4.0 MASTERPLAN RESPONSE
4.1 Detail of draft Masterplan

**4.1.1 PLANS AND RENDERS**

**SLOPES**
The SLOPES have been added to creating a new public space connecting to the Foreshore across Jacka Boulevard.

**THE LAWN**
A new extension of The Esplanade above the cultural facility creates a new landscape experience and new views of the foreshore and bay.

**CULTURAL FACILITY**
A cultural facility is located below The Esplanade level, supporting a new garden roof and terraces accessed directly from The Esplanade footpath.

**PALAIS FORECOURT**
A new forecourt is created to connect the Palais, Luna Park and cultural facility entry.

**GARDEN SLOPES**
New garden slopes provide opportunity to adopt a contemporary planting scheme and provide all abilities access from The Esplanade across The Lawn to Jacka Boulevard.

**BUILT FORM BEHIND THE PALAIS**
At the rear of the Palais Theatre, a hotel (visitor accommodation) wraps around a cultural facility / performance space.

**CARPARKING**
350 spaces are included on site below ground. The entry to the carpark is from Cavell Street.
FIG 4.1.3 OVERVIEW

FIG 4.1.4 THE TERRACE LOOKING TOWARDS THE STOKEHOUSE AND BAY (ARTIST’S IMPRESSION)

FIG 4.1.5 THE TERRACE LOOKING TOWARDS THE GARDEN PAVILION (ARTIST’S IMPRESSION)
**Draft St Kilda Triangle Masterplan - 25 November 2015**

### Project Area
- **Palais Forecourt**
- **Palais**
- **Cultural Facility Main Entry**
- **Rooftop Activation**
- **Entry to Underground Carpark**
- **Performance Space**
- **Hotel (Visitor Accommodation)**
- **The Lawn** (Cultural Facility and Basement Carpark Under)

### Existing Conditions Plan 1:1000
- **RL 3.294**
- **RL 3.026**
- **RL 2.485**
- **RL 2.618**
- **RL 2.877**
- **RL 4.106**
- **RL 4.755**
- **RL 4.813**
- **RL 9.013**
- **RL 6.372**
- **RL 4.274**
- **RL 9.857**
- **RL 9.715**

### Key Areas
- **Palais Forecourt**
- **Optional Entry Pavilion**
- **Pink Hill Fountain**
- **Cultural Facility**
- **Basement Carpark**

### Access Points
- **Jacka Boulevard**
- **The Rockery**
- **St Kilda Beach**
- **Donovans Rotary**
- **Playground**

### Additional Points
- **Plaza**
- **The Lawn**
- **Performance Space**
- **Hotel Entry**
- **Rooftop Activation**

### Notable Structures
- **Palais**
- **Luna Park**
- **Cultural Facility**
- **Palais Forecourt**

### Additional Details
- **418 Cars (including Lower Esplanade)**
- **All Heights According to Australian Height Datum**

**Figures:**
- **Fig 4.1.6 Masterplan**
- **Project Area**
- **Extent of Below Ground Facilities**

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**Draft St Kilda Triangle Masterplan - 25 November 2015**
4.1.2 Character areas

Participants brainstormed potential activities for different 'zones' of the St Kilda Triangle, including The Slopes, amphitheatre, Pleasure Garden (now The Lawn), Palais forecourt, Cavell Street and The Esplanade.

Potential activities in different zones were captured in the 'word clouds'. The size of the word corresponds to its relative popularity.

Participants envisaged The Slopes to be a space that is generally used for passive activities, while The Lawn presented an opportunity for art and programmed activities. The Palais forecourt was seen as a new active space where people gather to see buskers and performances, and to meet friends before shows. Participants continued to envisage The Esplanade as a place for markets and walking, while Cavell Street was reimagined as a more active space with night markets and art.

FIG 4.1.2 / LANDSCAPE CHARACTER WORD CLOUDS
Participants explored the experience of the St Kilda Triangle site using the Character Area Plan taken from St Kilda Triangle 2012. The Character Areas (Play, Breathe, Gather, Promenade and Perform) were then applied to the Interim Masterplan. This has informed the development of the public space in the draft Masterplan.

The response to the exercise established the following consensus:

- **Breathe**: across the whole pleasure garden and The Slopes.
- **Gather**: groups of people under trees, with incidental gathering along the site’s active edges, balcony balustrade, roof of ancillary activation and the Palais forecourt. Differing types of gathering require different spaces.
- **Play**: the landscape should feature playful elements, but shouldn’t focus on facilitating sporting activities. Opportunities for sport currently exist in nearby areas, including on the foreshore and Peanut Farm Reserve.
- **Perform**: in amphitheatre, Palais forecourt, adjacent to active edges, and potentially during major events with road closures of Jacka Boulevard and Cavell Street.
- **Promenade**: some areas identified include across The Esplanade, across the site to the foreshore; from the amphitheatre to the foreshore promenade; along the Palais towards Jacka along Jacka Boulevard to Cavell Street.
4.1.3 Public space experience

Slopes
The Slopes can be experienced in a variety of ways; they provide a grassed outlook to watch the activity of the plaza space and beach. They provide a casual use space for occupation with a variety of uses. The access ramps are provided within a garden slope, this provides a textual and diverse coastal landscape to walk through to The Lawn. Seating is provided along the edge of this slope garden to enable casual occupancy and encourage outlook onto the bay.

Lawn and new promenade
The Lawn is also the rooftop of the cultural institution and is a contemporary interpretation of Carlo Catani’s landscape. It is primarily a grassed landscape with garden beds and tall mature palms. This large roof top garden will stitch seamlessly into the existing promenade of The Esplanade, as well as creating a new generous promenade experience across the site providing views to the horizon. The generous width accommodates a number of different uses, including the market.

Palais Forecourt
The Palais forecourt has been enhanced with new paving, reconsidered levels, public art and opportunities for performances. Elements include an entrance to the cultural facility, as well as a grand staircase up to the rooftop garden, The Terrace and The Lawn. The forecourt could become a popular space for street performers protected from the wind. The terraced landscape features various seating options. The forecourt will spill out into the pedestrian focused Cavell Street at large events and unite the precinct.

Edges (built form to public space)
A variety of edge conditions are created within the draft Masterplan. These edges include the edge to the promenade, The Terrace and plaza space, Jacka Boulevard, and the Palais Forecourt. These edges will provide a diversity of spaces in a consistent style.
FIG 4.1.3.2 LANDSCAPE PLAN
The Garden Slopes will host a coastal dune scape of rich planting with a diversity of textures and colours. An access ramp will provide a garden path between the Jacka Boulevard and The Lawn.
FIG 4.1.3.4 ACTIVE EDGE TO THE PALAIS - SECTION
FIG 4.1.3.7 CAVELL STREET - PROPOSED SECTION
4.1.4 Public space look and feel

The public space comprise integrated landscape and architecture with a reinterpretation of Catani’s coastal vision. To establish a contemporary public realm that could become the heart of St Kilda.

This will include:

- Planting more palm trees
- Open lawn for a variety of uses
- High quality stone finishes for durability and identity
- Diversity of garden bed planting including, coastal planting, Australian natives, display gardens and immersive landscape experiences.
- Water play and water features
- Integrated staircases and balustrades
- Shared pedestrian space zones
- All abilities accessible ramps
- Integrated and temporary artworks

**FIG 4.1.4.1 PUBLIC SPACE ELEMENTS**
INTEGRATED STAIRCASES AND LAWN

INTEGRATED STAIRCASES WITH BUILDING AND GARDEN BEDS

ACTIVE PALAIS FORECOURT

GRASSED SLOPES

NIGHT TIME EVENTS

WATER PLAY ELEMENTS

FEATURE LIGHTING

PLAYFUL LANDSCAPES

DIVERSITY OF STONE TO ESTABLISH IDENTITY

ZERO DEPTH WATER FEATURES

OUTDOOR DINING

INTEGRATED BUILDING AND LANDSCAPE
4.2 Element A: Connections

4.2.1 SITE CONNECTIONS AND THRESHOLDS

The St Kilda Triangle site is bound by The Esplanade to the north, Jacka Boulevard to the south and Cavell Street to the east. Fitzroy Street and Acland Street are major streets connecting pedestrians to the foreshore and St Kilda Triangle.

The Masterplan provides direct connections to The Lawn from The Esplanade and a generous new promenade. A ramp, stair and 24/7 public lifts enable pedestrian access between The Lawn and Jacka Boulevard.

Improved and new pedestrian crossings of Jacka Boulevard creates a direct link from the site to the foreshore.

The Masterplan allows for the future implementation of an optional pedestrian bridge over Jacka Boulevard. The pedestrian bridge would connect the site to the foreshore via a point on the Promenade.

FIG 4.2.1 SITE CONNECTIONS AND THRESHOLDS
4.2.3 JACKA BOULEVARD
Jacka Boulevard will become a slow-speed traffic environment with a boulevard landscape treatment, triple row of Phoenix palms, and widened footpath with high quality urban finishes. Accessing the site from Jacka Boulevard will be via a 24/7 lift, DDA complaint ramp or a grand staircase located at either end of the site.

4.2.4 CAVELL STREET
Cavell Street will be upgraded as a pedestrian friendly environment with widened footpaths paved with a high quality urban finish. A double row of Phoenix palms create a strong visual link for pedestrian from the entry of Luna Park to the Foreshore. The intersection of The Esplanade and Cavell Street remain accessible to car traffic while being treated as part of the new Palais forecourt.

4.2.5 THE ESPLANADE
The Esplanade itself will not be changed greatly by this proposal. Changes include the removal of the brick wall to enable direct access for pedestrians onto The Lawn, creating new pedestrian paths that connect directly to The Esplanade’s southern edge and the creation of a new garden near the Palais forecourt to visually link the garden Slopes, the Triangle and O’Donnell Gardens.
4.2.2 FUTURE BRIDGE

Members of the community have expressed strong views about bridging Jacka Boulevard. During the Co-Design Workshops, some of the community again raised their desire for a bridge connection across Jacka Boulevard.

The opportunity for a bridge connection is preserved in the draft Masterplan by creating a point along the edge of the Promenade, at the height of The Esplanade, from where a bridge could be built. Similarly, the removal of the colonnade and its retail spaces from Jacka Boulevard and replacing them with the Garden Slopes preserves an extended edge along Jacka Boulevard where a land bridge could be built.

Further testing of the viability of a bridge is required, including financing and the resolution of the bridge landing on the southern side. Other urban design techniques are proposed to make crossing Jacka Boulevard more amenable without the need for a bridge.

These include:

- repositioning pedestrian crossing points to align with the desire lines and entries to the beach;
- providing a significantly wider crossing point from the Slopes to the beach and creating a small plaza (Jacka Plaza) on the Triangle side;
- realigning the centre median strip and creating an avenue of palms along both sides of the road and in the median; and
- slowing traffic to 40km/h.

FIG 4.2.4 FUTURE BRIDGE
4.2.7 THE SLOPES AND JACKA PLAZA

The draft Masterplan acknowledges the attachment of the community to The Slopes and how they define both the topography of The Esplanade and form a landscaped edge to Jacka Boulevard. The design intent extends Catani’s ideas of ‘the Slopes’ from the western corner of the site and curves them as a grassed slope overlooking the foreshore and hugging a plaza and Jacka Pavilion, marking the entry to the site from the crossing to the beach.

The Slopes also wrap around and a double height Garden Pavilion that provides a possible second entry to the cultural facility, a lift for access and the staging point for a possible future bridge connection across Jacka Boulevard.

Beyond the Garden Pavilion a garden slope replaces the colonnade from the Interim Masterplan and brings a new landscaped edge to this part of Jacka Boulevard. It extends the idea of The Slopes all the way to the new hotel (visitor accommodation) building. An accessible ramp travels through this garden slope so people can move from The Terrace and Lawn to Jacka Boulevard.

4.2.8 THE PROMENADE, LAWN AND CULTURAL FACILITY

The redeveloped St Kilda Triangle respects and enhances the balcony of The Esplanade by extending it across the landscaped roof of a new cultural facility to create a new lawn. The idea of promenading along The Esplanade is continued around this space. The new wide path of the Promenade responds to concerns about access across the site, particularly from the Acland Street and the Palais end of the site. It lets people walk out across the site from The Esplanade and creates a new series of bay views and an easy path to the beach.

The roof of the cultural facility becomes The Lawn, a space edged by palms and garden beds that pays homage to Catani’s landscapes in a contemporary way. This open area of lawn is framed by the Promenade and will be an ideal place to relax in the sun, read a book on a quiet day, picnic with friends or attend events.
4.2.9 PALAIS FORECOURT AND CULTURAL FACILITY ENTRY

The Palais forecourt is St Kilda’s grand new public space, where people come to meet, take their photos with Luna Park and the Palais as well as to visit Melbourne’s newest cultural facility on the redeveloped St Kilda Triangle.

The edge to The Esplanade is stepped to create a small amphitheatre for people to meet, people watch or catch events happening in the space. Through Co-Design Workshop 3 we heard that the front of the Palais was an obvious and protected event space that would contribute to the life of the theatre, Luna Park and The Esplanade.

This Palais forecourt would be active at night with people attending the Palais spilling out into a lit plaza. The forecourt might also include a large piece of public art as a counterpoint to the Palais façade and Luna Park Moon Face. People can mill around taking selfies that say “Hey - look at me, I’m in St Kilda!”.

The patterned stone paving for this space extends from the front of the Palais across to the Luna Park entry to create the feel of a large single space. It will work like a shared zone, though cars will still be able to drive through Cavell Street to The Esplanade.

4.2.10 THE TERRACE AND PALAIS EDGE

People spill out into The Terrace from the uses along the Palais edge. These include restaurants and cafes, as well as other uses supporting the vitality of the Palais Theatre and the precinct.

Sitting next to The Lawn on the roof of the cultural facility, and alongside the Palais Theatre, The Terrace can be accessed directly from the Promenade or by stair and lift from the Palais forecourt. Another stair and an access ramp run through the garden slopes and link to Jacka Boulevard.

The feel of The Terrace is linked to the Palais forecourt by consistent paving and the space includes shade trees, a water feature and a colonnaded edge. The colonnade has been relocated to The Terrace from where it sat on Jacka Boulevard in the Interim Masterplan. This follows feedback from the community at the Co-Design Workshop 3, the Design Review Panel and Council’s market soundings. The spaces previously in the colonnade have been relocated to the second level of this building, from where they have unimpeded views across the bay.
4.3 Element B: Views

4.3.1 ESPLANADE VIEWS

A key aspect of the co-design workshops was to respect views across and through the site and create opportunities for views from the resulting Masterplan. The desire to preserve views from The Esplanade to the horizon has dictated that the built form at the widest part of the site will be below the line of sight. The design team has assessed the Masterplan from each of the key viewing positions established in Section 2.6 via simulated (computer) views of the Masterplan. These rendered views are artistic impressions only.

The Masterplan and community co-design process has endeavoured to balance the maintenance of existing vistas from The Esplanade in most locations with the viability of any future built form.

Built form is located behind the Palais and to the side of the Palais well within the historical footprint of the Palace Nightclub and the Palais de Danse, and where the views are already punctuated by buildings and structures on the foreshore.

Built form is located away from the northwest corner of the site where there are the greater views of the bay and horizon.
FIG 4.3.3 VIEWLINE SECTIONS
FIG 4.3.4 VIEWLINE SECTIONS

VIEWLINE SECTION 4

VIEWLINE SECTION 5
4.3.4 NEW BALCONY VIEWS

The garden and balcony to Jacka Boulevard allows for enhanced views of the bay, horizon and foreshore that cannot currently be achieved due to the topography of the site.
4.4 Element C: Built form and land use

4.4.1 BUILT ENVELOPES

The proposed building envelopes of the draft Masterplan specify the sitting and massing of physical development that may occur on the site. These building envelopes have been shaped by four key design principles:

A. The preservation / enhancement of views

The Co-Design Workshops identified a strong community desire to preserve and or enhance views within and beyond the site. This played a crucial role in shaping the built form envelopes. Viewline analysis is further discussed in Section 4.3, however the key parameters incorporated in the building envelopes include:

• views to the bay from The Esplanade
• views of Luna Park and the Palais Theatre from The Esplanade; and
• views of the Palais Theatre including the corner tower and distant views of the roof form and parapet line from the foreshore.

B. Prominence of the Palais Theatre

The height, mass and location of built form adjacent to the Palais Theatre are designed to maintain the visual prominence of the Palais relative to its surroundings. The Palais forecourt reinforces the significant position and role of the Palais Theatre within the Luna Park and broader foreshore / Esplanade context.

C. Avoidance of overshadowing

The City of Port Phillip planning scheme (Clause 21.05) identifies a policy to avoid overshadowing the Foreshore side foot path of Jacka Boulevard from 10 am on the winter solstice. The built form envelopes are shaped to minimise overshadowing.

D. The Slopes

Three strategies were explored during the Co-Design Workshops for The Slopes:

• Built form located away from The Slopes
• Built form built into The Slopes; or
• Built form fully occupying the Triangle site.

During the community co-design workshops there was a consensus from a significant proportion of participants that building into The Slopes below the viewlines was acceptable.

The synthesis of these four design principles derived the following parameters:

• The majority of the built form built into The Slopes under the view plane at the widest part of the site
• Built form behind the Palais
• Retaining The Slopes zone at the north western apex of the site.

4.4.2 BREAKING THE SHADOW PLANE

During the co-design process, there was a level of community consensus to allow breaking of the 10am winter solstice shadow plane in exchange for locating the built form to the rear of the Palais Theatre. This has been taken into account in the draft Masterplan.

Figure 4.4.2 shows the 10am winter solstice shadow plane after which the extent of shadows would reduce.
**Fig 4.4.6 Built Form Envelopes Plan**

- **St Kilda Triangle**
- **The Palais**
- **The Esplanade**
- **Robe St**
- **Jacka Boulevard**
- **Cavell St**
- **The Rockery**
- **ST Kilda Beach**
- **Best Kilda Life Saving Club**
- **Stokehouse**
- **Donovans**
- **Rotary**
- **Playground**
- **Luna Park**

**Existing Conditions Plan 1:1000**
- **RL 3.294**
- **RL 3.026**
- **RL 2.485**
- **RL 2.618**
- **RL 2.877**
- **RL 4.106**
- **RL 4.755**
- **RL 4.813**
- **RL 9.013**
- **RL 6.372**
- **RL 4.274**
- **RL 9.857**
- **RL 9.715**

**All heights according to Australian Height Datum**
4.4.3 LAND USE

The draft Masterplan identifies a series of uses for the St Kilda Triangle.

Public open space
The draft Masterplan proposes a series of highly curated public spaces ranging from The Slopes, The Terrace, Jacka Plaza The Lawn on top of the cultural facility, an active promenade to Jacka Boulevard and the Palais forecourt.

Cultural facility
The St Kilda Triangle will be a place that generates culture and production and will not just be about consumption. Subject to future funding models, this could range from art galleries, music and performance venues to artists’ studios.

Complementary uses
Additional activation of the St Kilda Triangle will be through highly-curated ancillary uses that support and enhance the cultural production of the site. This could include appropriate visitor facilities, retail, food and beverage, live music and opportunities for cultural artisans.

Hotel (visitor accommodation)
Further activation can be achieved through a new boutique hotel (visitor accommodation), located to maximise views from the built form behind the Palais Theatre. It is envisioned as a boutique or lifestyle hotel.
LAND USE SECTION D

FIG 4.4.5.6 LAND USE SECTIONS

ALL HeIGHTS ACCORDING TO AUSTRALIAN HEIGHT DATUM
The draft Masterplan does not change the planning scheme controls for the site. Future change to the planning scheme will be required to implement the Masterplan.

Consideration has been given to how the draft Masterplan addresses the existing planning policy provisions within the Port Phillip Planning Scheme.

Clause 22.09 – St Kilda Foreshore Area Policy applies to the St Kilda Foreshore and includes a range of policy directions in relation to the St Kilda Triangle. It implements the St Kilda Foreshore Urban Design Framework 2002, (UDF) which establishes strategic directions for revitalisation of (primarily public) land within the St Kilda Foreshore area.

The St Kilda Foreshore UDF identifies ways to sustain and improve the Foreshore’s treasured buildings, structures and public places and reinforce the distinctiveness. The UDF makes recommendations on what uses ought to be encouraged to maintain the valued Foreshore aspects.

The principle strategic directions in the UDF are included in the table to the right. The second column demonstrates how the draft Masterplan responds to these directions.

The draft Masterplan supports the implementation of the UDF.

### ST KILDA FORESHORE URBAN DESIGN FRAMEWORK (2002)

<table>
<thead>
<tr>
<th>New buildings and uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>P9.1 Construct a new building at the rear of Palais Theatre to provide for backstage facilities. Preferred supporting uses for this building would relate strongly to the precinct’s cultural and entertainment heritage, and could comprise dance and entertainment venues, cinemas, galleries, a bar or nightclub. Other possible uses may include a small hotel (visitor accommodation), reception and conference centre, restaurant, artists’ studios or retail.</td>
</tr>
<tr>
<td>P9.2 Investigate the opportunity to remove surface car parking and replace with underground parking in association with new development.</td>
</tr>
<tr>
<td>P9.3 Create a forecourt space to Palais Theatre incorporating Lower Esplanade and with steps leading to Upper Esplanade.</td>
</tr>
<tr>
<td>P9.4 Improve the forecourts to both Luna Park and Palais Theatre, using complementary surface treatments and improving pedestrian interconnectivity.</td>
</tr>
<tr>
<td>P9.5 Create a predominant new public plaza west of Palais Theatre, incorporating some structures for shops, studios and activities to front it. Some of these can be located under a viewing platform extension to Upper Esplanade.</td>
</tr>
<tr>
<td>P9.6 Replace the Palace Entertainment Complex building with an improved, contemporary building adjoining a new plaza, which retains views from Upper Esplanade to the horizon and which creates a sense of visual connection to the beach and with other key destinations. The Framework envisions replacement of the Palace Entertainment Complex, but the retention and improvement of the existing building is also an option. Any new building(s) should retain the use of the Palace Entertainment Complex, be publicly accessible and provide for cultural and entertainment uses, such as a dance venue, cinema, ice skating rink, and artists’ studios, craft shops and gallery space. The new and (or) improved building(s) could incorporate basement car parking and an upper level pedestrian link across Jacka Boulevard.</td>
</tr>
<tr>
<td>P9.7 Construct a sound shell/performance space in association with the new plaza and provide high quality landscape treatment, including both hard surfaces and parklike spaces. Landscape themes can include both hard and parklike spaces.</td>
</tr>
<tr>
<td>P9.8 Improve landscaping in Cavell Street and investigate its use for bus parking.</td>
</tr>
<tr>
<td>P9.9 Create active frontages to buildings that face Jacka Boulevard, where possible and appropriate.</td>
</tr>
<tr>
<td>P9.10 Protect views to the entrance of Luna Park, including unobstructed views from Upper Esplanade.</td>
</tr>
<tr>
<td>P9.11 Consider the siting and height of any new built forms on the St Kilda Triangle site in relation to: the range of distances from which the various parts of the development and important features of its surrounding context can be seen, the relative number of people likely to see views such as the Luna Park entrance - Mr Moon - from South Beach and approaching vehicles on Jacka Boulevard, the length of time during which each view can be experienced, and the quality of the view experience.</td>
</tr>
</tbody>
</table>

### ST KILDA TRIANGLE DRAFT MASTERPLAN (2015)

<table>
<thead>
<tr>
<th>Car parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>P9.2 Investi...</td>
</tr>
<tr>
<td>Forecourt</td>
</tr>
<tr>
<td>P9.3 Crea...</td>
</tr>
<tr>
<td>Views and vistas</td>
</tr>
<tr>
<td>P9.11 Consid...</td>
</tr>
</tbody>
</table>

- A hotel (visitor accommodation) is proposed at the back of the Palace Theatre to wrap around another large floor-to-floor height cultural facility, i.e. a black box theatre.
- Not applicable, as the Palace Entertainment Complex was destroyed by fire in 2008.
- A new cultural facility could include uses such as galleries, artists’ studios, rehearsal spaces and theatrettes.
- The proposed Event Lawn and Palais forecourt could act as public performance spaces, providing both soft and hard surfaces for a range of uses.
- Buildings that face Jacka Boulevard will have active frontages that maximise new views to the foreshore and bay.
- 350 spaces are included on site below ground. The entry to the carpark is off Cavell Street.
- A new forecourt is proposed for the Palais Theatre that provides access to the Upper Esplanade via steps that can also be used as an amphitheatre.
- The draft Masterplan proposes surface treatments for the Palais Theatre to complement Luna Park’s forecourt and create a shared space for vehicles and pedestrians at the end of Cavell Street.
- Ancillary activation is proposed in a structure located along the Palais’ western edge, which may include food and beverage.
- Cavell Street will become a shared used traffic zone, providing a more amenable pedestrian experience from the Palais forecourt to the Luna Park forecourt.
- The draft Masterplan maintains the views from The Esplanade to Luna Park.
- Views across the site, and to and from adjacent areas and the foreshore have been closely investigated during the engagement process.
The draft Masterplan envisages a precinct of cultural uses that complement the night-time activation of the Palais Theatre. Within the siting and massing of the built form, the location and areas of different uses may vary as a proposal is confirmed and realised.

To achieve this, the draft Masterplan proposes the following uses:

- cultural institutions and facilities
- hotel (residential hotel)
- other uses consistent with the Cultural Charter
- car park and service areas

The Land (St Kilda Triangle) Act 2006 applies to the site. The preamble of this Act states that:

- further development is proposed for the Site; and
- in order for the development to proceed, it is necessary for the Site to be reserved for public purposes, and for the Site to be capable of being leased for longer periods than those set out in the Crown Land (Reserves) Act 1978.

Under sections 7, 8 and 9 of the Land (St Kilda Triangle) Act:

- the Site is deemed to be temporarily reserved under the Crown Land Reserves Act for public purposes; and
- Council is deemed to be the committee of management of the Site under the Crown Land Reserves Act.

For statutory planning purposes there needs to be careful consideration of the translation of the Masterplan and those uses into the planning scheme, as well as the land tenure of the site.

In framing planning controls for the site, considerations must be made for:

- how best to align the role of the Cultural Charter within the planning scheme
- whether proposals that are consistent with the approved Masterplan can proceed to permit assessment without further community consultation and statutory notice
- where a proposal isn’t consistent with the approved Masterplan, what extent and form of community consultation and statutory notice that is appropriate; and
- the range of possible and prohibited uses for the site (see table to the right).

### POSSIBLE USES (A PERMIT MAY BE REQUIRED)

- Art and craft centre
- Art gallery
- Carpark
- Child care centre
- Cinema
- Cinema based entertainment facility
- Education centre (other than primary school and secondary school)
- Food and drink premises (other than hotel and uses listed in this column)
- Function centre
- Informal outdoor recreation
- Market
- Minor sports and recreation facilities (in addition to the uses listed in this column)
- Nightclub
- Office (other than medical centre, real estate agency and bank)
- Outdoor recreation facilities (other than golf course, golf driving range and paintball games facility and other uses listed in this column)
- Place of assembly (other than place of worship and other uses listed in this column)
- Place of worship
- Primary school
- Secondary school
- Real estate agency
- Restricted retail Premises
- Retail premises (other than food and drink premises, market, and Shop)
- Saleyard
- Service station
- Supermarket
- Warehouse

### PROHIBITED USES

- Accommodation (other than residential hotel)
- Adult sex bookshop
- Bank
- Bottleshop
- Brothel
- Cemetery
- Crematorium
- Department store
- Funeral parlour
- Golf course
- Golf driving range
- Paintball games facility
- Home occupation
- Hospital
- Hotel
- Industry
- Medical centre
- Major sports and recreation facility
- Place of worship
- Primary school
- Secondary school
- Real estate agency
- Restricted retail Premises
- Retail premises (other than food and drink premises, market, and Shop)
- Saleyard
- Service station
- Supermarket
- Warehouse

*Conditions may apply to these land uses to limit floor space or to prohibit gaming. If the conditions are not met, then the use may be prohibited.
4.5 Element D: Carparking and the Palais Theatre

4.5.1 CARPARKING

The Masterplan accommodates approximately 350 cars in a single basement level with boom gated access from Cavell Street. The proposed on-site car parking is generally consistent with the existing on-site public car parking provision. However, it is primarily intended to support the visitors attracted by the land uses to be contained on the site (including the Palais Theatre), rather than the wider precinct. Depending on the nature and intensity of land uses ultimately realised on the site, the supply of parking may be insufficient in meeting peak demands. This however, is considered acceptable given there is a significant amount of available car parking in the area during typical weekdays, and that the redevelopment of the site will likely have precinct wide benefits. As such, a precinct based approach to car parking should be adopted. This should include the use of a precinct wide car parking strategy and potential development of additional decentralised parking areas.

In terms of the existing car parking demands accommodated on-site that will be displaced, they are typically significant during the weekends in summer, and/or when an event is held at the Palais Theatre or other major attraction in the area. This is considered to be a programming consideration, which will be best dealt with through ‘event’ based transport management measures that better manage traffic and parking demands, as well as encourage people to access the precinct through alternative transport.

4.5.2 LOADING & SERVICEABILITY

It is envisioned that all loading and servicing of the new facilities on the St Kilda Triangle will occur from an on-site basement loading area accessed from Cavell Street. This will minimise potential conflict with all other users and activities in the area, and provide for efficient access to the wider arterial road network via the signalised intersection to Jacka Boulevard. Vehicles up to and including 19.0m long semi-trailers are anticipated to be able to enter the loading area, turn around internally, and exit in a forward direction.

Loading for the Palais Theatre will continue directly from Cavell Street unless a major reconstruction of the back of house is undertaken.

Service and delivery vehicles for the Palais Theatre will still be able to travel north on Cavell Street and exit onto The Esplanade. However, this should be reduced through the on-site loading facilities. This will contribute to a more pedestrian friendly northern section of Cavell Street and fourcourt of the Palais and Luna Park.

3.5.3 ENTRY / EXIT TO CAR PARKING

The carparking on the site will be accessed from Cavell Street, south of the Palais Theatre. This single point of access for car parking and goods / service vehicle access will reduce conflict between pedestrians and vehicles, and provides for an efficient access and egress point from the site to the wider arterial road network via the signalised intersection to Jacka Boulevard.

To help support this approach and making the northern section of Cavell Street in front of the Palais Theatre and Luna Park a more pedestrian friendly area, it is proposed to restrict the right turn movements into and out of Cavell Street to The Esplanade. U-turn opportunities to the east and west will remain and provide access for residents to the north wanting to access Jacka Boulevard via Cavell Street.
4.5.2 THE PALAIS THEATRE

The Palais Theatre is a primary cultural anchor in the precinct. This is supported by the draft Masterplan. As the Palais is refurbished, the draft Masterplan envisions a new forecourt and the development of complementary uses on the Triangle site that will add to the vibrancy of the Palais and surrounding precinct.

A new Palais forecourt will reinforce the importance of the Palais Theatre by creating a new public space that also doubles as an entry to the new cultural facility built on the Triangle site. The Palais building will not be impacted by this, but its operations will clearly benefit from a new space for patrons to gather and spill out into.

Built form to the city side of the Palais is deliberately kept at a low level so that the scale, wall and roof line of this side of the Palais Theatre can still be read. This may incorporate fire egress and lift access for the Palais, both of which will affect the final configuration and height of parts of the building on this edge.

A larger built form behind the Palais and adjacent to Jacka Boulevard could house a hotel (visitor accommodation) and additional cultural facilities or performance spaces. We heard through consultation with all of our stakeholders that there was an appetite for building mass on the triangle site to be concentrated here as it was felt this location had the least impact on the Palais building and views. Any built form at the rear of the Palais will be outside the lease area so there will be visual break between the Palais and Triangle buildings.

FIG 4.5.3 PALAIS FORECOURT

FIG 4.5.2 CARPARK PLAN
4.6 Scalability

The draft Masterplan allows for the size of built form on the site to be varied depending on the requirements of future users and tenants.

Some of the ways the site can be varied include:

- reducing the height of any building behind the Palais Theatre so the foreshore isn’t overshadowed
- extending the buildings beside the Palais Theatre upwards or further out into The Terrace
- making pavilions across the site bigger or smaller; and
- reducing the amount of building below ground to increase the amount of The Slopes that are impacted, in exchange for increasing the size of building behind the Palais Theatre.
4.7 Staging

There are opportunities to undertake components of the draft Masterplan early:

- Palais Theatre restoration: a separate and fully funded project; completion date to be advised.
- Traffic calming and landscaping to Jacka Boulevard and Cavell Streets
- Works to The Slopes
- Construction of the Palais Theatre forecourt.

![Staging Plan Diagram](image-url)