



SOUTH MELBOURNE MARKET COMMITTEE

AGENDA

22 APRIL 2021



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SOUTH MELBOURNE MARKET COMMITTEE COMMITTEE MEETING

To Committee Members

Notice is hereby given that an Ordinary Meeting of South Melbourne Market Committee will be held at South Melbourne Market on Thursday, 22 April 2021 at 6:00pm.

ATTENDING MEMBERS

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

ATTENDING OFFICERS

Kylie Bennetts, General Manager City Growth and Organisational Capability; Danielle Bleazby, Executive Director South Melbourne Market; Sophie McCarthy, Manager Brand and Strategy; Ross Williamson, Head of Retail and Business Development; Paul Ryan, Head of Asset Development and Operations; Clarissa Madden, Coordinator Licencing and Casual Tenancies

AGENDA

1	APOLOGIES	
2	MINUTES OF PREVIOUS MEETINGS	
	<i>Minutes of the South Melbourne Market Committee of the Port Phillip City Council held on 18 February 2021.</i>	
3	DECLARATIONS OF CONFLICTS OF INTEREST	
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6.2	<i>Project Update</i>	31
7	PUBLIC QUESTION TIME	
	<i>Nil</i>	
8	CONFIDENTIAL MATTERS	
8.1	<i>Risk Review</i>	
8.2	<i>Business Continuity Plan Framework</i>	
8.3	<i>Confidential Manager's Report</i>	
8.4	<i>Committee calendar: 3-month forward look</i>	
8.5	<i>Confidential Action Items</i>	
8.6	<i>SO:ME Space Reinvention Strategy</i>	
8.7	<i>Precinct Plan</i>	
8.8	<i>Notices of Intention</i>	
8.9	<i>Market fees - 2021-22</i>	
8.10	<i>Confidential Finance Report</i>	
8.11	<i>SMM Direct Update</i>	
8.12	<i>NEXT Project Update</i>	

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



4. ACTION ITEMS

4.1 PUBLIC ACTION ITEMS

PREPARED BY: ERIN QUIN, TEAM LEADER BUSINESS & EVENTS

REPORT TYPE: PERFORMANCE

ACTION REQUIRED: FOR NOTNG

1. PURPOSE

1.1 To provide the Committee with an update on outstanding action items.

2. RECOMMENDATION

That the Committee:

2.1 Note there are no outstanding public action items.

TRIM FILE NO: 56/04/184

ATTACHMENTS Nil



5. PRESENTATION OF MANAGERS REPORT

5.1 [MANAGER'S REPORT](#)

PREPARED BY: DANIELLE BLEAZBY, EXECUTIVE DIRECTOR SOUTH MELBOURNE MARKET

REPORT TYPE: PERFORMANCE

ACTION REQUIRED: FOR NOTNG

1. PURPOSE

1.1 To update the Committee on general business at the Market.

2. RECOMMENDATION

That the Committee:

2.1 Note the Managers Report.

3. KEY POINT/ISSUES

Cecil Street Lane Closure Update:

As part of Council's Reactivation of Public Space Program, with the aim to increase public space, the northbound lane of Cecil Street was highlighted and approved as a key site for South Melbourne to activate.

The one-lane closure (northbound) trial of Cecil Street commenced 4 January and was due to run until 30 March 2021 with an extension approved to 21 April 2021 at the 7 April Council meeting.

Background:

A Traffic Study was completed in 2019 which looked at ways to improve access to South Melbourne Market. Options reviewed the potential to close Coventry and/or Cecil Street. Closing one or both lanes of Cecil Street from Coventry to York Streets has occurred in the past for events and had been discussed as an option.

Off the back of the 2019 Traffic Study, a traffic study has been funded by a TAC grant valued at \$30K looking at one or two lane closures on Cecil Street, and was completed in October 2020.

Both concept options provide benefits and disadvantages as follows:

- Option 1:
 - Provides improved facilities for cyclists.
 - Allows southbound traffic to continue, which allows for clockwise circulation of the South Melbourne Market precinct to continue.
 - Results in additional northbound traffic on Ferrars Street and Clarendon Street.

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- Provides an additional 3.9m in width to the existing footpath space.
- Option 2:
 - Provides improved facilities for cyclists.
 - Does not allow any local traffic to circulate the South Melbourne Market Precinct.
 - Results in additional northbound and southbound traffic on Ferrars Street and Clarendon Street.
 - Provides an additional 5.5m in width to the existing footpath space.

Conclusion:

- In their opinion, Option 1 is a more balanced closure option to implement when comparing the benefits and impacts of the closure of Cecil Street to traffic in the northbound and southbound directions.
- The development of both of these concept design was undertaken with consideration for cyclists, pedestrians, loading vehicle access, safety and the reallocation of road space to footpath space for the benefit of the adjacent South Melbourne Market.
- An analysis of the traffic impacts of each option indicated that both options will result in the detouring of local traffic, whilst broader 'commuter' traffic will be redistributed to Ferrars Street and Coventry Street. It is noted that Option 2 results in the redistribution of both northbound and southbound traffic, which will result in more of an impact to the surrounding road network than Option 1 which only redistributes northbound traffic,
- Detailed traffic modelling indicated that both options will improve the intersection performance of York Street / Cecil Street and Coventry Street / Cecil Street when compared with the existing conditions.

Measures:

IER was engaged by the City of Port Phillip to undertake research into attitudes towards a temporary new public space established in Cecil Street between Coventry and York St's (outside South Melbourne Market) created by partial closure of Cecil St.

- Two tranches of research were conducted, firstly on site with attendees at the space, as well as a crowd count estimate, over three weekends (Saturday 30th January, Wednesday 24th February and Sunday 21st March). Secondly, with residents and businesses located within a 5km radius of the site.
- It is estimated there was attendance of 1,840 at the precinct over the three days.
- The two surveys produced differing results with attendees attitudes relatively favourable but residents & businesses with more divergent attitudes at the extremes of being either very favourable or very unfavourable.
- Two key indicators to illustrate the differing results are:
 - Expectations – 1.6% of attendees felt the space 'Fell short of expectations' whilst 32.1% of residents & business felt this way
 - Net Promoter Score – a net promoter score (NPS) is derived from respondent's likelihood to recommend the new public space to others. The attendees survey produced an NPS of +49.7, an indicator of more promoters than detractors of the precinct. The business & residents survey produced an NPS of -4.5, an indicator of more detractors than promoters for the precinct.
- Attendee respondents were more likely to have a lighter touch with the space and the partial road closure with 57.8% coming from outside the City of Port Phillip. Residents and businesses would be more likely impacted due to regular contact with the site and its surrounds with many (92.4%) having visited the new space providing firsthand insights.

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- The new public space was a driver for attendees to the site with 49.3% stating it was solely, or partly, the reason for their visit there that day. Positive comments were the 'great atmosphere', that the space provided 'somewhere to relax' and 'somewhere to sit and eat'.
- Whilst 51.3% of residents and businesses stated they were 'Extremely Supportive' of road closures for public space usage there were a solid core of those at the other extreme of being 'Not at all Supportive' (19.0%). This level of discontent grew as they were asked about Cecil St being partially closed (24.1%, Not at all Supportive) and Cecil St being closed beyond the end of March 2021 (31.0%, Not at all Supportive).
- Residents and businesses were also polarised in how the temporary public space affected them, with 36.2% stating 'Very Positively' with impacts including 'Creating a pleasant outdoor public space', 'Increasing pedestrian safety' and 'Reducing traffic congestion'. However again, a solid core of respondents provided the opposite view, with 18.8% stating they were 'Very Negatively' affected with impacts predominantly 'Increased traffic congestion'.

Activating the space:

- The Market has activated the space on a regular basis with live music, yoga and other small events. Anecdotal feedback from people using the space and traders was very positive.
- Restaurants located on Cecil Street applied for an extension of their outdoor eating areas into Cecil Street by about 3 metres. Decks were built and they looked fantastic. The feedback from those that took advantage of this has been extremely positive at a time when they have lost so much trade during COVID.

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: 56/04/184

ATTACHMENTS Nil



5.2 MARKET ATTENDANCE REPORT

PREPARED BY: SOPHIE MCCARTHY, BUSINESS AND EVENTS COORDINATOR

REPORT TYPE: RISK

ACTION REQUIRED: FOR NOTNG

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 total foot traffic and average foot traffic by trading day.

3. RECOMMENDATION

That the Committee:

- 3.1 Note the attendance report

4. KEY POINT/ISSUES

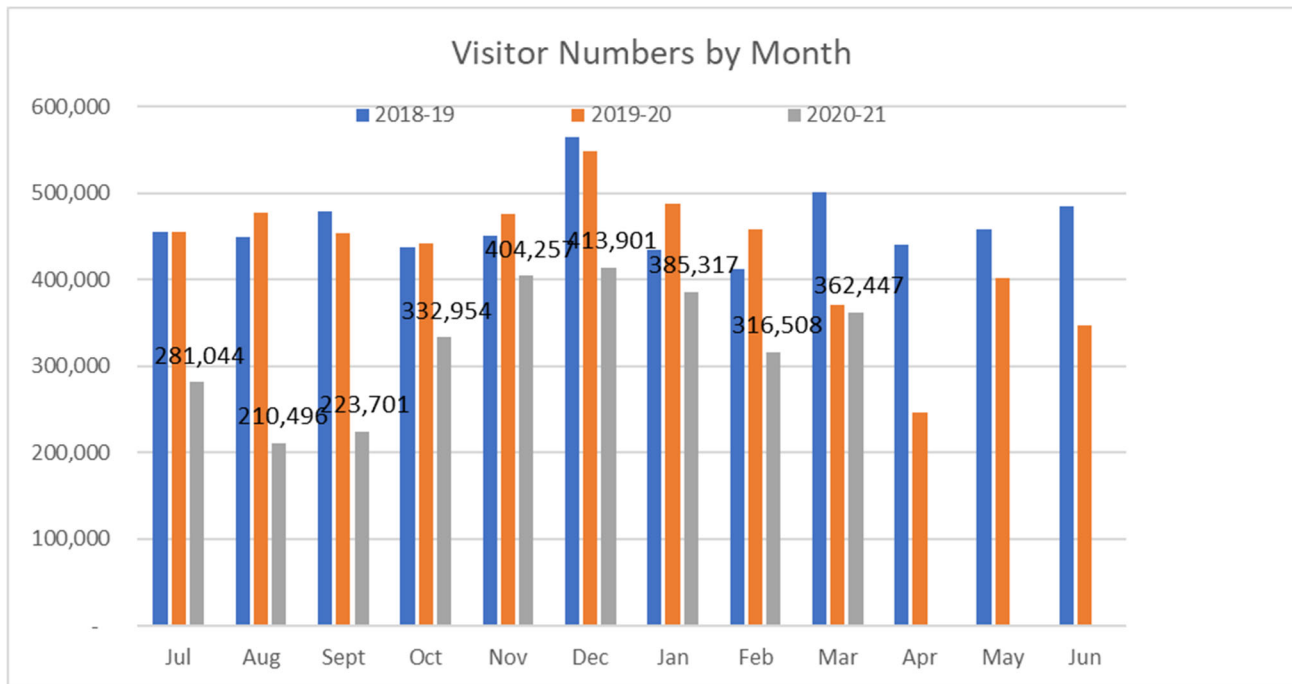
4.1 Year-to-date March 2021

4.1.1 Visitor numbers to end March 2021 were 30% down on the same time previous year impacted severely by Coronavirus.

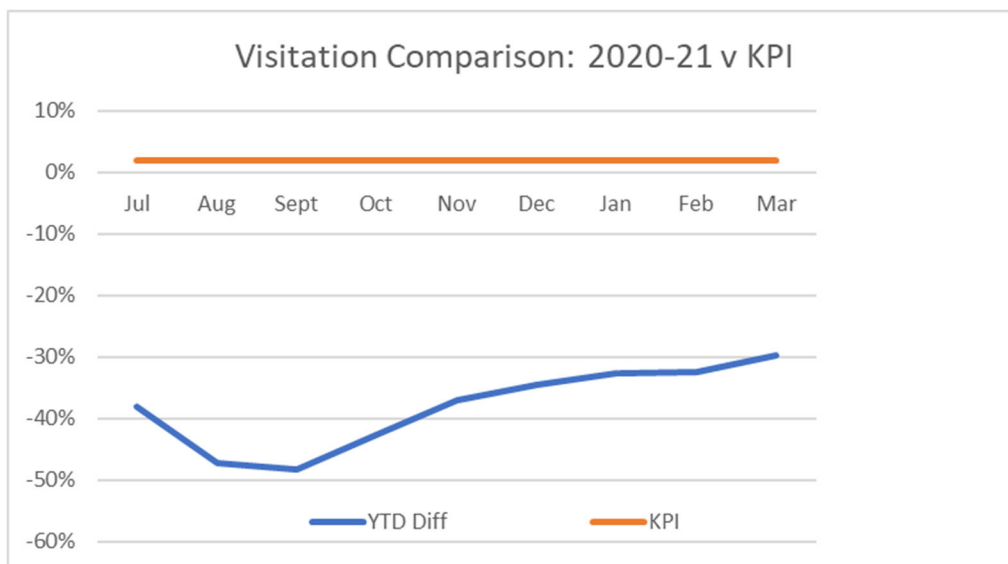
- YTD March 2021 = 2,930,625 (30% down on 2020 & 2019)
- YTD March 2020 = 4,168,508 (0.4% down on 2019)
- YTD March 2019 = 4,183,712

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4.2 The following graph shows the visitation compared with the KPI of 2% increase on previous year.



4.2.1 February 2021 saw the visitor numbers slide back to 31% down on February 2020, with the 5-day lockdown dropping visitation by an average of 50% over the three affected trading days. From Saturday 13 to Wednesday 17 February all our non-food businesses were required to close and the 'circuit



breaker' restrictions were in effect including staying within 5km of your home, only leaving home for 4 key reasons and wearing face masks whenever you leave home. Removing the lockdown days the average visitation by trading day was 21% down in February.

4.2.2 March 2021 finished only 2% down on March 2020 however this was also one year after the Coronavirus pandemic hit Australia with March 2020 being the first month to be impacted by COVID. We have shown a summary below of visitor numbers for March 2019, 2020 and 2021.

- March 2021 = 362,447 (2% down on 2020 and 28% down on 2019)
- March 2020 = 370,544 (26% down on 2019)
- March 2019 = 501,350

4.3 Average Visitor Numbers by Trading Day:

4.3.1 The visitor numbers by trading day remained low during February, down an average of 26.5% per trading day with Wednesdays most severely impacted.

4.3.2 March 2021 average trading day visitation looks similar to visitation in March 2020 – an average of 1% down, however we are comparing two COVID impacted months. We have therefore also shown the difference between March 2021 and March 2019 – an average of 15% down.

MARKET DAY	FEB- '21	DIFF TO FEB '20	MAR- '21	DIFF TO MAR '20	DIFF TO MAR '19
AV WEDNESDAY	14,721	-34.6%	16,258	-9.01%	-15%
AV FRIDAY	16,973	-22.0%	17,116	0.59%	-15%
AV SATURDAY	21,853	-26.1%	24,529	1.25%	-18%
AV SUNDAY	25,581	-23.1%	28,645	6.80%	-12%

4.4 Coronavirus Pandemic Visitation:

4.4.1 The impact Coronavirus has had on visitor numbers seemed to be reducing with stronger visitation numbers recorded at the Market. The short 5-day lockdown in February brought with it more doubt and a blow for those traders at the Market that were required to close again.

4.4.2 It was a welcome relief for traders and customers when it was announced that mask wearing was no longer mandatory at the Market from Saturday 27 March. The mood in the Market that first weekend was upbeat, and it was

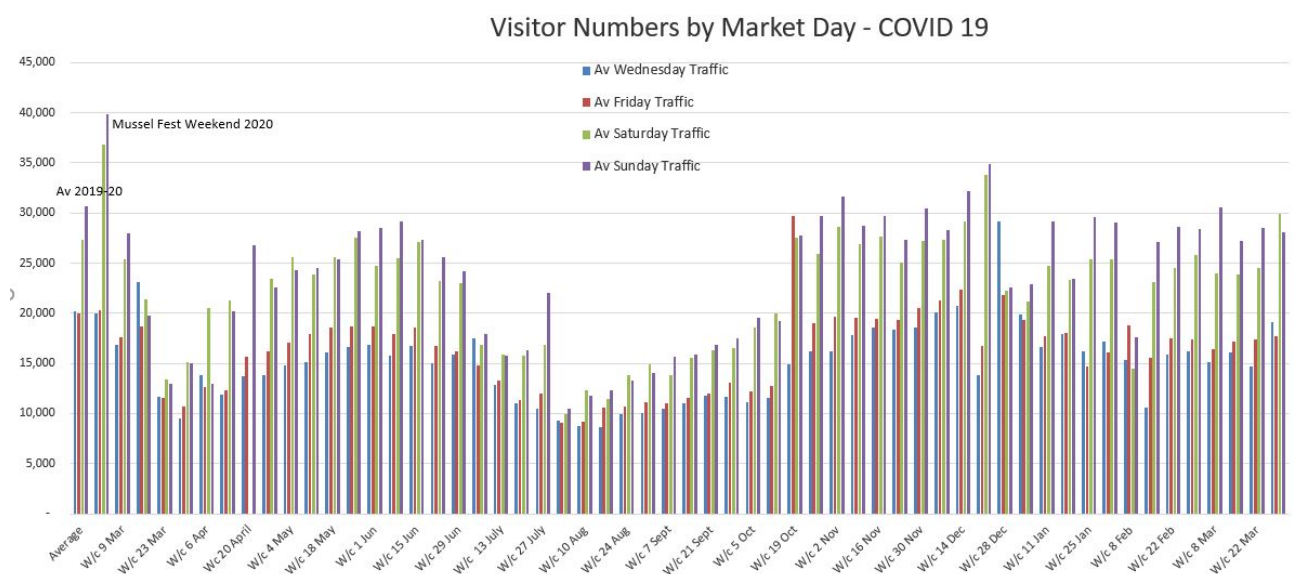
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then we were reminded how important and contagious smiling is. The traders were engaging more with customers and anecdotally shoppers were spending longer browsing.

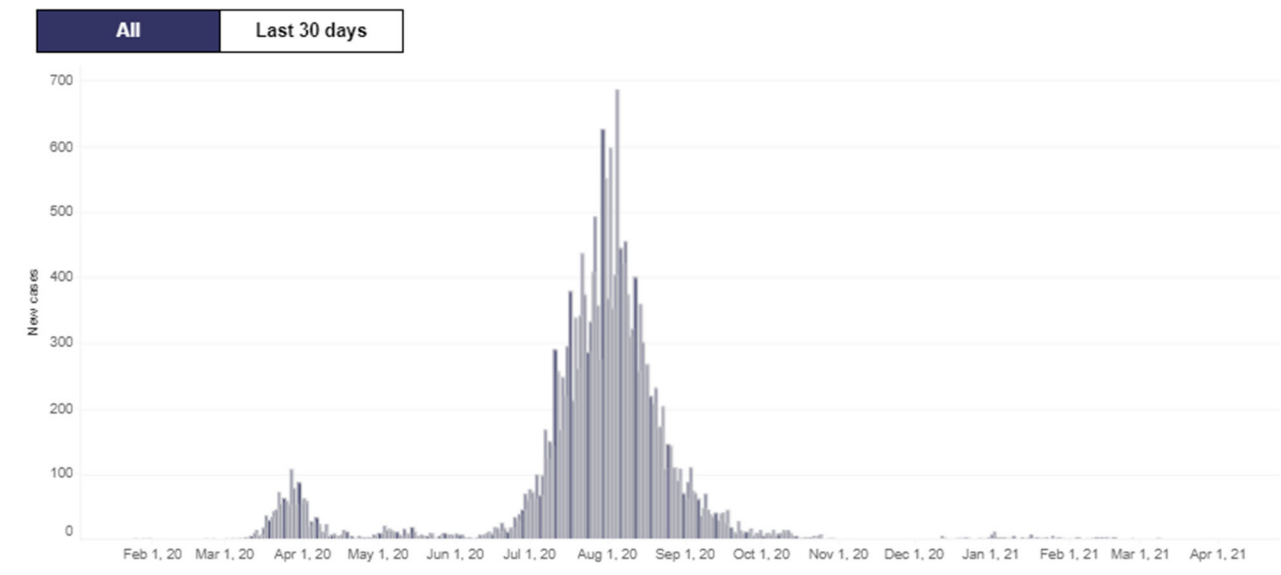
4.4.3 During a busy Easter weekend we saw visitation on Easter Saturday back to March 2019 Saturday average numbers and we hope to see visitation continue to increase, acknowledging there will still be a level of apprehension within the community to return to normal life and tourism will be affected for some time.



4.4.4 The Market’s visitor numbers during the pandemic correlate directly with daily new cases detected in Victoria and subsequent impacts of quarantine. (Source: DHHS)



Daily new cases in Victoria



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: 56/04/184

ATTACHMENTS Nil

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5.3 FINANCE REPORT

PREPARED BY: DANIELLE BLEAZBY, EXECUTIVE DIRECTOR SOUTH MELBOURNE MARKET

REPORT TYPE: PERFORMANCE

ACTION REQUIRED: FOR NOTNG

1. PURPOSE

1.1 To update the Committee on the current financial position of the Market

2. RECOMMENDATION

That the Committee:

2.1 Note the financial report.

3. OFFICER DIRECT OR INDIRECT INTEREST

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

TRIM FILE NO: 56/04/184

ATTACHMENTS 1. SMM Operating Income Statement Projects 10 Year 9.4.2021

South Melbourne Market Income Statement to 31 March 2021



	2020/21						Comments
	Year to Date Actual	Year to Date Forecast	Year to Date Forecast Variance	Annual Forecast	Annual Budget	Annual Forecast Variance	
INCOME							
Licence Fees / Stallholders Rent	4,521,751	4,451,969	69,782	5,905,344	5,573,500	331,844	Rental Income favourable at 30 Dec 2020, Adjusted based on actual
Less: Covid Rent Relief	(1,360,073)	-	(1,360,073)	(1,500,000)	-	(1,500,000)	Unfavourable Variance: Adjustment from Covid 19 Cost centre Rent Relief - \$47K Jan, \$83K Feb and \$89K March
Parking Fees	139,091	112,543	26,548	175,058	400,058	(225,000)	Parking Income unfavourable, \$225K reduction based on actual Jan-Dec
Other income	510,067	569,222	(59,155)	745,246	869,330	(124,084)	\$70K Dcr Mussel Festival Cancellation, \$50K Decrease Income SMM Direct
TOTAL INCOME	3,810,836	5,133,734	(1,322,898)	5,325,648	6,842,888	(1,517,240)	Unfavourable
EXPENSE							
Employee costs	1,146,715	1,183,649	36,934	1,576,880	1,478,480	(98,400)	\$100K Incr Salaries due to Restructure and Backfills, \$2K dcr Mussel Festival
Materials	45,281	27,782	(17,499)	37,983	33,283	(4,700)	\$5K for SMM Direct
Maintenance	172,733	433,660	260,927	579,390	587,390	8,000	Mussel Festival Cancellation
Contractor Services	1,580,801	1,664,421	83,619	2,261,928	2,353,813	91,885	\$43K Mussel Festival Cancellation, \$48K Dcr SMM Direct
Depreciation Buildings	992,250	1,029,750	37,500	1,373,000	1,373,000	-	
Congestion levy	69,420	72,050	2,630	214,100	284,100	70,000	\$70K Congestion Levy Refund
Utilities, Insurance, Taxes & Levies	262,373	286,687	24,315	369,250	385,490	16,240	Revised utility expenses - \$10K dcr Electricity (Solar), \$6K dcr Gas
Fire Services levy	16,727	14,600	(2,127)	14,600	14,600	-	
Land Tax	138,995	129,000	(9,995)	258,000	258,000	-	
Bad and Doubtful Debts	42,084	40,535	(1,549)	55,735	55,735	-	
Marketing and Advertising Costs	285,672	341,972	56,300	461,085	499,000	37,915	\$67K Dcr Mussel Festival Cancellation, \$30K Incr SMM Direct
Professional Services	68,486	165,525	97,039	218,540	229,240	10,700	\$10K Dcr SMM Direct
Other expenses	71,796	54,309	(17,487)	70,270	55,870	(14,400)	\$14K Incr SMM Direct Freight
Additional: COVID 19 related expenses	191,544	187,500	(4,044)	250,000	-	(250,000)	Unfavourable Variance: Adjustment from Covid 19 Cost centre
Internal Head Office Overhead Costs	104,602	104,602	-	139,469	139,469	-	
Operating Projects (NEXT Project)	113,930	113,930	-	250,000	250,000	-	SMM Strategic Business Case
TOTAL EXPENSES	5,303,409	5,849,971	546,562	8,130,230	7,997,470	(132,760)	YTD Favourable, Forecast Unfavourable
Operating Surplus/(Deficit) for the period	(1,492,573)	(716,237)	(776,336)	(2,804,582)	(1,154,582)	(1,650,000)	Unfavourable

	2020/21 CAPITAL						Comments
	Year to Date Actual	Year to Date Forecast	Year to Date Forecast Variance	Annual Forecast	Annual Budget	Annual Forecast Variance	
CAPITAL							
South Melb Market Renewal Program	-	-	-	50,000	50,000	-	
South Melb Market Stall Changeover Refits	40,950	40,950	-	125,000	125,000	-	
South Melb Market Cecil St Essential Services Connect	20,908	20,908	-	230,000	330,000	(100,000)	Deferred during portfolio build for 21/22
South Melb Market Building Compliance Works	179,846	179,846	-	200,000	1,195,000	(995,000)	Deferred during portfolio build for 21/22
South Melbourne Market Public Safety Improvements	56,160	56,160	-	360,000	360,000	-	
TOTAL CAPITAL	297,864	297,864	-	965,000	2,060,000	(1,095,000)	

Paul/Karoli



5.4 **TRADER UPDATE**

PREPARED BY: ROSS WILLIAMSON, SENIOR LICENCING COORDINATOR

REPORT TYPE: PERFORMANCE

ACTION REQUIRED: FOR NOTNG

1. PURPOSE

1.1 To provide an update on what is happening around the Market affecting traders

2. BACKGROUND

2.1 This is a regular update on activity. No determination is required by the Committee

3. RECOMMENDATION

That the Committee:

3.1 Note the Trader Update

4. KEY POINT/ISSUES

4.1 New stalls

- Stall 99 (Marko)
Marko to open on Wednesday 14 April.
- Stall 136 (Lost In Seasons)
The Committee has supported the sale of business. Final negotiations between the two parties are underway. The new owner will start to work in the stall while these are underway and there will be a 6-8 week handover.

4.2 EOIs

EOIs for the stalls noted below are online. Current opportunities are being promoted via targeted Facebook advertising, on foodmag.com and through City of Port Phillip and South Melbourne Market owned channels such as eDM, LinkedIn and social media.

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Management continues to make direct contact with businesses we feel will add value to the Market and is following up with those who have expressed interest by meeting them on site.

Stalls 53, 38 and 14 represent a once in a generation opportunity to acquire prime space in the Deli Aisle and a prime corner location.

- 4.2.1 Stall 53 (Eat More Fruit)
EOI process is underway.
- 4.2.2 Stall 105 (South Melbourne Pet and Aquarium Supplies)
The EOI process has commenced with the proposed timeline of a 1 July handover.
- 4.2.3 Stall 38 (Asian Grocery) – entrance to Deli Aisle
EOI process has commenced.
- 4.2.4 Stall 14 (Steve’s Deli)
EOI process has commenced.
- 4.2.5 Stall 137 (SO:ME stall - 6 month space)
Interviews are underway.

4.3 Impact of coronavirus

The cost of COVID-19 from April 2020 to end March 2021 in terms of lost rental income is as follows:

Month	Rent relief given (incl GST)
April	\$292,685
May	\$338,381
June	\$161,961
July	\$242,418
August	\$319,141
September	\$310,981
October	\$274,005
November	\$75,554
December	\$60,884
January	\$56,416
February	\$94,673
March	\$102,585
TOTAL	\$2,329,684

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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: 56/04/184

ATTACHMENTS Nil



6. SOUTH MELBOURNE MARKET REPORTS

6.1 [SUSTAINABILITY REPORT](#)

PREPARED BY: ERIN QUIN, TEAM LEADER BUSINESS & EVENTS

REPORT TYPE: PERFORMANCE

ACTION REQUIRED: FOR NOTNG

1. PURPOSE

- 1.1 To provide the Committee with an update on how the Market is tracking on sustainability initiatives at the Market.

2. RECOMMENDATION

That the Committee:

- 2.1 Note the sustainability report

3. KEY POINT/ISSUES

- 3.1 As expected, due to the impact of COVID-19 restrictions the Market's waste production and water consumption are significantly below the previous financial year.
- 3.2 Waste levels have begun to increase back towards pre-COVID levels, though water consumption is still well below the previous financial year.
- 3.3 The increased solar power production since the panel upgrade continues to help the Market reduce its carbon emissions.

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: 56/04/184

ATTACHMENTS 1. SMM Sustainability Report April 2021



Sustainability Report

2020-21

22 April 2021



southmelbournemarket.com.au

Sustainability report

Overview



As expected, due to COVID-19 the Market's waste production and water consumption are significantly below the previous financial year.



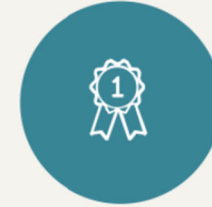
Waste levels have begun to increase back towards pre-COVID levels, though water consumption is still well below the previous financial year.



The increased solar power production since the panel upgrade continues to help the Market reduce its carbon emissions.



Strategic Priority



1. Enhance SMM Brand

Sustainability Report

Total Water Use

59%

decrease
in water used
compared to
2019/20

=

276,666

water bottles

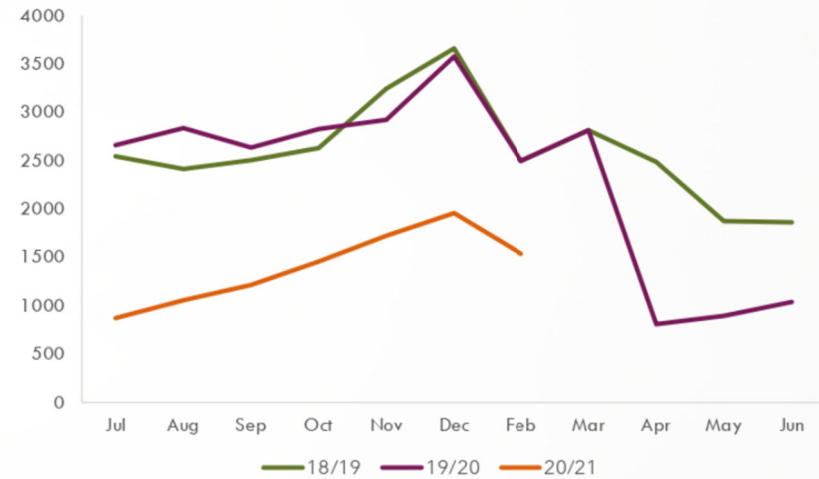


As COVID-19 restrictions have eased and trading has started to return to normal, water use has increased though at a slower rate than the increase in attendance. For example, while December 2020 attendance figures were 24% below the year prior, total water use was 45% lower.

If this trend continues further investigations will be done as to what other factors could be contributing to the ongoing reduction in water usage.



Total water use (ML)



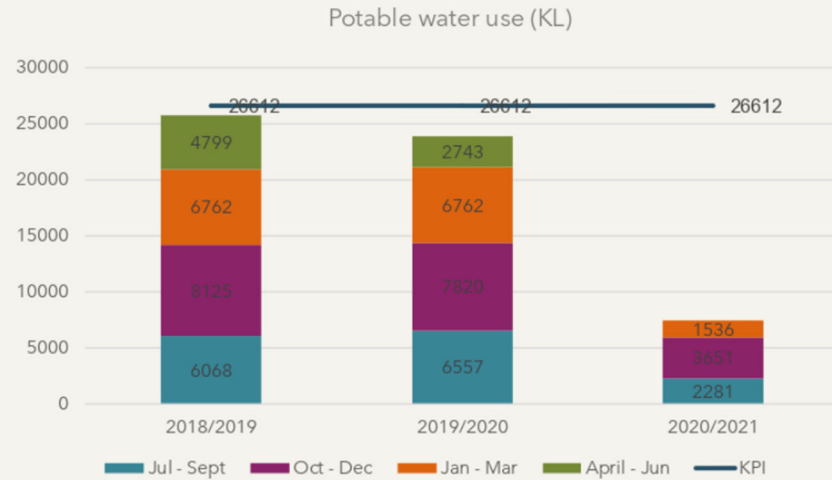
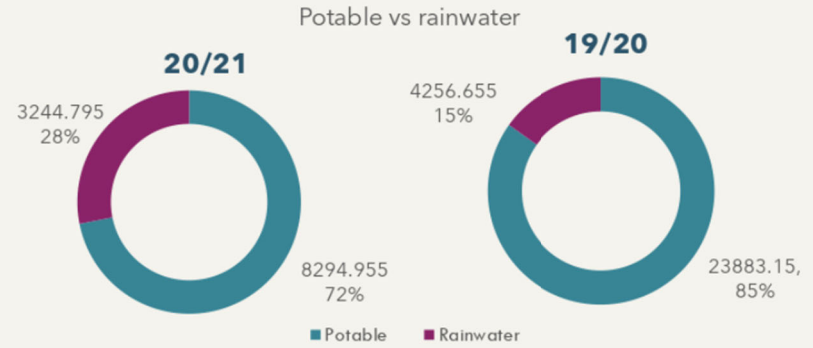
Sustainability report

Potable water

13%

Increase
in the percentage of recycled water used compared to the previous year

With less visitors and traders at the Market, no onsite eating and a reduction in demand for some fresh produce, potable water use dropped by over 50% during COVID-19 restrictions and is sitting well below the annual KPI.



Sustainability Report

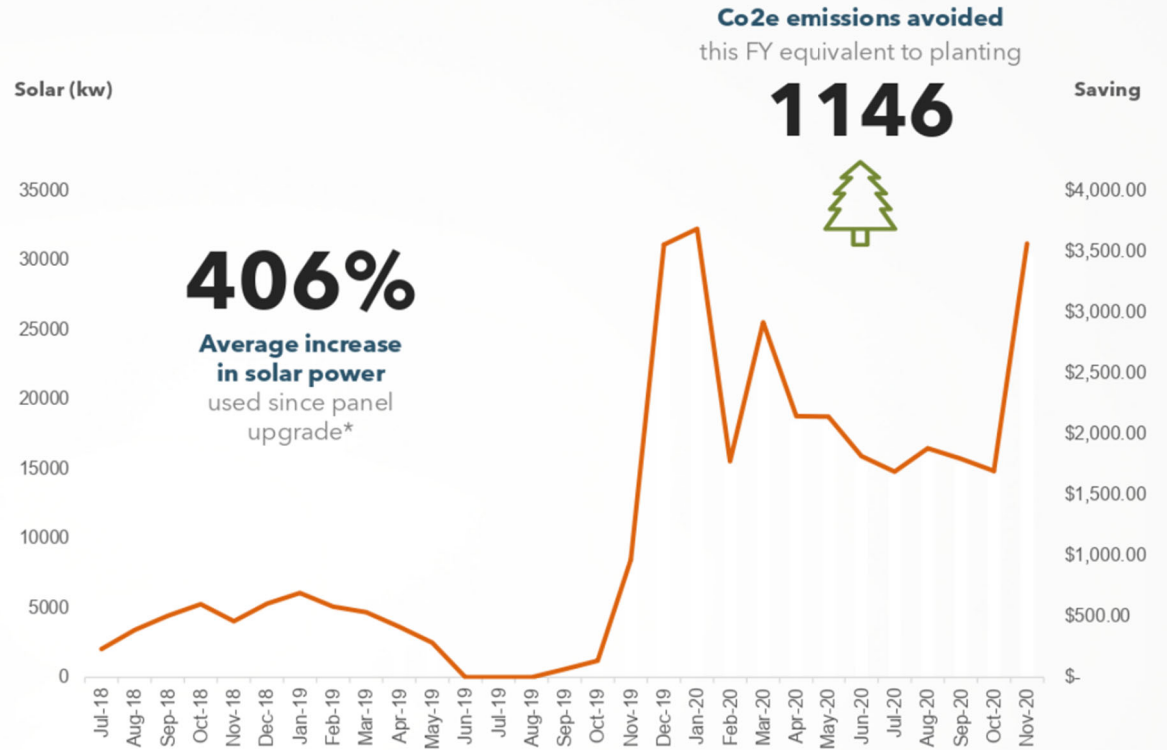
Solar Power

The amount of solar power used since the installation of the new panels in September 2019 has significantly increased, from an average of 4046 kw per month to 20466.6 kw per month.* The solar panel upgrade has resulted in a saving of \$39,832 since September 2019.

This financial year over 191 tonnes of CO2-e has been avoided due to the use of solar panels at the Market.



* Based on Jan - Dec 2018 vs Jan - Dec 2020. 2019 figures weren't used as the solar power was offline for three months to complete the panel upgrade.



Sustainability Report

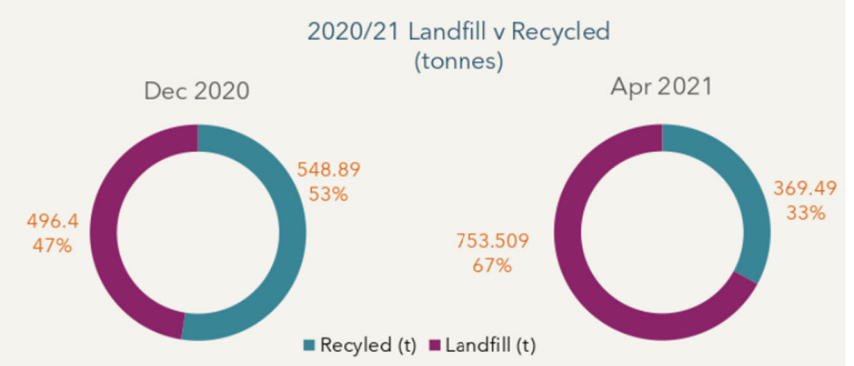
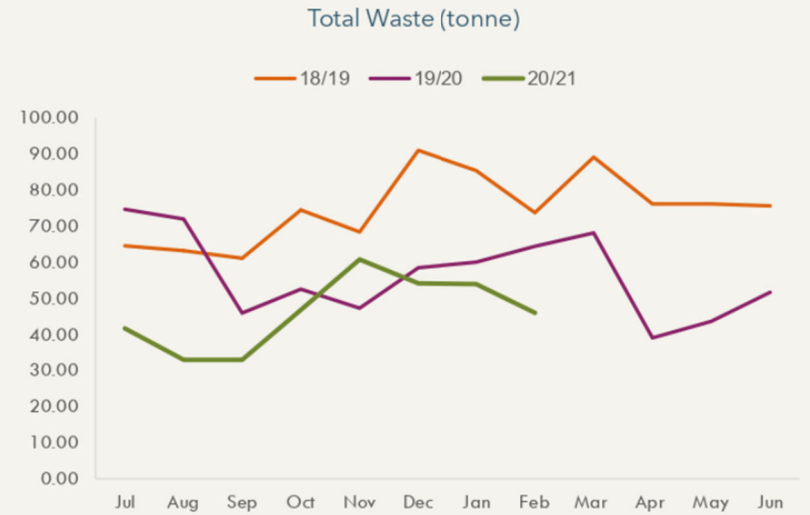
Waste

The total amount of waste created at the Market has increased as restrictions have eased and attendance figures have started to return towards pre-COVID levels.

In the December 2020 Sustainability Report (Jul - end Oct data) the percentage of waste being diverted from landfill had reduced to 53%; this has now increased back to 67% due to adding missing data for some streams and an increase in the volume of recycled waste streams such as oyster shells and glass bottles.

75

Garbage trucks
of rubbish diverted from landfill



Sustainability Report

Recycling

With a few exceptions, the amount recovered for each waste stream has reduced significantly due to the impact of COVID-19 restrictions on Market attendance.

The restrictions had a bigger impact on some streams than others: without tourism oysters consumed onsite reduced dramatically and glass bottles used also dropped significantly with the restrictions on onsite dining.



Coffee cup recycling increased under restrictions which may be due to the fact that many cafés would not accept reusable cups during this time.



15

Waste streams

	19/20	20/21
General	678.31	369.49
Comingle	64.485	37.96
Cardboard	258.3	139.6
Polystyrene	40.08	9.6
Glass Bottles	14.78	5.57
Oil	15.037	5.391
Green Organics	166.272	110.848
Organic (Gaia)	274.8	160.24
Shells	78.58	20.74
Offal	468.82	236.69
Soft Plastics	1.36	0.98
Milk Bottles	3.406	1.6
Coffee	0.61	0.66
Waxed Cardboard	10.62	19.43
Hard Plastics	6	4.2
Tonne	2081.46	1123.00

Sustainability Report

Waxed cardboard not waning

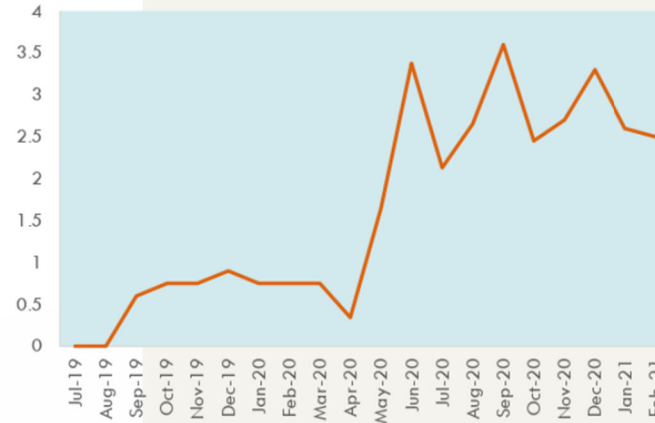
While most recycled waste streams reduced in volume due to COVID-19, the amount of waxed cardboard being recycled has already doubled since the last financial year.

Prior to September 2019 waxed cardboard was sent to landfill as it could not be recycled; it is now transformed into environmentally friendly firelighters.

Since the implementation of the new waste recovery stream, traders and cleaning contractors have increasingly improved in separating out waxed cardboard from general waste.



83%
Increase



Sustainability Report

Coming Up



Sustainability Strategy

The Market team will commence developing a Sustainability Strategy in the second quarter of 2021/22; a vision will be presented to the Committee for discussion at the December Committee meeting.



VMA Congress

The Market will be taking part in a panel discussion on waste recovery at the 2021 Venue Management Association Congress (Asia Pacific) in June.



Farewell to plastic soy sauce fish

The Operations team will be working with the Market's fishmongers to stop the use of soy sauce fish bottles onsite. The bottles have been an ongoing contamination issue for the oyster shells collected to rebuild the reefs in Port Phillip Bay. The Nature Conservancy has offered to take the fishmongers out to view the reefs so they can see firsthand the impact of their participation in the program. The Market will consider implementing a Market wide ban on the bottles as part of the upcoming Sustainability Strategy.





6.2 PROJECT UPDATE

PREPARED BY: DANIELLE BLEAZBY, EXECUTIVE DIRECTOR SOUTH MELBOURNE MARKET

REPORT TYPE: PERFORMANCE

ACTION REQUIRED: FOR NOTNG

1. PURPOSE

- 1.1 To provide an update on the status of South Melbourne Market projects; both Capital and Operating.

3. RECOMMENDATION

That the Committee:

- 3.1 Note the Projects Update report.

4. KEY POINT/ISSUES

- 4.1 See project status report attached

5.6. OFFICER DIRECT OR INDIRECT INTEREST

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

TRIM FILE NO: 56/04/184

ATTACHMENTS 1. Committee Project Status Update - April 21



SMM Projects Status Update

April 12, 2021

southmelbournemarket.com.au





Project Status

Key

- On Track
- Off Track / Delayed
- Stopped

Project	Overall Status	Budget	Summary
Compliance Works	●	\$950k approved by Council for FY 20/21	<ul style="list-style-type: none"> Budget revised to \$270k in FY 20/21 due to delays in works and not being able to complete them all in this financial year Needed to get revised fire engineering report across Compliance and Cecil St Services due end Feb Report then reassessed by building solutions to access whether we need MFB approval After which we can progress to tendering Approximate delay of 3 months
Cecil St Essential Services	●	\$330k total, \$230k FY 20/21	<ul style="list-style-type: none"> CoPP currently in detailed design phase Design Consultants engaged Concept plans presented to Traders, limited feedback
Public Safety Improvements (HVM)	●	\$895k total, \$360 FY 20/21	<ul style="list-style-type: none"> Tender has closed and evaluated by Tender Evaluation Panel Tender prices are over and above budget. The tender price for the entire project has coming in \$175k over budget. Scope of works has been reduced to high priority items only, but this still leaves us \$93k over budget. CoPP has issued Best and Final Offer requests to Tenderers, waiting on final quote. It is very unlikely final offers will still remain over budget. It is not recommended by the project management team to reduce the scope any further as mitigation measures were originally studied, designed and reviewed by an external public safety consultant. Delegate Report prepared for submission, final details to be added after BAFO received Project includes Pedestrian and Forklift traffic management Meeting with Traders undertaken, minor amendments to the design as a result of Trader feedback



Project	Overall Status	Budget	Summary
Renewal Works		\$50k	Roll-fast Door Installation in the Loading Bay to reduce pigeons and save on staffing requirements Waiting on response from Planning to determine if permit is required. On receipt of Planning response, works will be completed prior to 31 May 2021
Stall Fit Outs	 	\$125k	So:Me upgrade Golden Dragon Eat More Fruit The Little HOF – Done Spotty Dot - Done Wall to divide Frankies Story - Done
Outdoor Food Hall		\$450k Federal Govt Funding	Designs have been completed Designs presented to Food Hall Traders for comment 14 April Proposed completion of works September 2021
NEXT Project		\$250k	Project taking a little longer than first anticipated in order to get the pitch right and bring in economic & social benefits, along with financial analysis



7. PUBLIC QUESTION TIME

Nil



8. CONFIDENTIAL MATTERS

- 8.1 *Risk Review*
- 8.2 *Business Continuity Plan Framework*
- 8.3 *Confidential Manager's Report*
- 8.4 *Committee calendar: 3-month forward look*
- 8.5 *Confidential Action Items*
- 8.6 *SO:ME space reinvention strategy*
- 8.7 *Precinct plan*
- 8.8 *Notices of Intention*
- 8.9 *Market fees - 2021-22*
- 8.10 *Confidential Finance Report*
- 8.11 *SMM Direct Update*
- 8.12 *NEXT Project Update*



RECOMMENDATION

That in accordance with the Local Government Act 2020, the meeting be closed to members of the public in order to deal with the following matters, that are considered to be confidential in accordance with Section 3 of the Act, for the reasons indicated:

Item	Reason
8.1 Risk Review	89(2)(b). security information, being information that if released is likely to endanger the security of Council property or the safety of any person.
8.2 Business Continuity Plan Framework	89(2)(b). security information, being information that if released is likely to endanger the security of Council property or the safety of any person.
8.3 Confidential Manager's Report	89(2)(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.
8.4 Committee calendar: 3-month forward look	89(2)(h). confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).
8.5 Confidential Action Items	89(2)(h). confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).
8.6 SO:ME Space Reinvention Strategy	89(2)(h). confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).
8.7 Precinct Plan	89(2)(h). confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).
8.8 Notices of Intention	89(2)(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.
8.9 Market fees - 2021-22	89(2)(h). confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).
8.10 Confidential Finance Report	89(2)(g(ii)). private commercial information, being information provided by a business, commercial or

SOUTH MELBOURNE MARKET COMMITTEE
22 APRIL 2021



	financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.
8.11 SMM Direct Update	89(2)(a). Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.
8.12 NEXT Project Update	89(2)(a). Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.