

St Kilda's Edge: Triangle Site



New planning controls for the St Kilda 'triangle site' - home to the Palais Theatre, the Palace and a car park - have been approved by the Minister for Planning, Mary Delahunty. The new planning controls amend the Port Phillip Planning Scheme and provide new local policy directions and changes to the planning scheme controls affecting the St Kilda foreshore area, to ensure new land use and development is consistent with the [urban design framework](#).

What does this mean for the triangle site?

By approving the planning scheme amendment, the state government has supported the urban design framework. The changes to the land use controls will give the council and the community greater certainty as to what can and can't happen on this prime piece of land.

Port Phillip councillor, Dick Gross, said, "The approval of the planning controls the area around the Palais Theatre means we're one step closer to realizing our 20 year vision to redesign the St Kilda foreshore. It's also a sign that the State Government is convinced that we're on a mission to protect and rejuvenate the foreshore - and have the financial know how to pull it off. In effect, it ratifies our 20 year vision."



In formal terms, the planning scheme amendment means:

1. New policy directions in the 'Local Planning Policy Framework' to establish the decision basis for use and development applications based on the strategic directions of the framework
2. Changes to scheme controls (zones and overlays) applying to the St Kilda Foreshore area, to both enable and ensure land use and new development which is consistent with the framework

[Port Phillip Planning Scheme](#) - available online on the Victorian Department of Sustainability and Environment website.

Recent media releases

- [Building on St Kilda's Edge](#) (6 July 2004)
- [New Height Limits for St Kilda Hill and Inner Foreshore](#) (28 May 2004)
- [New Planning Controls For St Kilda's Edge](#) (13 May 2004)
- [Never Apartments for Palace Site](#) (26 October 2004)

What is the triangle site?

The triangle site comprises the Palais Theatre, the Palace nightclub, a car park, the Lower Esplanade and part of the embankments. It is bounded by Jacka Boulevard, Cavell Street and the Esplanade and owned and managed by the State Government. It is a key site in **St Kilda's Edge**, the council program to rejuvenate St Kilda's much-loved foreshore. The total area of the triangle site comprises approximately 15,000 square metres and is shown in the Planning Scheme map (as SUZ3).

Planning Scheme map: www.dse.vic.gov.au/planningschemes/portphillip/Maps/portphillip06zn.pdf



A playground for local and visitors for nearly 150 years, the popularity of St Kilda's foreshore continues to grow, though the ravages of time have taken their toll. The foreshore is now in need of a rejuvenating facelift for locals and visitors who continue to be drawn to the area.

With the cooperation of the local community and public agencies, the City of Port Phillip has finalised its vision for the St Kilda foreshore, endorsed by the council as the [St Kilda Foreshore Urban Design Framework](#). The suite of projects within the framework has been branded **St Kilda's Edge: Soul & Sand**.

What is the triangle site vision?

A reinvigorated public entertainment and cultural space including a reinvigorated Palais Theatre and a new neighbouring public plaza ("piazza"). Potential uses include a dance and music venue, cinema, galleries, a bar or nightclub, hotel, reception and conference facilities, cafes and some retail.

Process - Expression of Interest

The Minister for Planning has signed-off the amendment to the Port Phillip Planning Scheme; the next step is to call for Expressions of Interest (EOI) from people who have got ideas, skill and money that can help the council make the most of this great site within the agreed scope of the urban design framework, of course.

While the council will be providing guidelines and limitations, these will not be prescriptive - we are looking for innovative ideas. We do not have the monopoly on all the good ideas out there.

How are prospective developers chosen?

The Expressions of Interest received by the council will be assessed against a number of criteria and a short list of consortia selected.

Criteria will be based on:

- Approach and understanding of key issues
- Financial capacity
- Capability
- Professional personnel
- Commercial structure
- Compliance with EOI document

The short-listed consortia will be then asked to tender and a preferred tenderer selected.

Process - Development Plan

Once the council has selected a preferred tenderer, they will be asked to prepare a Development Plan for lodgement with the council for approval, based on their proposal.

What will be covered by the triangle site development plan?

The Development Plan will cover:

- Detailed design principles and parameters
- Land use allocation including open space areas
- Three dimensional building envelope plan including the height and setbacks of new buildings
- Access and movement plan including number and location of car parking
- Landscaping
- A management plan for any uses and for the construction period

The detailed planning requirements are in the Port Phillip Planning Scheme and are covered by Clause 22.10 St Kilda Foreshore Area Local Policy.

www.dse.vic.gov.au/planningschemes/portphillip/ordinance/22_1pp10_port.pdf

Clause 37.01 Schedule 3 to the Special Use Zone triangle site.

www.dse.vic.gov.au/planningschemes/portphillip/ordinance/37_01s03_port.pdf

Clause 43-04 Schedule 1 Triangle site Development Plan Overlay.

www.dse.vic.gov.au/planningschemes/portphillip/ordinance/43_04s01_port.pdf

How will the Development Plan be assessed?

The Development plan will be assessed by the council against the Decision Guidelines contained in the Development Plan Overlay in the Port Phillip Planning Scheme.

The assessment will be basically against the urban design framework principles as well as the zone and overlay (ie. planning) requirements.

How does the community influence the development plan?

In many ways:

1. By having been involved in & agreeing to the urban design framework, which set the parameters or broad rules for the precinct and the triangle site.
2. By having been involved in agreeing planning controls for the triangle site. These have set the detailed rules and cover design objectives and land uses.
3. By keeping up to date on and checking the [St Kilda's Edge: News & Activities](#). There will also be communications on St Kilda's Edge in Diversity newsletter, in the council's [weekly column](#) in the Emerald Hill Times local newspaper, at neighbourhood forums and other events yet to be arranged.
4. By being involved in the development plan submission process. The council will exhibit the development plan for a minimum of 28 days, call for submissions, and hold a public meeting to explain the plan, and will consider all submissions when considering its response.

Process - finance and management

Does the council have a 'secret plan'?

No. Over the past five years the council has developed many scenarios, but there is no fixed plan, secret or otherwise, regarding the development of the triangle site.

Where is the money coming from?

The council is hoping for a combination of public and private money - that's the purpose of the Expression of Interest - for people who wish to participate to make their intentions known.

Is the council going to fund the triangle site by increasing rent on other properties?

No. By going through the EoI process the council will establish what is achievable in the precinct based on the vision and controls we have put in place.

How and when will council become committee of management for the triangle site?

The Department of Sustainability and Environment needs to vest Committee of Management in the council. We are currently discussing this process with the Department in anticipation of the future transfer of the remaining triangle site sites, ie. Luna Park, Palais Theatre, Palace building, embankments and Sea Baths.

Protecting the things we love

Will the Palais Theatre or Palace close?

The City of Port Phillip loves the Palais Theatre - and that will definitely stay. Regarding the Palace - we love the role it plays - for entertainment and as an important venue for local music - but the urban design framework was not sure about the building. The council is however asking private developers to consider the feasibility of keeping the Palace building as part of their consideration about the future of the triangle site.

Will the entertainment precinct be protected in the triangle site area?

The Expression of Interest for the development of the triangle site will actually secure the future of this traditional entertainment precinct. This is because it has long been recognised that more needs to be done to enhance this precinct. For example the urban design framework recognised the need to support the functioning of the Palais Theatre. It also talked about providing new opportunities for theatre and entertainment to support the precinct's traditional entertainment role, eg constructing a sound shell/performance space in association with the new plaza and supporting dance and entertainment venues, bars, nightclubs, etc.

Will views be protected? Are there building height limits?

Yes. The identification of views was a key component of the urban design framework and they have been listed in the planning controls and will be therefore protected and enhanced with many new views being created.

There are no building height limits however development must be within the guidelines of the urban design framework and development plan overlay.

Parking, shopping and retail

What about car parking in the triangle site area?

The urban design framework recognised that car parking needed to be rationalised and better used in the precinct.

The triangle site currently provides car parking space at ground level but the vision of the urban design framework is to recover this space and potentially place the parking in an underground parking area. The underground parking would cater for the current number of spaces as well as any spaces required for any new development on the triangle site. It may also cater for spaces from elsewhere in the precinct with these areas being turned into public space.



Will there be significant retail created on the triangle site?

The broad vision is to provide significant new areas of open space with entertainment and recreation facilities. It is envisaged that these will be supported by some related retail uses but that these would not be significant.

Do we need another shopping plaza?

We have defined the word 'plaza' as being more like a "piazza" - ie, think open space, and people walking and enjoying the sunshine and great views - definitely not wall-to-wall retail!

More information

If you would like more information please visit the other pages in the [St Kilda's Edge](#) section, send us an email triangle@portphillip.vic.gov.au or contact the manager, City Strategy, via ASSIST on (03) 9209 6777, email assist@portphillip.vic.gov.au

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