



St Kilda Marina Landlord Approval

Council Report 20 July 22

Proposed Changes to Lease Approved Concept Design



Summary of Design Changes

	Proposed Change	Current Design Proposal	Lease Approved Concept	Recommendation
1	Dry Stack & Centre for Boating - Exterior Modifications and Roof Top Terrace	Addition of a gantry system for boat transfers to and from water penetrating the elevation. Less defined zig zag expression. Roof top terrace added to Centre for Boating to benefit boating community visitors and members	No gantry but an opening to break the form. More emphatic expression of the internal structure and zig zag motif No roof top terrace	Approve, noting planning issues to be resolved: The overall design aesthetic will be reviewed at the planning stage as part of a 'design excellence' requirement (with VDRP input). The Centre for Boating planning compliance issues (height predominantly) is to be resolved. Any re-design triggered is to be submitted for Landlord Approval.
2	Additional Retail – Increase in Net Lettable Area (NLA)	5000m2 (max allowed by the planning scheme)	3745m2	Conditional Approval - the lease enables room for retail space to grow. With the appropriate design approach, this addition provides financial, economic and social benefit. However, confirmation of compliance for the NLA calculations with the planning scheme is required.
3	Peninsula Helipad	Addition of a helipad for as a transit hub to support superyacht users and 24/7 emergency access	No helipad	Conditional Approval – to ensure general public amenity, restrict the number of flights (average of 4 per month including one land and one launch with seasonal peaks of up to 8 flights permitted), and the infrastructure and operations do not preclude a future bridge over the harbour opening.
4	Peninsula Activation for Events	Design shows an increasing focus on and area for the use of the peninsula (both adjacent Riva along the foreshore and near the tip) as an events space	Civic heart and adjacent carpark were considered the primary events spaces	Conditional approval - the events spaces are to be designed in a multi-functional way that is a secondary use to passive open space, that are better aligned to the mandatory criteria for habitat for flora and fauna, publicly accessible spaces and water sensitive design.

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5	Public Open Space (anticipated change)	Given the introduction of the additional NLA and other elements such as the modified peninsula promenade design, we understand the extent of public realm has diminished. The extent of the reduction, however, needs to be confirmed as part of the resolution of other issues detailed above	Increase from current 4% to 50%	Conditional approval - when the other issues impacting NLA are resolved, AMDC is to update its calculation of public realm in accordance with the methodology used in the lease calculation to check there is no material variation to the percentage of open space achieved in the concept plan in the lease.
6	Additional public pontoons	Lease requirement for additional public berths funded by AMDC is now shown on drawings	Lease identifies additional public berths by AMDC which are not shown on the drawings	Conditional Approval - further details are required to be provided as part of the planning process to ensure alignment with the lease requirements
7	Riva Building Modifications	A <u>new</u> structure is proposed which is slightly larger but not dissimilar to the concept proposal; however, it is accompanied by an extension of tenure for the sublease holder from the building to the foreshore.	Renovation of the existing Riva building with a tenure restricted to the building and immediate surrounds	Conditional approval – unencumbered access to the peninsula for the public is to be provided 24/7 and any changes made to the design (generally or in the event an alternative sublease holder is proposed) are to be submitted for Landlord approval
8	Floating Venue	Two level floating venue in the harbour adjacent Marine Pde retail	No floating venue	Approval not recommended for the venue in its current form due to considerable impact on the redevelopment, Site Brief compliance and likely planning compliance issues

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10	Additional Retail – Proposed Foreshore Building	Additional building on the public carpark near the foreshore <i>Note: Previous option for second storey addition to Marine Pde retail has been withdrawn</i>	No building on the carpark adjacent the foreshore Single storey retail on Marine Pde	Approval not recommended for the building in its current form. The imposing structure does not align with key criteria that ensures generous views and movement, and generally reduces the public benefit achieved in the lease concept. An alternative structure or approach to increasing NLA may be considered as part of a subsequent Landlord Approval process.
9	Peninsula Promenade & Turning Circle	7.6m wide paved peninsula promenade (4m shared pedestrian/bike path adjoining 3.6m vehicle road plus additional width for passing bays). Large turning circle	Pedestrian/bike path followed the coastline, the vehicle path aligned with building and was separated by a landscape zone. No turning circle	Approval not recommended. Constraints placed on the design by Fire Rescue Victoria (FRV) are acknowledged, and AMDC is required to work with Council and FRV to develop a design more closely aligned with the lease concept and re-submit for landlord approval.
11	Peninsula Extended Beach	An extension of the small existing beach for the length or part of the length of the peninsula, incorporating a sea wall repair.	Sea wall reconstruction (noting there is a small existing beach at low tide)	Considerable further technical work including a peer review is needed to be undertaken by AMDC to advance this idea. If Council is open to a beach concept, progressing with this is conditional on relevant authority approvals being investigated (and achieved), <u>no</u> financial contribution by Council, limited commercialisation of beach, and no adverse impacts on adjacent foreshore. A submission for Landlord Approval is to be made once the above is resolved.

Masterplan - Aerial

Lease Approved Concept

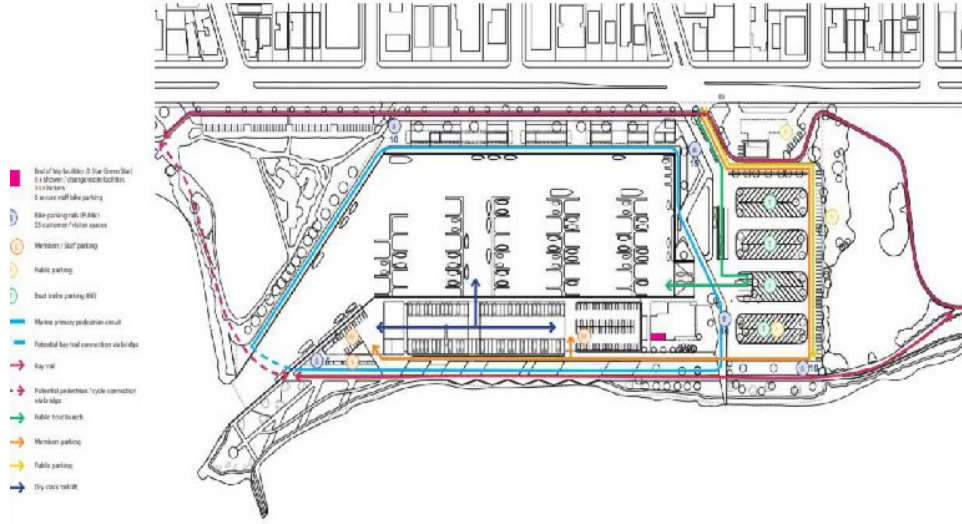


Design Iteration



Masterplan – Circulation & Movement

Lease Approved Concept



Design Iteration

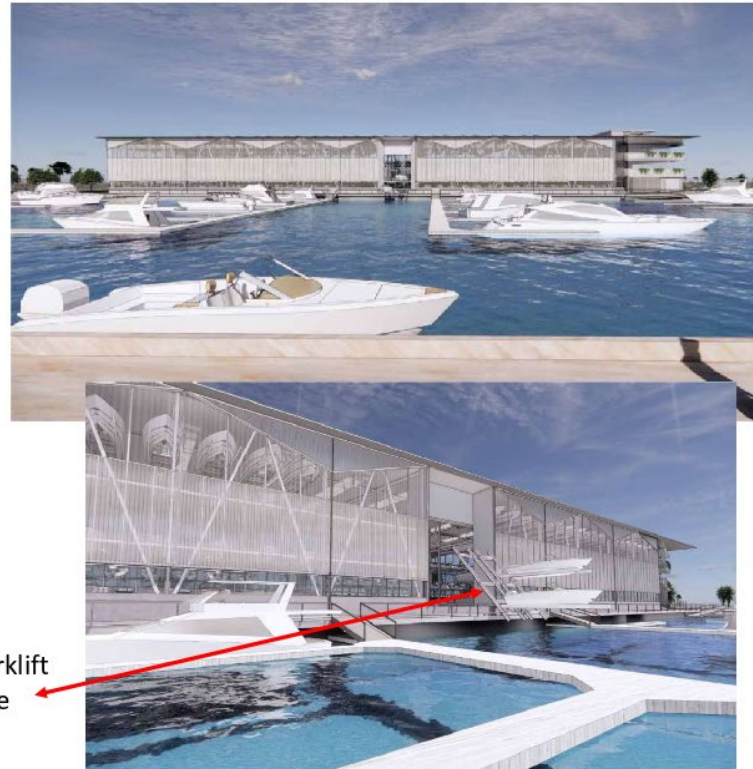


Dry Boat Stack - Day

Lease Approved Concept



Design Iteration



New Gantry Idea in lieu of forklift
to retrieve boats from storage

Dry Boat Stack - Night

Lease Approved Concept



Design Iteration



Centre for Boating - Roof Terrace (new)

Lease Approved Concept



Design Iteration



Lease Approved Retail Concept

Lease Approved Concept - Masterplan



Marine Pde Retail from Marina Parade – Single Storey



Marine Parade Retail from Civic Heart – Single Storey



Proposal for Additional Retail

New Foreshore Building to accommodate increased NLA



Peninsula – Helipad, Events Areas, Kiosks

Lease Approved Concept



Design Iteration



Events Spaces

Helipad

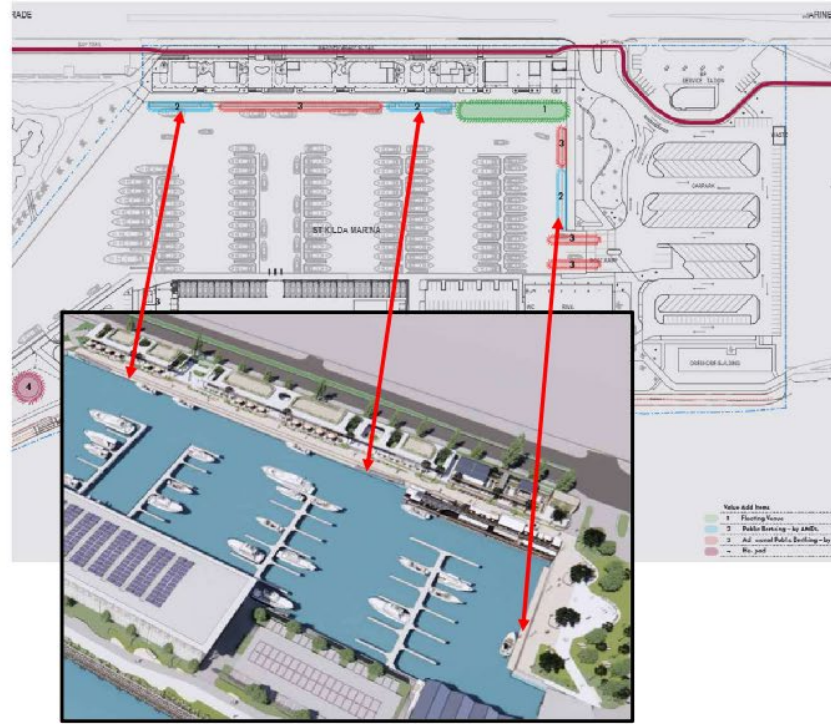
Kiosks/Food Trucks

Public Berths (lease requirement but now added to drawings)

Lease Approved Concept



Design Iteration



Foreshore Hospitality – Riva Building

Lease Approved Concept - Renovation

Design Iteration – New Build

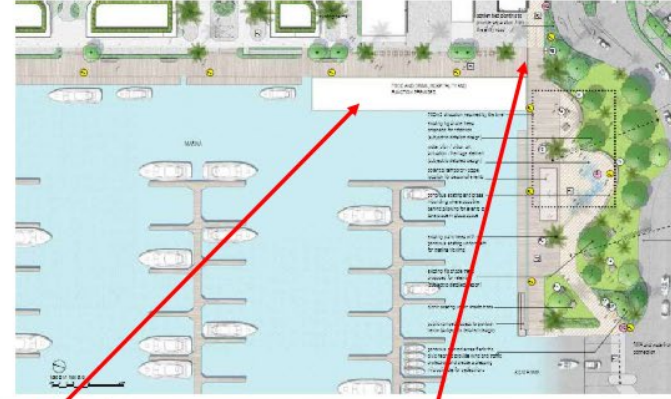


Floating Venue (new)

Lease Approved Concept



Design Iteration



Peninsula Promenade

Lease Approved Concept – vehicle lane adjacent building separated from pedestrian and cyclist path



Design Iteration – vehicle lane adjoining pedestrian and cycle path. Vehicle turning circle added



Seawall vs Extended Beach

Lease Approved Concept – Sea Wall



Design Iteration – Beach Extension

