

## Report to the Future Melbourne Committee

Agenda item 6.5

### Queen Victoria Market Precinct Renewal Quarterly Report

21 November 2023

**Presenter:** Jonathan Kambouris, Acting General Manager Property, Infrastructure and Design

#### Purpose and background

1. The purpose of this report is to provide the Future Melbourne Committee with a progress update and expenditure breakdown of the Queen Victoria Market Precinct Renewal (QVMPR) Program for the period July to September 2023.

#### Key issues

2. As at 30 September 2023, the total QVMPR Program expenditure since 2013 is \$127.2 million and the total expenditure for the July to September 2023 quarter is \$7.8 million (refer to Attachment 2 for a breakdown of program expenditure).
3. Since the last report to Council in August 2023 on the 2022–23 year, key project elements delivered by the QVMPR Program for the July to September 2023 period include:
  - 3.1. **Queen's Food Hall** – in a major renewal program milestone the new Queen's Food Hall has been handed over to Queen Victoria Market Pty Ltd who are managing the fit-out of the retail tenancies. Planning for a November opening is progressing.
  - 3.2. **Heritage Shed restoration** – excluding the western gable end of Sheds H and I which will be completed in tandem with the Market Infrastructure works, the completion of the Heritage Sheds repair and restoration project represents the most significant restoration of the sheds in the past 40 years. These works include essential trader services (power and water) in some of the sheds that traders now access through a series of bollards. Solar panels have been installed on the new insulated roofing and power and lighting have been upgraded.
 

Sheds H and I have now been handed over to the Market Infrastructure builder for a three year period. These sheds will be utilised for trader facilities, site sheds and hard storage to ensure the safety of traders and the public. Traders will remain in their temporary locations for the duration of the Market Infrastructure works.
  - 3.3. **Market Infrastructure** – early works are progressing and include measures to support visitor and trader access around the site. Following the handover of Sheds H and I the builder has commenced constructing temporary facilities for traders in readiness for when the major works commence later this year.
 

Officers continue to consult with market management to best facilitate market operations during construction to ensure disruption is kept to a minimum whilst maintaining safety and project delivery.
  - 3.4. **Market Square** – the month long Market Square community engagement process concluded in early October. Design work will respond to feedback received during community engagement.
  - 3.5. **Therry Street streetscape** – in another major renewal milestone the Therry Street streetscape renewal project is complete.

#### Recommendation from management

4. That the Future Melbourne Committee accepts the Queen Victoria Market Precinct Renewal Program quarterly report which confirms a total program expenditure of \$127.2 million as at 30 September 2023.

#### Attachments:

1. Supporting Attachment (Page 2 of 3)
2. Queen Victoria Market Precinct Renewal Program Expenditure as at 30 September 2023 (Page 3 of 3)

## **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 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 the six sustainability principles detailed in the QVMPR Master Plan.

**Queen Victoria Market Precinct Renewal Program Expenditure as at 30 September 2023**

	Expenditure		
	Total Program budget (\$m)	Program spend to date (\$m)	Program spend YTD Sep 23 (\$m)
Transitional trader accommodation and precinct improvements	1.7	1.7	0.0
Quarter 1: Market Infrastructure, Meat, Fish and Dairy Halls, Food Court and Terraces	67.0	22.7	1.5
Quarter 2: Shed restoration, Trader format improvements	56.3	36.1	4.4
Quarter 3: String Bean Alley, Market Square, Southern Site and Franklin Street streetscapes	76.3	8.7	1.4
Quarter 4: Munro Site	33.0	33.0	0.0
Utilities and soil removal	2.9	0.9	0.0
Program delivery	30.3	24.0	0.5
<b>GROSS TOTAL</b>	<b>267.6</b>	<b>127.2</b>	<b>7.8</b>