



St Kilda Marina Project

Stage Two Community Engagement Report

June 2018



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Executive summary

The St Kilda Marina site has been under the one lease agreement for the past 50 years. The lease will expire on 30 April 2019. The City of Port Phillip (Council), as the Committee of Management for the site, is assessing different lease arrangements and has resolved to undertake a competitive selection process for a new lease arrangement for the site. As part of the new lease arrangement, Council wants to ensure that the full potential of the site is realised. Council is committed to working closely with the community to understand the site's potential and to ensure that the community's values and aspirations for the local area are considered.

To start the conversation with the community, Council prepared draft Site Vision and Objectives that reflect the place identity, social and cultural, economic, environmental and financial outcomes that could be delivered on the site. Between 30 April and 30 May 2018, feedback was sought from the community on the draft vision and objectives along with the community's big ideas for how to make St Kilda Marina a great place.

Across the consultation period approximately 425 community members actively participated in the conversation via online, by attending one of the two community pop-up sessions, or participating in the St Kilda Marina Project Community Open Day. While 547 ideas were shared through the consultation it is noted that a number of participants had multiple ideas to share.

Overall, there is strong support for the draft vision and objectives for the area. However, there was much discussion on the prioritisation or importance of different objectives. The average level of agreement across the vision and objectives was 79 per cent.

The outcome areas that received the highest level of support were Environment (with 92 per cent of participants agreeing or strongly agreeing), and the Place Identity and Social and Cultural objectives (with 86 per cent agreeing or strongly agreeing for both). The outcome area that received the lowest level of support was Financial (with 69 per cent agreeing or strongly agreeing).

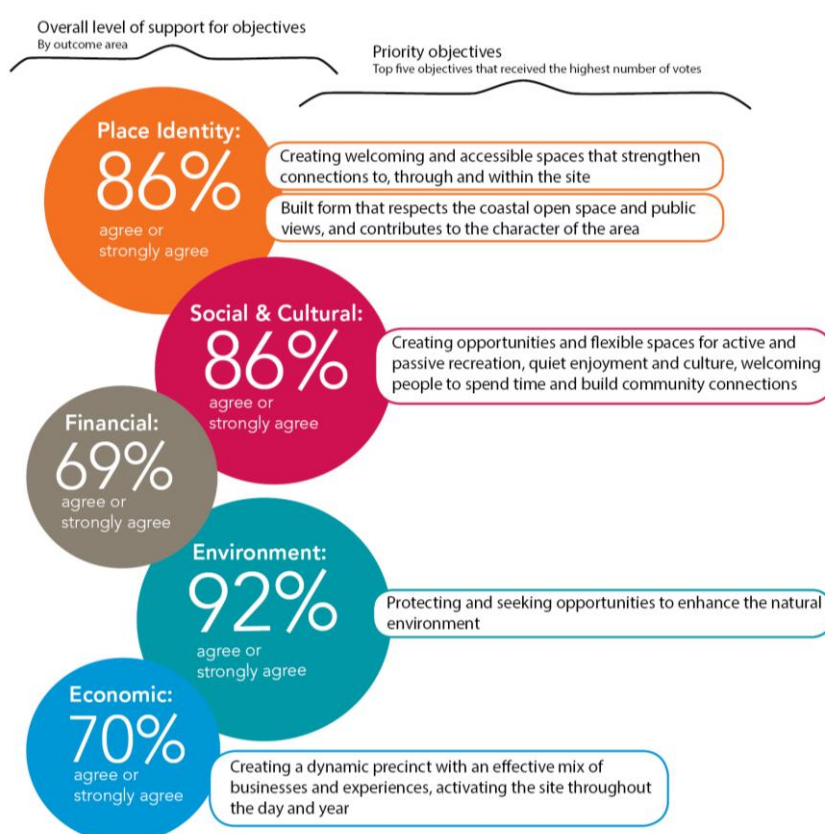


Figure 1. Summary of overall support for objectives by outcome area and the top objectives identified by participants as priorities

Figure 1 illustrates a summary of the level of support for each outcome area's combined objectives and the individual objectives identified as priorities by the participants across all outcome areas. These objectives (in order of decreasing popularity, with the first three receiving equal priority) include:

- Creating welcoming and accessible spaces to strengthen connection to, through and within the site (Place Identity objective)
- Built form that respects the coastal open space and public views and contributes to the character of the area (Place Identity objective)
- Creating opportunities and flexible spaces for active and passive recreation, quiet enjoyment and culture, welcoming people to spend time and build community connections (Social and Cultural Values objective)
- Protecting and seeking opportunities to enhance the natural environment (Environment objective)
- Creating a dynamic precinct with an effective mix of businesses and experiences, activating the site throughout the day and year (Economic objective)

It is important to note that the site continues to have a working marina, particularly due to the findings of the *Marina Market Research and Viability Assessment (February 2018)*. The scale of the marina and how it relates to the site is open for community feedback. Participants were overall in support of having a working marina on the site, with very few comments received against the retention of the marina. The ideas and feedback shared by participants was shared in the context of the site maintaining a working marina function.

Across both the ideas and the feedback received on the draft vision and objectives, there was a strong focus on the following:

The need for greater site activation, but with a clear preference for community access and use over other uses

Most of the ideas shared by the community were in relation to community use and access. Ideas included comments and concerns regarding the existing site, as well as future ideas. Overarching ideas included prioritising community use and access to the site and ensuring that community benefit is a priority in the site's future. More specifically, ideas included creating better access to the marina and foreshore areas, protecting and enhancing public open space and pathways along the foreshore, and ensuring physical and financial accessibility for all community members.

Many ideas affirmed support for maintaining some commercial activities on the site, including preserving a working marina. However, there was support for a greater diversity in commercial activity that would add value to the community's enjoyment of the site.

The future built form should enhance the site's use, but protect the views and the natural environment

Comments relating to the built form of the site included things that the community likes and dislikes about the current physical development of the site, and ideas for future improvements. Comments regarding physical development of the site were mixed; however, overarching themes across the ideas included protecting and enhancing the open feel of the site including views of the marina and Port Phillip Bay, increasing the visual appeal of the site through renewal, and considering environmental impacts in the future design.

Some of the environmental concerns and ideas included supporting and protecting the diversity of wildlife and native vegetation, ensuring fume and noise pollution is kept to a minimum and ensuring environment sustainability is considered.

Introduction

Project background

The 50-year lease of the St Kilda Marina site will end on 30 April 2019. In September 2016, the City of Port Phillip (Council) resolved to undertake a competitive selection process for a new long-term lease arrangement for the site. The St Kilda Marina site (illustrated in Figure 2) is currently characterised by its working marina, along with restaurants, cafes, and recreational activities. As part of Council's process to develop a new lease arrangement Council is assessing the opportunities and constraints of the site to re-imagine the site's future. This will ensure that the future lease arrangement caters for the site's full potential.



Figure 2: St Kilda Marina Site lease area

Council is committed to working closely with the community on the future of the site to ensure that the site builds on the community's values and vision for the local area. To start the conversation, Council prepared a draft Site Vision and Objectives. The draft Site Vision and Objectives were informed by a detailed assessment of the site's opportunities and constraints. The vision and objectives will set a benchmark for determining the place identity, social and cultural, economic, environmental, and financial outcomes that could be delivered in the future at St Kilda Marina. The draft Site Vision and Objectives are detailed in Figure 3.

The purpose of this report is to provide a summary of the consultation findings collected through Stage 2 community engagement.

DRAFT SITE VISION AND OBJECTIVES

A special place for current and future generations that is an inviting, diverse foreshore precinct crafted through innovative design and anchored by a working marina.

Place identity

Develop the identity of St Kilda Marina through:

1. Creating a destination along the bay trail that complements and strengthens the foreshore and local activity centres.
2. Creating welcoming and accessible spaces that strengthen connections to, through and within the site.
3. A scale of development that is appropriate to the context of the site.
4. Built form that respects the coastal open space and public views, and contributes to the character of the area.
5. Showcasing the working marina and the foreshore.

Social and cultural

Improve the social and cultural contribution of the site to the municipality through:

1. Creating opportunities and flexible spaces active and passive recreation, quiet enjoyment and culture, welcoming people to spend more time and build community connections.
2. Acknowledging history and heritage in design and place experience, including enhancing the existing place identity as a working marina.
3. Balancing the relationship between public and commercial uses across the site.

Economic

Derive improved economic benefit from the site through:

1. Drawing people from within and outside Port Phillip with a unique offer on the foreshore for work and play.
2. Creating a dynamic precinct with an effective mix of businesses and experiences, activating the site throughout the day and year.
3. Increasing St Kilda Marina's contribution to recreational boating in Victoria through providing improved infrastructure and services and increased opportunities for a range of water craft.
4. Viable businesses that provide ongoing employment opportunities on the site.

Environment

Ensure a net positive environmental outcome for the site and surrounds through:

1. Protecting and seeking opportunities to enhance the natural environment.
2. Incorporating progressive environmentally sustainable design principles in built form and land-side and water-site infrastructure and management.
3. Building resilience to climate change and considering coastal vulnerability.
4. Seeking opportunities to support the achievement of flood mitigation objectives for the area through an integrated water management approach.

Financial

Achieve financial sustainability for the site by:

1. Achieving an appropriate level of return for Council, proportionate to the level of commercial activity that considers other non-financial benefits derived for the community.
2. Flexibility in contractual arrangements that are responsive to future changes, challenges and opportunities.

Figure 3: St Kilda Marina Draft Site Vision and Objectives

Summary of engagement activities

Between 30 April and 30 May 2018, Council sought feedback from the community on the draft Site Vision and Objectives, along with ideas for how to make St Kilda Marina a great place.

As part of the consultation Council undertook the following activities:

- Elwood Community Pop-up: Ormond Road Village, 13 May 2018
- St Kilda Community Pop-up: St Kilda Esplanade Market, 19 May 2018
- St Kilda Marina Project Community Open Day: Marina Reserve, 26 May 2018, including site tours for interested community members
- Community drop-in session: St Kilda Town Hall, 30 May 2018
- Survey tool available via Council's Have Your Say page – haveyoursay.portphillip.vic.gov.au/stkildamarina

In total 425 people participated in the project via either one of the face-to-face events or via the online survey tool.

The majority, approximately 80 per cent, of online participants were residents of the City of Port Phillip, with most being residents of St Kilda and Elwood. The age of participants varied from 25-34 to 70-84, with the majority of participants (approximately 63 per cent) between the ages of 35 and 59. There was overwhelmingly more men that completed the survey, approximately 63 per cent compared with 30 per cent women. Some participants preferred not to answer these questions.

Due to the informal nature of the pop-ups and community open day, demographic data was not collected from the participants. The project team and consultant team reported having spoken to a diverse sample of the Elwood and St Kilda community, along with visitors to Port Phillip, who expressed varying levels of interest and stake in the future of St Kilda Marina, including (but not limited) to:

- local residents within close proximity to the marina
- CBD residents
- international tourists
- international students
- walkers
- families
- roller skaters
- skateboarders
- bike riders
- dog walkers
- current boat owners
- local business owners.

Engagement findings

Feedback on draft vision and objectives

Vision

Participants were asked to provide their overall level of support for the draft site vision, along with any specific comments. Overall, 73 per cent of respondents indicated that they 'agree' or 'strongly agree' with the draft site vision, as illustrated in Figure 4.

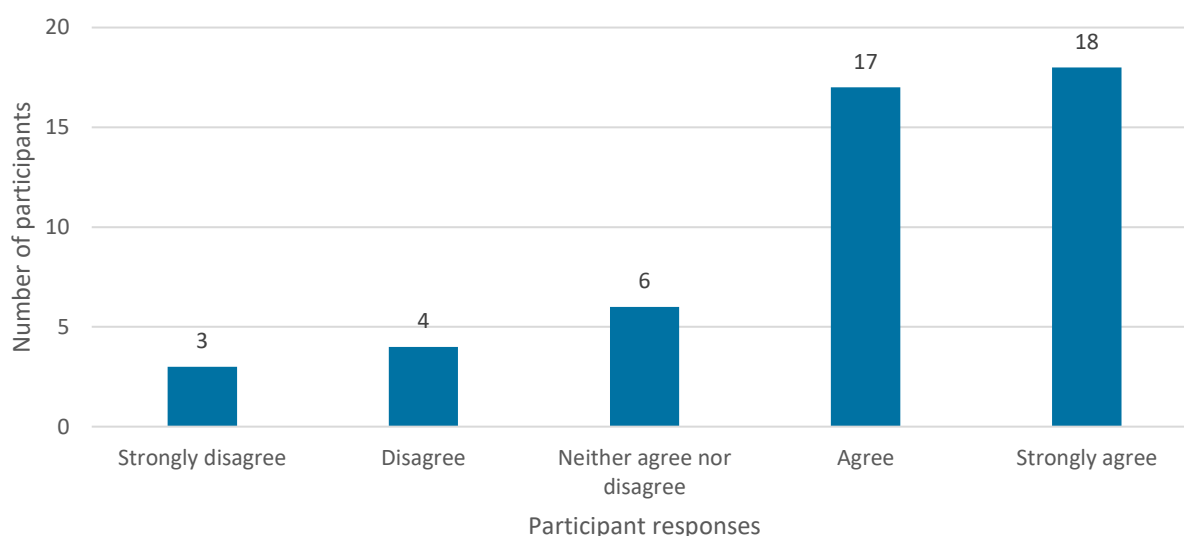


Figure 4: Responses to the question 'To what extent do you agree or disagree with this draft vision?'

In total, 14 participants provided feedback directly on the draft vision. Comments included:

- the need for a stronger emphasis on community use in the vision including walking and public recreational uses
- the need to recognise the marina site as a wildlife habitat also
- the need to get the balance right
- that the vision is too high level.

"It acknowledges the need for the marina to become part of the foreshore as a whole; also respects the environment more." – online survey respondent

"I live close to the marina and am concerned Council gets the balance between boat owners, foreshore restaurants, home owners, parking and other users correct." – online survey respondent

Place identity objectives

Participants were asked to provide their overall level of support for the five Place Identity objectives, along with any specific comments. Additionally, at the face-to-face events participants were provided the opportunity to identify the objectives that they considered to be priorities.

Overall, there was strong support for the Place Identity objectives, with 86 per cent agreeing or strongly agreeing with them, as illustrated in Figure 5. The following two Place Identity objectives are considered in the top five priority objectives across all outcome areas:

- ‘Creating welcoming and accessible spaces to strengthen connection to, though, and within the site’ (17 votes)
- ‘Built form that respects the coastal open space and public views and contributes to the character of the area’ (17 votes)

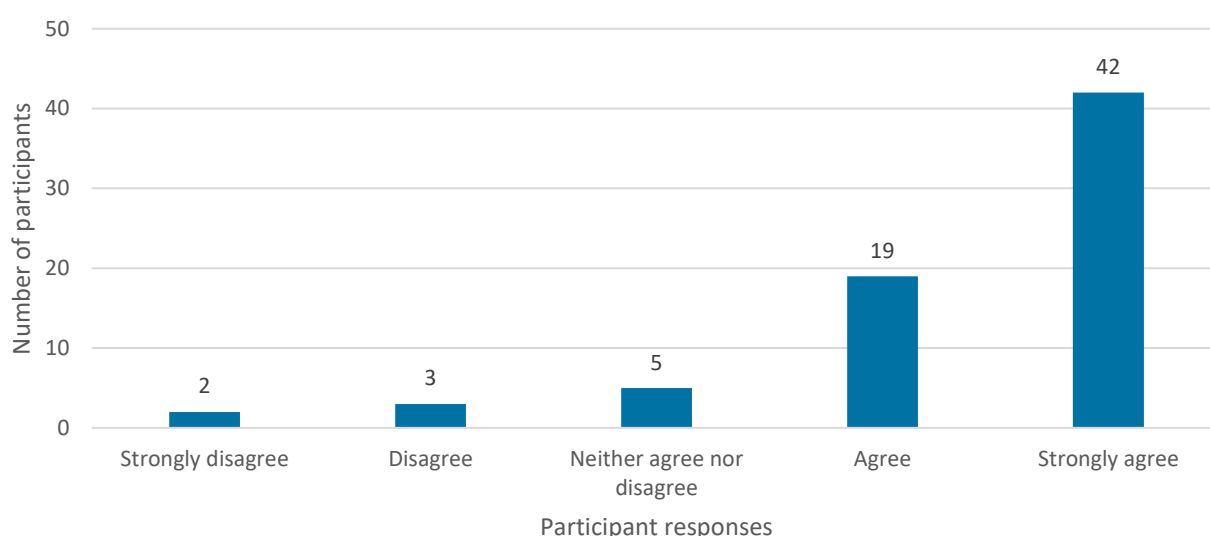


Figure 5: Responses to the question ‘To what extent do you agree or disagree with the Place Identity objectives?’

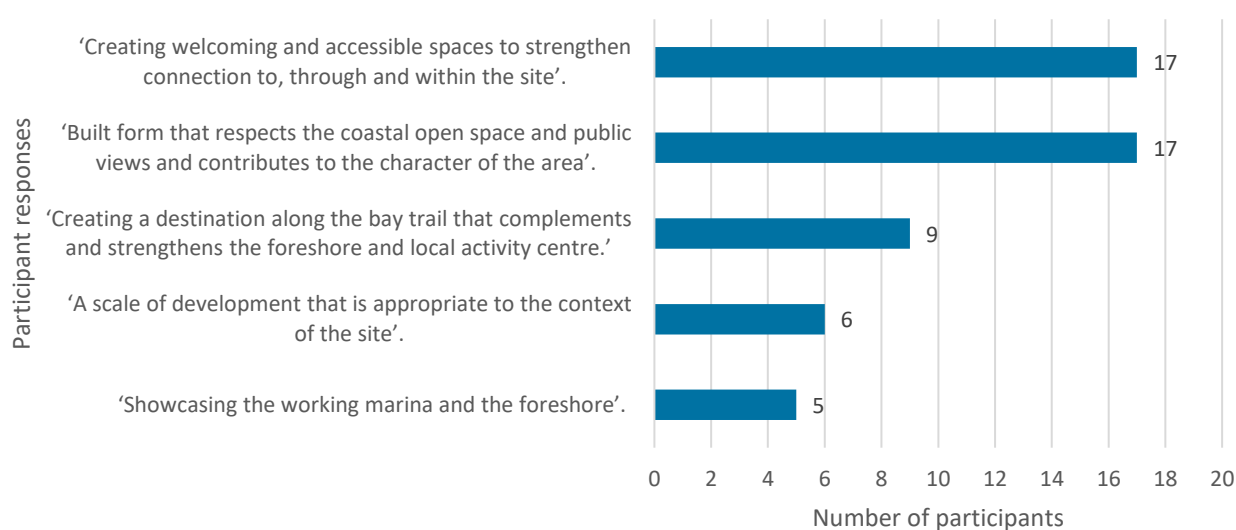


Figure 6: Responses to the question ‘What Place Identity objectives do you think should be considered priorities?’

In total, 12 participants provided direct feedback on the Place Identity objectives. Comments predominantly highlighted the need to focus objectives more on the public access and use of the site, including making the space more welcoming for the community.

“Why have a prime piece of foreshore devoted to an industrial complex?” – online survey respondent

“I like the balancing between acknowledgement and preserving history/culture and also being welcoming to new people.” – online survey respondent

Social and cultural objectives

Participants were asked to provide their overall level of support for the three Social and Cultural objectives, along with any specific comments. In addition, at the face-to-face events, participants were provided the opportunity to identify the objectives they considered to be priorities.

Overall, there was strong support for the Social and Cultural objectives, with 86 per cent agreeing or strongly agreeing with them, as illustrated in Figure 7. ‘Creating opportunities and flexible spaces for active and passive recreation, quiet enjoyment and culture, welcoming people to spend time and build community connections’ is one of the top five priority objectives across all outcome areas (17 votes).

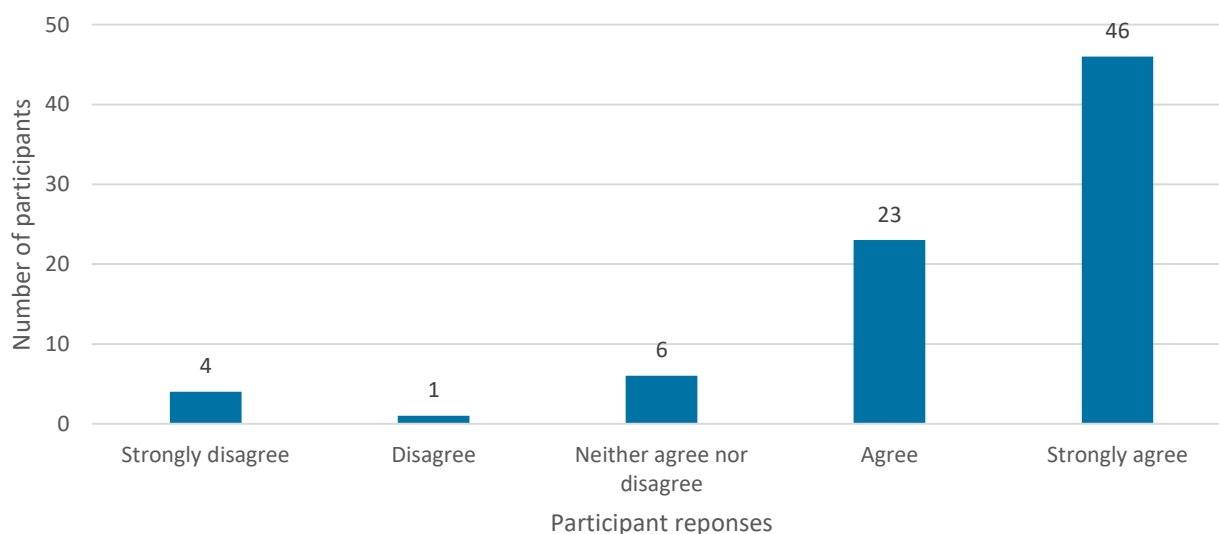


Figure 7: Responses to the question ‘To what extent do you agree or disagree with the Social and Cultural objectives?’

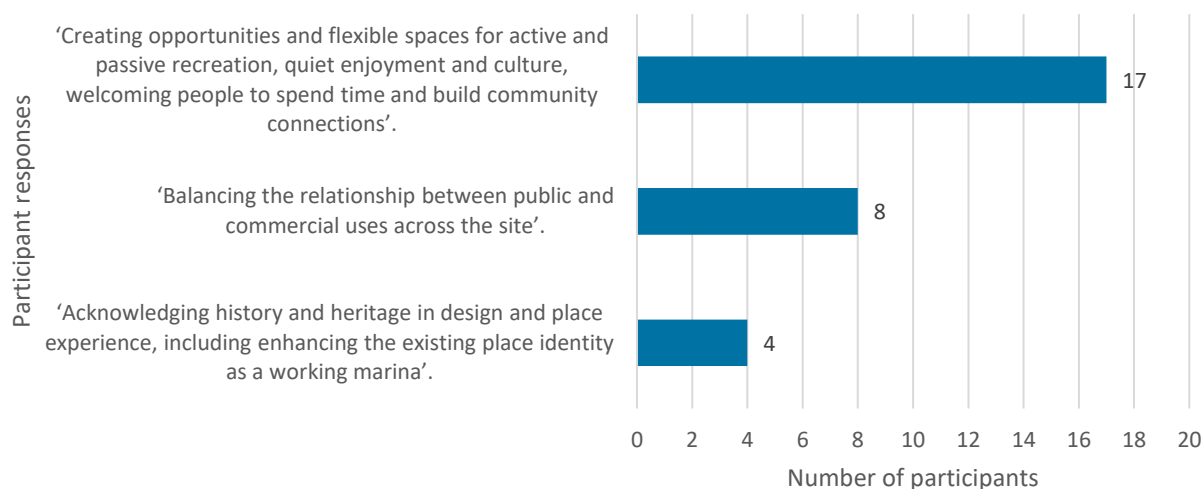


Figure 8: Responses to the question 'What Social and Cultural objectives do you think should be considered priorities?'

In total, 21 participants provided direct feedback on the Social and Cultural objectives. Most comments generally reaffirmed the support and importance of the draft objectives. Several comments discussed the historical value of the site and questioned the historical value of the structures. There were also a couple of participants who were sceptical about the objectives being achieved through the site.

"Agree with all but the heritage concept. This is currently a relatively unattractive area, and it was created artificially only a relatively few years ago." – online survey respondent

"The above objectives are consistent with the iconic and idyllic location where the St Kilda Marina is located." – online survey respondent

Economic objectives

Participants were asked to provide their overall level of support for the four Economic objectives, along with any specific comments. In addition, at the face-to-face events participants were provided the opportunity to identify the objectives they considered to be priorities.

Overall, participants supported the Economic objectives, with 70 per cent agreeing or strongly agreeing with them, as illustrated in Figure 9. 'Creating a dynamic precinct with an effective mix of businesses and experiences, activating the site throughout the day and year' is the top economic objective (10 votes), and is included in the top five of the priority objectives across all outcome areas.

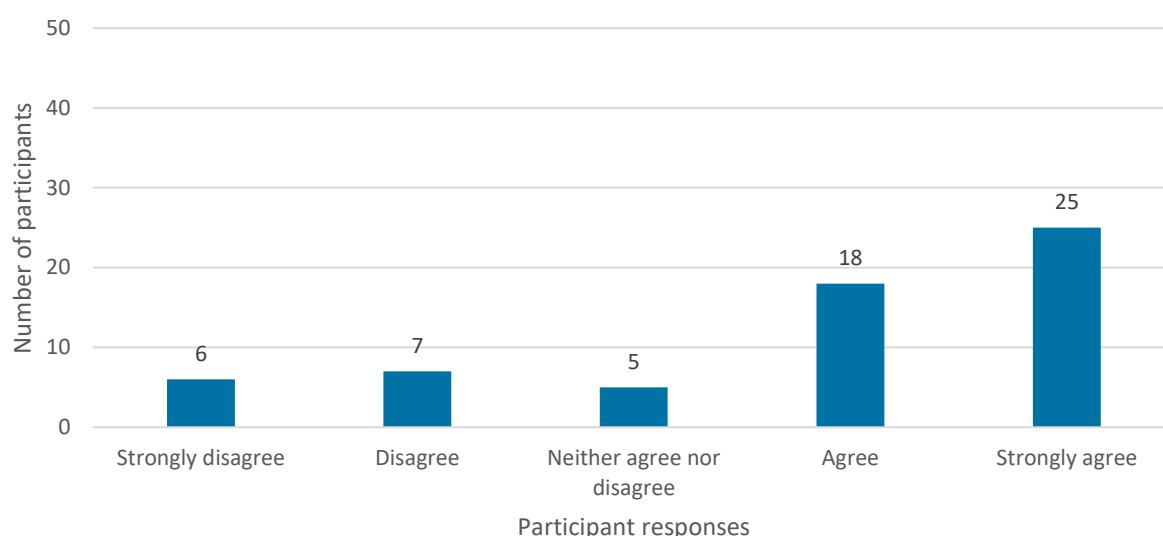


Figure 9: Responses to the question 'To what extent do you agree or disagree with the Economic objectives?'

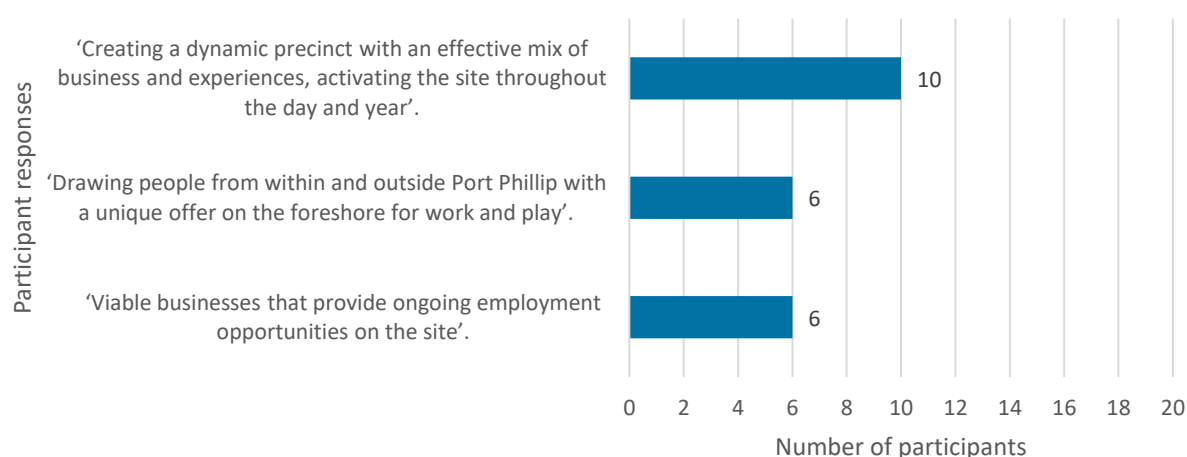


Figure 10: Responses to the question 'What Economic objectives do you think should be considered priorities?'

In total, 14 participants provided direct feedback on the economic objectives. The comments highlighted that although there is some support for economic activity on the site respondents expressed a preference to focus on community use.

"We should not start with the premise of an area of commercial activity. Let's get it right for the public, then consider whether the public experience will be enhanced by some commercial activity." – online survey respondent

"Agree in part. But economics shouldn't be the key driver. Yes, it would be great to activate the space and have people enjoying it over different seasons and events." – online survey respondent

Environmental objectives

Participants were asked to provide their overall level of support for the four Environmental objectives, along with any specific comments. Additionally, at the face-to-face events participants were provided the opportunity to identify the objectives they considered to be priorities.

Overall, there was strong support of the Environmental objectives from participants, with 92 per cent agreeing or strongly agreeing with them, as illustrated in Figure 11. ‘Protecting and seeking opportunities to enhance the natural environment’ was the top Environmental objective (14 votes), and was included in the top five of the priority objectives across all outcome areas.

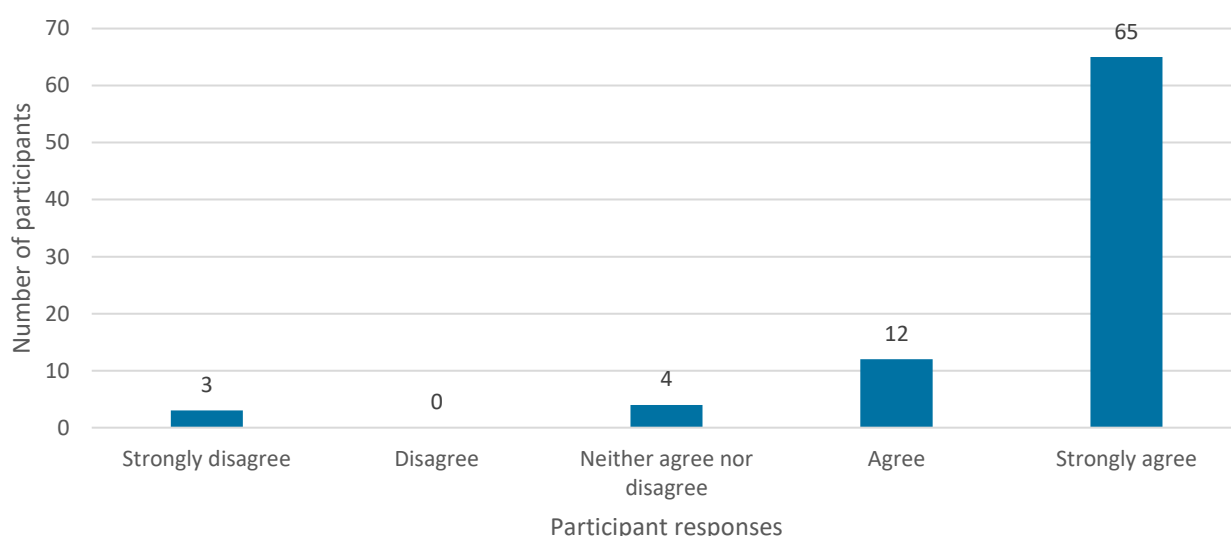


Figure 11: Responses to the question ‘To what extent do you agree or disagree with the Environmental objectives?’

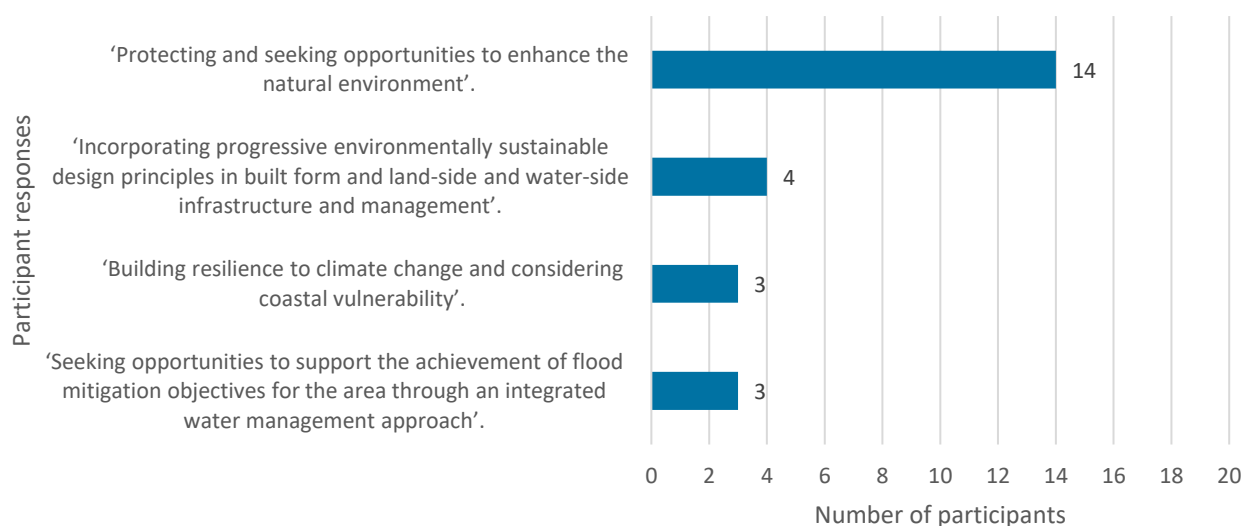


Figure 12: Responses to the questions ‘What Environmental objectives do you think should be considered priorities?’

In total, 19 participants provided direct feedback on the Environmental objectives. Their comments highlighted the importance of the Environmental objectives, with some concern expressed that environmental consideration is insufficient. Several participants felt there should be a stronger focus on wildlife, climate change, water pollution, and sustainable and ecological practice.

“I think more needs to be included to ensure the new tenant has sustainability in the forefront of their minds. They need to be leaders in sustainable options to deserve this space.” – online survey respondent

“Yes, put the environment first. Get some decent native vegetation in there, for both shade and habitat. Showcase the bay, climate change, natural history, natural processes, water treatment, flood protection, habitat creation... referencing in the longer-term history and rich bird life that would have once frequented the area. Return the water to land and create opportunities to interact with water on a new beach and series of wetlands.” – online survey respondent

Financial objectives

Participants were asked to provide their overall level of support for the two Financial objectives, along with any specific comments. In addition, at the face-to-face events participants were provided the opportunity to identify the objectives they considered to be priorities.

Overall, participants supported the Financial objectives, with 69 per cent agreeing or strongly agreeing, as illustrated in Figure 13. With regards to the priority objectives, only 10 participants voted on these objectives, as illustrated in Figure 14.

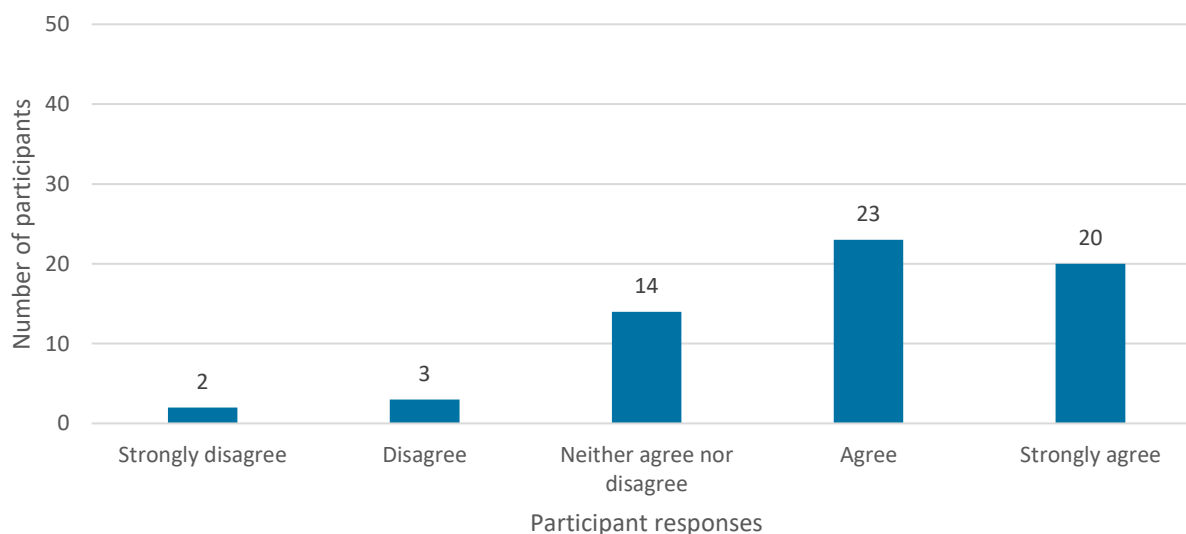


Figure 13: Responses to the question ‘To what extent do you agree or disagree with the Financial objectives?’

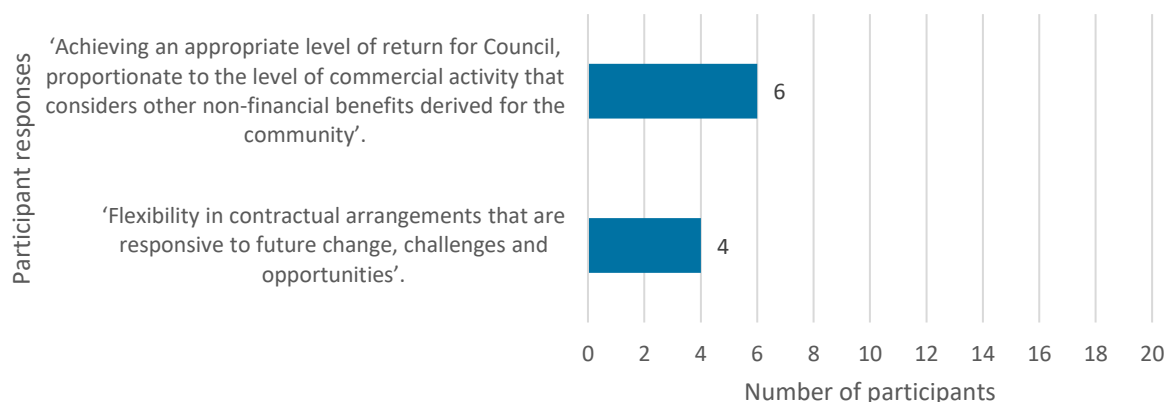


Figure 14: Responses to the question 'What Financial objectives do you think should be considered priorities?'

In total, 18 participants provided direct feedback on the financial objectives. The comments demonstrated an understanding that profitability for Council is important, but highlighted the importance of considering non-financial community benefit. Several participants emphasised the importance of achieving an appropriate balance between all the objectives and a mix of services on the site.

'I don't strongly agree because I think making this a great community space should come before financial gains.' – online survey respondent

'Yes - should be flexible and commensurate with considering net community benefit. Above all, it should be parkland with accent commercial opportunities to activate some of the spaces during seasonal times to do so that meet demand.' – online survey respondent

Ideas for the future of the St Kilda Marina

As part of the consultation activities, the community were asked to share their big ideas for the future of the St Kilda Marina. In total, 547 ideas were recorded. This included comments from participants about what they would like maintained and their concerns about the existing site. The following section provides a summary of the key ideas under the following overarching themes:

- community use and access (242 relating ideas)
- commercial use (91 relating ideas)
- built form and design (83 relating ideas)
- a working marina (56 relating ideas)
- environment (41 relating ideas)
- council (23 relating ideas)
- connection (15 relating ideas)
- culture and heritage (14 relating ideas)
- security (12 relating ideas)
- tourism (eight relating ideas).

Note: The total ideas per theme does not reflect the overall number of ideas received, as some ideas covered more than one theme area.

Community use and access

In total, 242 of the ideas shared by participants related to the theme of community use and access. This included comments and concerns about the existing site, as well as ideas and desires for the future.

Community use and access refers to existing or potential community uses of the St Kilda Marina site, including community infrastructure, activities and public amenities, and the community's ability to access the site.

Common overarching messages shared across the ideas for this theme included:

- Prioritise community use and access, ensuring that community benefit is a priority
- Create better access, with several references to removing the fencing, to ensure all community members can have access to the marina and improve access to the foreshore
- Protect and enhance public open space and pathways along the foreshore
- Provide more spaces and activities for all community members to enjoy, ensuring physical and financial accessibility.

Common specific ideas for community use, facilities and amenities included:

- Improve and increase pathways, bike and walkways, in the site and along the foreshore
- Separate bike and walking paths
- Increase public spaces and amenities for picnics, such as BBQ facilities
- Improve the playground
- Maintain public use of the launch ramps

- Improve public amenities, particularly the toilets
- Develop recreation facilities, such as basketball and netball courts.

Several participants expressed the importance of balancing community and commercial uses on the site, with most believing the emphasis should be on ensuring that the site is an accessible space for the whole community.

“Better access to the shoreline.” – face-to-face participant

“Make marina available and affordable for the average person.” – face-to-face participant

“Our foreshores are some of the few truly open, accessible leisure areas we have in City of Port Phillip. Keep them open and maintained as park areas.” – online survey respondent

Commercial use

In total, 91 ideas related to the theme of commercial use were shared by participants.

Commercial use refers to the existing or potential commercial uses at the site, such as retail, restaurants and other businesses and business opportunities.

The common overarching messages shared across the ideas for this theme included:

- Improve the retail and hospitality offering, with specific references to improving dining experiences along the waterfront to take advantage of the views
- Enhance the theme of the marina and local fishing through commercial means, such as a fish market, renting boats and fishing equipment, and providing fishing tours
- Increase the diversity of water and onshore activities, such as paddleboard, canoe and kayak hire, and bowls club
- Provide more arts and entertainments, such as live music venues
- Increase the diversity of cafes and restaurants, in terms of a range of options and pricing
- Activate the site with an appropriate mix of commercial, recreational and community uses to bring more people to the site and support surrounding businesses.

Several participants showed support for existing businesses including the Great Provider, skydiving and the kiosk, believing them to be an asset to the area.

“Better dining experiences on the waterfront.” – face-to-face participant

“Need more café and restaurant options near the marina.” – face-to-face participant

“Leveraging financial attractiveness of boating/commercial enterprises with bringing people to the area.” – online survey respondent

Built form and design

In total, 83 ideas relating to the theme of built form and design were shared by participants. This included comments from participants relating to their current dislikes and likes, as well as future concerns for the site.

Built form and design refers to the physical development of the site, as well as the look and feel of the current and future design of the site.

The development of the site was a focus of participants' comments and ideas under this theme. The sentiment regarding the development of the St Kilda Marina site was mixed. Some participants expressed concern about overdevelopment and the potential height of new developments, while others were pro-development, believing there should be increased development along the waterfront.

The common overarching messages shared across the ideas for this theme included:

- Increase the visual appeal of the site through renewal of the site
- Protect and enhance views of the marina, with several references to maintaining current heights and minimising built form to ensure views are not obstructed
- Allow the development of the foreshore to better utilise the space
- Ensure that built form and the design of the site enhances the open feel
- Development of the site should consider potential environmental impacts and sustainability.

"Allow development of the foreshore." – face-to-face participant

"Low height appropriate development secures the nature of the area for the future, but all facilities need to be included. If you invite visitors you have to service them!" – face-to-face participant

"Like to see a more open marina. Make it more continuous with the surrounds. Some development, but not to the cost of the environment. Present buildings -some have no ongoing value -little boxes near entrance." – online survey respondent

A working marina

In total, 56 of the ideas related to the theme of a working marina and boating facilities were shared by participants. These included new ideas, as well as several comments about what people liked and what they do not want changed.

A working marina refers specifically to the function of the site as a marina with boat storage and supporting facilities. This includes comments and questions about the future of the site as a marina, and ideas relating to boating access and facilities.

The common overarching messages shared across the ideas for this theme included:

- Retain the St Kilda Marina as a working marina, with several participants wanting the marina to be left as it is
- Diversify the boating options, such as canoe and paddle
- Improve the services and facilities for boat users
- Provide greater accessibility for boats.

More specific ideas regarding boat storage varied, including:

- Increase and improve the current boatsheds
- Remove boat storage along the foreshore
- Relocate boatsheds on the shore side to open the shoreline
- Relocate boat storage on the back of the existing building and remove the boats along the water
- Increase the number of storage stackers
- Maintain the sheds as they provide a wind break to protect boats
- Provide affordable options for boat storage.

Several participants noted that while they would like the marina to stay as a marina, greater access for the public needs to be provided.

“Keep it as a marina.” – face-to-face participant

“Having said that, marina facilities are needed. Is it possible to retain some sort of marina and yet open that area of foreshore to public access? I think it can be done.” – online survey respondent

Environment

In total, 41 ideas related to the theme of environment were shared by participants. These included several concerns about the environment and what participants do not want, as well as what they valued about the natural environment.

Environment refers to the natural environment of the marina site, such as the vegetation, potential environmental impacts, and environmental protection.

The common overarching messages shared across the ideas in this theme included:

- Ensure environmental protection and mitigation
- Support and protect the diversity of wildlife
- Ensure the penguin population in St Kilda is protected
- Protect and increase native vegetation
- Address the issue of littering
- Ensure fume and noise pollution is kept to a minimum
- Maintain and enhance the peaceful natural environment of the marina
- Ensure environmental sustainability is considered in future developments on the site.

“Protect the natural assets rather than prioritising privatisation and financial gain.” – face-to-face participant

“Need to ensure that all businesses have an integrated environmentally sustainable plan.” – online survey respondent

Council

In total, 23 ideas related to the theme of Council were shared. These included questions, concerns and considerations for Council.

Council refers to any comments relating specifically to the City of Port Phillip, including its role, lease arrangements and the engagement process.

The common questions relating to Council were regarding clarification of existing site arrangements, such as, 'Does Council own the site? Is the site profitable for Council? How will community feedback impact decision-making?'

The common overarching messages shared across the ideas for this theme included:

- There is an opportunity for council to get the balance right for the site
- The site should be returned to Council
- There is potential for Council to improve financial profitability of the site, and that this could be used for community benefit.

Concern was expressed by several participants regarding the issue of cost and an increase in rates.

"Again, specific provision to make the site a benefit to the less affluent is important. The rich don't need the council's help so much, the poor and middle class do." – online survey respondent

Connection

In total, 15 ideas related to the theme of connection were shared by participants. Connection refers to connecting spaces and places to one another, and do not specifically relate to community use and access.

The common overarching messages shared across the ideas for this theme included:

- Create a bridge connection from the point of the foreshore, to improve the current lack of connection
- Create better water connections
- Improve water transportation, for example Frankston and Williamstown Ferry
- Connect the foreshore to the St Kilda Marina.

"Enhance the connections to the Marina so it functions as part of the surrounding area, rather than an interruption of the surrounds." – face-to-face participant

Culture and heritage

In total, 14 ideas related to the theme of culture and heritage were shared by participants. This refers to the heritage of the site, both recognised and unrecognised, and Aboriginal culture and heritage of the site.

The common overarching messages shared across the ideas for this theme included:

- Increase consultation and support of the local Aboriginal community and Traditional Owners
- Increase recognition and visibility of the history of the Bunurong people
- Provide education about the Port Phillip settlement.

Specific suggestions included history boards, a history centre and a 'Port Phillip Settlement Museum'.

Several participants questioned the historical significance of the site.

"Establish a "Port Phillip Settlement Museum" where the changes to and happenings in the Port Phillip area before and after European settlement, including life on the coast for the Aboriginal people, the removal of the coastal swamp lands, creation of the Elwood canal, Albert park lake, the Quarantine Station etc. can be explored." – online participant

Security

In total, 12 ideas related to the theme of security were shared by participants. These included comments, concerns and ideas specifically relating to security and safety on the St Kilda Marina site.

The most common concern was around illegal camping in parking and foreshore areas. These participants raising concerns that it is unsafe and makes community members feel unwelcome. Concern was also expressed about antisocial behaviour, particularly people drinking and smoking in BBQ and picnic areas.

Several participants raised the issue of graffiti and that future development should consider anti-graffiti measures.

Tourism

In total, eight ideas related to the theme of tourism were shared by participants. These were ideas and comments that specifically referenced tourism and positioning the St Kilda Marina as a tourist destination.

The ideas shared by participants included:

- Develop the marina as a tourist attraction and destination
- Encourage tourism by allowing private boats to park for the day
- Introduce pesca-tourism, showcasing the marina for fishing and boating
- Encourage ecotourism through the marina.

"In many major seaside communities, a 'working marina' with the correct supportive retail and leisure mix is a fantastic tourist destination that adds value and cultural richness to the area." – online survey respondent

Next steps

Council will be using the community feedback to inform the site's vision and objectives, which will be presented to Council for consideration on 4 July 2018.

The next stage of the process involves the establishment of the St Kilda Marina Project Community Panel. Council will be working closely with the Community Panel and specialist consultants to identify the best long-term option for the site that delivers an effective balance of social, cultural, environmental, economic and financial benefits. This process will consider all community consultation along with further technical assessments of the site's constraints and opportunities. The outcome of the Community Panel will be to develop recommendations to Council on preferred option/options for the future of the St Kilda Marina.

Council will make the final decision on the preferred option to take forward to the next stage of the project Stage 4 - Planning for Procurement followed by Stage 5 – Procuring New Lease/s.