PROPOSED DESIGN CONCEPT FOR MUNRO SITE RELEASED

Munro development provides community benefits while honouring Queen Victoria Market's rich and diverse history

March 2017

The City of Melbourne has released plans for the development on the Council-owned Munro site, as part of the Queen Victoria Market Precinct Renewal program.

The proposed development, to be delivered by PDG Corporation, will be Australia's most sustainable mixed-use development and result in $89.7 million in community benefit.

Key features include:

- market customer car parking
- new open space and laneways
- a 120-place childcare facility
- maternal, child health and family services centre
- 56 affordable housing units
- a community centre and kitchen, artist spaces and city room gallery
- a hotel and residential apartments
- retail in keeping with the market precinct.

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About the proposed design

The future of the important site is secure: The development will ensure that no major supermarket or retail chain, or poor quality apartment tower can be built next to the market.

Enable below ground market car parking: The development will enable the existing car park to be turned into 1.5 hectares of public open space. This is a much more fitting acknowledgment of the car park's significant history, including its place as the old Melbourne Cemetery.

New open space, laneways and pedestrian access: Approximately 2500m² of open space within the development, on-site laneways as well as new pedestrian friendly spaces on Queen and Therry streets.

Attract more market visitors: A hotel will be included in the proposed development, supporting the market's role as Victoria's premier tourist destination, attracting new customers and visitors to the market.

New community facilities: The inclusion of childcare, maternal and child health services and community meeting spaces will respond to the needs of the growing City North area, while bringing new vibrancy and people to the market precinct.

Business as usual while construction takes place: Inevitably with any significant program of work there will be short-term disruption but it will be well-managed to ensure disruption is kept to a minimum and the site is well-presented.

Mercat Hotel façade will be retained: Design elements have been incorporated that will honour Queen Victoria Market's rich and diverse history, including brickwork to tie in with the existing Mercat Hotel façade.

Residential apartment tower: A proposed 196-metre tower at the eastern end of the Munro site, will enable a sleek and elegant building to be constructed, with a low rise community hub on Queen Street, as opposed to a tower across the entire site, which would be bulky and imposing.

New sustainability standards: In addition to building Council's largest community hub, this development will set a new standard as the best socially, environmentally and financially sustainable development in Australia.

Strong resident interest in site: Leading property developer, PDG Corporation has been engaged to deliver the project. They have already received strong interest from prospective purchasers and families looking to reside in the development and live near the renewed market.

Next steps

Council looks forward to working with the State Government to progress this project.

The Planning Scheme Amendment C245 Queen Victoria Market Precinct Renewal is currently with the Minister for Planning for approval as the Responsible Authority. The Amendment will help Council deliver on the renewal Master Plan by better connecting the city with the market precinct: allowing us to create better streets, new laneways and a significant new public space.

PDG Corporation will lodge the Munro site development application with the Department of Environment, Land, Water and Planning (DELWP) for consideration by the Minister for Planning as the Responsible Authority following the gazettal of Planning Scheme Amendment C245 Queen Victoria Market Precinct Renewal.

Find out more

Visit the City of Melbourne website for more information on the development, including additional design concept images of the Munro site. You can contact the renewal team at any time if you would like to know more about the Munro site development or any other aspect of the renewal program.

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