

**Ministerial Planning Referral: TPM-2023-13
24 Little Docklands Drive, Docklands****9 April 2024****Presenter:** Marjorie Kennedy, Head of Statutory Planning**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of Ministerial Planning Referral PA2302385 for the land located at 24 Little Docklands Drive, Docklands (refer Attachment 2 – Locality Plan).
2. The applicant is Tract who is acting on behalf of the owner, AM HT Development No.5 Pty Ltd. The architect is Warren and Mahoney Architects. The cost of works for the proposed development is \$240,000,000.
3. The subject site (Site) is located within Docklands Zone, Schedule 6 (DZ6) and is affected by Design and Development Overlay, Schedule 12 (DDO12) and Schedule 54 (DDO54), Parking Overlay, Schedule 10 (PO10) and Development Plan Overlay, Schedule 7 (DPO7).
4. The Site is located within the Waterfront City East Development Plan April 2022 (the Development Plan) area and relates to Stages 2 and 5.
5. The application seeks approval for the construction of two build-to-rent residential buildings (Buildings 02 and 05 of the Development Plan) with ground floor retail tenancies, the construction of a privately owned publicly accessible plaza (1,700 square metres), and the construction of a new lane. Building 02 has an overall height of 23 storeys and comprises 626 dwellings and 461 square metres of retail at ground and mezzanine levels. Building 05 has an overall height of 18 storeys and comprises 299 dwellings and 373 square metres of retail at ground level (Refer Attachment 3 – Selected Plans).
6. The Department of Transport and Planning (DTP), on behalf of the Minister for Planning, has informally referred the application to the City of Melbourne for comment.

Key issues

7. The key issues for consideration are how the proposal responds to the approved Development Plan, the built form (including height and setbacks), public realm impacts (including street level activation, overshadowing and wind), internal amenity (Clause 58) and affordable housing.
8. The development presents high quality urban design and architecture. The buildings step down in height from north to south, maintain continuous views of the CBD from the uppermost pods of the Melbourne Star, are articulated and have a complementary palate of high quality materials, finishes and details. The privately owned, publically accessible plaza is 200 square metres larger than the plaza shown in the Development Plan and includes grassed areas, canopy trees and play areas.
9. The proposed land use mix comprising of dwellings and retail are supported in this location in accordance with the requirements of the approved Development Plan and the purpose of Docklands Zone (Schedule 6) which seeks to provide for a range of commercial, accommodation, business and leisure uses.
10. However, the overall building heights are 24 per cent and 18 per cent greater than the overall building heights set out in the Development Plan and are not considered to be 'generally in accordance' with the approved Development Plan. Amended plans are recommended to reduce the overall building heights to a maximum of 71.5 metres for Building 02 and 60.5 metres for Building 05. This change will also ensure there is no overshadowing to the Docklands Primary School.
11. Subject to conditions, including a condition to reduce the overall building heights, it is considered that the proposed development will make a positive contribution to the Waterfront City East Precinct and responds to the relevant requirements of the Development Plan and Melbourne Planning Scheme.

Recommendation from management

12. That the Future Melbourne Committee resolves to advise the Department of Transport and Planning that the Melbourne City Council does not object to the application, subject to conditions outlined in the delegate report (refer to Attachment 4 – report from management).

Attachments:

1. Supporting Attachment (Page 3 of 181)
2. Locality Plan (Page 4 of 181)
3. Selected Plans (Page 5 of 181)
4. Delegate Report (Page 124 of 181)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. The application is exempt from the notice of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3), and the review rights of section 82(1) of the *Planning and Environment Act 1987* (Act). The Council therefore has no formal status under the Act in relation to the application.

Finance

3. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Health and Safety

5. Relevant planning considerations such as traffic, waste management, potential amenity impacts and noise attenuation matters that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. The Council has not undertaken public notice of the application or referred this to any other referral authorities. This is the responsibility of DTP acting on behalf of the Minister for Planning. It is noted that the application is exempt from the notice requirements and review rights of the Act.

Relation to Council policy

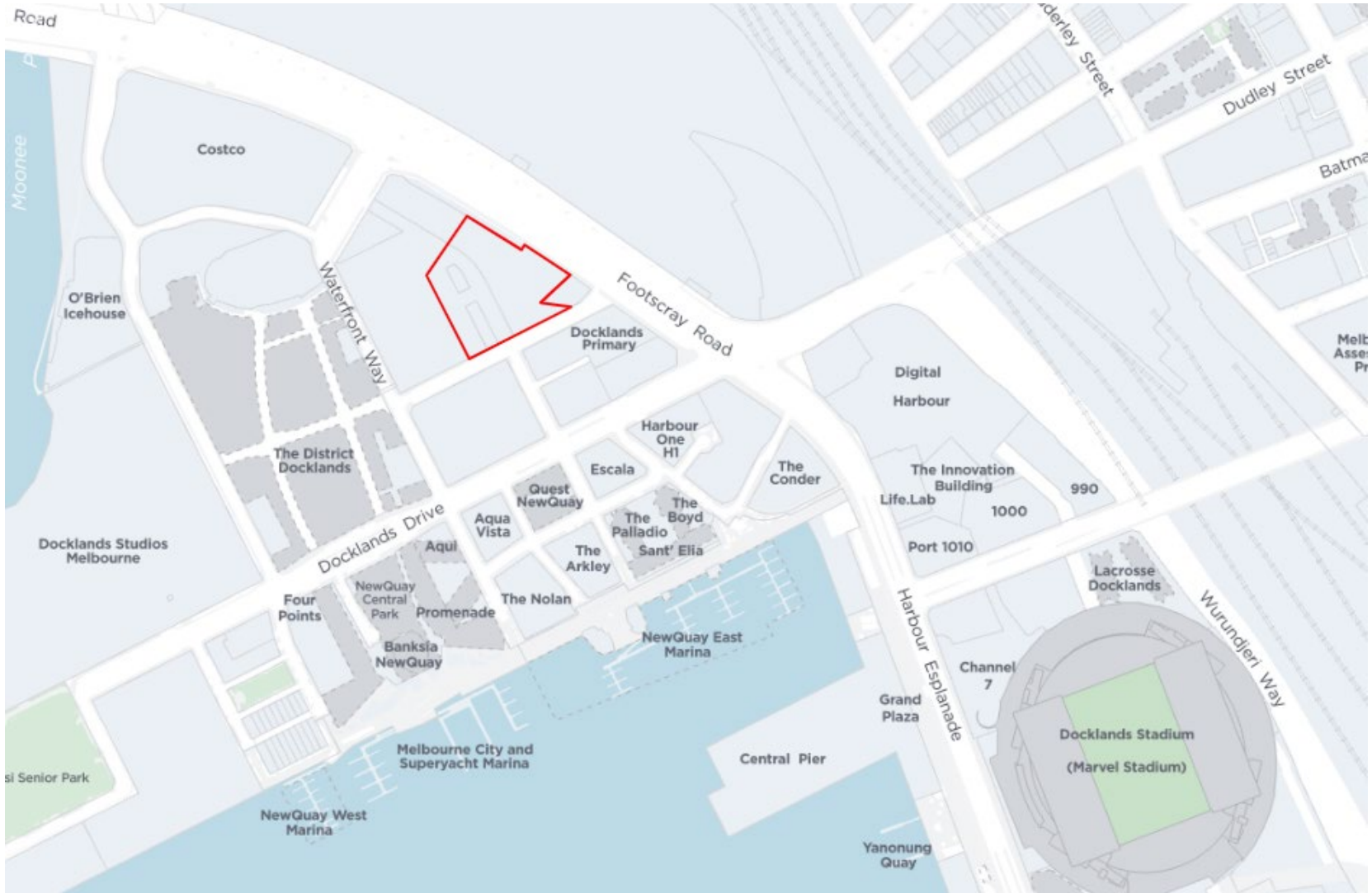
7. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4 – Delegate Report).

Environmental sustainability

8. The Sustainable Management Plan (SMP) submitted with the application demonstrates that the development will achieve the environmentally sustainable design requirements of clause 15.01-2L-01 (Energy and resource efficiency) and clause 19.03-3L (Stormwater management (water sensitive urban design)) of the Melbourne Planning Scheme.
9. Recommended planning permit conditions require further details of sustainability initiatives within the SMP, for the details to be shown on the architectural plans, and require the implementation of the sustainability initiatives outlined in the SMP.

Locality Plan

24 Little Docklands Drive, Docklands





All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Living Australia Pty Ltd.

Issue Status & No
TOWN PLANNING

DRAWING LIST		
Sheet Number	Sheet Name	Current Revision
A00 SERIES INTRODUCTORY		
A00.001	COVER SHEET	B
A01 SERIES LOCATION		
A01.001	LOCATION PLAN	B
A02 SERIES EXISTING SITE PLAN		
A02.001	EXISTING SITE PLAN	A
A03 SERIES PROPOSED SITE PLAN		
A03.001	PROPOSED - SITE PLAN - GROUND FLOOR	B
A03.005	PROPOSED - OVERALL DEVELOPMENT - ROOF	B
A03.006	STAGING PLAN	B
A03.008	PROPOSED - OVERALL DEVELOPMENT - ROOF - URBAN HEAT ISLAND	A
A10 SERIES 4B3 FLOOR PLANS		
A10.000	4B3 - DEVELOPMENT SUMMARY	B
A10.001	4B3 - FLOOR PLAN - GROUND	B
A10.002	4B3 - FLOOR PLAN - MEZZANINE	B
A10.003	4B3 - FLOOR PLAN - LEVEL 01	B
A10.004	4B3 - FLOOR PLAN - LEVEL 02	B
A10.005	4B3 - FLOOR PLAN - LEVEL 03	B
A10.006	4B3 - FLOOR PLAN - LEVEL 04	B
A10.007	4B3 - FLOOR PLAN - LEVEL 05	B
A10.008	4B3 - FLOOR PLAN - LEVEL 06	B
A10.009	4B3 - FLOOR PLAN - LEVEL 07	B
A10.010	4B3 - TYPICAL FLOOR PLAN - LEVEL 08-10	B
A10.011	4B3 - FLOOR PLAN - LEVEL 11	B
A10.012	4B3 - TYPICAL FLOOR PLAN - LEVEL 12 - 17	B
A10.013	4B3 - FLOOR PLAN - LEVEL 18	B
A10.014	4B3 - FLOOR PLAN - LEVEL 19	B
A10.015	4B3 - TYPICAL FLOOR PLAN - LEVEL 20 - 21	B
A10.016	4B3 - FLOOR PLAN - LEVEL 22	B
A10.017	4B3 - FLOOR PLAN - LEVEL 23	B
A10.018	4B3 - FLOOR PLAN - LEVEL 24 ROOF	B
A10.018_B	4B3 - FLOOR PLAN - LEVEL 25 ROOF - SOLAR PANEL LAYOUT	A
A10.019	CARPARK - FLOOR PLAN - GROUND	B
A10.020	CARPARK - FLOOR PLAN - LEVEL 01	B
A10.021	CARPARK - FLOOR PLAN - LEVEL 02	B
A10.022	CARPARK - FLOOR PLAN - LEVEL 03	A
A10.023	CARPARK - FLOOR PLAN - LEVEL 04	A
A10.024	CARPARK - FLOOR PLAN - LEVEL 05	B
A11 SERIES 4B1 FLOOR PLANS		
A11.000	4B1 - DEVELOPMENT SUMMARY	B
A11.001	4B1 - FLOOR PLAN - GROUND	B
A11.002	4B1 - FLOOR PLAN - MEZZANINE	B
A11.003	4B1 - FLOOR PLAN - LEVEL 01	B
A11.004	4B1 - FLOOR PLAN - LEVEL 02	B
A11.005	4B1 - FLOOR PLAN - LEVEL 03	B
A11.006	4B1 - FLOOR PLAN - LEVEL 04	B
A11.007	4B1 - FLOOR PLAN - LEVEL 05 - AMENITY	B
A11.008	4B1 - FLOOR PLAN - LEVEL 06	B
A11.009	4B1 - FLOOR PLAN - LEVEL 07	B
A11.010	4B1 - FLOOR PLAN - LEVEL 08	B
A11.011	4B1 - FLOOR PLAN - LEVEL 09 - SERVICES ROOF	B
A11.012	4B1 - TYPICAL FLOOR PLAN - LEVEL 10 & 11	B
A11.013	4B1 - FLOOR PLAN - LEVEL 12 - AMENITY	B
A11.014	4B1 - TYPICAL FLOOR PLAN - LEVEL 13 - 14	B
A11.015	4B1 - FLOOR PLAN - LEVEL 15 - AMENITY	B
A11.016	4B1 - TYPICAL FLOOR PLAN - LEVEL 16 - 18	B
A11.017	4B1 - FLOOR PLAN - PLANT ROOF - LEVEL 19	B
A11.018	4B1 - FLOOR PLAN - ROOF PLAN - LEVEL 20 - SOLAR PANEL LAYOUT	B
A20 SERIES EXTERNAL ELEVATIONS		
A20.001	4B1 - ELEVATIONS - NORTH WEST AND SOUTH EAST	B
A20.002	4B1 - ELEVATIONS - NORTH EAST	B
A20.003	4B1 - ELEVATIONS - SOUTH WEST	B
A20.004	4B3 - ELEVATIONS - SOUTH EAST & NORTH WEST	B
A20.005	4B3 - ELEVATION - NORTH EAST	B
A20.006	4B3 - ELEVATIONS - SOUTH WEST	B
A20.007	4B3 - ELEVATIONS - PART DETAIL ANNEXE	B
A20.008	4B3 - ELEVATIONS - NORTH WEST ELEVATION	B
A22 SERIES FACADE ELEVATION		
A22.001	FACADE ELEVATION - BR-01 - DESIGN INTENT	A
A22.003	FACADE ELEVATION - BR-02 - DESIGN INTENT	A
A22.012	FACADE ELEVATION - BR-03 - DESIGN INTENT	A
A22.013	FACADE ELEVATION - BR-06 - DESIGN INTENT	A
A23 SERIES PART DETAILED ELEVATIONS		
A23.001	PART DETAILED ELEVATIONS, RESIDENTIAL LOBBY	A
A25 SERIES MATERIAL SCHEDULE		
A25.001	MATERIAL SCHEDULE 01	B
A25.002	MATERIAL SCHEDULE 02	B
A25.003	MATERIAL SCHEDULE 03	B
A30 SERIES SECTIONS		
A30.001	4B1 - LONGITUDINAL SECTION	B
A30.002	4B1 & 4B3 EXISTING CARPARK SECTION	B
A30.003	4B3 - LONGITUDINAL SECTION	B
A30.004	4B3 - CARPARK RAMP SECTION	A
A80 SERIES SHADOW DIAGRAMS		
A80.001	SHADING DIAGRAMS - WINTER SOLSTICE - 0900H - 1400H	B
A80.002	SHADING DIAGRAMS - EQUINOX - 0900H - 1400H	B
A80.003	SHADING DIAGRAMS - EQUINOX - 1305H - 1330H	B
A80.004	SHADING DIAGRAMS - EQUINOX - 1335H - 1400H	B
A80.005	SHADING DIAGRAMS - SUMMER SOLSTICE - 0900H - 1400H	B
A80.006	SHADING DIAGRAMS - EQUINOX - 1335H - 1400H - ADJUSTED PLAZA	B
A80.011	SHADING DIAGRAMS - WINTER SOLSTICE - 1350H - 1400H - No Fence	B
A80.012	SHADING DIAGRAMS - WINTER SOLSTICE - 1350H - 1400H - Fence	B
A80.014	SHADING DIAGRAMS - WINTER SOLSTICE - 1400H - ENLARGED	A
A90 SERIES STREETS CAPES		
A90.001	STREETS CAPES - LITTLE DOCKLANDS DRIVE	B
A90.002	STREETS CAPES - FOOTSCRAY ROAD	B
A100 SERIES APARTMENT TYPES		
A100.000	APARTMENT TYPES SUMMARY	B
A100.000B	APARTMENT TYPES STORAGE SUMMARY	A
A100.001	4B1 - STUDIO TYPES	B
A100.002	4B1 - 1 BEDROOM TYPES 01	B
A100.003	4B1 - 1 BEDROOM TYPES 02	B
A100.004	4B1 - 1 BEDROOM TYPES 03	B
A100.005	4B1 - 1 BEDROOM TYPES 04	B
A100.006	4B1 - 2 BEDROOM TYPES 01	B
A100.007	4B1 - 2 BEDROOM TYPES 02	B
A100.008	4B1 - 2 BEDROOM TYPES 03	B
A100.009	4B1 - 2 BEDROOM TYPES 04	B
A100.010	4B1 - 2 BEDROOM TYPES 05	B
A100.011	4B1 - 2 BEDROOM TYPES 06	B
A100.012	4B1 - 3 BEDROOM TYPES 01	B
A100.013	4B1 - 3 BEDROOM TYPES 02	B
A100.014	4B3 - STUDIO TYPES 01	B
A100.015	4B3 - STUDIO TYPES 02	B

Consultants

- Armitage Jones
Project Manager
- TTW
Structural Engineer
- ARUP
Services Engineer
- RED FIRE
Fire Engineer
- ARCADIA
Landscape Architect

Client

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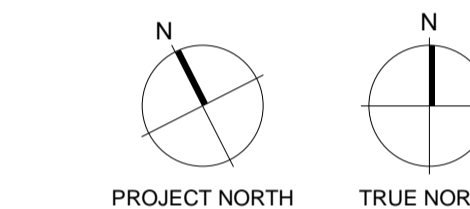
Project Title

9860_District Living Residential Development

Revisions

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

Notes



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Project Title

9860_District Living Residential Development

Drawing Title

LOCATION PLAN

Drawing Status

TOWN PLANNING

Drawing Details

Scale	1 : 2000@ A1
Date	07.12.23
Job No	9860
Drawn	RM
Checked	PS / ST

Drawing No

A01.001

Revision

(B)

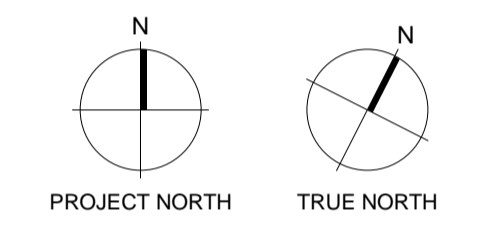
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Revisions

A 07.21.23 Town Planning Submission

Notes

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Project Title

9860_District Living Residential Development

Drawing Title

EXISTING SITE PLAN

Drawing Status

TOWN PLANNING

Drawing Details

Scale	1 : 400 @ A1
Date	07.21.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No

A02.001

Revision

(A)



1 OVERALL - EXISTING SITE PLAN
A20.004 1:400

Revisions

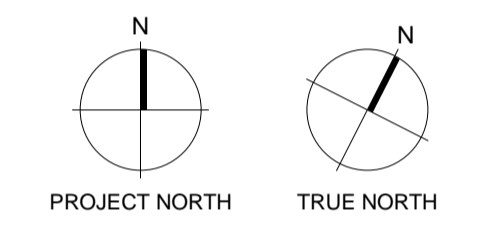
A	07.21.23	Town Planning Submission
B	07.12.23	Town Planning RFI

Notes

All WSUD features beyond the building footprints to be implemented as per the approved stormwater management and landscape plans

DEVELOPMENT SUMMARY

TOTAL GFA	89 292 m ²
RESIDENTIAL NLA	60 614 m ²
RETAIL NLA	834 m ²
APARTMENTS	
STUDIO	173
1 BED	330
2 BED	353
3 BED	67
4 BED	2
PARKING	
CAR	87
BICYCLE	1036
STORAGE CAGE 3M ³	691
4B1 (BUILDING 05) 18 LEVELS	
RESIDENTIAL NLA	19,952 m ² excl balcs.
RETAIL NLA	373 m ²
COMMUNAL AMENITY	
INDOOR:	339 m ²
OUTDOOR:	809 m ²
APARTMENTS	
STUDIO	55
1 BED	105
2 BED incl. soho	120
3 BED	19
TOTAL:	299
PARKING	
CAR	36
BICYCLE	376
PUBLIC PLAZA	1700 m ²
4B3 (BUILDING 02) 23 LEVELS	
RESIDENTIAL NLA	40 662 m ² excl balcs.
RETAIL NLA	461 m ²
COMMUNAL AMENITY	
INDOOR:	1199 m ²
OUTDOOR:	1443m ²
APARTMENTS	
STUDIO	118
1 BED	225
2 BED incl. soho	233
3 BED	48
4 BED	2
TOTAL:	626
PARKING	
CAR	51
BICYCLE	670



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Project Title

9860_District Living Residential Development

Drawing Title

PROPOSED - SITE PLAN - GROUND FLOOR

Drawing Status

TOWN PLANNING

Drawing Details

Scale	1 : 250 @ A1
Date	07.12.23
Job No	9860
Drawn	RM
Checked	PS/ST

Drawing No
A03.001

Revision
B

Revisions

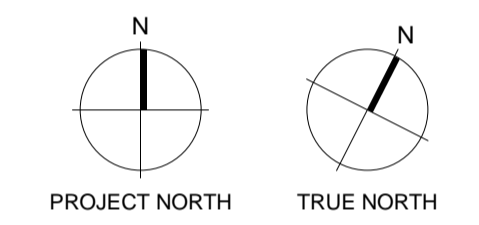
- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

Notes

INFORMATION EXTRACTED FROM:
 SURVEY DATA RECEIVED 09/02/2022
 EASEMENT INFORMATION RECEIVED 18/03/2022
 WFC EAST - DEVELOPMENT PLAN V02_03032022

LEGEND

- BOUNDARY
- PROPOSED PODIUM
- PROPOSED TOWER
- FUTURE DEVELOPMENT
- EXISTING MULTI-STORY CAR PARK
- PROPOSED OUTDOOR AMENITY
- PROPOSED ELEVATED OUTDOOR AMENITY
- PROPOSED VELOWAY



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Project Title
9860_District Living Residential Development

Drawing Title
PROPOSED - OVERALL DEVELOPMENT - ROOF

Drawing Status
TOWN PLANNING

Drawing Details

Scale	1 : 400 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No
A03.005

Revision
(B)