

Management report to Council

Agenda item 6.4

Queen Victoria Market Precinct Renewal Program – Quarterly Report

Council

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

30 May 2023

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 July 2022 to March 2023.

Key issues

2. As at 31 March 2023, the total QVMPR program expenditure since 2013 was \$113 million and the total expenditure for March 2023 year to date was \$17 million. Please refer to Attachment 2 for a breakdown of program expenditure.
3. Since the last report to Council in March 2023 on the July to December 2022 period, key project elements delivered by the QVMPR program for the period January to March 2023 include:

- 3.1. Food Hall – Following the completion of the new butterfly roof and entrance canopies, the internal finishes and fit-out works are nearing completion along with the installation of new services. While it is anticipated that the Food Hall will be ready to hand back to QVM Pty Ltd in mid-June, the handover is subject to multiple authority works, final testing and commissioning, and building inspections.

It is noted that the tenancy fit-outs and openings managed by QVM Pty Ltd will be staggered and have not been immune to the challenges faced by the broader construction industry.

- 3.2. Heritage Shed restoration – The fifth and final stage of the Heritage Shed restoration project Sheds H and I are well underway with the installation of new in-ground electrical, drainage, water and waste water services. Timber and structural restoration is underway.

Sheds H and I traders will remain in their temporary locations for an estimated three-year period as Sheds H and I will be utilised by the market infrastructure contractor for site sheds and hard storage to ensure the safety of traders and the public.

- 3.3. Market infrastructure – The market infrastructure (for the new Trader Shed) contract has been awarded.

The contractor will utilise Sheds H and I for site sheds and hard storage. Construction of the Trader Shed will commence following the conclusion of the restoration of Sheds H and I. Opportunities for early works are being finalised.

The team is consulting with market management to best facilitate market operations during construction to ensure disruption is kept to a minimum whilst maintaining safety and project delivery. A wayfinding specialist is assisting.

- 3.4. Market Square – The Market Square design and procurement approach is progressing.

Testing Grounds have been operating in the Market Square Pop Up space since October 2022.

- 3.5. Therry Street Streetscape - The first two of five stages have been completed with the footpath on the northern side of Therry Street widened. The remaining stages are due to be completed in June 2023.

- 3.6. Southern Precinct – the Southern Precinct commercial-in-confidence divestment process is in the final stages with the developer likely to be announced in the coming months.

Recommendation from management

4. That Council accepts the Queen Victoria Market Precinct Renewal Program Quarterly Report which confirms a total program expenditure of \$113 million as at 31 March 2023.

Attachments:

1. Supporting Attachment (Page 3 of 4)
2. QVMPR Program Expenditure (Page 4 of 4)

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 31 March 2023

Works package	Expenditure		
	Total Program budget (\$m)	Program spend to date (\$m)	Program spend YTD March 23 (\$m)
Transitional trader accommodation and precinct improvements	1.71	1.71	00
Quarter 1: Market Infrastructure, Meat, Fish and Dairy Halls, Food Court and Terraces	67.01	18.99	9.49
Quarter 2: Shed restoration, Trader format improvements	56.37	30.90	4.83
Quarter 3: String Bean Alley, Market Square, Southern Site and Franklin Street streetscapes	76.33	4.91	1.28
Quarter 4: Munro Site	32.95	33.11	0.02
Utilities and soil removal	2.91	0.90	00
Program delivery	30.31	22.88	1.76
GROSS TOTAL	267.59	113.39	17.39