

Management report to Council**Agenda item 6.1****Queen Victoria Market Precinct Renewal Quarterly Report****Council****Presenter:** Roger Teale, General Manager Property, Infrastructure and Design**29 August 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 ending 30 June 2023.

Key issues

2. As at 30 June 2023, the total QVMPR program expenditure since 2013 is \$119.4 million and the total expenditure for financial year 2022–23 is \$23.4 million (refer to Attachment 2 for a breakdown of program expenditure).
3. Delivery of the \$50 million 2022–23 budget was impacted by multiple projects. Heritage Sheds, Food Hall and Therry Street streetscape timing all impacted the 2022–23 result. Market Infrastructure procurement delay and the transfer of Southern Precinct authority works expenditure to another project both significantly impacted the result.

4. Since the last report to Council in May 2023 on the January to March 2023 period, key project elements delivered by the QVMPR program for the period April to June 2023 include:

- 4.1. **Food Hall** – the removal of the fencing around the new Food Hall revealed the striking façade. This project is in the very final stages with the process to secure the necessary authority approvals well underway. The fit-out of the retail tenancies managed by Queen Victoria Market Pty Ltd is still underway with the individual tenancies to open progressively as they are completed.

- 4.2. **Heritage shed restoration** – work is progressing on the final stage of the restoration of Sheds H and I. Due to the dilapidated state of the western gable end of Sheds H and I they will be secured, and will be completed in tandem with the Market Infrastructure program.

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. Traders will remain in their temporary locations while works are carried out.

- 4.3. **Market Infrastructure** – the Market Infrastructure contract for the new Trader Shed was awarded at the April Council meeting. Early works commenced earlier in August, with main works commencing in the latter half of 2023.

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. To this end an extensive program of trader engagement sessions has been undertaken. A wayfinding specialist is assisting.

- 4.4. **Market Square** – development of the Market Square design and planning for community engagement are progressing.

- 4.5. **Therry Street streetscape** – the widening of footpaths, drainage and road works and installation of new lighting has delivered a more pedestrian friendly Therry Street streetscape. A 20 km/h speed limit has been introduced. There is now ample space for outdoor hospitality complementing the new Munro development. The very final stage of the project, the planting of the last three of 14 trees will take place in mid-September.

In addition to delivering a more pedestrian friendly public realm, the Therry Street streetscape renewal is the city's first project to measure and reduce embodied carbon (carbon emitted during the extraction, transport and processing of raw materials into construction materials). Low embodied concrete and asphalt were used, which reduced 22,000 kg of carbon. This is equal to the emissions of a car circumnavigating the earth four times.

- 4.6. **Gurrowa Place** – the Southern Precinct development partner was announced in June. Design development and planning for community engagement is progressing.

Recommendation from management

5. That Council accepts the Queen Victoria Market Precinct Renewal Program quarterly report which confirms a total program expenditure of \$119.4 million as at 30 June 2023.

Attachments:

1. Supporting Attachment (Page 3 of 4)
2. Queen Victoria Market Precinct Renewal Program Expenditure as at 30 June 2023 (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, 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 from management 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 June 2023

Works package	Total Program budget (\$m)	Expenditure	
		Program spend to date (\$m)	Program spend 2022-23 (\$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	21.2	11.7
Quarter 2: Shed restoration, Trader format improvements	56.4	31.7	5.6
Quarter 3: String Bean Alley, Market Square, Southern Site and Franklin Street streetscapes	76.3	7.3	3.7
Quarter 4: Munro Site	33.0	33.1	0.0
Utilities and soil removal	2.9	0.9	0.0
Program delivery	30.3	23.4	2.3
GROSS TOTAL	267.6	119.4	23.4