

Grand plans for triangle

**Geraldine Mitchell and
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ST Kilda's lucrative triangle site is to get an upmarket revamp, and property developer R Corporation is listed as a front-runner.

The developer of St Kilda's Metropol Bar on Fitzroy St has joined forces with the van Haandel family, owners of the Prince Hotel and award-winning restaurant the Stokehouse.

The consortium is believed to have hired architects Wood Marsh, designers of the Bourke St Bridge and Shadowfax winery and Mansion Hotel in Werribee, to create an entertainment hub on the beachside site bounded by Luna Park, St Kilda beach and The Esplanade.



Legal standoff: the Palace nightclub.

R Corporation would not comment on its proposal yesterday, citing a confidentiality agreement but a spokeswoman said the company was thrilled to be shortlisted.

Citta Property Developers (Commonwealth Games village) and Mirvac (Beacon Cove residential apartments in Port Melbourne) are also shortlisted to redevelop

the site — home to the Palais Theatre, the Palace and a car park.

Citta has hired architects Ashton Raggatt MacDougall to develop a concept that preserves the views of the beach and is working with the owner of the Richmond restaurant, Pearl.

But trucking magnate Lindsay Fox, who was

part of a consortium that bought the adjacent Luna Park in June for \$7 million, missed out.

The Palace spokesman Alan Evers-Buckland fears the popular music venue could be demolished after its plans failed to make the list.

The Palace has refused to allow council officers to inspect the building and is fighting the moves in court.

The owners of the Palais Theatre are also refusing Government requests to inspect the building.

Government lawyers fighting for access to the theatre appeared at the Victorian Civil and Administrative Tribunal yesterday. They say Caroline Harper, who has run the St Kilda venue since 1985, is holding up moves to refurbish the theatre.