

# Elwood Foreshore Redevelopment FAQs – August 2023

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[Enhancing Elwood Foreshore | Have Your Say Port Phillip](#) (Have Your Say page)

## FAQs

### ***Who owns the land?***

Elwood foreshore is one of our City's premier places – well-liked and used by locals and visitors. It is Crown Land for which City of Port Phillip is responsible as committee of management.

### ***Why is this Council undertaking this project?***

Elwood foreshore is one of our City's premier places – well-liked and used by locals and visitors. We need to address the challenges that are currently facing Elwood Foreshore, including:

- some buildings and infrastructure have declined significantly in condition and usefulness over time
- fading amenity
- the capacity of the site to deal with demand and the City's growth
- poor overall accessibility
- movement conflicts (for example, bikes and pedestrians)
- susceptibility to climate change impacts
- inadequately addressing our community's priorities for change, as identified through community consultation.

Through this work we would like to:

- better understand the issues and opportunities for the Elwood foreshore
- understand what renewal, change and adjustment may be required at the Elwood foreshore and the priorities, approximate costs and timeframes for this
- address the site's issues and opportunities progressively, in a well-considered way, and without affecting the foreshore area's function, amenity, natural assets or unique character.

### ***Why a masterplan?***

We have taken a masterplan approach for this project. What this means is that we think about the needs of the whole area, rather than looking at each building or structure on its own. This way the upgrades will make sure that the foreshore remains a high-quality public and natural place. We want Elwood foreshore to meet contemporary expectations, standards and needs.

This approach will help address the key opportunities of the site. It makes sure that all buildings and structures work well together, to make the experience of visiting Elwood foreshore even better.

### ***What are the priorities for this redevelopment?***

We will ensure that all work done:

- protects the character, identity and amenity of the place
- respects nature and the site's past

- reflects local priorities, future needs, and Council and Victorian Government policy and strategy.

### ***How much will development cost?***

Approximately \$50 million over 10 years.

### ***What stage are we up to?***

We have prepared a draft masterplan to inform a discussion with the community. We have invited, received and considered feedback on that draft masterplan. That feedback has been valuable in making adjustments to that draft masterplan and has resulted in a number of changes to the draft.

### ***What community input has been sought?***

We have encouraged input into the masterplan process through:

- a *Have Your Say* consultation regarding how community members perceive the site, relate to it, and priorities for change
- interviews for site investigations
- a further *Have Your Say* consultation regarding the draft masterplan
- masterplan information sessions
- on-site meetings with Councillors and staff to seek and clarify feedback
- opportunities to speak at Council meetings.

We are pleased to have received significant interest and participation in this discussion. For instance, the *Have Your Say* webpages received about 6,000 views and 450 submissions. All submissions were reported to meetings of Council.

### ***What technical studies have been undertaken to inform the masterplan?***

Various technical studies have been undertaken by internal and external specialists to help us understand the site. These include:

- traffic and parking
- heritage
- landscape heritage
- flora and fauna
- soil conditions.

### ***What is happening next?***

An adjusted Site Plan will be presented to Council for endorsement at a public meeting. This is anticipated to occur in September 2023.

Beyond that, we intend to:

- develop detailed designs
- submit those designs for development approvals, including the associated public consultation
- finalise funding arrangements
- schedule when the work will happen
- deliver the work in stages – over about 10 years.

### ***What are the anticipated benefits of the redevelopment?***

The implementation of the masterplan will significantly uplift the entire precinct for all users and visitors. This includes creating new, high-quality sports fields and facilities. These facilities will greatly improve access for all especially with the exciting growth in women's sport.

The masterplan will improve transport access, walkability across the site and safety for all. A key outcome of the masterplan is to remove, where possible, conflict points between vehicles, pedestrians, cyclists and other users of the reserve.

Elwood Foreshore is special to visitors and users alike because of its proximity to Port Phillip Bay.

The masterplan will help to mitigate the impacts of climate change to the site.

The masterplan also provides for much increased storage for the surf life saving club, improved public amenities, and the replacement of aged infrastructure that is no longer fit for purpose.

***What is the impact on the croquet club?***

The Elwood Croquet Club is a great community asset with a long history. The Elwood Foreshore Masterplan includes plans to provide a new fit-for-purpose facility for the club alongside the existing 2.5 courts. As part of the masterplan implementation, we will look to increase this to three courts as part of detailed design.

***Have you considered Melbourne Water's Elwood Main Drain Duplication Project?***

Melbourne Water proposes to construct new underground drainage infrastructure through part of the site. We have therefore considered their proposal in preparing the Site Plan and will continue to liaise with Melbourne Water to co-ordinate their project and ours.

***What is the increase in vegetation coverage?***

The masterplan will include improvements to the traffic flow within the reserve whilst maintaining access for car parking. These changes will help to reduce conflict points, making the reserve safer for all visitors and users. Through the changes to car parking in the reserve, and with new planting, we anticipate the project will increase vegetation coverage by more than 13,000m<sup>2</sup>.

***What is the reduction in asphalt?***

The car parking and roadway changes will reduce the asphalted area by approximately 4,000m<sup>2</sup>, helping to reduce run-off entering the Bay.

***What is the change in carparking?***

A key feature of the masterplan is the relocation of general carparking away from the immediate foreshore. However, the overall number of car parking spaces is broadly similar, and slightly reduced.

Specialist traffic and parking advice has been sought and considered in developing the Site Plan.

### ***Parking on the periphery***

The masterplan includes a proposal to increase 90 degree parking along the southern boundary of the reserve in Head Street. Approximately 70 spaces are proposed to be constructed in the reserve alongside existing parking outside the croquet club. This parking will be accessible from St Kilda Street and Head Street.

The vast majority of parking across the reserve will remain accessible from Ormond Esplanade. The changes across the site, including accommodating some parking on the southern boundary, enables the reserve to be redesigned to provide the safety benefits, vegetation improvements and greatly opening up the foreshore for access to all.

### ***The site borders City of Bayside. Has their input been sought?***

The site is the southern gateway to our City, and borders the City of Bayside at Head Street. It is enjoyed and valued by residents of Port Phillip, Bayside and beyond.

We have sought feedback from the entire community and are pleased to have received input on our draft masterplan from residents and officers of City of Bayside. This feedback has been taken into consideration in amending our draft masterplan.

We look forward to ongoing collaboration with City of Bayside regarding future detailed design and delivery of works envisaged by the masterplan.