



ST · KILDA

TRIANGLE

GUIDANCE PREPARED FROM THE OUTCOMES OF ST KILDA TRIANGLE –
STAGE 1 AND PRELIMINARY WORK FOR STAGE 2

ST KILDA TRIANGLE - STAGE 2

COLLABORATIVE DESIGN

(Co-design a fundable and deliverable project)

DESIGN BRIEF

VERSION

Only versions adopted by Council are to be used to inform decision making.

Version	Date	Comment
0.3	03/12/14	Final Design Brief for Council Report
	09/12/14	Endorsed by Council
1.1	15/06/15	Refined brief prepared by Project Team
1.2	22/07/15	Design Brief Revision 1 for Council Report
1.3	28/07/15	Updated Appendix B Endorsed by Council

DESIGN BRIEF REVISION I - GUIDANCE PREPARED FROM THE OUTCOMES OF ST KILDA TRIANGLE – STAGE I AND PRELIMINARY WORK FOR STAGE 2

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Ver 1: Amended to:
Reduce duplication,
update currency,
and moved text and
or sections

INTRODUCTION

The City of Port Phillip is seeking to co-design with its community and stakeholders a funded project for the St Kilda Triangle that is locally loved and that the world admires.

This project builds upon the extensive community consultation and research of *St Kilda Triangle 2012*, whilst at the same time acknowledging that the document left several issues open or unresolved, and that on some issues the community attitude appears to have evolved.

To create the best chance of success and to build the alignment and aspirations of Council, community, industry and government, a co-design process will be used as no one group can solve and deliver this project in isolation of the other.

Purpose of this document

The purpose of this document is to:

1. Provide guidance to the Consultant team supporting Council to prepare and deliver St Kilda Triangle – Stage 2 Collaborative Design; and
2. Document the outcomes of Stage 1, for all community participants and stakeholders. (For details of the polling and material refer to Design Brief Version 0.3)

For the purposes of the document, it shall be referred to as the brief or the Design Brief.

From the deliberations of the Working Groups and Steering Committee meetings, together with the outcomes of the Synthesis Workshop, this brief documents the outcomes of Stage I and will:

- Provide additional organisational and community context of the Stage 1 outputs
- Outline the progression of thinking from *St Kilda Triangle 2012*
- Document the agreed principles and objectives that refine the parameters for a project for the St Kilda Triangle
- Document what is supported, not supported or where guidance has been provided
- Inform the scope of the Stage 2 – Collaborative Design, through a Co-design Workshop that will develop a Concept Design, Draft Business Case and Delivery Strategy
- Identify the preferred principal design steps and evaluation process
- Detail any reference material.

This brief has been updated to also reflect outcomes from government engagement and initial market soundings and outline working assumptions.

The brief must be read in conjunction with the *Draft St Kilda Triangle Cultural Charter*.

Revisions

The Design Brief was endorsed by Council on 9 December 2014. The Design Brief Revision I has been updated as follows:

Ver 1: Amended to:
update details and
descriptions,
including early work
for Stage 2

Ver 1: Amended to:
provide summary of
the changes
between this
document and Dec
14

DESIGN BRIEF REVISION 1 - GUIDANCE PREPARED FROM THE OUTCOMES OF ST KILDA TRIANGLE – STAGE 1 AND PRELIMINARY WORK FOR STAGE 2

- Project Background has been condensed
- Narratives of the Stage 1 consultation has been removed
- Investment Logic Mapping “problem” included
- The Design Assumptions for Stage 2 have been added to each Element
- The Masterplan Options being explored have been added
- The Concept Design outputs have been included
- Reference Documents listed

Background to project

There are six stages to realising a capital project on the St Kilda Triangle, as outlined in the Roadmap for Co-Design, first presented to Council on 9 December 2014.

- *St Kilda Triangle 2012* 2012, completed
- Stage 0 – Background 2013, completed
- Stage 1 – Refine Parameters 2014, completed
- Stage 2 – Collaborative Design 2015, this brief / underway
- Stage 3 – Detailing & Funding 2016-17
- Stage 4 – Implementation 2018-19
- Stage 5 – Management 2020

Stage 0 – Background developed *St Kilda Triangle 2012*, a vision and framework for the site, and prepared a number of technical reports to inform forward project planning. *St Kilda Triangle 2012* was formally endorsed by Council and released to the public on 28 August 2012. Amendment C106 was prepared in 2012/13, and on 23 July 2013 Council resolved that revisions should be considered at a future Ordinary Meeting of Council. Following a resolution by Council on 10 March 2015, the Minister for Planning has approved the extension to the lapsing date for Amendment C106 to the Port Phillip Planning Scheme. The Minister has advised Council that it is required to decide whether to adopt the amendment by 9 May 2017.

Stage 1 – Refine the Parameters aimed to improve the understanding between Council and community about what is preferred and should be avoided on the site. It also provided an opportunity for Council and the community to explore and understand the financial implications of these choices.

Council has engaged members of the community through a series of Working Groups to discuss the parameters for a project for the site. These discussions build upon Council’s previous work in its framework document, *St Kilda Triangle 2012* and look at where things might have evolved, or where there were issues and constraints that needed resolution and/or further guidance. Technical experts were used to support the conversations and a Steering Committee reviewed the intersecting issues.

Stage 1 refined the parameters to inform Stage 2: Collaborative Design, by expressing what the preferred ways to achieve those principles were, and what ways should be avoided.

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A total of 47 community members were appointed to Working Groups and a Steering Committee following an advertised expression-of-interest process.

Council shared its research and technical reports, provided rough ball-park financial understanding to different scenarios, and sought to understand both the agreed and divergent views expressed by the Working Groups. This stage has also provided an opportunity to test and explore ideas raised by the community through the Working Groups.

Given the divergent views expressed by the community participants in Stage 1, it is noted that some community members may have the view that the outcomes of Stage 1, whilst still aligned with the key principles for the site, are a departure from the Design and Development Requirements as outlined in *St Kilda Triangle 2012*.

Stage 2 – Collaborative Design, which is currently underway, has been designed to create the best chance of success and to build the alignment and aspirations of Council, community, industry and government through a co-design process – as no one group can solve and deliver this project in isolation of the other.

The intended outputs of the Stage 2 process are:

- A Business Case
- A Concept Design developed by exploring masterplan, project and public realm options. This Concept Design may include a range of scenarios to feed in to the Business Case.
- A Delivery Strategy.

Initial engagement has been undertaken with government through the preparation of an Investment Logic Map and industry through undertaking Initial Market Soundings.

This preliminary government and industry engagement has highlighted parameters and issues that need to be considered – along with the outcomes from the community engagement as part of Stage 1 for the framing of the Concept Design and the Business Case. The Stage 2 process will be to test and build on this engagement to date to form the basis of the Business Case and Concept Design.

Works are currently underway to restore the Palais Theatre on the eastern corner of the Triangle Site. These works are funded by the State Government and City of Port Phillip and are separate to the Stage 2 process.

Whilst any further works to the Palais are not included in this scope, consideration must be given to the Palais in the concept design options developed.

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STRATEGIC RESPONSE

Some of the working assumptions is shown in the following plan.

Ver 1: Amended to contain the strategic context from Stage 1 and Stage 2 early work.

Outline of Investment Logic Map directions



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An Investment Logic Mapping (ILM) workshop conducted at the commencement of Stage 2 identified the “problem” to be addressed at the St Kilda Triangle site and what benefits could result from addressing the problems identified and is summarised below.

A. The gap in Melbourne’s portfolio of visitor offerings

The cities against which Melbourne competes for visitors have developed their urban seaside and beach experiences into visitor attractors, and they deploy these offerings with a high profile in their interstate and international marketing campaigns. While Sydney presents “beach lifestyle” as one of its top six things to do, and Brisbane offers the whole Gold Coast, Melbourne’s beach experience is hardly promoted, almost invisible by comparison

This situation is historical but not inevitable. For example, Little Penguins are one of Victoria’s few iconic attractors and St Kilda’s colony has become known to tourists, but the visitor offering is poorly developed with little reason to linger and spend in the local economy (the retail offering is one café on the pier).

If Melbourne were able to better leverage its own “beach lifestyle” in its visitor marketing, and if St Kilda were able to leverage greater value from these visitors by drawing them into the St Kilda retail precinct, more visitors would be attracted to Victoria, and those coming anyway would stay a little longer, meaning businesses and jobs in Victoria would grow.

B. Melbourne’s playground has lost its edge and appeal

Victoria’s 2020 Tourism Strategy seeks to position Melbourne as a “cutting edge, creative and authentic destination”. This precisely describes St Kilda’s traditional identity, however in recent years St Kilda has lost its edge and appeal. Its retail offering has declined, narrowing the leisure choices available to locals and visitors. St Kilda no longer pulls its weight in support of Victoria’s tourism strategy in the way it should.

If St Kilda were rejuvenated to find its former identity it would precisely support Victoria’s 2020 Tourism Strategy.

C. Melbourne’s last large strategic bayside urban renewal site

Melbourne has never realised the full potential of Port Phillip. In recent years Melbourne redefined its relationship with the Yarra, and bayside regions like Geelong and Frankston discovered the value of their seafronts, but inner Melbourne is yet to do so. St Kilda Triangle is the last large strategic bayside urban renewal site in inner Melbourne, but it is undervalued as a carpark.

The site has the potential to be a catalyst in changing Melbourne’s relationship with its seafront, with economic dividends which flow through increased liveability, increased inbound migration, and increased visitation.

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What did we hear in Stage 1?

Through the Working Groups and Steering Committee, Council heard that there continues to be a real passion and interest in the site amongst the community for St Kilda Triangle.

Our community wants to see something happen on the Triangle site, and they want it to be an activated and landscaped public place. The Palais Theatre and views across the site continue to be highly significant. The community wants the site integrated into the broader precinct and to complement St Kilda.

There was agreement that:

- Social and economic benefits for the whole of the City of Port Phillip should result from whatever we do on the site
- Planning, design, development, delivery, activation and the ongoing operation and management of the site must be in accordance with the St Kilda Triangle Cultural Charter
- Connections to the foreshore and the greater precinct need to be enhanced
- Outcomes must deliver triple-bottom line benefits for Council and the community, ie. the project must be socially, environmentally and financially sustainable
- There will be no residential development on the site
- The Esplanade remains as a distinctive ‘balcony’ providing panoramic views of the bay
- The majority of the site must be a public place for people, enjoyable in all seasons
- Any built form development needs to complement the role and form of the Palais Theatre
- There will be some car parking provided on the site.

From the Synthesis Workshop, the majority of the community indicated a level of comfort/support for Council to explore in Stage 2:

- developing a project that was a destination for and enabled an activated site that served more than just the Port Phillip community
- a solution or combination of solutions that would enable a high volume of people to move safely from the Triangle site to the foreshore
- remoulding the slopes whilst ensuring there is still a distinctive change of level, ‘a balcony’ from The Esplanade, and that panoramic views of the Bay were maintained
- a greater emphasis on the importance of views from The Esplanade, with long views to Luna Park along the Lower Esplanade and behind the Palais as less important
- development envelopes where they can demonstrate maintaining views of the Bay
- ensure the project must provide a minimum of 12,000 sqm of open space
- lettable built form of more than 15,000 sqm to support the costs of development and operation of the project.

It also became apparent that the groups continued to agree with many, but not all, of the

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Design and Development requirements of *St Kilda Triangle 2012* and that the majority of these did not need to be changed. It was felt that the way that some of these requirements had been amended and included in Amendment C106 was positive, and that these editorials should also be considered.

Through the deliberations there was agreement to a series of key principles. What was contestable was how those principles could be physically expressed and realised.

Some of these principles carry over from *St Kilda Triangle 2012*, and a few have been further refined.

In addition to looking at the principles, objectives and place essence, the Stage 1 outputs include:

- A *Draft St Kilda Triangle Cultural Charter* to guide the future development of the site
- A *Draft Indicative Programming and Activation Plan* (a companion to the *Draft St Kilda Triangle Cultural Charter*), which illustrates possible uses and activities for the site
- A *Draft Roadmap for Co-Design* which includes a 'Statement of Community Participation', to articulate Council's commitment to engage the community during the different stages of the project.

These three documents should be read in conjunction with this document as outputs of Stage 1 that inform the Stage 2 process.

Summary of supported Objectives and Principles from St Kilda Triangle 2012

The overarching objectives or themes of *St Kilda Triangle 2012* were considered to still have some relevance. Alone, these are not qualitative, but rather, broad organising categories.

- Open space and landscape
- Built form and heritage
- A place for everyone
- Transport and access
- Commercial limits and opportunities
- Sustainability

Of the 30 principles that underpinned these objectives in *St Kilda Triangle 2012*, the Working Groups and Steering Committee reviewed and weighted these along with how these had been redrafted for Amendment C106. It was felt the following synthesised principles best captured the qualities that they hoped the site would embody:

- A public place supported by cultural uses and limited built development that reflects the site's seaside location, indigenous heritage and cultural history.
- A place that maintains a green, urban character.
- A place that engages with and supports the Palais Theatre.
- An integrated site that improves and transforms physical and visual connections between its surrounds and defines iconic views.

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- A space that prioritises accessibility with walking and cycling paths.
- A space where any car parking on-site is hidden from view.
- Creative, innovative and contemporary built forms that recognise and enhance the qualities and originality that gives St Kilda its valued identity, while demonstrating excellence in sustainable design.
- Commercial development is subordinate to the primary purpose of the site as a public place, complementing the cultural and public uses of the site and assisting in the creation of a vibrant and safe environment.

Summary of supported Design and Development Requirements from St Kilda Triangle 2012

An exercise was undertaken in the Working Groups in Stage 1 to also review the Design and Development Requirements of *St Kilda Triangle 2012*. On balance, it was decided that most of these still represented desirable outcomes and that they should be carried forward into the Design Brief. A summary of Design and Development Requirements are listed in Appendix A.

The areas or scope parameters that were further investigated at the Synthesis Workshop were summarised as the following Elements:

- A - Connecting St Kilda: Connecting the Triangle to The Esplanade, the foreshore, and to Fitzroy and Acland streets
- B - Maintaining views: Balancing development on the site with views and vistas
- C - Built form supports vibrancy of the Triangle

It was agreed that a fourth Element required further investigations in following stages:

- D – Carparking and The Palais

These elements are further expanded in Scenarios and Options.

Ver 1: Amended 'Synthesis Workshop Outputs' to 'Program and Operation' and included the Draft St Kilda Triangle Cultural Charter in this section.

The polling results have been removed.

The descriptions about the sense of place sought by the Cultural Charter and through the scenario descriptions have outlined here as it provides guidance on the Program and Operation of the site..

ILM summary included

ELEMENT: PROGRAM AND OPERATION

Draft St Kilda Triangle Cultural Charter and Draft Indicative Programming and Activation Plan

The Federation Square Civic and Cultural was provided as an example of how an overarching, guiding document could be used to provide ongoing advice and set a framework around which decisions could be made affecting the development, tenancing, activation and operations of the St Kilda Triangle. The Working Groups prepared a draft charter for the St Kilda Triangle that described, in effect, the vibe or values that the community wants to see reflected in outcomes on the site.

This was tabled for consideration at the Synthesis Workshop.

The charter is currently in draft form. More refinement of the draft charter is required to improve language and expression and to confirm it meets the needs of multiple audiences. It is expected this will be further refined as the Stage 2 process progresses. It is currently expressed as below:

The Place Essence for the St Kilda Triangle:

- the heart of St Kilda – a vibrant, welcoming and inclusive gathering place
- a great place for recreation, amusement and the gentle enjoyment of the bay and foreshore
- a place that expresses St Kilda as a vibrant and contemporary centre of artistic creativity, innovation and challenge
- an entertainment destination and a place to share and enjoy with those who visit.
- a significant and distinctive destination that is connected to its community, surrounds and cultural heritage and attractive to the world, and complements and adds to St Kilda

The Place Objectives is that the experience of the St Kilda Triangle site must be:

- Accessible, affordable and welcoming to all
a place where all Victorians can access, visit and enjoy its versatile offerings
- Contemporary
a place that provides local, interstate and international visitors with a range of interesting and accessible experiences, including quiet, entertaining and educational activities
- Reflective of St Kilda's local character
a place where St Kilda's diverse multicultural heritage and vibrant creative spirit is experienced, drawing on the historical vision of a seaside entertainment precinct
- Integrated within St Kilda as a whole
a place where the visitor orientates and connects to other parts of St Kilda, such as the foreshore, Fitzroy Street and Acland Street

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The Indicative Programming and Activation Plan (IPAP) considers that the St Kilda Triangle should accommodate and enable five event types:

- Daily Rituals: Generated by an engaged local community
- Weekly Programs: A platform for local community expression and development
- Monthly Opportunities: Local activities
- Signature Events and Signature Events: Council and others delivering events a provide a site- specific response of interest and benefit to all Victorians.
- Permanent Programme: Creates a locally- loved place that the world admires.

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SCENARIOS AND MASTERPLAN OPTIONS

Ver 1: Amended 'Synthesis Workshop Outputs' to 'Scenarios and Masterplan Options'.

Deleted narratives of emerging scenarios and polling results.

Inserted text on purpose of emerging scenarios and Masterplan Options.

Through previous engagement, the Working Group meetings deliberated on a series of emerging scenarios that let Council test a combination of parameters with them to understand the implications of them. These weren't "design solutions," but a tool to understand under what conditions a parameter for the project might be achieved or whether it should be avoided.

The emerging scenarios were amended and evolved following feedback received by the Working Groups and Steering Committee. Specifically at the Synthesis Workshop these four scenarios were presented, along with a narration of the experience or value proposition of the scenario. These four scenarios were:

- A. a local park;
- B. a place for community showcase;
- C. Port Phillip's signature civic place; and
- D. Melbourne's seaside playground.

There was significant support for the proposition of Port Phillip's signature civic place and Melbourne's seaside playground that would illustrate a level of activation and attraction beyond Port Phillip's community.

The narratives and polling of the scenarios are recorded in Design Brief Version 03.

From the emerging scenarios developed in the previous stages and the ILM workshop, the Draft St Kilda Triangle Cultural Charter and the Draft Indicative Programing and Activation Plan, the following Masterplan Options are to be explored in Stage 2:

- 1. A local park / public space
- 2. A Civic and Event Space for Community Showcase
- 3. Seaside Playground
- 4. A Single Cultural institution

There are two 'bookends' for Business Case analysis only and will not be explored as part of the Masterplan Co-Design Workshops. Neither a "Do nothing" or "Commercially self-funded scenario" are being considered viable or acceptable by all stakeholders.

MASTERPLAN OPTIONS		Description	Open space m2	Built form m2	Car park #s
I	A local park / public space	Green public space with inclusion of some pavilions Possible inclusion of a hotel at the back of the Palais Theatre.	12,000	(possible hotel)	200

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2	A Civic and Event Space for Community Showcase	<p>A permanent canopy structure attached to built form, enabling latent activity and activation for local and signature events, carpark, open space.</p> <p>Possible examples:</p> <ul style="list-style-type: none"> • Open air events space comparable to the Sidney Myer Music Bowl • A drawcard for new events, and host to existing events, such as the St Kilda Festival • Informal social activities when not in use. • Stage/canopy located in western corner of site. <p>Inclusion of retail elements and possibly a hotel at the back of the Palais Theatre.</p> <p>Earthworks to facilitate the creation of the bowl.</p>	12,000	2,500-5,000	200
3	Seaside Playground	<p>St Kilda's version of Fed Square, highly activated, development parcels for multiple buildings, carpark, and open space.</p> <p>Possible inclusions:</p> <ul style="list-style-type: none"> • Mixed use development – retail, food and commercial activity • Mixture of retail, food and beverage opening onto a landscaped public space at Jacka Boulevard level • Larger footprint buildings against the west and southwest side of the Palais Theatre • Could include a hotel. <p>Buildings surrounding public space which faces towards the beach.</p> <p>Inclusion of ethical retailers.</p>	12,000	10,000-20,000	200
4	Single Cultural Institution	<p><i>OPTION 4A - Single Institution</i> Large cultural institution.</p> <p>Possible examples:</p> <ul style="list-style-type: none"> • Option for another campus of the NGV (comparable in size to QAGOMA) 	12,000	30,000	200

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		<p><i>OPTION 4B - Single Institution</i> Smaller cultural institution.</p> <p>Possible examples:</p> <ul style="list-style-type: none"> • Rock and Roll Hall of Fame, comparable in size to MONA in Hobart, or the Australian Pavilion in Venice • Marine Ecology Education and Visitor Centre • Combined with park and green space <p>Could include hotel.</p>	12,000	10,000	200
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In the development of each of the design scenarios above, the Cultural Charter, Interactive Programming and Activation Plan and four elements identified categorised in the Synthesis Workshop must be considered.

The four elements have been updated to recognise further investigations and feedback from the community, government and industry.

Ver 1: Deleted text stating where and what guidance was sought, and the polling results. Text has been updated if the results referred to guidance sought.

ELEMENT A. CONNECTING ST KILDA: CONNECTING THE TRIANGLE TO THE ESPLANADE, THE FORESHORE, AND TO FITZROY AND ACLAND STREETS

The Triangle is not an isolated site; it is the heart of a circulation system that connects St Kilda to the foreshore, with Acland and Fitzroy streets acting as limbs. The site is like the forecourt or lounge room to the Bay.

To be successful, we need to:

- Encourage an integrated renewal of the site as a key activity node within the St Kilda Foreshore Precinct to create a distinctive public place that builds on the local character and location, and which is supported by a mix of uses to make it attractive and welcoming.
- Ensure new development strengthens connects to the foreshore and draws on the historical vision of a seaside entertainment precinct.
- Ensure new works improve walking and bike riding links to the foreshore, Fitzroy and Acland streets, as well as to bus and tram stops.

Connection of the foreshore from the Triangle

St Kilda Triangle 2012 said:

- Principle 1.5 A network of spaces creates physical and visual links to and from the foreshore, Acland and Fitzroy streets and The Esplanade.
- Principle 5.3 St Kilda Triangle improves and transforms walking and bike riding connections from The Esplanade to the foreshore.

What was considered by the Stage 1 Working Groups?

Five ways to improve the connections to the foreshore have been presented as part of scenarios:

- A street-level crossing
- A pedestrian bridge
- Lowering Jacka Boulevard and creating a street level deck crossing
- Lowering Jacka Boulevard and creating a landscaped land bridge or lid
- Realigning Jacka Boulevard and creating a landscaped land bridge.

These options responded to suggestions raised to which ARUP provided high-level feasibility pricing.

What we heard from the Working Groups?

There was a range of views on these options and they weren't mutually exclusive.

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Lowering Jacka Boulevard was not supported because it created too much of a trough, has a limited crossing point and is visually poor. So we have not taken this idea forward.

We heard that the pedestrian only bridge created a small crossing space, so in response we have proposed a 20 metre land bridge (or a double-sized pedestrian bridge) as a new idea.

Because the proposed street-level crossing would slow down traffic and cause traffic network issues, the crossing was reduced to being a new five metre crossing. We would need to review other crossing points to ensure that they can be widened to five metres.

GUIDANCE

Preferred ways to achieve this outcome:

- A solution or combination of solutions that would enable a high volume of people to move from the site to the foreshore
- Any solution needs to be safe
- Any solution needs to consider its impact on the traffic network.

What remains uncertain about how to achieve this outcome:

- There is no consensus on potential solutions
- Resolution of levels and whether there is sufficient land fall on the Foreshore Reserve side to accommodate grade separated options
- The degree of change that has community acceptance
- Impact on views
- Cost.

Ways to achieve this outcome that should be avoided:

- Create new barriers to the foreshore or shift them to other locations and impact on other people/users
- Impact on access of businesses and people on the foreshore and the wider precinct.
- Creating structures or land forms that obliterate the overall change of level from the Upper Esplanade and Triangle site.

Revised design assumptions to be considered for Stage 2:

- An overbridge to or lowering Jacka Boulevard is unlikely to be viable.
- Improved connections and amenity at street level are critical. The preferred pedestrian crossing point would align with the foreshore promenade directly opposite the north-western corner of the Triangle site and Lower Esplanade exit to Jacka Boulevard.
- Signals on Jacka Boulevard need to be consolidated and repositioned to align with the entry point to the promenade and a line of sight/ desire line from the Palais forecourt to the signalised crossing point should be included.

Ver 1: Stage 2
Design assumptions
added.

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- An analysis of vehicular and pedestrian traffic flows to/from St Kilda, and across the site is required.

Connection to The Esplanade from the Triangle

St Kilda Triangle 2012 said:

Principle 1.5 A network of spaces creates physical and visual links to and from the foreshore, Acland and Fitzroy streets and The Esplanade.

- Principle 5.3 St Kilda Triangle improves and transforms walking and bike riding connections from The Esplanade to the foreshore.

What was considered by the Working Groups?

The starting point has been maintaining the existing profile of the slopes whilst we determine options for improving all abilities access and landscaping.

Feedback from the review of the first round of emerging scenarios was that Council should prepare and enable the Working Groups to deliberate on a moulded landscape or new slope.

In the second round of emerging scenarios we provided two options that included a moulded landscape or slope, one with Jacka Boulevard lowered, and the other with Jacka Boulevard realigned.

It was also tested whether there could be built form brought in and under the slopes.

These options were prepared by ARUP.

What we heard from the Working Groups?

There were strong views that the slopes should not be altered, as well as views that remoulding the slopes could provide an opportunity.

What is clear and important is that the slopes are and must remain a distinctive feature of St Kilda, they:

- Create a viewing platform from The Esplanade
- Mark the change of level of The Esplanade
- Provide vegetation and green relief.

There was concern that remoulding the slopes would impact on the views to the horizon and the bay.

GUIDANCE

Preferred ways to achieve this outcome:

- Any exploration of remoulding the slopes must:
 - improve accessibility from The Esplanade to the Triangle and the foreshore

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- creates more opportunity to sit, lie, and enjoy the views and vistas of the water and horizon
- keeps a sense of a slope and a distinctive change of level.
- Manipulate topography to create improved crossing and access points at Jacka Boulevard, The Esplanade, the Palais Theatre and Luna Park forecourt
- Remove the barriers (top and bottom) to incorporating the slopes into the site
- Manipulate levels to create an entry to the site from The Esplanade, improved accessibility and new vantages
- Reimagine the landscaping.

What is uncertain about how to achieve this outcome:

- The degree of change that has community acceptance
- Impact on views.

Ways to achieve this outcome that should be avoided:

- Creating structures or land forms that obliterate the overall change of level from the Upper Esplanade and Triangle site.

ELEMENT B. MAINTAINING VIEWS: BALANCING DEVELOPMENT ON THE SITE WITH VIEWS AND VISTAS

Ver 1: Deleted text stating where and what guidance was sought, and the polling results. Text has been updated if the results referred to guidance sought.

The Triangle is part of a unique landscape setting between The Esplanade (which provides views to the horizon and the Bay) and the foreshore. Any development on the site needs to respect the valued views across and through, as well as to the site.

To be successful, we need to:

- Ensure new development is consistent with key vistas through the site
- Ensure the experience of dynamic panoramic views of the horizon and Bay from The Esplanade
- Consider the impact of designs and built form on the dynamic, panoramic views
- Encourage an integrated renewal of the site as a the heart of St Kilda as a distinctive public place on the foreshore whose built form reflects local character and creates an identity for the site that is intertwined with a strong landscape character.

Protecting views or vistas

St Kilda Triangle 2012 said:

- Views of the Bay and the horizon are important panoramas that reinforce St Kilda's seaside location.

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- A number of static view corridors that frame vistas were identified. These view corridors go across the site from The Esplanade to the foreshore, and across the site to the Luna Park moon face and the Palais Theatre.
- The combination of both the panoramic view and the static view corridors formed the response of keeping development low and to specific developable areas.
- Any development should enhance the definition of The Esplanade as a distinctive ‘balcony’ overlooking the foreshore.

What was considered by the Working Groups?

- Through the emerging scenarios the creation of a new slope and additional development parcels was considered.
- This would have impact of the type of view to Luna Park moon face and the Luna Park Scenic Railway.

What we heard from the Working Groups?

There are strong opinions that want to preserve the fixed view corridors to specific landmarks on the foreshore as in *St Kilda Triangle 2012*.

There has been some who have opinions said that the views across the site aren't as important as those to the Bay and the horizon. These need to be expressed more dynamically and this panoramic view needs to take precedence over any static views.

Overwhelmingly, we heard that The Esplanade is a “balcony” to view the Bay and horizon, and that there should not be significant intrusions into that panoramic view. This view is when a person might be standing and walking along The Esplanade and there is a general wide view of the Bay and Horizon, rather than a sliced view generated by the viewlines from the *St Kilda Triangle 2012*.

There was different opinions, but on balance we did seem to hear some support for greater development behind the Palais Theatre and possible some development of the slopes which would mean that the view along Lower Esplanade to the face of Luna Park is not as important.

GUIDANCE

Preferred ways to achieve this outcome:

- A greater emphasis on the importance of views from The Esplanade, with long views to Luna Park along the Lower Esplanade and behind the Palais as less important
- Development envelopes can be less rigid where they can demonstrate their impact (or lack thereof) on the panoramic views
- Consider designs and their impacts from varying locations and vantages, including above (due to the height of the The Esplanade) and across the Triangle site.

What is uncertain about how to achieve this outcome:

DESIGN BRIEF REVISION 1 - GUIDANCE PREPARED FROM THE OUTCOMES OF ST KILDA TRIANGLE – STAGE 1 AND PRELIMINARY WORK FOR STAGE 2

- The tipping point where the impact on views is deemed by the community to be unacceptable
- What is considered a positive contribution to the vista
- What are the new (and potentially exciting) views that can be created by changes to the topography
 - The cumulative impact of tall planting, moulded topography and built form on views.

Ways to achieve this outcome that should be avoided:

- Design proposals without consideration of the cumulative impact of built and landscape form from varying vantages as one progresses along the Upper Esplanade, Jacka Boulevard and from the site itself
 - Fail to consider the impact of plant, services and roof design on views across the site
 - Create a flat datum across the whole development to preserve views but lose visual and experiential interest.

Balancing built form and open space at the ground plane

St Kilda Triangle 2012 said:

- Principle 1.1 St Kilda Triangle is a public place supported by cultural uses and limited built development.
- Principle 1.2 St Kilda Triangle has a green, urban character and a landscape that reflects its seaside location and history.
- St Kilda Triangle 2012 created developable areas from the view corridors. Of the Triangle and Lower Esplanade combined:
 - *11,900sqm was a minimum of open space.*
 - *5,400sqm was a maximum of building footprint.*

What was considered by the Working Groups?

Through the scenarios, the Working Groups looked at some form of development (built form) on the St Kilda Triangle to define, activate and provide a financial input to the project.

Through the scenarios we have been using the developable areas as the base for how buildings could be positioned on the site.

Built form can:

- Provide shelter from weather conditions
- Creates spaces for informal and formal gatherings
- Impact on vistas.

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The scenarios also proposed two additional developable areas: one being behind the Palais (approximate footprint of 1,100sqm), and the other built into and under the Slopes (approximate footprint of 2,000sqm). With the inclusion of these developable areas there is a maximum building footprint of 8,500sqm or 49% of the site, with 51% being open space at ground level.

What we heard from the Working Groups?

We heard that some people don't want development or built form on the site.

We also heard that some people suggested that built form was necessary to support the site. It was suggested that built form should not be more than 50% of the site. This means that built form – at the ground level – is not more than 50%, whether this is the existing ground level, or a new moulded level. That at least 50% of that main ground level is public open space or a landscaped environment.

GUIDANCE

Preferred ways to achieve this outcome:

- Create more than 12,000sqm of connected, public open space
- Redevelop the Triangle using the public realm, topography and open space linkages to strengthen connections to the foreshore, Upper Esplanade and broader precinct
- The landscape design, open space and any new buildings are all considered together to create an integrated whole and maximise the amount of connected public open space
- New buildings create active edges, three dimensional forms (can be seen from above or as part of a moulded landscape/topography) and spaces between them that are active, safe, interesting and functional as well as reflecting the overall landscape concept.

What is uncertain about how to achieve this outcome?

- The level to which the ground plane can be manipulated and still feel like it is part of the ground level open space and achieve greater than 12,000sqm public open space.

Ways to achieve this outcome that should be avoided:

- Obstructing views to key elements or producing built form that overwhelms the public open space
- Public space that is disconnected
- Failing to connect to the The Esplanade and foreshore.

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Fixing built form locations

St Kilda Triangle 2012 said:

- Principle 2.1 Any new built form on the St Kilda Triangle respects the Palais Theatre as the dominant built form.
- Principle 2.2 Any new built form activates, contributes to and is part of the landscape public place character.
- St Kilda Triangle 2012 identified fixed developable areas and nominated envelopes within the developable areas.

What was considered by the Working Groups?

The Working Groups considered a series of scenarios that used the developable areas as the base for how buildings could be positioned on the site.

One emerging scenario realigned Jacka Boulevard and sought to place built form in other locations on the site.

What we heard from the Working Groups?

We heard different opinions about the location of built form.

We heard some views that thought too many buildings fragmented the site.

Consolidate development around the site with the remainder of the site landscaped.

Other views are that smaller buildings reflect the seaside pavilion style and create opportunities for shelter.

There was a question about the impact of weather and wind effects with the location of buildings.

GUIDANCE

Preferred ways to achieve this outcome:

- Define the building envelopes around the Palais Theatre
- Define a series of developable areas where smaller pavilion buildings or a moulded landscape that incorporates buildings could go
- Position any proposed buildings or structures within the development envelopes to maximise opportunities to create public space, active edges and new landscape
- Buildings, structures and new landscaping should enhance views and frame vistas.

What is uncertain about how to achieve this outcome:

- The final uses for areas are not yet defined and some adjustment to envelopes may be necessary to accommodate certain uses.

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Ways to achieve this outcome that should be avoided:

- Build anywhere on the site without consideration of views, impact on open space, connections to the surrounding precinct and the Palais
- Fail to consider building locations in conjunction with landscaping such as tall trees, where this could have a negative cumulative effect.

Additional or clarified working assumptions for Stage 2:

- A variety of built form sizes uses are to be considered through the Masterplan Options.

Ver 1: Stage 2
Design assumptions
added.

ELEMENT C. BUILT FORM SUPPORTS VIBRANCY OF THE TRIANGLE

Built form can be both permanent and temporary. Permanent built form can be let for uses and activities that complement the Palais Theatre and St Kilda.

The role of buildings can be for businesses that activate site, provide space for community uses and provide shelter.

A variety of uses and mix of development is necessary to activate the site and provide an ongoing program of events consistent with the ambition of the St Kilda Triangle being a new cultural precinct.

Realising a project for the St Kilda Triangle is about making the most and valuing the public realm in the City of Port Phillip. It has been about seeing if there is a better way to enjoy public land adjacent to the foreshore than being a car park. Activating the site can generate additional visitors.

Car parking on the site is required to provide ease of access and support for St Kilda as a destination.

To be successful, we need to:

- St Kilda Triangle is welcoming and accessible to all with a mix of uses, program of active events around the year that encourages people to recreate, participate, enjoy and hang out.
- Ensure new buildings and landscaping respect the architectural and cultural history and context of St Kilda, the Palais Theatre, Luna Park and The Esplanade.
- Ensure new buildings create spaces between them that are activated, safe, interesting, attractive and functional, as well as integrating with the landscape and open space.
- Encourage spaces that are safe, diverse and allow people to use them freely.
- Encourage spaces that vary in size and function, and that are design for use both day and night.
- Creates a versatile public place and spaces that support variety of activities and a mix of uses that allow the site to be enjoyed actively and passively
- Provides high levels of accessibility and connectivity to its surrounds to maximise pedestrian and cycling opportunities.
- Provides new opportunities for cultural activities that may include event, gallery, stage or entertainment spaces.
- The built form supports commercial and community uses that activate the site.
- Car parking out of sight.

DESIGN BRIEF REVISION 1 - GUIDANCE PREPARED FROM THE OUTCOMES OF ST KILDA TRIANGLE – STAGE 1 AND PRELIMINARY WORK FOR STAGE 2

Confirmation of prohibited uses

St Kilda Triangle 2012 said:

- Principle 6.1 New commercial activities on the St Kilda triangle are subordinate to the primary purpose of the site as a public place.
- Principle 6.2 Any commercial development is small scale and not visually dominant. It complements the public space and the recreational and cultural character of the site.
- Principle 6.3 The mix of commercial uses helps activate the space day and night, year round and creates a vibrant and safe environment.
- Principle 6.4 Social enterprise business is encouraged as part of the Triangle’s mix of activity.

What was considered by the Working Groups?

Working Group I reviewed the *St Kilda Triangle 2012*, proposed Amendment C106, current planning scheme controls and provisions.

What we heard from the Working Groups?

Working Group I had advised that the prohibited uses is be specified as not being appropriate for the site. And that uses that require a planning permit or don’t require a planning permit should be “possible” uses.

“Possible Uses”		Prohibited Uses
Proposed Permit Not Required	(Condition)	
Art and craft centre Art gallery Cinema		Accommodation (other than Residential hotel) Adult sex bookshop
Function centre	The use must be associated with the Palais Theatre	Bottle Shop Brothel
Informal outdoor recreation Market		Cemetery Crematorium
Any use listed in Clause 52.08	Must meet the requirements of Clause 52.08-1	Department store
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01-1	Funeral parlour

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Permit Required	(Condition)	
Car park	For land outside of the Palais Theatre Development Envelope the leasable floor area must not exceed 2000 square metres	Home occupation
Child care centre		Hospital
Cinema Based Entertainment Facility		Industry
Education centre (other than Primary school and Secondary school)		Major sports and recreation facility
Food and drink premises (other than Tavern)		Place of worship
Minor sports and recreation facility (other than Informal outdoor recreation and Outdoor recreation facility)		Primary school
Nightclub	The leasable floor area must not exceed 200 square metres.	Restricted Retail Premises
Office (other than medical centre, real estate agency and bank)	The leasable floor area must not exceed 200 square metres. Any frontage at ground floor level must not exceed 2 metres.	Retail premises (other than Food and drink premises, Market, and Shop)
Place of Assembly (other than Art gallery, Cinema, Function centre, Nightclub and Place of worship) Outdoor recreation facility (other than Golf course, Golf driving range and Paintball games facility)	For land outside of the Palais Theatre Development Envelope the leasable floor area must not exceed 2000 square metres	Saleyard
Residential hotel		Secondary school
Shop (other than Adult sex bookshop, Bottle		Service station
		Supermarket
		Warehouse

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Shop, Department store, Restricted retail premises and Supermarket)		
Tavern	Must not provide for gambling or gaming, or amusement or entertainment where there is the ability to receive a monetary reward.	
Any other use not in Section 1 or 3		

GUIDANCE

Preferred ways to achieve this outcome:

- Creates a versatile public place and spaces that support variety of activities and a mix of uses that allow the site to be enjoyed actively and passively
- Provides high levels of accessibility and connectivity to its surrounds to maximise pedestrian and cycling opportunities
- Provides new opportunities for cultural activities that may include event, gallery, stage or entertainment spaces
- The built form supports commercial and community uses that activate the site
- No residential development on the site, but a hotel is ok
- Further explore the relationship between the planning controls controlling uses on the site and the role of the draft charter that would inform tenancy selection.

What is uncertain about how to achieve this outcome:

- What mechanism will be used to describe the prohibited uses
- Who is responsible for ongoing operation and management of site and program.

Ways to achieve this outcome that should be avoided:

- Failing to have a clear idea about how the site will operate
- Proposing unacceptable uses
- Create developments with closed facades or inactive edges.

Additional or clarified working assumptions for Stage 2:

- The site should include the lower Esplanade and the slopes as far as the Esplanade Balustrade.
- During Stage 1, the project area included the St Kilda Triangle car park, Lower Esplanade and the slopes. To clarify: the Slopes include up to The Esplanade balustrade, from the Cavell Street corner, and up to but excluding the toilets (see *Working Assumptions for St Kilda Triangle Masterplan Options* map).

Ver 1: Stage 2
Design assumptions added.

DESIGN BRIEF REVISION 1 - GUIDANCE PREPARED FROM THE OUTCOMES OF ST KILDA TRIANGLE – STAGE 1 AND PRELIMINARY WORK FOR STAGE 2

Role of lettable built form

St Kilda Triangle 2012 said:

- Principle 2.2 Any new built form activates, contributes to and is part of the landscaped public place character.
- Principle 2.3 Any new built form creates a variety of indoor and outdoor spaces that are protected from the sun and the wind, are activated and encourage year-round use.
- *St Kilda Triangle 2012* created developable areas that had a gross floor area of approximately 17,000sqm. Of which development envelopes made up around 15,000sqm (one parcel around The Palais of approximately 13,000sqm (Parcel 1) and 2,000sqm in development envelopes as part of Parcels 2 and 3).
 - Parcel 1 with a gross floor area (over three storeys) of approximately 13,000sqm
 - Parcel 2 with a gross floor area (over two storeys) of approximately 3,400sqm
 - Parcel 3 with a gross floor area (over one storeys) of approximately 250sqm
 - Parcel 4 with a gross floor area (over one storey) of approximately 350sqm.

What was considered by the Working Groups?

Scenarios were prepared that identified a range of costs for a public place:

- Upfront costs for landscaping
- Upfront costs for connection to the foreshore
- Recurrent costs of programming and activation
- Recurrent costs of landscaping maintenance

A 20-year net present value simple model was constructed for the rough ball-park feasibility.

Additional built form helped the net financial position of the rough ball-park feasibility.

To explore that further, as part of the scenario testing additional development parcels were proposed. This included one behind The Palais (gross floor area approximately 6,500sqm) and another in and under the Slopes (gross floor area approximately 2,000sqm).

The scenarios generally had around 20,000sqm to 25,000sqm of developable area.

Council also informed the working groups that the Government Partners said that there could be the interest in supporting the project with funding if it contributed to the state's economy.

St Kilda Triangle 2012 had the site of the Triangle and the Lower Esplanade (being 17,300sqm). The developable areas accounted for 5,400sqm of footprint and 11,900sqm of open space.

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What we heard from the Working Groups?

There was a strong desire to minimize the amount of built form, and commercial built form and there were some people that did not want any built form on the site.

We heard that that:

- any built form was to complement the Palais and support St Kilda.
- built form does provide activation for the site.
- there was a desire for community uses and non-commercial uses.
- was a concern about the overshadowing of the foreshore by the additional building parcel behind the Palais.

GUIDANCE

Preferred ways to achieve this outcome:

- New development respects the architectural and cultural history/context of the St Kilda, the Palais Theatre and Luna Park
- New buildings create activation for the Triangle by their uses, active edges, and by creating spaces between them that are active, safe, interesting and functional as well as integrating with the overall landscape and design concept
- Aligns with the Draft St Kilda Triangle Cultural Charter
- Uses are a mix of commercial and community/non-commercial uses.

What is uncertain about how to achieve this outcome:

- The ratio of commercial to non-commercial uses on the site
- The level of overshadowing that is permissible, if any, of the foreshore.

Ways to achieve this outcome that should be avoided:

- New development doesn't respect or respond to the architectural and cultural history/context of the St Kilda, the Palais Theatre and Luna Park
- New buildings are physically closed and their uses don't contribute to the activation of the site
- Doesn't align with the St Kilda Triangle Cultural Charter.

Additional or clarified working assumptions for Stage 2:

- The Palais is outside the Project Area but should be considered in its adjacency to the site for any built form.
- A temporary substation is being installed for PTV behind the Palais. An integrated facility for power for the Triangle, Palais and PTV will need to be accommodated on the site and should be part of the Concept Design.

Ver 1: Stage 2
Design assumptions
added.

Ver 1: Deleted text stating where and what guidance was sought, and the polling results. Text has been updated if the results referred to guidance sought.

ELEMENT D. CAR PARKING AND THE PALAIS

Additional work will need to be undertaken for car parking and The Palais in Stage 2.

Car parking

St Kilda Triangle 2012 said:

- Principle 5.2 Any car parking at St Kilda Triangle is out of view.
- The St Kilda Triangle 2012 illustrated a footprint for approximately 200 cars.

What was considered by the Working Groups?

The first round of emerging scenarios considered underground car parking of different sizes and having car parking provided off-site.

Underground car parking will include the need for dealing with the contaminated land.

The number of car parks on the site were stated at 316, these numbers have been rechecked and combined with the Lower Esplanade there are currently 418 car parks (Lower Esplanade: 81 and Triangle site: 331).

Car parking on the Triangle generates around \$1.2 million in annual revenue for Council.

Nearby there are over 700 car parks with 400 car parks at the Sea Baths, 134 car parks at Shakespeare Grove and well over 200 car parks around Acland Street.

What we heard from the Working Groups?

There was a range of views about the amount of car parking.

There were some views that suggested there should be no car parking provided on site to there should be no loss or more car parking provided to support The Palais.

What guidance was sought from the Synthesis Workshop?

As we go into the Co-Design Workshops, further testing of the viability of a car park that generates the occupancy levels, not just for peak demand spikes (from popular concerts at The Palais and the summer beach visitors) will be undertaken.

Primarily because of the year round occupancy levels, advice provided by Arup is that 200 car parks with 2,000 sqm of commercial lettable floor space would be more attractive for a commercial operator than 300 or 500 car parks. This considered and acknowledged the continued operation of the Palais Theatre.

GUIDANCE

Preferred ways to achieve this outcome:

- Obscure any car parking from view through design or landscaping
- Remove general car parking on the Lower Esplanade

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- Rationalise car parking on Cavell Street in a way that reduces its visual dominance
- The design of any underground or partially below ground car park must leave parts of the site unexcavated to allow for large trees and deep rooting vegetation
- Ensure sufficient structural capability to allow for substantial deep planting and/or trafficable roofs.

What is uncertain about how to achieve this outcome:

- How large a car park should be constructed and its sequencing.

Ways to achieve this outcome that should be avoided:

- Car parking is visible
- Car parking ventilation is visible
- Access to any underground or partially below ground car park via Jacka Boulevard.

Additional or clarified working assumptions for Stage 2:

- The entry to any carpark should be behind the Palais and off Cavell Street
- The carpark will be between 200 – 300 carparks
- The carpark will be underground or partially underground
- During Stage 1, closure of the Lower Esplanade was considered as a working assumption. To clarify, this remains the assumption.

Ver 1: Stage 2
Design assumptions
added.

The role and status of the Palais Theatre

Council is committed to securing a sustainable operating future for the Palais Theatre. While the process to fund an upgrade and secure a new lease for the Theatre is running separately and parallel to the Triangle project, Council recognises that the Palais forms the heart of the precinct and that any development of the Triangle site must reflect this.

Careful consideration must be given to the Palais Theatre in the design, uses, activation, staging and delivery of outcomes on the Triangle site.

GUIDANCE

Preferred ways to achieve this outcome:

- Development on the Triangle site should be complementary to and support the operation of the precinct, including the Palais Theatre
- Where necessary, land may be made available to improve the functionality of the Palais.
- Construction, staging and operation should not adversely impact the operation of the Palais Theatre.

What is uncertain about how to achieve this outcome:

- When a suitable tenant can be found

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Ways to achieve this outcome that should be avoided:

- Built form, uses and activities don't support or integrate with the Palais
- Doesn't support the heritage of the Palais.

Additional or clarified working assumptions for Stage 2

- For the purposes of the Concept Design exercise the current lot boundary of the Palais should be used
- A patron drop off point for the Palais Theatre should be considered.
- Explore the opportunity to create a Luna Park and Palais forecourt crossing zone.
- Interface with the Palais must be considered in all design scenarios.
- Sufficient funds are available for the Palais to reach a compliant level following a funding commitment from the State Government.

Ver 1: Stage 2
Design assumptions
added.

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CONCEPT DESIGN

Concept design is one of the first phases of design which produces a series of drawings/models that define the basic shape of the project. It usually doesn't include dimensions and technical notes, so that the design can be easily reviewed or modified. Since these designs are in preliminary stages of development they are not intended for construction.

The objective of the concept design is to use a collaborative and analytical approach to determine the feasibility of the project. This is an iterative process that looks at how vision, quality, budget, feasibility and constructability impact on the emerging design.

Scope of the Concept Design

A concept design for St Kilda Triangle will be developed through an intensive collaborative co-design workshop. The co-design workshop will recruit interested community members, general public, stakeholders, decision makers and examples of potential operators to work with Council and its team of experts to produce an overall concept for the entire Triangle site that includes its broader precinctual connections. The concept will include the built form and landscape.

A Concept Design Report will be the final output of the concept design process.

To enable the concept design to develop, the project will progress through a number of design phases. The phases are listed below.

Development of masterplans for the design scenarios

- Development of a Stakeholder Engagement Strategy to be agreed with CoPP
- Implementation of the Engagement Strategy
- Preparation of masterplan options building on the Stage 1 engagement works.
- Co-design workshops and feedback sessions with Stakeholders to develop the masterplan options
- Masterplan Options report to be provided for Council endorsement.

Development of public realm options and project options to:

- Confirm the constraints for the options
- Review operational cost assumptions and management models for the options identified
- Prepare options for consultation
- Co-design workshops and feedback sessions with Stakeholders
- Feed engagement from the consultation in to the design options for Concept Design.

Ver 1: Updated to include the outputs of the Concept Design

DESIGN BRIEF REVISION 1 - GUIDANCE PREPARED FROM THE OUTCOMES OF ST KILDA TRIANGLE – STAGE 1 AND PRELIMINARY WORK FOR STAGE 2

Development of the final Concept Design Report:

- Build on previous works to prepare concept designs
- Co-design workshops with Stakeholders to develop the Concept Design options
- Public exhibition of the Concept Design
- Concept Design Report for endorsement by Council.
- Concept Design Report feeding in to the preparation of the Business Case

What would the Concept Design Report for St Kilda Triangle look like?

- An overall site plan that nominates key landscape feature and location of built form (permanent or temporary).
- A series of visualisations that give the community the feel for the experience of the public realm and built form.
- How the public realm functions for pedestrian and cycling, parking and movement to and through the site.
- Detailed 3D envelopes that illustrate use and activation, access and servicing, height, net lettable areas, impact on views.
- The material quality of the public realm and the landscaping palette.
- A staging plan

This concept design will enable prioritisation of projects and identify staging through critical dependencies (ie car park first) and the preparation of the other key outputs. It is important to note the concept design report may include more than one option for the purposes of the Business Case preparation.

APPENDIX A: DESIGN & DEVELOPMENT REQUIREMENTS

In addition to the above Guidance, please see the attached list of Design and Development Requirements taken from *St Kilda Triangle 2012*. Our conversations with the Working Groups and Steering Committee through Stage 1 have reinforced that these requirements are largely unchanged.

Built Form & Landscape	<ul style="list-style-type: none"> • Provide activation through land use, activity and/or design of all built form edges
	<ul style="list-style-type: none"> • Provide new building facades that reflect contemporary design values, and have a similar degree of complexity and interest to the surviving iconic structures, such as the Palais Theatre
	<ul style="list-style-type: none"> • Design each face as if it were a main elevation in the way it presents to a viewer
	<ul style="list-style-type: none"> • Buildings addressing the Lower Esplanade area should reflect contemporary design values
	<ul style="list-style-type: none"> • Provide opportunities for those inside buildings and those passing by to see each other and interact
	<ul style="list-style-type: none"> • Have a considered design to the top or roof of buildings and structures
	<ul style="list-style-type: none"> • Ensure sufficient structural capability to allow for substantial green and/or trafficable roofs
	<ul style="list-style-type: none"> • Screen or incorporate all mechanical plant into the built form or make it a design feature
	<ul style="list-style-type: none"> • Locate service functions out of sight to enable unobtrusive servicing so as not to affect the use or enjoyment of the site
	<ul style="list-style-type: none"> • Use waste management practices that minimise visual impact by integrating bin stores, loading areas and other back-of-house functions into their surroundings and screen from view. Bins, compactors and other storage areas can be designed in to an underground car park. 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
	<ul style="list-style-type: none"> • 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.
	<ul style="list-style-type: none"> • Maximise year round use of spaces and buildings on the site and provide opportunities for refuge or relief from the elements
	<ul style="list-style-type: none"> • Minimise water use and maximise water sensitive urban design (WSUD) opportunities, which are integrated into open space

DESIGN BRIEF REVISION 1 - GUIDANCE PREPARED FROM THE OUTCOMES OF ST KILDA TRIANGLE – STAGE 1 AND PRELIMINARY WORK FOR STAGE 2

	<p>wherever possible</p> <ul style="list-style-type: none"> • Consider building life cycle, siting, access and cladding materials with regard to the impacts of a changing climate.
Environmental Factors	<ul style="list-style-type: none"> • All buildings and works are to be designed to encourage year round use by providing shelter and refuge • New buildings, built form, mounding, screens, tree planting or mass plantings may be used to create shelter from wind in areas prone to high winds but must not compromise significant views to and from the site, compromise users’ personal safety, obstruct desired movement lines and accessibility, deflect wind down building faces or onto buildings or public places in and be 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. • Ensure buildings, structures and the spaces and places are located and designed to take into account the impacts of climate change on coastal hazards such as the combined effects of sea level rise, storm tides, river flooding, more intense rainfall, coastal erosion and sand drift • Building must be designed to minimise the risk of damage caused by potential storm surges and inundation • Incorporate flood protection measures as part of any basement levels • Design out flooding or storm surge impacts on adjacent properties and activities, particularly where changes to ground levels occur • Develop a flood and storm surge impact analysis to demonstrate how the above will be achieved and to ensure potential impacts on the site and surrounds are minimised, not exacerbated. • Ensure new development takes into account the impacts of remediation and that appropriate Environmental Audits and remediation is undertaken • Develop an Archaeological Assessment Plan • Prepare a detailed management plan, for the sites remediated, which is to be lodged with Council and the Environmental Protection Agency.

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	<ul style="list-style-type: none"> • Preserve views to the façade, profile, roof line and western façade (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
Views & Vistas	<ul style="list-style-type: none"> • Preserve views to the Luna Park Moon Face entry along The Esplanade, the area of the Lower Esplanade and Jacka Boulevard
	<ul style="list-style-type: none"> • Development must not impact on significant views, including views between: The Esplanade and the sea / The Esplanade and the horizon
	<ul style="list-style-type: none"> • Consider the impact on significant views, including views between: Jacka Boulevard and The Esplanade along with the slopes
	<ul style="list-style-type: none"> • Development must not impact on significant vistas, including vistas between: - The Esplanade and Donovans / The Esplanade and Stokehouse / The Esplanade and Catani Arch / Jacka Boulevard and the Luna Park Scenic Railway.
	<ul style="list-style-type: none"> • Development should consider the impact on vistas, including vistas between: The Triangle and St Kilda Pier Kiosk / The Triangle and Brooks Jetty and the Lighthouse
	<ul style="list-style-type: none"> • Development should position buildings, structures and new landscaping to enhance views and frame vistas
	<ul style="list-style-type: none"> • Development should create new vantages and vistas from a variety of elevations, from the St Kilda Triangle site to the foreshore, horizon and Port Phillip Bay
	<ul style="list-style-type: none"> • Development should allow people to see across and through the site to the foreshore
	<ul style="list-style-type: none"> • Development should consider how the nominated view or vista is framed and enhanced
	<ul style="list-style-type: none"> • Development should 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.
	<ul style="list-style-type: none"> • Development should maximise views and vistas to and from the site as identified in Figure 7, in particular to the preservation of the Palais Theatre’s profile, roofline and western facade (above a level of 13 metres) and Luna park’s moon face

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	<ul style="list-style-type: none"> • Development should maximise views of the foreshore from The Esplanade and from the foreshore back to The Esplanade and Belvedere buildings.
	<ul style="list-style-type: none"> • Position any proposed buildings or structures within the development envelopes to maximise opportunities to create public space, active edges and new landscape
Development Envelopes & Open Space	<ul style="list-style-type: none"> • Emphasise the dominance of the public realm and public spaces in relation to any other kind of buildings or structures
	<ul style="list-style-type: none"> • Respond to, and be respectful of, existing built form in respect to its height, bulk, design, heritage and the activity it generates, both on and in the vicinity of the St Kilda Triangle site.
	<ul style="list-style-type: none"> • Minimise visual impact and preserve significant view and vista corridors to and from the site as identified in Figure 7.
	<ul style="list-style-type: none"> • Ensure buildings, and the spaces and places between them, benefit from maximum possible year-round solar access and balance the need for comfort and protection
	<ul style="list-style-type: none"> • Create active edges to these public spaces and along key edges like Jacka Boulevard
	<ul style="list-style-type: none"> • Landscape plantings must create shade, respite from the weather, and allow for some larger trees
Landscaping	<ul style="list-style-type: none"> • Landscape plantings must be consistent with Crime Prevention Through Environmental Design (CPTED) principles
	<ul style="list-style-type: none"> • Landscape plantings must preserve, and where possible, frame significant views and vistas identified in Figure 7
	<ul style="list-style-type: none"> • Landscape plantings must enhance views and vistas from the St Kilda Triangle site to the foreshore, the horizon and Port Phillip Bay through the careful placement of vegetation and landscaping
	<ul style="list-style-type: none"> • Landscape plantings must be compliant with provisions of the <i>Disability Discrimination Act 1992</i>.
	<ul style="list-style-type: none"> • Promenades should be clearly defined through the use of trees and landscaping to create shade and reinforce the walking path
	<ul style="list-style-type: none"> • Promenades should be clearly defined through paving, material types and tactile surface cues incorporation of heritage or public art along their length
	<ul style="list-style-type: none"> • Promenades should be clearly defined through alignment with view corridors or connection of a series of key view points

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	<ul style="list-style-type: none"> Promenades should be clearly defined through places to pause, sit and watch others promenading.
	<ul style="list-style-type: none"> Development proposals will be expected to incorporate Water Sensitive Urban Design (WSUD) principles into the design of the site
	<ul style="list-style-type: none"> Development proposals will be expected to accommodate water storage tanks under the site or conceal from view
	<ul style="list-style-type: none"> Development proposals will be expected to harvest, store, treat and reuse stormwater on-site, treating and reusing water for landscaping and other non-potable uses on site such as water features, or for uses in areas surrounding the St Kilda Triangle site
	<ul style="list-style-type: none"> Development proposals will be expected to investigate ways to harvest stormwater from areas surrounding the St Kilda Triangle site for storage and use on the St Kilda Triangle site.
	<ul style="list-style-type: none"> Proposals must submit a detailed plan of materials, furniture and finishes in conjunction with the landscaping plan
Materials	<ul style="list-style-type: none"> Proposals must ensure ground treatment materials are durable and serviceable
	<ul style="list-style-type: none"> Proposals must ensure ground treatments can accommodate service and emergency vehicle loads
	<ul style="list-style-type: none"> Proposals must emphasise changes in level (i.e. stairs and ramps) by varying paving material and patterns
	<ul style="list-style-type: none"> Proposals must integrate necessary services infrastructure into built form or landscape elements to reduce visual clutter and enable ease of maintenance
	<ul style="list-style-type: none"> Proposals must ensure a consistent palette of materials and street furniture for the St Kilda Triangle site.
	<ul style="list-style-type: none"> 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
Lighting & Night Time Activity	<ul style="list-style-type: none"> Lighting strategy must provide themed and atmospheric lighting consistent with the seaside entertainment heritage of the precinct
	<ul style="list-style-type: none"> Lighting strategy must provide a mix of lighting types throughout the site including overhead street lamps, bollards

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	<p>and lighting integrated into stairs, ramps and retaining walls</p> <ul style="list-style-type: none"> • Lighting strategy must provide lighting infrastructure that can respond to varying scales and types of night-time activities from concerts and projections to smaller activities • Lighting strategy must complement, not detract from, the lighting displays of the Palais Theatre and Luna Park • Lighting strategy must ensure pedestrian, bicycle and vehicle conflict zones are well lit • Lighting strategy must provide night-time interest through the use of lighting displays • Lighting strategy must ensure placement of lighting avoids unnecessary light spill and minimise light pollution • Lighting strategy must be consistent with the <i>City of Port Phillip Sustainable Public Lighting Strategy for Streets and Open Space (2011)</i> and <i>City of Port Phillip Sustainable Public Lighting Guidelines</i>. • 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)
Public Art	<ul style="list-style-type: none"> • Public art proposals for the site must be durable and easy to maintain • Public art proposals for the site must 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.
Access & Movement	<ul style="list-style-type: none"> • Proposals must prioritise and provide for pedestrian movement to, from and within the St Kilda Triangle site, preserving identified pedestrian desire lines particularly between the tram superstop on The Esplanade and the Palais Theatre forecourt • Proposals must prioritise and provide for pedestrian movement to, from and within the St Kilda Triangle site, preserving identified pedestrian desire lines particularly between the Esplanade and St Kilda Triangle via the new access zone • Proposals must prioritise and provide for pedestrian movement to, from and within the St Kilda Triangle site, preserving identified pedestrian desire lines particularly between the foreshore and St Kilda Triangle, across Jacka Boulevard

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	<ul style="list-style-type: none"> Proposals must prioritise and provide for pedestrian movement to, from and within the St Kilda Triangle site, preserving identified pedestrian desire lines particularly between St Kilda Triangle site and existing and future planned car park areas
	<ul style="list-style-type: none"> Proposals must provide for recreational bike riding connections to, from and within the site that connect to the existing bicycle network (Figure 21)
	<ul style="list-style-type: none"> Proposals must use design innovations and solutions to manage out potential conflicts in spaces used by pedestrians and bike riders and/or vehicular movements
	<ul style="list-style-type: none"> Proposals must provide a continuous accessible path of movement within the site, and to and from nearby facilities and activities including Fitzroy and Acland streets
	<ul style="list-style-type: none"> Proposals must ensure the design of the site integrates access in a way that is convenient and aesthetically pleasing
	<ul style="list-style-type: none"> Proposals must 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
	<ul style="list-style-type: none"> Proposals must create a seamless, shared area along the Lower Esplanade, accommodating pedestrian and recreational bike riders' movements, temporary performances and limited vehicular movements
	<ul style="list-style-type: none"> Proposals must be universally accessible.
	<ul style="list-style-type: none"> Proposals must investigate rationalising or moving the existing traffic signals on Jacka Boulevard to connect with the promenades and designated arrival points
Connections to the Foreshore	<ul style="list-style-type: none"> Proposals must consider traffic improvements to reduce traffic speed
	<ul style="list-style-type: none"> Proposals must transform the visual appearance of the St Kilda Triangle interface with Jacka Boulevard by using vegetation to create an enhanced treelinedtree lined address to the site and St Kilda, as well as improving the driver experience
	<ul style="list-style-type: none"> Proposals must widen pedestrian footpaths as part of the promenades
	<ul style="list-style-type: none"> Proposals must consider paving options and other visual cues to create a more pedestrian-friendly environment
	<ul style="list-style-type: none"> Proposals must 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

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	<ul style="list-style-type: none"> Proposals must provide an activated, high quality design outcome along the interface between Jacka Boulevard and St Kilda Triangle.
	<ul style="list-style-type: none"> Proposals must not compromise Councils long term vision to see a pedestrian connection to the foreshore over or under Jacka Boulevard.
	<ul style="list-style-type: none"> 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
Key Access & Arrival Points	<ul style="list-style-type: none"> Development proposals must emphasise the identified points of entry to and from the site, creating a sense of arrival through the considered use of landscape form and landscaping
	<ul style="list-style-type: none"> Development proposals must emphasise the identified points of entry to and from the site, creating a sense of arrival through the considered use of signage and wayfinding
	<ul style="list-style-type: none"> Development proposals must emphasise the identified points of entry to and from the site, creating a sense of arrival through the considered use of infrastructure such as public lighting and paving
	<ul style="list-style-type: none"> Development proposals must emphasise the identified points of entry to and from the site, creating a sense of arrival through the considered use of the clustering of activity such as small performance spaces, buskers or cafe activity
	<ul style="list-style-type: none"> Development proposals must emphasise the identified points of entry to and from the site, creating a sense of arrival through the considered use of view corridors to and from the points of entry
	<ul style="list-style-type: none"> Development proposals must emphasise the identified points of entry to and from the site, creating a sense of arrival through the considered use of treatments and configuration of access points to site (i.e. Palais intersection of Cavell Street and The Esplanade and the Slopes).
	<ul style="list-style-type: none"> The entry from The Esplanade to the site needs to be accessible to all. At the same time it should respect Carlo Catani’s leisurely paths and landscape.
	<ul style="list-style-type: none"> The access point to the St Kilda Triangle site at the intersection of Cavell Street and Jacka Boulevard meets the development envelope behind the Palais Theatre. This entry point will require special treatment and thought to provide open access to the site.

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	<ul style="list-style-type: none"> • A proposal must ensure access to the Triangle site is provided at a logical and convenient location on the intersection, which does not require the pedestrian to walk out of their way
	<ul style="list-style-type: none"> • A proposal must enable 24 hour access through to the St Kilda Triangle site if internalized
	<ul style="list-style-type: none"> • Be designed to ensure clear view lines from the intersection through to the St Kilda Triangle site to ensure visual connectivity and personal safety
	<ul style="list-style-type: none"> • Ensure built form edges are activated and engaging to the pedestrian
	<ul style="list-style-type: none"> • The St Kilda Triangle be well lit and activated at night time
	<ul style="list-style-type: none"> • The St Kilda Triangle resolves any ground level changes to ensure seamless and accessible integration with the rest of the Triangle site.
	<ul style="list-style-type: none"> • Provide bicycle parking and end-of-trip facilities at convenient locations and entry points to the site
Car & Bike Parking	<ul style="list-style-type: none"> • Provide publicly accessible shower and change room facilities
	<ul style="list-style-type: none"> • Remove general car parking on the Lower Esplanade
	<ul style="list-style-type: none"> • Incorporate disabled access parking and some limited short-stay parking in the western or eastern ends of the Lower Esplanade
	<ul style="list-style-type: none"> • Rationalise car parking on Cavell Street in a way that reduces its visual dominance
	<ul style="list-style-type: none"> • Obscure any ground level car parking from view through design or landscaping.
	<ul style="list-style-type: none"> • The design of any underground or partially below ground car park must: not be accessed via Jacka Boulevard
	<ul style="list-style-type: none"> • The design of any underground or partially below ground car park must provide secure bike parking and end-of-trip facilities
	<ul style="list-style-type: none"> • The design of any underground or partially below ground car park must: have a one metre minimum berm surrounding the Palais Theatre
	<ul style="list-style-type: none"> • The design of any underground or partially below ground car park must: be constructed to allow for significant vegetation and buildings to be located on top of it
	<ul style="list-style-type: none"> • The design of any underground or partially below ground car park must respect the existing form of Catani slopes
	<ul style="list-style-type: none"> • The design of any underground or partially below ground car park must: leave parts of the site unexcavated to allow for large

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	<p>trees and deep rooting vegetation.</p> <ul style="list-style-type: none"> • Loading access will be controlled around St Kilda Triangle to support a primarily pedestrian and bicycle-friendly precinct.
Loading Zones	<ul style="list-style-type: none"> • Loading access for both the Palais Theatre and future site activities will be supported on Cavell Street and the western end of the Lower Esplanade area.
	<ul style="list-style-type: none"> • Loading and access will be controlled to minimise the impact on the site’s activities and adjoining land uses.
	<ul style="list-style-type: none"> • 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.
	<ul style="list-style-type: none"> • There will be no loading, access or drop-off areas on Jacka Boulevard.
	<ul style="list-style-type: none"> • Signage must be consistent throughout the precinct
Signage	<ul style="list-style-type: none"> • Signage must be concentrated at popular pedestrian nodes and landmarks
	<ul style="list-style-type: none"> • Signage must make a positive and innovative contribution to the urban environment.

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APPENDIX B: REFERENCE DOCUMENTS

Ver 1: List of
reference
documents added

A schedule of reference and technical reports are listed below

- St Kilda Foreshore Urban Development Framework (UDF) 2002
- St Kilda Triangle 2012 – August 2012 (The Orange Document)
- St Kilda Triangle Synthesis Workshop Outputs - 2014
- St Kilda Triangle – Stage 2 Collaborative Design – Design Brief – 3 December 2014 – Prepared by CoPP
- St Kilda Triangle – Waterfront Access Study International Comparison Report – June 2015 – Realm
- St Kilda Triangle Final Report; Initial Market Soundings – 15 June 2015 - Navire
- St Kilda Triangle Market Feasibility Study Technical Report – 28 June 2013 – MacroPlan Dimasi
- St Kilda Triangle Carpark investigation – Final Report – June 2012 – Arup
- St Kilda Triangle Financial Modelling update – At-grade Car Park – 24 March 2014 – Arup
- St Kilda Triangle Cultural Charter to guide the future development of the site
- Draft Indicative Programming and Activation Plan
- St Kilda Triangle Roadmap for Co-Design
- St Kilda Triangle Massing Study June 2015
- Investment Logic Map dated 30 June 2015

- End -