ST KILDA MARINA NEW LEASE PROJECT APPROACH JUNE 2019



STAGE

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

DESCRIPTION KEY EVENTS AND DELIVERABLES

Project objectives Developed with Councillors to guide a robust process. A plan to guide the project, underpinned by values of fairness and Project Approach transparency and supporting ethical practice. March 2018 **Opportunities &** A compilation of research undertaken to identify what is possible for the site. It includes details of the the current site, case studies, coastal and climate Constraints paper assessments as well as legislative, heritage and feasibility studies. Sets out who, when and how Council will work and engage with to plan and Engagement plan deliver the project. Short-term lease extension Extends the current lease to facilitate the procurement and transition period. Describes the vision and objectives for the site, focusing on improved public Site Vision & Objectives benefit, environmental resilience, financial sustainability and urban design and planning. June 2018 Options for the future development and operation of the site to be determined Testing options and assessed on urban design, planning, social and environmental merits for their ability to deliver the vision and objectives. Undertake market sounding. Design, leasing & legislative An initial overview of financial, operating and leasing models, considered against the legislative context, to facilitate mechanisms to deliver the vision principles and objectives. Current lease expires April 2019 Short-term lease extension in place. Describes the preferred outcome for the future of the site, reflecting the Site brief iterative options testing process with Council, community and stakeholders. April 2019 Planning & legislative Determine the Planning Scheme Amendment process and suite of planning controls. Undertake the Planning Scheme Amendment and seek Ministerial approval. controls Confirms the model for delivering the preferred outcome for the site, including financial, operating and leasing models, balanced with legislative Delivery strategy considerations. Documentation developed to seek responses to the site brief, planning controls Tender documentation and delivery strategy, and sets the evaluation criteria for assessing tender responses. August 2020 (subject to Ministerial approval) A competitive process based on the procurement model established in Tender process stage 4, with submissions assessed by a pre-determined evaluation panel against agreed evaluation criteria. WEARE HERE July 2020 Execution of new lease The new lease arrangement is executed. Depending on the lease arrangement there may be a transition period and Transition changes to the site to deliver the preferred outcome. 2022

SUBJECT TO CHANGE MILESTONE DATES INDICATIVE

Community and stakeholder engagement

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.

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

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

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

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.

Provide information and updates to the community and stakeholders during the procurement process, in line with probity requirements.

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