



## What's proposed for the Triangle – a layman's (and woman's) perspective

We took another look at the Triangle plans, to discover that the promised decrease in retail and increase in public space is nought but smoke and mirrors, based on reclassification rather than genuine change. Below is our take on what is proposed for the Triangle.

### COMMERCIAL SPACE 43,700 sqm (Gross Lettable Area)

The figures in the table below have been taken directly from the development plan approved in August 2008 (p.73). Shopping is by far the major commercial category in the new construction, comprising over 50% of the commercial space.

<b><i>Shopping</i></b>		
Shops	15,400	
Supermarket	3,600	
Fresh food market	2,000	
Banks, Post Office, Travel Agents, etc	1,350	
Take Away	700	
		<b>23,050</b>
<b><i>Licensed areas</i></b>		
Restaurants / Bars	5,300	
Tavern	900	
Nightclubs	3,300	
Function	500	
Exhibition	500	
		<b>10,500</b>
<b><i>Recreation/Leisure</i></b>		
Gym	2,000	
Indoor Adventure Playground	400	
Dance studio and music tuition	tbc	
Bowling	1,000	
Offices (related to recreation)	2,000	
		<b>5,400</b>
<b><i>Other</i></b>		
Education Centre (William Angliss)	250	
Residential Hotel	2,100	
Cinemas	2,400	
		<b>4,750</b>
<b><i>Gross Lettable Area</i></b>	<b>TOTAL</b>	<b>43,700</b>

The above table does not include car parking and back of house facilities, such as loading bays, rubbish, plant and equipment for air-conditioning, power, communication, lifts and internal stairs,

etc. Council has not requested these figures in the approved plan. In the original development plan, they comprised approximately 35% of the total area, by far the biggest chunk.

**PUBLIC OPEN SPACE AND LEASED AREAS 18,000 sqm**

Our estimate is that only a quarter of the public open space will be grass areas.

<b><i>Public open space and leased areas**</i></b>		
<b><i>Boulevard level</i></b>		<b><i>3,000</i></b>
Incorporates,	<ul style="list-style-type: none"> <li>• Jacka Boulevard</li> <li>• The Rambles, a paved walkway that will provide north/south passage from Palais forecourt to Jacka Boulevard, without steps.</li> </ul>	
<b><i>Promenade level</i></b>		<b><i>5,500</i></b>
Incorporates,	<ul style="list-style-type: none"> <li>• Little Cavell Street (designated as an intense urban experience, such as found in city laneways)</li> <li>• The Rambles (see above)</li> <li>• St Kilda Square</li> <li>• Laneways</li> <li>• Outdoor Dining Areas</li> <li>• Outdoor Food and Beverage Terrace</li> </ul>	
<b><i>Esplanade level</i></b>		<b><i>9,500</i></b>
Incorporates	<ul style="list-style-type: none"> <li>• Little Cavell Street (see above)</li> <li>• Outdoor Dining Areas</li> <li>• Outdoor Food &amp; Beverage area (includes beer garden)</li> <li>• Multi-functional outdoor space (includes Grassy Slopes area and ice skating)</li> </ul>	
<b><i>Public Open Space 15,500 + Leased Areas 2,500</i></b>		<b><i>18,000</i></b>

*\*\*Outdoor seating areas and terraces used in conjunction with Function Centres, taverns and other food and drink premises (classified as public open space above and ‘accessible to the public’) will be retained under the control of St Kilda Triangle Centre Management for the duration of the lease. (p. 86).*

**ART GALLERY + COMMUNITY BASED CULTURAL FACILITY 1,100 sqm  
(OR RESTAURANT AND FUNCTION CENTRE)**

This is the proposed two-level Linden building next to the Palais. The art gallery will be on ground level and the upper level will be offered for community use, such as sport, recreation or exhibition. Our estimate from the drawings is that the combined space will be around 1,100 sqm. However, the approved plan notes that “*In the event that a suitable community based use is not forthcoming then the Linden may be developed as a Restaurant or Private Function Centre*” (p. 79)

