



8.3 **ST KILDA TRIANGLE AMENDMENT**
WARD: **CI06 LAKE**
GENERAL MANAGER: **CLAIRE FERRES MILES, PLACE STRATEGY & DEVELOPMENT**
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TRIM FILE NO: **66/16/03**
ATTACHMENTS: **Nil**

PURPOSE

The purpose of the report is to:

- Resolve the St Kilda Triangle Amendment CI06 which expires on 09 May 2017

1. RECOMMENDATION

That Council:

- 1.1 Resolves to advise the Minister of Planning that Amendment CI06 be abandoned in light of the *St Kilda Triangle Masterplan 2016*.
- 1.2 Receives a further report regarding the St Kilda Triangle, to consider next steps including: design guidelines, a potential new planning scheme amendment, an advocacy strategy, and possible early or enabling projects.

2. BACKGROUND

- 2.1 The land affected by Amendment CI06 is known as the St Kilda Triangle site, and bound by Jacka Boulevard, Cavell St and The Esplanade in St Kilda.
- 2.2 A Planning Scheme Amendment will remove or amend the current planning scheme provisions that currently apply to the site, and will introduce a new Design and Development Overlay. It will also clarify what provisions there will be for third party notice and appeal rights for planning permit applications.
- 2.3 In 2009 a development proposal for the St Kilda Triangle site was abandoned following concerns from the community. Council then undertook extensive community consultation to provide a new vision adopt the St Kilda Triangle
- 2.4 In adopting the *St Kilda Triangle 2012*, Council committed to prepare a Planning Scheme Amendment to give effect to the vision contained in the *St Kilda Triangle 2012*. The overarching intent of the amendment was to ensure the St Kilda Triangle is developed in the interests of the broader community – including residents, business operators and visitors to the St Kilda foreshore.



- 2.5 After the five week amendment public exhibition period in it was not progressed any further following concerns raised by the community and Councillors.
- 2.6 On 23 July 2013 Council resolved that revisions to C106 should be considered at a future Ordinary Meeting of Council. Following a resolution by Council on 10 March 2015, the Minister for Planning approved an extension for Amendment C106 so that it didn't lapse while Council considered its options.
- 2.7 Council must now write to the Minister of Planning to advise whether to abandon, or apply for an extension to the amendment by 09 May 2017, if Council does not advise the Minister of Planning of its intent by this date the amendment will lapse.

3. KEY INFORMATION

- 3.1 Council committed to a collaborative process to design an outcome with the community, industry and government for the St Kilda Triangle. At the Council meeting on 24 August 2014, the resolution was passed that: "Council will co-design with the community and stakeholders a funded project for the St Kilda Triangle which creates a locally-loved place that the world admires".
- 3.2 In 2015, Council began that co-design process to realise the community's vision for the St Kilda Triangle. This involved a series of co-design workshops information exchanges/drop-in sessions that resulted in a Masterplan that built upon the previous work of St Kilda Triangle 2012 that was also undertaken with the community. The St Kilda Triangle Masterplan was adopted in 2016 and a motion was carried to: '*Commence Stage 3 with the preparation of a planning scheme amendment to implement the statutory planning elements of the Masterplan in the Port Phillip Planning Scheme*'.
- 3.3 In light of the St Kilda Triangle Masterplan, the positive engagement with State Government and the community, and the work done on design guidelines to progress the Masterplan and a new Planning Scheme Amendment, it is proposed that Council advise the Minister of Planning that Amendment C106, which was prepared as part of the St Kilda Triangle 2012 process, be abandoned as Council is undertaking work to introduce a new Planning Scheme Amendment to give effect to the Masterplan.
- 3.4 To continue the momentum of the endorsed *Masterplan 2016* the project officers have prepared the following work streams to identify different options to progress the project:

Preparing a new Planning Scheme Amendment

- 3.5 Following the March 2016 Council resolution to commence Stage 3, officers have prepared draft Design Guidelines to inform a new Planning Scheme Amendment for the St Kilda Triangle. This will supersede Amendment C106.
- 3.6 The guidelines define what the permitted and prohibited table of uses, the building envelopes, heights and setbacks, and incorporates previous design objectives (where applicable) from the St Kilda Triangle 2012 document, Cultural charter and Co-Design workshops.



- 3.7 To finalise the guidelines it is proposed to test community alignment through targeted consultation workshops. This will allow officers to commence a Planning Scheme Amendment process for the Triangle.

Advocacy

- 3.8 Further advocacy work is also required to re-engage key state Government stakeholders through the Seaside Precinct Government Partners Group to build support to secure State funds for a business case for the Triangle that would identify a future use/tenant. This is seen as key to locking in State commitment to the site's redevelopment, particularly as 2018 is a State Government election year.
- 3.9 Another opportunity exists with the new Development Victoria to investigate other ways that Council may be able to secure its vision for St Kilda Triangle.
- 3.10 In late 2016, Live Nation was announced as the new operator for the long term lease of the Palais Theatre. As part of the lease agreement approximately \$7.3million worth of redevelopment is to be completed within the first 5 years to improve accessibility, safety and the functionality of the theatre.
- 3.11 This also presents an opportunity for Council to engage with Live Nation for potential synergistic development opportunities and improvements on and around the Triangle site.

Enabling projects

- 3.12 In addition to pursuing community feedback on the draft Design Guidelines and advocacy to the Victorian Government, there are a number of discrete projects around the Triangle site that could also be investigated and possibly delivered ahead of finalising a development proposal for the entire site. They are:
- 3.12.1 Palais Theatre forecourt.
 - 3.12.2 Jacka Boulevard.
 - 3.12.3 Delivery of events infrastructure.
 - 3.12.4 The Esplanade balustrade.
 - 3.12.5 Cavell St streetscape upgrade.



FURTHER SUPPORTING INFORMATION

4. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 4.1 Public realm and public transport improvements in and around St Kilda meet Objective 4.3 and 4.4 of the Council Plan 2013-2017 to:
- 'Ensure that our capital projects are well planned to deliver the best outcome for the community and Design and implement sustainable and accessible streetscapes.'*
- 4.2 The St Kilda Triangle meets Objective 4.2 of the Council Plan 2013-2017 to:
- 'Implement St Kilda Triangle 2012 document, continuing to work towards securing a sustainable future for the St Kilda Triangle and Palais Theatre.'*

5. CONSULTATION AND STAKEHOLDERS

- 5.1 Since mid 2011, Council has led the delivery of 3 extensive significant community engagement strategies. These were:
- 5.1.1 Over 900 community participants providing comment across several consultation events from mid-2011 to mid-2012 to formulate the *St Kilda Triangle 2012*. From this 200 people indicated their interest in staying on to be informed of the projects progress through emails.
- 5.1.2 In 2014, Council commenced to refine the parameters of *St Kilda Triangle 2012* with 47 participants over an intensive 8 week engagement program to form the Co Design brief and produce the guiding document of the *St Kilda Triangle Cultural Charter* to ensure maximum benefit in the design, development, management and activation of the site.
- 5.1.3 The development of the *St Kilda Triangle Masterplan 2016* involved over 150 participants. Workshop participants were invited to attend briefing sessions and information exchanges, provided with information packs and background material to ensure all people were confident and able to participate.
- 5.1.4 All material produced and generated at events throughout 2014, 2015 and 2016 have been posted online.
- 5.1.5 Following on from this meeting Officers will update the website accordingly to maintain the open and transparent communication and provide the community with Councils direction on how to progress the project.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 Writing to the Minister to abandon Amendment C106 has no immediate legal and risk implications.
- 6.2 Allowing Amendment C106 to lapse without a clear path to replace it has reputational risks for Council.



7. SUSTAINABILITY – Triple Bottom Line

7.1 ENVIRONMENTAL IMPLICATIONS

- 7.1.1 Stage 1 of the St Kilda Triangle project considered the environmental implications for refining the parameters as outlined in St Kilda Triangle 2012, including a contamination study.
- 7.1.2 The Stage 2 co-design process has further considered environmental, due diligence and sustainability impacts when discussing and determining potential design concepts for built form and the public spaces.
- 7.1.3 Any future resulting project on the site will need to meet Council's environmental policies and address the built form standards of the Environmental Sustainable Design strategy.

7.2 SOCIAL & CULTURAL IMPLICATIONS

- 7.2.1 It is envisaged that the St Kilda Triangle will be a place for a range of activities, from latent activities that provide enjoyment for people of all abilities, through to activities that attract visitors from Melbourne and beyond.
- 7.2.2 Council will continue to explore the level of activation on the St Kilda Triangle with the Winter Activation program, which demonstrates the ability to test short term activation opportunities with the community whilst working towards a long term solution, while generating flow on economic and tourism benefits for St Kilda.
- 7.2.3 Any activation programs or development will need to adhere to the *St Kilda Triangle Cultural Charter 2016* which was developed with the community and industry.

7.3 ECONOMIC IMPLICATIONS

- 7.3.1 Activation of the St Kilda Triangle site will provide increased visitors to the seaside precinct and help to stimulate the adjacent key precincts of Fitzroy St, Acland St and the foreshore particularly through quieter winter months.

7.4 FINANCIAL IMPLICATIONS

- 7.4.1 A change request will be prepared and the funds allocated to complete Amendment C106 in FY 16/17 will be returned.
- 7.4.2 Any advocacy work can be undertaken within City Design's current staff profile.
- 7.4.3 Any future projects will bid for funds as part of the annual budget process.



8. IMPLEMENTATION STRATEGY

8.1 TIMELINE

8.1.1 Officers will prepare a new Council Report detailing an engagement plan to progress the Design Guidelines and a new Planning Scheme Amendment, an advocacy plan to engage the Victorian Government, and possible enabling or early projects that could be progressed to advance the overall project.

8.2 COMMUNICATION

8.2.1 The St Kilda Triangle page on the Council website will updated with the outcome of this meeting and the project's email database will be advised.

9. OFFICER DIRECT OR INDIRECT INTEREST

9.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.