

**ORDINARY MEETING OF COUNCIL
25 FEBRUARY 2008**

ORDER OF THE DAY

ORDER 2	INTEGRATED PLANNING FOR THE ST KILDA ACTIVITY CENTRE
LOCATION/ADDRESS:	ST KILDA ACTIVITY CENTRE
RESPONSIBLE EXECUTIVE DIRECTOR:	GEOFF OULTON, EXECUTIVE DIRECTOR COMMUNITY DEVELOPMENT AND PLANNING
AUTHOR:	ANITA LANGE, SPECIAL PROJECTS MANAGER
FILE NO.:	12/02/36
ATTACHMENTS:	1. ST.KILDA ACTIVITY CENTRE CAPITAL WORKS PROGRAM 2. ANALYSIS OF ISSUES RAISED IN SGS ECONOMIC AND COMMUNITY IMPACT ASSESSMENT AND CURRENT AND PROPOSED COUNCIL ACTIVITIES

1. EXECUTIVE SUMMARY

- 1.1.** This report sets out the preferred place management approach to planning and managing the council's activities in the wider St Kilda Activity Centre, which is roughly defined as the area comprising Acland and Fitzroy Street shopping centres, the Triangle Site and the St Kilda foreshore area.
- 1.2. It elaborates on the memorandum from the Executive Director Community Development and Planning to the Manager City Development that was attached to the Statutory Planning report of the 7 February 2008 regarding the St Kilda Triangle Site development plan.
- 1.3. The purpose of this report is to outline the St Kilda Activity Centre Planning and Management Framework which is recommended to be used as the basis for planning and scoping work plans and budget for the next 3 years.

2. BACKGROUND AND CONTEXT

Planning for the St Kilda Activity Centre

- 2.1. There are 4 major activity centres (MACs) in the city: the St Kilda Activity Centre; Bay Street, Port Melbourne; South Melbourne Central (incorporating the Clarendon and Coventry Streets) and Carlisle Street, Balaclava.
- 2.2. Melbourne 2030 designates the 4 Major Activity Centres and it is up to the City as the local planning authority to more fully express the role and function of activity centres in the city's activity centre 'hierarchy' and prepare local

strategic plans for their future operations including more detailed plans such as structure plans.

- 2.3. The preferred model of the city is to adopt a place management model in the activity centres to guide the holistic planning for the centre. This is because it is not just the physical environment and land use that is important but it is also important that the community – including the business community - are also included in the overall approach to centre management. For example the recent exercise in South Melbourne Central relied heavily on this model to identify and include all the components that together ensure a holistic approach and support a successful centre.
- 2.4. The model outlines all the ingredients for a successful centre as follows:
- Good access and linkages within the centre.
 - A successful business community.
 - A high quality physical environment that generates and supports uses, activities, a high level of comfort and a strong community image.
 - Good community liveability and involvement with a high degree of community safety and identity.
 - Effective communications and marketing.
 - Good community engagement and communications.
- 2.5. In planning for the St Kilda Activity Centre, it would be the Council's desire to achieve the following:
- “By 2011, people will experience the St Kilda Activity Centre as:*
- *Integrated (from a physical, marketing, functional and management perspective)*
 - *Comprising distinct and complementary sub precincts with unique identities and business mix*
 - *Providing a range of activities, services, functions and experiences”*
- 2.6. Council in conjunction with the community (i.e. all those who live, work and visit) plays a significant role in ensuring that all the parts integrate and work together to establish a successful centre. In planning for the centre it is critical to establish what is required and to phase new works over a short period in a logical sequence.
- 2.7. The recent approval of the Triangle Site development plan also places additional responsibility on the council to focus its efforts in this area to ensure that the development integrates and further complements key components of the St Kilda Activity Centre. At this stage it is anticipated that the triangle site will become operational by 2011 so it is an opportune time to clarify the place management framework for the wider St Kilda Activity Centre. This is

consistent with the recommendations of the Economic and Community Impact Assessment prepared by SGS Consultants. The report identified that the triangle site provides an important link to Acland and Fitzroy Streets. The report identified two possible scenario extremes resulting from the development, a worst and best case scenario. Whilst the worst case scenario provides an acceptable outcome, it would be the council's preference to pursue the best case scenario. The latter requires a range of actions to ensure that the three centres act as an integrated physical and economic unit and are integrated into the planning for the wider St Kilda Activity Centre.

- 2.8. An analysis of what is required in the wider St Kilda Activity Centre has been undertaken, which in part is detailed in Attachments 1 and 2. The key components of the St Kilda Activity Centre Planning and Management Framework are as follows:

Ingredient	Council service area	Required works and proposed timing
Access and linkages	Strategic Planning Traffic and parking management Sustainable Environment Renewal	St Kilda Activity Centre Structure plan 08/09 Tram Stop Improvement Program (annual) Continue to drive the delivery of Council's Foreshore Connections capital works program 08/09 Capital works (annual)
A successful business community /business mix	Strategic Planning Economic development Tourism and Visitor services	St Kilda Activity Centre Structure plan 08/09 Drive the delivery of business development programs to support existing business development in the precinct 08/09 Explore the feasibility of a community and visitor information centre within the precinct which promotes existing businesses and drives community

		<p>connectedness and respectful visitor behaviour 08/09</p> <p>Scope a business mix strategy with local businesses and landlords to explore methods around influencing the business mix in the precinct 09/10</p> <p>Working towards a distinct and complementary centre 09/10</p>
High quality physical environment	<p>Strategic planning. Urban streetscape services</p> <p>Renewal</p> <p>Local laws</p> <p>Infrastructure maintenance and services</p>	<p>St Kilda Activity Centre Structure Plan 08/09</p> <p>Drive the implementation of works outlined in the Fitzroy Street Master Plan 08/09</p> <p>Develop and drive the implementation of an Acland Street Master Plan 08/09</p>
Good community liveability and involvement	<p>Community development</p> <p>Culture, recreation and youth</p> <p>Local laws</p>	<p>Ongoing campaign on anti social behaviour, including promotion of liveability</p> <p>Links to work being undertaken from ICEPT and IMAP</p> <p>Implement and expand the learnings from the Fitzroy Street taskforce to establish a precinct wide management framework addressing issues around anti social behaviour and liveability 08/09</p>

Marketing and Promotions	Economic development Community development Communications Tourism and Visitor services	Continue to support the traders associations special programs – ongoing Feasibility study for a community/visitor information centre (see above) Continue to update the wider community on product offer within the precinct whilst under development 08/09
Good community engagement and communications	Communications Economic development Renewal	Ensure ongoing and regular communications is delivered via the business liaison program – Ongoing Continue to drive a clear communications program throughout the community informing on latest updates, and progress of the development

- 2.9. Much planning and delivery of projects has already occurred in the St. Kilda area. The key additional workload item for the council in the short term is to bring forward the proposed structure planning work for the St Kilda Activity Centre to 08/09. Roughly this would include the following:
- Audit of the St Kilda Activity Centre
 - Defining the key components and future role of the centre (with reference to its function as a ‘major’ or ‘principal’ activity centre)
 - Defining the boundary of the centre
 - Review future directions for land use / key strategic sites
 - Scope up a business mix strategy with local trader groups
 - A public realm strategy – which extends the UDF to Acland / Fitzroy Streets (as a framework for the public realm improvements in the wider St Kilda Activity Centre outlined in Attachment 2).

- A sustainable transport framework / strategy with a particular emphasis on pedestrian safety and amenity – to improving transport links / moving people (again building on the current UDF).
 - Built form analysis / controls for strategic sites (building on existing DDO 6).
- 2.10. This work would be informed by the Urban Design Framework, the Triangle Site Development Plan, the SGS Economic and Community Impact Assessment and would include working with Fitzroy and Acland St Trader Associations and committee members and build on the work already completed (such as the Fitzroy St 5 year Business Plan, Acland St Visioning Workshop, Task Force Action Plan etc) and the suite of existing Council policies.
- 2.11. This work would also build on the current work being undertaken by the Council in the St Kilda Foreshore area as outlined in the commentary on the issues raised by the SGS Economic and Community Impact Assessment included in Attachment 2.
- 2.12. The issue as to whether there needs to be a potential change in designation to principal activity centre (PAC) as opposed to major activity centre will be one of the issues covered in the structure planning exercise. As has been stated in Attachment 2 the area already performs a 'capital city function', it being well recognised as a metropolitan tourism / foreshore destination (IMAP). At this stage it is not clear if there is any advantage in redesignating the St Kilda Activity Centre to a PAC.
- 2.13. Chronologically, Structure Planning work would commence in 2008/09, work on business mix and related issues in 2009/10, marketing and communication would be the focus in 2010/11. Projects addressing anti social behaviour and improving liveability, ongoing community engagement and delivery of proposed capital works would continue throughout this period from now until 2011.

3. RECOMMENDED OPTION

3.1. Sustainability assessment

SOCIAL EQUITY

<p>Social Pillar</p>	<p>The proposed St Kilda Activity Centre framework will assist the promotion of access for all within the precinct and promote connections within the community by providing improved spaces and places for social interaction.</p> <p>The specific parts of the project that focus on community liveability and amenity will positively contribute to improved community health, well being and safety. Key contributors to this will be the ongoing work with the campaign on anti social behaviour incorporating the ICEPT approach under the auspices of IMAP and implementing the Learnings from the Fitzroy Street taskforce</p>
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ECONOMIC VIABILITY

<p>Economic Pillar</p>	<p>The proposed St Kilda Activity Centre framework will assist the council's efforts in supporting the local businesses and landlords in Acland and Fitzroy Streets to position themselves to positively improve their retail centres, focus on business mix strategy and other matters that will contribute to a successful centre and pursue a scenario 2 approach (Acland and Fitzroy Streets working with the Triangle Site to ensure complementary approach).</p> <p>As well taking a holistic approach will assist in ensuring that economic disbenefits are minimized and maximise the benefits of the visitor experience to the precinct as well as consider the tourist related opportunities such as a possible community/visitor information centre subject to feasibility.</p>
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ENVIRONMENTAL RESPONSIBILITY

<p>Environmental Pillar</p>	<p>The proposed St Kilda Activity Centre framework has a very strong environmental approach and supports sustainable transport options, improved transport conditions around the precinct and to key sites within the St Kilda Activity Centre, promotion of sustainable design and development in key locations including the Triangle Site and aims to achieve improved environmental outcomes generally.</p> <p>A key focus will be the encouragement of walking, cycling and public transport options to improve liveability within the precinct.</p> <p>Key capital works underpinning the centre are significant and are listed in attachment 1.</p>
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CULTURAL VITALITY

<p>Cultural Pillar</p>	<p>The proposed St Kilda Activity Centre recognizes the cultural impacts which support creativity and participation and positively contribute to the City's physical and cultural heritage. A key element of the St Kilda Activity Centre is to promote the area's innate St Kildaness especially on the Triangle Site and to find ways, in terms of the physical environment and by the cultural activities hosted and promoted by the council, to promote and nurture the valued social and cultural qualities that exist in the wider St Kilda Activity Centre precinct.</p> <p>Good community engagement and communications will be essential to ensuring the community is informed and able to continue to influence outcomes in the St Kilda Activity Centre. Ongoing and regular communications is delivered via the business liaison program will need to be ongoing.</p>
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3.2. Policy and legislative implications

3.2.1. Melbourne 2030 designates St Kilda as a Major Activity Centre. It is the role of the Council to undertake detailed strategic work to establish a framework for directing and managing change (re: land use, built form and access).

3.3. Risk implications

3.3.1. Undertaking the workload contained in the table will further the holistic approach to place management and assist the wider integration of the 3 centres (Acland, Fitzroy and Triangle Site) into the wider St Kilda Activity Centre.

3.4. Resource implications

- 3.4.1. Resources are not yet budgeted to undertake the St Kilda Activity Centre Structure Plan in 08/09 but will be included as part of the budget bid for the Strategic Planning work plan.
- 3.4.2. Resources to continue the focus on addressing anti social behaviour and improving liveability will also need to be resourced in the coming budget.
- 3.4.3. The capital works and current activities outlined in attachment 1 and 2 are already within the council's work program and capital works budget.

4. PARTICIPATION AND ENGAGEMENT

4.1. Internal

- 4.1.1. There has been extensive internal consultation on the scoping for the St Kilda Activity Centre 3 year plan and this will be further worked out as the work plan becomes better understood as part of detailing the 08/09 work plan.

4.2. External

- 4.2.1. There has been some external consultation on the St Kilda Activity Centre plan with work being undertaken in the past with the UDF, with trader groups, community and as part of the wider consultation that occurred over the Triangle Site Development Plan.
- 4.2.2. The community input into the development of the St Kilda Activity Centre Structure plan will be extensive and will be scoped up as the first part of undertaking this project.

5. IMPLEMENTATION

- 5.1. The St Kilda Activity Centre Planning and Management Framework would provide the guiding framework to integrate the various component of the St Kilda Activity Centre approach.

6. COMMUNICATION

- 6.1. The recent planning process for the triangle site has resulted in a clear plan for the future of the Triangle site which should become operational by 2011.
- 6.2. Planning for the St Kilda Activity centre has been underway for some time informed by the UDF and Council's supporting physical and activity related works and by work being undertaken with various trader and community groups.
- 6.3. It is an opportune time to establish what the 3 year work program should be to fully prepare for the St Kilda Activity Centre and ensure that the recommendations of the SGS Economic and Community Impact Assessment to work towards fully integrating the existing centres of Acland and Fitzroy Streets with the Triangle Site is best achieved.

7. RECOMMENDATION

- 7.1. That the Council note the proposed approach to plan and manage activity in the wider St Kilda Activity Centre as outlined in this report and endorse the St Kilda Activity Centre planning and management framework as outlined in Section 2.8 as the basis for planning and scoping work plans and budget for the next 3 years.
- 7.2. That the St Kilda Activity Centre Structure Plan and specific resources to improve liveability in the precinct be referred to the 08/09 budget bid for the strategic planning work plan.

Attachment 1 – Previous and current capital works program in the St Kilda Activity Centre precinct, as of 11/2/08

- Triangle Site
- Catani Gardens Master plan Implementation
- Acland Street Streetscape (Fitzroy Street to Carlisle Street)
- Marina Reserve Master plan Implementation
- O'Donnell Gardens Paving
- Catani Gardens Arch Rehabilitation
- Foreshore Promenade (\$8,400,000)
- Foreshore Connections – Fitzroy / Park Tram Stop (\$600,000)
- St Kilda Entertainment Precinct Pedestrian Signage System
- Foreshore Connections - Cleve Space (\$3,480,000)
- Foreshore Connections – Jacka Blvd Bike Lanes (\$300,000)
- Foreshore Connections – Fitzroy Street Greenway(\$600,000)
- Catani Gardens Play Space and Picnic Area Upgrade
- Fitzroy Street precinct toilet
- St Kilda Harbour
- Fitzroy Street (north side upgrade)
- West Beach Promenade Balustrade
- West Beach Pavilion, - landscaping only
- A W Walker House
- Acland/Carlisle Street intersection

Attachment 2 Analysis of issues raised in SGS Economic and Community Impact Assessment,

The SGS Economic and Community Impact Assessment raise a number of issues. The analysis below provides an indication on how these issues are proposed to be addressed either:

- covered in the Development Plan or addressed by a condition on the proposed development plan approval,
- already being addressed by current council programs or planned activities, or
- will generate new and additional work for the council

Detailed analysis of main points in SGS Economic and Community Impact Assessment

Issue raised	Comments raised in the SGS report	What council is doing currently?	Potential further work (not already planned)
Principal activity centre designation	SGS suggest St Kilda would be expected to perform as a 'Principal Activity Centre, with the addition of the triangle site development	<ul style="list-style-type: none"> - The St Kilda Activity Centre is already defined as comprising Acland, Fitzroy Streets and the Triangle Site - Area already performs a 'capital city function' - well recognised as a metropolitan tourism / foreshore destination (IMAP). 	Could consider advantages to change in designation – potentially a recommendation arising from strategic framework / structure planning work.
Impact on Acland and Fitzroy Streets – two possible scenarios - scenario 1 (Triangle site links Acland and Fitzroy Street retail area and combine into one centre and actively complement each other) and scenario 2 (Triangle site developed and operated in isolation to A and F and directly compete)	<p>SGS suggest Scenario 2 is acceptable but Scenario 1 is preferable</p> <p>SGS suggest Scenario 2 impact could be mitigated if the centres operate in a complementary rather than competitive basis and if Trader groups more strategically managed their tenancy mix and work together more effectively.</p>	<ul style="list-style-type: none"> - Working with Fitzroy and Acland St Trader Associations and committee members - Assisting Traders Associations to build upon work already completed – Fitzroy St 5 year Business Plan, Acland St Visioning Workshop, Task Force Action Plan etc - Commencing discussion in Feb with Traders Associations on SGS Economic and Community Impact Assessment , current and planned infrastructure works and triangle site development, implications for both Strips and what practical steps can be taken to work towards a scenario 1 outcome - Encouraging relationship between BBC and surrounding trader and general community at earliest opportunity - - The Carlisle Street Structure Plan (draft by mid 08) will address transport connection to the St Kilda Activity Centre esp. walking cycling and tram. 	<p>Consider preparing an integrated strategic plan for the St Kilda Activity Centre which co-ordinates future directions for land use / a business mix strategy, public realm improvements and transport links (building on the current UDF).</p> <p>Consider facilitating a professionally facilitated 'forward planning' session to set</p>

Issue raised	Comments raised in the SGS report	What council is doing currently?	Potential further work (not already planned)
			<p>some long term strategic objectives (everyone to be working in the same direction).</p> <p>Consider an alternative Special Rate Levy model that ensures flexibility for change (Acland 5 year renewal due mid 09).</p>
<p>Integration - Improve links between Acland and Fitzroy Street</p>	<p>Improve physical and activity link between Acland and Fitzroy Street along Upper Esplanade and urban design improvements to maximise site permeability, connections to the surrounding area, etc</p>	<p>UDF envisages this in the 15 projects - see http://www.portphillip.vic.gov.au/ske_projects.html Including:</p> <ul style="list-style-type: none"> • Fitzroy St connections - improving access and provide a safer connection between Fitzroy Street and the Foreshore (underway) • Carlisle/Acland Street intersection project (scoping has commenced) • Upper Esplanade works (remove fence, consider super stops, landscaping) (scoping is to commence soon) • Integration between Triangle Site and Upper Esplanade, Jacka Boulevard and Cavell Street (Covered in Development Plan and Agreement) • Other UDF works <p>Currently moving forward on the Fitzroy Street Master Plan</p> <p>The Development Plan and the Development Agreement include improvements to Jacka Boulevard, Upper Esplanade and Cavell Street.</p> <p>With regard to activities, the triangle site development will provide new opportunities for the Esplanade Market including the provision of storage space and a Best of St Kilda Markets shopfront, the proposed calendar of events can target activities to improve linkages subject to impact on nearby residents and Council's officers can continue to identify opportunities for physical improvements, plan and register on Capital Works program under the Activity Centre Framework and consistent with the UDF</p>	<p>Consider using the CoPP's business calendar of events to link Acland St with Fitzroy St in the short term and the business community with public long term</p> <p>Use Activity Centre Framework to drive physical improvements in consultation with internal stakeholders, Traders Associations, Triangle site developers, Palais and Seabaths and in line with Taskforce Action Plan.</p>

Issue raised	Comments raised in the SGS report	What council is doing currently?	Potential further work (not already planned)
<p>Net community benefit – state wide rather than local</p>	<p>The net community was defined as the whole of Victoria because the St Kilda area serves not just the local residents but Victorians from across the metro area and the State. (p48)</p> <p>Meanwhile, a significant proportion of the costs are likely to be borne by the residents of St Kilda living within a short distance to the Triangle site development (p61)</p>	<p>Council will continue to advocate for residents as well as considering the broader Melbourne metro region.</p> <p>Council will continue to look at both the micro and macro and evaluate community benefit from a local perspective as well as state-wide.</p> <p>Examples of mitigation and management strategies are detailed below including local amenity and crime and safety</p>	
<p>Amenity impacts on local community – especially entertainment venue related</p>	<p>This includes a range of issues such as management of patrons in and leaving entertainment venues, footpath trading, conduct of entertainment venue operators ,etc,</p>	<p>The Development Agreement commits to a full Operational plan being submitted to Council prior to the commencement of uses on the site which details operational arrangements to prevent adverse amenity or environmental impacts.</p> <p>As well the Development Plan conditions specified best practice conditions, security services, 24 hour security, CCTV, CEPTED design principles</p> <p>BBC have offered to terminate sub-lease where repeated breach of liquor licence (10/12 Citta Letter at 8.)</p> <p>Council including Local Laws Unit work closely with the Police to understand and manage the issues that impact on amenity</p> <p>Key current programs include:</p> <ul style="list-style-type: none"> • key actions of the nightlife management policy • Keep it Cool campaign • Port Phillip Liquor Licensees Accord 	<p>Review of Footpath Trading Guidelines and process considering the impact of entertainment venues within precincts and impact on residents in consultation with stakeholders, Task Force committee, etc</p>

Issue raised	Comments raised in the SGS report	What council is doing currently?	Potential further work (not already planned)
		<ul style="list-style-type: none"> • New Local Laws • Fitzroy Street Task Force • Working with State Legislation introduced in late 07 • Working with police as per our Memorandum Of Understanding <p>The Council via its participation on IMAP is actively involved in advocating for the ICEPT initiatives to support improved management of entertainment precinct</p> <p>In addition the council has negotiated a number of changes to the Development to minimise the impact including live performance venue patrons reduced to 3000 from 4640, aprox a 1/2 more than when the Palace Theatre was operational with a lower level of control</p>	
<p>Public transport to ensure patrons ease of arrival and departure</p>	<p>Need to manage public transport to ensure patrons ease of departure (p53)</p>	<p>Currently working with state transport authority to improve public transport options in the precinct including evening transport services and opportunities for super stops</p> <p>Safe Taxi Rank in Development Plan</p> <p>Requirement for developer to prepare a Public Transport plan</p> <p>The UDF identifies the opportunity for improvements to Carlisle / Acland intersection, as well as the rationalization of tram stops along the Upper Esplanade..</p>	<p>advocate for tramway extensions, eg Elwood extension suggestion</p>
<p>Traffic generation by the Triangle Site</p>	<p>Triangle site development may reduce the number of shopping trips out of St Kilda (p50)</p> <p>The development will not create addition traffic congestion rather it will transfer congestion from other parts of the supply chain (p54)</p>	<p>Considering traffic strategies to mitigate congestion to ensure minimal disruption to local residents.</p> <p>Work is underway to develop adequate walking tracks to promote pedestrian access – Cycle and Walk Plan 2005-2010</p> <p>As per developers Action and Movement Plan and requirement to prepare Public Transport Plan</p> <p>Integrated St Kilda-wide Parking Management System- scoping report received.</p>	

Issue raised	Comments raised in the SGS report	What council is doing currently?	Potential further work (not already planned)
Crime and safety	<p>The report says there may be additional crime safety and drug problems generated by the additional people attracted to the area.</p> <p>The Triangle site may have the effect of disrupting and / or 'displacing' some of the drug related activities.</p> <p>SGS recommend a common understanding between CoPP, VicPol, BBC of available services and strategies.</p>	<p>current approach to drug minimisation includes disruption practices and treatment options in association with treatment and support</p> <p>Working closely with the Police and Drugs Round Table</p> <p>Will ensure common understanding between CoPP, VicPol, BBC of available services and strategies.</p> <p>Council will explore the offer by BBC to provide space for a facility for drug and alcohol counselling on site</p>	
Cultural benefits	<p>Stimulus to music industry via expanded entertainment offering for local residents.</p> <p>Increased economic activity as a result of increased number of performances being held at the Palais Theatre (p55)</p>	<p>This is not only seen as an economic benefit, but a cultural one too. The range of entertainment and cultural options available to locals and visitors will be greatly enhanced by the refurbishment of the Palais</p>	
	<p>SGS recommends Palais available for regular St Kilda</p>	<p>Already part of Development Agreement (in the Palais Theatre Business Plan) and already occurring ,eg Max Merritt Benefit, 'United' presented by Linden @ the Palais, St Kilda Film Festival, etc</p>	

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	community events	Ongoing liaison between Fitzroy St / Acland St Marketing Coordinator, the Palais and Sea Baths	
	SGS recommends using public spaces for existing and community events	<p>Already part of project – 4 new purpose designed outdoor event spaces to cater for a range of community events</p> <p>Council to identify opportunities for new com gatherings</p> <p>Project includes a calendar of events coordinated by the Council and contributed to be the developer</p>	
	SGS recommends community events and training programs in William Angliss and St Kilda market shop (p72)	In project already	
Reduction in St Kildaness	Change of culture of the St Kilda area: because of the size of the development and the increasing the commercial focus of the area. (p56)	<p>The Development plan and Development Agreement (tenancy guidelines) contains a range of requirements and initiatives to ensure that the triangle site is available for the community and builds on St Kildaness</p> <p>Ensuring St Kildaness through role of DRC</p>	
Tourism	Increased tourism activity and expenditure associated with having additional retail and café / restaurant / bar / entertainment floor space located at major tourist location (p54)	<p>In line with our recently developed Tourism Strategy</p> <p>The development plan and conditions ensure the effective support to residents and visitors to our City through the promotion of respectful visitor behaviour.</p>	investigate with BBC the provision of a visitor information centre/shop to promote local tourism products linking the wider precinct and local businesses to the triangle, promote respectful visitor behaviour and further strengthen our relationship with IMAP partners particularly Melb

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			and Fed Square information booth
Heritage value preserved.	The refurbishment of the Palais Theatre as part of the Triangle site development will help preserve and enhance a building of particular historical and cultural significance. (p54)	<p>Redeveloping the Palais Theatre to its original form will increase the historical and cultural significance of the City</p> <p>Exploring strategies to support community based creative industries</p>	
Employment	Improved employment opportunities (p56)	<p>The proposed development will provide enhanced employment opportunities for many of our residents, particularly in the hospitality, retail and service areas. .</p> <p>The location of the training centre within the City is a positive benefit to our education and training capacity and provides significant opportunity for people in this field.</p>	
Amenity issues during construction	Nuisance value of construction affecting visitors to St Kilda beach... reduced visitation during construction. (p59)	<p>Council recognises that during construction there will be decreased amenity in the local area. Council will ensure that minimal disruption occurs during this time and ensure procedures and guidelines are followed to minimise disruption</p> <p>As per developer's construction management plan and operational plan</p> <p>Local laws</p>	
Open Space	In the net community benefit the SGS report does not quantify the value of open space, due to the small size (relative to the St Kilda beach front) (p51)	<p>The amount of open space provided with this development as well as the improved access to the foreshore has positive benefits and increase availability of open space.</p> <p>It is well established that access to quality open space provides a number of benefits such as; personal enjoyment, physical and mental health enhancement and provision of venues for community connections. This is in line with our parks and open space strategy.</p> <p>Increase in useable open space amounts to be clarified and included here</p>	
Food Security	Incorporation of a	The proposed development will increase the availability of food sources for local residents.	

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	supermarket and fresh food outlets developed on the Triangle site. (p52)	This has positive benefits in relation to some aspects of food security Additional fresh food options will improve food security within the area and is therefore consistent with the Health and Well Being Plan 2007	
Provide mix of targeted demographic to the site and venues	Provide mix of targeted demographic in venues (p51)	Achieved - - see dot 2 of point 1 and Table 1 of Citta letter of 10/12 Council will work with the developers to ensure that their management plan provides for a mix of demographics. The diversity of entertainment venues would be achieved through the Development Agreement with Council (not as a planning condition on the Development Plan).	