



SOUTH MELBOURNE MARKET COMMITTEE

AGENDA

11 AUGUST 2022



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SOUTH MELBOURNE MARKET COMMITTEE COMMITTEE MEETING

To Committee Members

Notice is hereby given that an meeting of South Melbourne Market Special Advisory Committee will be held online via Webex and Teams on Thursday, 11 August 2022 at 6.00pm

ATTENDING MEMBERS

Joanne Plummer (Chairperson), Andrew Danson (Independent Member), Simon Talbot (Deputy Chairperson), Cr Heather Cunsolo, Mayor Marcus Pearl

ATTENDING OFFICERS

Claire Stevens, General Manager Governance and Organisational Capability; Sophie McCarthy, South Melbourne Market Executive Director; Ross Williamson, Head of Retail and Business Development; Meagan Scott, Marketing Coordinator; Erin Quin, Coordinator Customer Experience and Business Support; James Gullan, Strategic Partnerships Advisor; Brian Tee, Executive Manager City Planning and Sustainability

AGENDA

1 APOLOGIES

2 MINUTES OF PREVIOUS MEETINGS

Minutes of the South Melbourne Market Committee of the Port Phillip City Council held on 9 June 2022.

3 DECLARATIONS OF CONFLICTS OF INTEREST

4 ACTION ITEMS

Nil

5 PRESENTATION OF MANAGERS REPORT

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7 PUBLIC QUESTION TIME

Nil

8 CONFIDENTIAL MATTERS

8.1 *SMM NEXT Project: Advocacy*

8.2 *SMM NEXT Project Update*

8.3 *Marketing and Events Update*

8.4 *Trader Update - Confidential*

8.5 *Debtors Report*

8.6 *SMM Sustainability Strategy: draft mission, goals and actions*

8.7 *SMM Risk Review*

8.8 *Confidential action items*

8.9 *Committee calendar: 3-month forward look*

8.10 *Executive Director Report - Confidential*

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- 1. APOLOGIES**
- 2. MINUTES OF PREVIOUS MEETINGS**
- 3. DECLARATIONS OF CONFLICTS OF INTEREST**

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4. ACTION ITEMS

Nil



5. PRESENTATION OF MANAGERS REPORT

5.1 EXECUTIVE DIRECTOR'S REPORT

PREPARED BY: SOPHIE MCCARTHY, EXECUTIVE DIRECTOR SOUTH MELBOURNE MARKET

TO NOTE

1. PURPOSE

- 1.1 To update the Committee with current, relevant information from the Market.

2. RECOMMENDATION

That the Committee:

- 2.1 Note the Executive Director's report

3. KEY POINT/ISSUES

3.1 2021-22 SMM Measures of Success

- 3.1.1 The Market has a wide range of key performance indicators (KPI's) designed to track and measure adherence to our growth targets and strategic priorities.
- 3.1.2 2021-22 was a challenging year for the Market and our traders, managing the ongoing impacts of COVID plus other factors including labour shortages and increased cost of goods.
- 3.1.3 The table below shows a fantastic outcome for 2021-22 with incredibly high occupancy, strong trader satisfaction as the Market as a location for their business, and high community satisfaction for our retail offer.

	Target 2021-22	Actual 2021-22	Target 2022-23
Visitor Numbers	4,300,000	4,024,266	4,730,000
Occupancy	96%	99%	98%

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Trader Satisfaction	90%	92%	90%
Community Satisfaction	93%	97%	93%
Financial Operating Profit	\$0	-\$244	Forecast -\$108k Budget +\$181k

3.2 July wrap-up:

- 3.2.1 The Market celebrated and supported our local Aboriginal and Torres Strait Islander community during **NAIDOC week**, with a fantastic line-up of local First Nation musicians performing at the Market.
- 3.2.2 The Market's **A Truffle Affair** self-guided degustation tour had hundreds of foodies stopping along the way to sample mouth-watering Australian truffle dishes from some of our wonderful restaurants and traders.
- 3.2.3 We welcomed the newly branded **SmithBurg** (formerly Marko) on Cecil St serving up Market-fresh beef, chicken and plant-based burgers. Their special 2-for-1 burger offer on Thursdays in July was particularly popular.
- 3.2.4 The Market continued our **Australian Made** campaign giving away three Australian Made prize packs including a pair of RM Williams Boots from Yodgee Footwear.
- 3.2.5 The Market has again partnered up with **Off Your Back** coat drive, as a collection point for donated coats to be distributed through charities, homeless programs and soup kitchens across Melbourne throughout Winter.
- 3.2.6 City of Port Phillip's Maternal and Child Health Service are now offering parents and caregivers free sessions that focus on introducing solid food to babies and toddlers at the Market. Held on the third Wednesday of every month in the Market's Food Hall, these sessions are a great way for new mums, dads and carers to meet new people and ask questions of the Maternal Child Health nurse.
- 3.2.7 **Free Bike Tune-Ups:** Held monthly on Cecil Street in collaboration with City of Port Phillip and Back2Bikes, these free bike tune-ups are a great way to hear more about upcoming infrastructure projects and events and get a bike check-up at the same time.
- 3.2.8 **Hostile Vehicle Mitigation Project:** The City of Port Phillip's public safety improvement project at the Market is now complete. You will see new vehicle bollards at the corners of Cecil at York and Coventry

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Streets. There is also more public seating installed along with more bike hoops around the perimeter of the Market.

3.3 Trader Parking:

- 3.3.1 In the June 2022 Committee Meeting the subject of trader parking was raised with the Committee confirming that they cannot provide onsite parking for traders as there are not enough spaces available as it is for shoppers.
- 3.3.2 Market Management will provide information to traders on parking locations in the precinct where there is well-lit access to provided safety after hours.
- 3.3.3 SMM Traders licence states that stallholder and stallholder staff parking is not permitted in Market carparks or adjacent to the Market on market days. Following multiple complaints from Market shoppers, Market Management will be monitoring the York St carpark to ensure these parking bays are available for shoppers and are not being used by SMM Traders on market days.

4. OFFICER DIRECT OR INDIRECT INTEREST

- 4.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

TRIM FILE NO:

ATTACHMENTS Nil



6. SOUTH MELBOURNE MARKET REPORTS

6.1 SOUTH MELBOURNE MARKET ATTENDANCE REPORT

PREPARED BY: MEAGAN SCOTT, MARKETING COORDINATOR

TO NOTE

1. PURPOSE

- 1.1 To provide the Committee with analysis of attendance at South Melbourne Market.

2. BACKGROUND

- 2.1 The visitor numbers are monitored by a people counting program to determine the total foot traffic and average foot traffic by trading day.

3. ACTION

That the Committee:

- 3.1 Note the attendance report.

4. KEY POINT/ISSUES

- 4.1 Market visitation YTD July 2022:
 - 4.1.1 The Market fell short of the annual visitation KPI of 4.3 million for the 2021-22 period (4,024,266), attributable to the ongoing impacts of COVID-19 during this period. While the period from July 2022 through to January was significantly impacted with lockdowns and restrictions, February onwards has returned optimistic results with the return of the tourist market.
 - 4.1.2 The Queen's Birthday long weekend (12-13 June) and the school holiday period (27 June – 17 July) both saw high visitation, with traders reporting a significant increase in visitors from regional Victoria and interstate.
 - 4.1.3 An analysis of average visitation per Market day comparing the June-July period in 2019 to 2022 shows Wednesday down 15%, Friday down 16%, and Saturday and Sunday both down 10%.

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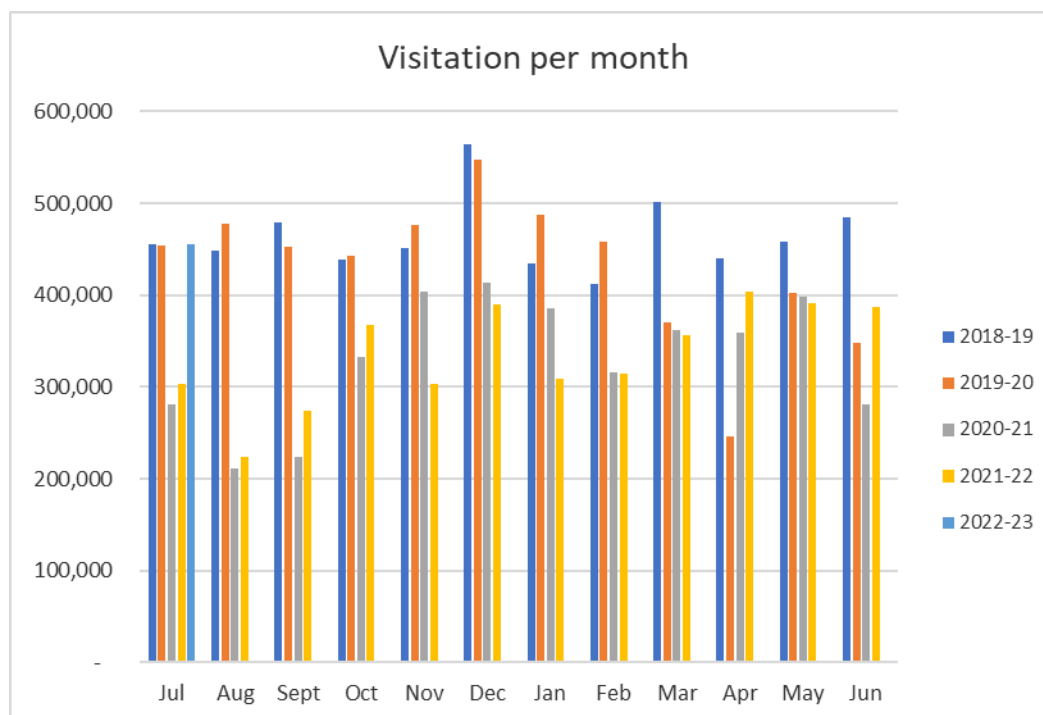
4.1.4 Weekdays are still feeling the effects of COVID-19 impacts with a reduction in local workers (many still working from home) and the tourism segment not yet back to pre-pandemic levels (particularly international). Marketing efforts will look to include weekday promotion in the coming period.

4.1.5 The table and graph shown below provide comparative visitation data by month and year.

- To note: The month of July was slightly up on July 2019 figures, however this year presented two extra trading days for the month.

Month	2018-19	2019-20	2020-21	2021-22	Diff to 20-21	Diff to 18-19	2022-23	Diff to 21-22	Diff to 18-19
Jul	455,349	454,481	281,044	302,602	8%	-34%	455,572	51%	0.0%
Aug	449,160	477,865	210,496	223,395	6%	-50%			
Sept	478,511	453,238	223,701	273,659	22%	-43%			
Oct	438,014	442,192	332,954	368,179	11%	-16%			
Nov	450,793	475,825	404,257	303,183	-25%	-33%			
Dec	564,343	548,116	413,901	389,905	-6%	-31%			
Jan	434,132	488,213	385,317	309,403	-20%	-29%			
Feb	412,060	458,034	316,508	313,776	-1%	-24%			
Mar	501,350	370,544	362,447	356,814	-2%	-29%			
Apr	440,204	246,179	359,365	404,402	13%	-8%			
May	458,258	402,172	398,776	391,356	-2%	-15%			
Jun	485,015	347,509	280,574	387,592	38%	-20%			
YTD Total	5,567,189	5,164,368	3,969,340	4,024,266	4%	-28%			

Table 1: Visitation per month comparison from 2018-19 to July 2022-23



Graph 1: Visitation by month 2018-19 to July 2022-23

	Jun-19	Jun-22	Difference	Jul-19	Jul-22	Difference
Av Wednesday Traffic	19,260	16,300	-15%	20,842	17,741	-15%
Av Friday Traffic	20,957	17,692	-16%	22,105	18,603	-16%
Av Saturday Traffic	29,802	27,686	-7%	31,154	26,832	-14%
Av Sunday Traffic	35,028	31,145	-11%	34,308	31,486	-8%

Table 2: Average visitation per Market day, 2019 comparison to 2022

- 4.2 Upcoming marketing activity aimed to increase brand awareness and drive visitation to the Market in the coming months includes:
- 4.2.1 Spring seasonal launch
 - 4.2.2 Opening of new outdoor dining precinct – food hall
 - 4.2.3 Good Food advertorial – promoting ready-to-eat offer
 - 4.2.4 Father’s Day
 - 4.2.5 SO:ME Space advertising campaign to promote precinct to Melbourne explorers.

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- 4.2.6 Brand promotion in lead-up to, and onsite entertainment across the AFL Grand Final long weekend to leverage off increased interstate visitation in Melbourne.
- 4.2.7 School Holiday activities
- 4.2.8 Ride to Work Day event (October)
- 4.2.9 Extended Christmas campaign running November - December
- 4.2.10 Continued publicity and brand advertising

5. OFFICER DIRECT OR INDIRECT INTEREST

- 5.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

TRIM FILE NO:

ATTACHMENTS Nil



6.2 SMM FINANCE REPORT

PREPARED BY: SOPHIE MCCARTHY, EXECUTIVE DIRECTOR SOUTH MELBOURNE MARKET

TO NOTE

1. PURPOSE

- 1.1 To update the SMM Committee on the June draft end of financial year results of the Market.

2. RECOMMENDATION

That the Committee:

- 2.1 Note the June 2022 SMM Finance Report.
- 2.2 Note that these are draft year end results and may change when the audit is complete.
- 2.3 Note that the final year end results will be published in the SMM Annual Report 2021-22

3. KEY POINT/ISSUES

3.1 Report changes

- 3.1.1 The year-end financial statements have been presented in an updated layout to provide both an operating surplus/deficit and a cash surplus/deficit.
- 3.1.2 Historically the financial results looked only at the operating (or BAU) position; including the cash surplus provides a more holistic view of the Market's performance.
- 3.1.3 What items have changed:
 - Inclusion of capital grant income (this is the income received for the externally funded food hall works).
 - Inclusion of Notional Rent due to the NCP assessment conducted on the Market.



- Income Statement converted to cash which adjusts the operating surplus to reflect the cash position of the market

3.2 Operational Budget

3.2.1 Summary:

- Operating Deficit of \$244k against forecast deficit of \$108k due mainly to reduction in income.
- Full report will be presented in the SMM Annual Report 2021-22 once figures are audited and final.

3.2.2 Income:

- Actual income reported at 2% under forecast.
- Stallholder rent did not increase in 2021-22 and remained at 2019-20 levels due to continued support from SMM Committee and Council during COVID.
- Parking revenue started to pick up later in the financial year when workers returned to their workplace, and shopper visitation increased, finishing slightly up on forecast.

3.2.3 Expenses:

- Actual expenses reported aligned with forecast.
- Utilities: Electricity charges increased over 40% from forecast.
- Some underspend, in Contract Services and Marketing predominantly, offset some overspend in Utilities and Insurances and Employee costs.

3.2.4 Capital Projects:

- Work commenced on a number of Capital projects in 2021-22 with varying issues impacting costs and timing of delivery.
- Against the reduced forecast, spend was 27% down for the year. Some projects were due to be completed by EOFY and were pushed into the 2022-23 financial year due to availability of trades, sourcing materials and delays in the approvals process through authorities.
- Most underspend for these projects has been deferred to 2022-23.

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- The External Food Hall Upgrade project met significant delays and is due for completion by end Oct 2022. This is funded via Commonwealth Governments LCRI program.

3.2.5 Operating Projects

- SMM Strategic Business Case for futureproofing the Market is currently being reviewed, with further technical work required.
- The timing of this project will link with the 2023-24 budget process.

4. OFFICER DIRECT OR INDIRECT INTEREST

- 4.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

TRIM FILE NO:

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1. Draft SMM 2021-22 Year End Results



South Melbourne Market Income Statement 2021/22 Draft 2021/22 Year End Results

	Year to date		YTD Variance		Full Year		Full Year Variance		Comments
	Actual (\$'000)	Forecast (\$'000)	Actual to Forecast (\$'000)	%	Forecast (\$'000)	Budget (\$'000)	Forecast to Budget (\$'000)	%	
Licence Fees / Stallholders Rent	6,077	6,150	(73)	(1%)	6,150	6,276	(126)	(2%)	No increase from 2019-20 (CTRS)
Less: COVID Rent Relief	(1,194)	(1,100)	(94)	(9%)	(1,100)	0	(1,100)	0%	Rent waivers
Council Funding for COVID Rent Relief*	1,194	1,100	94	9%	1,100	0	1,100	0%	Council agreed to fund rent relief in accordance with government directives
Capital Grant	180	225	(45)	(20%)	225	420	225	54%	Capital Grant included in income for cash reporting, funding capital project
Parking Fees	356	342	14	4%	342	602	(260)	(43%)	Parking impacted by COVID visitation - particularly non-Market day parking.
Other Income	878	902	(24)	(3%)	902	1,000	(98)	(10%)	
TOTAL INCOME	7,490	7,618	(127)	(2%)	7,618	8,297	(679)	(8%)	
Employee Costs	1,699	1,653	(46)	(3%)	1,653	1,655	3	0%	
Materials & Services	2,334	2,319	(15)	(1%)	2,319	2,360	41	2%	
Contract Services	468	515	48	9%	515	657	141	22%	
Utilities & Insurance	414	370	(44)	(12%)	370	370	0	0%	
Financing Costs	1	1	(0)	(0%)	1	1	0	0%	
Depreciation	300	305	6	2%	305	305	0	0%	
Congestion Levy	284	284	0	0%	284	284	0	0%	
Fire Services Levy	19	15	(4)	(28%)	15	15	0	0%	
Land Tax	276	265	(11)	(4%)	265	265	0	0%	
Bad and Doubtful Debts	38	56	18	32%	56	56	0	0%	
Professional Services	170	190	21	11%	190	190	0	0%	
Marketing and Advertising	354	401	47	12%	401	408	8	2%	
Other Expenses	167	119	(48)	(40%)	119	100	(19)	(19%)	
Notional Rent**	1,033	1,027	(6)	(1%)	1,027	1,027	0	0%	Notional rent total \$1.3M reduced by depreciation as a result of SMM NCP Assessment
Internal Head Office Overhead Costs	143	143	0	0%	143	143	(0)	(0%)	
Operating Projects	37	64	26	41%	64	64	0	0%	SMM Strategic Business Case
TOTAL EXPENSES	7,734	7,726	(8)	(0%)	7,726	7,899	173	2%	
OPERATING SURPLUS/(DEFICIT)	(244)	(108)	(136)	(125%)	(108)	398	(506)	127%	
Income Statement Converted to Cash:									
Adjustments for non-cash operating items:									
• Add: Depreciation	300	305	6	2%	305	305	0	0%	
Adjustments for investing items:									
• Less Capital Project Expenditure	(1,352)	(1,909)	(557)	(29%)	(1,909)	(2,682)	(773)	(29%)	
Adjustments for financing items:									
• Less Lease Repayments	(127)	(33)	94	283%	(33)	(33)	0	0%	
Net Reserve Drawdown/(Replenishment)	270	716	446	62%	716	1,640	924	56%	Project Deferrals
CASH SURPLUS/(DEFICIT)	(1,154)	(1,029)	(125)	(12%)	(1,029)	(372)	(658)	(177%)	

Notes:

* Report prepared to reflect the Council decision on rent relief provided to SMM stallholders

** Indicates \$1.027m adjustment to 2021/22 Budget to enable comparison with National Rent NCP reporting requirement

Capital Projects

	Year to date		YTD Variance		Full Year		Full Year Variance		Comments
	Actual (\$'000)	Forecast (\$'000)	Actual to Forecast (\$'000)	%	Forecast (\$'000)	Budget (\$'000)	Forecast to Budget (\$'000)	%	
SMM External Food Hall Upgrade	171	255	83	33%	255	420	165	39%	Funded through Commonwealth Capital Grant
South Melb Market Renewal Program	185	170	(15)	(9%)	170	200	30	15%	
South Melb Market Stall Changeover Refits	103	125	22	18%	125	125	0	0%	
South Melb Market Cecil St Essential Services Connect	28	78	50	64%	78	285	207	73%	
South Melb Market Fire Stairs to L1	18	50	32	64%	50	335	285	85%	
South Melb Market Compliance Works Year 1	103	120	17	14%	120	120	0	0%	
South Melb Market Central Stairs	21	135	114	85%	135	40	(95)	(237%)	
South Melb Market Amenities Upgrades & Regrading	12	80	68	85%	80	0	(80)	0%	
South Melbourne Market Smoke Extraction	36	118	82	69%	118	500	382	76%	
South Melbourne Market Public Safety Improvements	674	778	104	13%	778	657	(122)	(19%)	
TOTAL CAPITAL PROJECT SPEND	1,352	1,909	557	29%	1,909	2,682	773	29%	

Operating Projects

	Year to date		YTD Variance		Full Year		Full Year Variance		Comments
	Actual (\$'000)	Forecast (\$'000)	Actual to Forecast (\$'000)	%	Forecast (\$'000)	Budget (\$'000)	Forecast to Budget (\$'000)	%	
SMM Strategic Business Case Next	37	64	26	41%	64	64	0	0%	

TOTAL OPERATING PROJECT SPEND	37	64	26	41%	64	64	0	0%
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6.3 TRADER UPDATE

PREPARED BY: ROSS WILLIAMSON, HEAD OF RETAIL AND BUSINESS DEVELOPMENT

TO NOTE

1. PURPOSE

1.1 To provide an update on Trader activity

2. RECOMMENDATION

That the Committee:

2.1 Note the Trader Update Report

3. KEY POINT/ISSUES

3.1 COVID rent relief:

Relief given by Council for the period from 1 July 2021 to 30 June 2022 was as follows:

Month	Rent relief	
Jul-21	225,436	lockdown 3 weeks
Aug-21	265,254	lockdown
Sep-21	247,809	lockdown
Oct-21	189,185	lockdown
Nov-21	55,328	
Dec-21	64,372	
Jan-22	95,502	Omicron
Feb-22	46,221	
Mar-22	43,221	
Apr-22	34,948	
May-22	29,023	
Jun-22	28,729	
Total	1,325,029	

3.2 Stall movements and Expressions of Interest (EOIs)



- **Stall 166 – Joe Pat (hats and accessories, Aisle D)**

Commencement date for new Licensee, Brother Hatters, is end August, 2022.

They will move into the current shell and undertake a new fit-out before the Christmas trading period.

- **Stall 112-113**

Due to unforeseen circumstances Sarah Urban will not be continuing with her plan to move into Stall 112-133, and will sadly be finishing up at the Market at the end of August

We will be filling these two stalls with pop-ups in the short term and are currently in discussion with a potential new permanent trader for this site.

- **Stall 168 – (Centre Aisle)**

After interviews and a competitive EOI process, Luna and Soul were offered a Licence for this site. They are currently finalising their design. The still will require some base build works prior to handover.

Luna and Soul will be expanding their offer to Men's Activewear and Women's sustainable Swimwear for summer

- **Stall 169 – Create tbt (educational toys, Centre Aisle)**

EOI process is underway.

- **Stall 33 (SO:ME precinct) – ex Spin**

The successful EOI applicant, Ruby and Sky (existing SO:ME Space tenant), is finalising designs. She will transfer to the stall from her current location when construction is complete.

Stall 33 will continue to be used as a pop-up location until then.

- **Stall 134 (SO:ME precinct) – Ruby and Sky**

Following a competitive EOI process and interviews Osara (current SO:ME tenant) have been offered a Licence and are finalising designs for Stall 134.

Osara will commence their fit-out when Ruby & Sky moves/transfers into Stall 33.

- **Stall 14/15 – Steve's Deli**

Ongoing EOI until suitable and interested purchaser is found.

- **Stall 53 – Eat More Fruit**



Purchaser has negotiated a sale price and is finalising sale terms with the current owner with a planned commencement date in late August 2022. The stall will operate as a fruit and vegetable store with groceries until they undertake a major renovation in early 2023.

- **Stall 38 – Asian Grocer**
Ongoing EOI until suitable and interested purchaser is found.
- **Stall 158 – PJ’s Plants**
Ongoing EOI until suitable and interested purchaser is found.
- **Shop 15 – Canteen**
Ongoing EOI until suitable and interested purchaser is found.
- **Stall 179 – ex-Yakedy Yak**
Will be hosting 2 pop-ups – Ginger & Limey Art prints, and Green Valley Timber sustainably made chopping boards – in the coming weeks while we undertake an EOI for this site.
- **Stall 33 – Padre**
The new owners took over the site on 7 July 2022.

3.3 Closures

- **Stall 168 – LJ Fashion.**
LJ Fashion (men’s fashion) closed on 10 July.
- **Stall 179 – Yakedy Yak.**
Due to the uncertain economic climate the owner was unable to find a buyer for his successful business and closed on 3 July.

4. OFFICER DIRECT OR INDIRECT INTEREST

- 4.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

TRIM FILE NO:

ATTACHMENTS Nil



6.4 **SMM PROJECTS UPDATE**

PREPARED BY: **SOPHIE MCCARTHY, EXECUTIVE DIRECTOR SOUTH MELBOURNE MARKET**

TO NOTE

1. PURPOSE

- 1.1 To inform the Committee of capital works projects in progress at the Market.

2. RECOMMENDATION

That the Committee:

- 2.1 Note the SMM Projects Update and proposed schedules.

3. KEY POINT/ISSUES

- 3.1 The Market asset requires works to be undertaken as part of the capital improvements program each year.
- 3.2 This report provides an update on the current / planned works and their schedule.

4. OFFICER DIRECT OR INDIRECT INTEREST

- 4.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

TRIM FILE NO:

ATTACHMENTS

- 1. SMM Projects Update August 2022**



Projects Update

August 2022

southmelbournemarket.com.au



Project Status

Key

- On Track
- At Risk
- Off Track

Project	Overall Status	Budget	Summary
Cecil Street Services Upgrade	●	\$285K + (156K pending approval)	<p><i>This project includes upgrades to services including gas and water supply and installation of exhaust infrastructure for outdoor kitchens.</i></p> <ul style="list-style-type: none"> Designs and costs have been completed Project off track with review of alternative solutions to be presented by end Sept 22
Level 1 Fire Stair	●	\$335K	<p><i>This project includes the construction of an external stairwell from Level 1. carpark to the York Street ground level carpark.</i></p> <ul style="list-style-type: none"> Final stage of design for in-principle building permit is underway and expected in mid-July. New dates for the project have been re-baselined in June. Approach to market due in late August.
Smoke & Comfort Fans	●	\$500K	<p><i>This project includes the installation of smoke extraction and comfort fans in Aisle B. The smoke extraction fans will assist with the extraction of smoke from the building in case of a fire. The comfort fans will aid the extraction of excessive heat from the market resulting from extreme weather conditions, providing a more comfortable experience for all users of the market.</i></p> <ul style="list-style-type: none"> Construction works to commence mid June 2022 and conclude end August. Slight delay with galvanising. Installation of 4 smoke extraction fans in aisle B. Installation of 4 comfort fans in aisle B.



Project	Overall Status	Budget	Summary
Amenities Upgrade		\$1,225K	<p><i>This project includes an upgrade to bathrooms to meet DDA compliance standards, provision of staff only bathrooms, new bathrooms and regrading access routes to bathrooms through the Market aisles:</i></p> <ul style="list-style-type: none"> • Approach to market for design near completion • Design documentation due September 2022 • Approach to market for construction Q2 2022-23 • Construction proposed in stages, beginning Q3 2022-23 with completion Q4 2023-24.
Food Hall - Courtyard		\$450K Gov funded	<p><i>This project includes the construction of outdoor dining space for the Food Hall Courtyard increasing to seating capacity.</i></p> <ul style="list-style-type: none"> • This project has been separated into 2 phases to meet budget. • Construction to commence late July 2022 with an anticipated 6-8 week build period depending on favourable weather conditions.
Public Safety Improvements & HVM		\$960K	<p><i>This project includes the installation of hostile vehicle mitigation infrastructure in high-risk areas and installation of signage and line marking improving pedestrian safety on Coventry Street.</i></p> <ul style="list-style-type: none"> • Construction works commenced February 2022 and are now complete - Added TMP scope to be completed Q2 2022-23
Central Stair Upgrade		\$105K	<p><i>This project includes minor works to refurbish the stair nosing and the landing at the base of the stair leading from Level 1 carpark to centre aisle.</i></p> <ul style="list-style-type: none"> • Construction commencing June 2022, due for completion end August 2022

SOUTH MELBOURNE MARKET COMMITTEE
11 AUGUST 2022



7. PUBLIC QUESTION TIME

Nil



8. CONFIDENTIAL MATTERS

- 8.1 *SMM NEXT Project: Advocacy*
- 8.2 *SMM NEXT Project Update*
- 8.3 *Marketing and Events Update*
- 8.4 *Trader Update - Confidential*
- 8.5 *Debtors Report*
- 8.6 *SMM Sustainability Strategy: draft mission, goals and actions*
- 8.7 *SMM Risk Review*
- 8.8 *Confidential action items*
- 8.9 *Committee calendar: 3-month forward look*
- 8.10 *Executive Director Report - Confidential*



RECOMMENDATION

That the Committee resolves to move into confidential to deal with the following matters pursuant to section 66(2) of the *Local Government Act 2020*:

8.1 SMM NEXT Project: Advocacy

3(1)(a). Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

8.2 SMM NEXT Project Update

3(1)(e.). Proposed developments.

8.3 Marketing and Events Update

3(1)(a). Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

8.4 Trader Update - Confidential

3(1)(g(ii)). private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

8.5 Debtors Report

3(1)(g(ii)). private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

8.6 SMM Sustainability Strategy: draft mission, goals and actions

3(1)(a). Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

8.7 SMM Risk Review

3(1)(b). security information, being information that if released is likely to endanger the security of Council property or the safety of any person.

8.8 Confidential action items

3(1)(h). confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).

8.9 Committee calendar: 3-month forward look

3(1)(h). confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).

8.10 Executive Director Report - Confidential

3(1)(a). Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.