

St Kilda Marina Project Community Panel Sessions Three and Four Summary



The 50-year lease of the St Kilda Marina is ending on 30 April 2019. This presents an exciting opportunity to plan for the Marina's future before a long-term lease arrangement is secured. Council is committed to working with the Victorian Government, community, users of the Marina and other key stakeholders to re-imagine the St Kilda Marina site.

Formed in July 2018, the St Kilda Marina Project Community Panel is a key part of Council's commitment to working with the community. The Community Panel is currently working with Council and technical consultants to identify the best long-term option for the site that delivers an effective balance of social, cultural, environmental, economic and financial benefits.

This document provides a summary of the Community Panel's third and fourth sessions held on 13 October and 8 November 2018 at the St Kilda Town Hall.

To view earlier session summaries and to learn more about the St Kilda Marina Project please visit haveyoursay.portphillip.vic.gov.au/stkildamarina

Overview of Sessions Three and Four

The third and fourth Community Panel sessions were designed to deliberate on the site layout and options to inform the development of criteria for a site brief.

Working towards the Site Brief through site layout options and iterations

Between sessions two and three Council and the technical consultants continued to explore and test the different options for key site elements. This testing was informed by feedback from the Community Panel and further technical investigations and feasibility studies.

In session three, the Community Panel worked with a test site layout to discuss the potential outer limits of the site and the key site elements. Discussion centred on how different options could be arranged to create a balance of economic, social, financial and environmental benefits.

The Community Panel was asked to assess how well the ideas that were being tested through the site layout were responding to the site's vision and objectives.

The Community Panel raised the following key concerns/opportunities that needed further consideration:

- **Boat user safety:** while recognising that much of the safety issues for pedestrians and cyclists were improved through exploring the idea of relocating the public boat ramp, there was concern that this may have safety implications for boat users, particularly when entering back into the Marina,

thereby reducing the current functionality of the existing boat ramp and increasing risk.

- **Scale of development:** the scale of development was presented as an outer limit for consideration. There was concern about the scale and other elements such as views and public space. Acknowledgment was made about the visual implications from outside of the site and there was much discussion around the role of good design in minimising visual impacts.
- **Broader site uses and activities:** there was much discussion around the uses and activities that the site could provide for and how the Site Brief should support or control the uses, particularly the commercial uses. The focus from the panel was very much on passive and active recreation opportunities and Marina-related uses and activities. This conversation tied in closely with the scale of development and wanting to further understand the scale needed to create vibrancy and activate the site year-round as well as providing for financially sustainable marina operations into the future.

Prior to session four, a pre-reading pack was provided to guide the Community Panel through a number of draft criteria for the key site elements. In the actual session, the panel was given the opportunity to recommend changes to the criteria, in the categories of 'must have' or 'nice to have'. It was explained that these criteria would inform the Site Brief and therefore the future site development and lease requirements.

Broader community engagement

Before Sessions Three and Four (from 21 September to 7 October 2018), Council opened the conversation to the broader community. The purpose was to test the ideas being explored by the panel and inform its deliberations.

In total 368 people completed the survey, which was available via the project page on Council's Have Your Say website. Participants represented diverse connections to the Marina, including local residents, boat owners, Bay Trail users, business owners and visitors.

The following points summarise the survey responses:

- Responses showed strong support for improving the site's layout, reducing conflicts between site users and improving the design of the dry boat storage. Removal of the hard stand storage generated some concern with boat owners.
- The majority of participants supported opening the peninsula for passive recreation. However, realigning the Bay Trail to travel along the peninsula received mixed levels of support with concerns about how a bridge would affect boat users.
- There was mixed level of support for removal of the petrol station. Comments highlighted its value as convenient for petrol, drinks, snacks and bait.

- Support for improving the interface between the site and Marine Parade was shown in the responses, particularly with regards to the removal of fences and reducing the commercial footprint along the interface. Some comments raised concern around security for boats.
- The majority of participants were supportive of opening the peninsula for passive recreation. However, realigning the Bay Trail to travel along the peninsula received mixed levels of support with concerns about how a bridge would affect boat users.
- Regarding the use of public space for events, there was a mixed level of support – those opposed felt there was already enough space locally for events.
- The majority supported relocation of the boat ramp (moving it closer to the mouth of the Marina). However, many noted this was subject to understanding any safety implications for boats entering and exiting the marina to and from the Bay.
- There were high levels of support for the commercial ideas, particularly the provision of food and beverage outlets and recreation-focused businesses.
- There was strong support for the environmental ideas. Many participants identified all ideas as important. However, improving water quality and waste management at the Marina received the most support, followed by Environmentally Sustainable Design and native landscaping.

The Stage 3 Engagement Report will provide more detail on this survey. It will be made available with the final Community Panel report early in 2019.

What is a site brief?

The purpose of the Site Brief is to set out the key information required for everyone to have a shared understanding of current conditions and desired outcomes at the Marina. It will be a key document to inform the market and guide potential lease holders to provide suitable proposals for a long-term lease arrangement. It will also connect the site vision and objectives to more specific information about what outcomes are mandatory or discretionary ('must have' or 'nice to have'), such as types of land uses, protected views, base level of environmental outcomes and public access.

The Site Brief will be an important public document for Council, the community, Marina users and potential lease holders. It will provide clear parameters for development and will be used as a framework for considering future applications.

Next steps

Following Sessions Three and Four, Council and the technical consultants continued to refine the draft Site Brief following feedback from the Community Panel and broader community engagement.

Our next update will detail the panel's final deliberations and a presentation to Council on 10 December 2018. It will include the Stage Three Engagement Report.

To learn more about the project visit:

haveyoursay.port Phillip.vic.gov.au/stkildamarina

Any questions?

If you have any questions about the St Kilda Marina project please contact the project team via ASSIST on 03 9209 6777 or by emailing:

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