

7.2.1.1 Resolutions related to the renewal of Queen Victoria Market

The purpose of this report was to respond to the resolution of the Future Melbourne Committee on 16 August 2016.

That Council resolves to make the following information public as a record of the timeline of all resolutions related to the renewal of the Queen Victoria Market over the current term of Council including how individual Councillors voted on both open and confidential resolutions:

1. 29 October 2013 (Council CLOSED)

6.10.1.1 - Queen Victoria Market Precinct Renewal Framework: endorsement for community engagement

The purpose of this report was to seek endorsement of the proposed Queen Victoria Market Precinct Renewal framework for the purposes of initiating a community engagement process.

Moved: Lord Mayor, Robert Doyle

1. *That Council:*

- 1.1 *Reconfirms its support for the Queen Victoria Market Precinct Renewal Framework to enable the scope and design of the project to be further developed with input from stakeholders and the broader community, with the community engagement process able to be commenced following an announcement of decision by State Government.*
- 1.2 *Endorses the intention for Council to negotiate a no cost arrangement with the State Government to exchange land to support the land reconfiguration.*
- 1.3 *Following outcomes of community engagement, requests the administration develop a funding strategy for the proposed Queen Victoria Market Precinct Renewal project that considers a range of finance options including the role that bank finance can play, Council's annual capital works budgets, land sales, and the potential for any enhanced return that Council could receive from Queen Victoria Market as a result of the project.*
- 1.4 *Endorses the administration's intention to pursue UNESCO World Heritage Listing for the Queen Victoria Market as a long term goal for the renewal project.*
- 1.5 *Authorises the Lord Mayor to make public the contents of this report following an official announcement by the State Government regarding the land transfer.*

Seconded: Cr Ong

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer and Watts

2. 11 February 2014 (Future Melbourne Committee meeting – FMC2)

6.9 - Queen Victoria Market Precinct Renewal: project update

The purpose of this report was to provide an update on project establishment and planning of the proposed Queen Victoria Market Precinct Renewal Project.

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

Moved: Lord Mayor, Robert Doyle

1. *That the Future Melbourne Committee:*
 - 1.1. *Endorses the proposed Queen Victoria Market Precinct Renewal Project Governance Framework.*
 - 1.2. *Notes the Queen Victoria Market Precinct Renewal Project plan for the next 18 months.*
 - 1.3. *Notes the key themes emerging from community consultation and that the Phase 1 Community Consultation Report (Capire Consulting Group, February 2014) was released to the public with this Committee report.*
 - 1.4. *Notes the draft Conceptual Framework for the Queen Victoria Market Precinct Renewal and the intention for this to inform the ongoing community engagement on the development of renewal plans.*
 - 1.5. *Notes that detailed planning for Phase 2 community and stakeholder engagement is currently being undertaken to enable this to proceed in April 2014.*

Seconded: Cr Wood

The motion was put and carried unanimously with the following Councillors present: the Chair, Cr Mayne, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Oke, Ong, Pinder-Mortimer, Watts and Wood.

3. 29 April 2014 (Council OPEN)

7.1 Notice of Motion, Cr Mayne: Funding for Queen Victoria Market renewal project

Moved: Cr Mayne

1. *That the Council resolves that:*
 - 1.1 *A fund be established within Council to hold funds dedicated to be spent on the Queen Victoria Market (QVM) renewal project. The cash balance held in the fund is to be disclosed in Council's quarterly financial reports and the annual financial statements.*
 - 1.2 *The establishment of the above fund occur in the first quarter of the 2014-15 financial year, with any annual underlying surplus generated by Council in 2013-14 being deposited into the fund at that time.*
 - 1.3 *All proceeds from any sale of the development sites on the southern boundary of the market will be deposited into the QVM Renewal fund.*
 - 1.4 *Commencing from 1 July 2014, all profit proceeds from the sale of any other surplus or redundant City of Melbourne land holdings will be deposited into the fund.*
 - 1.5 *Officers are to prepare a report for Council or Future Melbourne Committee before 30 June 2014, examining whether Council should initiate borrowings of between \$1 million and \$10 million through the inaugural Municipal Association of Victoria facilitated bond issue proposed for early 2014-15 in order to provide some additional seed funding for the QVM Renewal fund.*

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

1.6 *The CEO write to the State Government requesting that it deposit any congestion tax receipts from the QVM into the renewal fund for the 5 year period commencing in 2014-15.*

1.7 *Notes the resolution of the Future Melbourne Committee in February 2014 outlining the governance framework and timelines associated with the Queen Victoria Market Precinct Renewal Project, which indicates management's intention to propose the Renewal Project Funding Strategy proper to Council in approximately November 2014.*

Seconded: Cr Wood

The motion was put and carried unanimously with the following Councillors present: The Chair, Acting Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

4. 29 July 2014 (Council OPEN)

6.4 Queen Victoria Market Renewal Fund

The purpose of this report was to seek approval for the legal form and structure of the Queen Victoria Market renewal fund.

Moved: Cr Mayne

1. *That Council:*

1.1 *approves the establishment of a Queen Victoria Market (QVM) renewal fund unit trust and associated costs*

1.2 *notes that the first deposit into the QVM renewal fund will not occur until the trust deed has been prepared and the necessary approval obtained from the State for the trust's establishment.*

Seconded: Lord Mayor, Robert Doyle

The motion was put with the following Councillors voting in favour of the motion: The Chair, Lord Mayor, Robert Doyle, Councillors Foster, Louey, Mayne, Ong, Pinder-Mortimer, Watts and Wood and Councillors Leppert and Oke voting against the motion.

5. 29 July 2014 (Council CLOSED)

6.9.1.1 Queen Victoria Market Precinct Renewal Agreement

The purpose of this report was to seek approval to enter into an agreement with the Victorian State Government to enable the implementation of land reconfiguration aspects of the Queen Victoria Market Precinct Renewal project.

Moved: Lord Mayor, Robert Doyle

That Council defer this item to the Council meeting to be held on 26 August 2014.

Seconded: Cr Leppert

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

6. 12 August 2014 (Future Melbourne Committee meeting – FMC2)

6.6 - Queen Victoria Market Precinct Renewal: Community Engagement — key project component outcomes

The purpose of this report was to seek endorsement of key project components to be included in an agreement with the Victorian State Government to enable the implementation of land configuration aspects of the Queen Victoria Market Precinct Renewal project.

Moved: Lord Mayor, Robert Doyle

1. *The Future Melbourne Committee:*
 - 1.1 *Endorses the key project components to be included in an agreement with the Victorian State Government to enable the implementation of land configuration aspects of the Queen Victoria Market Precinct Renewal project, but for the fifth key project component, 'New development sites — create land suitable for mixed-use development' add the words 'which leads by example by demonstrating Council's Zero Net Emissions and Housing Strategies'.*
 - 1.2 *Notes key themes contained in the publically released, Phase 2 Community Engagement Report June 2014 will inform preparation of the draft masterplan for the Queen Victoria Market precinct*

Seconded: Cr Oke

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer and Watts.

7. 26 August 2014 (Council CLOSED)

6.8.1.1 Queen Victoria Market Precinct Renewal Agreement

The purpose of this report was to seek approval to enter into an agreement with the Victorian State Government to enable the implementation of land reconfiguration aspects of the Queen Victoria Market Precinct Renewal project.

Moved: Cr Leppert

1. *That Council:*
 - 1.1 *Notes the decision of the Future Melbourne Committee of 12 August 2014 which endorsed five key project components for the Queen Victoria Market Precinct Renewal project for inclusion in an agreement with the Victorian State Government.*
 - 1.2 *Notes the terms of the Queen Victoria Market Precinct Renewal Agreement (Agreement) as attached to the report from management and the requirement to implement Stage 1 of the Queen Victoria Market Precinct Renewal Project prior to the land transfer, but seeks an amendment to clause 3 (a) (ii) (A) of the Agreement such that the words "the City to Docklands from Victoria Street through to Dudley Street" are replaced with "Franklin Street to Dudley Street".*
 - 1.3 *Authorises the Chief Executive Officer to enter into the Agreement under delegation.*

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

1.4 *That this resolution and edited report be made public once the Agreement has been entered into.*

Seconded: Cr Mayne

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Pinder-Mortimer and Wood.

8. 30 September 2014 (Council CLOSED)

6.6.1.1 Draft Therry, Elizabeth, Franklin and Queen: Block Plan, Development Guidelines

The purpose of this report was to seek approval to issue 'Draft Therry, Elizabeth, Franklin and Queen: Block Plan' Development Guidelines (Guidelines) dated September 2014.

Moved: Cr Leppert

1. *That Council:*

1.1 *approves the issue of the 'Draft Therry, Elizabeth, Franklin and Queen: Block Plan' Development Guidelines to Savills Real Estate, Melbourne for attention of those submitting to EOI for the Munro Site, and to the Department of Transport Planning and Local Infrastructure.*

Seconded: Lord Mayor, Robert Doyle

Cr Mayne requested the following amendments to the motion: The deletion of the following words in paragraph 1.1 *'to Savills Real Estate, Melbourne for the attention of those submitting an EOI for the Munro Site; and to the Department of Transport Planning and Local Infrastructure*, and the addition of the following paragraphs:

1.2 *makes the Guidelines public and issues them to Savills Real Estate, Melbourne for the attention of those submitting an EOI for the Munro Site; and to the Department of Transport Planning and Local Infrastructure*

1.3 *makes the resolution public.*

Cr Leppert and Lord Mayor, Robert Doyle, as mover and seconder, accepted the amendment. The Lord Mayor, Robert Doyle requested that the words 'issue of the Draft' in paragraph 1.1 be deleted.

Cr Leppert as mover of the motion accepted the amendment.

Cr Mayne requested the following additional paragraph be added to the motion:

writes to the vendor and Savills Real Estate, requesting an extension of time for the EOI so all bidders can consider the Guidelines.

Cr Leppert and the Lord Mayor, Robert Doyle as mover and seconder of the motion, accepted the amendment.

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Ong, Pinder-Mortimer, Watts and Wood.

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

1. *That Council:*
 - 1.1 *approves the 'Therry, Elizabeth, Franklin and Queen: Block Plan Development Guidelines' (the Guidelines)*
 - 1.2 *makes the Guidelines public and issues them to Savills Real Estate, Melbourne for the attention of those submitting an EOI for the Munro Site; and to the Department of Transport Planning and Local Infrastructure*
 - 1.3 *writes to the vendor and Savills Real Estate, requesting an extension of time for the EOI so all bidders can consider the Guidelines*
 - 1.4 *makes the resolution public.*

9. 24 February 2015 (Council CLOSED)

6.8.1.1 Queen Victoria Market Precinct Renewal Draft Master Plan

The purpose of this report was to seek approval to release the Queen Victoria Precinct Renewal Draft Master Plan and to commence the third phase of community engagement.

Moved: Cr Leppert

1. *That Council:*
 - 1.1 *approves the Queen Victoria Market Precinct Renewal Draft Master Plan (subject to management altering the text of proposal 4 on page 23 to acknowledge that the mixed use development will be guided by our City of Melbourne Housing Strategy) and commencement of Community Engagement Phase 3*
 - 1.2 *notes the Strategic Brief*
 - 1.3 *authorises the Chief Executive Officer to make any further minor editorial changes to the draft plan and make this report and attachments public in coming days, at a time of his choosing.*

Seconded: Lord Mayor, Robert Doyle

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley and Councillors Foster, Leppert, Louey, Mayne, Ong, Pinder-Mortimer, Watts and Wood.

10. 12 May 2015 (Future Melbourne Committee – FMC2)

6.1 Melbourne Planning Scheme Amendment C245 Queen Victoria Market Precinct Renewal

The purpose of this report was to present the proposed Melbourne Planning Scheme Amendment C245 Queen Victoria Market Precinct Renewal.

Moved: Lord Mayor, Robert Doyle

That the Future Melbourne Committee seeks authorisation from the Minister for Planning under the Planning and Environment Act 1987, to prepare and exhibit Melbourne Planning Scheme Amendment C245 Queen Victoria Market Precinct Renewal.

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

Seconded: Cr Mayne

The motion was put and carried unanimously with the following Councillors present: The Chair, Cr Ong, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley and Councillors Foster, Leppert, Louey, Mayne, Oke, Pinder-Mortimer, Watts and Wood.

11. 9 June 2015 (Future Melbourne Committee – FMC2)

6.4 Queen Victoria Market Precinct Renewal Final Draft Master Plan

The purpose of this report was to seek approval to release the Queen Victoria Market Precinct Renewal Master Plan - Final Draft and to commence phase four of community engagement.

Moved: Lord Mayor, Robert Doyle

1. That Future Melbourne Committee:

- 1.1 Approves the Queen Victoria Market Precinct Renewal Master Plan - Final Draft, subject to references to mixed use development key improvements in Quarters 3 and 4 explicitly stating that development will be 'guided by the City of Melbourne Housing Strategy', and commencement of Community Engagement Phase 4.*
- 1.2 Authorises the Director City Design to make any further minor editorial changes to the (the Queen Victoria Market Precinct Renewal Master Plan - Final Draft) prior to publication.*

Seconded: Cr Leppert

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley and Councillors Foster, Leppert, Louey, Mayne, Ong, Pinder-Mortimer, Watts and Wood.

12. 14 July 2015 (Future Melbourne Committee – FMC2)

6.5 Queen Victoria Market Precinct Renewal Master Plan

The purpose of this report was to seek approval of the Queen Victoria Market Precinct Renewal Master Plan.

Moved: Lord Mayor, Robert Doyle

1. That the Future Melbourne Committee recommends Council approves:

- 1.1 The Queen Victoria Market Precinct Renewal Master Plan and release to the public.*
- 1.2 Authorises the Director City Design and Projects to make any further minor editorial changes to the Queen Victoria Market Precinct Renewal Master Plan prior to publication.*

Seconded: Cr Mayne

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley and Councillors Foster, Leppert, Louey, Mayne, Oke, Ong and Wood.

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

13. 28 July 2015 (Council OPEN and CLOSED)

5.2 Queen Victoria Market Precinct Renewal Master Plan

The purpose of this report was to seek approval of the Queen Victoria Market Precinct Renewal Master Plan.

Moved: Lord Mayor, Robert Doyle

1. *That Council:*

- 1.1 *Approves the Queen Victoria Market Precinct Renewal Master Plan and release to the public.*
- 1.2 *Approves a revision to the description of Activated street edge' within the Queen Victoria Precinct Renewal Master Plan to read; 'Investigate opportunities for uses within existing structures and new buildings to make adjoining streets more active and safe.'*
- 1.3 *Authorises the Director City Design and Projects to make any further minor editorial changes to the Queen Victoria Market Precinct Renewal Master Plan prior to publication.*

Seconded: Cr Ong

The motion was put and carried with the following Councillors voting in favour of the motion: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Leppert, Louey, Mayne, Oke, Ong and Wood. Councillors Foster and Watts abstained from voting.

6.8.1.1 Corner Queen and Therry Streets: Expression of Interest

The purpose of this report was to seek approval to call for Expression of Interest from consortia or individual commercial organisations to deliver mixed use development at the corner Queen and Therry streets, known as the Munro site.

Moved: Lord Mayor, Robert Doyle

1. *That Council:*

- 1.1 *Approves the Expression of Interest (EOI) Corner Queen and Therry streets and calls for expressions of interest from consortia or individual commercial organisations to deliver mixed use development on the site.*
- 1.2 *Authorises the Director City Design and Projects to convene and chair an EOI Evaluation Panel comprised of City of Melbourne and Queen Victoria Market Pty Ltd management supported by probity and specialist advisors to evaluate EOI registrants based on evaluation criteria contained in the Expression of Interest Corner of Queen and Therry Streets.*
- 1.3 *Authorises the Director City Design and Projects to prepare a shortlist of EOI registrants to be invited to submit a Request for Proposal following the approval of Request for Proposal documentation by Council.*
- 1.4 *Approves the resolution of Council being made public.*

Seconded: Cr Wood

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

The motion was put and carried with the following Councillors voting in favour of the motion: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Leppert, Louey, Mayne, Oke, Ong and Wood.

Councillors Foster and Watts abstained from voting.

6.9.1.4 Queen Victoria Market Precinct Renewal - Program Governance Plan

Council resolved to consider this item in open session.

The purpose of this report was to provide an update on project governance and seek approval of Program Governance Plan Queen Victoria Market Precinct Renewal Program.

Moved: Lord Mayor, Robert Doyle

1. *That Council:*

1.1 *Approves the Program Governance Plan for the Queen Victoria Market Precinct Renewal.*

1.2 *Makes this resolution public.*

Seconded: Cr Ong

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Watts and Wood.

14. 22 September 2015 (Special Council meeting CLOSED)

3.1.1.1 Queen Victoria Market Precinct Renewal Corner Queen and Therry Streets request for proposal

The purpose of this report was to seek approval of Request for Proposal documentation and to commence the second part of a two-stage competitive process to select a suitable development partner to deliver mixed use development at the Corner Queen and Therry Streets (Munro site).

Moved: Lord Mayor, Robert Doyle

1. *That Council:*

1.1 *Approves the Corner Queen and Therry streets Request for Proposal (RFP) documentation.*

1.2 *Authorises the Director City Design and Projects to make minor editorial changes to the RFP documentation and to issue the RFP to five shortlisted EOI respondents on or about 30 September 2015.*

1.3 *Authorises the Director City Design and Projects to convene and chair the RFP Evaluation Panel comprised of Council and Queen Victoria Market Pty Ltd management supported by probity and specialist advisors to evaluate RFP submissions based on evaluation criteria contained in the Corner Queen and Therry streets RFP and shortlist two preferred proponents for consideration by Council.*

1.4 *Following Council's consideration request final two to prepare a Best and Final Offer to deliver the mixed use development at the Corner Queen and Therry streets, Melbourne (Project).*

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

- 1.5 *Authorises the Director City Design and Projects, in consultation with the RFP Evaluation Panel, to evaluate the Best and Final Offers prepared by the two preferred proponents and to make a recommendation to Council to appoint a developer to deliver the Project.*

Seconded: Cr Ong

The motion was put and carried unanimously with the following Councillors voting in favour of the motion: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer and Wood.

3.2.1.1 Queen Victoria Market Precinct Renewal Corner Queen and Therry Streets- Redevelopment No. 8540A - Expression of interest report

The purpose of this report was to inform Council that a confidential short-list of Expression of Interest (EOI) respondents has been prepared. To maintain project probity during the next competitive stage the names of the shortlisted EOI respondents will remain confidential. Those respondents will be issued with the Request for Proposal documents for the Queen Victoria Market Precinct Renewal Queen and Therry Streets following separate Council approval.

Moved: Cr Wood

1. That Council:

- 1.1 *Notes that the Director City Design and Projects chaired an EOI Evaluation Panel comprised of City of Melbourne and Queen Victoria Market Pty Ltd management supported by probity and specialist advisors who evaluated EOI submissions and short-listed to five respondents based on evaluation criteria contained in the EOI Corner of Queen and Therry streets.*
- 1.2 *Notes a separate confidential management report Queen Victoria Market Precinct Renewal Corner Queen and Therry Streets Request for Proposal' will seek Council approval to issue the RFP to five shortlisted EOI respondents.*
- 1.3 *Following Council approval make public the information that Council has concluded the Expression of Interest Process, has shortlisted five proponents to provide Requests for Proposal and the time frames envisaged for the conclusion of the process. The shortlisted proponents will remain confidential from a Council perspective.*

Seconded: Cr Ong

The motion was put and carried unanimously with the following Councillors voting in favour of the motion: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer and Wood.

15. 15 December 2015 (Council OPEN and CLOSED)

OPEN

6.7 Establishment of QVM Renewal Reserve

The purpose of this report was to consider a suitable alternative approach to management and operation of the Queen Victoria Market Precinct Renewal (QVMPR) Program Fund and to report on the 2015-16 QVMPR Program financials.

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

Moved: Cr Mayne

1. *That Council:*

- 1.1 *Approves the setup of the Queen Victoria Market Precinct Renewal (QVMPR) Program Reserve (QPR).*
- 1.2 *Approves the transfer of funds totalling \$15.81 million into the QPR, representing prior approvals by Council to the QVMPR Program.*
- 1.3 *Notes the 2015-16 year to date expenditure of \$1.75 million against a budget of \$4.64 million.*

Seconded: Cr Wood

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

CLOSED

6.11.1.1 Queen Victoria Market Precinct Renewal corner Queen and Therry streets request for proposal evaluation (8540A)

The purpose of this report was to provide an update on the evaluation process and to seek approval to publicly identify the firms who responded to Council's Request for Proposal and lodged a Bid Proposal by 11am on 15 December 2015.

Moved: Lord Mayor, Robert Doyle

That Council authorises the Director City Design and Projects to prepare a media release identifying the firms who responded to Council's request for Proposal and lodged a Bid Proposal by 11am on 15 December 2015 as part of the Competitive process to redevelop the Council owned properties at the corner of Queen and Therry streets for a mixed-use development.

Seconded: Cr Ong

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

16. 23 February 2016 (Council CLOSED)

6.13.1.3 Queen Victoria Market Precinct Renewal Queen and Therry Streets (Munro site) Redevelopment

The purpose of this report was to seek approval to shortlist two respondents to the request for proposal and to commence the best and final offer phase of the competitive process to select a developer to deliver mixed use redevelopment of the corner Queen and Therry streets, Melbourne.

Moved: Lord Mayor, Robert Doyle

1. *That Council:*

- 1.1 *Notes the RFP Evaluation Matrix Summary Worksheet (refer Attachment 2 of the report from management).*

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

- 1.2 *Authorises the Director City Design and Projects to evaluate the Best and Final Offer prepared by the two preferred Proponents, Cbus Property and PDG Corporation and to make a future recommendation to Council to appoint a Developer to deliver the redevelopment of the corner Queen and Therry streets Melbourne following the opportunity for Councillors to see the designs and key elements of the de-identified proposals.*
- 1.3 *Authorises management to issue a press release on 24 February, 2016 disclosing that CBUS and PDG are the two final short-listed bidders.*

Seconded: Cr Mayne

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

17. 8 March 2016 (Future Melbourne Committee – FMC2)

6.5 Melbourne Planning Scheme Amendment C245 Queen Victoria Market Precinct Renewal

The purpose of this report was to present the outcomes of the public exhibition for Melbourne Planning Scheme Amendment C245 Queen Victoria Market Precinct Renewal, and to recommend the Committee request that the Minister for Planning appoint a panel to consider Amendment C245 and the submissions.

Moved: Cr Ong

1. *That the Future Melbourne Committee resolves to:*
 - 1.1. *Note management's assessment of the submissions as set out in Attachments 2 and 3 of the report from management.*
 - 1.2. *Request the Minister for Planning appoint an Independent Panel to consider the submissions to Melbourne Planning Scheme Amendment C245.*
 - 1.3. *Note that the form of the Amendment to be presented to the Independent Panel will be in accordance with Attachment 4 of the report from management.*
 - 1.4. *Request management to write to all submitters informing them that their submissions will be included in the report to the Independent Panel and that they are still able to make further submissions directly to the Independent Panel.*

Seconded: Cr Leppert

The motion was put and carried unanimously with the following Councillors present: The Chair, Cr Ong, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley and Councillors Foster, Leppert, Louey, Mayne, Oke, Pinder-Mortimer, Watts and Wood.

18. 26 April 2016 (Council OPEN)

6.5 Queen Victoria Market Precinct Renewal Program Reserve Quarterly Report

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

The purpose of this report was to inform the Council on the financial performance of the Queen Victoria Market Precinct Renewal Program Reserve for the quarter ending 30 March 2016, in accordance with the Council resolution of December 2015.

Moved: Cr Mayne

That Council accepts the quarterly Queen Victoria Market Precinct Renewal Program Reserve Report as at 30 March 2016.

Seconded: Cr Wood

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

19. 26 July 2016 (Council OPEN and CLOSED)

OPEN

6.2 Queen Victoria Market Precinct Renewal Program (QVMPR) Implementation Framework

The purpose of this report was to seek endorsement of the Queen Victoria Market Precinct Renewal Implementation Framework.

Procedural Motion

Moved: Cr Watts

That Council refers this agenda item to the Future Melbourne Committee meeting on 16 August 2016.

Seconded: Cr Foster

The motion was put and lost with the following Councillors voting for the motion: Councillors Foster and Watts, and the following Councillors voting against the motion: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer and Wood.

Moved: Lord Mayor, Robert Doyle

1. That Council:

- 1.1 Endorses the Queen Victoria Market Precinct Renewal Program (QVMPR) Implementation Framework.*
- 1.2 Authorises the Director City Design and Projects to make any further minor editorial changes to the QVMPR Implementation Framework prior to publication.*

Seconded: Cr Wood

Amendment 1

Cr Leppert moved that the following words be added to the end of paragraph 1.1:

*“subject to the changes to appropriate section of the Framework being made to reflect the following:
1.1.1 No below-ground operational areas or related construction to be made within three metres of the designated Aboriginal section of the cemetery.”*

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

Seconded: Cr Oke

The amendment was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

Amendment 2

Cr Leppert moved that the following words be added to the end of paragraph 1.1:

“The continued sale of fresh fruit and vegetables be included in the use of H and I sheds post-renewal.”

Seconded: Cr Oke

The amendment was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

Amendment 3

Cr Leppert moved that the following words be added to the end of paragraph 1.1:

“A wish to avoid the location of the vehicular entrance/exit to the under-ground operational areas impacting on the heritage place, and decisions around the location and arrangements for the vehicular entrance will accordingly be subject of the future discrete decision by Council, following a full assessment of all options.”

Seconded: Cr Oke

The amendment was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

The motion, in its entirety, reads as follows:

1. That Council:

1.1 Endorses the Queen Victoria Market Precinct Renewal Program (QVMPPR) Implementation Framework subject to the changes to appropriate sections of the Framework being made to reflect the following:

1.1.1 No below-ground operational areas or related construction to be made within 3 metres of the designated Aboriginal section of the former cemetery.

1.1.2 The continued sale of fresh fruit and vegetables be included in the use of H and I sheds post-renewal.

1.1.3 A wish to avoid the location of the vehicular entrance/exit to the under-ground operational areas impacting on the heritage place, and decisions around the location and arrangements for the vehicular entrance will accordingly be subject of the future discrete decision by Council, following a full assessment of all options.

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

- 1.2 *Authorises the Director City Design and Projects to make any further minor editorial changes to the QVMPR Implementation Framework prior to publication.*

The motion was put and carried with the following Councillors voting for the motion: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer and Wood, and the following Councillors voting against the motion Councillors Foster and Watts.

OPEN

6.4 Amendment C245 Queen Victoria Market Precinct Renewal

The purpose of this report was to provide an assessment of the independent Panel's recommendations regarding Amendment C245 Queen Victoria Market Precinct Renewal and propose that Council adopt the Amendment with the changes recommended by the Panel.

Moved: Cr Leppert

1. *That Council:*

- 1.1 *Adopts Planning Scheme Amendment C245 as shown in Attachment 4 of the report from management, subject to:*
 - 1.1.1 *The zone for the Queen Victoria Market to the north of the proposed Public Park and Recreation Zone and Therry Street being Public Use Zone (Schedule 7) rather than Capital City Zone, consistent with the exhibited version of the Amendment (i.e. in a form which rejects Planning Panel recommendation 20).*
 - 1.1.2 *Management ensuring that all language in recommendations from the planning panel relating to built form is reflected in the adopted version of the Amendment.*
- 1.2 *Submits the adopted Amendment to the Minister for approval.*
- 1.3 *Authorises the Director City Strategy and Place to make any further minor editorial changes to the Amendment documents prior to submitting to the Minister for Planning for approval.*

Seconded: Lord Mayor, Robert Doyle

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

CLOSED

6.5.1.2 Queen Victoria Market Precinct Renewal Queen and Therry streets (Munro site) redevelopment

The purpose of this report was to seek Council approval to appoint a Developer to deliver the redevelopment of the Council owned properties at the corner of Queen and Therry Streets Melbourne.

Moved: Lord Mayor, Robert Doyle

1. *That Council:*

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

- 1.1 Approves the selection of PDG Corporation as preferred partner to deliver the redevelopment of the Council owned properties at the corner of Queen and Therry Streets Melbourne.
- 1.2 Approves in principle, subject to final contractual approval by council, the expenditure by Council of \$50 million under scenarios 1 or 2 as outlined in the management report or \$80.1 million under scenario 3.
- 1.3 Authorises the Director City Design and Projects to finalise the project documentation (Development Deed) with the Developer for presentation to Council for execution and final approval at a future meeting as soon as practicable.
- 1.4 Notes that entry into a development lease with PDG Corporation pursuant to the Development Deed is subject to the public notice and submission process pursuant to section 189 of the Local Government Act 1989.
- 1.5 Authorises management to issue a press release before 2pm on Wednesday July 27 outlining the essential elements of the proposal.

Seconded: Cr Wood

The motion was put and carried with the following Councillors voting for the motion: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer and Wood, and the following Councillors voting against the motion Councillors Foster and Watts.

20. 30 August 2016 (Council OPEN and CLOSED)

OPEN

6.10 Queen Victoria Market Precinct Renewal (QVMPR) Program Reserve Quarterly Report

The purpose of this report was to inform the Council on the financial performance of the Queen Victoria Market Precinct Renewal Program Reserve for the quarter ending 30 June 2016, in accordance with the Council resolution of December 2015.

Moved: Cr Mayne

That Council accepts the quarterly Queen Victoria Market Renewal Program Reserve report as at 30 June 2016.

Seconded: Cr Wood

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer, Watts and Wood.

OPEN

7.1 Notice of Motion, Cr Leppert: Queen Victoria Market trader licence fee relief

Moved: Cr Leppert

1. That Council:

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

- 1.1 *Notes the amendments made by management to the Queen Victoria Market Precinct Renewal Implementation Framework (Attachment 1 of the report from management) as directed by Council at its previous meeting, and endorses the final Implementation Framework as amended.*
- 1.2 *Recognises that the successful implementation of the master plan will require frequent, detailed and genuine discussions between Queen Victoria Market management and traders, and requests a full briefing to Cr Forum setting out the proposed handling of such discussions as well as the status of the Queen Victoria Market Retail Strategy.*
- 1.3 *Endorses in principle the establishment of a compensation fund for the purposes of providing licence fee relief for traders whose income is demonstrably affected by the Queen Victoria Market renewal, and indicates a willingness to forego the annual return to Council from Queen Victoria Market (up to approx. \$4 million per year) during the renewal in order to create such a fund.*
- 1.4 *Requests management to work with the management of Queen Victoria Market to propose a suitable framework and mechanisms for a compensation fund for market traders.*

Seconded: Lord Mayor, Robert Doyle

Cr Mayne moved that the following wording replace paragraph 1.3.

Endorses in principle the establishment of a compensation fund for the purposes of providing relief for traders whose income is demonstrably affected by the Queen Victoria Renewal with Council making a \$1.5million contribution for license fee payments in 2017-18 and QVM Pty Ltd encouraged to match this contribution from its cash reserves to establish a \$3million fund before the major renewal work commences in late 2017.

Seconded: Cr Foster

The amendment was put and lost with the following Councillors voting for the amendment: Councillors Foster, Mayne and Watts and The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Leppert, Louey, Oke, Ong, Pinder-Mortimer and Wood voting against the amendment.

The substantive motion was put and carried with the following Councillors voting for the motion: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Oke, Ong, Pinder-Mortimer, Watts and Wood and Councillor Mayne voting against the motion.

The resolution reads:

1. *That Council:*
 - 1.1 *Notes the amendments made by management to the Queen Victoria Market Precinct Renewal Implementation Framework (Attachment 1 of the report from management) as directed by Council at its previous meeting, and endorses the final Implementation Framework as amended.*

- 1.2 *Recognises that the successful implementation of the master plan will require frequent, detailed and genuine discussions between Queen Victoria Market management and traders, and requests a full briefing to Cr Forum setting out the proposed handling of such discussions as well as the status of the Queen Victoria Market Retail Strategy.*
- 1.3 *Endorses in principle the establishment of a compensation fund for the purposes of providing licence fee relief for traders whose income is demonstrably affected by the Queen Victoria Market renewal, and indicates a willingness to forego the annual return to Council from Queen Victoria Market (up to approx. \$4 million per year) during the renewal in order to create such a fund.*
- 1.4 *Requests management to work with the management of Queen Victoria Market to propose a suitable framework and mechanisms for a compensation fund for market traders.*

CLOSED

6.13.1.7 Queen Victoria Market Precinct renewal – Queen and Therry streets (Munro site) redevelopment development deed

The purpose of this report was to seek Council approval for Management to execute project documentation signed by PDG Corporation dated 26 August 2016 to redevelop Council owned properties at the corner of Queen and Therry streets Melbourne.

Moved: Lord Mayor, Robert Doyle

1. *That Council:*

- 1.1. *Authorises the acting Chief Executive Officer to execute the project documentation (Development Deed) dated 26 August 2016 with PDG Corporation to redevelop Council owned properties at the corner of Queen and Therry streets Melbourne.*
- 1.2. *Approves expenditure by Council of \$50 million under scenarios 1 or 2 as outlined in the Management Report or \$80.1 million under scenario 3.*
- 1.3. *Authorises the Director City Design and Projects to support Development Plan and Planning Permit applications, consistent with the Development Deed, by PDG Corporation for the approval of the Responsible Authority for the proposed redevelopment of the Munro site which includes, a 120 place childcare facility, family and children's services centre, community centre, community kitchen, artist studios, city room gallery, affordable housing, customer car park and mixed-use development with residential apartments, retail and other uses.*
- 1.4. *Notes that entry into a development lease and contract of sale with PDG Corporation pursuant to the Development Deed is subject to the public notice and submission process pursuant to sections 189 and 190 of the Local Government Act 1989.*
- 1.5. *Agrees that following briefing of the Minister for Planning this resolution will be made public.*

Seconded: Cr Wood

This information has been released as per Council resolution of 27 September 2016 and is no longer considered confidential.

The motion was put and carried with the following Councillors voting for the motion: The Chair, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Leppert, Louey, Mayne, Oke, Ong, Pinder-Mortimer and Wood and Councillors Foster and Watts voting against the motion.