

St Kilda Marina LLA Extract

4th October 2022

Australian Marina Development Corporation

Master Plan Site	Built Form Marine Parade	Built Form Foreshore Build	
COUNCIL URBAN DESIGN WORKSHOPS: DESIGN OUTCOMES	COUNCIL URBAN DESIGN WORKSHOPS: DESIGN OUTCOMES	COUNCIL URBAN DESIG	
Publicly Accessible Open Space - Increased from 44% in the approved lease concept to 47%.	- Balance of additional NLA distributed between Second Storey to Northern Marine Parade building and foreshore building, in response to council advice of a 'hybrid solution'.	- Balance of additiona to Northern Marine Pa response to council ad	
Green Space - Increased from 21% in approved lease concept to 23%	- North building second storey additional NLA added to achieve commercial feasibility (max NLA allowance of 5000m2 not exceeded)	Pavilion in the Park co - Foreshore building ho	
Peninsula Promenade - Landscaping increased along sea wall edges - Landscape buffers added between slow shared road and	 exceeded) Compliance with DPO2 Built Form Control + Built Form 50% Permeability achieved as per council officers determination. Marine Parade nature strip increased to 3.0m 	Iandscape at the wate - Foreshore building fo for increased public of	
 pedestrian path (facilitating 6.0m wide access for emergency vehicles in accordance with FRV requirements / approval) Peninsula road turning circle provided for emergency and fuel vehicles in accordance with traffic consultants advice, and Australian Dependence of Conder Part 10: Pull Tapasfer of Conder	 East pedestrian walkway increased + straightened for clear line of sight (Marine Parade buildings moved further west) Ramp + stair access widened to 2.5m 	 Pinch point alleviated Marina site. DPO2 Built Form Cor impacted and building 	
Australian Dangerous Goods Code, Part 10: Bulk Transfer of Dangerous Goods - Landscape borders added to event lawn space and beacon point sea wall.	- Bay Trail landscape buffer increased to 2.0m - Roof openings increased to allow for additional daylight to	- Landscape edges pro	
- Continuation of bay pedestrian trail along foreshore added in front of RIVA.	Iandscape areas. - Additional public landscaping provided to northern end of marina including relocated palm tree from Marine Parade.	- Children's play space Building for increased	
Boat Ramp - Pedestrian pathway diverted around boat traffic (safety priority)		The design response r	
- Carpark layout updated to facilitate pedestrian movements		- A unifying architectur Fulton Master Plan	
Carpark: DPO compliance achieved - 80 boat trailer spaces provided		- The Zig-zag roof line buildings	
- 65 car spaces + 82 dual purpose spaces = total 147 car spaces		- A transparent buildin	
- Traffic flow updated to facilitate forward movement boat traffic priority.		- A discrete centralised	
Integration Works with CoPP: Work in progress		the southern end of th	
- Changes to Moran Reserve (dog park interface)		- The Foreshore buildir NLA allowed of 5000	
- Marina Reserve interfaces			
- Main entrance: Vicroads traffic interface			

ilding

IGN WORKSHOPS: DESIGN OUTCOMES

nal NLA distributed between Second Storey Parade building and foreshore building, in advice of a 'hybrid solution'.

concept supported:

has relocated further east with increased iter's edge.

footprint has reduced in size by 20% allowing open space to the north.

ted at southern pedestrian Elwood entry to

Control compliance achieved with key views not ing footprint within built form envelope

provided to all sides of the building

provided to all sides of the building

ace centralised between Riva and Foreshore ed sight line surveillance

e now incorporates:

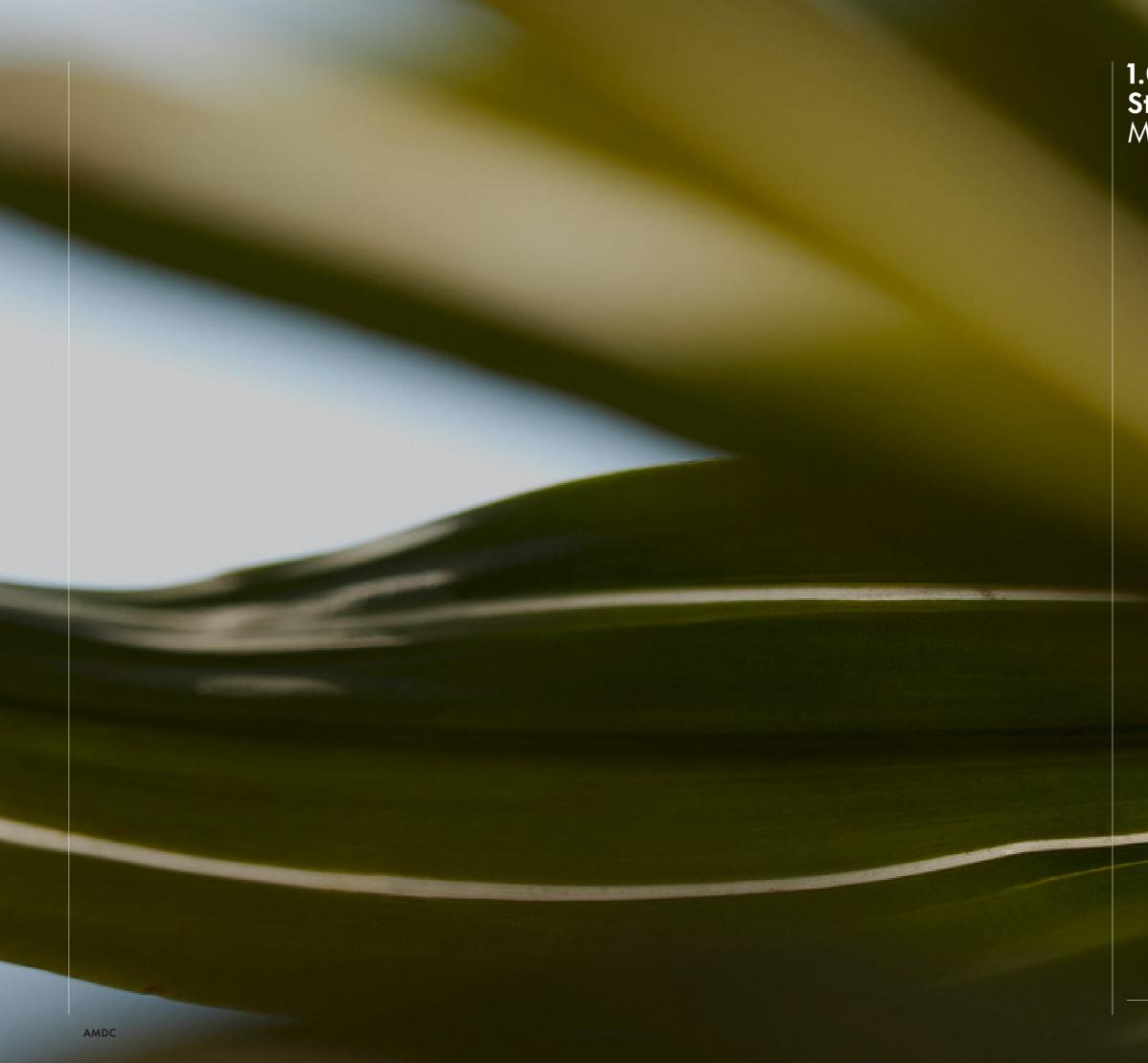
tural language consistent with the original Don

ne referencing the original drystack and Riva

ding fabric cohesive with adjacent drystack

ed waste depot relocated and integrated into the building / marina site.

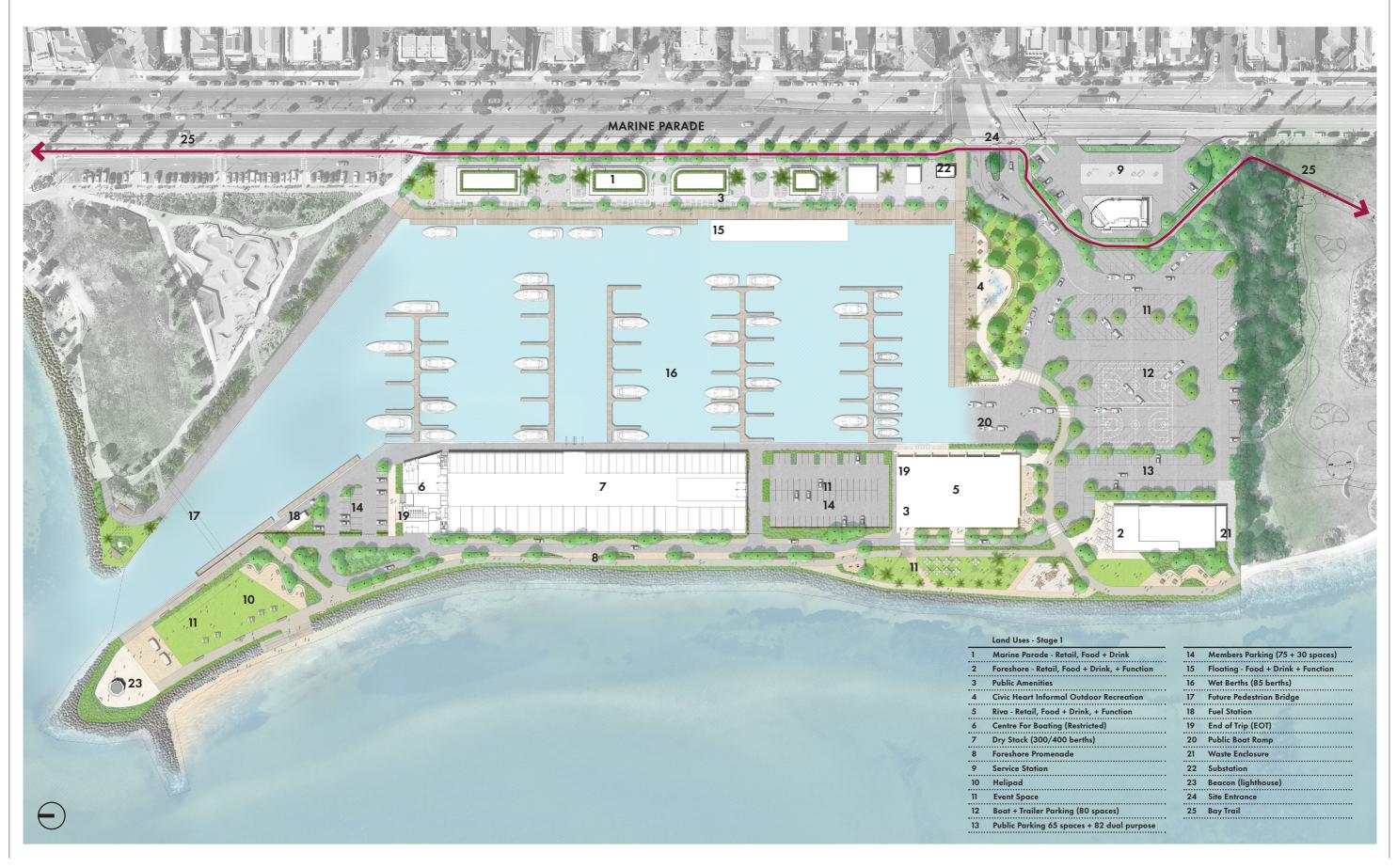
ding additional NLA does not exceed the max 00m2



1.0 St Kilda Marina Master Plan

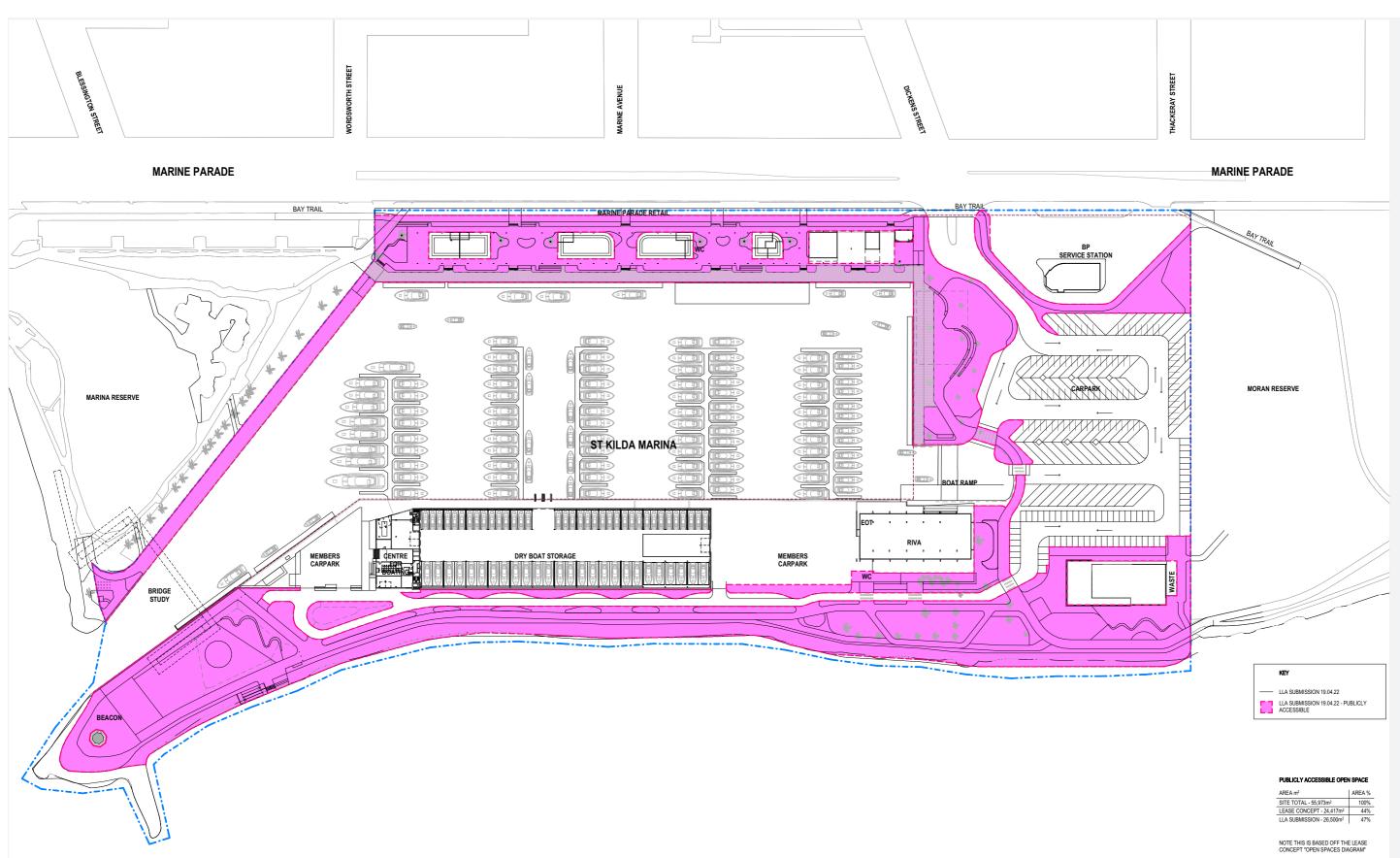


Master Plan Land Use



Master Plan

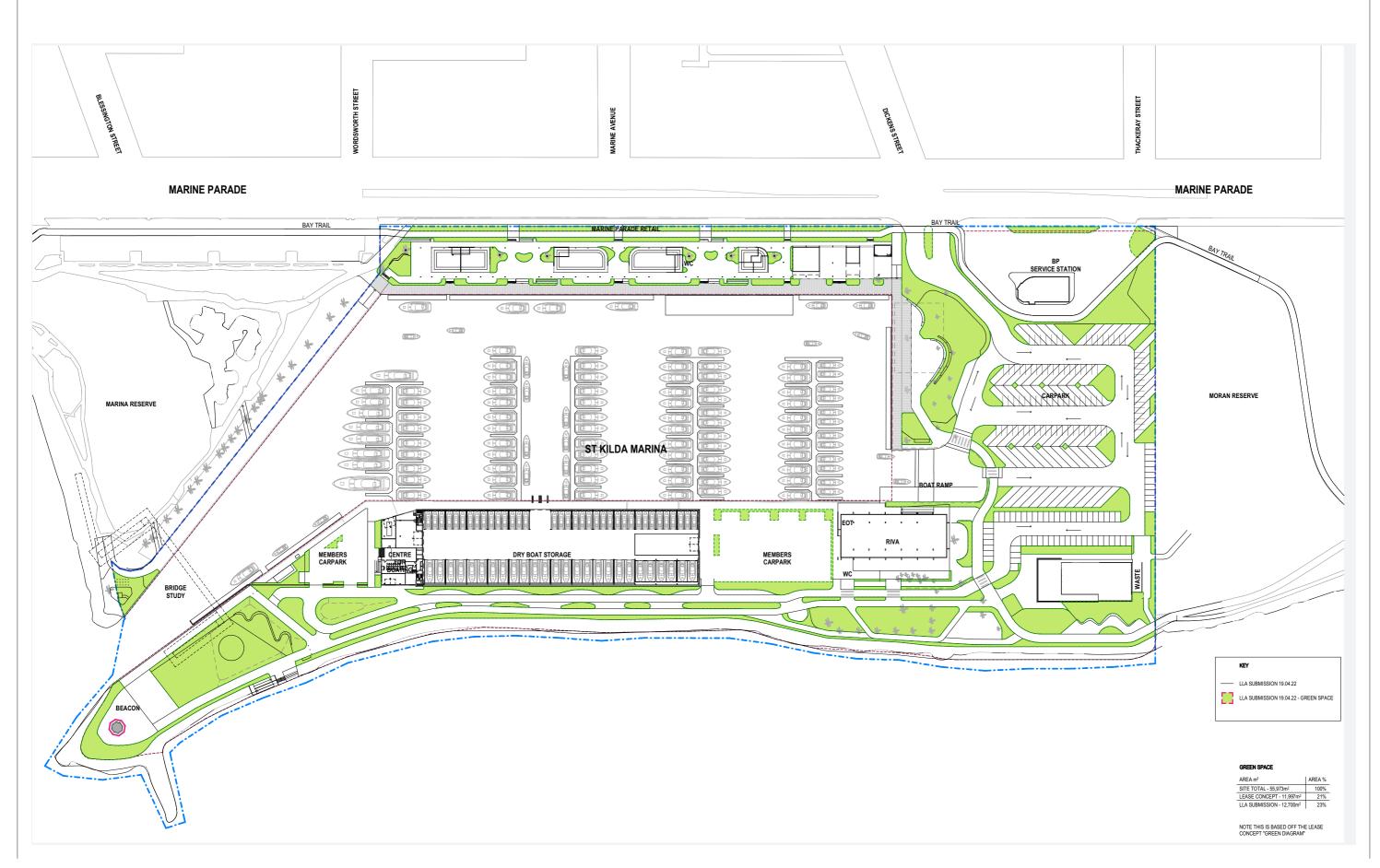
Land Use



AREA m ²	AREA %		
SITE TOTAL - 55,973m ²	100%		
LEASE CONCEPT - 24,417m ²	44%		
LLA SUBMISSION - 26,500m ²	47%		

Master Plan

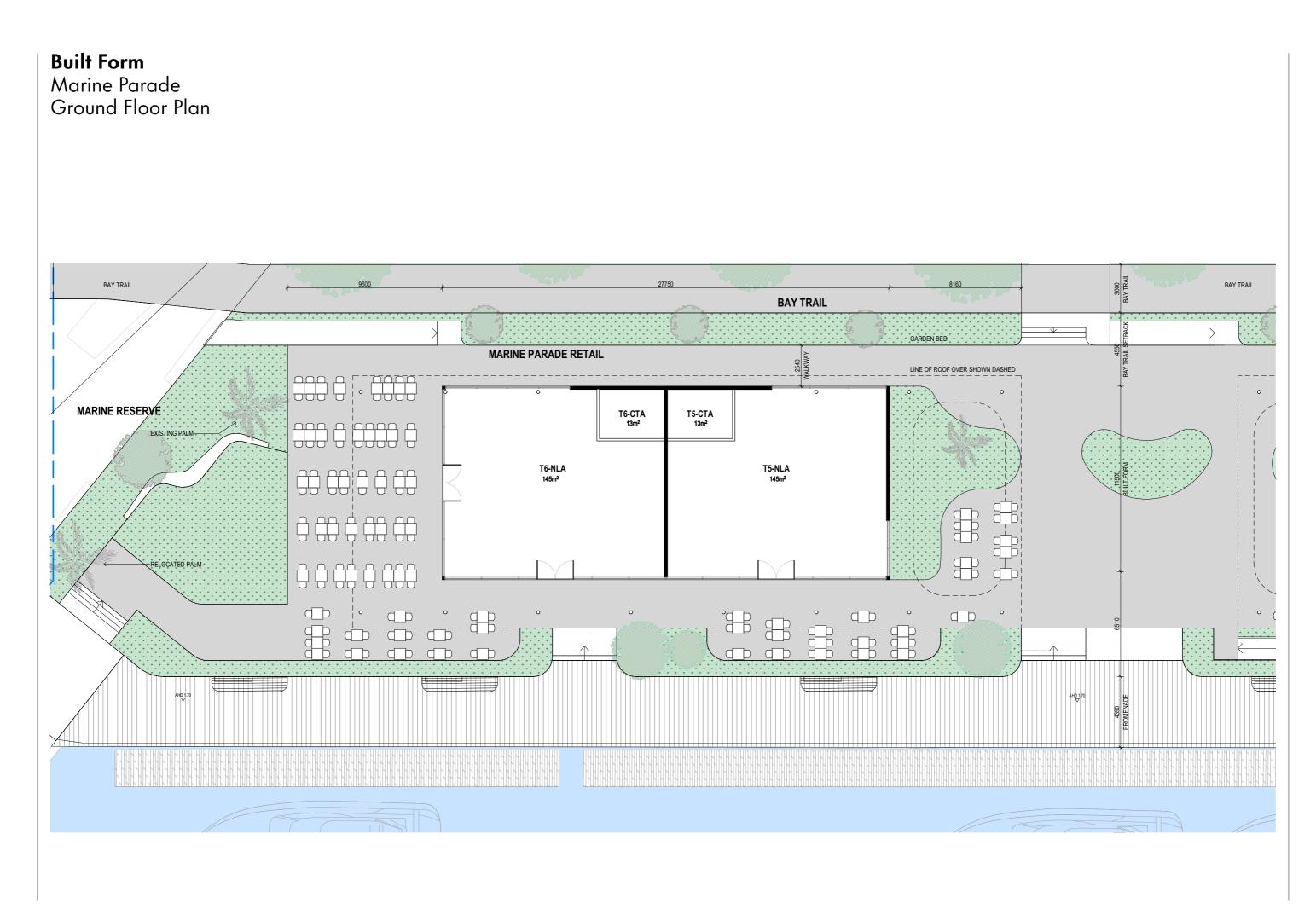
Land Use



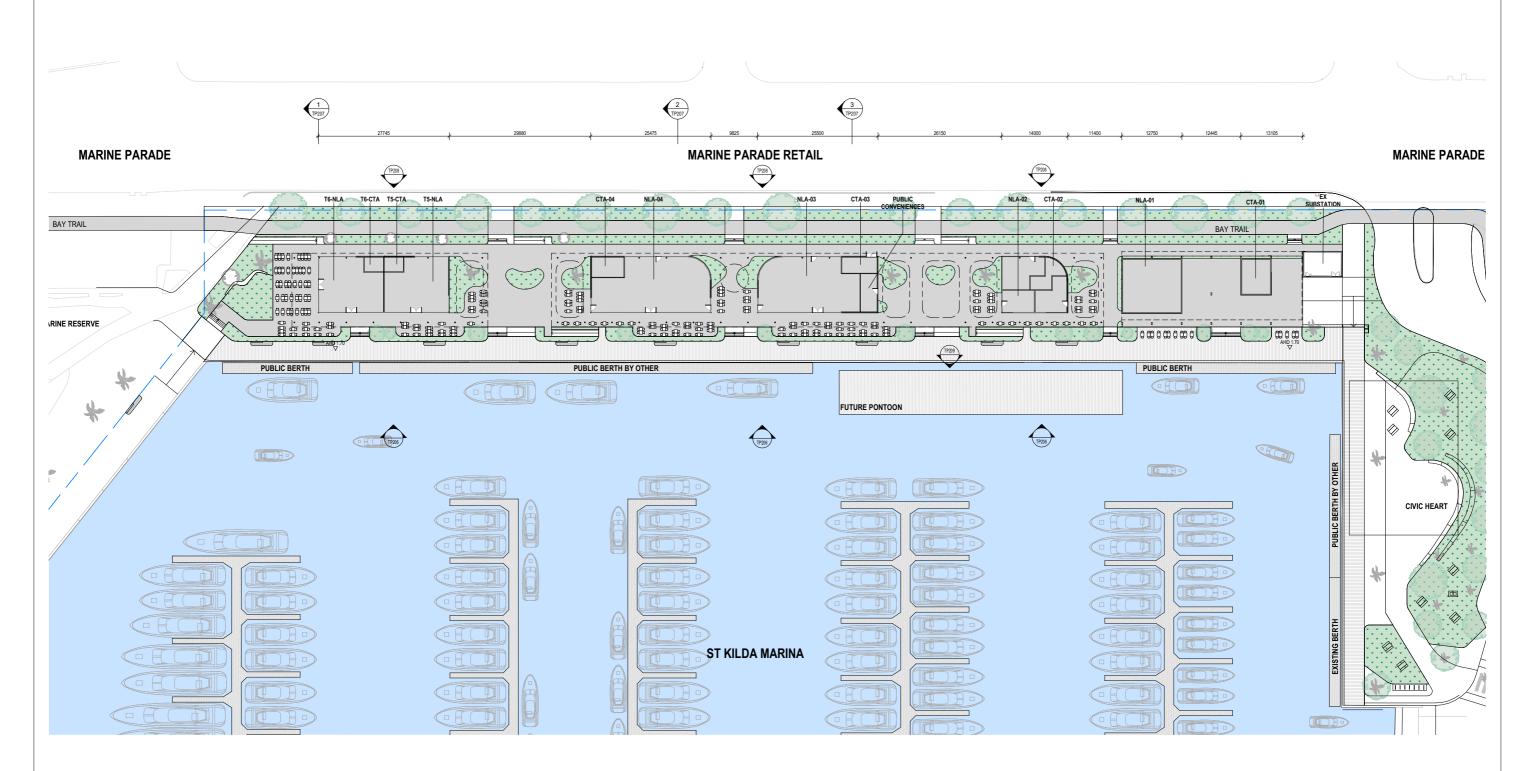
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2.0 St Kilda Marina Built Form



Marine Parade North Building Ground Floor Plan

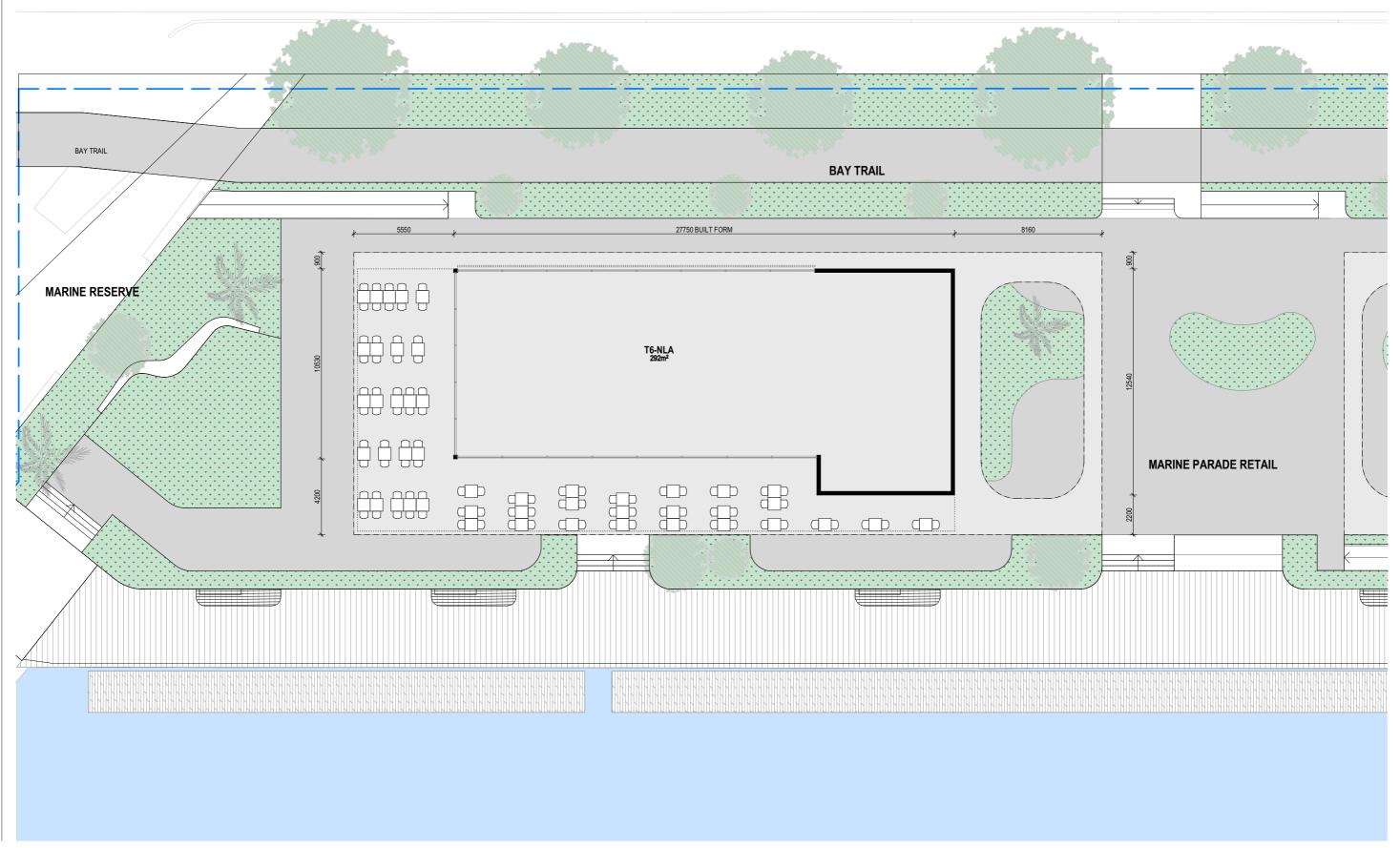


MARINE PARADE GROUND FLOOR SCALE 1 : 400

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Built Form Marine Parade North Building First Floor Plan



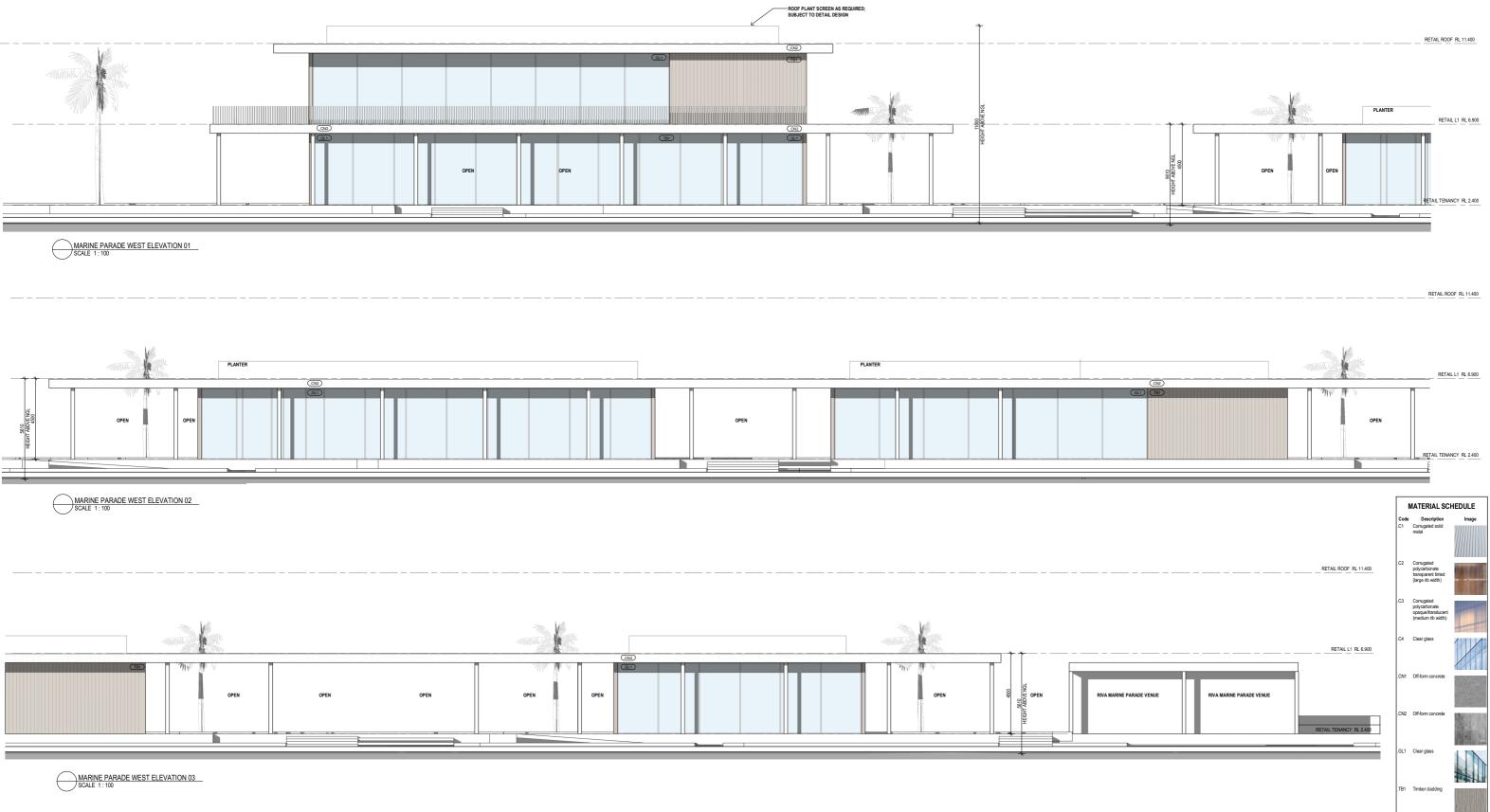


MARINE PARADI

Built Form Marine Parade East Elevations



Built Form Marine Parade West Elevations





Built Form Marine Parade Beacon View



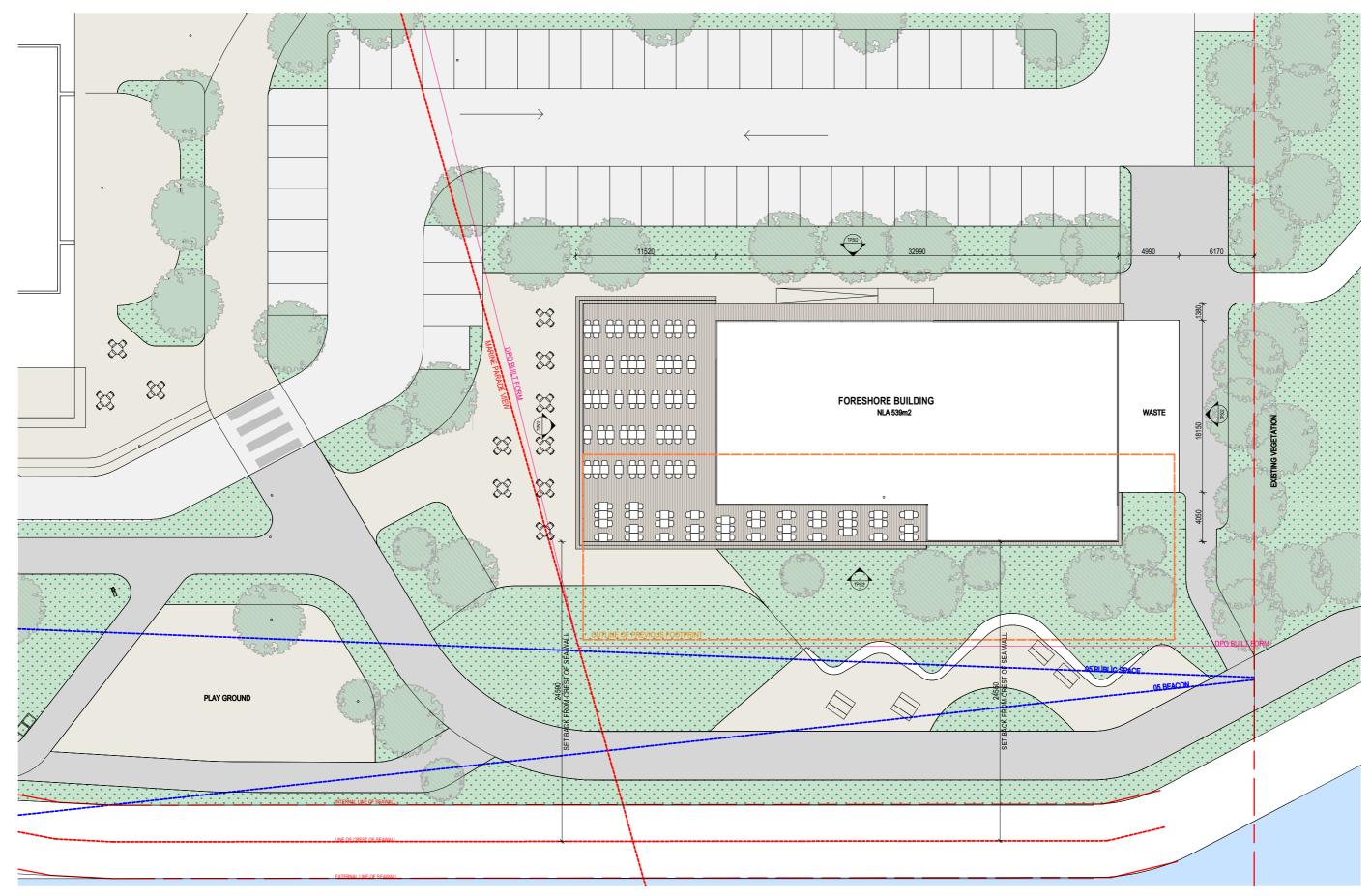






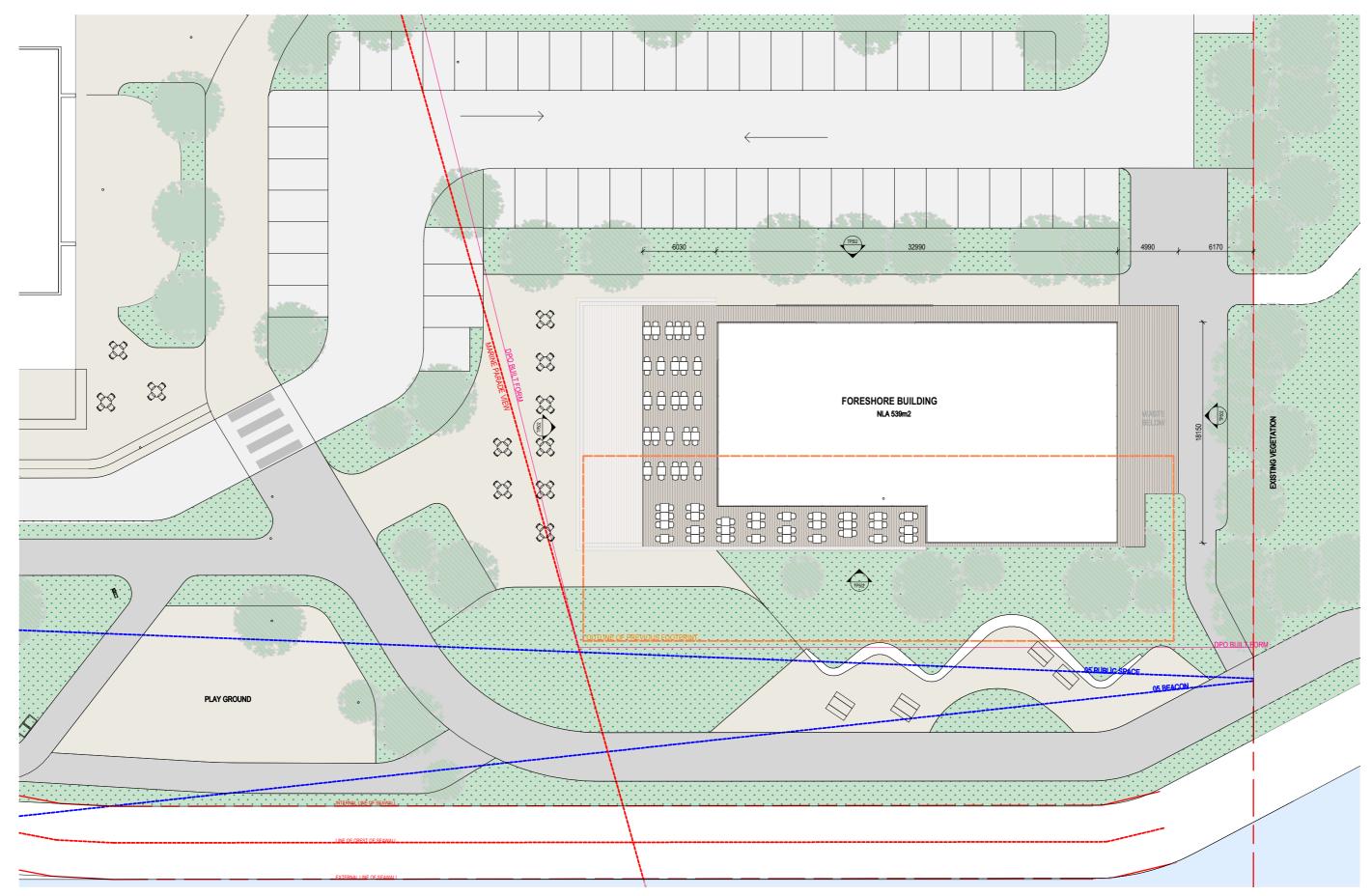


Foreshore Building Ground Floor Plan



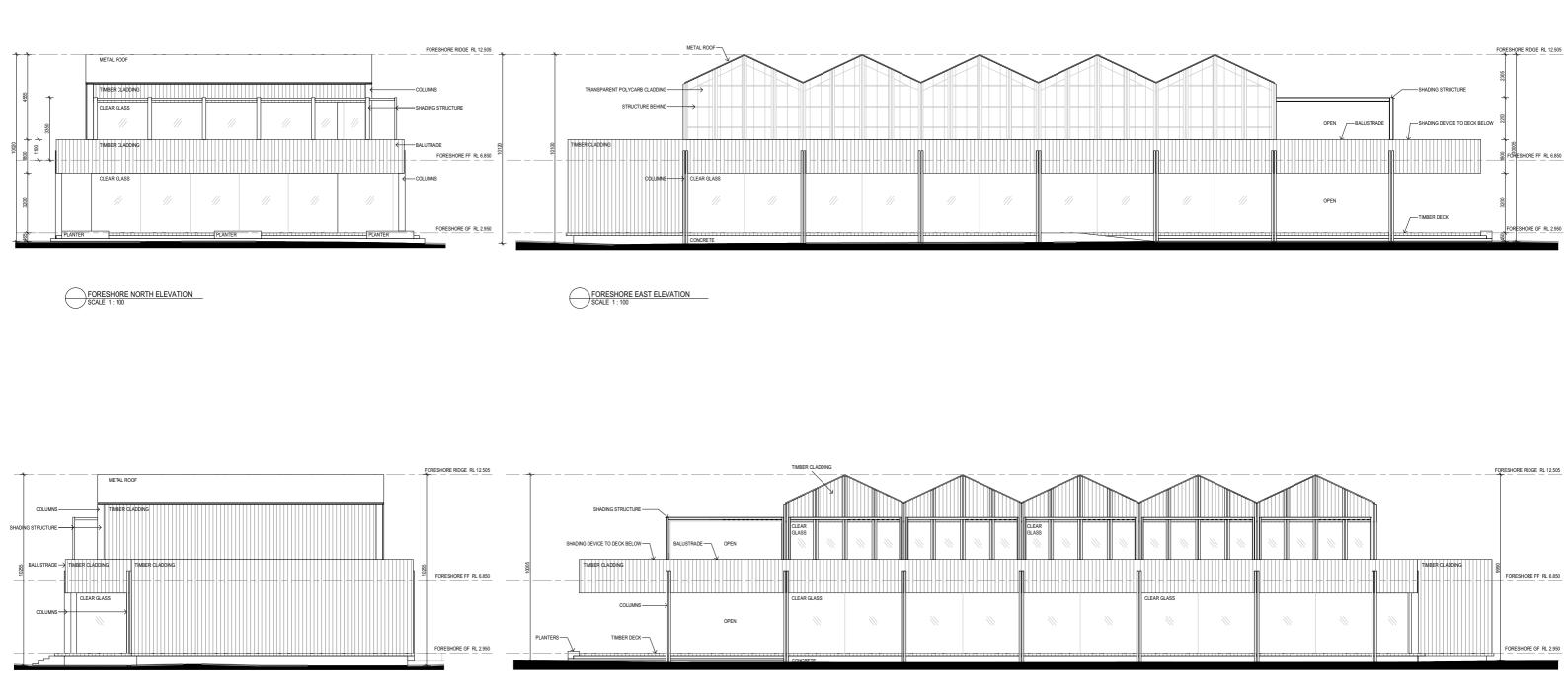
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Foreshore Building First Floor Plan



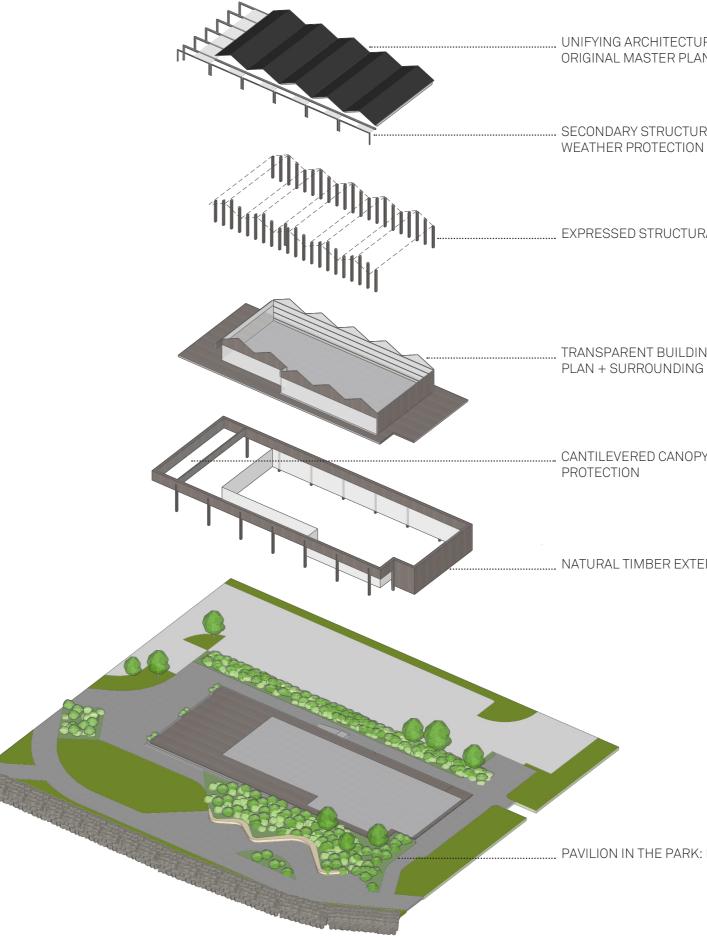
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Foreshore Building Elevations



FORESHORE SOUTH ELEVATION SCALE 1:100 FORESHORE WEST ELEVATION SCALE 1:100

Foreshore Building Exploded Axo



UNIFYING ARCHITECTURAL LANGUAGE REFERENCING ORIGINAL MASTER PLAN + ZIGZAG ROOF LINE

SECONDARY STRUCTURE FOR SUN SHADING + ALL YEAR

EXPRESSED STRUCTURAL ELEMENTS

TRANSPARENT BUILDING FABRIC COHESIVE WITH MASTER PLAN + SURROUNDING BUILDINGS (DRY STACK)

CANTILEVERED CANOPY PROVIDES WEATHER + SUN

NATURAL TIMBER EXTERNAL CLADDING

PAVILION IN THE PARK: INTEGRATED LANDSCAPE

Foreshore Building Pavilion In The Park



Foreshore Building Transparent East Facade



Foreshore Building Cantilevered Canopy

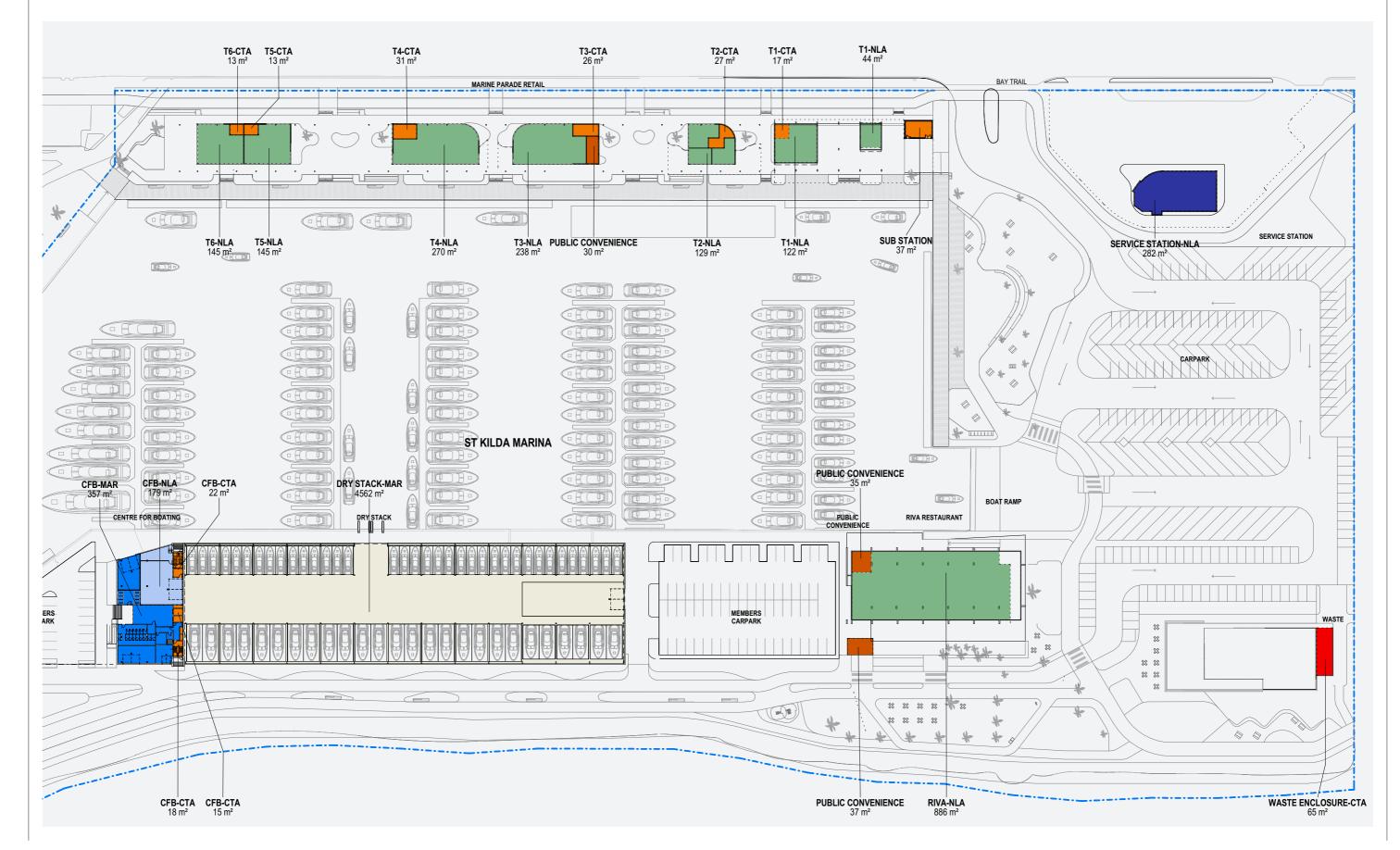


Foreshore Building Southern Site Entrance

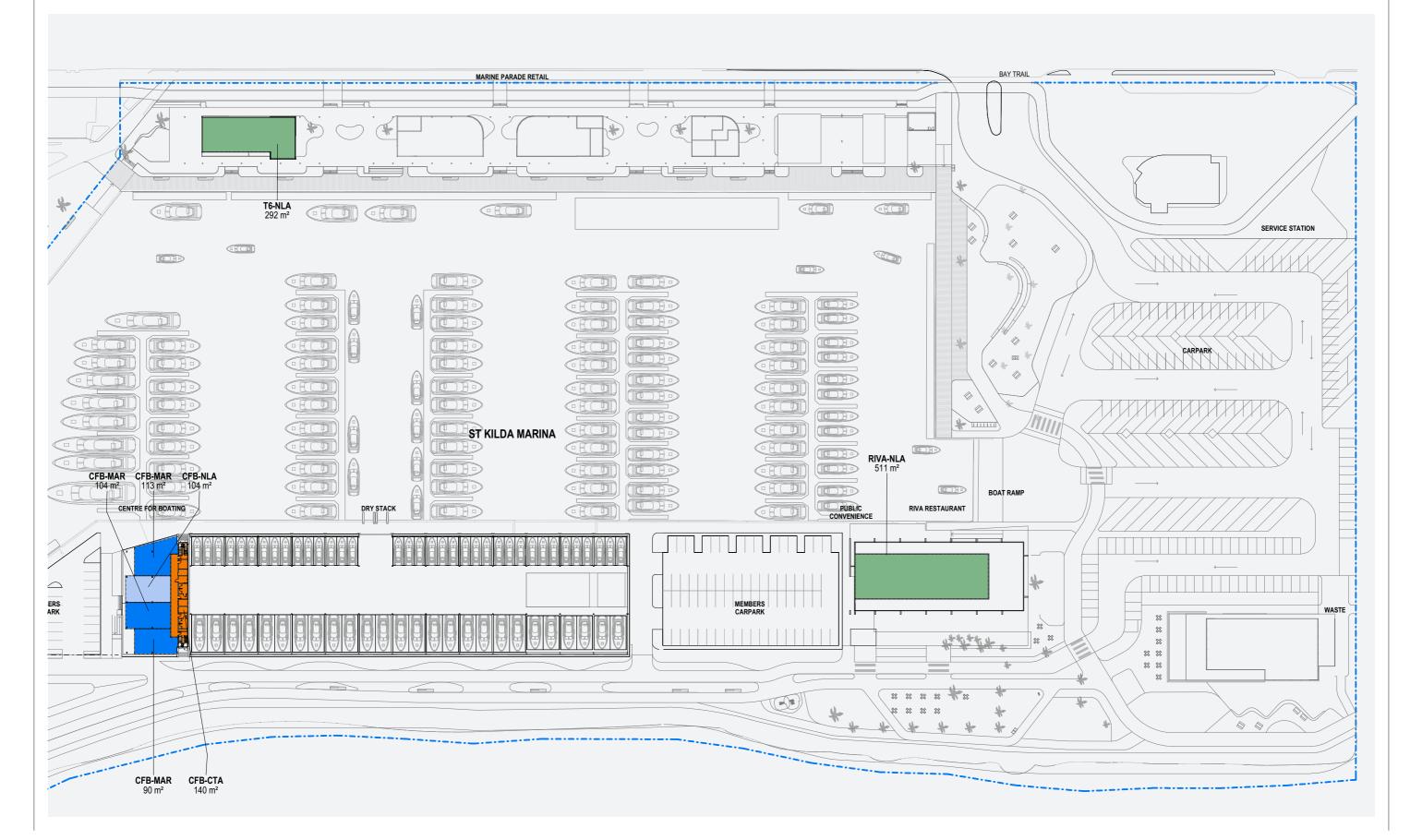




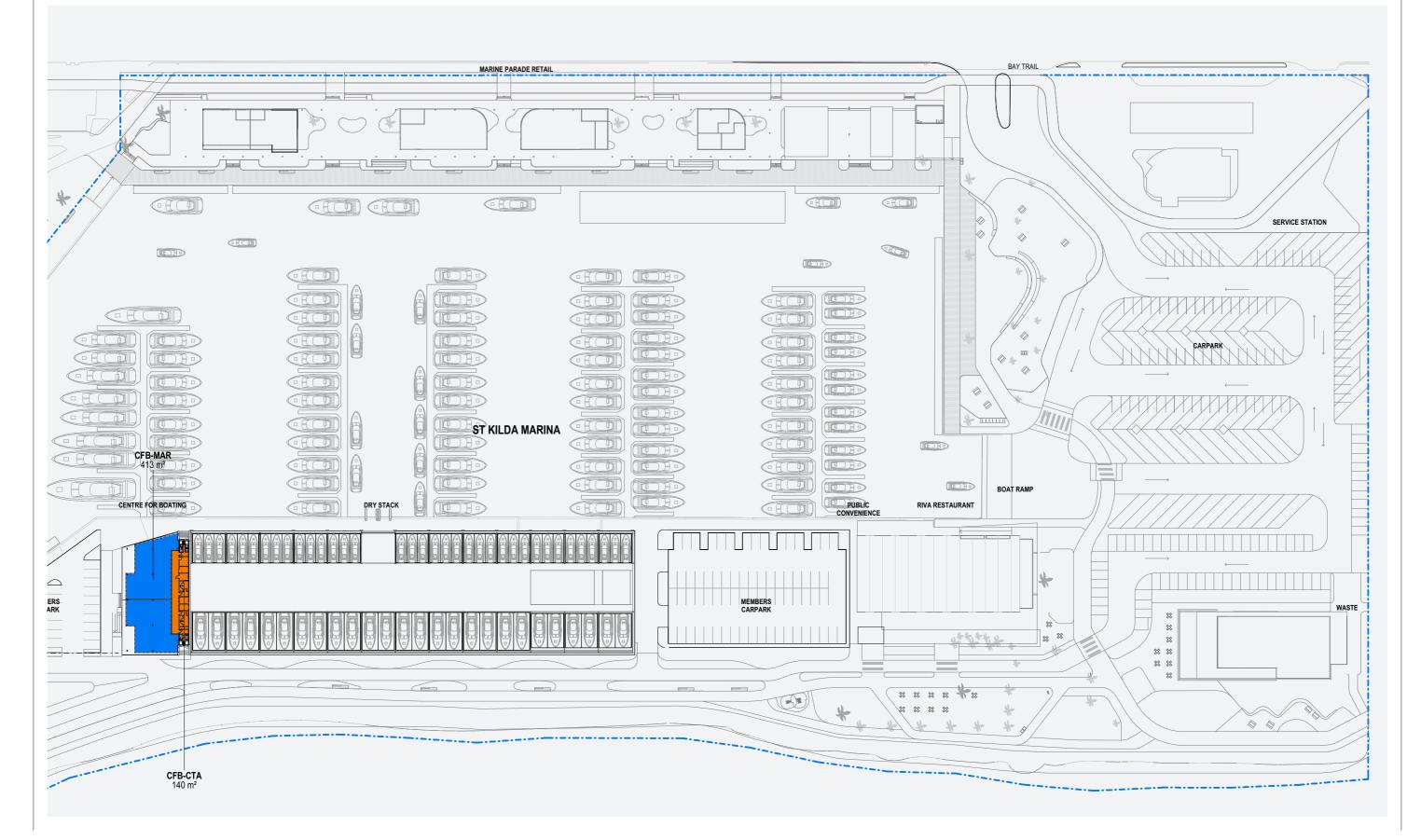
Tenancy Plans Stage 1A + 1B - Ground Floor



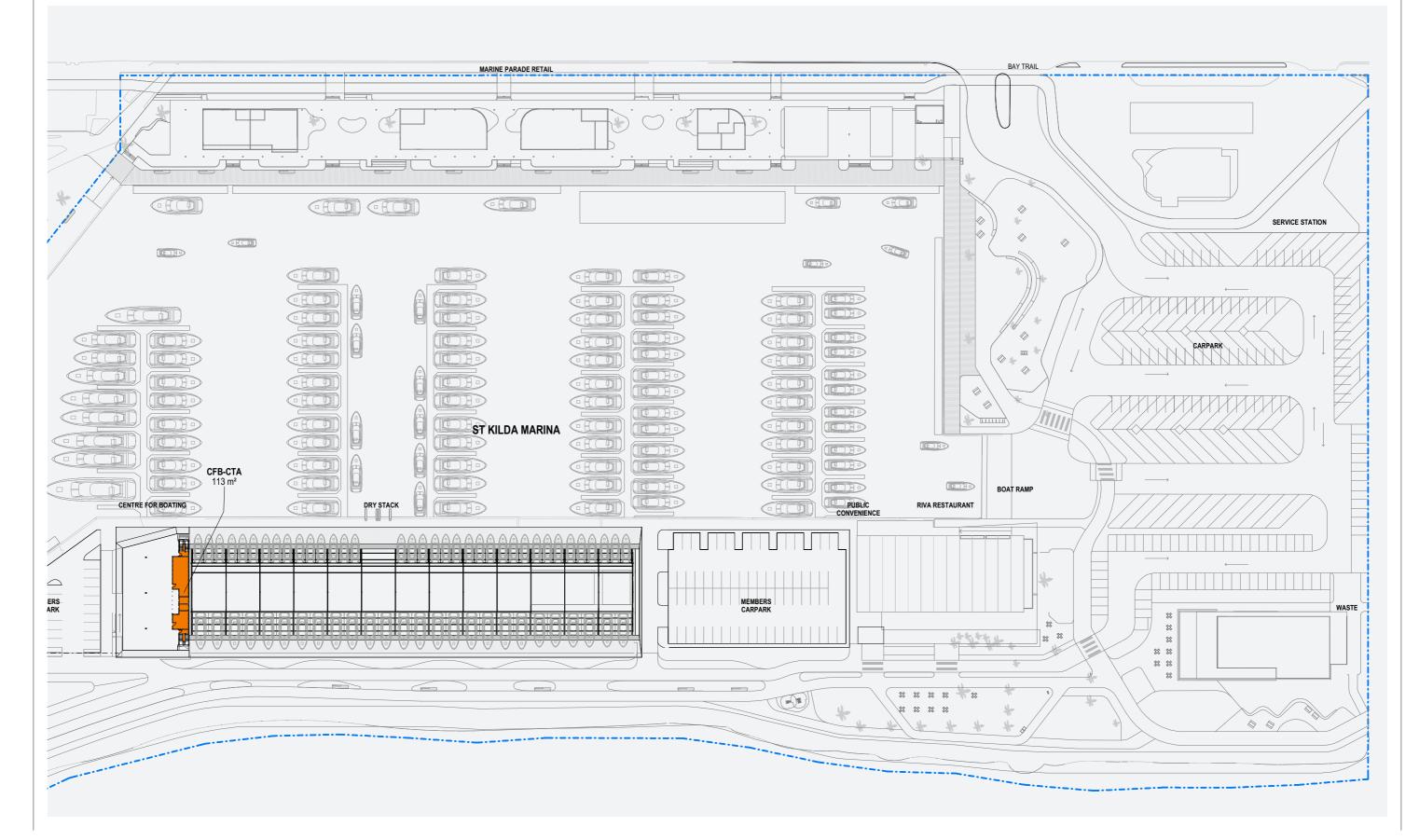
Tenancy Plans Stage 1A + 1B - Level One



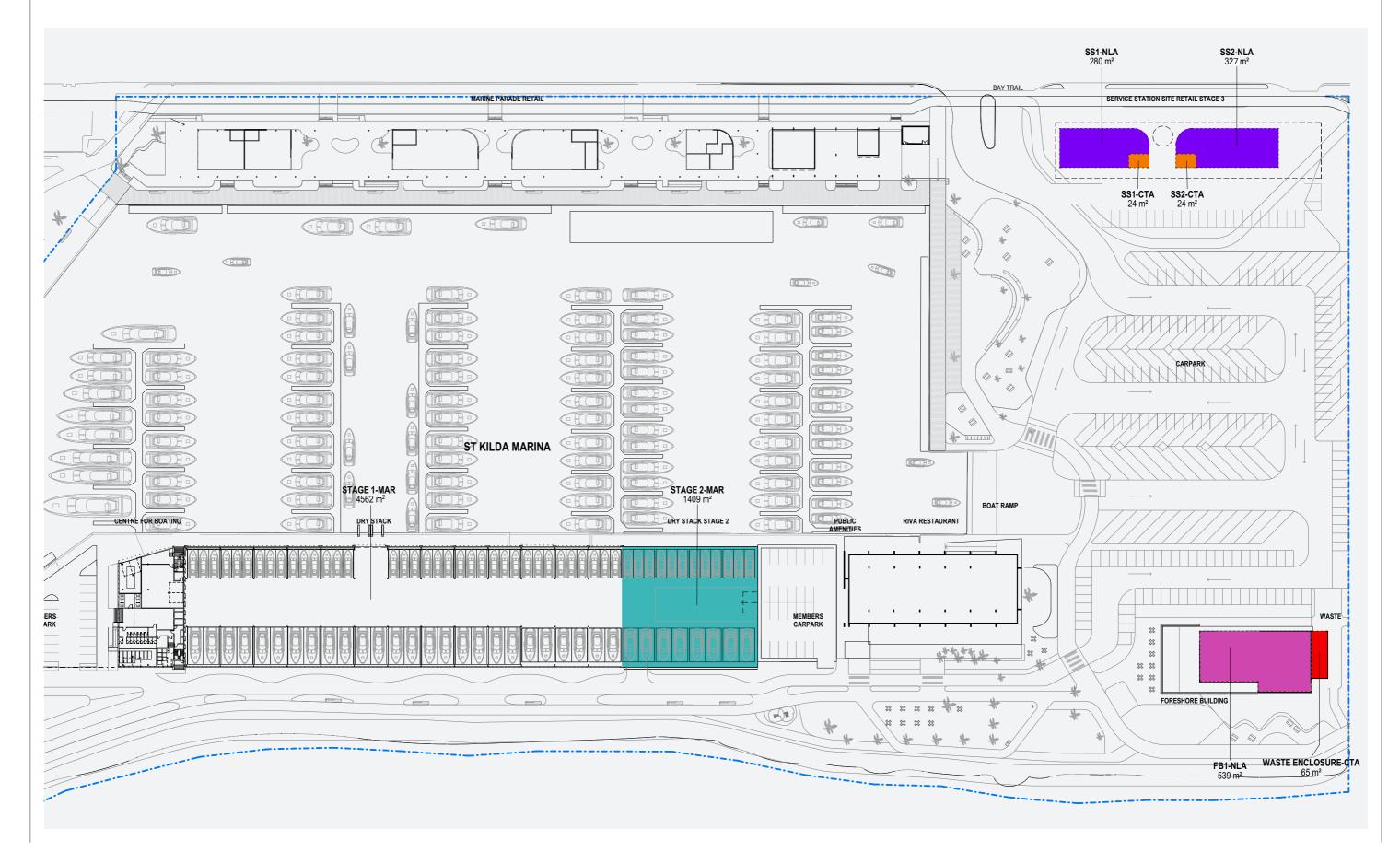
Tenancy Plans Stage 1A + 1B - Level Two



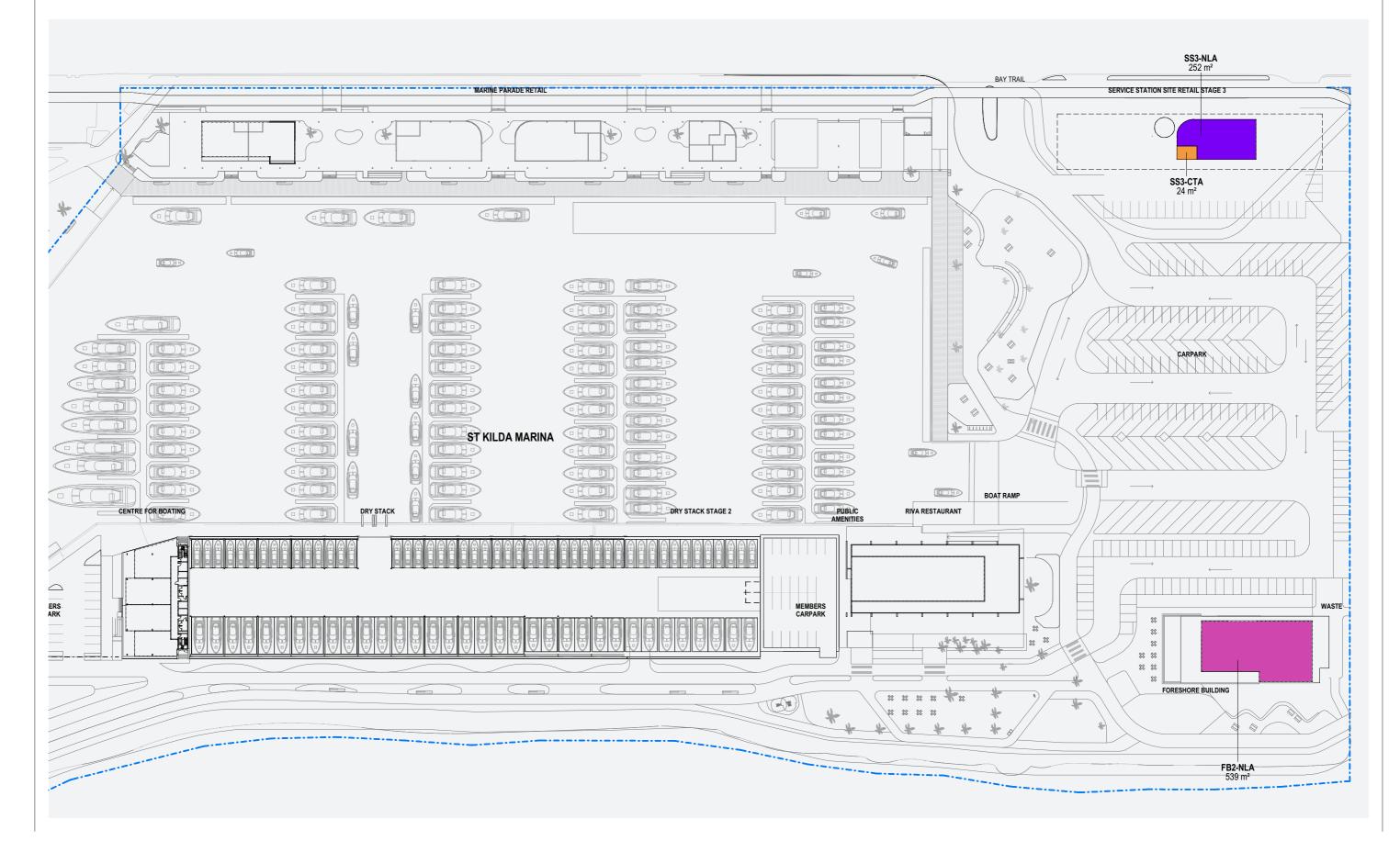
Tenancy Plans Stage 1A + 1B - Level Three



Tenancy Plans Stage 2 + 3 - Ground Floor



Tenancy Plans Stage 2 + 3 - Level One



Tenancy Plans Area Schedule

Note:

		STAGE 1A + 1B			STAGE 2				STAGE 3			
	GFA m ²	NLA m ²	CTA m ²	MARINE m ²	GFA m ²	NLA m ²	CTA m ²	MARINE m ²	GFA m ²	NLA m ²	CTA m ²	MARINE m
MARINE PARADE	1579	1385	194	-	1579	1385	194	-	1579	1385	194	-
TENANCY 01	183	166	17	-	183	166	17	-	183	166	17	-
TENANCY 02	156	129	27	-	156	129	27	-	156	129	27	-
TENANCY 03	264	238	26	-	264	238	26	-	264	238	26	-
TENANCY 04	301	270	31	-	301	270	31	-	301	270	31	-
TENANCY 05	158	145	13	-	158	145	13	-	158	145	13	-
TENANCY 06	450	437	13	-	450	437	13	-	450	437	13	-
PUBLIC CONVENIENCES	30	-	30	-	30	-	30	-	30	-	30	-
SUBSTATION	37	-	37	-	37	-	37	-	37	-	37	-
DRY STACK	4562	-	-	4562	5971	-	-	5971	5971	-	-	597:
STAGE 1: INITIAL CONSTRUCTION	4562	-	-	4562	4562	-	-	4562	4562	-	-	4562
STAGE 2: EXTENSION	-	-	-	-	1409	-	-	1409	1409	-	-	1409
CENTRE FOR BOATING	1808	283	448	1077	1808	283	448	1077	1808	283	448	107
CFB - GROUND	591	179			591	179	55		591	179	55	35
CFB - L1	551	104	140	307	551	104	140	307	551	104	140	30
CFB - L2	553	-	140	413	553	-	140	413	553	-	140	413
CFB - L3	113	-	113	-	113	-	113	-	113	-	113	-
RIVA	1469	1397	72	-	1469	1397	72	-	1469	1397	72	-
GROUND	886	886			886	886	0		886	886		-
L1	511	511	0	-	511	511	0	-	511	511	0	-
PUBLIC CONVENIENCES	37	-	37	-	37	-	37	-	37	-	37	-
PUBLIC CONVENIENCES	35	-	35	-	35	-	35	-	35	-	35	-
SERVICE STATION SITE	282	282	-	-	282	282	-	-	929	857	72	-
NEW SERVICE STATION	282	282		-	282	282	-	-	-	-	-	-
SS1 - RETAIL (STAGE 3)	-	-	-	-	-	-	-	-	304	280	24	-
SS2 - RETAIL (STAGE 3)	-	-	-	-	-	-	-	-	349	325		-
SS3 - RETAIL (STAGE 3)	-	-	-	-	-	-	-	-	276			
FORESHORE BUILDING	65	-	65	-	1143	1078	65	-	1143	1078	65	-
STAGE 2: FB1 Ground Floor	-	-	-	-	539			-	539	539		-
STAGE 2: FB1 Level 01	-	-	-	-	539			-	539			-
WASTE ENCLOSURE	65	-	65	-	65	-	65	-	65	-	65	_
	-											
TOTAL:	9700	3347	779	5639	12252	4425	779	7048	12899	5000	851	704

1. Australian Volunteer Coast Guard not included in NLA due to PepperCorn lease agreement Australian Volumeer Coast Guara nor included in NLA due to repper Contract.
 Function not included - part of Marina area.
 Areas are conceptual + indicative at this stage and are subject to change
 Marine - Marine Operations
 CTA - Common Tenancy Areas
 Roof terraces excluded from GFA calculation



4.0 St Kilda Marina Floating Venue

Pontoon Floating Venue

DESIGN CONCEPT

The concept for the pontoon is to create a unique experience and a venue which connects with the Marina and Marine Parade. The pontoon will provide a publicly accessible floating restaurant and bar venue that will sit in the Marina and contribute to the local atmosphere and the tourist experience of the Marina precinct.

The floating venue has been designed for seasonal operations and significant consideration has been given to Melbourne's fickle weather by operating between October - April from 12pm - 11pm.

In the warmer months, the objective is to maximise the open feel on mild days and to create shaded areas when the temperature climbs. The pontoon will include a lattice pergola arrangement at ground level which will provide subtle shading without diminishing connectivity to the marina and pedestrian circuits.

The pontoon will also utilise umbrellas at both lower and upper levels depending on the weather. Electric radiant strip heaters provided in key areas to improve comfort conditions and keep patrons warm during the winter.

SITE BRIEF ALIGNMENT

Embracing the Marina setting, the venue will be more laid back than the other more formal dining space, welcoming families, local couples as well as cyclists and walkers. It is physically and visually connected to the Marina promenade and Civic heart of the precinct

Seating and standing room are strategically located along the bars to create a meandering path along the full length of the venue, providing accessible space and views towards Marina, Marine Parade and the lighthouse

In terms of views, the floating venue is located in the marina basin where the views are targeted. The Floating venue could be replaced with a similarly sized yacht in this location.

As an active working Marina, The Pontoon will be moored and will incur mooring fees as a contribution to the Marina activations.

DESIGN REVISIONS

Height reduced

- Open roof

- No built structures on second level. Umbrellas only

Relocated Position

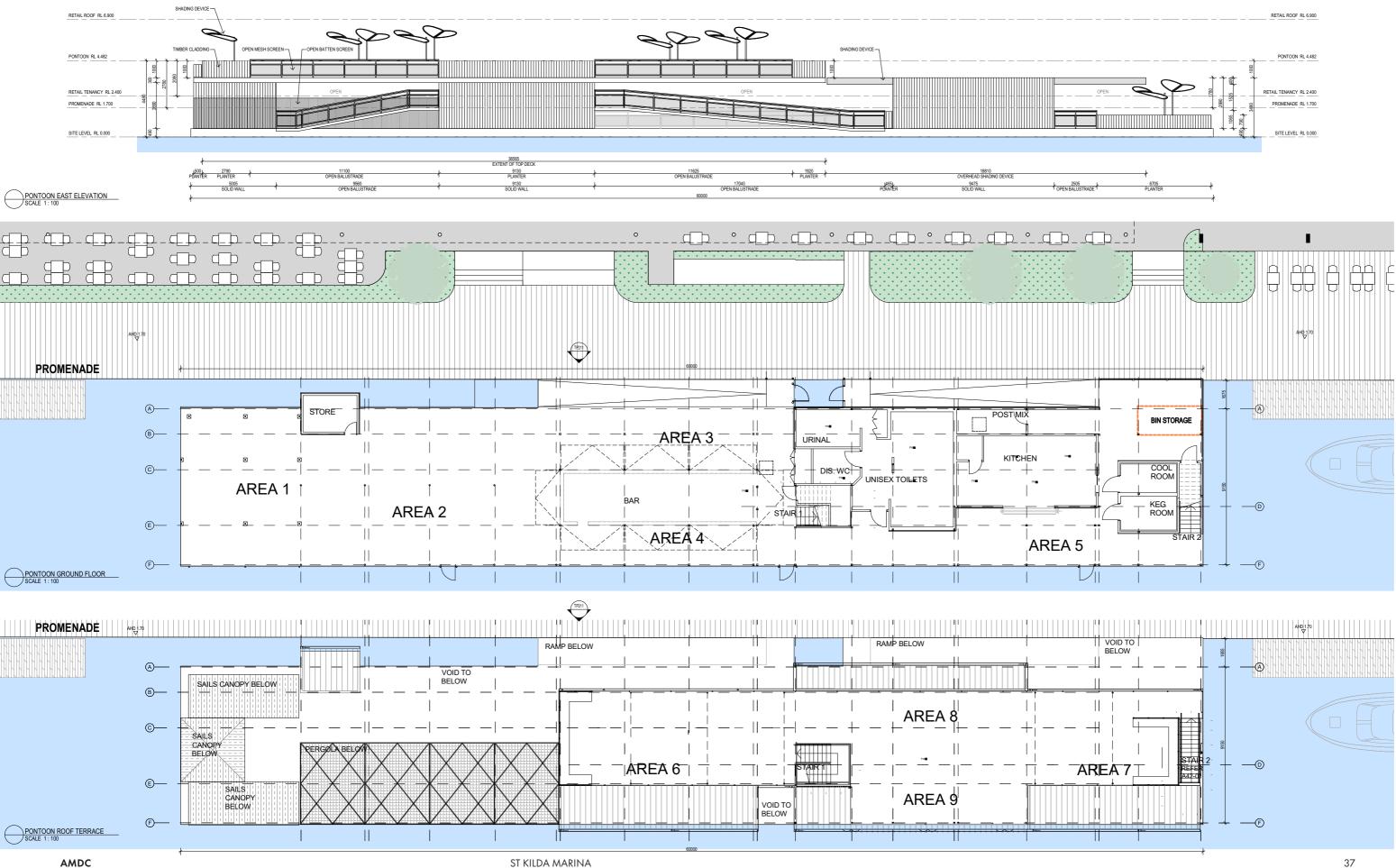
- Pontoon relocated outside of key view lines by moving further north
- Connection to Tenancy 01 retained for operational reasons

Seasonal

- Pontoon to be temporarily moored at Marina for 6-9 months of the year (not Built Form as per legal advice)

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Pontoon **Floating Venue**



ST KILDA MARINA

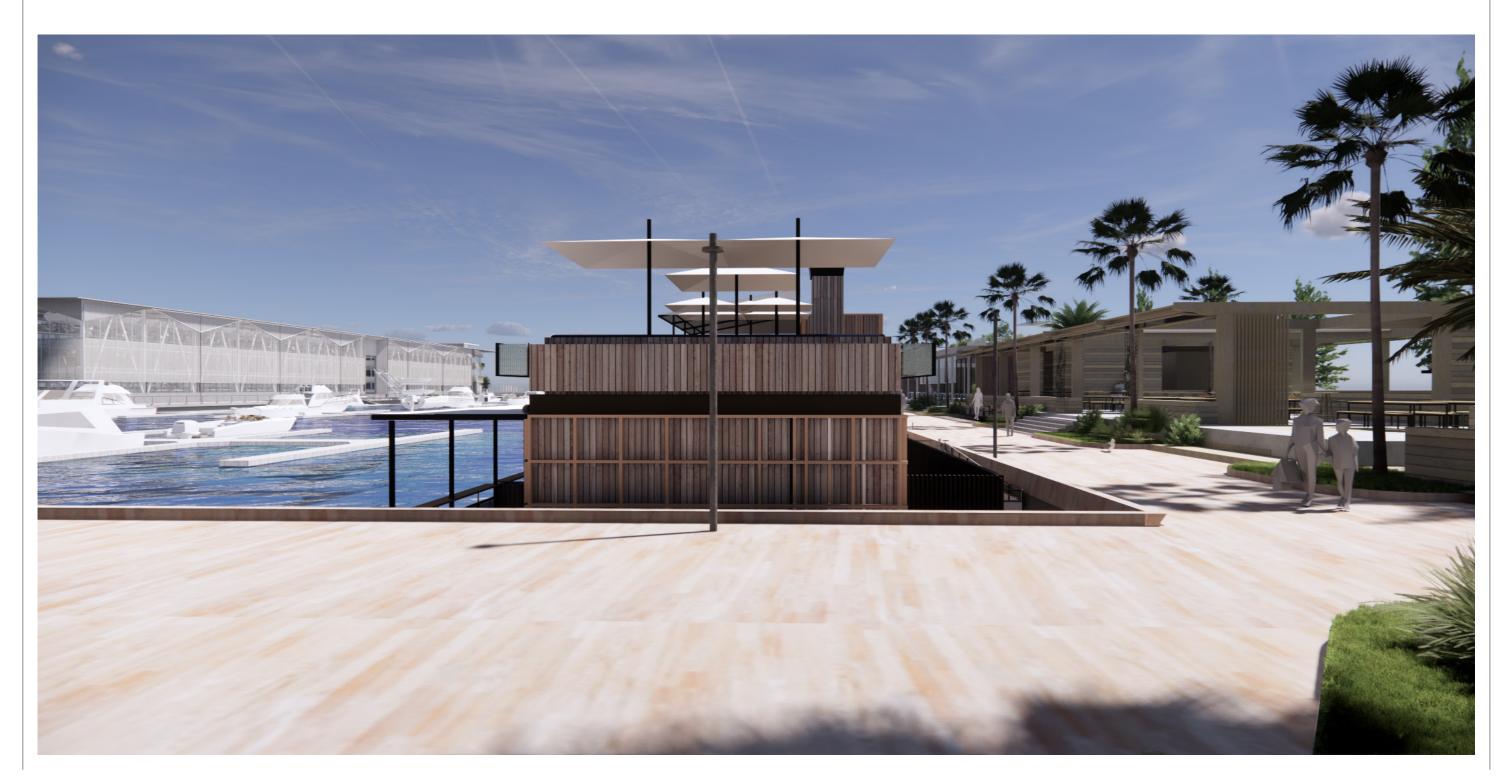
Pontoon Previous Floating Venue West View



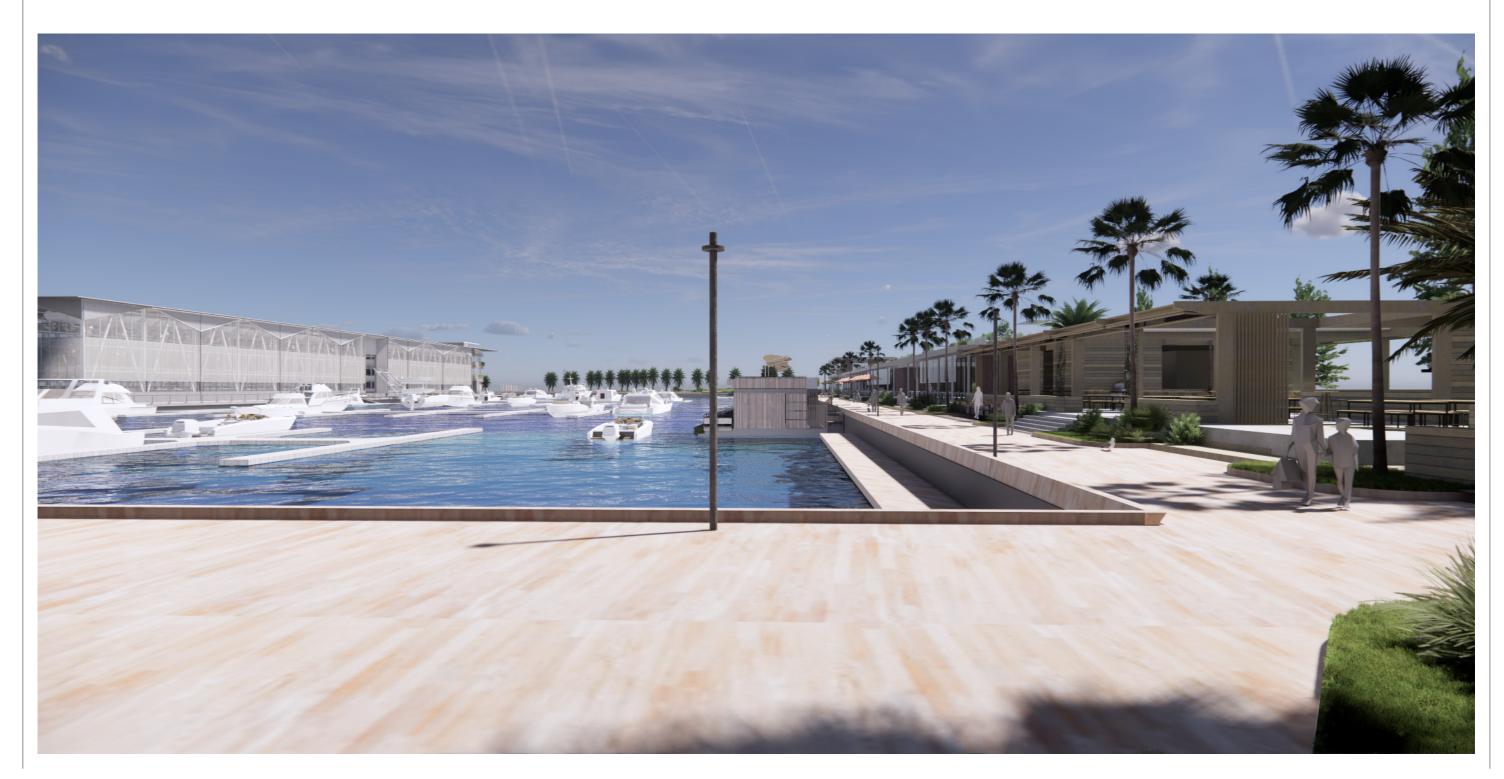
Pontoon Revised Floating Venue West View



Pontoon Previous Floating Venue South View



Pontoon Revised Floating Venue South View



Pontoon Floating Venue Removed East View



Pontoon Revised Floating Venue East View

