

Queen Victoria Market Precinct Renewal Program –
Quarterly Report

Council

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

31 May 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 ending 31 March 2022.

Key issues

2. As at 31 March 2022, the total QVMPR program expenditure since 2013 is \$91,646,726 and the total expenditure for financial year 2021-22 is \$8,692,801. Please refer to Attachment 2 for a breakdown of program expenditure.
3. Since the last report to Council in February 2022, key project elements delivered by the QVMPR program for the period January to March 2022 include:
 - 3.1. **Food Hall** – Works on the new Food Hall are progressing well with demolition, archaeological investigations and piling for the new structure complete. Installation of underground services, widening of tenancy openings into the Food Hall and construction of the new structural footings are underway. Works are expected to be completed towards the end of 2022.
 - 3.2. **Market Square** – The transformation of the market's open air car park into public open space is progressing with eighty car parks next to the pop up park removed to enable experimental arts space Testing Grounds to deliver an activation program designed to draw visitors to the market. Alongside the activation, Testing Grounds Southbank infrastructure will be relocated to the precinct in July 2022. The Market Square pop up is funded through the Melbourne City Recovery Fund.
 - 3.4. **Heritage shed restoration** – Stage 4 (Sheds E and F) shed restoration remains on track to commence in July 2022 following the installation of essential trader services in sheds A and B.
 - 3.5. **Market infrastructure**
 - 3.5.1 *Essential trader services* – The installation of services in sheds A and B is progressing well and on track to be completed in late June 2022. At the conclusion of the services works, fresh produce traders will return and begin operating from the refurbished sheds. The services will improve fresh produce trader facilities including compliance to food, health and safety regulations, essential services including power, running water and sewer.
 - 3.5.2 *Trader Shed and Northern Shed* – The tender for the Trader Shed and Northern Shed was released on 16 March 2022 and closed mid-April. The project continues to progress including ongoing planning for delivery coordination and management of daily market operations.
 - 3.6. **Munro** – As part of the affordable housing complex, six specially designed apartments were handed over to the Transport Accident Commission's (TAC) Residential Independence Pty Ltd for TAC clients.
 - 3.7. **Southern Site** – The divestment process for the Southern Site is continuing with the appointment of a preferred developer expected at the conclusion of the commercial in confidence process in the second half of 2022.

Recommendation from management

4. That Council accepts the Queen Victoria Market Precinct Renewal Program quarterly report which confirms a total program expenditure \$91,646,726 as at 31 March 2022.

Attachments:

1. Supporting Attachment (Page x of x)
2. QVMPR Program expenditure (Page x of x)

Supporting Attachment

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 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 align 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 31 March 2022

Works package	Total Program budget (\$m)	Expenditure (\$m)	
		Program spend to date	Program spend FY2021/22
Transitional trader accommodation and precinct improvements	1.71	1.71	0.0
Quarter 1: Market Infrastructure, Meat, Fish and Dairy Halls, Food Court and Terraces	67.01	6.57	1.78
Quarter 2: Shed restoration, Trader format improvements	56.37	25.60	4.95
Quarter 3: String Bean Alley, Market Square, Southern Site and Franklin Street streetscapes	76.33	3.44	0.89
Quarter 4: Munro Site	32.95	32.85	0.07
Utilities and contaminated soil removal	2.91	0.90	0.02
Program delivery	30.31	20.57	0.98
GROSS TOTAL	267.59	91.65	8.69