

**Item 10.1 St Kilda Marina – Submission for Landlord Approval –
Consideration of the Revised Changes to the Lease Concept Design**

Question from Councillor Cunsolo:

Has overshadowing of the bay trail bike and walking path been considered already or will they be considered in the planning approval process for the proposed second storey addition to the northern building of the Marine Parade retail strip?

Response:

The St Kilda Marina Site Brief does not include any criteria for overshadowing. However, the planning scheme does include criteria for overshadowing impacts specifically on Moran Reserve and the Civic Heart (not the Bay Trail generally).

This will be assessed in detail as part of the planning submission. AMDC will need to provide shadow diagrams (between 9am and 3pm on 22 June and 22 September) to demonstrate the impacts.

The City Design team (not the statutory planning scheme), have advised that the proposed two storey Marine Parade building will comply with these overshadowing criteria as it has a maximum height of 11m and is located over 200m away from these two spaces.

In summary, overshadowing will be assessed as part the statutory planning process in line with the requirements of the planning scheme i.e. on Moran Reserve and the Civic Heart, including where the Bay Trail intersects these areas.

**Please note: answers to any questions in Public Question Time and Councillor Question Time which were answered at the meeting are included in the minutes of that meeting.*