

# CITY OF PORT PHILLIP REPORT

## ORDINARY MEETING OF COUNCIL 29 SEPTEMBER 2009

<b>3.</b>	<b>MARINA RESERVE MASTERPLAN</b>
<b>LOCATION/ADDRESS:</b>	<b>MARINA RESERVE ST KILDA</b>
<b>GENERAL MANAGER:</b>	<b>GREG WOOD, ACTING GENERAL MANAGER CITY AND INFRASTRUCTURE</b>
<b>PREPARED BY:</b>	<b>ANITA LANGE, SPECIAL PROJECTS MANAGER</b>
<b>FILE NO.:</b>	<b>76/04/20-02.</b>
<b>ATTACHMENTS:</b>	<b>NIL.</b>

### 1. EXECUTIVE SUMMARY

- 1.1 Report to council on the progress with securing the St Kilda's skate park at Marina Reserve St Kilda and update the Marina Reserve masterplan to guide the completion of landscaping, pathway and skateable infrastructure that responds to the Reserve's coastal setting, expands the provision of coastal infrastructure along the St Kilda foreshore and addresses community comments raised to date.

### 2. RECOMMENDATION

That Council:

- 2.1 Approves the change in the scope of the St Kilda Skate Park project to include a new Marina Reserve masterplan to include the completion of landscaping, pathway and skateable infrastructure that responds to the reserve's coastal setting, expands the provision of coastal infrastructure along the St Kilda foreshore and addresses community comments raised to date.
- 2.2 Approves the allocation of funds for the Marina Reserve Masterplan Update from the St Kilda's skate park capital works project.

### 3. BACKGROUND AND CONTEXT

- 3.1 Council selected Marina Reserve as the preferred site for the St Kilda Skate Park on 22 June 2009 following a thorough process over 5 months, advice from both an Independent Assessor (professional recreation planning consultant Simon Leisure Consulting) and a community reference group that comprised 8 community members and 2 councillors, a community meeting with 30 local residents and a council meeting that heard over 20 submitters argue the case for and against Marina Reserve as the preferred site for a skate park.
- 3.2 There is an existing Marina Reserve landscape concept plan 2002. Stage 1 works were undertaken at the Reserve in late 2002 following the granting of consent by the DSE on the 17 July 2002 under the *Coastal Management Act 1995*. These works included the removal of existing vegetation, importation of fill to create new

moundings, new concrete pathways, garden beds and planting. The balance of works has not yet been scheduled.

- 3.3 Since late 2002, the council has adopted the St Kilda foreshore urban design framework in 2003 and constructed the foreshore promenade between St Kilda Pier and Brookes Jetty in 2008. The foreshore promenade has been designed as a shared user zone and has been very successful. The promenade ranges from 8 to 14 metres and comfortably supports pedestrians, cyclists and skaters in a new shared environment. Future works to extend the promenade between Brookes Jetty and Marina Reserve are programmed in the Council's future capital works program for design in 2010/11 with construction in 2011/2012 depending on future Council priorities.
- 3.4 In order to work out the siting of the skate park at the reserve and respond to the concerns of some members of the community it would be beneficial to change the scope of the skate park project to update the Marina Reserve masterplan. The design and development of the skate park can then be considered in relation to the existing Marina Reserve landscape concept plan 2002, take account of the existing site works, the foreshore redevelopment including the new coastal infrastructure that has occurred in the precinct since 2002 and is planned to occur in the future, current council planning policy and the requirements of the Victorian Coastal Strategy 2008. The site area covered would include the whole Marina Reserve as well as the car park.
- 3.5 It is therefore proposed to update the Marina Reserve masterplan, undertake community consultation on the design and operational aspects of the proposal, finalise the Marina Reserve concept masterplan design and then request consent for the upgrade and skateable components under the *Coastal Management Act 1995*.
- 3.6 Subject to the council's approval of this process, a public tender for the provision of consultancy services for the design of the Marina Reserve masterplan will be advertised. A head consultant can be then appointed by late 2009 with the first draft of the concept masterplan design prepared by February/March 2010.

## 4 CONSULTATION AND STAKEHOLDERS

### Existing Consultation

- 4.1 Consultation has occurred on locating the skate park in Marina Reserve as part of the decision making process by council prior its decision to select Marina Reserve as the preferred site. The list of community concerns will be included in the design brief and will be addressed as part of the brief requirements.
- 4.2 Consultation has occurred on the proposal with officers of the DSE. DSE have advised that consent will be required under the *Coastal Management Act 1995* for the works including the skateable infrastructure at Marina Reserve and that they will assess any application for consent for use or development on coastal crown land in terms of whether a use or development is appropriate/acceptable on a particular parcel of land. Preliminary investigations by the council indicate that there is a compelling case for an expansion of coastal infrastructure with skateable components that draws on the same design principles as the recently completed foreshore promenade and caters for the same range of current users which include skaters. The development of the masterplan and the community consultation on the draft plan will provide feedback on this approach.

- 4.3 Consultation has occurred with the current operator of the St Kilda Marina. The operators do not have any objection to a proposed upgrade of the Marina Reserve provided their operating requirements are catered for.
- 4.4 The proposal has been discussed by the council's internal capital works project board who approved the change of scope for the skate park to include a master planning exercise for Marina Reserve on the 19 August 2009.

**Proposed consultation**

- 4.5 The proposed consultation process is as follows:
- Development of the draft marina reserve concept masterplan design – the head consultant will consult with certain groups on their issues and concerns.
  - Draft concept masterplan design by the council - council will receive the draft masterplan and authorise community consultation on the plan. It is proposed that consultation on the draft masterplan will include:
    - Letters to surrounding owners and occupiers
    - Notices in local newspapers
    - Sign(s) on site
    - Think tent on site including one weekend day
    - Possible presentation at local schools
- Council will consider the results of the consultation before considering a final version of the Masterplan.

**5 DISCUSSION**

**5.1 ALIGNMENT TO COUNCIL PLAN**

- 5.1.1 The council plan action is to “Build a new skate park” under Section 4 Enhancing liveability, Strategy 4.4.1 - Strive to ensure that major projects enhance liveability

**5.2 POLICY IMPLICATIONS PLAN**

- 5.2.1 The upgrade of Marina Reserve and the development of the skateable infrastructure that responds to the coastal setting of Marina Reserve and community concerns and expands the provision of coastal infrastructure along the St Kilda foreshore is consistent with the council's decision on the St Kilda skate park, the council's current planning policy and the council plan direction of enhancing liveability

**5.3 FINANCE / RESOURCE IMPLICATIONS**

- 5.3.1 A budget has been set aside for the St Kilda's skate park of \$582,000. This is made up of \$477,000 council funds and a grant of \$105,000 from SRV (Sports and Recreation Victoria). This amount will not be sufficient for the extent of works that will be required for the Marina Reserve masterplan and a further business case request to the council's capital works program will be made on the granting of consent under the *Coastal Management Act 1995*. This report requests the council's approval for funds for the Marina Reserve masterplan come from the St Kilda's skate park

capital works project, noting that a future allocation request will need to be put to the council for the balance of the works depending on the granting of consent under the *Coastal Management Act 1995* and council's funding priorities

#### **5.4 LEGAL & RISK IMPLICATIONS**

5.4.1 There are no risks considered for this approach as it is consistent with the council's council plan and current policy direction.

#### **6.1 COMMUNICATION**

6.1.1 The decision will be communicated by a press release and further updates in Divercity.

6.1.2 The key messages are:

- The council is committed to developing skateable infrastructure at Marina Reserve that responds to the reserve's coastal setting, expands the provision of coastal infrastructure along the St Kilda foreshore and addresses community comments raised to date.
- The council will be consulting on the design and operation of the Marina Reserve concept masterplan design and the skateable infrastructure once the draft masterplan is prepared.
- Once the concept masterplan design masterplan is finalised, the council will request consent under the *Coastal Management Act 1995*.

#### **7. OFFICER DIRECT OR INDIRECT INTEREST**

7.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.