



St Kilda Marina Landlord Approval

Council Report 6 October 22

Revised Changes to Lease Approved Concept Design –
Updated Proposals for Council Consideration



Summary of Revised Design Changes for Approval

	Proposed Change	Current Design Proposal	Previous Design Proposal	Lease Approved Concept	Recommendation
1	Additional Retail – Proposed Foreshore Building and 2nd Storey to North Building of Marine Parade Retail	<p>Smaller building on carpark located further away from the foreshore than previous iteration. Overall NLA of approx. 1080m² and footprint of 540m². Improved design quality.</p> <p>Addition of a second storey to only the North Building of Marine Pde of approx. 290m² NLA.</p>	<p>Additional building on the public carpark close to the foreshore. Overall NLA of approx. 1350 m² and footprint of 675m².</p> <p>Single storey retail on Marine Pde</p>	<p>No building on the carpark adjacent the foreshore</p> <p>Single storey retail on Marine Pde</p>	<p>Conditional approval - the statutory planning process is to confirm that the NLA meets the max. permissible by the planning scheme (5000m²), with any discrepancy to be address through the NLA for the development to replace the service station in 10 years' time. Due to the impact on the public carparking, this is also conditional upon a resolution to the carparking confirmed during the planning process by a traffic and parking report, and a vegetation assessment addressing any impacts at the Moran Reserve interface.</p>
2	Peninsula Promenade & Turning Circle	<p>The proposal is for a 3.5m wide 'slow road' (for vehicles and cyclists) plus passing bays and a 3m wide pedestrian footpath, separated by landscaping elements. This turning circle has less paving. A pedestrian and cyclist path then continues to the tip of the peninsula.</p>	<p>7.6m wide paved peninsula promenade (4m shared pedestrian/bike path adjoining 3.6m vehicle road plus additional width for passing bays).</p> <p>Large turning circle</p>	<p>Pedestrian/bike path followed the coastline, the vehicle path aligned with building and was separated by a landscape zone.</p> <p>No turning circle</p>	<p>Conditional approval – AMDC to confirm approval from FRV prior to the conclusion of the planning stage.</p>
3	Floating Venue	<p>The structure is limited to one (enclosed) storey, but with a rooftop deck to allow for outdoor seating and umbrellas. Shifted north to a less conspicuous location.</p>	<p>Two level floating venue in the harbour adjacent Marine Pde retail</p>	<p>No floating venue</p>	<p>Conditional approval - compliance with the planning scheme to be assessed when a submission is made. If not compliant, it will not feature on the site. Any alternative proposal by AMDC for the venue following this assessment is to be resubmitted for landlord approval.</p>

Summary of Design Changes – Previously Approved

	Proposed Change	Current Design Proposal	Lease Approved Concept	Previous Approval – 20 July 22
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.

Summary of Design Changes – Previously Approved

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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

Summary of Design Changes – Previously Approved

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9	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 – Previous Submission

Lease Approved Concept

Design Iteration 1 (20 July Council Meeting)



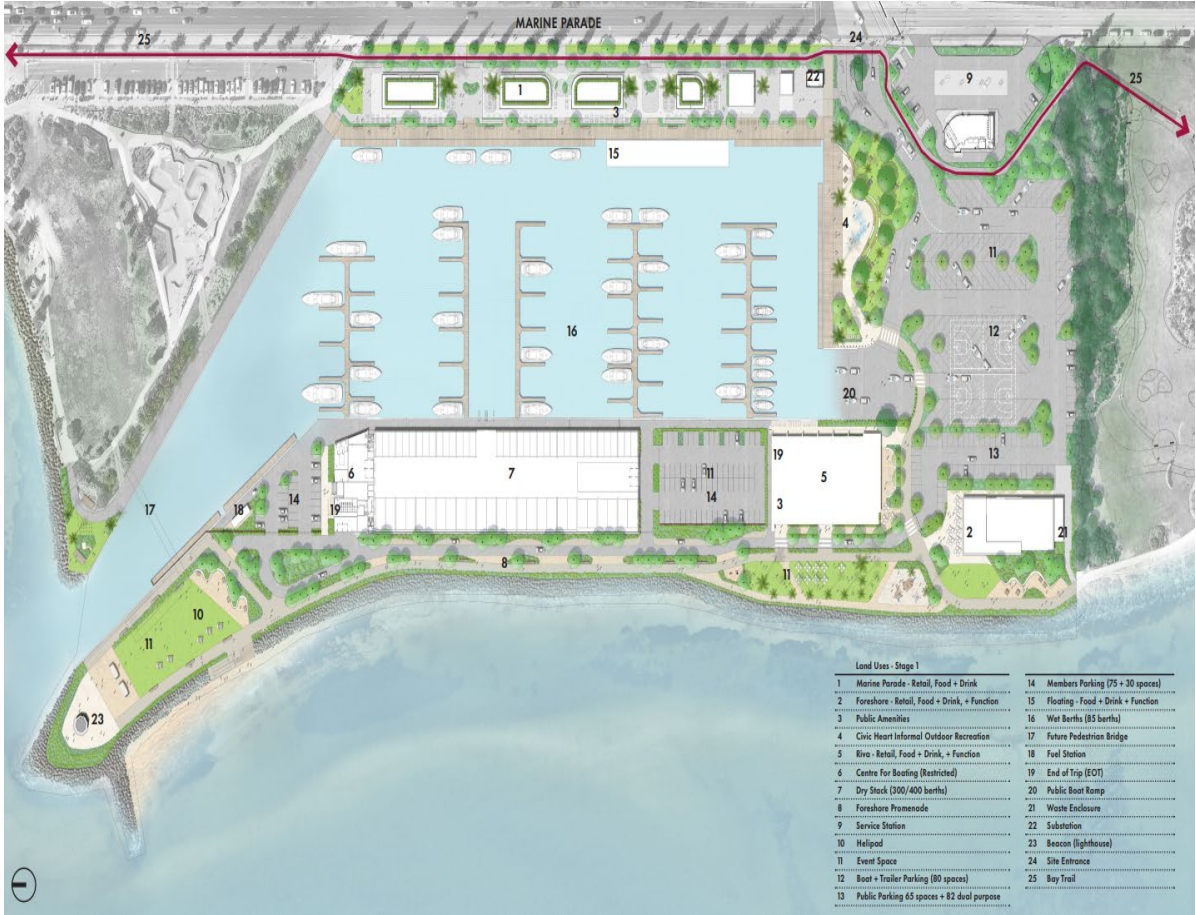
Note: Larger images of key design layouts are provided at the end of this attachment

Masterplan - Revised

Comparison to Lease Approved Concept



Lease Concept

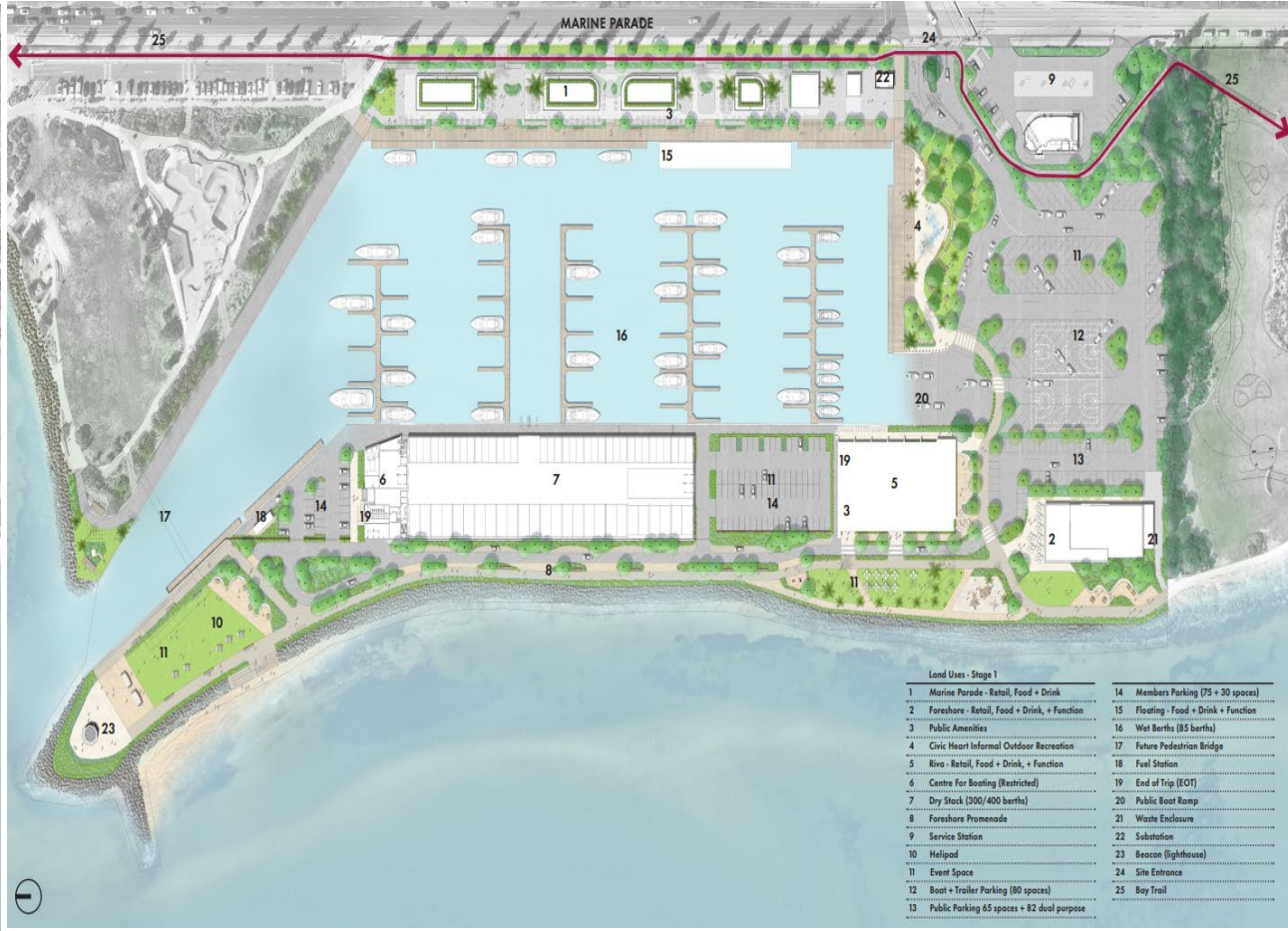


Design Iteration 2 (6 Oct Council Meeting – 31 Aug Plans)

Note: Larger images of key design layouts are provided at the end of this attachment

Masterplan - Revised

Comparison Between Previous Design Iteration and Current



Design Iteration 1 (20 July Council Meeting)

Design Iteration 2 (6 Oct Council Meeting – 31 Aug Plans)

Note: Larger images of key design layouts are provided at the end of this attachment

Masterplan – Aerial – Previous Submission

Lease Approved Concept



Design Iteration (20 July Council Meeting)



Masterplan – Aerial - Revised

Comparison to Lease Approved Concept



Lease Approved Concept



Design Iteration (6 Oct Council Meeting, 15 Sept Plans)

Masterplan – Aerial - Revised

Comparison Between Previous Design Iteration and Current



Design Iteration (20 July Council Meeting)



Design Iteration (6 Oct Council Meeting, 15 Sept Plans)

Landscape Concept – Previous Submission

Lease Approved Concept

Design Iteration (20 July Council Meeting)



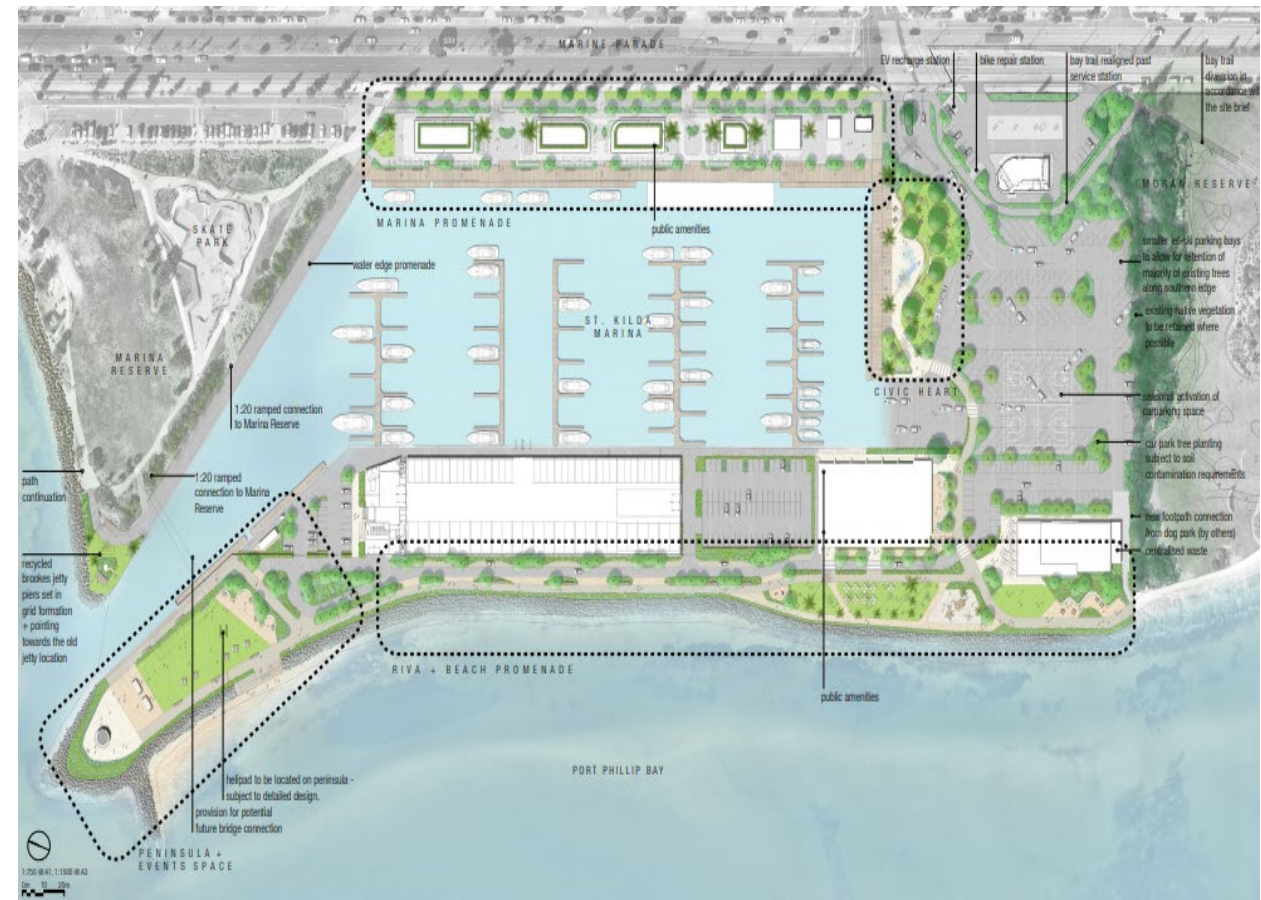
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Landscape Concept - Revised

Comparison to Lease Approved Concept



Lease Approved Concept



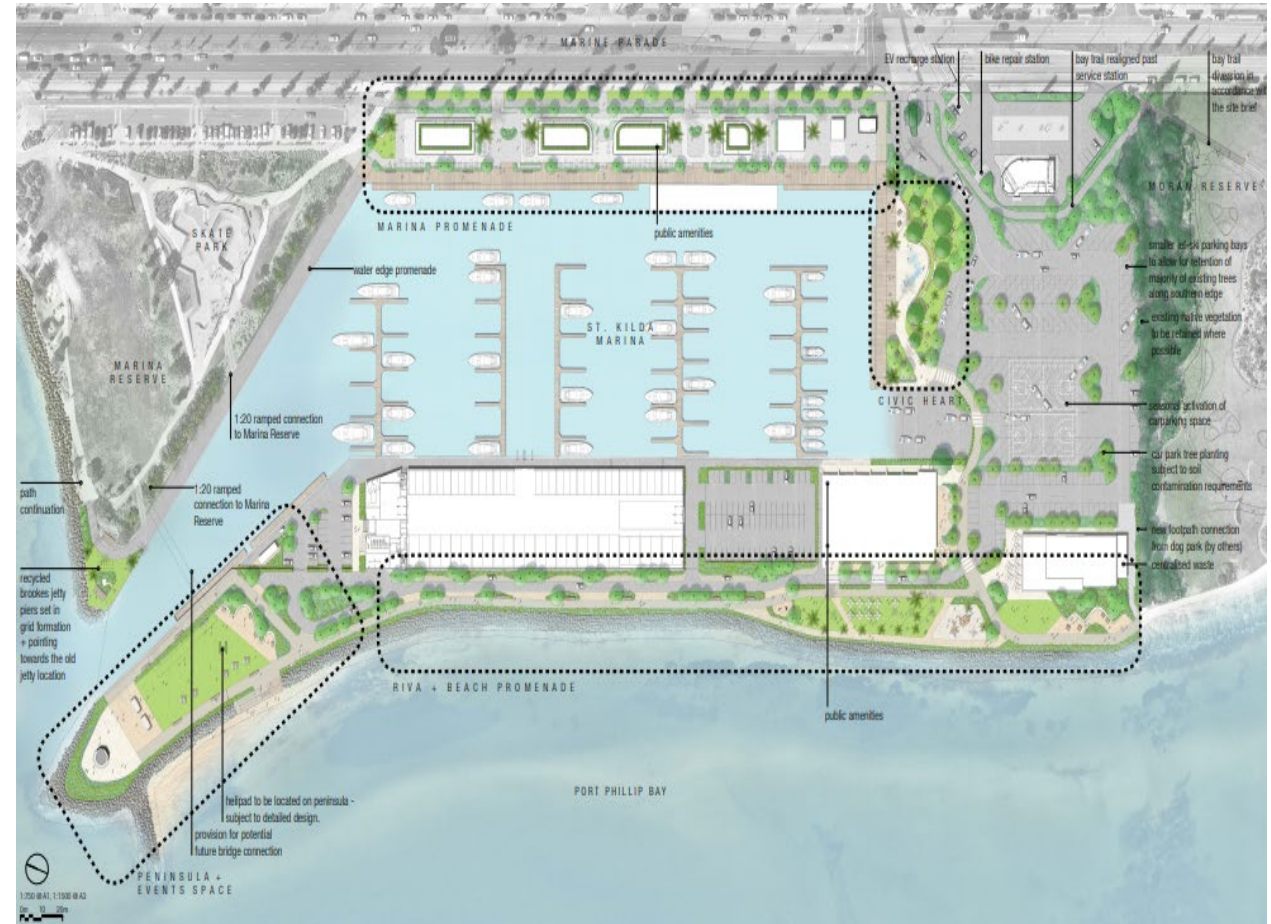
Design Iteration 2 (6 Oct Council Meeting – 31 Aug Plans)

Landscape Concept - Revised

Comparison Between Previous Design Iteration and Current



Design Iteration (20 July Council Meeting)



Design Iteration 2 (6 Oct Council Meeting – 31 Aug Plans)

Lease Approved Retail Concept

Lease Approved Concept - Masterplan



Marine Pde Retail from Marina Parade – Single Storey

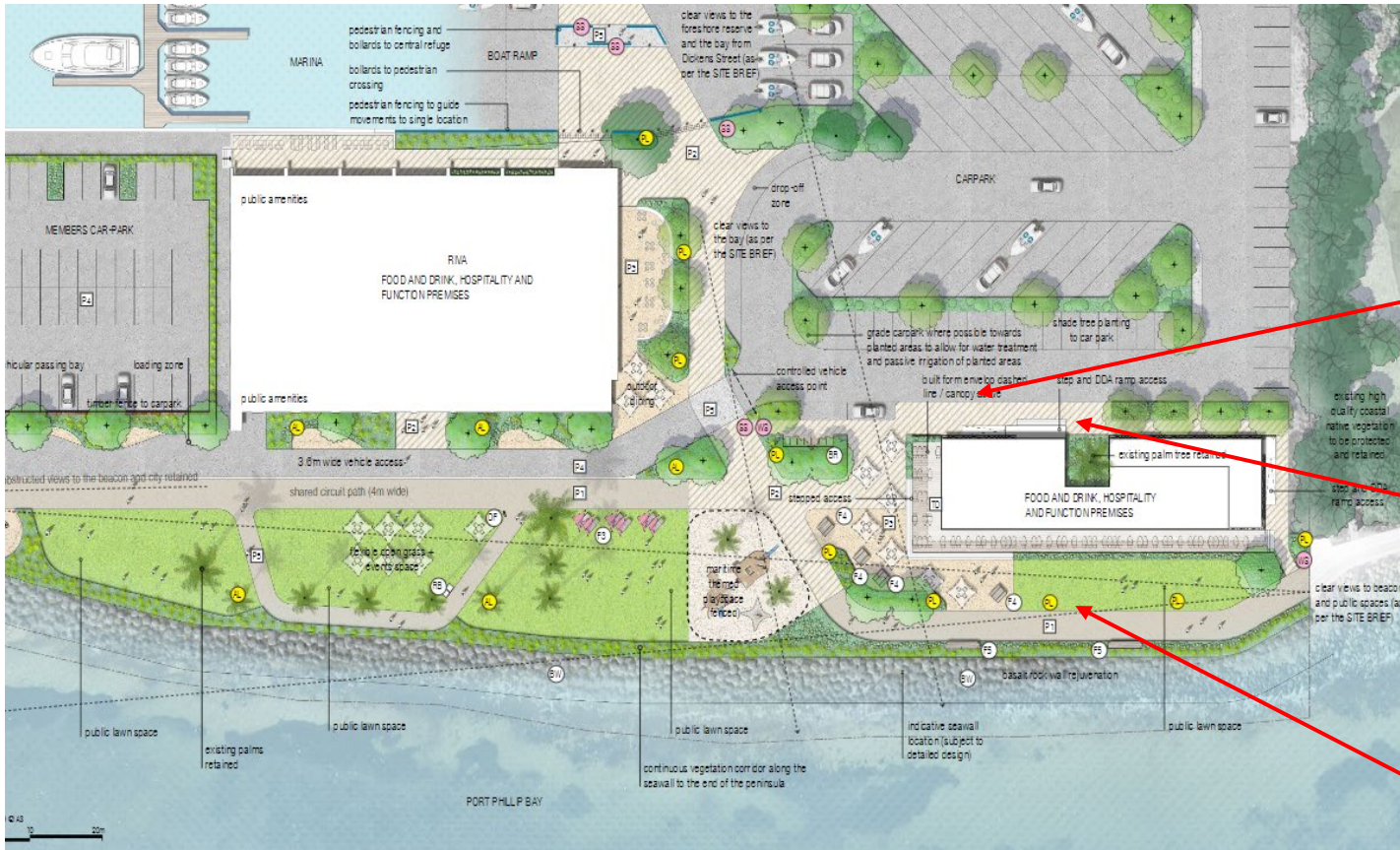


Marine Parade Retail from Civic Heart – Single Storey



Proposal for Additional Retail - Previous Submission

20 July Proposal Now Superseded - New Foreshore Building to accommodate increased NLA



Note: Larger images of key design layouts are provided at the end of this attachment

Proposal for Additional Retail – Revised

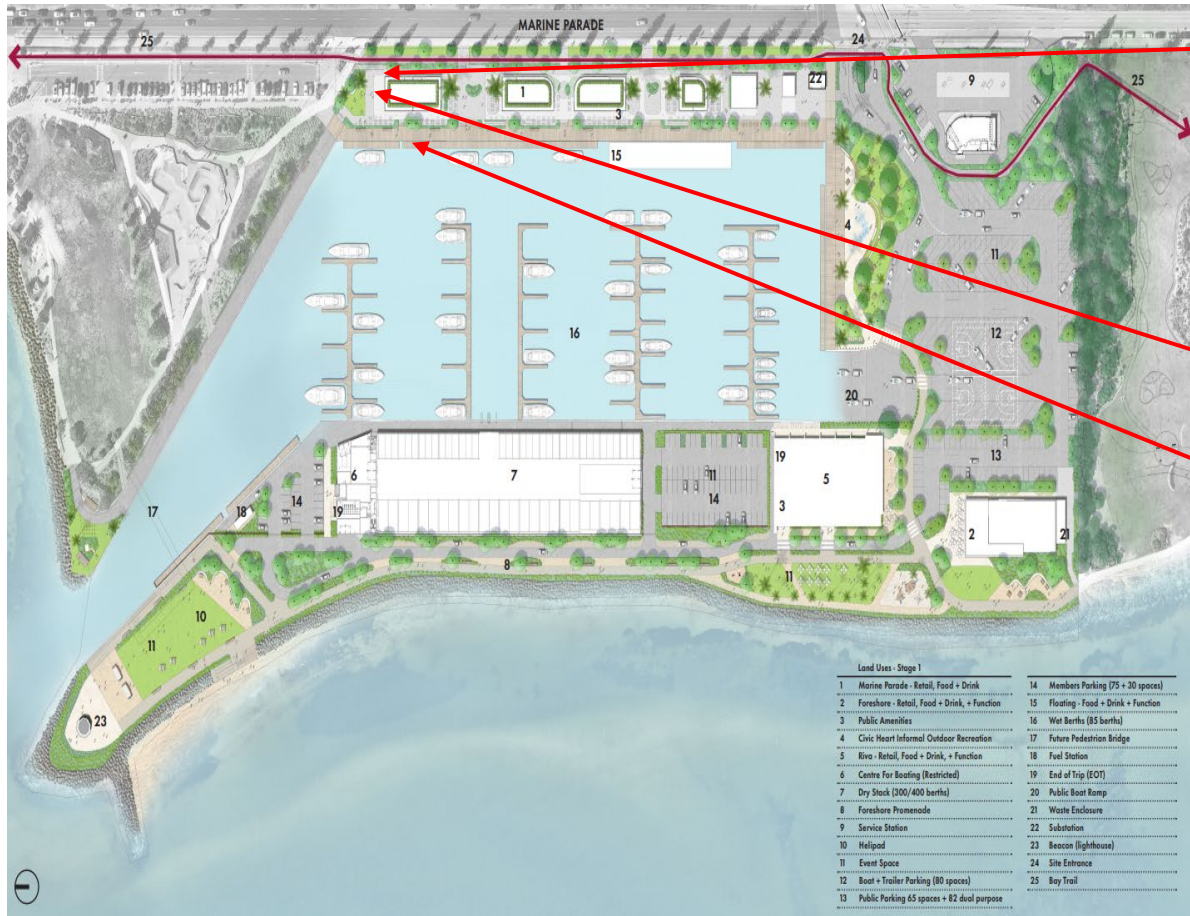
Revised Proposal – 6 Oct (31 Aug Plans) – New (Reduced)
Foreshore Building to accommodate increased NLA



Note: Larger images of key design layouts are provided at the end of this attachment

Proposal for Additional Retail – Revised

6 Oct (31 Aug Plans) – Revised Proposal – Additional Storey to North Building Marine Pde to accommodate increased NLA



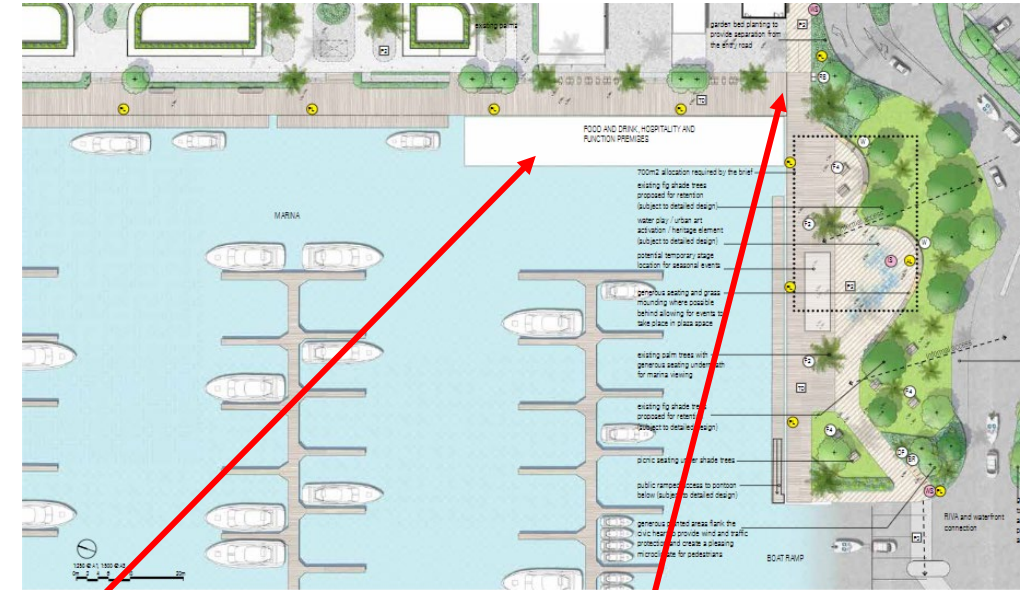
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Floating Venue – Previous Proposal

Lease Approved Concept



Design Iteration (20 July 22)



Floating Venue – Revised Proposal

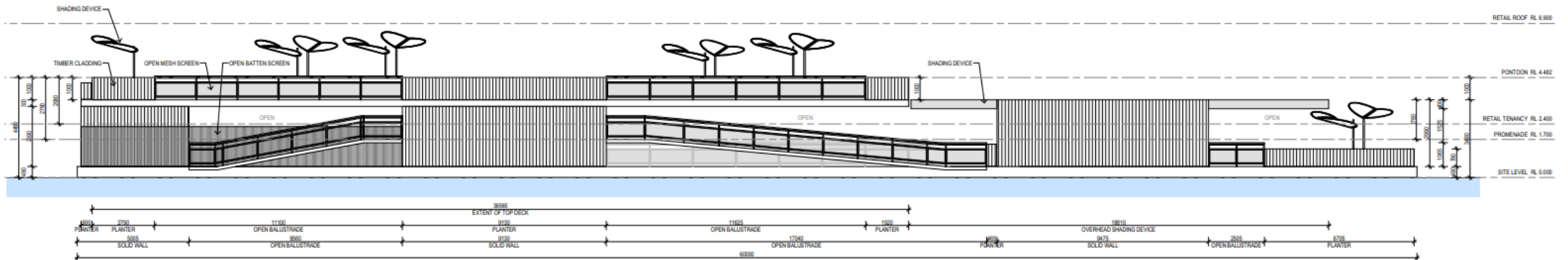
Lease Approved Concept



Design Iteration 6 Oct (31 Aug Plans)



Design Iteration 6 Oct (31 Aug Plans) – Elevation from Marine Parade



Peninsula Promenade – Previous Proposal

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



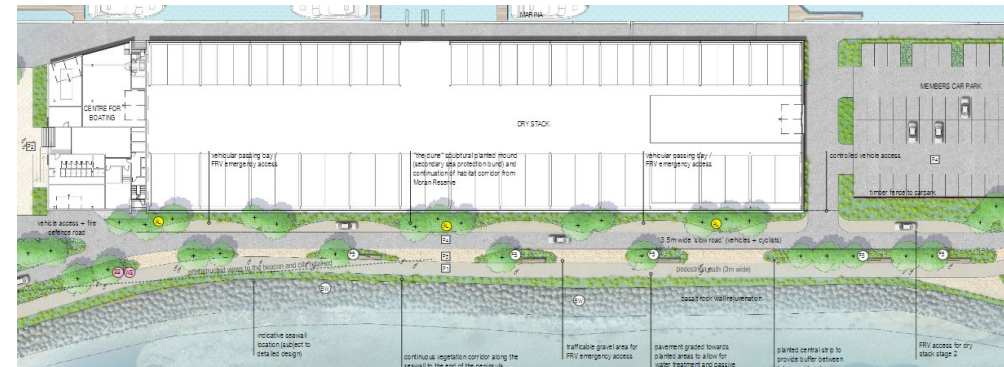
Design Iteration (20 July) – vehicle lane adjoining pedestrian and cycle path.
Vehicle turning circle added



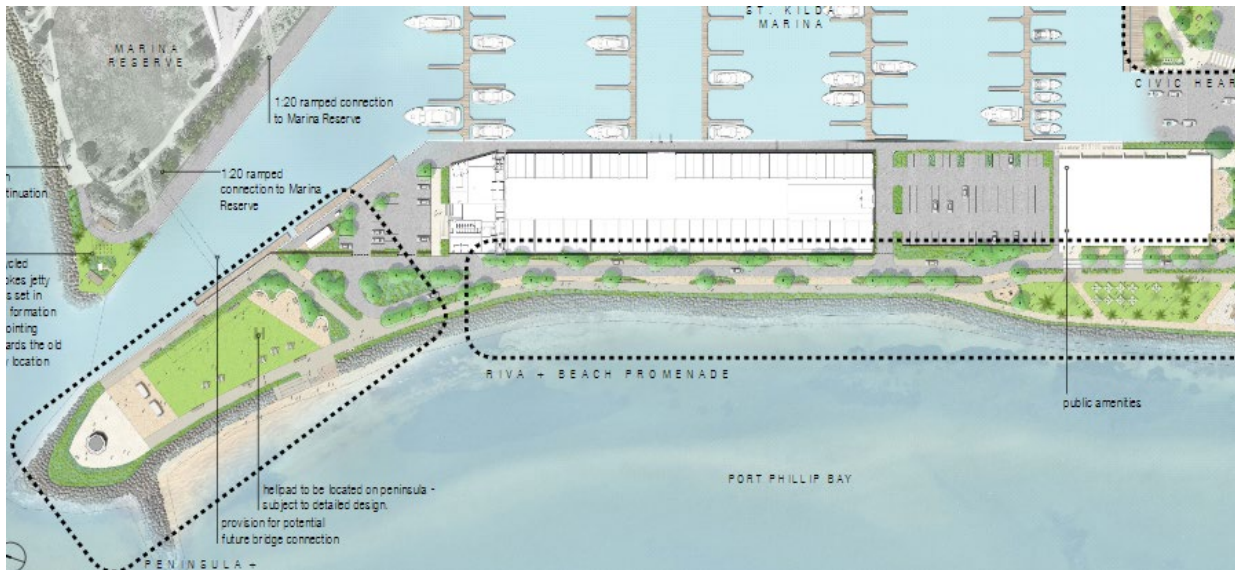
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Peninsula Promenade – Revised Proposal

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



Design Iteration (6 Oct – 31 Aug Plans) – vehicle lane adjoining pedestrian and cycle path with separated sections through landscaped interventions. Reduced paving to vehicle turning circle.



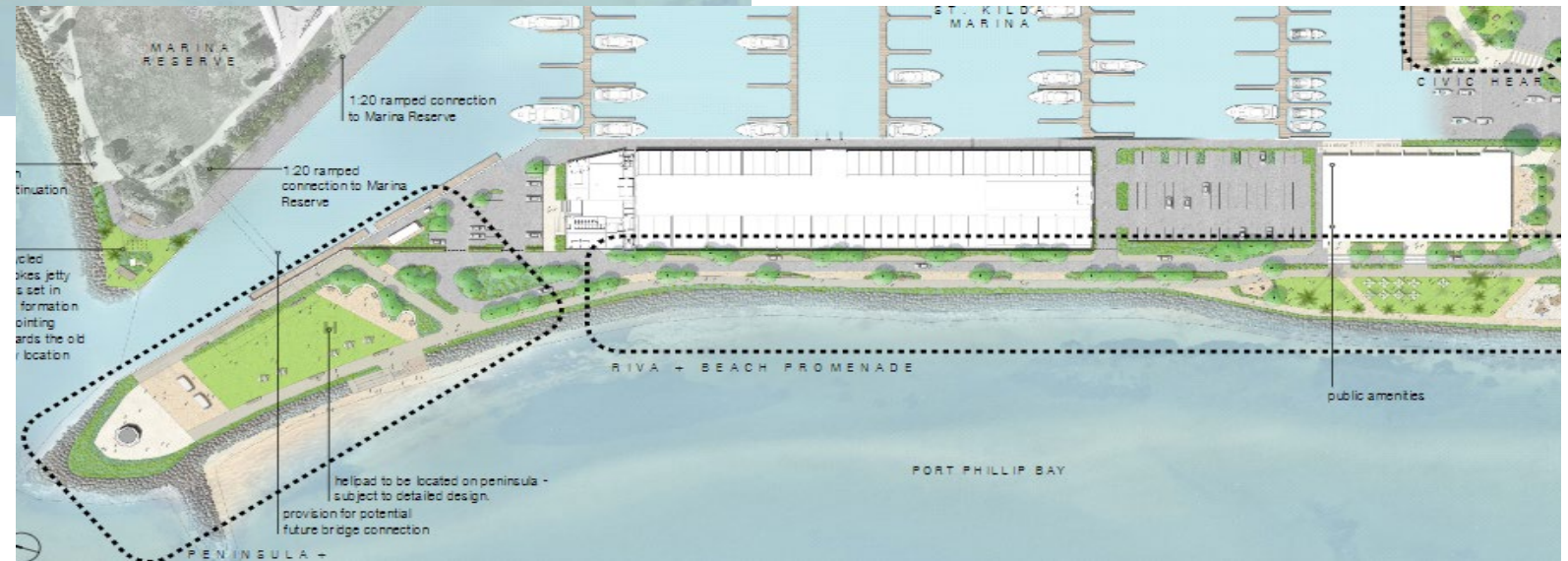
Peninsula Promenade – Revised Proposal

Comparison Between Previous Design Iteration and Current



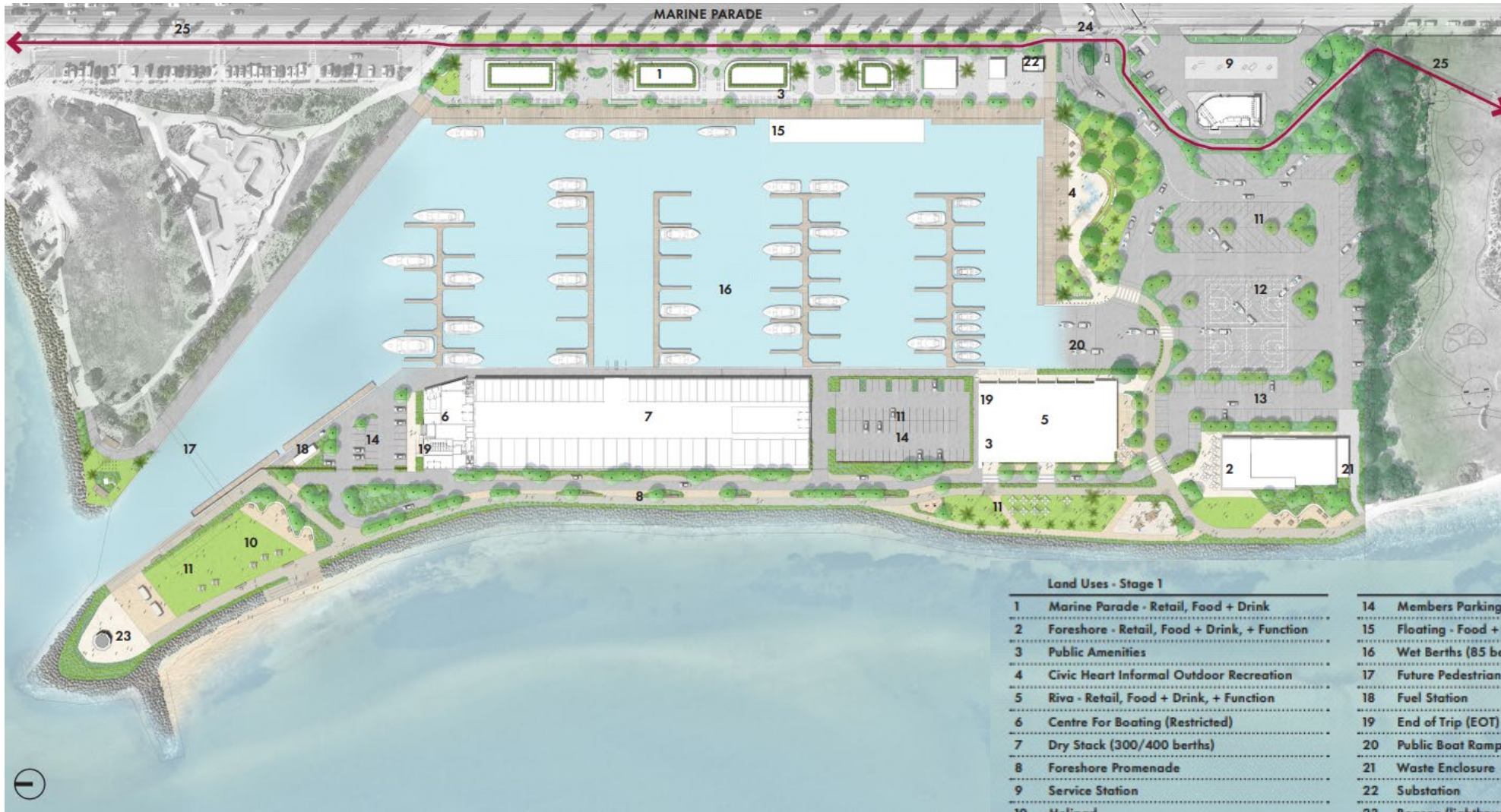
Design Iteration (20 July) – vehicle lane adjoining pedestrian and cycle path. Vehicle turning circle added

Design Iteration (6 Oct – 31 Aug Plans) – vehicle lane adjoining pedestrian and cycle path with separated sections through landscaped interventions. Reduced paving to vehicle turning circle.



Larger Images of Key Layouts

Masterplan - Revised

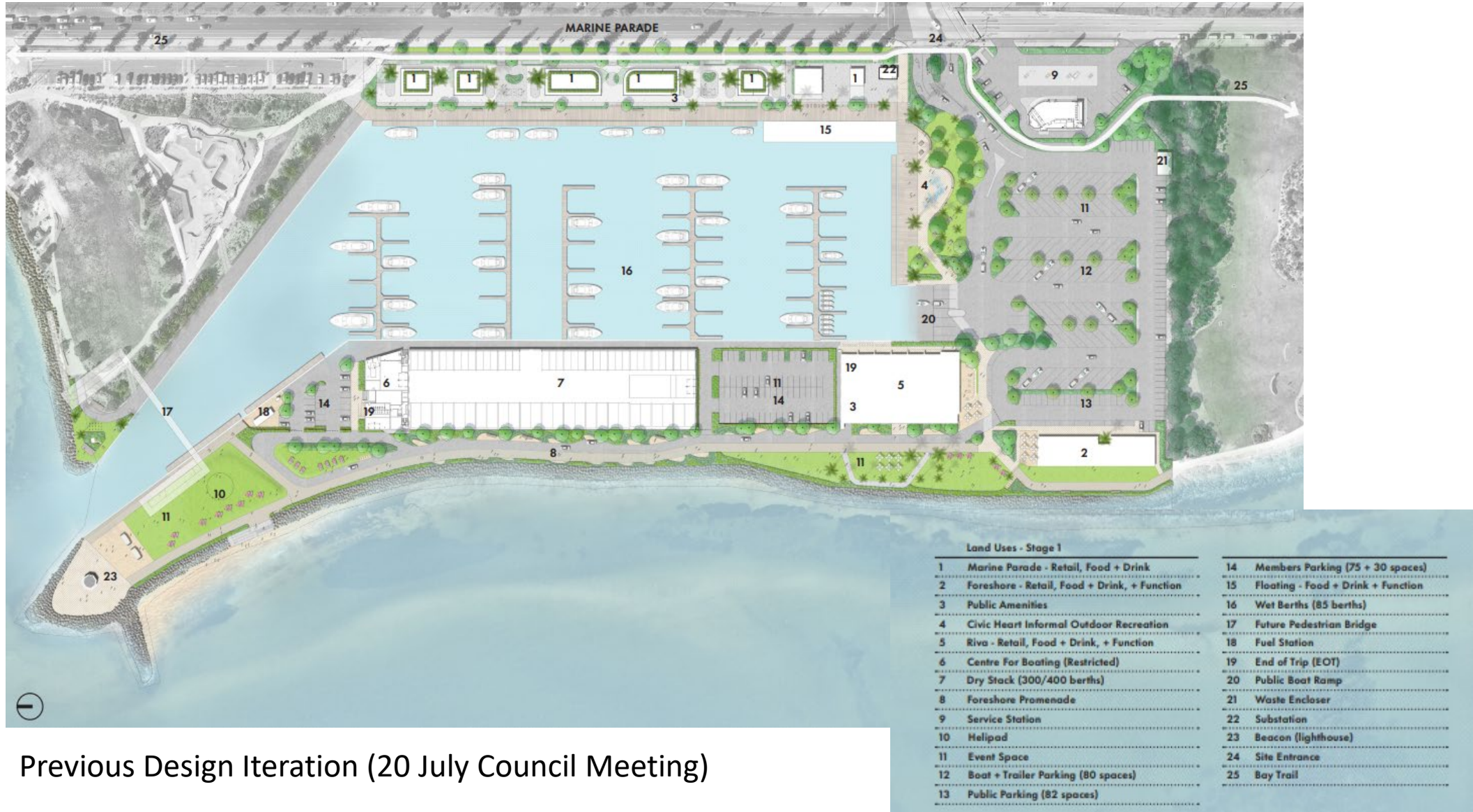


Land Uses - Stage 1

- | | |
|--|---------------------------------------|
| 1 Marine Parade - Retail, Food + Drink | 14 Members Parking (75 + 30 spaces) |
| 2 Foreshore - Retail, Food + Drink, + Function | 15 Floating - Food + Drink + Function |
| 3 Public Amenities | 16 Wet Berths (85 berths) |
| 4 Civic Heart Informal Outdoor Recreation | 17 Future Pedestrian Bridge |
| 5 Riva - Retail, Food + Drink, + Function | 18 Fuel Station |
| 6 Centre For Boating (Restricted) | 19 End of Trip (EOT) |
| 7 Dry Stack (300/400 berths) | 20 Public Boat Ramp |
| 8 Foreshore Promenade | 21 Waste Enclosure |
| 9 Service Station | 22 Substation |
| 10 Helipad | 23 Beacon (lighthouse) |
| 11 Event Space | 24 Site Entrance |
| 12 Boat + Trailer Parking (80 spaces) | 25 Bay Trail |
| 13 Public Parking 65 spaces + 82 dual purpose | |

Current Design Iteration (6 Oct Council Meeting – 31 Aug Plans)

Masterplan - Previous

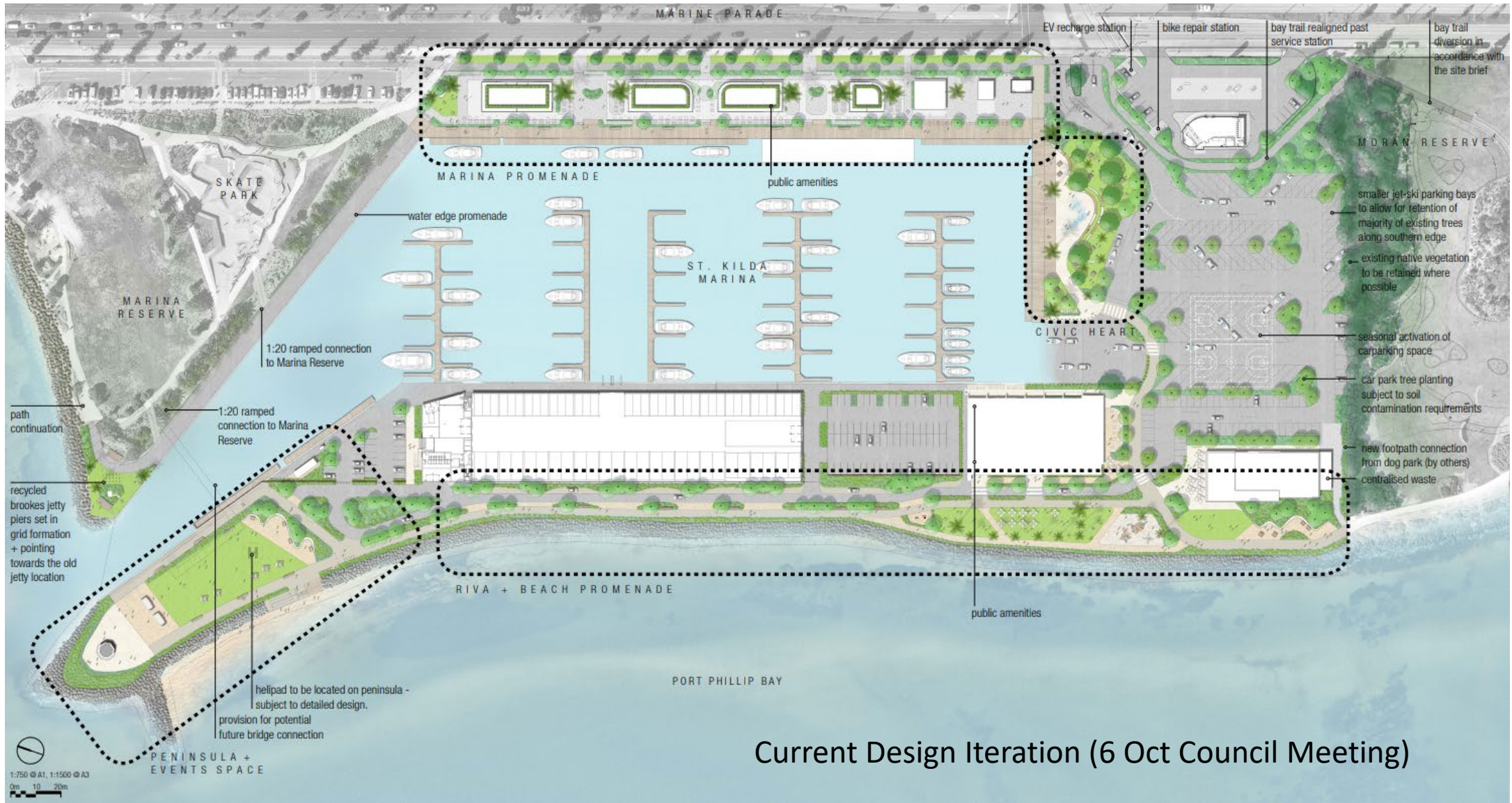


Previous Design Iteration (20 July Council Meeting)

Masterplan – Lease Approved Concept



Landscape Concept Plan



Current Design Iteration (6 Oct Council Meeting)