# CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>05</td>
</tr>
<tr>
<td>T.C.L &amp; WATERFRONT EXPERIENCE</td>
<td>07</td>
</tr>
<tr>
<td>GUIDING WATERFRONT PRINCIPLES</td>
<td>09</td>
</tr>
<tr>
<td>ST KILDA CONTEXT</td>
<td>17</td>
</tr>
<tr>
<td>ANALYSIS &amp; OBSERVATIONS</td>
<td>19</td>
</tr>
<tr>
<td>ANALYSIS OF ST KILDA MARINA</td>
<td></td>
</tr>
<tr>
<td>WALKING ST KILDA MARINA</td>
<td></td>
</tr>
<tr>
<td>MARINAS</td>
<td>23</td>
</tr>
<tr>
<td>CAIRNS WATERFRONT</td>
<td></td>
</tr>
<tr>
<td>WESTHAVEN MARINA &amp; PROMENADE</td>
<td></td>
</tr>
<tr>
<td>VIADUCT HARBOUR</td>
<td></td>
</tr>
<tr>
<td>MARINA PORT VELL</td>
<td></td>
</tr>
<tr>
<td>CLOCK TOWER BEACH</td>
<td></td>
</tr>
<tr>
<td>RIVA SPLIT WATERFRONT</td>
<td></td>
</tr>
<tr>
<td>PORT ADRIANO</td>
<td></td>
</tr>
<tr>
<td>WATERFRONTS</td>
<td>31</td>
</tr>
<tr>
<td>AKER BRYGGE WATERFRONT</td>
<td></td>
</tr>
<tr>
<td>GEELONG WATERFRONT</td>
<td></td>
</tr>
<tr>
<td>JELLICOE HARBOUR</td>
<td></td>
</tr>
<tr>
<td>TORONTO CENTRAL WATERFRONT</td>
<td></td>
</tr>
<tr>
<td>SUGAR BEACH</td>
<td></td>
</tr>
<tr>
<td>SEA ORGAN &amp; GREETING TO THE SUN</td>
<td></td>
</tr>
<tr>
<td>CHICAGO RIVERWALK</td>
<td></td>
</tr>
<tr>
<td>SANTA MONICA PIER &amp; PROMENADE</td>
<td></td>
</tr>
<tr>
<td>LESSONS LEARNT</td>
<td></td>
</tr>
<tr>
<td>OPPORTUNITIES</td>
<td>40</td>
</tr>
<tr>
<td>CASE STUDY VISUAL SUMMARY</td>
<td></td>
</tr>
</tbody>
</table>
INTRODUCTION
"The expiry of the St Kilda Marina head lease presents an opportunity for Council to embark on an integrated planning process to review the long term use of the site. This process will aim to produce a tender document for a new lease or leases that will maximise the social, economic and environmental benefits of St Kilda Marina to the municipality and the Victorian Government. It will consider community and key stakeholder needs and desires through progressive urban design and environmentally sustainable practice." City of Port Phillip

The purpose of this report is to collect best practice waterfront case studies to inspire and provoke thought on the possibilities for the St Kilda Marina.

The report is comprised into the following sections:

Guiding Waterfront Principles which highlight key ingredients for successful waterfront spaces including marina contexts.

St Kilda Marina Analysis which reveals an analysis of the current conditions and issues and opportunities of the site.

Case Studies which define their location, key attributes and relevance.

Opportunities which summarises the positive attributes of explored case studies and how they may be applied to St Kilda Marina.
T.C.L & WATERFRONT EXPERIENCE
TCL have been engaged by City of Port Phillip for the St Kilda Marina: Waterfront Developments Comparative Study.

TCL are leaders of waterfront planning and design across Australasia. They have masterplanned, designed and redeveloped a range of waterfronts across Australasia including The Rocks in Sydney, Geelong Waterfront, Scarborough Foreshore in Perth and Henley Beach in Adelaide. More recently they have won the renowned Rosa Barba Prize (Barcelona) for the Auckland Waterfront Redevelopment and Best Waterfront project of the year (Waterfront Centre, Washington) for Auckland Waterfront and Geelong Waterfront Redevelopment.

TCL brings to each project a recognition that successful foreshores are constantly in flux; engaging, sensorial, beautiful, tactile and dissolving, with temporal qualities that engage all of our senses.

TCL’s design approach builds upon a site’s valued qualities yet delivers the iconic, the playful and the cherished. St Kilda Marina is a setting seeking new life; an opportunity to integrate into a vision of a vibrant, liveable and sustainable city.

TCL’s experience in the redesign of waterfront settings in Australia have shaped the guiding principles for the rejuvenation of St Kilda Marina.
GUIDING WATERFRONT PRINCIPLES

The following principles have been generated from T.C.L’s experience in waterfront projects throughout their 25 years of practice.
SUCCESS OF PLACE

Successful waterfronts are designed to reflect the specifics of place and their distinct cultural context. The unique history of a site, the patterns of its coast, the qualities of its landscape, climate and community activities are worthy of celebrating in any future design.

Responding to a sense of place, ensures each coastal setting is unique, reinforces the distinctive qualities of the landscape and promotes the region’s culture and community.

Use of Indigenous flora in landscape settings is also important to reinforce a sense of place and connect to local ecologies.

Visitors are seeking authentic experiences, ones that are rooted in the culture of a setting and differentiates one waterfront experience from another.
SHARED SPACES

A range of waterfront activities provide for a richer public experience.

Sharing space with a diversity of publicly focussed uses cater for a wide range of people and create unique destinations.

Waterfronts which carefully integrate promenades, park uses, marinas, harbours, cafés and play spaces are inherently more interesting and connect to a diverse range of user needs. The integration of diverse maritime and beach uses differentiate waterfronts from cities and is often the reason we are drawn to them as they are ultimately more interesting.

Importantly these uses should share spaces, allow public accessibility and do not create a sense of privatised activates. Shared spaces convey that waterfronts are for everyone.
WORKING WATERFRONT

Working waterfronts are very important to the vitality of marine and coastal environments. Not only do they contribute to the local economy they also provide a vibrancy and authentic activity.

Marinas, boat ramps, fishing, tourism, hire craft, hire transport and public ferries all contribute to the richness of public experience and offer multiple forms of access to the bay, river or ocean.

Many cities, and coastal townships have removed these forms of activity and are regretting these decisions and in many instances attempting to bring these working waterfronts back as part of a revitalisation process. The Baltimore, Docklands and Darling Harbours are waterfronts that removed maritime uses and heritage architecture, that are now seeking to bring back these authentic uses and character.
Visitors to these spaces enjoy observing different types of boats, their loading and offloading and their movement into and out of the harbour.

This maritime activity draws the public to these spaces as they offer different experiences from typical beach, park or urban activities.

Marinas in particular allow the general public to view a vast array of boating craft types, scales and forms, as well as the often loud, chaotic and exciting movement of marina activity. The symmetry of boats in dry storage, the vibrant colours of buoys and the diverse geometry from sleek yachts to motor boats are all components that set the stage for a world not often experienced.

The ability for the public to have access adjacent to and provide generous areas to participate in this viewing activity is an important consideration in waterfront planning and design.
COASTAL ECOLOGIES

Working waterfronts, marinas, ports and boat ramps occupy important coastal locations, which were once home to complex intertidal ecologies providing a multitude of habitats. Now typically, these working waterfronts have little ecological agenda.

New waterfront designs are now integrating important ecological outcomes which reflect the nuances and interrelationships which occur at the edge where land meets the water.

New facilities, parks, coastal edges and promenades are all able to integrate sustainable initiatives (including WSUD) to enrich the coastal experience and promote a sustainable future.

Reinstating original riparian ecologies can add visual interest of colour and texture to the waterfront and provide habitat for a range of ecological communities - Shutterstock
Successful waterfronts are well connected, providing clear and legible connections to a range of facilities and destinations. Often waterfronts emphasize sustainable walkable communities, promoting, pedestrian, jogging and cycling trails as part of an integrated open space network.

As waterfront and beach side spaces are important community destinations, generous and well sited circulation pathways are critical to the enjoyment and accessibility of these marine assets.

Access onto waterfront settings by cars and provision of carparking are well sited and limited to functional requirements to ensure the valued environmental values are not compromised.

Integrated public transport systems are critical for connecting communities locally and from afar to the water.
Successful waterfronts provide a range of ways people can experience their maritime environment.

These activities and experiences invite visitation and enrich peoples lives.

Importantly these activities and destinations are selected to complement the waterfront setting, provide a range of compatible activities and offer settings for true public engagement, and with a density and diversity that encourages multiple ways of social exchange.

A richness of experience is encouraged, including areas for promenading, alfresco dining, passive recreation, play and events. This complexity of programming of the public realm encourages a range of demographics to ‘own’ new waterfront public spaces.
ST KILDA CONTEXT
ST KILDA SURROUNDS

St Kilda is located just 6km south of the City Centre and is well connected to its local context and to greater Melbourne.

It is a vibrant and eclectic hub of activity and a meeting place for tourists and locals alike, with its plethora of pubs, cafés, gelato shops, bakeries, restaurants and famous attractions including the Astor Theatre, Luna Park, the Esplanade Hotel, Catani Gardens, Acland Street and its main arterial: Fitzroy Street.

Large crowds of people are not uncommon for St Kilda, with many festivals and events held in the vicinity. The St Kilda Festival is a free, popular attraction in February that expands across its major vicinities and encompasses music, food, fun and essentially the epitome of summer.

St Kilda is known as Melbourne’s ‘Beachside Playground’ (Stkildamelbourne.com.au) with one of its most popular attractions being St Kilda Beach. The beach provides panoramic views to the Port Phillip Bay and is framed by a generous timber promenade that encourages passive recreation from viewing, picnics and roller blading, amongst others.

This expansive and unique cluster of attractions is a reflection of the vibrant, colourful and eclectic culture and community that is St Kilda.
ST KILDA MARINA
ANALYSIS AND OBSERVATIONS
Attributes of the Site:

- One of the first marinas in Victoria
- The row of Canary Island Date Palms along the Marine Parade Frontage were planted in the 1980s
- The ‘dry storage’ facilities was possibly the first of its type in Australia.
- The fibreglass Beacon located on the Northern tip of the marina promontory contributed to the way-finding of the Marina, as it was considered the ‘tallest building on the beach’ (City of Port Phillip Heritage Report, 2000)
Views to the Marina from the Bay Trail shared path are segmented and blocked by the carpark.

The carpark visually dominates the experience of the coastal edge.

The carpark visually dominates the experience of the coastal edge.

The Bay Trail is a key route that runs along Port Phillip Bay and defines both pedestrian and cyclist experience.

Marina Infrastructure provides visual interest and harbour activity.

The Southern boundary to the marina is uninviting and appears to underutilise what could be a valuable public setting.

Outlook onto the marina and the array of a variety of boats.

The particular qualities of St Kilda Marina can be appreciated by walking its spaces and discovering its charms, as can experiencing some of its less successful qualities.

Identifying these public realm attributes provide an important foundation to assess how the future marina strategy can reinforce and enhance the core positive qualities whilst ensuring identified issues are appropriately remedied.
The Lighthouse provides a visual marker to the coast and marks the harbour entry.

The perimeter to the marina is uninviting and confusing.

The Southern boundary to the Marina is dominated by unsightly security fencing.

The precinct affords long vistas along the coast to the city yet is difficult for the public to access.

The main entrance is car-dominated and appears unsafe for pedestrians and cyclists.

Dry Storage provides a visually interesting feature to the marina yet blocks views to the bay.

The Bay Trail Shared Path tracking north along the Bay is abruptly redirected at the Marina fenced lawn area.

Marina activity provides for an authentic maritime experience.
CASE STUDIES
MARINA

CAIRNS WATERFRONT

Guiding Waterfront Principles Demonstrated:

**SENSE OF PLACE**
Embraces the tropical context and provides a gateway to the Reef

**CONNECTION**
Generous promenade connections to the City centre and other tourist attractions

**WORKING WATERFRONT**

Project Description:

- **Location**: Cairns, Australia
- **Date Completed**: Unknown
- **Designer**: Pacific Pontoon and Pier (Design and Construct)
- **Size**: 261 Berths
- **Comprises of**: Cruising Yachts, Game Fishing Fleets, Super Yachts, Motorised Boats
- **Links To**: Shopping, Dining, Casino, Cairns City Centre
- **Adjacencies**: Shangri La Hotel, Lagoon Pool Precinct, Carpark, Sailfish Quay, Viewing Deck, Promenade

Attributes of the Site:

- A cyclone wave barrier was built around the marina in 1988
- The neighbouring Shangri La hotel embraces the nature of the working marina, using it in their advertisement of the hotel’s experience. It is not hidden, but instead, celebrates the maritime nature.
- The Marina is located on the tip of the coastline and is considered the Gateway to the Great Barrier Reef.
- The marina is part of the public realm experience with no clear definition between public and marina

Opportunities for St Kilda Marina:

- Activation through adjacent hotel and restaurant and cafe interfaces.
- Inviting, public promenade
- Adjacent restaurants and cafés
- Point destination along the waterfront
- Successful activated parklands and lagoon pools nearby
### Opportunities for St Kilda Marina:
- Generous and vibrant public promenade
- Passive recreation with diverse users including pedestrians, dog walkers, bike riders and roller skaters
- Adjacent restaurants and cafés
- Contemporary-designed promenade
- Opportunities to view marina activity

### Attributes of the Site:
- Largest Marina in the Southern Hemisphere
- A benchmark for environmental management, it has received the ‘Blue Water Flag’ international award for water quality, environmental management and safety standards.
- The marina is part of the public realm, with integrated balustrades and promenades restricting public access

### Westhaven Marina & Promenade

**Guiding Waterfront Principles Demonstrated:**
- SENSE OF PLACE: Celebrates Auckland’s harbour-side context
- SHARED SPACES: Incorporates public circulation networks with marina functions
- WORKING WATERFRONT

**Project Description:**
- **Location:** Auckland, New Zealand
- **Date Completed:** 2015
- **Designer:** ASPECT Studios with LandLAB NZ
- **Size:** 2000 Berths
- **Comprises of:** Motorised Boats, Yachts
- **Links To:** Auckland Harbour Bridge, Auckland City Center, Wynyard Quarter, Viaduct Harbour
- **Adjacencies:** Public Promenade, Cafés, Yacht Club, Education and Training Facilities, Internet Lounge, Boat Shed, Toilets/Shower, Carparking, Parkspace

**Attributes of the Site:**
- Largest Marina in the Southern Hemisphere
- A benchmark for environmental management, it has received the ‘Blue Water Flag’ international award for water quality, environmental management and safety standards.
- The marina is part of the public realm, with integrated balustrades and promenades restricting public access

**Opportunities for St Kilda Marina:**
- Generous and vibrant public promenade
- Passive recreation with diverse users including pedestrians, dog walkers, bike riders and roller skaters
- Adjacent restaurants and cafés
- Contemporary-designed promenade
- Opportunities to view marina activity
Opportunities for St Kilda Marina:
• On-site museum and event centres
• Integrated retail and gastronomic experiences
• Designated Harbour Retail and commercial precinct with working marina
• Visitor Wi-Fi access and coverage across the entire marina

Attributes of the Site:
• Incorporates wireless internet coverage across the marina
• Encompasses dozens of marine businesses and services including vessel maintenance, shipyards and refitting.
• The Harbour is surrounded by a variety of plazas, and retail and commercial buildings.
• The adjacent restaurants boast fresh seafood
• It has been host to global events including Louis Vuitton Regattas, the Volvo Round the World Race stopover, Auckland International Boat Show and New Zealand Fashion Week.
• The Auckland City Council has commissioned a programme of public artworks for the area
• The marina is part of the public realm, with no clear definition between public and marina

Opportunities for St Kilda Marina:
• On-site museum and event centres
• Integrated retail and gastronomic experiences
• Designated Harbour Retail and commercial precinct with working marina
• Visitor Wi-Fi access and coverage across the entire marina

Guiding Waterfront Principles Demonstrated:

SHARED SPACES
Marina and short-term berthing are integral to the public-realm experience

SPECTACLE

Project Description:
Location Auckland, New Zealand
Date Completed 1920s, redeveloped in the 1990s
Designer Initial scheme by Auckland Harbour Board
Size 150 Berths up to 60m in length
Comprises of Lifting Bridge, 50-tonne and 75-tonne travel lifts, Floating
Links To Auckland City Center, Wynyard Quarter, Westhaven Marina
Adjacencies Plazas, Restaurant and Bar Precincts, Car parks, Events Centres, Museum, Hotel

Attributes of the Site:
• Incorporates wireless internet coverage across the marina
• Encompasses dozens of marine businesses and services including vessel maintenance, shipyards and refitting.
• The Harbour is surrounded by a variety of plazas, and retail and commercial buildings.
• The adjacent restaurants boast fresh seafood
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• The Auckland City Council has commissioned a programme of public artworks for the area
• The marina is part of the public realm, with no clear definition between public and marina

VIADUCT HARBOUR

Guiding Waterfront Principles Demonstrated:

SHARED SPACES
Marina and short-term berthing are integral to the public-realm experience

SPECTACLE

Project Description:
Location Auckland, New Zealand
Date Completed 1920s, redeveloped in the 1990s
Designer Initial scheme by Auckland Harbour Board
Size 150 Berths up to 60m in length
Comprises of Lifting Bridge, 50-tonne and 75-tonne travel lifts, Floating
Links To Auckland City Center, Wynyard Quarter, Westhaven Marina
Adjacencies Plazas, Restaurant and Bar Precincts, Car parks, Events Centres, Museum, Hotel

Attributes of the Site:
• Incorporates wireless internet coverage across the marina
• Encompasses dozens of marine businesses and services including vessel maintenance, shipyards and refitting.
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• The Auckland City Council has commissioned a programme of public artworks for the area
• The marina is part of the public realm, with no clear definition between public and marina

Opportunities for St Kilda Marina:
• On-site museum and event centres
• Integrated retail and gastronomic experiences
• Designated Harbour Retail and commercial precinct with working marina
• Visitor Wi-Fi access and coverage across the entire marina

Viaduct Harbour, New Zealand - Shutterstock
Opportunities for St Kilda Marina:
• Contemporary-designed restaurant and bar overlooks the marina and water’s edge
• Clear site lines into and across from the marina
• Variety of destinational attractions including aquarium, shopping mall and IMAX centre
• Generous public realm surrounds marina
• Within proximity to local attractions

Attributes of the Site:
• The district of Barceloneta is known as an old fishing district and was primarily settled by Fisherman in 1754 due to its proximity to the sea.
• It is located in the city’s centre, and therefore only walking distance to city services. It is also only a day’s sailing of other popular yachting destinations such as the Balearic Islands and the South of France.
• The proximity to the city centre allows for a high flow of Barcelona culture, architecture and design to influence the marina.
• The perforated material of the buildings were chosen to represent an integration of the marina landscape with the architecture and creates a permeability which allows visual connections to the marina.
• The demand of tourists from cruise ships called for a new restaurant, bar and offices
• The marina is part of the public realm experience with no clear definition between public and marina

Opportunities for St Kilda Marina:
• Contemporary-designed restaurant and bar overlooks the marina and water’s edge
• Clear site lines into and across from the marina
• Variety of destinational attractions including aquarium, shopping mall and IMAX centre
• Generous public realm surrounds marina
• Within proximity to local attractions
MARINA

CLOCK TOWER BEACH

Guiding Waterfront Principles Demonstrated:

**CONNECTION**
Forms part of the circulation along the waterfront

**DESTINATIONAL**
A series of integrated public facilities adjacent to the marina

**SPECTACLE**
Promenade and subsequent public spaces provide views into the marina and across the waterfront

Project Description:

**Location**
Old Port of Montreal, Canada

**Date Completed**
2009-2012

**Designer**
Claude Cormier + Associates

**Size**
125 Berths

**Comprises of**
Cruise Ships, Yachts, River Shuttles, Commercial Ships, Pump-Out Service Station

**Links To**
Downtown Historic District

**Adjacencies**
Boardwalk, Bars, Summer Boutiques, Public Art, Natrel Skating Rink, Montreal Clock Tower, Saint Lawrence River

Attributes of the Site:

- It is a man-made beach consisting of sand, Muskoka chairs, a boardwalk, toilet and shower facilities and misting stations. It surrounds the marina and looks back onto the city, encouraging visitors to reflect on their surrounds.
- A number of public recreational activities are offered, including: jet boating, tours, pedal boats, beach volleyball, walking, and viewing public art.
- The marina is surrounded by promenades, plazas, sculpture parks and landscaped areas.
- Visitors are charged an admission fee to enter the beach.
- The marina is integrated into the public realm viewing experience, but distinct and publicly inaccessible.

Opportunities for St Kilda Marina:

- Generous public realm that supports a range of recreational typologies (beach, sculpture park, promenade)
- Public programming and event spaces
- Visual connections to marine activity
- Clear definition of marina vs. public spaces
- Private marina with adjacent public activation

Human-made beach provides a place to rest and enjoy views onto the marina - Shutterstock
Opportunities for St Kilda Marina:
• Generous promenade with integrated seating and shelter
• Restaurants and Retail activation along length of promenade
• Clear views across the waterfront
• Gateway for waterfront tourism experiences

Attributes of the Site:
• The initial briefing for the competition of this waterfront restoration asked for respectful consideration of the cultural and historical heritage, taking particular care of the contrast zone between the project area and Diocletian’s Palace (a world heritage site protected by UNESCO).
• The large waterfront is the focal point of community activity and is considered the main square with the capacity to host a range of social events, night and day, all-year round.
• The paving is considered an art piece, with the size and colours representing a pixel image of a rippling sea.
• The promenade is purely pedestrianised and covers 14,000m² of Riva.
• You can take sailing classes in the marina.
• The marina is part of the public realm experience with no clear definition between public and marina

Project Description:
Location Split, Croatia
Date Completed 2007
Designer 3LHD
Size 318 Berths, 30 Dry Breaths
Comprises of Rentable Yachts and Catamarans, Touring Boats and Touring Submarines
Links To Diocletian’s Palace, Split City Centre, Marjan Park Hill
Adjacencies Restaurants, Souvenir Shops, Bars, Sustipan Park, Adriatic Sea, Benedictine Monastery

RIVA SPLIT WATERFRONT
Guiding Waterfront Principles Demonstrated:
SENSE OF PLACE Cultural represented in the materiality of the design
CONNECTION Gateway to a series of public destinations across the city
SPECTACLE Views of marine movement form a public realm experience

Attributes of the Site:
• The initial briefing for the competition of this waterfront restoration asked for respectful consideration of the cultural and historical heritage, taking particular care of the contrast zone between the project area and Diocletian’s Palace (a world heritage site protected by UNESCO).
• The large waterfront is the focal point of community activity and is considered the main square with the capacity to host a range of social events, night and day, all-year round.
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• You can take sailing classes in the marina.
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Opportunities for St Kilda Marina:
• Generous promenade with integrated seating and shelter
• Restaurants and Retail activation along length of promenade
• Clear views across the waterfront
• Gateway for waterfront tourism experiences
PORT ADRIANO

Guiding Waterfront Principles Demonstrated:

SPECTACLE
Views onto luxurious yachts form a public realm experience

WORKING WATERFRONT

Project Description:
Location: Mallorca, Spain
Date Completed: 2012
Designer: Philippe Starck
Size: 492 Moorings
Comprises of: Luxury Super Yachts
Links To: South of Santa Ponsa City Centre
Adjacencies: 40 Fashion Boutiques, Chill-Out Bars, International and Local Restaurants, Free Underground Car-Parking, Nautical-Inspired Shopping

Attributes of the Site:
- Port Adriano promotes a luxury lifestyle, with high-end, public boutique shopping and restaurants
- Considered one of the most modern and expensive marinas in the Mediterranean.
- Host to the Port Adriano SUP (Stand-Up Paddleboarding) Race
- The marina is integrated into the public realm with no clear definition of public and marina

Opportunities for St Kilda Marina:
- Luxurious dining experience with prime views inward to the luxurious yachts
- Cohesive design language and character
- Host to public events
Opportunities for St Kilda Marina:

- The amphitheatre steps allow for a diversity of public, passive recreation, including eating, meeting, lying down, viewing and host to events, all while being surrounded by maritime activity.
- Cultural destination for the city with a variety of retail, residential and dining experiences.
- Dedicated viewing amphitheatre for maritime activity.

Attributes of the Site:

- Aker Brygge was previously an old shipyard site. Now it is one of Oslo’s most vibrant and eclectic precincts.
- The promenade utilises the colour ‘Signal Orange’ as a reference back to Oslo Fjord’s maritime history.
- The project is distinct with a clear and defined boundary.

Project Description:

- Location: Norway, Oslo
- Date Completed: 2014
- Designer: LINK Landskap
- Size: 1Ha
- Comprises of: Promenade, Public Amphitheatre, Restaurants and Cafés, Apartments, Jetty, Harbour
- Links To: Marina, Aker Brygge City Centre
- Adjacencies: Restaurants, Apartments, Retail Shops, Sculpture Park, Museum

Guiding Waterfront Principles Demonstrated:

- SENSE OF PLACE: Reflection of the maritime character through materiality of the design
- SPECTACLE: Dedicated structures for viewing marina movement
- WORKING WATERFRONT: Project Description:

The promenade is activated along its length through opportunities for seating and alfresco dining looking onto the waterfront - Shutterstock.
Opportunities for St Kilda Marina:
• Celebratory pedestrian connections
• Sequence of public destinations
• Integration of yacht club and harbour precinct
• Incorporation of cafe and restaurant functions
• Public programming and events
• Transformation of underutilised site into a vibrant, public destination

Attributes of the Site:
• The project transformed what was an underutilised and disconnected foreshore into a vibrant, public destination
• Key moves included: providing continuous promenade link across the foreshore, Revealing views that were otherwise hidden, and reducing the dominance of Beach Road and carparking
• The project is organised around a sequence of destinations including a harbour, event space, scallop fleet and Eastern Beach
• The project is distinctive within a greater public foreshore network

Guiding Waterfront Principles Demonstrated:
SENSE OF PLACE Marina and public realm design evokes an industrial character referencing the past waterfront uses

CONNECTION The marina is part of a 2km continuous public promenade

DESTINATIONAL Comprises event spaces, promenades, playgrounds and beachside bathing that encourage large numbers of community and tourist activities

Project Description:
Location Geelong, Australia
Date Completed 2001
Designer T.C.L
Size 6Ha
Comprises of Event Spaces, Streetscapes, Promenades, Harbour, Cafés, Carousel Pavilion, Carparking
Links To Geelong City Centre, Eastern Beach Park
Adjacencies Mixed-use residential development, Yacht club, Deakin University

GEELONG WATERFRONT

Corten steel cantilever lookout at Geelong Waterfront - TCL
Opportunities for St Kilda Marina:

- Representation in the landscape design and architecture of the maritime and industrial context
- The harbour fosters a range of boating activities such as fishing boats, ferries, tug-storage and shipping freight uses which provide visual interest for visitors to the waterfront.
- The waterfront combines cafés, maritime uses, playspaces, promenades and event areas to create a major destination along Auckland waterfront.

Attributes of the Site:

- Previously a occupied by Golden Bay Cement, Silo Park and consequently Auckland Waterfront are iconic destinations that have seen an industrial park transformed into a public point park.
- It is host to markets, outdoor cinemas, cafés and restaurants year-round.
- Land and water activities work and play simultaneously, contributing to each other's landscape.
- The project has a distinct identity but does not have a defined boundary. It also connects to a greater waterfront network.

Guiding Waterfront Principles Demonstrated:

- SENSE OF PLACE: Industrial character reflected through materiality and use of public space
- SHARED SPACES: An overlap of maritime and recreational uses
- WORKING WATERFRONT

Project Description:

Location: Auckland, New Zealand
Date Completed: 2015
Designer: T.C.L. with Wraight Associates
Size: 3Ha
Comprises of: Promenade, Play Spaces, Park, Working Waterfront, Restaurants, Water Stairs, Streetscapes
Links To: Viaduct Harbour along Quay St Spine
Adjacencies: Mixed-use Maritime Precincts, Recent mixed-use commercial and hospitality uses

Activating existing infrastructure within the public realm - TCL/Jonny Davis
TORONTO CENTRAL WATERFRONT

Guiding Waterfront Principles Demonstrated:

CONNECTION Forms the main circulation along the waterfront
WORKING WATERFRONT

Project Description:

Location Toronto, Canada
Date Completed 2006-2011
Designer West 8 and DTAH
Size 3.5km in length
Comprises of Continuous Promenade, Pedestrian Bridges,
Streetscape, Floating elements for moorings,
Viewing Decking
Links To Downtown Toronto Business District, Harbourfront
linear precinct
Adjacencies Mixed-Use Maritime Precincts, Restaurants,
Commercial and Retail Shops, Public Transport

Attributes of the Site:

- Considered one of Toronto’s most valuable assets, linking what was once a series of isolated development parcels back to Downtown Toronto and spurring on economic development along the length of the waterfront.
- The project has a distinct identity and connects to a greater waterfront network

Opportunities for St Kilda Marina:

- Continuous and celebratory promenade
- Undulating promenade design encourages play, seating and viewing
- Public access to docks for maritime recreation

The undulating deck is a playful feature to the waterfront, supporting a range of users including pedestrians, cyclists and roller-skaters - Shutterstock
Opportunities for St Kilda Marina:

- Expression of the industrial relationship through furnishings, naming and materiality.
- Transformation of an underutilised carpark that delivers a vibrant public space and a reconnection to the waterfront.
- A public place to relax and play within close proximity to the city centre.
- Way-finding through the signature pink umbrellas.

Attributes of the Site:

- The name Sugar Beach is a tribute to the adjacent sugar refinery.
- Sugar Beach, formerly a parking lot for the Jarvis Street Slip, is Toronto’s second urban beach and the first public space visitors see as they travel along Queens Quay (a prominent adjacent street).
- Corus Quay is a working waterfront, and people can watch large freighters docking in the adjacent slips to deliver and unload raw sugar to Redpath.
- The park’s signature rocks were chosen from a Quarry in northern Quebec. They showcase candy-coloured stripes as a result of needing to slice the large boulders into pieces for transportation.
- The project is distinct with a clear and defined boundary.

Opportunities for St Kilda Marina:

- Expression of the industrial relationship through furnishings, naming and materiality.
- Transformation of an underutilised carpark that delivers a vibrant public space and a reconnection to the waterfront.
- A public place to relax and play within close proximity to the city centre.
- Way-finding through the signature pink umbrellas.
Opportunities for St Kilda Marina:

- The Sea Organ is a modern icon of the city that turns a public space into an amphitheatre of natural ocean sounds. Its visually simple design provides visitors with a place to relax, meet and view the ocean.
- Site specific art that reflects and amplifies the beauty of the area and connects one to nature.

Attributes of the Site:

- Greeting to the Sun is a 300 multi-layered glass monument in the shape of a 22m diameter circle that reflects one of the most beautiful sunsets in the world. This, combined with the sounds of the Sea Organs, creates an impressive show of light and rhythm of waves.
- The project is distinct with a clear and defined boundary.

Guiding Waterfront Principles Demonstrated:

DESTINATIONAL
- The project features distinct sensory experiences. It is a gateway to the city for tourists coming from cruise ships along the Adriatic Sea.

SPECTACLE
- The art amplifies the visual connection to the surrounding landscape and the natural elements.

Project Description:

Location: Zadar, Croatia
Date Completed: 2005 (sea organ) and 2008 (Greeting to the Sun)
Designer: Nikola Bašić
Size: 70m in length
Comprises of: Amphitheatre Stairs, Monument, Pipes that respond with sound through Wave energy
Links To: Western end of Zadar, Residential Precinct
Adjacencies: Restaurants, Zadar Marina and Shipping Canals, Parks, Apartments

Greeting to the Sun is an interactive sculpture, inviting users to step over and reflect the colours onto themselves - Shutterstock
Opportunities for St Kilda Marina:
- The continuous waterfront creates a public experience that surrounds the private and divided marina.
- Variety of seating options
- Activated edges through restaurants and cafés

Attributes of the Site:
- The connecting bridges over the river create diverse spaces for public activity, including: Marina, Jetty, River Theatre, Water Plaza and Cove.
- Challenges included accounting for the river’s annual flood dynamics of over two vertical meters.
- The project is distinct with a clear and defined boundary. The marina is integrated into the public realm viewing experience but limits public accessibility

Opportunities for St Kilda Marina:
- The continuous waterfront creates a public experience that surrounds the private and divided marina.
- Variety of seating options
- Activated edges through restaurants and cafés

CHICAGO RIVERWALK

Guiding Waterfront Principles Demonstrated:
- CONNECTION: A continuous promenade connects a series of water-front activity and is activated by bordering restaurants and cafés.
- SPECTACLE: Viewing forms a public realm experience
- WORKING WATERFRONT

Project Description:
Location: Chicago, United States
Date Completed: 2016
Designer: Sasaki and Ross Barney Architects
Size: 3.5 Acres
Comprises of: Boardwalk, Promenade, Terraced Stairs and Seating, Swimming Hole, Marine Plaza, Marina, Jetty
Links To: Downtown Chicago CBD
Adjacencies: Commercial Precinct, Cultural Precincts, Restaurants and Cafés, Hotels

Attributes of the Site:
- The connecting bridges over the river create diverse spaces for public activity, including: Marina, Jetty, River Theatre, Water Plaza and Cove.
- Challenges included accounting for the river’s annual flood dynamics of over two vertical meters.
- The project is distinct with a clear and defined boundary. The marina is integrated into the public realm viewing experience but limits public accessibility

Breakout spaces along the length of the promenade provide moments of viewing and reflection, uninterrupting of the main path of travel - Shutterstock
SANTA MONICA PIER & PROMENADE

Guiding Waterfront Principles Demonstrated:

SENSE OF PLACE
The promenade reflects the vibrant and eclectic nature of the surrounding locale.

CONNECTION
The promenade links two well-known destinations along the coastline.

DESTINATIONAL
The Santa Monica activates the coastline of Los Angeles with a series of tourist attractions.

Project Description:
Location: Santa Monica, United States
Date Completed: 1909
Designer: N/A
Size: 2.6km Stretch from Santa Monica Pier to Venice Beach
Comprises of: Pier, Bike Trail, Promenade, Theme Park, Food Stalls and Restaurants, Heritage Structures, Fitness Equipment, Ballroom, Bait and Tackle Shop
Links To: Downtown Santa Monica, Venice Beach
Adjacencies: Quay, Viewing Deck, Promenade, Beach, Carpark, Commercial/Market Precinct, Public Transport

Attributes of the Site:
- The Santa Monica Pier was originally built to carry sewer pipes from the city out to sea.
- The pier is considered a Santa Monica Historic Landmark, and a global tourist destination.
- The project does not have a distinct boundary, but rather is considered part of a greater foreshore network.

Opportunities for St Kilda:
- Provide a variety of vibrant and diverse activities along the length of a promenade that links two destinations.
- Activities comprising of markets, skate parks, slack-line infrastructure, food stalls, gym-equipment, basketball courts and iconic features similar to the famous Muscle Beach.
- Infrastructure and activities reflect and incorporate the culture and atmosphere from surrounding communities.
**LESSONS LEARNT**

T.C.L have undertaken a high level review of Waterfront and Marina projects and analysis of their Waterfront Principles.

Upon completion of this work, it is apparent there are a number of consistent themes that contribute to successful waterfronts relating to the St Kilda Marina.

These themes have informed the development of key opportunities for the St Kilda Marina as outlined in the following chapter.

<table>
<thead>
<tr>
<th>Prioritise public uses</th>
<th>Reinforce a Distinct Identity</th>
<th>Embrace Maritime Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waterfront uses should be publicly focussed and accessible</td>
<td>They respond to the unique sense of place, history and character of a setting and create destinations that are unique to their locale.</td>
<td>Waterfront projects should embrace maritime activity create unique and distinct public destinations and experiences.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cater for a Range of Audiences</th>
<th>Provide Activation Nodes</th>
<th>Respond to Climatic Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>They should provide a range of uses and activities that cater for diverse user groups, ages and demographics.</td>
<td>They create areas of complementary activity and destination, through the incorporation of public facilities such as play spaces, parks, restaurants and cafés.</td>
<td>Projects consider the climate of the area and design spaces, vegetation and facilities to ensure all-year round use.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Merge Seamlessly with their Context</th>
<th>Integrate Multi-Functional Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>They are designed to integrate and connect with their greater surrounds, walking trails, promenades and public transport.</td>
<td>Marinas, cafés, harbour functions and promenades are integrated as active public destinations.</td>
</tr>
</tbody>
</table>
Guiding Waterfront Principles Demonstrated:
Authenticity
Connection
Working Waterfront
Relevance to St Kilda:
• The marina and the neighbouring hotel add to the waterfront to create a continuous and activated shoreline to Cairns.
• Does not read as privatised
• Adjacent restaurants and cafes
• Nodal destination along the waterfront
• Successful activated parklands and lagoon pools nearby

Project Description:
Location
Cairns, Australia
Date Completed
N/A
Designer
N/A
Size
261 Berths
Comprises of
Cruising Yachts, Game Fishing Fleets, Super Yachts, Dinghies,

Links To
Shopping, Dining, Casino, Cairns City Centre
Adjacencies
Shangri La Hotel, Lagoon Pool Precinct, Carpark, Sailfish Quay, Viewing Deck, Promenade

Fun Facts:
• The neighbouring Shangri La hotel embraces the nature of the working marina, using it in their advertisement of the hotel’s experience. It is not hidden, but instead, celebrates the maritime nature.
• Continue to promote and enhance a diversity of harbour uses to complement the marina such as boat hire, water sports, service crafts, etc.

• Showcase maritime infrastructure as key public realm experience.

• Investigate commercial opportunities that connect to the theme of maritime activity such as seafood, chandlery and fishing retail.

• Provide a contemporary waterfront language which ties the built form and public realm facilities together through consistent materials, furnishings and lighting.

• Incorporate a strong connection to the water through generous and publicly inviting promenades.
CONNECTION

• Link to a network of local, cultural and recreational destinations.

• Connect the activated marina precinct to the broader St Kilda context with generous pedestrian and cycle links.

• Create a generous, public promenade to connect visitors to all aspects of the marina.

• Integrate circulation and parking facilities through a carefully considered landscape and public realm design.

• Invite public connection to the promontory and beacon, to connect people to the Bay experience.

• Promote multiple means to physically link the public to the water such as DDA ramps and access points, stairs, jetties and piers.

• Foster a sense of adventure and play in circulation links by incorporating elements of play or changes in level.

• Seamlessly connect the marina precinct with the adjacent urban fabric.

Ensure St Kilda Marina is seamlessly connected to its broader foreshore context
• Design and promote the marina precinct as an exemplar for coastal environmental management.

• Ensure redevelopment integrates best practice sustainability principles.

• Incorporate indigenous flora to contribute to habitat creation and species biodiversity.

• Integrate Water Sensitive Urban Design (WSUD) techniques, use of recycled materials and the Smart City Technologies.

• Connect to adjacent reserves to encourage biodiversity and habitat connection.

COASTAL ECOLOGIES

Promote a more diverse and indigenous, coastal ecology that is well integrated into the public realm.
DESTINATIONAL

• Showcase the marina use and identity and establish it as a public destination.

• Integrate complementary functions to embed the marina as a public destination, such as retail, cafés, chandlery and cultural facilities.

• Create places with unique and vibrant landmarks through thoughtful and well-designed architecture.

• Integrate the generous inviting public promenades, boardwalks and public open spaces to complement the marina as a St Kilda landmark and destination.

• Ensure this important destination is responsive to local community needs and aspirations.

Encourage the public to interact and explore unique landmarks by integrating them into the public realm.
Integrate generous public promenades with boardwalks to maximise direct public access and clear views onto the marina and harbour activity.

Offer clear visual connections to water and boating craft.

Integrate alfresco dining to allow for an activated marina edge and allows views on to the harbour activity.

Ensure views to the promontory, bay and the city are celebrated as part of any marina redevelopment.

Provide opportunities to a variety of viewing experiences, from harbour and marina activity, to the water and city beyond.

SPECTACLE

Curate a variety of viewing opportunities that showcase the diverse scenes, such as the movement of boats, maritime activity and the city backdrop beyond.
SHARED SPACES

- Integrate a range of complementary activities that are accessible year-round as part of a revitalised marina precinct.
- Consider how the marina precinct may accommodate local, regional and/or international events.
- Include a diverse range of public activities on and off the water such as promenades, parks and kiosks for small water craft hire.
- Encourage the interaction of a range of activities in the same space.
- Curate a diversity of uses at different times within the same space.
- Consider public activities such as water play to invite a broader community into the overall precinct.
- Introduce appropriate maritime buildings including a bait shack, tackle store and fish and chip shops to promote complementary uses and contribute to a rich public realm experience.

The St Kilda Marina can accommodate a range of diverse public activities that are complementary to its maritime functions.
WORKING WATERFRONT

• Maintain the marina as a legitimate maritime precinct with a range of boating activities.

• Consider opportunities for additional public charter and craft hire to complement the working waterfront.

• Continue to offer marine businesses and services such as vessel maintenance, shipyards and refitting.

• Integrate storage and handling infrastructure as both a functional and visually captivating experience within the publicly accessible, redeveloped marina precinct.

• Introduce appropriate maritime buildings including a bait shack, tackle store and fish and chip shops to promote complementary uses and contribute to a rich public realm experience.

Showcase maritime infrastructure as part of the visual and physical experience within the marina precinct.
• Relevance to St Kilda Marina
Guiding Waterfront Principles Demonstrated:
Authenticity
Connection
Working Waterfront
Location
Date of Completion
Designer
Uses
Size