



## ***Re-arranging the deck chairs***

*The response from BBC to community's concerns of 'significant merit'.*

### Palais

*What we said: The Palais must be restored to enable it to play a pre-eminent role in Melbourne's arts and cultural life.*

BBC is looking to book around 60 nights of rock and roll concerts and 20 nights of cinema premieres per year, plus some amateur, community and school performance nights.

### Retail

*What we said: We would support a retail tenancy component of 6,000sqm only if its offers were complementary to the cultural and entertainment brief envisaged for the site. . . Council's UDF and the community never remotely contemplated retail consumption on the massive scale proposed by BBC. Proposed national chains, large-scale retail tenancies, a large supermarket and second gym not supported for foreshore crown land site.*

On the 25,000sqm of retail (including gym) we have not gained any concessions beyond the 1,000sqm reduction (from 26,000) announced in December. BBC made it clear that further reductions in retail space will not be forthcoming.

“We need every square metre of the 25,000.”

Proposed uses, outlined so far, include one of inner Melbourne's largest supermarkets, one of Australia's largest bookstores, 40 to 50 fashion shops, music stores and basement food outlets.

### Nightclubs and Pubs

*What we said: We would support a live music /nightclub space to replace the function performed by the destroyed Palace venue plus a diverse genre mix of smaller live music venues for a total capacity on the site of 2100 patrons. Proposed tavern and pubs, especially based on the Sydney style of drinking barn, not supported, particularly as not envisaged in the Expression of Interest.*

Here, BBC has made a small concession, by removing one club to reduce the number of patrons in the alcohol dependent entertainment component to 3,900 allocated as follows:

Pub	900
Band Room	1200
Pash	750
Stardust Room	250
Dance club (Honky Tonks or Ministry of Sound)	800
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	3900

The space thus saved, some 1,500sqm, will be relet as offices to the entertainment industry.

### Public Facility

*What we said: The site presents a great opportunity to enrich and enliven Melbourne's visual and performing arts scene. A significant art gallery of national stature, and/or an indigenous museum of national significance could be established on the site.*

In response, BBC has offered to convert a 460sqm space on the upper level of the proposed 'Linden' building, currently earmarked for a restaurant, to a second cultural facility on the site. In support of BBC, Council offered to set up an expert cultural committee to advise BBC over the next 12 to 18 months on possible cultural uses of this additional space.

In a development that proposes to construct some 95,000sqm of commercial space (we include the car park area as it will be commercially operated), this offer increases the amount of space set aside for cultural use to around 790sqm, or 0.83% percent of commercial use.

### Iconic Views

*What we said: Integral to the Triangle site is the retention of iconic views from the Upper Esplanade belvedere, and the landmark status of the site's 'anchor' tenant, the Palais Theatre.*

This issue is in the hands of the Council's Design Review Committee and here's where the deck chairs are really flying!

*Height, bulk and proximity of the proposed 'Nolan' and 'Green' buildings must be reviewed and revised to retain the Palais theatre's landmark status.*

- Design of the proposed 'Nolan' and 'Green' buildings is being revised, though this is unlikely to include changes to their overall height and bulk, as no commensurate decrease in the total construction area has been announced.

*'Linden', in so far as it blocks the approach to the Palais, should be significantly reduced or relocated.*

- Proposed 'Linden' building may be lowered, but it will not be relocated because the Council's Design Review Committee requested a building on that spot.

*'Pearl' must be deleted*

- Proposed 'Pearl' maintains its Upper Esplanade address, but will be moved to the other side of the heritage toilet block and reconfigured to deliver a narrower frontage and a reduced height of around 1.6 metres above the Upper Esplanade.
- The space vacated by the proposed Pearl, approximately 15 x 40 meters, will be used for temporary structures, such as an ice-skating tent or a Spiegeltent. (Comment: There is a temporary structure next to the Palais this summer - cargo containers for a nightclub because the Spiegeltent withdrew.)
- A new structure, a 'kiosk', is proposed nearby.

*Height of buildings proposed beneath and abutting the Upper Esplanade must be reduced to allow iconic belvedere views to remain intact.*

- One of the options mooted is to raise the Upper Esplanade footpath instead.