

ST KILDA MARINA

LONG TERM LEASE OPPORTUNITY



Port Phillip City Council is seeking tenders from interested parties to enter a long-term development or operating lease for the St Kilda Marina, which is a key destination for locals, Melburnians and visitors.

Since 1969, the St Kilda Marina has occupied approximately 8Ha (80,000m²) of foreshore Crown Land at 42 A-E Marine Parade, Elwood, Victoria, Australia, managed by Council as a Committee of Management.

St Kilda Marina is a significant asset in Council's property portfolio. Council is aiming to improve social and cultural, economic, environmental and financial benefits that can be delivered by the St Kilda Marina site.

Our community consultation process informed the Site Vision and Objectives – intended to guide the future of the site.

The St Kilda Marina is currently under a short-term lease that will expire in 2028. The proposed new lease is intended to commence after the current short-term lease expires.

Next steps

The Council intends to release a Request for Information (RFI) that will seek to understand the market's interest in the lease. Following the RFI, the Council intends to release a Request for Tender (RFT) inviting tenderers to offer to:

- enter a development lease, that provides for the redevelopment of the St Kilda Marina that meets the Site Vision and Objectives and delivers capital works, including commercial uses, open-space enhancements, and maritime function requirements; or
- enter an operating lease, where the lessee will be required to contribute to the Site Vision and Objectives over time.

The proposed RFI and RFT will be published at <https://portal.tenderlink.com/portphillip/alltenders/>.

Council anticipates releasing the RFI in June 2026.

In the meantime, enquiries may be sent to tenders@portphillip.vic.gov.au.