

### **6.3 Queen Victoria Market Precinct Renewal Program Quarterly Report**

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**Executive Leader:** Rick Kwasek, General Manager Infrastructure and Amenity

#### **Executive Summary**

1. The Queen Victoria Market Precinct Renewal (QVMPR) program is progressing well. The program is part of an ongoing Council Plan priority to build a city for people, shaped by heritage and the delivery of urban renewal precincts with high-quality design outcomes, adequate community infrastructure and open space.
2. Since the program commenced in 2013, total expenditure is \$212 million with the breakdown available in Attachment 1.
3. Construction of the new seven-level Trader Shed has reached a major milestone with structural works now complete.
4. Upgrades to Market water mains have commenced and planning for telecommunications enhancements is progressing.
5. The Deli Lane enhancement is nearing completion, with only minor elements remaining.
6. Momentum continues with planning and engagement progressing on the Queen Street Public Realm, historic Market Buildings, and a waste solution in the next phase of precinct transformation.
7. Preparation of the Gurrova Place State planning permit amendment application is underway.

#### **Recommendation from management**

8. That Council resolve to accept the Queen Victoria Market Precinct Renewal Program quarterly report, which confirms a total program expenditure of \$212 million as at 31 December 2025.

**Purpose**

9. The purpose of this report is to provide Councillors with a progress update and expenditure breakdown of the QVMPR program for the period ending 31 December 2025.

**Background**

10. At the 25 November 2025 Council meeting, Councillors accepted the September 2025 QVMPR Quarterly Report.

**Key considerations**

11. As at 31 December 2025, the total QVMPR program expenditure since 2013 was \$212 million and the total expenditure for the period July to December 2025 was \$26.9 million. Refer to Attachment 1 for a breakdown of program expenditure.
12. The QVMPR team are assessing options to address cost pressures and will provide Council with an updated budget and scope position.
13. Construction of the new seven-level Trader Shed is progressing well with structural works complete and internal basement fit-out works progressing. Service installations continue, and operational transition planning is underway.
14. Following the completion of Queen Street services investigations, upgrades to precinct-wide water mains have commenced, and planning for telecommunications upgrades is underway. Archaeological assessments have been a key component of these works and will continue throughout the broader Queen Street Public Realm works.
15. Deli Lane has undergone a significant uplift in amenity and security, with the installation of new awnings, umbrellas, tables, chairs, and CCTV. Enhanced security measures have also improved safety in the area.
16. Planning and design for Market Buildings works continues, with trader engagement taking place in 2026 to help develop the program of works.
17. Waste infrastructure planning is progressing through feasibility and pre-design activities, to develop a new waste solution.
18. Telecommunications authority works have commenced in the precinct to relocate a cable along Queen Street, in preparation for future works. Preparation of the Gurrova Place State planning permit amendment application is underway and will address the conditions of the Federal heritage permit granted in August 2025.

**Legal**

19. While 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 as required.

**Finance**

20. Financial implications applicable to the QVMPR program are contained in the body of this report and any associated attachments.

**Conflict of interest**

21. 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.

**Charter of Human Rights and Responsibilities**

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22. The recommendation contained in this report is compatible with the *Charter of Human Rights and Responsibilities Acts 2006* as it does not raise any human rights issues.

### **Health and Safety**

23. In developing this report, no occupational health and safety issues or opportunities have been identified.

### **Consultation**

24. Internal consultation with relevant branches of Council has been undertaken in preparation of this report.

### **Relevance to Council Plan and Council Policies**

25. The recommendation within this report aligns with aspirations as identified in the Council Plan 2025-29 to build a city for people, shaped by heritage and the delivery of urban renewal precincts with high-quality design outcomes, adequate community infrastructure and open space. It aligns with agreed strategies, including the QVMPR Master Plan 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.

### **Social and environmental impacts**

#### **Social impacts**

26. The strategic directions and key initiatives in the QVMPR Master Plan address multiple social impacts including by not limited to:
- 26.1. Equity of access
  - 26.2. Commercial viability
  - 26.3. Community infrastructure

#### **Gender Impact Assessment**

27. A Gender Impact Assessment was not required for this report.

#### **Environmental impacts**

28. 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.

### **Attachment List**

1. Queen Victoria Market Precinct Renewal Program Quarterly Report [6.3.1 - 1 page]

## Attachment 1

## Queen Victoria Market Precinct Renewal Program Expenditure as at 31 December 2025

	Total Program budget (\$m)	Expenditure	
		Program spend to date (\$m)	Program spend YTD 2025-26 (\$m)
Transitional trader accommodation and precinct improvements	1.7	10.9	0.3
Quarter 1: Market Infrastructure, Meat, Fish and Dairy Halls, Food Court and Terraces	67.0	83.0	21.4
Quarter 2: Shed restoration, Trader format improvements	56.4	37.4	0.3
Quarter 3: String Bean Alley, Market Square, Southern Site and Franklin Street streetscapes	76.3	15.4	0.4
Quarter 4: Munro Site	33.0	33.1	0
Utilities and soil removal	2.9	0.9	0
Program delivery	30.3	32.0	4.5
<b>GROSS TOTAL</b>	<b>267.6</b>	<b>212.7</b>	<b>26.9</b>