

# ST KILDA MARINA NEW LEASE PROJECT APPROACH



SUBJECT TO CHANGE  
MILESTONE DATES INDICATIVE

## STAGE

## KEY EVENTS AND DELIVERABLES

## DESCRIPTION

### 1 Planning for the project

Planning for how to proceed with the new lease project.

March 2018

Project objectives

Developed with Councillors to guide a robust process.

Project Approach

A plan to guide the project, underpinned by values of fairness and transparency and supporting ethical practice.

### 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.

June 2018

Opportunities & Constraints paper

A compilation of research undertaken to identify what is possible for the site. It includes details of the the current site, case studies, coastal and climate assessments as well as legislative, heritage and feasibility studies.

Engagement plan

Sets out who, when and how Council will work and engage with to plan and deliver the project.

Short-term lease extension

Extends the current lease to facilitate the procurement and transition period.

Site Vision & Objectives

Describes the vision and objectives for the site, focusing on improved public benefit, environmental resilience, financial sustainability and urban design and planning.

### 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.

April 2019

Testing options

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. Undertake market sounding.

Design, leasing & legislative 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

Short-term lease extension in place.

Site brief

Describes the preferred outcome for the future of the site, reflecting the iterative options testing process with Council, community and stakeholders.

### 4 Planning for procurement

Determining the strategies and controls to facilitate the procurement process and deliver the preferred outcome for the site.

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April 2019

Delivery strategy

Confirms the model for delivering the preferred outcome for the site, including financial, operating and leasing models, balanced with legislative considerations.

Tender documentation

Documentation developed to seek responses to the site brief, planning controls and delivery strategy, and sets the evaluation criteria for assessing tender responses.

Planning & legislative controls

Determine the Planning Scheme Amendment process and suite of planning controls. Undertake the Planning Scheme Amendment and seek Ministerial approval.

July 2020 (subject to Ministerial approval)

### 5 Procuring new lease/s

Conducting a competitive procurement process over a set period of time to secure the future of the site.

June 2020

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.

### 6 Delivering new lease/s

2022

Execution of new lease

The new lease arrangement is executed.

Transition

Depending on the lease arrangement there may be a transition period and changes to the site to deliver the preferred outcome.

Community and stakeholder engagement

Introductory workshops with Councillors to set objectives for the process and start to explore opportunities and constraints for the site.

Inform the community and stakeholders of the commencement of the project through Divercity magazine, website and communication materials.

Present paper to Councillors and State Government and seek feedback to inform site objectives and vision.

Consult the community and stakeholders on the opportunities and constraints for the site to inform the Site Vision and Objectives.

Community, stakeholders and Councillors participate in an iterative engagement process to inform and test potential options for the site.

Release the delivery strategy to the community and stakeholders.

Consult the community through a public exhibition of proposed Planning Scheme Amendment, inviting submissions to Council.

Provide information and updates to the community and stakeholders during the procurement process, in line with probity requirements.

Seek, and respond to, community feedback on the proposed design and Development Plan.