ST KILDA MARINA PROJECT APPROACH
MARCH 2018

STAGE

1 Planning for the project
   Planning for how to proceed with the new lease project.
   - Project objectives
     - Project Approach
     - Developing with Councillors to guide a robust process.
     - A plan to guide the project, underpinned by values of fairness and transparency and supporting ethical practice.
   - Opportunities & constraints paper
     - Engagement plan
     - Sets out who, when and how Council will work and engage with to plan and deliver the project.
     - A compilation of research undertaken to identify what is possible for the site. It includes details of the current site, case studies, coastal and climate assessments as well as legislative, heritage and feasibility studies.
   - Short term lease extension
     - Site vision & objectives
     - Describes the current lease to facilitate the procurement and transition period.
     - Extends the current lease to facilitate the procurement and transition period.

2 Identifying the site vision & objectives
   Investigating current conditions on site, within the leasing boundary (see site map).
   Improve understanding between Council, State Government and the community about what is preferred and what should be avoided.
   - Testing options
     - Design, leasing & legislative principles
     - Options for the future development and operation of the site to be determined and assessed on urban design, planning, social and environmental merits for their ability to deliver the vision and objectives.
     - Underpinned by sound market principles.
     - An initial overview of financial, operating and leasing models, considered against the legislative context, to facilitate mechanisms to deliver the vision and objectives.
   - Current lease expires
     - Site brief
     - Describes the preferred outcome for the future of the site, reflecting the iterative options testing process with Council, community and stakeholders.

3 Setting the parameters
   Developing feasible and deliverable options for the future of the site through an iterative process with Council, the community and stakeholders.
   - Planning & legislative controls
     - Delivery strategy
     - Adoption of the design guidelines as well as any controls needed to facilitate the site brief.
     - Specifies approval processes, notice and review rights.
     - Confirms the model for delivering the preferred outcome for the site, including financial, operating and leasing models, balanced with legislative considerations.
   - Tender documentation
     - Tender process
     - Documentation developed to seek responses to the site brief, planning controls and delivery strategy, and sets the evaluation criteria for assessing tender responses.

4 Planning for procurement
   Determining the strategies and controls to facilitate the procurement process and deliver the preferred outcome for the site.
   - Tender documentation
     - Tender process
     - A competitive process based on the procurement model established in stage 4, with submissions assessed by a pre-determined evaluation panel against agreed evaluation criteria.

5 Procuring new lease/s
   Conducting a competitive procurement process over a set period of time to secure the future of the site.
   - Execution of new lease
     - Transition
     - The new lease arrangement is executed.
     - Depending on the lease arrangement there may be a transition period and changes to the site to deliver the preferred outcome.

6 Delivering new lease/s
   - Execution of new lease
     - Transition
     - The new lease arrangement is executed.
     - Depending on the lease arrangement there may be a transition period and changes to the site to deliver the preferred outcome.