

## Report to the Future Melbourne Committee

Agenda item 6.3

### Queen Victoria Market Precinct Renewal Quarterly Report

5 March 2024

**Presenter:** Rick Kwasek, General Manager Infrastructure and Amenity

#### Purpose and background

1. Council Plan Major Initiative 13 Protect Queen Victoria Market is being delivered through the Queen Victoria Market Precinct Renewal (QVMPR) program.
2. The purpose of this report is to provide Councillors with a progress update and expenditure breakdown of the QVMPR program for the period July to December 2023.

#### Key issues

3. As at December 2023, the total QVMPR program expenditure since 2013 is \$136 million and the total expenditure for the July to December period is \$16.6 million. Please refer to Attachment 2 for a breakdown of program expenditure.
4. Key project elements delivered by the QVMR program for the October to December 2023 period include:
  - 4.1. Queen's Food Hall – in November the Lord Mayor opened the vibrant new Queen's Food Hall, an extension of the market experience. With more space to sit and eat this new social destination offers a mix of returning favourites and new arrivals. The new modern services and amenities will allow operators to innovate and grow. Market management continue to manage the few remaining fit-outs.
  - 4.2. Market Infrastructure – with new temporary trader facilities, public amenities and contractor infrastructure now operating from Sheds H and I, the Market Infrastructure contractor has completed the structural demolition of Shed G, the former meat and seafood delivery dock, public amenities and trader facilities. This demolition will make way for the new Trader Shed, complete with three above ground and four basement levels of climate-controlled storage and modern amenities.

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.
  - 4.3. Market Square – following the October conclusion of the month long community engagement process design work is progressing and is responding to the feedback received during the community engagement.

#### Recommendation from management

5. That Councillors accept the Queen Victoria Market Precinct Renewal Program quarterly report which confirms a total program expenditure of \$136 million as at 31 December 2023.

#### Attachments:

1. Supporting Attachment (page 2 of 3)
2. Queen Victoria Market Precinct Renewal Program Expenditure as at 31 December 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, Executive Advisor Commercial Projects 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 report, 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 31 December 2023

|   | Total Program budget (\$m) | Expenditure                 |                                |
|---|----------------------------|-----------------------------|--------------------------------|
|   |                            | Program spend to date (\$m) | Program spend YTD Dec 23 (\$m) |
| Transitional trader accommodation and precinct improvements                                 | 1.7                        | 2.4                         | 0.7                            |
| Quarter 1: Market Infrastructure, Meat, Fish and Dairy Halls, Food Court and Terraces       | 67.0                       | 31.1                        | 9.9                            |
| Quarter 2: Shed restoration, Trader format improvements                                     | 56.4                       | 34.1                        | 2.4                            |
| Quarter 3: String Bean Alley, Market Square, Southern Site and Franklin Street streetscapes | 76.3                       | 10.0                        | 2.7                            |
| Quarter 4: Munro Site   | 33.0                       | 33.1                        | 0.0                            |
| Utilities and soil removal  | 2.9                        | 0.9                         | 0.0                            |
| Program delivery  | 30.3                       | 24.3                        | 0.9                            |
| <b>GROSS TOTAL</b>  | <b>267.6</b>               | <b>136.0</b>                | <b>16.6</b>                    |