

Attachment 1

St Kilda Land Act 1965 – Draft proposals for allocation of new lease rent under section 6(2)

Note: The marina rental income will be expended on City of Port Phillip managed land together with Council owned property on the land to develop, renew, expand and maintain infrastructure and assets along the length of the City of Port Phillip Crown land foreshore (or in support of the management of this land and assets), particularly the St Kilda Marina and the surrounding urban context. The following are details of the rental expenditure proposals:

| | Category | Details |
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| A. | Public realm facilities/assets within those parts of the marina lease accessible to the public where improvements are instigated by Council above what is required to be delivered by the tenant under the new lease. | <ul style="list-style-type: none"> • Development, renewal, expansion and maintenance of infrastructure and assets including but not limited to: <ul style="list-style-type: none"> - landscaping, seating and playground and exercise equipment - seating, shade, bins, bbqs etc - additional public berths - artwork and sculptures - Possible relocation of the electrical substation • Infrastructure and other costs to support programmed events at the Marina (markets, festival, sporting events, live music, digital art projections). |
| B. | Decontamination within the marina by the City of Port Phillip. | <ul style="list-style-type: none"> • Soil and sediment decontamination works within the marina by landlord as required under further obligation 9 of the lease. The lease provides that both landlord and tenant must fund the assessment of contamination within the marina and pay for any subsequent remediation work. |
| C. | Public open space facilities/assets for foreshore reserves in the immediate vicinity of the marina managed by the City of Port Phillip as committee of management. | <ul style="list-style-type: none"> • Development, renewal, expansion and maintenance of infrastructure and assets including but not limited to: <ul style="list-style-type: none"> - Works to integrate and upgrade the Moran and Marina Reserves together with ongoing maintenance (landscape modification or upgrades, construction of paths and trails, lighting, and amenity structures for use by the public) |

| | Category | Details |
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| | | <ul style="list-style-type: none"> - Upgrades to the Marina Reserve Skate Park - Possible construction of a bridge or connection servicing pedestrians and cyclists between Marina Reserve and the St Kilda Marina peninsula, and related infrastructure and landscaping. |
| D. | Public open space facilities and assets in other foreshore reserves managed by the City of Port Phillip as a committee of management together with any decontamination works required | <ul style="list-style-type: none"> • Development, renewal, expansion and maintenance of infrastructure and assets to foreshore land between Elwood and Port Melbourne. Works may include but are not limited to landscaping, construction of facilities including public toilets/change facilities, paths and trails, lighting, bins, seating, shade structure, kiosks). Examples include but are not limited to: <ul style="list-style-type: none"> - Works to St Kilda Foreshore Reserve, Point Ormond and Catani Gardens - Implementation of the Elwood Foreshore Master Plan - Upgrades to the Plum Garden Memorial Playground. • In addition to the marina there maybe decontamination works required to other foreshore areas managed by the City of Port Phillip from time to time. |
| E. | Coastal infrastructure works managed by the City of Port Phillip. | <ul style="list-style-type: none"> • Development, renewal, expansion and maintenance of infrastructure such as piers, wharves, jetties, bridges and rock groynes along the coastal strip bordering the City of Port Phillip including but not limited to Elwood Bay Trail Bridge, existing or new jetties, piers in Middle Park, Albert Park and Port Melbourne. |
| F. | Roads and associated traffic management infrastructure together with bike paths, to improve community access to and use of the marina. | <ul style="list-style-type: none"> • Development, renewal, expansion and maintenance of infrastructure to improve community access to the marina including but not limited to: <ul style="list-style-type: none"> - upgrades to Marine Parade and connecting roads to construct a new pedestrian crossing, traffic lights and other roadway modifications; and - Improvements to cycle and pedestrian paths and trails on Council or Crown land managed by the City of Port Phillip which lead to/from and connect the Marina to the wider municipality. |

| | Category | Details |
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| G. | Costs to support the City of Port Phillip’s management of the marina lease. | <ul style="list-style-type: none"> • Ongoing costs incurred in relation to the management and administration of the lease including but not limited to: <ul style="list-style-type: none"> - monitoring rental and insurance payments and undertaking rental reviews; - administering reporting requirements under the lease including review of reports; - monitoring provision of and reviews of development plans; - monitoring provision of and reviews of asset management plans, environmental management plans, corporate social responsibility plans etc - monitoring the timeline for redevelopment and ensuring it is met - responding to any issues the tenant may raise in relation to the lease or the leased premises; and - dealing with lease breaches and obtaining legal advice as required. |