

24/05/2007
C60

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

THE TRIANGLE SITE – ST KILDA

1.0

19/01/2006
VC37

Permit Requirements

Prior to the approval of a Development Plan, a permit may be granted for short term use and development of the land. The use and development must not be located on the land for a period longer than 12 months, without the written consent of the Responsible Authority.

2.0

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Conditions and requirements for permits

Nil

3.0

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Requirements for development plan

Purpose

The purpose of the Development Plan is to ensure that the future use and development of the land occurs in an integrated manner, to provide certainty as to the scale and form of development of the land, and to provide a framework to achieve the Purpose set out in Schedule 3 to Clause 37.01.

Requirements

The development plan must specify and include:

- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding land.
- The proposed use and activity of each part of the land, including areas of open space accessible to the public (public areas).
- The manner (timing and sequence) in which the land may be subdivided.
- Detailed Design Principles and Parameters, for each part of the land, which will ensure integrated use and development within the zone
- A three-dimensional Building Envelope Plan detailing existing buildings and features on the land; the height and setback parameters of new buildings, location of public space and civic plazas, location of car parking provision and other services and facilities.
- A Heritage Assessment for the retention, renewal and refurbishment of the Palais Theatre building.
- Shadow diagrams of existing and proposed conditions at 9.00 am, 11.00 am, 1.00 pm and 3.00 pm at 21 June.
- An Access and Movement Plan; including likely vehicle, pedestrian and bicycle generation levels, ingress and egress points, any proposed off-site traffic management treatments, the level, allocation and location of car parking on the land, provision for the loading and unloading of vehicles, access to public transport, and pedestrian and bicycle movement and connections.
- A Landscape Concept Plan; including an outline of the design approach upon which the landscaping is based and a description of the proposed landscaped treatment of the land.
- A Management Plan; detailing proposed management and / or operational practices to prevent adverse amenity and / or environmental impacts, arising from the use of land or buildings, and / or during the construction of buildings or works in accordance with EPA Best Practice Guidelines for Major Construction Sites and the City of Port Phillip Stormwater Management.
- The means of maintaining land not required for immediate use.

The development plan can be amended to the satisfaction of the Responsible Authority. If the amendments are considered by the Responsible Authority to be significant in nature, then the amendment is subject to the advertising and public display requirements included in this schedule.

Notification

The Responsible Authority may request further information before deciding to display the plan/s.

Before deciding to approve a Development Plan, the Responsible Authority must:

- Advertise and display the plan for public comment for no less than 28 days and must consider any public comments received.
- Refer the plan to Vic Roads, Environment Protection Authority, and relevant service authorities, and consider any comments received within 28 days.

The Responsible Authority may condition the approval of the Development Plan.

4.0

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Decision Guidelines

In assessing a Development Plan or an amendment to a Development Plan, the responsible authority must consider:

- Consistency with the Incorporated Document – ‘St Kilda Foreshore Urban Design Framework, 2002’, including but not limited to:
 - Retention, renewal and refurbishment of the Palais Theatre Building.
 - Private development and public works that support but do not detract from the viability of existing attractions and environmental assets.
 - Improved pedestrian and visual connections between the Triangle Site, the Foreshore and the Upper Esplanade.
 - Builds on the existing landscape, character and themes prevalent in the precinct.
 - The impact on existing view-lines to and from the Palais Theatre, Luna Park and important seascape views to and from the Upper Esplanade.
 - The appearance / treatment to the rear of the Palais Theatre Building.
 - The treatment of the forecourt space to the Palais Theatre to support improved pedestrian connection to the Upper Esplanade and access to the Triangle Precinct.
 - The provision of a major public plaza and public spaces.
- The purpose of the zone and any relevant local planning policy.
- The views of VicRoads, the Environment Protection Authority and any other relevant service authority.
- The potential of the development plan to achieve integrated use and development of the land.
- The likely effects, if any, on the amenity of nearby properties.
- Design solutions which ensure that the height, siting and design of new development avoids any further overshadowing after 10 am of the foreshore reserve (defined by the western curb line of the Jacka Boulevard) at the winter equinox.
- The adequacy of car parking provision.
- The adequacy and effect of increased vehicular, bicycle and pedestrian movement on the surrounding road network including connections to and from the land.
- Infrastructure works to be undertaken by the developer of the site, including the staging of those works.

- Coordination of landscaping and urban design detail between public areas and new buildings, to maximise connectivity and creation of a sense of place.
- Construction and siting of new development to minimise noise transference to residential areas and between uses.
- The interface of building elevations with public areas (including roof elevation), particularly with regard to roof forms and plant and equipment.
- Design solutions that protect and enhance the low rise character and amenity of the foreshore by ensuring than new development on the land does not overpower or visually dominate the foreshore reserve.

5.0

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Incorporated Document

The ‘St Kilda Foreshore Urban Design Framework, 2002’ is an Incorporated Document in this scheme at Clause 81.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.