

# THE CLOSURE OF CENTRAL PIER - OVERVIEW



**NOVEMBER 2018**  
KBR Engineers begin inspecting Central Pier every two months.

**27 AUGUST 2019**  
The day before the evacuation representatives of Development Victoria and Knight Frank (body corporate) met with the Atlantic Group's operations team. There was no reference to any issues, nor were any concerns regarding structural integrity raised.

**24 SEPTEMBER 2019**  
Development Victoria informed the tenants that the pier will remain closed until at least 6 January 2020 while further structural inspections (but no actual works) take place. Channel 7 reports that the site could be demolished and sold to developers.

## 2013

Development Victoria begin repair works on Central Pier.

## JULY 2019

The last inspection by KBR Engineers takes place, no concerns regarding the condition of Central Pier are raised.

## 28 AUGUST 2019

Without any prior notice or warning, Development Victoria advised the tenants that the pier needed to be vacated immediately and closed for a four-week period, due to structural safety concerns.

The tenants are provided with a one-page letter to justify the decision, Development Victoria refuses to provide the tenants with a proper condition report for Central Pier.

## 7 OCTOBER 2019

The tenants of Central Pier launched legal action in the Federal Court against Development Victoria. The tenants allege that Development Victoria is responsible for maintaining Central Pier and that it has clearly neglected to do this.

## Once the life of the party ...



## ... now on life support



### **Development Victoria's response**

Development Victoria have refused to properly support or engage with the tenants throughout this process. It refuses to provide the engineering report justifying the closure or allow independent engineers on site. Tenants and staff have learnt more through the media than from Development Victoria.

Development Victoria have offered just \$1 million in support to the tenants and staff, refusing to increase this amount despite the extended closure. It costs the tenants on Central Pier close to \$2 million a month just to cover costs. Development Victoria continues to tell the media that it is supporting the businesses and staff but cannot point to what it is doing.

### **Impact on tenants and staff**

The closure of Central Pier has had a devastating impact on the 1300 employees and 8 businesses operating on the pier - for many people this has been life changing.

Staff are desperate for answers and under considerable stress, they're worried about how they will pay their bills and cover their mortgages, some have already been evicted - they just want a straight answer from Development Victoria.

There is also the knock-on effect of this decision. The cleaners, the musicians and entertainers, the security guards who all relied on Central Pier for the livelihoods are now without a significant portion of their income.

The longer this goes on, the harder it will be for all Central Pier businesses and their staff to return.

### **Tenant investment**

Development Victoria asked the tenants on Central Pier to transform this heritage listed site, leading to up to \$50 million of new investment into Central Pier. This investment was made on the understanding that Development Victoria, as landlord, accepted its legal obligation to monitor and maintain Central Pier.

### **Impact on Melbourne's reputation and Docklands**

We are heading into the busiest event season of the year, Melbourne is on the world stage and our waterfront is out of action.

The Docklands Chamber of Commerce reports that businesses in the Docklands are seeing a downturn due to the closure, the pier attracted millions of people each year to the precinct and it was the key attraction outside of the AFL season.

According to Development Victoria's own website, Docklands sustains an estimated 2,500-3000 jobs annually, 1300 of these jobs are on Central Pier.

### **Heritage and history**

Major cities around the world restore and maintain their piers and wharves but today very few of Melbourne's remain. Now, due to Development Victoria's inability to manage Central Pier, this historic 100 year old site may be lost forever.