

## Report to the Future Melbourne Committee

Agenda item 6.6

### Queen Victoria Market Precinct Renewal - Food Court Concept Design

13 April 2021

**Presenter:** Roger Teale, Acting General Manager Infrastructure and Design

#### Purpose and background

1. The purpose of this report is to seek endorsement of the concept design plans for the Queen Victoria Market Food Hall (currently known as the Food Court) prior to lodgement of heritage and planning permit applications and release of tender for the works.
2. Built in the mid 1990s (common area structure and fabric roof), the existing food court is out-dated and the refurbishment of this space provides an opportunity to create another compelling reason to visit for a broad range of shoppers and visitors.
3. Refurbishment of the food court is a key initiative identified in the 2015 Queen Victoria Market Precinct Renewal (QVMPR) Master Plan and reinforced in the 2018 People's Panel deliberative engagement process.

#### Key issues

4. The proposed concept design (see Attachment 2) presents a future vision for the Food Hall as an exciting contemporary hospitality destination within market precinct with an improved connection to Queen Street.
5. Working within the constraints of the current food court footprint, the concept design focuses on:
  - 5.1 Enhancing the visitor experience by creating a more inviting, unique and interesting environment with an improved layout to maximise customer seating.
  - 5.2 Championing food theatre within the dining area as well as improved shopfronts facing into the food hall for greater activation.
  - 5.3 Preserving and complimenting the surrounding heritage by using sympathetic materials, heritage colours and modern interpretation of the lightweight forms with a new roof structure to replace the aging existing canvas 'tent' roof.
  - 5.4 Creating a strong visual connection to Queen Street through a new façade and canopy.
  - 5.5 Delivering upgrades to core building infrastructure such as fire protection, air conditioning, lighting, CCTV, floor treatments and customer amenities to meet compliance standards.
6. Feedback from current food court traders has been incorporated into the designs which were endorsed by the QVMPR Committee at its March 2021 meeting.
7. Engagement with other stakeholders is underway with pre-application meetings with Heritage Victoria and City of Melbourne Planning to present the schematic design and workshop any concerns prior to lodgement of applications.
8. The QVMPR program includes \$4.5 million for the redevelopment of the Food Hall. The current cost plan reflects the design and scope fits within the allowed project budget. Fitout of individual retail tenancies is to be undertaken by the lease holders.
9. Subject to relevant approvals, the proposed timeframe for delivery of the Food Hall is anticipated to commence in January/February 2022 with a construction programme of approximately six months. During works, access to trader's shops will be via Victoria Street to maintain trade where possible.

**Recommendation from management**

10. That the Future Melbourne Committee:

10.1 Endorses the concept design plans for the Food Hall, to proceed to lodgement of heritage and planning permit applications and tender.

10.1 Notes the proposed programme for delivery of the Food Hall project.

10.2 Authorises the General Manager Infrastructure and Design to make any further minor changes prior to tender.

**Attachments:**

1. Supporting Attachment (Page 3 of 11)
2. Proposed concept design (Page 4 of 11)

## **Supporting Attachment**

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### **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. Rob Adams, the Council's City Architect and Michael Tenace, the General Manager Finance and Corporate are Board Directors 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 report, no Occupational Health and Safety issues or opportunities have been identified.

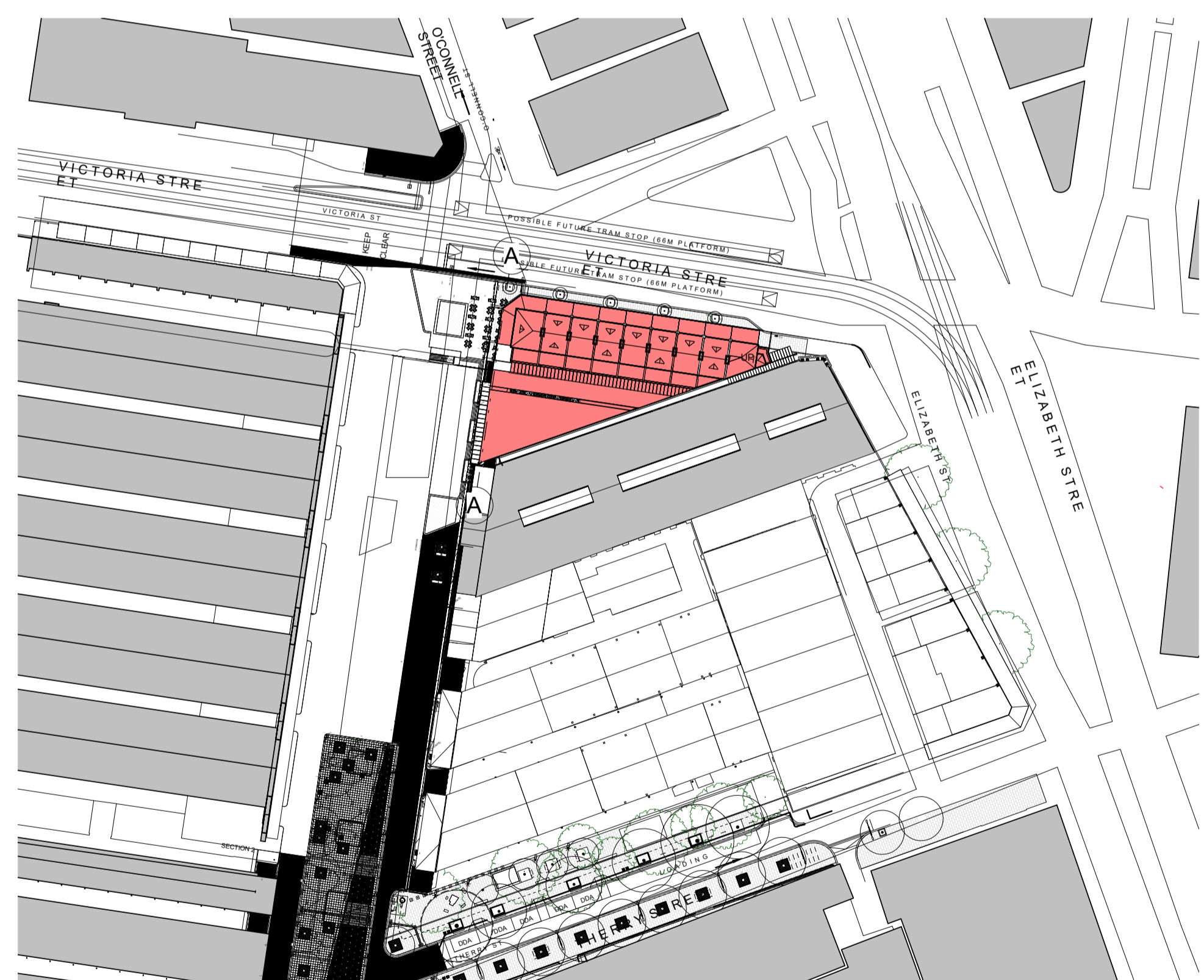
### **Stakeholder consultation**

5. This report was developed in conjunction with the Board and executive team of Queen Victoria Market Pty Ltd.

### **Environmental sustainability**

6. Delivery of the QVMPR Program will allow for the development of a sustainable market which is guided by a Precinct Sustainability Plan, rated through the use of the Green Star – Communities tool and which delivers on the six sustainability principles detailed in the QVMPR Master Plan.

# CITY OF MELBOURNE QVM PRECINCT FOOD HALL REFURBISHMENT



1 LOCATION PLAN  
1 : 1000



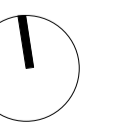


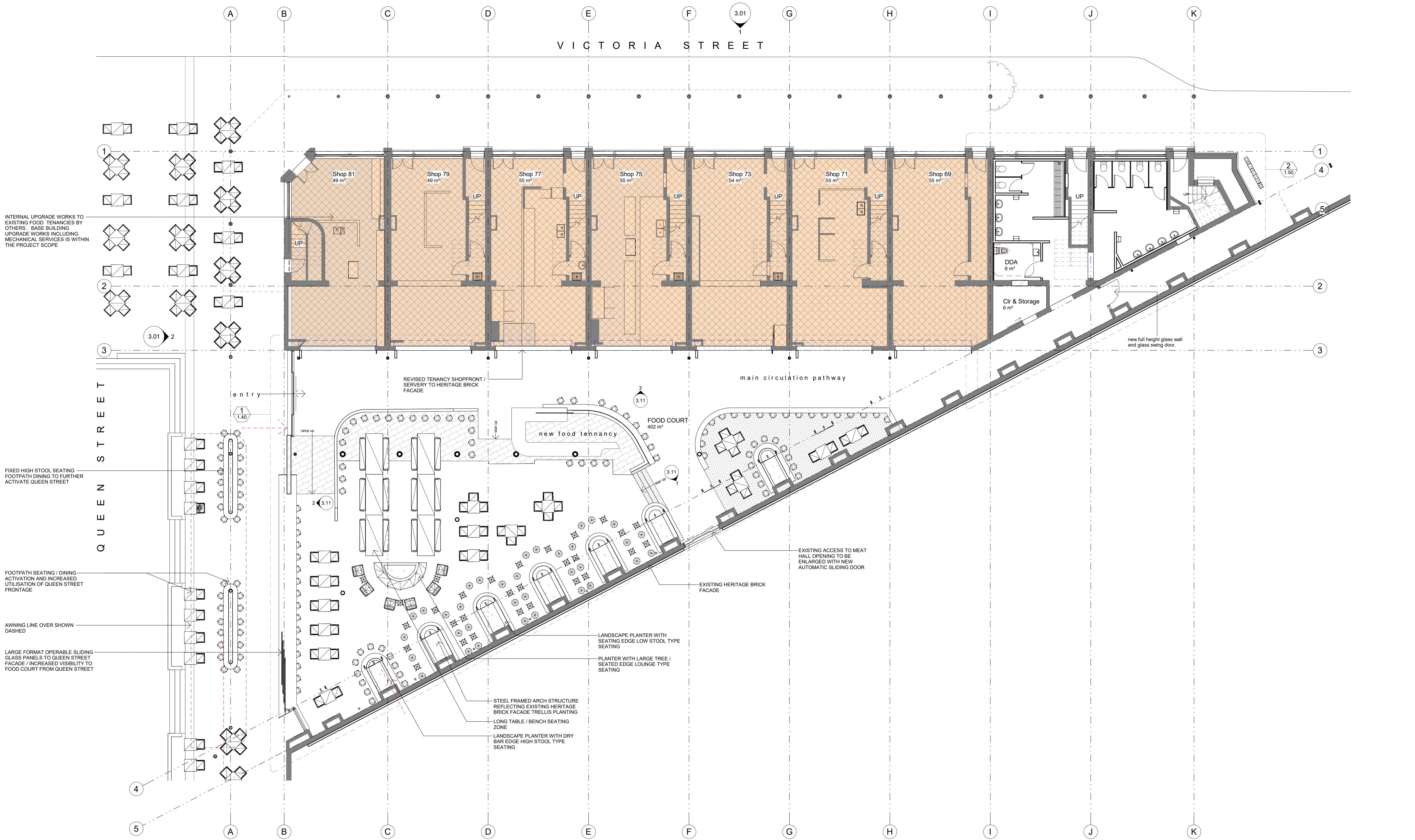
1 EXISTING & DEMOLISHED SITE PLAN  
1 : 200





1 PROPOSED SITE PLAN  
1 : 200





INTERNAL UPGRADE WORKS TO EXISTING FOOD TENANCIES BY OTHERS. BASE BUILDING UPGRADE WORKS INCLUDING MECHANICAL SERVICES IS WITHIN THE PROJECT SCOPE

FIXED HIGH STOOL SEATING FOOTPATH DINING TO FURTHER ACTIVATE QUEEN STREET

FOOTPATH SEATING / DINING ACTIVATION AND INCREASED UTILISATION OF QUEEN STREET FRONTAGE

AWNING LINE OVER SHOWN DASHED

LARGE FORMAT OPERABLE SLIDING GLASS PANELS TO QUEEN STREET FACADE / INCREASED VISIBILITY TO FOOD COURT FROM QUEEN STREET

**1**  
3.00  
**PROPOSED GROUND FLOOR PLAN**  
1 : 100

