

FREQUENTLY ASKED QUESTIONS, NOT YET ANSWERED

Many important questions are asked of unChain St Kilda that we cannot answer, including the details and scope of the revised development plan Council approved.

Below we list the questions most frequently asked of us via email or phone calls, at meetings and at street stalls and during casual conversations.

We have asked Council to provide these answers and we hope that they will do so readily and speedily. With the development plan now approved, and no doubt thoroughly scrutinised, we envisage this information would be at their finger tips.

Proposed uses

1. What is the total constructed area of the approved revised development plan?
2. How is this total revised area allocated against the range of uses, public, retail, office, cafes and restaurants, pub, nightclubs and music venues, hotel, cinema,
3. What is the breakdown of the revised public spaces allocated to open grass areas, public walkways within the complex (including steps), roadside footpaths, public plaza,
4. What is the breakdown of revised retail space allocated to: national chain stores, franchise operators, single operators
5. How many patrons in the revised pub and nightclub precinct?
6. How many seats in the revised cafe and restaurants component?
7. How many rooms in the hotel and how many seats in the cinemas, as a result of the changes?
8. How many tenancies will have more than 3,000sqm, more than 2,000sqm and more than 1,000sqm?
9. What is the size of the current grassy slopes?
10. What will be the area of the new grassy slopes?
11. What is the proposed new height, in equivalent storeys, of the building at the back of the Palais?
12. What is the proposed new height, in equivalent storeys, of the building at the western side of the Palais?
13. What is the proposed new height, in equivalent storeys, of the building in front of the Palais?
14. What is the proposed height, in equivalent storeys, of the new kiosk on the Upper Esplanade?
15. What are the uses on site that encourage cultural production along side cultural consumption?
16. Among all the mix of the revised cultural activities and uses on site, what place is allowed for cultural development, innovation, experimentation and incubation in the arts, and (especially, given their predominance) in

- small business hospitality and retail?
17. As two external institutions brought into the mix, Linden Gallery and the William Angliss college appear to be examples of cultural incubators. What are the wider programs they are going to link into?
 18. What is a desirable maximum density of use during the day and at night?

Transport and parking

1. What arrangements have been negotiated with the public transport bodies to provide suitable 24 hour public transport to and from the site?
2. Is the development likely to resolve or exacerbate current traffic and parking problems in the area?
3. How will current road and transport infrastructure and configuration cope with this development and how it is this determined?
4. Parking is already at a premium on St Kilda Foreshore area. How will the parking offered alleviate/absorb the current peak time overflow AND cater to the needs of the development?
5. How will the surrounding streets cope with the extra traffic generated by visitors, employees and deliveries especially at periods of peak demand, and at key interfaces to the site?

Balance between residents and visitors to the site

1. What measures will be put in place to handle the additional influx of people and to protect residents from intrusive activities (eg cars) and behaviour (eg noise, alcohol)?
2. How will you manage the impact of patron noise and drunkenness as they leave the venues on surrounding residential streets?
3. What consultation has taken place in this regard especially with the Police? What are their recommendations regarding late night crowd and noise control?

Leasing and other arrangements

1. What are the leasing arrangements between the Developer and the State Government in regard to the whole site including the leasing and development arrangements between the City of Port Phillip and the Developer?
2. Which parts of the site will remain under the control and responsibility of the City of Port Phillip?
3. What are the obligations for the COPP and for the developer in relation to on-going and capital maintenance of the site?
4. What are the estimated costs, if any, which Council will have to carry?
5. What additional works will COPP need to undertake to support this development?
6. What is the anticipated annual rate and rental income for COPP and how will this money be used?
7. Will the leases for all the retail, entertainment venues, hotel and all other tenants, including the Palais, be entered into with the Developer? Will the

- City of Port Phillip have any role/ responsibility in regard to this?
8. What is in place to ensure the current mix of uses and proportions, promoted widely at the development plan stage, maintain for the duration of the lease - 99 years.
 9. Are any of the venues or retail outlets not subject to leases and /or rent free?
 10. Why did the Council lease the land to the Developer before it made the development plan public?

Environmental

1. What consideration has been given to the studies on the impact of climate change on this site?
2. What consideration has been given to carbon reduction in the infrastructure development?
3. How many exhaust towers are to be located on the public grass areas?

Planning

1. What does Council mean when its calls the UDF, a document incorporated in the Port Phillip Planning Scheme an 'aspirational' document? In the UDF it says "The adoption of the St Kilda Foreshore Urban Design Framework as an incorporated document in the Port Phillip Planning Scheme will provide this document with considerable statutory weight to achieve objectives" (p. 51)
2. When can we expect to see ground-level perspectives of the development plan?
3. The measure for overshadowing of the foreshore has been moved from 10:00am to 11:00am. How does it affect the allowable height of the building behind the Palais and its impact on the foreshore? How does this fit with existing planning guidelines? Will it require an amendment to the planning guidelines?