



FIRE SERVICES
COMMISSIONER
VICTORIA

5 April 2013

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Submission No. 01.2

(ABC Melbourne)

Date: 30/04/13

Our ref: CD/13/120152

Mr Randal Mathieson
Director Victoria
Australian Broadcasting Corporation
GPO Box 9994
Melbourne Vic 3001

Dear Mr Mathieson

**PROPOSED ABC MELBOURNE NEW OFFICE AND STUDIO ACCOMMODATIO PROJECT
102-118 STURT STREET SOUTHBANK**

Thank you for your proposal regarding the above named accommodation project received in my office on 4 April 2013. I am pleased to be advised of a new media centre at Southbank that will provide a refreshed and new approach to media management for ABC Melbourne.

I look forward to this development and support your approach to integrating ABC media services at Southbank. If I can be of assistance in any way during the process, please do not hesitate to contact me directly.

Yours sincerely

Craig Lapsley PSM
Fire Services Commissioner, Victoria



The Rt. Hon. The Lord Mayor of Melbourne

10 April 2013

Mr Randal Mathieson
Director Victoria
Australian Broadcasting Corporation
ABC Southbank Centre
GPO Box 9994
MELBOURNE VIC 3001

Dear Mr Mathieson

ABC MELBOURNE NEW OFFICE AND STUDIO ACCOMMODATION PROJECT

I write in support of the ABC's proposed Melbourne Accommodation Project to be located at 102-118 Sturt Street, Southbank.

This new facility has the potential to enrich and strengthen Southbank's Arts Precinct by incorporating multiple opportunities for public interaction and create an incentive for State and Local Government investment in Sturt Street and Southbank Boulevard.

I greatly appreciate your work engaging with the other arts and cultural organisations in the precinct and believe that the Melbourne Accommodation Project can create meaningful opportunities for these organisations to operate more efficiently, effectively and energetically.

The proposed project aligns with the Southbank Structure Plan, Council's guiding strategy for the evolution of this area and I commend the 5 star Green Star rating being targeted.

Yours sincerely

Robert Doyle
Lord Mayor

City of Melbourne
PO Box 1603 Melbourne
Victoria 3001 Australia
Telephone 61 3 9658 9825
Facsimile 61 3 9654 2628

Our ref: JEDL\02 3000 0518
Partner: Jeff Lynn
Direct line: +61 3 9679 3267
Email: jeff.lynn@ashurst.com

Ashurst Australia
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Melbourne VIC 3000
Australia

12 April 2013

GPO Box 9938
Melbourne VIC 3001
Australia

By email: williams.alistair@abc.net.au

Tel +61 3 9679 3000
Fax +61 3 9679 3111
DX 388 Melbourne
www.ashurst.com

Mr Alistair Williams
Project Coordinator
Melbourne Accommodation Project, Capital Works



Dear Alistair

ABC Melbourne Accommodation Project

You have asked us to consider whether there is any risk that native title could be found to exist in respect of the land at 102-118 Sturt Street, Southbank ("**the site**"). Our response to your question is set out below.

NATIVE TITLE CLAIMS

We have undertaken a search of the Native Title Vision service provided by the National Native Title Tribunal. This mapping tool identifies area of land that are subject to (amongst other things) an application for a determination that native title exists, together with areas where native title has been determined to exist.

We attach to this letter a map depicting the area in which the site is located. As you can see, there have been no determinations of native title in respect of the site, nor are there any outstanding applications in respect of the site. On the basis of this map we confirm that the site area is not subject to any native title claims or determinations.

LAND TENURE

We have also conducted current and historical title searches of the site. The copies of both search results are attached to this letter. From the original title contained in the search results, you will note that an estate in fee simple was granted on 23 May 1988. The grant of this interest is classified as a *previous exclusive possession act* under s 23B of the *Native Title Act 1993* (Cth) because it occurred before 23 December 1996 and constituted a grant of freehold estate.

The grant of an interest that amounts to a previous exclusive possession act has the effect of completely extinguishing any native title rights that persisted in the site. We have not examined the earlier history of the land tenure at the site but is likely that native title was in fact extinguished prior to this grant, by some earlier dealing in the site that was inconsistent with native title.

In any event, native title has now been extinguished, and so there is no risk of a successful native title application being lodged in the future.

Please contact me if you require any further information.

Yours faithfully

AUSTRALIA BELGIUM CHINA FRANCE GERMANY HONG KONG SAR INDONESIA (ASSOCIATED OFFICE) ITALY JAPAN PAPUA NEW GUINEA
SAUDI ARABIA SINGAPORE SPAIN SWEDEN UNITED ARAB EMIRATES UNITED KINGDOM UNITED STATES OF AMERICA

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224793451.01

VIC Lands

HISTORICAL SEARCH ON 09820/152

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HISTORICAL SEARCH STATEMENT Land Victoria

Produced 10/04/2013 12:27 PM

Volume 09820 Folio 152

Folio Creation: Created as paper folio continued as computer folio

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 11/09/2002 05:01 AM

STATEMENT END

VOTS SNAPSHOT 09820/152

NS26198 V.L.

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES



S9063

Entered in the Register Book.

Vol. 9820

Folio 1152

Assistant Registrar of Titles

Elizabeth the Second, by the Grace of God, **QUEEN** of Australia, and Her other Realms and Territories, Head of the Commonwealth.

Do all to whom these presents shall come **GREETING** Whereas pursuant to the law relating to the sale and occupation of Crown lands in Our State of Victoria the grantee hereinafter named has duly paid the sum of Four million five hundred and fifty thousand dollars ----- and become entitled to this Grant ~~Now known as~~ that in consideration of the said sum and in pursuance of the said law WE DO HEREBY GRANT unto HERMAN & LOLA FEJDMAN PTY. LTD of 111 Kooyong Road Caulfield -----

(hereinafter called "the grantee") the surface and down to the depth of ~~SEVENTEEN~~ **SIXTY** metres below the surface of all that piece of land in the said State being Allotment seventeen of Section B in the City of South Melbourne Parish of Melbourne South County of Bourke -----

and being the land shown enclosed by continuous lines in the map hereon
 PROVIDED that this Grant is made subject to—

- (a) the reservation to Us Our heirs and successors of—
 - (i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act 1958* and petroleum within the meaning of the *Petroleum Act 1958* (hereinafter called "the reserved minerals");
 - (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
 - (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;
- (b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act 1958*;
- (c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1958* or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.

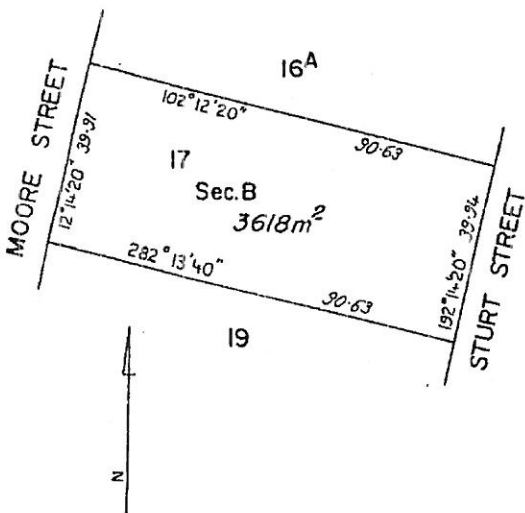
(d) Crown lease volume 1210 folio 721 registered in the Office of Titles.

CONDITION (D)
 NO LONGER AFFECTS

W 484913P
 22 DEC 1999



FULLY CONVERTED
 THIS IS A SUPERSEDED PHOTO OF THE REGISTERED TITLE
 BOTH TEXT AND DIAGRAM FOR THIS FOLIO HAVE BEEN REPRODUCED IN THE COMPUTER FOLIO
 Delivered on-line by LANDATA®



To Hold unto the grantee in fee simple

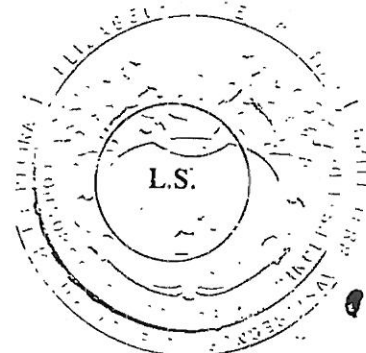
Dated the --- twenty-third --- day of --- May ---
 One thousand nine hundred and --- eighty-eight --- being
 the date on which the grantee became entitled to this Grant.

In witness whereof His Excellency the Governor of the State of Victoria and its Dependencies by and with the advice of the Executive Council thereof has caused this Grant to be sealed at Melbourne with the Seal of the said State.

David McCarty



T09820-152-1-7



NOTE— The area bearings and measurements are approximately given in this plan
 The measurements are in metres and the area is in square metres.

Vol. 9820 of 152

DISCHARGED
03 NOV 1995
REC'D

CAVEAT TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

07 SEP 1988

N692499N



PROPRIETOR

AUSTRALIAN BROADCASTING CORPORATION

ABC ULTIMO CENTRE
700 HARRIS ST.
ULTIMO NSW 2007.

W484914L 22/12/99



PROPRIETOR

HEADLEY PTY. LTD.

39-41 WELLINGTON ST. WINDSOR

T945303L 3/11/95



DISCHARGED
W484912S
22 DEC 1999



MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING

GROUP LIMITED

T945304H 3/11/95



CAVEAT

CAVEATOR: AUSTRALIAN BROADCASTING CORPORATION
CAPACITY: PURCHASER/FEE SIMPLE
LODGED BY: BLAKE DAWSON WALDRON

NOTICE TO: 101 COLLINS ST MELBOURNE
3000

W453201S 08/12/99



CAVEAT WILL LAPSE ON
REGISTRATION OF W484914L

18 JAN 2000



VIC Lands

TITLE SEARCH ON 9820 / 152

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09820 FOLIO 152

Security no : 124045402900A

Produced 10/04/2013 11:38 am

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 17 Section B City of South Melbourne Parish of Melbourne South.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

AUSTRALIAN BROADCASTING CORPORATION of ABC ULTIMO CENTRE 700 HARRIS ST

ULTIMO NSW 2007

W484914L 22/12/1999

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP579301R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 102-118 STURT STREET SOUTHBANK VIC 3006

DOCUMENT END



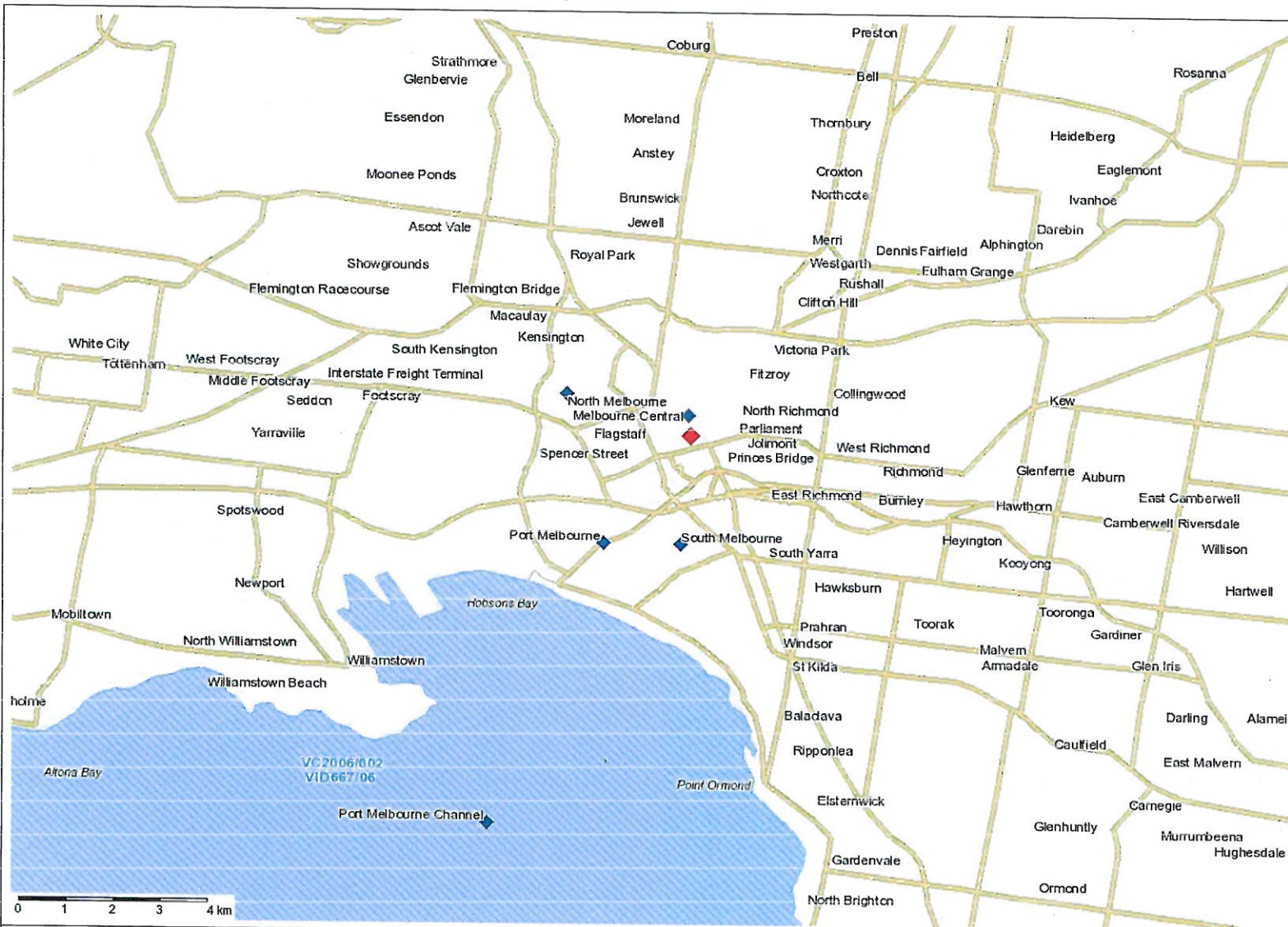
National
Native Title
Tribunal



Native TitleVision

Legend

- Placenames
- Major centres (larger scale)
- Large area feature
- Road junction
- Homestead
- Place name
- ◆ Hill
- Other natural feature
- Major roads
- Minor roads
- Sealed
- Unsealed
- Determinations
- Determination
- Conditional
- Applications (Schedule)



Disclaimer

This information product has been created to assist in understanding the spatial characteristics and relationships of this native title matter and is intended as a guide only. It is not suitable for media reproduction purposes. Spatial data used has been sourced from the relevant custodians in each jurisdiction - Commonwealth: ABS, AEC, DCC, DEWHA, Geoscience Australia, ILC, NNNT; ACT: ACTPLA; NSW: DECC, DOL, DPI, NT: DPI, RDPIFR; QLD: DEEDI, DERM; SA: DEH, DTEL, PIRSA; TAS: DIER, DPIW; VIC: DPI, DSE; WA: DEC, DIA, DMP, Landgate; National: PSMA Australia.

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Map created: Wednesday, 10 April 2013
 Map Extent:
 Top left: -37.7271209559401, 144.814953012154
 Bottom right: -37.9147992431794, 145.157391071559

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**Department of Planning
and Community Development**

RECEIVED
24.4.13

File Ref.: 12/2132-02

22 April 2013

Mr Randal Mathieson
Director Victoria
Australian Broadcasting Corporation
GPO Box 9994
Melbourne Vic 3001

1 Spring Street
Melbourne Victoria 3000
Australia
GPO Box 2392
Australia
Telephone: +61 3 9208 3333
Facsimile: +61 3 9208 3680
DX210292

Dear Randal,

**Proposed ABC Melbourne Office and Studio Accommodation Project
102 – 118 Sturt Street, Southbank**

Thank you for your letter dated 4 April 2013 advising of the proposed redevelopment to consolidate administrative and television production functions into a new expanded and state of the art facility at the ABC Centre Southbank. I confirm that both I and officers of my department have had several discussions with you and your consultant representatives regarding this matter.

While I cannot pre-empt any decision that the Minister may make in relation to any application lodged (should it qualify as one subject to a Ministerial planning approval pathway under the Melbourne Planning Scheme) I can however confirm support for redevelopment of the land in a manner commensurate with ABC's ongoing needs and considerate of the site's strategic, historic and immediate built form context.

Should you require any assistance in relation to this project please do not hesitate to contact Adrian Salmon, Assistant Director, Statutory Approvals on 9098 8954 or email: adrian.salmon@dpcd.vic.gov.au.

Yours sincerely,

Adrian Salmon
Assistant Director, Statutory Approvals

Cc: City of Melbourne



Wednesday 24th April 2013

Committee Secretary
Parliamentary Standing Committee on Public Works
Email: pwc@aph.gov.au



**Submission re: Proposed ABC Melbourne New Office and Studio Accommodation Project
102 – 118 Sturt Street Southbank:
Melbourne Accommodation Project**

Friends of the ABC (FABC) is the major community organisation representing the public's interest in its national independent broadcaster.

We wish to inform you of FABC's strong support for the ABC's proposal to extend its Victorian Southbank facility, which will replace its existing Ripponlea television operations.

Friends of the ABC submits that:

- The ABC's existing facilities at Ripponlea are aged and inadequate for the operations of a modern public broadcaster.
- ABC facilities in Melbourne need to be upgraded and improved if the ABC is to fulfil its responsibilities as a truly national broadcaster which reflects the interests of Australians in all states and territories.
- Common sense suggests that it would be more efficient and effective for all of ABC Victoria's metropolitan and national operations to be located in a single place, and particularly as media convergence is resulting in content frequently being developed and adapted for more than a single media delivery platform.
- Creativity is enhanced by the informal personal interaction, exchange of information and ideas that result when people work in close physical proximity to each other.
- The location of television studio facilities at Southbank, which is nearer to Melbourne city, would provide better access for visitors to all parts of the ABC in Melbourne, and for the community to view and participate in the production of ABC programs.

As a producer and provider of independent information and content that maintains our local culture, the ABC plays a vital role in the life of the country. Its prominent presence has become critical as the result of Australia's dangerously high level of media ownership concentration and the failure of the business model which supported the commercial media.

FABC requests the favourable consideration and support of the Committee for the ABC's Melbourne Accommodation Project proposal.

Glenys Stradijot
Executive Officer

GS:MelbAccomProject2013

Mr Randal Mathieson
Director Victoria
Australian Broadcasting Corporation
GPO Box 9994
Melbourne VIC 3001

Dear Mr Mathieson,

Randal
I write in support of the proposed ABC Melbourne New Office and Studio Accommodation Project.

As you are aware, I have had a very close working relationship with the ABC over the last 15 years. Firstly, in my role as the Victorian Emergency Services Commissioner from 2000 to 2010, and more recently in my role as Deputy Chairman of the board of Regional Arts Victoria and board member of the Melbourne Chamber Orchestra.

The ABC role as emergency broadcaster has become a vital role for commentators before during and after the seemingly increasingly frequent emergency events effecting Victoria. It is also a role that places a particularly heavy burden on ABC Victoria, both in terms of the accuracy and timeliness of the information broadcast, but also in terms of the huge demands it makes on ABC staff and management to maintain this absolutely critical public service, frequently on a round the clock basis for sometimes weeks at a time.

In my professional opinion, this demand will only increase incoming years.

Having all ABC staff from radio, television and other new media collocated in a new Southbank facility will facilitate this work being done more effectively and more efficiently. Again, in my opinion, as new media develops and the potential benefits of it are realized, the take up by the community will increase exponentially.

The demands on ABC to be at the forefront of not only developments in traditional emergency broadcasting, but also lead the application of new media to emergency broadcasting will be significant.

Having all Melbourne staff, studios and production facilities located at Southbank should provide the far more effective and flexible working environment necessary in an environment of converging media.

Moving to my current roles in the arts sector, art is such an important part of ABC broadcasting across all media. ABC is respected as, and must continue to be, both a critical and a leading broadcaster and also a creator and participant in the arts sector in Victoria. Bringing all Melbourne based staff, studios and production facilities together in the Southbank Arts Precinct would be a hugely exciting addition to this rapidly developing area.

I strongly support the proposal to develop the Melbourne Accommodation Project, and believe it will provide not only economic benefits for the ABC, but allow it to further consolidate its vital roles in both emergency broadcasting/public safety and the creation and broadcasting of art across all media.

Yours sincerely

Bruce Esplin, AM

25 April 2013