PART 2 - DESIGN AND DEVELOPMENT REQUIREMENTS
The following design and development requirements describe and articulate the vision, objectives and principles (refer Part 1) for the St Kilda Triangle site. They also ensure community issues and expectations are respected in any future proposal for the St Kilda Triangle site.

The purpose of the design and development requirements are to ensure:

• any future proposal for the St Kilda Triangle site reflects the vision, principles and objectives for the site
• any future proposal reflects Council’s design philosophy
• any future works on the St Kilda Triangle site and in the surrounding study area (refer Figure 4) are consistent and contribute to a sense of place
• the physical arrangement of buildings, structures, public places and green space positively respond and relate to each other
• the character and heritage of the St Kilda Triangle site is balanced with the desire for a strong iconic identity for the site
• the built form and landscape design outcomes are high quality both in terms of appearance, contribution to sustainability objectives, and ease of maintenance.

The following design and development requirements have been grouped as:

I. Built form and landscape (pages 62 - 93)
II. Access and movement (pages 96 - 99)
III. Land use and activity (pages 100 - 103)

Any future development proposals will be assessed against the identified design and development requirements in this section of St Kilda Triangle 2012. These requirements must be addressed in any future potential development proposal, whether the proposal is prepared by Council or the private market.

The specific details of the design and development requirements will be given statutory weight by being incorporated into new planning controls through a Planning Scheme Amendment (refer Part 3 Implementation).
St Kilda Triangle is a unique site in Australia. It is where Melbourne and St Kilda meet the sea in all its urban, quirky and engaging form.

St Kilda has always been a place for going out, gathering, promenading and having fun. Partly a 19th century seaside resort, partly the result of urban intensification after two World Wars and successive waves of migration, St Kilda is more than a beach or swimming destination.

St Kilda Triangle is a contemporary expression of this recreational experience. It embodies the seaside, the imagined landscape, the many waves of migration and the rich artistic and live music history of the area. St Kilda Triangle is a chance to imagine what a green public space by the sea can look like, both for St Kilda and for greater Melbourne.

Any new development at St Kilda Triangle provides an opportunity to transition from the urban grid to the beach. It becomes a place to arrive, pause, gather, reflect and promenade, and facilitates an easier path to the beach. In doing so, it reinterprets the European park-like landscape heritage of Carlo Cavare for the 21st century. Instead of pavilions in the landscape, St Kilda Triangle uses a mix of buildings, structures and green open space to form a combined landscape that creates a new kind of public place.

St Kilda Triangle forms new sheltered spaces and public vantages of the sea and the Esplanade by manipulating the ground plan. Here, the altered landscape and its quality is of primary importance.

St Kilda Triangle is a public space that responds to its seaside location, and to the Palais Theatre, The Esplanade and Luna Park. It is not somehow ‘empty’ until occupied by the public, nor is it defined by its activity and uses. It has a recognizable, playful quality that is intrinsic to its location. It operates at a range of scales, intensities and uses while still exhibiting this character, but is also something new in its own right.

St Kilda Triangle is a public place for Melburnians and visitors alike to relax, play and promenade.
St Kilda Triangle will be a public place with a landscape quality. It will create places for people to arrive, relax and promenade. It will also act as a transitional space between the beach, The esplanade and the existing urban form of St Kilda. Whereas the foreshore was historically dotted with a series of pavilions set in the landscape, St Kilda Triangle will use building, structure and landscape together to form a new and exciting kind of public place.

Any type of building, structure or landscape form (e.g. mounds or grassy slopes over a potential partially sunken car park or building) on the site should:

• integrate landscape and built form into a new green urban character
• respond to the site’s surroundings and history
• have a direct relationship with, and frame, any public space it creates
• be reflective of the area’s character of pavilions on the foreshore, yet not diminish the scale of the Palais Theatre or dominate the St Kilda Triangle site or spaces
• have a three-dimensional quality that is striking and attractive from multiple and elevated vantages
• be designed and finished to a consistent high quality
• be designed to a five star green star standard or an applicable best practice sustainable tool
• incorporate a form of on-site renewable energy
• consider the impacts of progressive rise in flooding, sea level and storm surges over the lifespan of the building

All buildings and building form edges at St Kilda Triangle will be visible and accessible to visitors, people moving through the site and people moving along The Esplanade, Lower Esplanade, the foreheore and Jacka Boulevard. Therefore, the design of the Triangle and its associated built form needs to be viewable from all sides, with no back-of-house or less important facades.

To ensure visitors to the site experience a high quality public realm, all built form structures and activities within these structures should:

• provide activation through land use, activity and/or design of all built form edges
• provide a facade with a similar degree of complexity and interest to the surviving iconic structures, while reflecting contemporary design values for buildings addressing the Lower Esplanade area
• provide opportunities for those inside buildings and those passing by to see each other and interact
• ensure sufficient structural capability to allow for substantial green and/or trafficked roofs
• design each face as if it were a main elevation in the way it presents to a viewer or user
• have a considered design to the top of roof of buildings and structures
• screen or incorporate all mechanical plant into the built form or make it a design feature
• use waste management practices that minimise visual impact
• be serviced unobtrusively so as not to affect the use or enjoyment of the site
• locate service functions out of sight during public operating hours
• integrate bin stores, loading areas and other back-of-house functions into their surroundings and screen form view. Bins, compressors and other storage areas can be located underground if an underground car park is built. The exception is the Palais Theatre, where a large loading and scene dock could be designed to be visible to the public as part of the theatre’s attractions.

BUILT FORM AND LANDSCAPE

1. New World Centre by Frank Gehry (Photo: Emilio Collavino)
2. Brooklyn Botanical Garden Visitor Centre by Weiss/Manfredi
3. Brochstein Pavilion Rice University Campus by the Office of James Burnett
4. The Stokehouse, Southbank Brisbane (Photo: City of Port Phillip)
5. The Stokehouse, Southbank Brisbane (Photo: City of Port Phillip)
A development envelope plan (Figure 15) for the St Kilda Triangle site has been developed with regard to the relationships between open space and built form, heritage and views.

In this context ‘development’ refers to any proposed buildings or structures. This may also include tall or bulky landscaping or large pieces of public art.

These plans provide guidance in relation to:

• siting and orientation of buildings, structures and forms
• building articulation
• building and structure heights relative to other buildings and site boundaries
• location of public open spaces
• significant view corridors

Figure 15 identifies areas or locations that could support buildings or structures without detracting from the other objectives of the site. These envelopes indicate appropriate heights for any buildings or structures for each part of the site. It is not the intention that any built form or structure needs to completely appropriate heights for any buildings or structures for each part of the site. It is without detracting from the other objectives of the site. These envelopes indicate how any development proposal must:

• not exceed the development envelope identified on the development envelope plan (Figure 15) for the St Kilda Triangle site.

Any development that is directly adjacent to the Palais Theatre should:

• address the Palais Theatre forecourt, Lower Esplanade, Jacka Boulevard and the St Kilda Triangle
• seek to integrate the St Kilda Triangle precinct with Luna Park visually and physically through movement networks and design
• use architectural techniques such as changes of material and depth to maintain a sense of separation and individual identity for new buildings
• provide a degree of design complexity and interest to complement existing developments. This would ideally be achieved with contemporary materials and design features.

Designs for the St Kilda Triangle site need to consider walking-speed and the additional journeys in the immediate vicinity. Objects, buildings and landscapes at need to be carefully considered, with enough detail to engage the eye of pass-byers and users.

Existing promenades should be reinforced and enhanced, while opportunities for new promenades should be sought.

With regard to the development envelope plan (Figure 15), any development proposal must:

• ensure buildings, and the spaces and places between them, benefit from maximum possible solar access year-round
• ensure all buildings and works are designed so there is no overshadowing beyond the boundaries of the southern side of Jacka Boulevard between the hours of 10 am and 4 pm on 22 June (winter solstice)
• maximise views to and from the site as identified in Figure 20, in particular the preservation of the Palais Theatre’s profile, roof line and Palais Theatre western facade (above a level of 3 metres)
• maximise views of the foreshore from The Esplanade and from the Esplanade and Belvedere building
• ensure that buildings, and the spaces and places between them, consider the likelihood of potential increases in storm surges, more intense rainfall, sea level rise and erosion
• adopt best practice passive design principles with consideration given to building orientation, external shading, natural lighting, natural ventilation, thermal envelope and thermal mass opportunities to minimise ongoing building operation costs and environmental impact

Specifically in relation to height, any development proposal must:

• not exceed the development envelope identified on the development envelope plan (Figure 15)
• minimise visual impact and preserve significant view corridors to and from the site as identified in Figure 20.

A development envelope plan (Figure 15) for the St Kilda Triangle site has been developed with regard to the relationships between open space and built form, heritage and views.

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• maximise views of the foreshore from The Esplanade and from the Esplanade and Belvedere building
• ensure that buildings, and the spaces and places between them, consider the likelihood of potential increases in storm surges, more intense rainfall, sea level rise and erosion
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Any development that is directly adjacent to the Palais Theatre should:

• address the Palais Theatre forecourt, Lower Esplanade, Jacka Boulevard and the St Kilda Triangle
• seek to integrate the St Kilda Triangle precinct with Luna Park visually and physically through movement networks and design
• use architectural techniques such as changes of material and depth to maintain a sense of separation and individual identity for new buildings
• provide a degree of design complexity and interest to complement existing developments. This would ideally be achieved with contemporary materials and design features.

Designs for the St Kilda Triangle site need to consider walking-speed and the additional journeys in the immediate vicinity. Objects, buildings and landscapes at need to be carefully considered, with enough detail to engage the eye of pass-byers and users.

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With regard to the development envelope plan (Figure 15), any development proposal must:

• ensure buildings, and the spaces and places between them, benefit from maximum possible solar access year-round
• ensure all buildings and works are designed so there is no overshadowing beyond the boundaries of the southern side of Jacka Boulevard between the hours of 10 am and 4 pm on 22 June (winter solstice)
• maximise views to and from the site as identified in Figure 20, in particular the preservation of the Palais Theatre’s profile, roof line and Palais Theatre western facade (above a level of 3 metres)
• maximise views of the foreshore from The Esplanade and from the Esplanade and Belvedere building
• ensure that buildings, and the spaces and places between them, consider the likelihood of potential increases in storm surges, more intense rainfall, sea level rise and erosion
• adopt best practice passive design principles with consideration given to building orientation, external shading, natural lighting, natural ventilation, thermal envelope and thermal mass opportunities to minimise ongoing building operation costs and environmental impact

Specifically in relation to height, any development proposal must:

• not exceed the development envelope identified on the development envelope plan (Figure 15)
• minimise visual impact and preserve significant view corridors to and from the site as identified in Figure 20.
Development proposals must emphasise the identified points of entry to and from the site, creating a sense of arrival through the considered use of:

- built form, structures and public art
- landscape form and land zoning
- signage and wayfinding
- infrastructure such as public lighting and paving
- the clustering of activity such as small performance spaces, buskers or cafe activity
- view corridors to and from the points of entry
- treatments and configuration of access points to site (i.e. Palace intersection of Cavell Street and The Esplanade)
PALAIS EXTENSION

The diagrams below show two potential scenarios for the development envelope of a future Palais Theatre extension or upgrade, and the land required on the St Kilda Triangle site. This is a maximum envelope and any expansion of the Palais Theatre may not take up all this space.

Scenario 1 is based on the Palais Theatre Requirements Study (March 2012) by Williams Ross Architects.

Scenario 2 considers the opportunity for a larger development envelope at the rear of the Palais Theatre. This may involve a reconfiguration of the development envelope on the theatre’s western elevation.

CAR PARK REQUIREMENTS

This document allows for a car park at the St Kilda Triangle site, either underground or partially submerged. An approximate car parking footprint for both scenarios is shown in these plans for around 200 cars. Additional car parking to increase the number of car park spaces to around 300 could be provided under the Esplanade slopes with little visual impact. This footprint is likely to be refined following a detailed design process.

Refer to page 98 ‘Car and bike parking’ for further design requirements.
DEVELOPMENT ENVELOPES

This option is based on an assumption of a car park that is wholly or partly below the level of the Lower Esplanade. The construction of a car park could take advantage of the change in level between the Lower Esplanade and the existing car park on the St Kilda Triangle site.

A potential car park built on the site with minimal excavation would create a new deck or has the potential to create a new ground level 1.5 metres above the 2012 Lower Esplanade ground level, adjacent to the Palais. Any future raised deck or ground level would need to be seamlessly integrated into the rest of the St Kilda Triangle site and provide for unimpeded access through the Lower Esplanade pedestrian and performance area.

Further excavation could drop the level to the same as the Lower Esplanade (refer to Figures 16, 17 and 18).

The 3D diagrams below illustrate the various components that determine maximum envelopes for the Palais extension, the car park and also potential built form on the site. The diagram on the opposite page combines these elements to create an indicative option for the site.
Figure 16 illustrates the potential profile of a partially submerged car park on the site. Figures 17 and 18 indicate approximately what this would mean in terms of level changes on the Lower Esplanade and Jacka Boulevard.

Figure 19 shows how development on the site could be integrated within the landscape.
The St Kilda Triangle site is located in a low lying terrace on a reclaimed part of the foreshore and is visible from a number of public thoroughfares: the 96 tram route, the Bay Trail, St Kilda Beach and from the Scenic Railway at Luna Park. Public views across the site are characteristic of the foreshore, and the entertainment and leisure history of the site, and are significant as they assist in wayfinding and navigation around the precinct.

To appreciate a view of the horizon from The Esplanade, for example, it is important that an amount of the sea below the horizon line can be seen. This provides context and enhances the experience of watching a sunset reflection on the water. The development envelopes specified are at such a height that this view of water below the horizon line is visible.

The nature of all suitable buildings, built form or structures has been defined in terms of maximum developable envelopes (Figure 15) and accompanying design guidelines. The development envelopes will also apply to landscaping and trees that could impact on views.

Complementary and obstructive intrusions have been defined in each of the chosen key public views and vista terminations.

Intrusions are considered to be:
- buildings, architectural features, roof lines, facades and building plant
- wind generation devices on buildings or roof tops
- structures (excluding lamp posts)
- vegetation over 1.5 metres in height
- landscaping (including mounds) over 1.5 metres above sea level
- public art over 1.5 metres in height.

Exclusions:
- temporary structures (refer Glossary)

In consideration of the views and vistas analysis, any development proposal must:
- preserve views to the profile, roof line and western facade (above 13 metres in height) of the Palais Theatre from the approaches to the site on Jacka Boulevard, the St Kilda Pier Kiosk and Catani Arch, to protect the theatre’s distinctive form
- not impact on significant views, including views between:
  - The Esplanade and the sea
  - The Esplanade and Donovans
  - The Esplanade and Stokehouse
  - The Esplanade and Catani Arch
  - Jacka Boulevard and the Luna Park Scenic Railway.

Development proposals should:
- position buildings and structures to frame views and vistas
- create new views and vistas from a variety of elevations, from the St Kilda Triangle site to the foreshore, horizon and Port Phillip Bay
- allow people to see across and through the site to the foreshore
- consider how the nominated view is framed
- provide new opportunities for public or semi-public views on its western facade to celebrate the alignment of Donovans (the former beach pavilion), Brooks Jetty and the Lighthouse.

Discretion may be used to consider a building or structure facade on roof line of architectural merit that extends beyond the development envelope, if:
- it is less than two metres in depth, and
- significant views (Figure 20) are not compromised.

FIGURE 20 - KEY VIEWS PLAN

VIEWS AND VISTAS
Figure 21 shows the possible development envelopes established by the St Kilda Triangle Visual Impact Analysis (March 2012). The light blue areas indicate where development might happen, once significant view corridors have been removed (for key views refer to Figure 20).

Figure 22 shows the development envelopes proposed in St Kilda Triangle 2012 in relation to those established by the St Kilda Triangle Visual Impact Analysis study.
KEY VIEWS

THE BAY AND THE HORIZON

Views of the bay and the horizon are considered to be important vistas that reinforce St Kilda’s seaside location. They are available from the higher parts of The Esplanade and also from the 76 tram where the slightly elevated position improves the passenger’s outlook and increases the amount of Port Phillip Bay that can be seen. There is strong public recognition and formal policy support from the St Kilda Foreshore Urban Design Framework that these views are highly sensitive and must be protected. However, it should be noted the former Palais de Danse interrupted views from the lower parts of The Esplanade, suggesting that skyline views are more sensitive for the higher positions starting around Robe Street.

Another element of this view is the collection of pavilions along the foreshore including Donovans, Stokehouse and the St Kilda Lifesaving Club. These structures, along with the signature Canary Island Palms, break up the foreground and intrude upon most views to the beach, bay and horizon. However, they do act as important visual markers, informing viewers they are looking towards the foreshore.

THE PALAIS

The Palais Theatre is the dominant built form in the area around the St Kilda Triangle. Its barrel roof and large facades are part of the iconic form that people recognise and can be seen from many vantage points. Due to its size, localised development to improve its function is unlikely to impact on the building’s overall form and distinctiveness. However, care should be taken not to obstruct the Palais upper facades (defined as above 13 metres from ground level at the Lower Esplanade) and roof line.
VIEWS TO LUNA PARK

The entrance to Luna Park is one of St Kilda’s most recognisable images. Views to the Moon Face entry are considered highly sensitive and are greatly valued by the community. It can be seen clearly from parts of The Esplanade, the Lower Esplanade and Jacka Boulevard, and signals arrival in St Kilda for many visitors.

These long views should be maintained. Bulky intrusions that might obscure the Moon Face entry must be avoided. Any potential built form above the current ground level, associated with a future potential car park (in accordance with development envelopes – Figure 15) needs to take care to preserve these long views to Luna Park.

Less important, but also of interest, is the western end of the Luna Park Scenic Railway structure that becomes visible to drivers and pedestrians moving south along Jacka Boulevard near the Stokehouse.

THE ESPLANADE SLOPES

The Esplanade slopes are important to the way people see and understand The Esplanade. Any development on the St Kilda Triangle site on Lower Esplanade should respect the role of The Esplanade and its associated slopes as an elevated balcony with views of the foreshore and the bay. One way this could be achieved might be to limit the amount of new built form adjacent to the slopes or in the Lower Esplanade. This would have the added benefit of retaining views along the Lower Esplanade area to the Luna Park entrance.

Any development should enhance the definition of The Esplanade as a distinctive ‘balcony’ overlooking the foreshore. It should be seamlessly integrated with the St Kilda Triangle site, the Esplanade slopes, the potential Palais Theatre forecourt and Lower Esplanade pedestrian areas.

BUILDINGS ALONG THE ESPLANADE

Buildings along The Esplanade reflect the history of urban development in St Kilda. They form an attractive composition and some, like the Belvedere buildings, are particularly prominent. Views to these from the foreshore and the St Kilda Triangle site should be retained.
The St Kilda Triangle site is exposed to strong northerly winds approaching along The Esplanade and Jacka Boulevard, and to westerly and southerly winds approaching over rising ground from St Kilda Beach. There is currently very little in the way of a wind break or protection from landscaping or buildings in the immediate vicinity of the St Kilda Triangle site.

New buildings, built form, tree planting or mass plantings in areas prone to high winds may be used to create shelter from wind but must not:

- create a wall or barrier that cuts the site off from its surroundings and/or creates a completely internalised space
- compromise significant views to and from the site as defined in Figures 20 to 22
- compromise users’ personal safety
- obstruct desired movement lines and accessibility
- deflect wind down building faces or onto buildings or public places in close proximity to the site.

A wind impact study will be required as part of any proposal for St Kilda Triangle to ensure unpleasant wind effects on the site are minimised and not exacerbated. Proposals should also consider opportunities for harvesting wind energy.
In terms of sunlight access, all buildings and works are to be designed so there is no overshadowing beyond the kerbline of the southern side of Jacka Boulevard between the hours of 10 am and 4 pm on 22 June (winter solstice).

St Kilda Triangle is a large site with little natural shade and protection. It is mostly exposed to western sun, however the Palais Theatre, due to its size, also casts a large shadow across the site during morning periods. New development should not adversely overshadow newly created public places on the site. Shade needs to be provided within areas of the site to provide amenity and protection for users.
Built form and landscaping on St Kilda Triangle are to be integrated into a development proposal for the whole site.

A comprehensive landscape master plan must be submitted as part of any development proposal application. The plan must set out how planting and landscaping will be implemented if development for the whole site is staged or independently delivered.

Landscape proposals are to:
- be playful and lively
- respond to each of the seasons by providing varying displays and experiences
- provide a variety of landscape spaces within a consistent and recognisable theme
- be consistent with the overall design philosophy for the site, and reinforce its identity
- be creative and adventurous in terms of texture and colour schemes
- reinforce the legibility of proposed promenades
- integrate with the sustainable lighting strategy for the site
- consider the location of underground infrastructure
- consider protection from wind, noise and traffic
- increase the permeability of the site consistent with Council’s Water Plan
- maximise winter sun and summer shade.

At nearly 15,000 m² in area, the St Kilda Triangle site must include water collection and recycling technologies to future-proof landscaping from extreme or prolonged climate events.

Landscape plantings must:
- create shade, respite from the weather, and allow for some larger trees
- be resilient to severe weather suitable for saline and erosion-prone environments and drought tolerant
- be consistent with Crime Prevention Through Environmental Design (CPTED) principles
- preserve, and where possible, frame significant views and vistas identified in Figures 20 to 22
- enhance views and vistas from the St Kilda Triangle site to the foreshore, the Horton and Port Philip Bay through the careful placement of vegetation and landscaping

Development proposals will be expected to:
- harvest, store, treat and reuse stormwater on-site
- incorporate Water Sensitive Urban Design (WSUD) principles into the design of the site
- accommodate water storage tanks under the site or conceal from view
- treat and reuse water for landscaping and other non-portable uses on site such as water features, or for uses in areas surrounding the St Kilda Triangle site
- investigate ways to harvest stormwater from areas surrounding the St Kilda Triangle site for storage and use on the St Kilda Triangle site.

Promenades should be clearly defined through:
- the use of trees and landscaping to create shade and reinforce the walking path
- paving, material types and tactile surface cues
- incorporation of heritage or public art along their length
- alignment with view corridors or connection of a series of key view points
- places to pause, sit and watch others promenading.
As a public place with potentially many visitors and users, St Kilda Triangle will need to be durable, easy for Council to maintain, and support users in a variety of ways.

The choice of materials, furniture and other fittings in the public realm will all help define the character of St Kilda Triangle. High quality ground treatments, street furniture and fittings should be used throughout the public realm. Materials should be renewable, reusable or upcycled, where quality is not compromised.

Where possible, proposals should consider using ground treatments to delineate any change of function or activity. Carrying these treatments beyond the site to The Esplanade and the foreshore will help integrate St Kilda Triangle with its surroundings and create the feeling of a greater precinct.

Proposals must:
- submit a detailed plan of materials, furniture and finishes in conjunction with the landscaping plan
- ensure ground treatment materials are durable and serviceable
- ensure ground treatments can accommodate service and emergency vehicle loads
- emphasise changes in level (i.e. stairs and ramps) by varying paving material and patterns
- integrate necessary services infrastructure into built form or landscape elements to reduce visual clutter and enable ease of maintenance
- ensure a consistent palette of materials and street furniture for the St Kilda Triangle site.
The St Kilda Triangle site and surrounding area have a long history of night-time activity. Any proposal for the site needs a well considered, sustainable and creative lighting design that goes beyond minimum lighting for public safety. It needs to contribute to a welcoming environment that encourages night-use and is playful, colourful and able to be varied to suit events and festivals. It should create a night-time image for the site that is distinctive and different from the site's daytime persona.

A comprehensive sustainable lighting strategy must be submitted as part of any proposal and accompanying Development Plan for the St Kilda Triangle site (refer City of Port Phillip Sustainable Public Lighting Strategy for Streets and Open Space 2011 and City of Port Phillip Sustainable Public Lighting Guidelines).

**PUBLIC ART**

Public art helps create a festive and seaside atmosphere at St Kilda Triangle to celebrate the site’s history.

A considered approach should be taken to identifying opportunities for public art including the amount, location, size and nature of public artworks to ensure it is appropriate and contributes to the creation of a site identity. This could include temporary installations, projections and performances, as well as built pieces of art.

Functional, interactive and seasonal artwork will be encouraged. However, artworks may also be incorporated into the design of functional objects such as furniture, landscape elements, walls, paving and lighting. Art may also create opportunities for children’s play.

A lighting strategy must:

- provide a creative lighting design to encourage night-time activity, create a safe environment and emphasise key design features without over-lighting the site. This would also contribute to wayfinding through and around the Triangle
- provide themed and atmosphere lighting consistent with the seaside entertainment heritage of the precinct
- provide a mix of lighting types throughout the site including overhead street lamps, bollards and lighting integrated into stairs, ramps and retaining walls
- provide lighting infrastructure that can respond to varying scales and types of night-time activities from concerts and projections to smaller activities
- complement, not distract from, the lighting displays of the Palais Theatre and Luna Park
- ensure pedestrian, bicycle and vehicle conflict zones are well lit
- provide night-time interest through the use of lighting displays
- ensure placement of lighting avoid unnecessary light spill and minimize light pollution
- be consistent with Council’s Sustainable Lighting Strategy.

**PUBLIC ART PROPOSALS**

Public art proposals for the site must:

- submit a strong curatorial rationale for public art across the St Kilda Triangle precinct. This should be sufficiently robust and provide guidance for future public art pieces and temporary installations for the site post-construction (contact Council’s Public Art Officer for advice)
- be durable and easy to maintain
- include contingencies for the removal of artwork for repair and maintenance. If artworks are to be removed from the site, treatments must be such that the space is still inviting and functional without the artwork for a short or long period.

**LIGHTING AND NIGHT-TIME ACTIVITY**

Public art enhances the way a place looks and feels. Art can happen in all manner of ways but public art should be ‘designed in’ or integrated into a proposal rather than pieces installed without reference to a site’s design or intention (refer City of Port Phillip Public Art Policy 2011).

Public art helps create a festive and seaside atmosphere at St Kilda Triangle to celebrate the site’s history.

A considered approach should be taken to identifying opportunities for public art including the amount, location, size and nature of public artworks to ensure it is appropriate and contributes to the creation of a site identity. This could include temporary installations, projections and performances, as well as built pieces of art.

Functional, interactive and seasonal artwork will be encouraged. However, artworks may also be incorporated into the design of functional objects such as furniture, landscape elements, walls, paving and lighting. Art may also create opportunities for children’s play.

A lighting strategy must:

- provide a creative lighting design to encourage night-time activity, create a safe environment and emphasise key design features without over-lighting the site. This would also contribute to wayfinding through and around the Triangle
- provide themed and atmosphere lighting consistent with the seaside entertainment heritage of the precinct
- provide a mix of lighting types throughout the site including overhead street lamps, bollards and lighting integrated into stairs, ramps and retaining walls
- provide lighting infrastructure that can respond to varying scales and types of night-time activities from concerts and projections to smaller activities
- complement, not distract from, the lighting displays of the Palais Theatre and Luna Park
- ensure pedestrian, bicycle and vehicle conflict zones are well lit
- provide night-time interest through the use of lighting displays
- ensure placement of lighting avoid unnecessary light spill and minimize light pollution
- be consistent with Council’s Sustainable Lighting Strategy.

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**PUBLIC ART PROPOSALS**

Public art proposals for the site must:

- submit a strong curatorial rationale for public art across the St Kilda Triangle precinct. This should be sufficiently robust and provide guidance for future public art pieces and temporary installations for the site post-construction (contact Council’s Public Art Officer for advice)
- be durable and easy to maintain
- include contingencies for the removal of artwork for repair and maintenance. If artworks are to be removed from the site, treatments must be such that the space is still inviting and functional without the artwork for a short or long period.
Since the removal of the Palace entertainment Complex, the St Kilda Triangle site has been used for vehicle movement, access and car parking. St Kilda Triangle 2012 addresses this imbalance by facilitating the removal of car parking and excessive vehicular movements from the site, and creating a safe place for pedestrians and recreational bike riding.

The St Kilda Triangle site must welcome pedestrians and bike riders through the creation of safe and attractive promenades, pathways and vantage points. It must be easy to get to and around, with seamless connections to existing and future planned movement networks in the surrounding area. Movement networks must lead the visitor on a journey through the site and its various activities. Rationalisation and improvement of crossings along Jacka Boulevard will be facilitated.

Access should be provided for people of all ages and abilities in accordance with the relevant legislation and Australian Standards. However, St Kilda Triangle should go beyond these requirements to create a place that delivers access without apparent effort.

Accessibility for all should be designed in and reflected in all aspects of any future development, landscape and activity at St Kilda Triangle and in its surrounding connections.

Any vehicular traffic needed to service the Palace Theatre or activities on the site will be facilitated from Cavell Street and the Lower Esplanade (controlled access), and must minimise obstruction, conflict and congestion.

Proposals must:
- prioritise and provide for pedestrian movement to, from and within the St Kilda Triangle site, preserving identified pedestrian desire lines (refer Figure 25), particularly between:
  - the tram superstop on The Esplanade and the Palais Theatre forecourt
  - the Esplanade and St Kilda Triangle via the new access zone
  - the forecourt and St Kilda Triangle, across Jacka Boulevard
- St Kilda Triangle site and existing and future planned car park areas
- provide for recreational bike riding connections to, from and within the site that connect to the existing bicycle network (figure 25)
- use design innovations and solutions to manage potential conflicts in spaces used by pedestrians and bike riders and/or vehicular movements
- provide a continuous accessible path of movement within the site, and to and from nearby facilities and activities including Fitzroy and Acland streets
- ensure the design of the site integrates access in a way that is convenient and aesthetically pleasing
- ensure wayfinding is consistent in its design and is applied in a logical way that will help people navigate their way through or within the site
- create a seamless, shared area along the Lower Esplanade accommodating pedestrian and recreational bike riders’ movements, temporary performances and limited vehicular movements so they cannot be unreasonably accessible.

![FIGURE 25 - ACCESS AND MOVEMENT](image_url)
CAR AND BIKE PARKING

The St Kilda Triangle site is well located to take advantage of tram and bus services and the metropolitan bicycle network. Travel to and from the site needs to be encouraged through strong integration of any proposal with public transport facilities and convenience of access for pedestrians and bike riders.

Any proposal should anticipate high levels of recreational bike riders visiting the site and should design in bike parking and end-of-trip facilities at convenient locations around the site and near the site’s key access points.

While limited short stay car parking (e.g. disabled parking, pick-up and drop-off parking, loading zones, emergency vehicles, events or servicing) may remain in part of the Lower Esplanade, general parking will not be visible on the site.

An underground or partially submerged car park at St Kilda Triangle will be supported.

Proposals must:
• investigate rationalising or moving the existing traffic signal on Jacka Boulevard to connect with the promenades and designated arrival areas
• consider traffic improvements to reduce traffic speed
• transform the visual appearance of the St Kilda Triangle interface with Jacka Boulevard by using vegetation to create an enhanced tree-lined address to the site and St Kilda as well as improving the driver experience
• widen pedestrian footpaths as part of the promenade
• consider parking options and other visual cues to create a more pedestrian-friendly environment
• provide a setback to allow for a wider footpath and greater separation from traffic. This would encourage a spill-out space to take advantage of the afternoon sun, as well as expand views to Luna Park from the northern approach along Jacka Boulevard
• provide an activated, high quality design outcome along the interface between Jacka Boulevard and St Kilda Triangle.

LOADING ZONES

Loading access will be controlled around St Kilda Triangle to support a primarily pedestrian and bicycle-friendly precinct.

Loading for both the Palais Theatre and future site activities will be supported on Cavell Street and the western end of the Lower Esplanade area.

Loading and access will be controlled to minimise the impact on the site’s activities and adjoining land uses.

Taxi set-down areas and drop-off zones will be provided near the Palais Theatre forecourt. The Esplanade or the intersection of the Lower Esplanade area and Cavell Street.

There will be no loading access or drop-off areas on Jacka Boulevard.

Proposals must:
• investigate rationalising or moving the existing traffic signal on Jacka Boulevard to connect with the promenades and designated arrival areas
• provide bicycle parking and end-of-trip facilities at convenient locations and entry points to the site
• provide publicly accessible shower and change room facilities
• remove general car parking from the Lower Esplanade
• incorporate disabled access parking and short limited-stay parking in the western or eastern ends of the Lower Esplanade
• rationalise car parking on Cavell Street in a way that reduces its visual dominance
• obscure any ground level car parking from view through design or landscaping
• consider options to reduce the visual impact of any ground-level car park
• incorporate the tram lines and any underground or partially below ground car park must:
• not be accessed via Jacka Boulevard
• provide secure bike parking and end-of-trip facilities
• have a one metre minimum surround surrounding the Palais Theatre
• be constructed to allow for significant vegetation and buildings to be located on top of it
• respect the existing form of Catani slopes
• leave parts of the site unexcavated to allow for large trees and deep rooting vegetation.

SIGNAGE

Wayfinding is how people orient themselves within a physical space and navigate from place to place.

To assist wayfinding throughout St Kilda Triangle and beyond, well-integrated signage and devices should direct people through the site and promote local destinations along the foreshore.

These devices are particularly effective when embedded within the public realm through use of paving materials, incorporating graphics or other features into the ground and wall treatments.

Signage must:
• be consistent throughout the precinct
• be concentrated at popular pedestrian nodes and landmarks
• make a positive and innovative contribution to the urban environment.
It is envisaged that St Kilda Triangle will support year-round activity and uses by day and night. The site will be freely accessible to the public and the majority of its attractions will be available at no cost. Public spaces and on-site facilities will encourage individual leisure, recreation, community activity and festivals. Cultural activities will be supported. This may include sheltered spaces for music, performances and busking.

Uses will complement nearby facilities in Acland and Fitzroy streets and support public open space uses and the Palais Theatre.

The following tables provide guidance on land uses that will be considered on the St Kilda Triangle site.

### LAND USE AND ACTIVITY

**The terminology used is derived from the definitions in the Port Phillip Planning Scheme in Section 74: Land Use Terms and Section 75: Nesting Diagrams.**

<table>
<thead>
<tr>
<th>USE</th>
<th>CONDITION / RESTRICTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arts and craft centre</td>
<td></td>
</tr>
<tr>
<td>Art gallery</td>
<td></td>
</tr>
<tr>
<td>Cinema</td>
<td></td>
</tr>
<tr>
<td>Function centre</td>
<td>Function centre facilities must have a primary association with the Palais Theatre</td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
</tbody>
</table>

**Table 1:** Preferred uses not requiring a planning permit (these would be considered as Section 1 uses in a planning scheme)

<table>
<thead>
<tr>
<th>USE</th>
<th>CONDITION / RESTRICTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
<td></td>
</tr>
<tr>
<td>Bottle shop</td>
<td>Bottle shop may not exceed a leaseable floor area of 200 m²</td>
</tr>
<tr>
<td>Car park</td>
<td></td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td></td>
</tr>
<tr>
<td>Child care centre</td>
<td></td>
</tr>
<tr>
<td>Education centre (other than Primary School and Secondary School)</td>
<td></td>
</tr>
<tr>
<td>Food and drink premises</td>
<td></td>
</tr>
<tr>
<td>Minor sports and recreation facility (other than outdoor recreation facility)</td>
<td></td>
</tr>
<tr>
<td>Nightclub</td>
<td>A nightclub may not exceed a leaseable floor area of 200 m²</td>
</tr>
<tr>
<td>Office</td>
<td>An office may not exceed a leaseable floor area of 200 m². Active frontages of the buildings is preferred. However office may be permitted behind or above active uses or with very limited frontages</td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour and Place of Worship)</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Shop (other than adult sex bookshop, department store, restricted retail and supermarket)</td>
<td></td>
</tr>
<tr>
<td>Tavern</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE</th>
<th>CONDITION / RESTRICTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entertainment facility</td>
<td></td>
</tr>
<tr>
<td>Office shop</td>
<td></td>
</tr>
</tbody>
</table>

**Table 2:** Potential uses which would require a planning permit and may be subject to conditions (these would be considered as Section 2 uses in a planning scheme)
Any development proposal should encourage pride and community involvement in the future of St Kilda Triangle by:

• encouraging community consultation
• encouraging participation from landlords and traders
• incorporating the community-led principles into design outcomes
• ensuring spaces function as formal and informal community gathering places.

TABLE 3: Prohibited uses
(These would be considered as section 3 uses in a planning scheme)

<table>
<thead>
<tr>
<th>USE</th>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Residential Hotel)</td>
<td></td>
</tr>
<tr>
<td>Adult sex bookshop</td>
<td></td>
</tr>
<tr>
<td>Brothel</td>
<td></td>
</tr>
<tr>
<td>Department store</td>
<td></td>
</tr>
<tr>
<td>Funeral parlour</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than food and drink premises and Markets)</td>
<td></td>
</tr>
<tr>
<td>Secondary School</td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td></td>
</tr>
<tr>
<td>Supermarket</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
</tbody>
</table>

Photo: City of Port Phillip

COMMUNITY INVOLVEMENT