

## unChain Newsletter

### September Quarter 2015

To comment on this Newsletter, email unChain at [unchaininc@gmail.com](mailto:unchaininc@gmail.com). You can also go to our website for more information, [www.unchain.org.au](http://www.unchain.org.au)

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#### **1. Renewal of Membership of unChain**

Fees for the 2015/2016 year are now due. Financial members will be able to vote at the AGM towards the end of the year. The annual fee is \$20. There is also a life membership for \$100.

The easiest way to pay is by direct deposit into the unChain account at the ANZ  
BSB - 013 427  
A/C - 278146477

Make sure you put your name in the information box so we know which members are renewing is paying. If there are any problems please email the unChain Secretary Richard Roberts at [Richard@superinvestment.com.au](mailto:Richard@superinvestment.com.au)

If you want to join unChain, please email our President Catherine Sharples at [unchaininc@gmail.com](mailto:unchaininc@gmail.com)

#### **2. The St Kilda Triangle**

in September Council released a Draft Interim Masterplan for the St Kilda Triangle. There will be further consultation and it is expected that the Interim Masterplan will be released in December with Council deciding whether to adopt it early next year. The Draft Interim Masterplan largely fulfils the promises in

the St Kilda Foreshore Urban Design Framework and *St Kilda Triangle 2012* (the Orange document).

The features of the Interim Masterplan are:

1. A large new building behind the Palais that would incorporate a cultural facility and a hotel. This is in accord with Proposal 9.1 in the UDF and the Orange document.
2. A new Palais forecourt replacing the space now used as a road and car parking. This is in accord with Proposal 9.3 in the UDF.
3. A new low-rise building beside the Palais that would be used for 'ancillary activation' in accord with the Cultural Charter. For example this could include a Cabaret room. This is in accord with Proposal 9.6 in the UDF and the Orange document.
4. At the middle of the Triangle there is a 'lid' at the level of the Upper Esplanade that would extend out to Jacka Boulevard. It would run for 126 metres along the Upper Esplanade. This is in accord with Proposal 9.5 in the UDF.
5. On the 'lid' there would be landscaped open space to create a 'Pleasure Garden'. The 'lid' also creates new public viewing areas. This is in accord with Proposal 9.5 in the UDF. There would be 16,000 sq metres of public open space in the Triangle.
6. Beneath the 'lid' would be a cultural institution. One possibility is a new gallery for the NGV's modern art collection. There is 17,000 square meters of floorspace available. This is in accord with Proposal 9.5 in the UDF.
7. Beneath the 'cultural institution' would be a basement car park with 350 spaces.
8. There would be a colonnade at Jacka Boulevard end of the 'lid'. This would include appropriate retail, food and beverage and live music opportunities.
9. The remaining 174 metres of the Triangle site along the Upper Esplanade at the north end would preserve the existing views and the grassy slopes. The slopes would be remoulded to be more user-friendly. This is in accord with the Orange document.

The Office of the Victorian Government Architect has assisted Council in drafting the plan. Issues arising from the Draft Interim Masterplan include the height of the building and whether there should be a landbridge over Jacka Boulevard.

There is also the possibility of the National Gallery of Victoria deciding to build a new gallery for its contemporary art collection at the Triangle. This would be a larger building than that envisaged in the Masterplan. unChain believes that the NGV has 5 possible sites for its new gallery. The traditional favourite is Federation Square East, over the Jolimont rail yards. However this would be very expensive and not possible for many years. Council has decided to actively court the NGV and unChain may participate in this campaign next year.

unChain understands that in November Council will approve the release of the Draft Masterplan for consultation. This consultation will finish in late January and Council expects to finalise the Masterplan early next year.

### **3. The Palais**

There are two parallel processes at work regarding the Palais: short-term works and long term works. unChain has been active in both processes.

The Palais needed emergency works in 2014 or the Municipal Building Inspector would have closed it. unChain and unChain members were active in the 2014 election to get the Labor Party to promise to join with the Council in funding the emergency works. The new Labor government has delivered on its election promises. Council and the State government have reached a funding agreement and a Memorandum of Understanding (MoU) for the emergency restoration works by Major Projects Victoria (MPV).

unChain has also been active in the longer term works for the Palais. Council has released the names of the short-listed candidates for a long term lease. They are Palais Theatre Management (the current operator), Live Nation (an international conglomerate) and Playbill (a Sydney firm). The unChain earlier in 2015 made a submission on the criteria that Council should use in determining who will be the successful bidder. unChain understands that the 3 short-listed companies will submit tenders in November and the winning tender will be announced in early 2016. The winning company will then spell out what functional improvements it will make to the Palais and what (if any) proposals it has to also use part of the Triangle.

### **4. Acland Street Masterplan**

Council has been working with Public Transport Victoria (PTV) and Yarra Trams to develop an integrated design for Acland Street. Public Transport Victoria and Yarra Trams intend to construct a new level-access tram terminus on Acland Street, to serve Route 96 trams. This has been very controversial.

Council has released a draft Masterplan for consultation. It will make a decision in December.

This has been very controversial. unChain members have been involved in the consultation, some in favour and some opposed. unChain has put on our website a submission by Peter Holland supporting the draft Masterplan and a submission by Mark Lopez opposing it.

The submissions are on our website under the 'Policies and submissions' tab.

### **5. Fishermans Bend**

Council had established a Fishermans Bend Community Forum to allow community input and information. Richard Roberts is the unChain representative.

The State government has made important changes to try to get a fresh start on Fishermans Bend. These include establishing an Advisory Committee with Council and community representatives, reviewing the strategic Framework Plan, introducing mandatory height controls and adding an Employment Precinct to the Urban Renewal area.

We have to avoid the problems that Southbank and Docklands have experienced.

## **6. Apartment Standards**

In July unChain made a submission on the Better Apartments Discussion Paper. unChain submitted that

- There should be mandatory standards similar to NSW with appropriate modifications for the different regulatory environment in Victoria
- There should be plot-ratio standards, which will promote a diversity of outcomes.

The unChain submission is on our website under the 'Policies and submissions' tab.

## **7. Elsternwick Park**

Bayside Council has prepared a Draft Masterplan for Elsternwick Park. There were two options: Option 1 with a driving range and Option 2 without a driving range. It is submitted that neither option is satisfactory, especially from the viewpoint of Elwood resident. . unChain made a submission saying that that Bayside Council should prepare a third option which could be dubbed 'Option 3: Elster Creek Eco Precinct'.

The unChain submission is on our website under the 'Policies and submissions' tab.

## **8. Australian National Academy of Music**

The current ANAM leases for parts of the South Melbourne Town Hall are due to expire in March 2017. In August Council advertised for submissions on the proposed lease. unChain made a submission supporting the proposal to grant a 15 year lease to ANAM. ANAM is an internationally recognised centre of excellence in music. It makes a major contribution to the quality of life for Melbourne residents and visitors and, in particular, to the quality of life for Port Philip residents.

The unChain submission is on our website under the 'Policies and submissions' tab.