Identifying the site vision & objectives

Project objectives

A plan to guide the project, underpinned by values of fairness and transparency and supporting ethical practice.

Project Approach

A compilation of research undertaken to identify what is possible for the site. It includes details of the current site, case studies, coastal and climate assessments as well as legislative, heritage and feasibility studies.

Opportunities & Constraints paper

Sets out who, when and how Council will work and engage with to plan and deliver the project.

Engagement plan

Extends the current lease to facilitate the procurement and transition period.

Short-term lease extension

Describes the vision and objectives for the site, focusing on improved public benefit, environmental resilience, financial sustainability and urban design and planning.

Site Vision & Objectives

Options for the future development and operation of the site to be determined and assessed on urban design, planning, social and environmental merits for their ability to deliver the vision and objectives. Undertake market sounding.

Testing options

An initial overview of financial, operating and leasing models, considered against the legislative context, to facilitate mechanisms to deliver the vision and objectives.

Design, leasing & legislative principles

Short-term lease extension in place.

Current lease expires

Describes the preferred outcome for the future of the site, reflecting the iterative options testing process with Council, community and stakeholders.

Site brief

ST KILDA MARINA NEW LEASE PROJECT APPROACH JUNE 2019

1 Planning for the project

Planning for how to proceed with the new lease project.

2 Identifying the site vision & objectives

Investigating current conditions on site, within the leasing boundary (see site map). Improve understanding between Council, State Government and the community about what is preferred and what should be avoided.

3 Setting the parameters

Developing feasible and deliverable options for the future of the site through an iterative process with Council, the community and stakeholders.

4 Planning for procurement

Determining the strategies and controls to facilitate the procurement process and deliver the preferred outcome for the site.

5 Procuring new lease/s

Conducting a competitive procurement process over a set period of time to secure the future of the site.

6 Delivering new lease/s

The new lease arrangement is executed. Depending on the lease arrangement there may be a transition period and changes to the site to deliver the preferred outcome.

Execution of new lease

Transition

Tender process

A competitive process based on the procurement model established in stage 4, with submissions assessed by a pre-determined evaluation panel against agreed evaluation criteria.

Tender documentation

Documentation developed to seek responses to the site brief, planning controls and delivery strategy, and sets the evaluation criteria for assessing tender responses.

Tender strategy

Determine the Planning Scheme Amendment process and suite of planning controls. Undertake the Planning Scheme Amendment and seek Ministerial approval.

Delivery strategy

Confirms the model for delivering the preferred outcome for the site, including financial, operating and leasing models, balanced with legislative considerations.

Planning & legislative controls

Documentation developed to seek responses to the site brief, planning controls and delivery strategy, and sets the evaluation criteria for assessing tender responses.

Site brief

Consult the community through a public exhibition of proposed Planning Scheme Amendment, inviting submissions to Council.

Release the delivery strategy to the community and stakeholders.

Community, stakeholders and Councillors participate in an iterative engagement process to inform and test potential options for the site.

Consult the community and stakeholders on the opportunities and constraints for the site to inform the Site Vision and Objectives.

Present paper to Councillors and State Government and seek feedback to inform site objectives and vision.

Introductory workshops with Councillors to set objectives for the process and start to explore opportunities and constraints for the site.

Inform the community and stakeholders of the commencement of the project through Divercity magazine, website and communication materials.

Investigating current conditions on site, within the leasing boundary (see site map).

We are here

Seek, and respond to, community feedback on the proposed design and Development Plan.