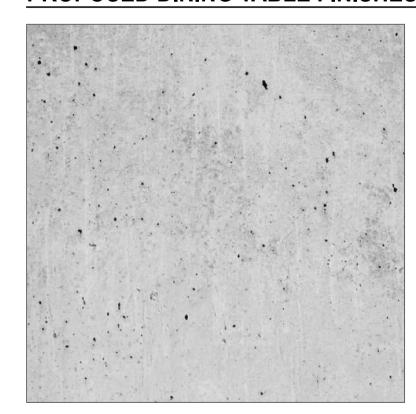




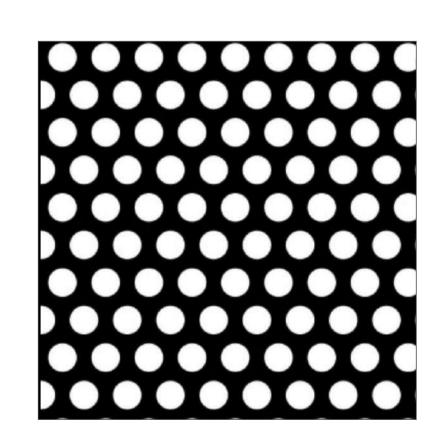


PC4: POWDERCOAT BLACK (FOR SEATING STEEL BASE & SIDE TABLE)

PROPOSED DINING TABLE FINISHES



CN1: CONCRETE WITH POLISHED FINISH



PM2: METAL MESH POWDERCOAT BLACK (FOR DINING TABLE TOP)

PRELIMINARY

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	DATE	ISSUE NAME	REV
	19/7/21	PRELIMINARY ISSUE	P6
	28/7/21	PRELIMINARY ISSUE	P7
	16/8/21	PRELIMINARY ISSUE	P8
TEN	26/8/21	PRELIMINARY ISSUE	P9
ORK	2/9/21	PRELIMINARY ISSUE	P10

CLIENT:
QUEEN VICTORIA MARKET
PROJECT NAME:
QVM A-E SHEDS UPPER MARKET:SPECIALTY
TRADING FORMAT IMPROVEMENTS

VIEW FROM A SHED LANEWAY



VIEW FROM E-F SHEDS LANEWAY

