ST KILDA MARINA PROJECT APPROACH



SUBJECT TO CHANGE MILESTONE DATES INDICATIVE

STAGE	KEY EVENTS AND DELIVERABLES	DESCRIPTION	Community and stakeholder engagement
1 Planning for the project Planning for how to proceed with the new	Project objectives Project Approach	A plan to guide the project, underpinned by values of fairness and	Introductory workshops with Councillors to set objectives for the process and start to explore opportunities and constraints
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	Opportunities & constraints paper Engagement plan Short term lease extension	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 assessments as well as legislative, heritage and feasibility studies. Sets out who, when and how Council will work and engage with to plan and deliver the project	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.
preferred and what should be avoided.	Site vision & objectives	Describes the vision and objectives for the site, focusing on improved public benefit, environmental resilience, financial sustainability and urban design and planning.	Consult the community and stakeholders on the opportunities and constraints for the site to inform the site objectives and vision.
3 Setting the parameters	Testing options	Options for the future development and operation of the site to be determined and assessed on urban design, planning, social and environmental ments for their ability to deliver the vision and objectives. Undertake market sounding.	Community, stakeholders and Councillors participate in an iterative engagement process to inform and test potential options for the site.
future of the site through an iterative process with Council, the community and stakeholders.	Design, leasing & legislative principles Current lease expires	An initial overview of financial, operating and leasing models, considered against the legislative context, to facilitate mechanisms to deliver the vision and objectives. Short term lease extension in place	
	Site brief		
4 Planning for procurement Determining the strategies and controls to facilitate the	Planning & legislative controls	Adoption of the design guidelines as well as any controls needed to facilitate the site brief. Specifies approval processes, notice and review rights.	If a planning scheme amendment process is required, consult the community through a formal exhibition process.
procurement process and deliver the preferred outcome for the site	Delivery strategy Tender documentation	Confirms the model for delivering the preferred outcome for the site, including financial, operating and leasing models, balanced with legislative considerations. Documentation developed to seek responses to the site brief, planning controls and	Release the delivery strategy to the community and stakeholders.
	May 2019	delivery strategy, and sets the evaluation criteria for assessing tender responses.	
5 Procuring new lease/s Conducting a competitive procurement process over a set period of time to secure the future of the site	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.	Provide information and updates to the community and stakeholders during the procurement process, in line with probity requirements.
6 Delivering new lease/s	Execution of new lease Transition	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.	