

4. The Palais

The Palais is Australia's top theatre concert venue and ranked by *Pollstar* magazine as the 23-rd best venue in the world.

Operator Neil Croker says that its continued success depends on a strategic renovation plan with a significant contribution from the government.

The Council commissioned a Palais Theatre Requirements Study in 2012. The study assessed three possibilities for the Palais ranging in cost from \$26.5 million to \$130 million. These are longer-term possibilities.

In the short-term, there are over \$20 million of repairs that are needed immediately for the Palais. This includes repairs to the crumbling façade of the building. Sections of concrete render and many of the architectural window features have degraded and are no longer securely fastened to the building. Other matters that need to be addressed in order to maintain the function of the building and provide a fully accessible theatre include upgrading the electrical and mechanical systems and addressing accessibility issues.

The current lease for the Palais Theatre expires in September 2015. It is Council's intention to extend the current lease to March 2017 to allow time to undertake a timely and transparent process for securing the long term future of the Theatre.

The Triangle is of city, state or national significance and is a clear example of the need for a partnership between the local community, the Council, state and federal governments and private developers. The possibility exists for the St Kilda Triangle to be the centre of an Arts cluster, with a refurbished Palais and new buildings in accordance with the Council's vision.

The State government is the owner of the site and should accept significant responsibility for the repairs that are needed immediately.

unChain hopes that the parties and the candidates in Port Phillip will support a significant funding contribution by the state government for the immediate needs of the Palais.