



T.C.L

ST KILDA MARINA, ST KILDA

WATERFRONT PRECEDENT STUDY

APRIL 2018



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PRODUCED FOR



April 2018

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# CONTENTS

INTRODUCTION	05	MARINAS	23	TORONTO CENTRAL WATERFRONT	
		CAIRNS WATERFRONT		SUGAR BEACH	
T.C.L & WATERFRONT EXPERIENCE	07	WESTHAVEN MARINA & PROMENADE		SEA ORGAN & GREETING TO THE SUN	
		VIADUCT HARBOUR		CHICAGO RIVERWALK	
GUIDING WATERFRONT PRINCIPLES	09	MARINA PORT VELL		SANTA MONICA PIER & PROMENADE	
		CLOCK TOWER BEACH		LESSONS LEARNT	
		RIVA SPLIT WATERFRONT			
ST KILDA CONTEXT	17	PORT ADRIANO		OPPORTUNITIES	40
				CASE STUDY VISUAL SUMMARY	
ANALYSIS & OBSERVATIONS	19	WATERFRONTS	31		
ANALYSIS OF ST KILDA MARINA		AKER BRYGGE WATERFRONT			
WALKING ST KILDA MARINA		GEELONG WATERFRONT			
		JELlicoe HARBOUR			





NO FISHING  
BETWEEN  
ARROWS





# INTRODUCTION

Greeting to the Sun and Sea Organ, Croatia - Shutterstock



# INTRODUCTION

*"The expiry of the St Kilda Marina head lease presents an opportunity for Council to embark on an integrated planning process to review the long term use of the site. This process will aim to produce a tender document for a new lease or leases that will maximise the social, economic and environmental benefits of St Kilda Marina to the municipality and the Victorian Government. It will consider community and key stakeholder needs and desires through progressive urban design and environmentally sustainable practice."* City of Port Phillip

The purpose of this report is to collect best practice waterfront case studies to inspire and provoke thought on the possibilities for the St Kilda Marina.

The report is comprised into the following sections:

*Guiding Waterfront Principles* which highlight key ingredients for successful waterfront spaces including marina contexts.

*St Kilda Marina Analysis* which reveals an analysis of the current conditions and issues and opportunities of the site.

*Case Studies* which define their location, key attributes and relevance.

*Opportunities* which summarises the positive attributes of explored case studies and how they may be applied to St Kilda Marina.



St Kilda Marina, VIC - TCL





# T.C.L & WATERFRONT EXPERIENCE

Henley Beach, SA- TCL/Sam Noonan



TCL have been engaged by City of Port Phillip for the St Kilda Marina: Waterfront Developments Comparative Study.

TCL are leaders of waterfront planning and design across Australasia. They have masterplanned, designed and redeveloped a range of waterfronts across Australasia including The Rocks in Sydney, Geelong Waterfront, Scarborough Foreshore in Perth and Henley Beach in Adelaide. More recently they have won the renowned Rosa Barba Prize (Barcelona) for the Auckland Waterfront Redevelopment and Best Waterfront project of the year (Waterfront Centre, Washington) for Auckland Waterfront and Geelong Waterfront Redevelopment.

TCL brings to each project a recognition that successful foreshores are constantly in flux; engaging, sensorial, beautiful, tactile and dissolving, with temporal qualities that engage all of our senses.

TCL's design approach builds upon a site's valued qualities yet delivers the iconic, the playful and the cherished. St Kilda Marina is a setting seeking new life; an opportunity to integrate into a vision of a vibrant, liveable and sustainable city.

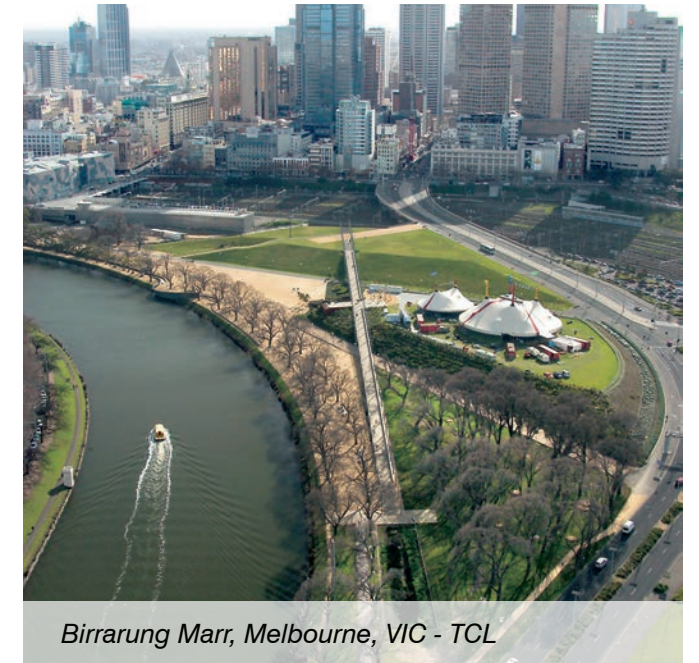
TCL's experience in the redesign of waterfront settings in Australia have shaped the guiding principles for the rejuvenation of St Kilda Marina.



*Geelong Waterfront, Geelong, VIC - TCL*



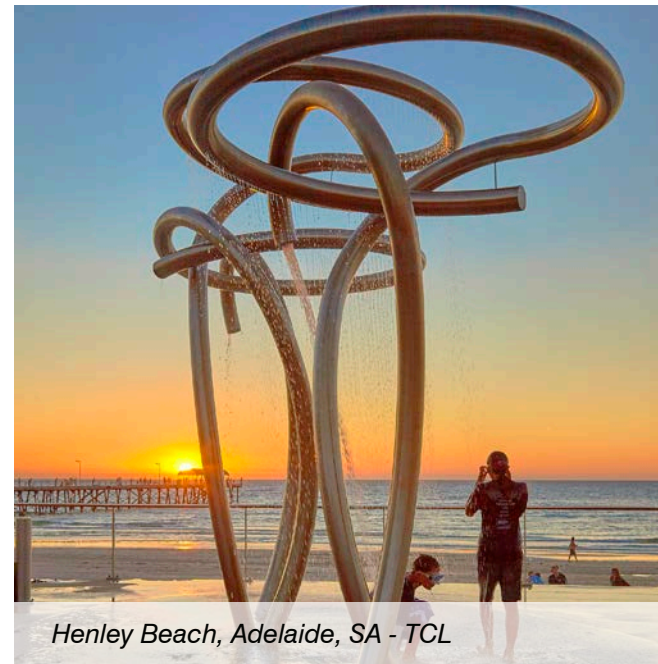
*Elizabeth Quay, Perth, WA - TCL*



*Birrarung Marr, Melbourne, VIC - TCL*



*Australian Garden, Cranbourne, VIC - TCL*



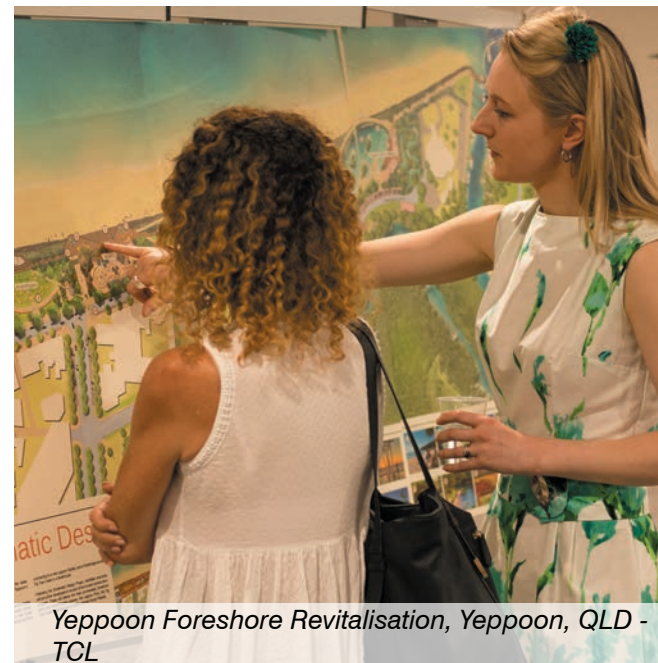
*Henley Beach, Adelaide, SA - TCL*



*Canberra Arboretum, Canberra, ACT - TCL*



*Auckland Waterfront, Auckland, New Zealand - TCL*



*Yeppoon Foreshore Revitalisation, Yeppoon, QLD - TCL*



*Frankston Yacht Club, Frankston, VIC - TCL*





# GUIDING WATERFRONT PRINCIPLES

*The following principles have been generated from T.C.L.'s experience in waterfront projects throughout their 25 years of practice*

Santa Monica, USA - Shutterstock



## SENSE OF PLACE

Successful waterfronts are designed to reflect the specifics of place and their distinct cultural context. The unique history of a site, the patterns of its coast, the qualities of its landscape, climate and community activities are worthy of celebrating in any future design.

Responding to a sense of place, ensures each coastal setting is unique, reinforces the distinctive qualities of the landscape and promotes the regions culture and community.

Use of Indigenous flora in landscape settings is also important to reinforce a sense of place and connect to local ecologies.

Visitors are seeking authentic experiences, ones that are rooted in the culture of a setting and differentiates one waterfront experience from another.



*Riva Split, Croatia - Shutterstock*





## SHARED SPACES

A range of waterfront activities provide for a richer public experience.

Sharing space with a diversity of publicly focussed uses cater for a wide range of people and create unique destinations.

Waterfronts which carefully integrate promenades, park uses, marinas, harbours, cafés and play spaces are inherently more interesting and connect to a diverse range of user needs. The integration of diverse maritime and beach uses differentiate waterfronts from cities and is often the reason we are drawn to them as they are ultimately more interesting.

Importantly these uses should share spaces, allow public accessibility and do not create a sense of privatised activates. Shared spaces convey that waterfronts are for everyone.

*Aker Brygge waterfront in Norway shares a range of public and private uses - Shutterstock*



## WORKING WATERFRONT

Working waterfronts are very important to the vitality of marine and coastal environments. Not only do they contribute to the local economy they also provide a vibrancy and authentic activity.

Marinas, boat ramps, fishing, tourism, hire craft, hire transport and public ferries all contribute to the richness of public experience and offer multiple forms of access to the bay, river or ocean.

Many cities, and coastal townships have removed these forms of activity and are regretting these decisions and in many instances attempting to bring these working waterfronts back as part of a revitalisation process. The Baltimore, Docklands and Darling Harbours are waterfronts that removed maritime uses and heritage architecture, that are now seeking to bring back these authentic uses and character.



Viaduct Harbour, New Zealand - Shutterstock



## SPECTACLE

Marinas, harbours and working ports are great to look onto.

Visitors to these spaces enjoy observing different types of boats, their loading and offloading and their movement into and out of the harbour.

This maritime activity draws the public to these spaces as they offer different experiences from typical beach, park or urban activities.

Marinas in particular allow the general public to view a vast array of boating craft types, scales and forms, as well as the often loud, chaotic and exciting movement of marina activity. The symmetry of boats in dry storage, the vibrant colours of buoys and the diverse geometry from sleek yachts to motor boats are all components that set the stage for a world not often experienced.

The ability for the public to have access adjacent to and provide generous areas to participate in this viewing activity is an important consideration in waterfront planning and design.



Boats moored in Marina Port Vell are on display for the public to enjoy - Shutterstock

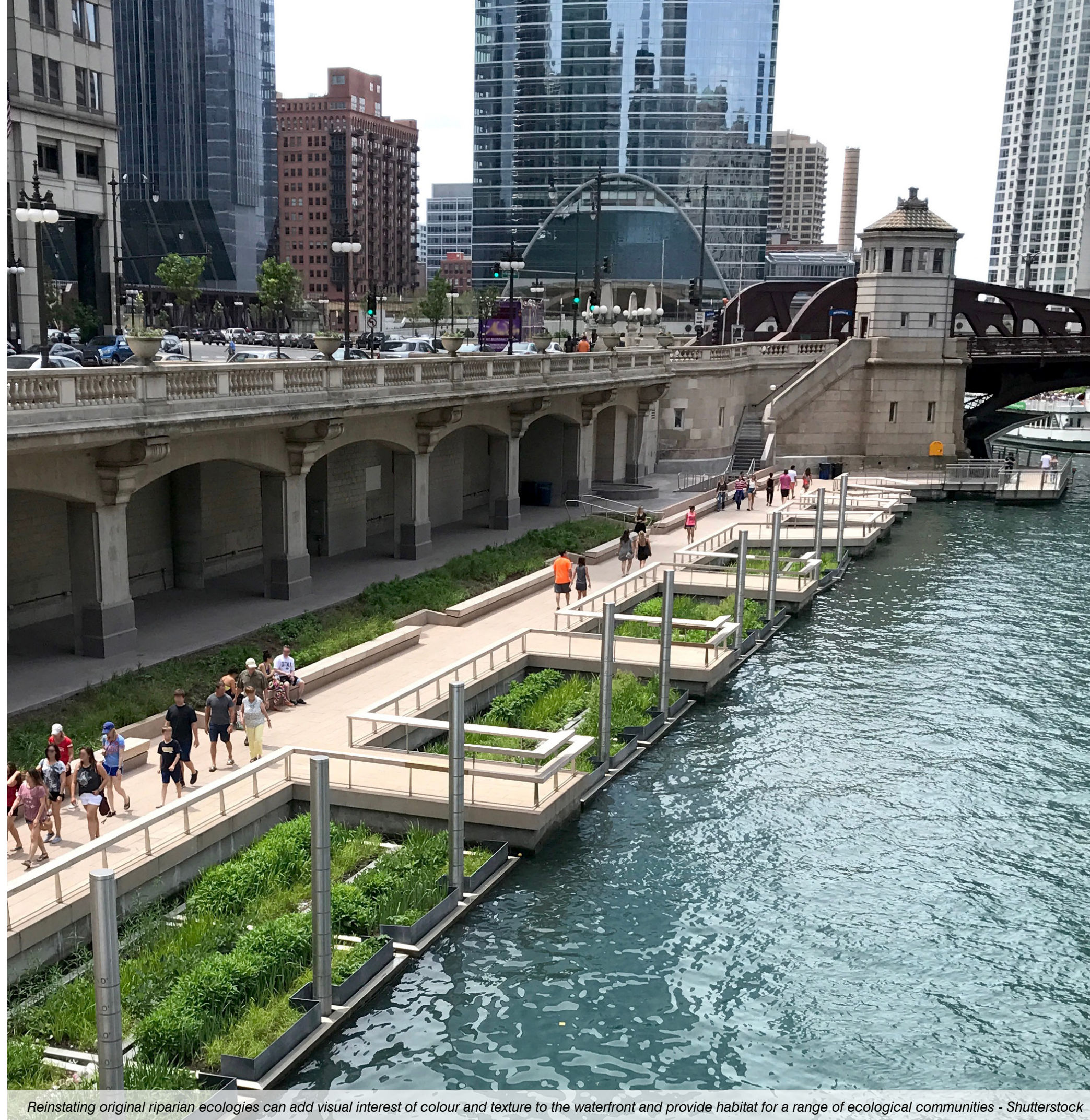


## COASTAL ECOLOGIES

Working waterfronts, marinas, ports and boat ramps occupy important coastal locations, which were once home to complex intertidal ecologies providing a multitude of habitats. Now typically, these working waterfronts have little ecological agenda.

New waterfront designs are now integrating important ecological outcomes which reflect the nuances and interrelationships which occur at the edge where land meets the water.

New facilities, parks, coastal edges and promenades are all able to integrate sustainable initiatives (including WSUD) to enrich the coastal experience and promote a sustainable future.



*Reinstating original riparian ecologies can add visual interest of colour and texture to the waterfront and provide habitat for a range of ecological communities - Shutterstock*





## CONNECTION

Successful waterfronts are well connected, providing clear and legible connections to a range of facilities and destinations. Often waterfronts emphasize sustainable walkable communities, promoting, pedestrian, jogging and cycling trails as part of an integrated open space network.

As waterfront and beach side spaces are important community destinations, generous and well sited circulation pathways are critical to the enjoyment and accessibility of these marine assets.

Access onto waterfront settings by cars and provision of carparking are well sited and limited to functional requirements to ensure the valued environmental values are not compromised.

Integrated public transport systems are critical for connecting communities locally and from afar to the water.

*The generous and continuous promenade of Henley Beach successfully connects the public both to the beach and along the foreshore - TCL*



## DESTINATIONAL

Successful waterfronts provide a range of ways people can experience their maritime environment.

These activities and experiences invite visitation and enrich peoples lives.

Importantly these activities and destinations are selected to complement the waterfront setting, provide a range of compatible activities and offer settings for true public engagement, and with a density and diversity that encourages multiple ways of social exchange.

A richness of experience is encouraged, including areas for promenading, alfresco dining, passive recreation, play and events. This complexity of programming of the public realm encourages a range of demographics to 'own' new waterfront public spaces.



*Sea Organ and Greeting to the Sun, Croatia - Shutterstock*





# ST KILDA CONTEXT

St Kilda, VIC - TCL



## ST KILDA SURROUNDS

St Kilda is located just 6km south of the City Centre and is well connected to its local context and to greater Melbourne.

It is a vibrant and eclectic hub of activity and a meeting place for tourists and locals alike, with its plethora of pubs, cafés, gelato shops, bakeries, restaurants and famous attractions including the Astor Theatre, Luna Park, the Esplanade Hotel, Catani Gardens, Acland Street and its main arterial: Fitzroy Street.

Large crowds of people are not uncommon for St Kilda, with many festivals and events held in the vicinity. The St Kilda Festival is a free, popular attraction in February that expands across its major vicinities and encompasses music, food, fun and essentially the epitome of summer.

St Kilda is known as Melbourne's 'Beachside Playground' (Stkildamelbourne.com.au) with one of its most popular attractions being St Kilda Beach. The beach provides panoramic views to the Port Phillip Bay and is framed by a generous timber promenade that encourages passive recreation from viewing, picnics and roller blading, amongst others.

This expansive and unique cluster of attractions is a reflection of the vibrant, colourful and eclectic culture and community that is St Kilda.



The Canary Palms and Luna Park entrance is an iconic view of St Kilda - Shutterstock





# ST KILDA MARINA ANALYSIS AND OBSERVATIONS



# ST KILDA MARINA

## Guiding Waterfront Principles Demonstrated:

**CONNECTION** The significant Bay Trail and Shared Path passes through the site, connecting the marina to other St Kilda waterfront destinations along Port Phillip Bay

**SPECTACLE** Limited public walkways surrounding marina allow for viewing of boats, marina activity and dry storage

## WORKING WATERFRONT

### Project Description:

**Location** St Kilda, Australia

**Date Completed** 1970

**Designer** Don Hendry Fulton

**Size** 250 berths

**Comprises of** Jetties, Motorised Boats, Boat Ramp, Lighthouse, Carpark, Pedestrian and Bike Trail, Breakwater, Restaurants, Dry Boat Storage, Crane and Marina infrastructure and businesses

**Links To Adjacencies** St Kilda City Centre, Port Phillip Bay  
St Kilda Beach, Marina Reserve, Luna Park, Peanut Farm Reserve, Acland St, Route 96 Tram

### Attributes of the Site:

- One of the first marinas in Victoria
- The row of Canary Island Date Palms along the Marine Parade Frontage were planted in the 1980s
- The 'dry storage' facilities was possibly the first of its type in Australia.
- The fibreglass Beacon located on the Northern tip of the marina promontory contributed to the way-finding of the Marina, as it was considered the 'tallest building on the beach' (*City of Port Phillip Heritage Report, 2000*)



*The symmetry of boats and docks create visual interest - TCL*



*The Bay Trail Shared Path is a popular link that connects users to the coast and passes through St Kilda Marina - TCL*



*A sense of welcome along a relatively blank interface - TCL*



# WALKING ST KILDA MARINA



Views to the Marina from the Bay Trail shared path are segmented and blocked by the carpark



The Bay Trail is a key route that runs along Port Phillip Bay and defines both pedestrian and cyclist experience



The Southern boundary to the marina is uninviting and appears to underutilise what could be a valuable public setting



The carpark visually dominates the experience of the coastal edge



Marina Infrastructure provides visual interest and harbour activity



Outlook onto the marina and the array of a variety of boats

The particular qualities of St Kilda Marina can be appreciated by walking its spaces and discovering its charms, as can experiencing some of its less successful qualities.

Identifying these public realm attributes provide an important foundation to assess how the future marina strategy can reinforce and enhance the core positive qualities whilst ensuring identified issues are appropriately remedied.

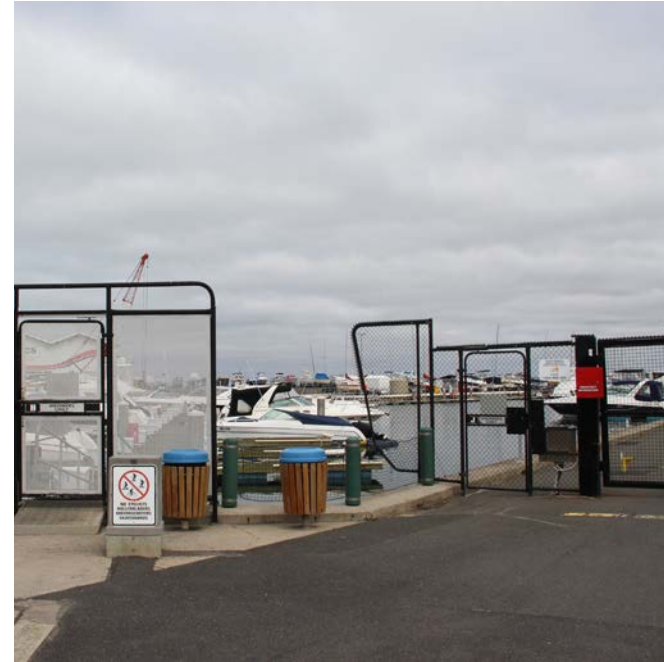




The Lighthouse provides a visual marker to the coast and marks the harbour entry



The perimeter to the marina is uninviting and confusing



The Southern boundary to the Marina is dominated by unsightly security fencing



The precinct affords long vistas along the coast to the city yet is difficult for the public to access



The Bay Trail Shared Path tracking north along the Bay is abruptly redirected at the Marina fenced lawn area



Marina activity provides for an authentic maritime experience



The main entrance is car-dominated and appears unsafe for pedestrians and cyclists



Dry Storage provides a visually interesting feature to the marina yet blocks views to the bay





# CASE STUDIES

*Sugar Beach, Canada - Shutterstock*



## CAIRNS WATERFRONT

### Guiding Waterfront Principles Demonstrated:

**SENSE OF PLACE** Embraces the tropical context and provides a gateway to the Reef

**CONNECTION** Generous promenade connections to the City centre and other tourist attractions

### WORKING WATERFRONT

#### Project Description:

<b>Location</b>	Cairns, Australia
<b>Date Completed</b>	Unknown
<b>Designer</b>	Pacific Pontoon and Pier (Design and Construct)
<b>Size</b>	261 Berths
<b>Comprises of</b>	Cruising Yachts, Game Fishing Fleets, Super Yachts, Motorised Boats
<b>Links To Adjacencies</b>	Shopping, Dining, Casino, Cairns City Centre, Shangri La Hotel, Lagoon Pool Precinct, Carpark, Sailfish Quay, Viewing Deck, Promenade

#### Attributes of the Site:

- A cyclone wave barrier was built around the marina in 1988
- The neighbouring Shangri La hotel embraces the nature of the working marina, using it in their advertisement of the hotel's experience. It is not hidden, but instead, celebrates the maritime nature.
- The Marina is located on the tip of the coastline and is considered the Gateway to the Great Barrier Reef.
- The marina is part of the public realm experience with no clear definition between public and marina

#### Opportunities for St Kilda Marina:

- Activation through adjacent hotel and restaurant and cafe interfaces.
- Inviting, public promenade
- Adjacent restaurants and cafés
- Point destination along the waterfront
- Successful activated parklands and lagoon pools nearby



Cairns Marina, Australia - Shutterstock



## WESTHAVEN MARINA & PROMENADE



Westhaven Marina, New Zealand - Shutterstock

### Guiding Waterfront Principles Demonstrated:

**SENSE OF PLACE** Celebrates Auckland's harbour-side context  
**SHARED SPACES** Incorporates public circulation networks with marina functions

### WORKING WATERFRONT

### Project Description:

**Location** Auckland, New Zealand  
**Date Completed** 2015  
**Designer** ASPECT Studios with LandLAB NZ  
**Size** 2000 Berths  
**Comprises of** Motorised Boats, Yachts  
**Links To** Auckland Harbour Bridge, Auckland City Center, Wynyard Quarter, Viaduct Harbour  
**Adjacencies** Public Promenade, Cafés, Yacht Club, Education and Training Facilities, Internet Lounge, Boat Shed, Toilets/Showers, Carparking, Parkspace

### Attributes of the Site:

- Largest Marina in the Southern Hemisphere
- A benchmark for environmental management, it has received the 'Blue Water Flag' international award for water quality, environmental management and safety standards.
- The marina is part of the public realm, with integrated balustrades and promenades restricting public access

### Opportunities for St Kilda Marina:

- Generous and vibrant public promenade
- Passive recreation with diverse users including pedestrians, dog walkers, bike riders and roller skaters
- Adjacent restaurants and cafés
- Contemporary-designed promenade
- Opportunities to view marina activity



# MARINA

## VIADUCT HARBOUR

### Guiding Waterfront Principles Demonstrated:

**SHARED SPACES** Marina and short-term berthing are integral to the public-realm experience

### SPECTACLE

### Project Description:

<b>Location</b>	Auckland, New Zealand
<b>Date Completed</b>	1920s, redeveloped in the 1990s
<b>Designer</b>	Initial scheme by Auckland Harbour Board
<b>Size</b>	150 Berths up to 60m in length
<b>Comprises of</b>	Lifting Bridge, 50-tonne and 75-tonne travel lifts, Floating
<b>Links To</b>	Auckland City Center, Wynyard Quarter, Westhaven Marina
<b>Adjacencies</b>	Plazas, Restaurant and Bar Precincts, Carparks, Events Centres, Museum, Hotel

### Attributes of the Site:

- Incorporates wireless internet coverage across the marina
- Encompasses dozens of marine businesses and services including vessel maintenance, shipyards and refitting.
- The Harbour is surrounded by a variety of plazas, and retail and commercial buildings.
- The adjacent restaurants boast fresh seafood
- It has been host to global events including Louis Vuitton Regattas, the Volvo Round the World Race stopover, Auckland International Boat Show and New Zealand Fashion Week.
- The Auckland City Council has commissioned a programme of public artworks for the area
- The marina is part of the public realm, with no clear definition between public and marina

### Opportunities for St Kilda Marina:

- On-site museum and event centres
- Integrated retail and gastronomic experiences
- Designated Harbour Retail and commercial precinct with working marina
- Visitor Wi-Fi access and coverage across the entire marina



Viaduct Harbour, New Zealand - Shutterstock





Aerial of Marina Port Vell with integrated public realm and mixed-use buildings - Shutterstock

## MARINA PORT VELL

### Guiding Waterfront Principles Demonstrated:

<b>CONNECTION</b>	Located at the head of the Ramblas, Barcelona's principle pedestrian spine
<b>DESTINATIONAL</b>	The marina forms part of an important tourist destination in association with aquarium and other cultural facilities
<b>SPECTACLE</b>	Public walkways surround harbour looking onto luxury motorised boats and yachts

### WORKING WATERFRONT

#### Project Description:

<b>Location</b>	Barcelona, Spain
<b>Date Completed</b>	2015
<b>Designer</b>	SCOB
<b>Size</b>	148 Berths up to 190m long
<b>Comprises of</b>	Megayachts, Swing Bridge to allow entry into the marina, Cruise Ships, Motorised Boats
<b>Links To</b>	District of Barceloneta, Barcelona City Centre, Airport, La Rambla
<b>Adjacencies</b>	Maremagnum (a mall with shops, multiplex cinema, bars and restaurants), IMAX Port Vell, Europe's largest Aquarium, Contemporary-Designed Restaurants

#### Attributes of the Site:

- The district of Barceloneta is known as an old fishing district and was primarily settled by Fisherman in 1754 due to its proximity to the sea.
- It is located in the city's centre, and therefore only walking distance to city services. It is also only a day's sailing of other popular yachting destinations such as the Balearic Islands and the South of France.
- The proximity to the city centre allows for a high flow of Barcelona culture, architecture and design to influence the marina.
- The perforated material of the buildings were chosen to represent an integration of the marina landscape with the architecture and creates a permeability which allows visual connections to the marina.
- The demand of tourists from cruise ships called for a new restaurant, bar and offices
- The marina is part of the public realm experience with no clear definition between public and marina

#### Opportunities for St Kilda Marina:

- Contemporary-designed restaurant and bar overlooks the marina and water's edge
- Clear site lines into and across from the marina
- Variety of destinational attractions including aquarium, shopping mall and IMAX centre
- Generous public realm surrounds marina
- Within proximity to local attractions



## CLOCK TOWER BEACH

### Guiding Waterfront Principles Demonstrated:

<b>CONNECTION</b>	Forms part of the circulation along the waterfront
<b>DESTINATIONAL</b>	A series of integrated public facilities adjacent to the marina
<b>SPECTACLE</b>	Promenade and subsequent public spaces provide views into the marina and across the waterfront

### Project Description:

<b>Location</b>	Old Port of Montreal, Canada
<b>Date Completed</b>	2009-2012
<b>Designer</b>	Claude Cormier + Associates
<b>Size</b>	125 Berths
<b>Comprises of</b>	Cruise Ships, Yachts, River Shuttles, Commercial Ships, Pump-Out Service Station
<b>Links To</b>	Downtown Historic District
<b>Adjacencies</b>	Boardwalk, Bars, Summer Boutiques, Public Art, Natrel Skating Rink, Montreal Clock Tower, Saint Lawrence River

### Attributes of the Site:

- It is a man-made beach consisting of sand, Muskoka chairs, a boardwalk, toilet and shower facilities and misting stations. It surrounds the marina and looks back onto the city, encouraging visitors to reflect on their surrounds.
- A number of public recreational activities are offered, including: jet boating, tours, pedal boats, beach volleyball, walking, and viewing public art.
- The marina is surrounded by promenades, plazas, sculpture parks and landscaped areas.
- Visitors are charged an admission fee to enter the beach.
- The marina is integrated into the public realm viewing experience, but distinct and publicly inaccessible.

### Opportunities for St Kilda Marina:

- Generous public realm that supports a range of recreational typologies (beach, sculpture park, promenade)
- Public programming and event spaces
- Visual connections to marine activity
- Clear definition of marina vs. public spaces
- Private marina with adjacent public activation



*Human-made beach provides a place to rest and enjoy views onto the marina - Shutterstock*





A generous promenade provides a range of seating and viewing opportunities onto the marina - Shutterstock

## RIVA SPLIT WATERFRONT

### Guiding Waterfront Principles Demonstrated:

<b>SENSE OF PLACE</b>	Cultural represented in the materiality of the design
<b>CONNECTION</b>	Gateway to a series of public destinations across the city
<b>SPECTACLE</b>	Views of marine movement form a public realm experience

### Project Description:

<b>Location</b>	Split, Croatia
<b>Date Completed</b>	2007
<b>Designer</b>	3LHD
<b>Size</b>	318 Berths, 30 Dry Breaths
<b>Comprises of</b>	Rentable Yachts and Catamarans, Touring Boats and Touring Submarines
<b>Links To</b>	Diocletian's Palace, Split City Centre, Marjan Park Hill
<b>Adjacencies</b>	Restaurants, Souvenir Shops, Bars, Sustipan Park, Adriatic Sea, Benedictine Monastery

### Attributes of the Site:

- The initial briefing for the competition of this waterfront restoration asked for respectful consideration of the cultural and historical heritage, taking particular care of the contrast zone between the project area and Diocletian's Palace (a world heritage site protected by UNESCO).
- The large waterfront is the focal point of community activity and is considered the main square with the capacity to host a range of social events, night and day, all-year round.
- The paving is considered an art piece, with the size and colours representing a pixel image of a rippling sea.
- The promenade is purely pedestrianised and covers 14,000m<sup>2</sup> of Riva.
- You can take sailing classes in the marina.
- The marina is part of the public realm experience with no clear definition between public and marina

### Opportunities for St Kilda Marina:

- Generous promenade with integrated seating and shelter
- Restaurants and Retail activation along length of promenade
- Clear views across the waterfront
- Gateway for waterfront tourism experiences



## PORT ADRIANO

### Guiding Waterfront Principles Demonstrated:

**SPECTACLE** Views onto luxurious yachts form a public realm experience

### WORKING WATERFRONT

### Project Description:

**Location** Mallorca, Spain

**Date Completed** 2012

**Designer** Phillippe Starck

**Size** 492 Moorings

**Comprises of** Luxury Super Yachts

**Links To** South of Santa Ponsa City Centre

**Adjacencies** 40 Fashion Boutiques, Chill-Out Bars, International and Local Restaurants, Free Underground Car-Parking, Nautical-Inspired Shopping

### Attributes of the Site:

- Port Adriano promotes a luxury lifestyle, with high-end, public boutique shopping and restaurants
- Considered one of the most modern and expensive marinas in the Mediterranean.
- Host to the Port Adriano SUP (Stand-Up Paddleboarding) Race
- The marina is integrated into the public realm with no clear definition of public and marina

### Opportunities for St Kilda Marina:

- Luxurious dining experience with prime views inward to the luxurious yachts
- Cohesive design language and character
- Host to public events



*Dining experience with immediate views to the luxury marina - Shutterstock*



## AKER BRYGGE WATERFRONT



The promenade is activated along its length through opportunities for seating and alfresco dining looking onto the waterfront - Shutterstock

### Guiding Waterfront Principles Demonstrated:

- SENSE OF PLACE** Reflection of the maritime character through materiality of the design
- SPECTACLE WORKING WATERFRONT** Dedicated structures for viewing marina movement

### Project Description:

- Location** Norway, Oslo
- Date Completed** 2014
- Designer** LINK Landskap
- Size** 1Ha
- Comprises of** Promenade, Public Amphitheatre, Restaurants and Cafés, Apartments, Jetty, Harbour
- Links To** Marina, Aker Brygge City Centre
- Adjacencies** Restaurants, Apartments, Retail Shops, Sculpture Park, Museum

### Attributes of the Site:

- Aker Brygge was previously an old shipyard site. Now it is one of Oslo's most vibrant and eclectic precincts.
- The promenade utilises the colour 'Signal Orange' as a reference back to Oslo Fjord's maritime history.
- The project is distinct with a clear and defined boundary.

### Opportunities for St Kilda Marina:

- The amphitheatre steps allow for a diversity of public, passive recreation, including eating, meeting, lying down, viewing and host to events, all while being surrounded by maritime activity.
- Cultural destination for the city with a variety of retail, residential and dining experiences
- Dedicated viewing amphitheatre for maritime activity.



# WATERFRONT

## GEELONG WATERFRONT

### Guiding Waterfront Principles Demonstrated:

- SENSE OF PLACE** Marina and public realm design evokes an industrial character referencing the past waterfront uses
- CONNECTION** The marina is part of a 2km continuous public promenade
- DESTINATIONAL** Comprises event spaces, promenades, playgrounds and beachside bathing that encourage large numbers of community and tourist activities

### Project Description:

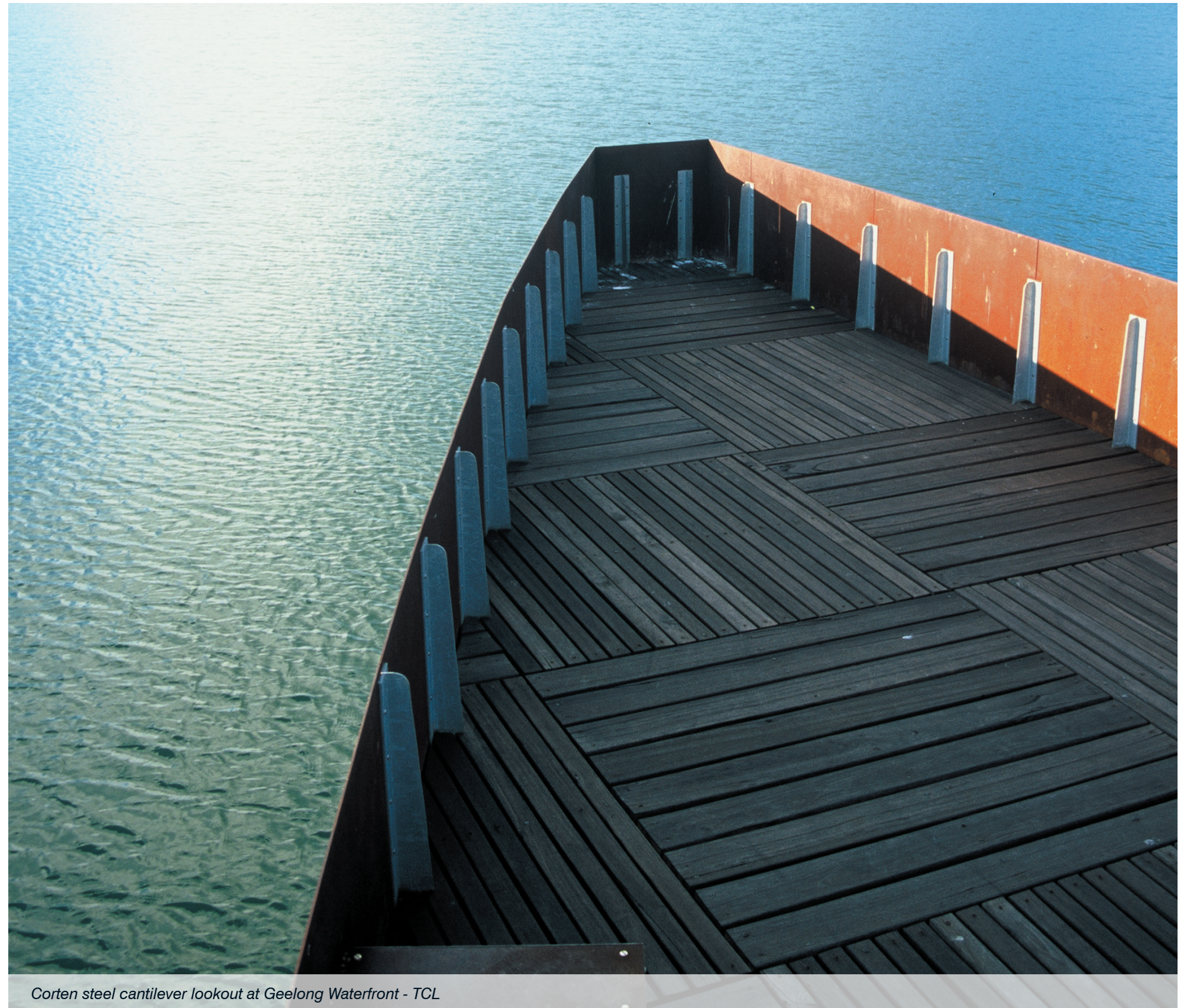
<b>Location</b>	Geelong, Australia
<b>Date Completed</b>	2001
<b>Designer</b>	T.C.L
<b>Size</b>	6Ha
<b>Comprises of</b>	Event Spaces, Streetscapes, Promenades, Harbour, Cafés, Carousel Pavilion, Carparking
<b>Links To Adjacencies</b>	Geelong City Centre, Eastern Beach Park, Mixed-use residential development, Yacht club, Deakin University

### Attributes of the Site:

- The project transformed what was an underutilised and disconnected foreshore into a vibrant, public destination
- Key moves included: providing continuous promenade link across the foreshore, Revealing views that were otherwise hidden, and reducing the dominance of Beach Road and carparking
- The project is organised around a sequence of destinations including a harbour, event space, scallop fleet and Eastern Beach
- The project is distinctive within a greater public foreshore network

### Opportunities for St Kilda Marina:

- Celebratory pedestrian connections
- Sequence of public destinations
- Integration of yacht club and harbour precinct
- Incorporation of cafe and restaurant functions
- Public programming and events
- Transformation of underutilised site into a vibrant, public destination



*Corten steel cantilever lookout at Geelong Waterfront - TCL*



## JELlicoe HARBOUR



Activating existing infrastructure within the public realm - TCL/Jonny Davis

### Guiding Waterfront Principles Demonstrated:

**SENSE OF PLACE** Industrial character reflected through materiality and use of public space

**SHARED SPACES** An overlap of maritime and recreational uses

**WORKING WATERFRONT**

### Project Description:

<b>Location</b>	Auckland, New Zealand
<b>Date Completed</b>	2015
<b>Designer</b>	T.C.L. with Wraight Associates
<b>Size</b>	3Ha
<b>Comprises of</b>	Promenade, Play Spaces, Park, Working Waterfront, Restaurants, Water Stairs, Streetscapes
<b>Links To Adjacencies</b>	Viaduct Harbour along Quay St Spine Mixed-use Maritime Precincts, Recent mixed-use commercial and hospitality uses

### Attributes of the Site:

- Previously occupied by Golden Bay Cement, Silo Park and consequently Auckland Waterfront are iconic destinations that have seen an industrial park transformed into a public point park.
- It is host to markets, outdoor cinemas, cafés and restaurants year-round.
- Land and water activities work and play simultaneously, contributing to each other's landscape.
- The project has a distinct identity but does not have a defined boundary. It also connects to a greater waterfront network

### Opportunities for St Kilda Marina:

- Representation in the landscape design and architecture of the maritime and industrial context
- The harbour fosters a range of boating activities such as fishing boats, ferries, tug-storage and shipping freight uses which provide visual interest for visitors to the waterfront.
- The waterfront combines cafés, maritime uses, playspaces, promenades and event areas to create a major destination along Auckland waterfront



# WATERFRONT

## TORONTO CENTRAL WATERFRONT

### Guiding Waterfront Principles Demonstrated:

**CONNECTION WORKING WATERFRONT** Forms the main circulation along the waterfront

### Project Description:

**Location** Toronto, Canada

**Date Completed** 2006-2011

**Designer** West 8 and DTAH

**Size** 3.5km in length

**Comprises of** Continuous Promenade, Pedestrian Bridges, Streetscape, Floating elements for moorings, Viewing Decking

**Links To** Downtown Toronto Business District, Harbourfront linear precinct

**Adjacencies** Mixed-Use Maritime Precincts, Restaurants, Commercial and Retail Shops, Public Transport

### Attributes of the Site:

- Considered one of Toronto's most valuable assets, linking what was once a series of isolated development parcels back to Downtown Toronto and spurring on economic development along the length of the waterfront.
- The project has a distinct identity and connects to a greater waterfront network

### Opportunities for St Kilda Marina:

- Continuous and celebratory promenade
- Undulating promenade design encourages play, seating and viewing
- Public access to docks for maritime recreation



*The undulating deck is a playful feature to the waterfront, supporting a range of users including pedestrians, cyclists and roller-skaters - Shutterstock*



## SUGAR BEACH

### Guiding Waterfront Principles Demonstrated:

- SENSE OF PLACE** A reflection of the adjacent sugar refinery industrial character
- DESTINATIONAL SPECTACLE** Provides a different and distinct waterfront typology  
Viewing forms a public realm experience

### Project Description:

- Location** Toronto, Canada
- Date Completed** 2009-2012
- Designer** Claude Cormier + Associés
- Size** 8,500m<sup>2</sup>
- Comprises of** Promenade, Sandy Beach, Shade and Seating, Plaza, Parks
- Links To** Toronto Central Waterfront, Redpath Sugar, Corus Quay, Industrial Precinct, Harbourfront linear precinct
- Adjacencies** Parkland, Carpark, Linear Walking Trail, Businesses, Harbour

### Attributes of the Site:

- The name Sugar Beach is a tribute to the adjacent sugar refinery.
- Sugar Beach, formerly a parking lot for the Jarvis Street Slip, is Toronto's second urban beach and the first public space visitors see as they travel along Queens Quay (a prominent adjacent street).
- Corus Quay is a working waterfront, and people can watch large freighters docking in the adjacent slips to deliver and unload raw sugar to Redpath.
- The park's signature rocks were chosen from a Quarry in northern Quebec. They showcase candy-coloured stripes as a result of needing to slice the large boulders into pieces for transportation.
- The project is distinct with a clear and defined boundary.

### Opportunities for St Kilda Marina:

- Expression of the industrial relationship through furnishings, naming and materiality.
- Transformation of an underutilised carpark that delivers a vibrant public space and a reconnection to the waterfront.
- A public place to relax and play within close proximity to the city centre.
- Way-finding through the signature pink umbrellas.



*The signature pink umbrellas double as both shade and way-finding structures - Shutterstock*



# WATERFRONT

## SEA ORGAN & GREETING TO THE SUN

### Guiding Waterfront Principles Demonstrated:

**DESTINATIONAL** The project features distinct sensory experiences. It is a gateway to the city for tourists coming from cruise ships along the Adriatic Sea

**SPECTACLE** The art amplifies the visual connection to the surrounding landscape and the natural elements

### Project Description:

**Location** Zadar, Croatia

**Date Completed** 2005 (sea organ) and 2008 (Greeting to the Sun)

**Designer** Nikola Bašić

**Size** 70m in length

**Comprises of** Amphitheatre Stairs, Monument, Pipes that respond with sound through Wave energy

**Links To** Western end of Zadar, Residential Precinct

**Adjacencies** Restaurants, Zadar Marina and Shipping Canals, Parks, Apartments

### Attributes of the Site:

- Greeting to the Sun is a 300 multi-layered glass monument in the shape of a 22m diameter circle that reflects one of the most beautiful sunsets in the world. This, combined with the sounds of the Sea Organs, creates an impressive show of light and rhythm of waves.
- The project is distinct with a clear and defined boundary.

### Opportunities for St Kilda Marina:

- The Sea Organ is a modern icon of the city that turns a public space into an amphitheatre of natural ocean sounds. Its visually simple design provides visitors with a place to relax, meet and view the ocean.
- Site specific art that reflects and amplifies the beauty of the area and connects one to nature.



*Greeting to the Sun is an interactive sculpture, inviting users to step over and reflect the colours onto themselves - Shutterstock*



## CHICAGO RIVERWALK

### Guiding Waterfront Principles Demonstrated:

<b>CONNECTION</b>	A continuous promenade connects a series of water-front activity and is activated by bordering restaurants and cafés
<b>SPECTACLE</b>	Viewing forms a public realm experience
<b>WORKING WATERFRONT</b>	

### Project Description:

<b>Location</b>	Chicago, United States
<b>Date Completed</b>	2016
<b>Designer</b>	Sasaki and Ross Barney Architects
<b>Size</b>	3.5 Acres
<b>Comprises of</b>	Boardwalk, Promenade, Terraced Stairs and Seating, Swimming Hole, Marine Plaza, Marina, Jetty
<b>Links To Adjacencies</b>	Downtown Chicago CBD Commercial Precinct, Cultural Precincts, Restaurants and Cafés, Hotels

### Attributes of the Site:

- The connecting bridges over the river create diverse spaces for public activity, including: Marina, Jetty, River Theatre, Water Plaza and Cove.
- Challenges included accounting for the river's annual flood dynamics of over two vertical meters.
- The project is distinct with a clear and defined boundary. The marina is integrated into the public realm viewing experience but limits public accessibility

### Opportunities for St Kilda Marina:

- The continuous waterfront creates a public experience that surrounds the private and divided marina.
- Variety of seating options
- Activated edges through restaurants and cafés



Breakout spaces along the length of the promenade provide moments of viewing and reflection, uninterrupted of the main path of travel - Shutterstock



# WATERFRONT

## SANTA MONICA PIER & PROMENADE

### Guiding Waterfront Principles Demonstrated:

- SENSE OF PLACE** The promenade reflects the vibrant and eclectic nature of the surrounding locale
- CONNECTION** The promenade links two well-known destinations along the coastline
- DESTINATIONAL** The Santa Monica activates the coastline of Los Angeles with a series of tourist attractions

### Project Description:

<b>Location</b>	Santa Monica, United States
<b>Date Completed</b>	1909
<b>Designer</b>	N/A
<b>Size</b>	2.6km Stretch from Santa Monica Pier to Venice Beach
<b>Comprises of</b>	Pier, Bike Trail, Promenade, Theme Park, Food Stalls and Restaurants, Heritage Structures, Fitness Equipment, Ballroom, Bait and Tackle Shop
<b>Links To</b>	Downtown Santa Monica, Venice Beach
<b>Adjacencies</b>	Quay, Viewing Deck, Promenade, Beach, Carpark, Commercial/Market Precinct, Public Transport

### Attributes of the Site:

- The Santa Monica Pier was originally built to carry sewer pipes from the city out to sea.
- The pier is considered as a Santa Monica Historic Landmark, and a global tourist destination.
- The project does not have a distinct boundary, but rather is considered part of a greater foreshore network

### Opportunities for St Kilda:

- Provide a variety of vibrant and diverse activities along the length of a promenade that links two destinations.
- Activities comprising of markets, skate parks, slack-line infrastructure, food stalls, gym-equipment, basketball courts and iconic features similar to the famous Muscle Beach.
- Infrastructure and activities reflect and incorporate the culture and atmosphere from surrounding communities.



The pier offers passive recreation in the form of viewing, fishing and promenading. The theme park in the background assists in way-finding - Shutterstock



# LESSONS LEARNT

T.C.L have undertaken a high level review of Waterfront and Marina projects and analysis of their Waterfront Principles.

Upon completion of this work, it is apparent there are a number of consistent themes that contribute to successful waterfronts relating to the St Kilda Marina.

These themes have informed the development of key opportunities for the St Kilda Marina as outlined in the following chapter.

## **Prioritise public uses**

Waterfront uses should be publicly focussed and accessible

## **Cater for a Range of Audiences**

They should provide a range of uses and activities that cater for diverse user groups, ages and demographics.

## **Merge Seamlessly with their Context**

They are designed to integrate and connect with their greater surrounds, walking trails, promenades and public transport.

## **Reinforce a Distinct Identity**

They respond to the unique sense of place, history and character of a setting and create destinations that are unique to their locale.

## **Provide Activation Nodes**

They create areas of complementary activity and destination, through the incorporation of public facilities such as play spaces, parks, restaurants and cafés.

## **Integrate Multi-Functional Areas**

Marinas, cafés, harbour functions and promenades are integrated as active public destinations.

## **Embrace Maritime Activity**

Waterfront projects should embrace maritime activity create unique and distinct public destinations and experiences.

## **Respond to Climatic Conditions**

Projects consider the climate of the area and design spaces, vegetation and facilities to ensure all-year round use.





# OPPORTUNITIES

Santa Monica, USA - Shutterstock



## SENSE OF PLACE



*Jellicoe Harbour: Activating existing infrastructure within the public realm - TCL/Jonny Davis*



*Santa Monica: The generous promenade and festive activities contribute to its sense of place - Shutterstock*

- Continue to promote and enhance a diversity of harbour uses to complement the marina such as boat hire, water sports, service crafts, etc.
- Showcase maritime infrastructure as key public realm experience.
- Investigate commercial opportunities that connect to the theme of maritime activity such as seafood, chandlery and fishing retail.
- Provide a contemporary waterfront language which ties the built form and public realm facilities together through consistent materials, furnishings and lighting.
- Incorporate a strong connection to the water through generous and publicly inviting promenades.



*Sugar Beach: The signature pink umbrellas contribute to the identity of place - Shutterstock*

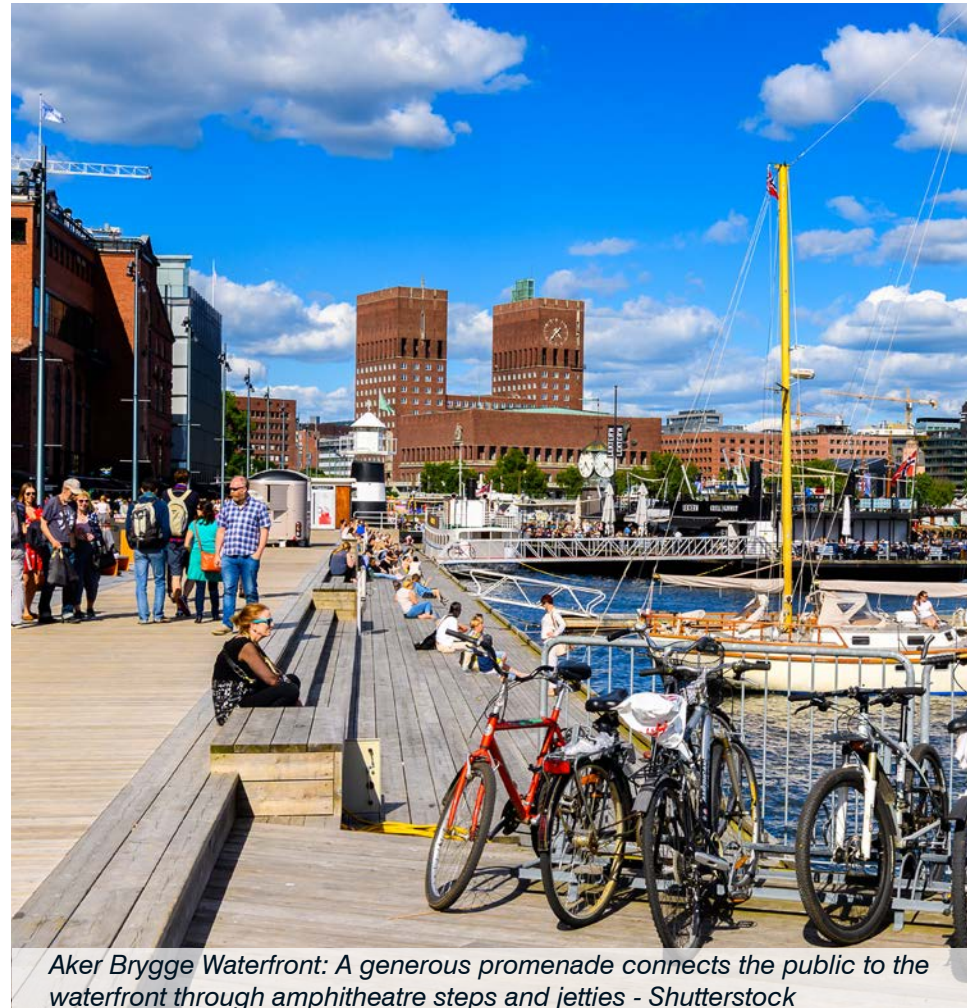


*Ensure the marina reinforces its sense of place by utilising St Kilda's distinctive flora, materials and architectural forms.*



# CONNECTION

- Link to a network of local, cultural and recreational destinations.
- Connect the activated marina precinct to the broader St Kilda context with generous pedestrian and cycle links.
- Create a generous, public promenade to connect visitors to all aspects of the marina.
- Integrate circulation and parking facilities through a carefully considered landscape and public realm design.
- Invite public connection to the promontory and beacon, to connect people to the Bay experience.
- Promote multiple means to physically link the public to the water such as DDA ramps and access points, stairs, jetties and piers.
- Foster a sense of adventure and play in circulation links by incorporating elements of play or changes in level.
- Seamlessly connect the marina precinct with the adjacent urban fabric.



*Aker Brygge Waterfront: A generous promenade connects the public to the waterfront through amphitheatre steps and jetties - Shutterstock*



*Riva Split Waterfront: The promenade invites the public into the waterfront precinct through generous walkways, alfresco dining and public seating - Shutterstock*



*Marina Port Vell: Integrated public realm and mixed-use buildings connected by continuous promenade - Shutterstock*



*Geelong Waterfront: The waterfront is connected via a continuous public promenade - TCL*

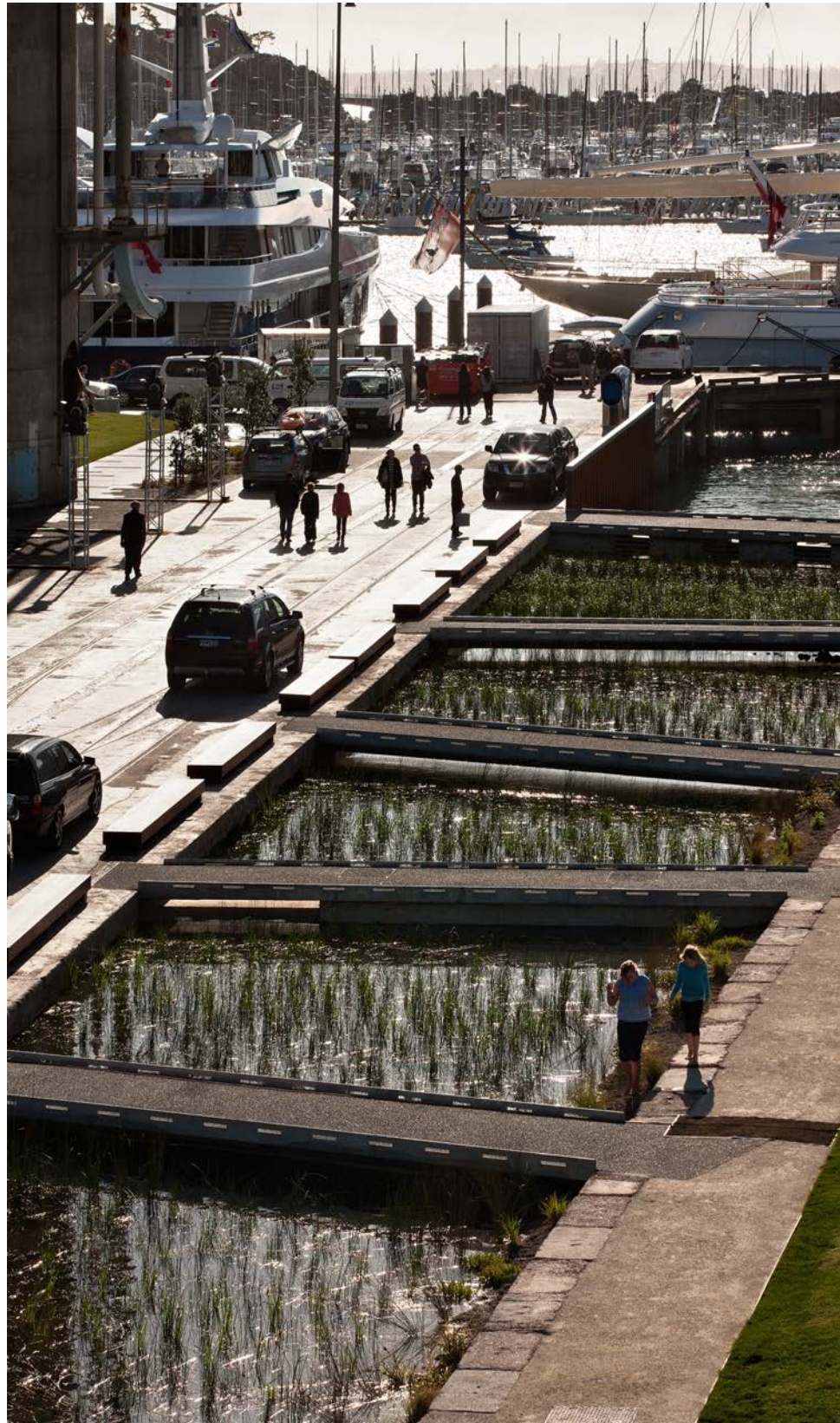
*Ensure St Kilda Marina is seamlessly connected to its broader foreshore context*





## COASTAL ECOLOGIES

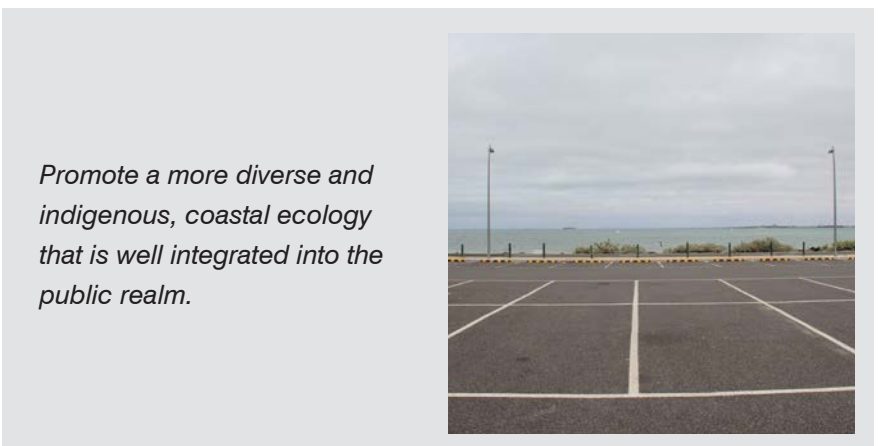
- Design and promote the marina precinct as an exemplar for coastal environmental management.
- Ensure redevelopment integrates best practice sustainability principles.
- Incorporate indigenous flora to contribute to habitat creation and species biodiversity
- Integrate Water Sensitive Urban Design (WSUD) techniques, use of recycled materials and the Smart City Technologies.
- Connect to adjacent reserves to encourage biodiversity and habitat connection.



Jellicoe Harbour: Water catchment and filtration gardens - TCL/Simon Devitt



Chicago Riverwalk: Integrated ecological gardens and promenade - Shutterstock



*Promote a more diverse and indigenous, coastal ecology that is well integrated into the public realm.*



# DESTINATIONAL

- Showcase the marina use and identity and establish it as a public destination.
- Integrate complementary functions to embed the marina as a public destination, such as retail, cafés, chandlery and cultural facilities.
- Create places with unique and vibrant landmarks through thoughtful and well-designed architecture.
- Integrate the generous inviting public promenades, boardwalks and public open spaces to complement the marina as a St Kilda landmark and destination.
- Ensure this important destination is responsive to local community needs and aspirations.



Jellicoe Harbour: Silo Cinema - TCL/Jonny Davis



Westhaven Marina: A generous promenade borders the marina links to the harbour destination - Shutterstock



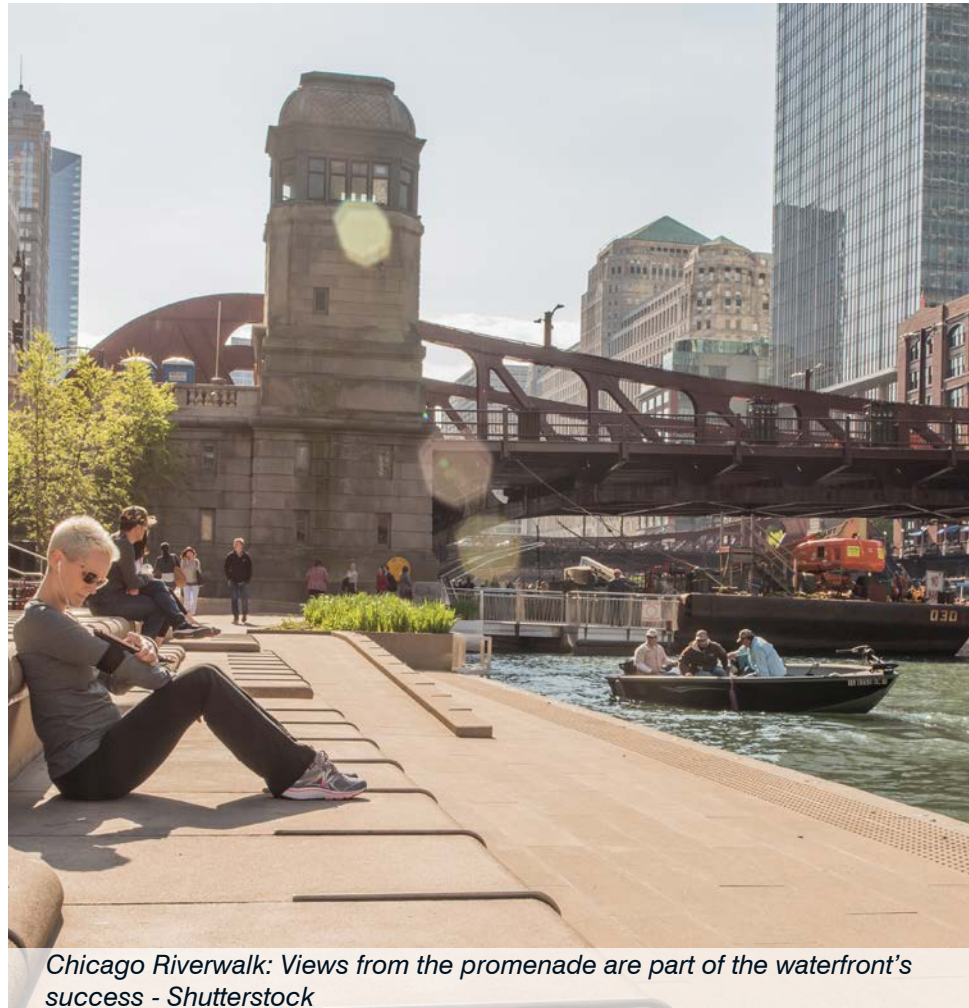
Sugar Beach: The signature pink umbrellas provide a playful destination - Shutterstock

Encourage the public to interact and explore unique landmarks by integrating them into the public realm.





## SPECTACLE



Chicago Riverwalk: Views from the promenade are part of the waterfront's success - Shutterstock



Riva Split Waterfront: The wide promenade accommodates for a range of activities, from alfresco dining, to viewing outwards and promenading - Shutterstock



Aker Brygge: Amphitheatre seating provides great viewing opportunities out to the marina - Shutterstock

- Integrate generous public promenades with boardwalks to maximise direct public access and clear views onto the marina and harbour activity.
- Offer clear visual connections to water and boating craft.
- Integrate alfresco dining to allow for an activated marina edge and allows views on to the harbour activity.
- Ensure views to the promontory, bay and the city are celebrated as part of any marina redevelopment.
- Provide opportunities to a variety of viewing experiences, from harbour and marina activity, to the water and city beyond.

Curate a variety of viewing opportunities that showcase the diverse scenes, such as the movement of boats, maritime activity and the city backdrop beyond.



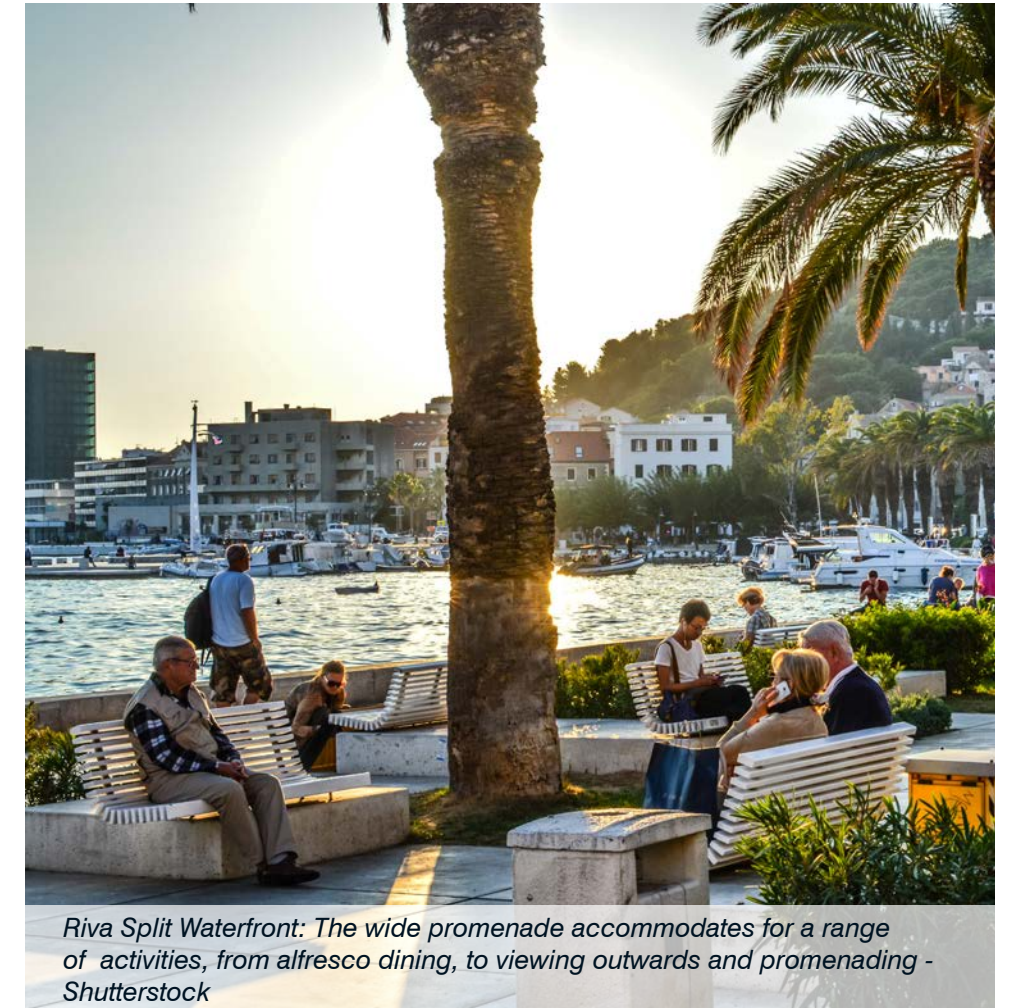


# SHARED SPACES

- Integrate a range of complementary activities that are accessible year-round as part of a revitalised marina precinct.
- Consider how the marina precinct may accommodate local, regional and/or international events.
- Include a diverse range of public activities on and off the water such as promenades, parks and kiosks for small water craft hire.
- Encourage the interaction of a range of activities in the same space.
- Curate a diversity of uses at different times within the same space.
- Consider public activities such as water play to invite a broader community into the overall precinct.
- Introduce appropriate maritime buildings including a bait shack, tackle store and fish and chip shops to promote complementary uses and contribute to a rich public realm experience.



*Santa Monica: A variety of activities adds interest and authenticity - Shutterstock*

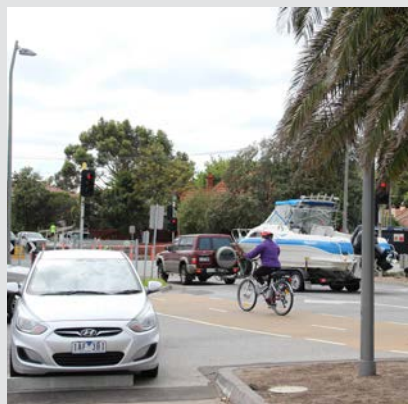


*Riva Split Waterfront: The wide promenade accommodates for a range of activities, from alfresco dining, to viewing outwards and promenading - Shutterstock*



*Jellicoe Harbour: Concrete blocks and sloped rock walls provide places to sit and sunbathe as well as access to the water - TCL/Simon Devitt*

*The St Kilda Marina can accommodate a range of diverse public activities that are complementary to its maritime functions*







*Aker Brygge: The variety of active boating uses contributes to the vibrancy of the waterfront - Shutterstock*



*Westhaven Marina: The multitude of boats, with their colours geometries and order, create visual interest and a scene unique to the waterfront - Shutterstock*



*Riva Split: Ferry and tourist charters add visual interest - Shutterstock*

## WORKING WATERFRONT

- Maintain the marina as a legitimate maritime precinct with a range of boating activities.
- Consider opportunities for additional public charter and craft hire to complement the working waterfront.
- Continue to offer marine businesses and services such as vessel maintenance, shipyards and refitting.
- Integrate storage and handling infrastructure as both a functional and visually captivating experience within the publicly accessible, redeveloped marina precinct.
- Introduce appropriate maritime buildings including a bait shack, tackle store and fish and chip shops to promote complementary uses and contribute to a rich public realm experience.

*Showcase maritime infrastructure as part of the visual and physical experience within the marina precinct.*





