Purpose and background

1. To update the Docklands Coordination Committee about various development-related events at Melbourne Docklands.

Key issues

Harbour Esplanade Redevelopment

2. Stage 1 works for the redevelopment of Harbour Esplanade commenced in June 2010 and were completed ahead of schedule in May 2011. Works associated with the fourth and final row of trees along Harbour Esplanade (harbour side) is currently being undertaken to complement the already green spine between Bourke Street and Docklands Drive.

3. Tram services are now running in the new configuration down the centre of the roadway within a new paved tram reserve. Four new tram platform stops have been installed between Bourke Street and Docklands Drive. The additional length of the platforms is to accommodate new tram rolling stock and increase capacity at peak times and during special events at the Stadium.

4. Pedestrians can now cross Harbour Esplanade’s bicycle, vehicle and tram traffic in one sequence.

5. VicUrban is working with the City of Melbourne and DPCD to define Stages 2 and beyond of the redevelopment, with the Masterplan and supporting business case to follow in the second half of 2011.

Development Announcements and Site Updates

Waterfront City

6. Rectification works to the Southern Star Observation Wheel are progressing well. The inner spoke section of the Wheel is now complete, and two outer spokes have also been erected. All remaining outer spokes are on site and will be installed over the coming weeks. Two outer rim sections are also on site for future erection.

7. Construction upgrade works are currently in progress to enhance Harbour Town Shopping Centre. The new works have been designed to improve the experience for shoppers and include, but are not limited to, the installation of additional escalators, bridges and canopies. Completion of these works is expected in September 2011.

NewQuay

8. MAB Corporation has bought Waterfront City Piazza and adjacent sites from ING Real Estate, and will rename it NewQuay Central. MAB is preparing a new Development Plan for NewQuay Central, including residential apartments and an urban park to be lodged for planning approval in mid 2011.
9. The first residential and public realm projects of MAB’s NewQuay West are almost complete. The Avenues townhouses and public realm projects opened in mid June. The neighbouring developments of Quay Park North townhouses and The Mariner (housing tower owned by Melbourne Affordable Housing) and associated public realm are anticipated for completion by early July. Residents are expected to start moving into the new homes in mid 2011.

10. Planning approval for The Quays residential apartment development (NewQuay East) was granted in early June 2011. The Quays project will deliver more than 500 apartments in two separate towers, with construction expected to commence in July 2011.

11. A planning permit application for the first stage of the NewQuay West Marina was submitted to DPCD in late May. The application proposed a 19 berth Marina and the first stage of a floating public wharf in NewQuay West and the expansion of the public berthing Marina in NewQuay East from 4 to 12 berths.

**Digital Harbour**

12. A revised Development Plan has been submitted to DPCD for review for the Digital Harbour Precinct. The new Development Plan aims to balance the site by introducing residential buildings with other mixed use buildings.

13. DPCD has issued a conditional planning permit to Digital Harbour for Melbourne Water’s new head office at 990 Latrobe Street, with works underway.

14. Digital Harbour is the preferred location in Docklands for an Urban School to service Docklands. A Department of Education and Early Childhood Development feasibility study is currently underway considering this and a couple of other possible locations.

**Victoria Harbour**

15. The revised Development Plan for the Victoria Harbour precinct was approved by DPCD in March 2011. This represents the culmination of more than two years work between the precinct developer, VicUrban, the City of Melbourne and DPCD and establishes a new direction for the development of this precinct.

16. Construction of the Convesso residential development on Bourke Street commenced in May 2010 and is anticipated to be complete by December 2012.

17. Construction of the Serrata residential development on Bourke Street commenced in November 2010 and is anticipated to be complete by August 2012.

18. Construction of the Aurecon commercial office development on Collins Street commenced in May 2011 and is anticipated to be complete by October 2012.

19. Work is underway to finalise an agency design brief for Dock Square – the key area of public realm in the centre of the precinct located at the intersection of Collins and Bourke streets. The design brief will be provided to the precinct developer, Lend Lease, and will trigger a series of design workshops aimed at confirming the design detail of this important public space.

20. Lend Lease has submitted a revised design for the Water Plaza and adjacent public realm areas for review by VicUrban and the City of Melbourne. The Water Plaza constitutes a key node in terms of the Docklands Waterways Strategy, and will accommodate short-term berthing for commercial boats and vessel pick up and drop off facilities. Completion of the Water Plaza will occur in conjunction with the Convesso residential project.
21. The urban art project *The River Runs Through It* located at the Collins Landing plaza adjacent to ANZ was completed in May 2011. An asset transfer strategy for the art work and surrounding public realm has been agreed with the City of Melbourne, and work is underway to facilitate the transfer.

**Yarra’s Edge**

22. Construction continues on Stages 3 and 4 of the Riverfront Town houses with completion scheduled for mid-2012. Stages 3 and 4 will eventually deliver a further 34 dwellings into the precinct.

23. Construction continues on the Yarra Point residential tower. Completion is scheduled for late 2012 and will deliver 201 apartments to the precinct.

24. A Planning Permit application was lodged in April 2011 for the “Array” residential apartment tower. This project includes around 200 apartments and podium townhouses, as well as a dedicated community facility of about 230m² in the base of the building.

25. Mirvac is considering a review of its approved masterplan for its western precinct. A consultant team is expected to be appointed in the next few weeks to conduct this review, which will include VicUrban and the relevant agencies.

**Batman’s Hill**

26. VicUrban on 24 February launched a bid process for its last remaining land parcel. The site, known as Site 5B, 6 and 6A, is approximately 2ha in area. It has Collins and Flinders Street frontages and includes air rights above Wurundjeri Way. The site offers an exciting opportunity to help complete connections between the historic CBD and Docklands.

27. The bid process is occurring in four phases:

27.1. Phase 1: Registrations of Interest (ROI): to register interest in receiving EOI document.

27.2. Phase 2: Expressions of Interest (EOI): open to ROI Registrants from Phase 1.

27.3. Phase 3: Request for Proposal (RFP): open to Short-listed Respondents from Phase 2.

27.4. Phase 4: Contract Negotiations Phase.

28. The ROI phase closed in late March 2011. A total of 22 ROIs were received. In mid April 2011, all those that registered their interest were issued with a Request for Expression of Interest document. The EOI phase closed in early June and EOI submissions are currently being evaluated. A short list of Bidders will be invited to take part in the following phase of the bid process, the RFP phase. The RFP phase is due to commence in mid July 2011.

**Kangan Batman**

29. Construction of Stage 2 of the Kangan Institute ACE Campus is progressing to schedule, with the project completion date remaining September 2011. KBT has progressed the McCrae Street road construction project has progressed to the design phase.

**Collins Square**

30. Following Planning Approval in 2010, Parcel 4A (ATO building) of Collins Square (formerly Village Docklands) is well under construction, with the 45,000m² (GFA) commercial building scheduled to be completed in April 2012.

31. Planning permission for the refurbishment of the Goods Shed South and construction of the Lantern Building was received from the Minister in April 2011. Early works have commenced on the Goods Shed South in line with Heritage Victoria consents.
32. A Planning Permit has been submitted to DPCD for consideration for Lot 4B of Collins Square. The Developer is proposing a 19 Storey commercial tower with associated ground floor retail.

33. A revised Draft Outline Development Plan (ODP) was resubmitted in April 2011 for consideration following amendments as a result of Agency feedback in March. It is the Developer’s intention that this draft ODP replace the currently approved 2007 Plan. In support of the draft ODP the Developer held two public presentations on key aspects of the proposed development during May 2011. All residents of the adjacent V1 residential tower received an invitation, along with neighbouring stakeholders, such as Kangan Institute and commercial body corporate representatives.

**Stadium Precinct**

34. The Bourke Junction development, known as South East Stadium Precinct, has secured NAB for development of a 61,000sqm office on the northern parcel of the site with Bourke street frontage under the existing pedestrian bridge. The Developer lodged a proposed re-design of the 61,000m2 NAB building at 700 Bourke Street with DPCD in March 2011.

35. The Developer appointed the main contractor, Brookfield Multiplex in late April. Early works are progressing on site, with piling works well advanced. The erection of the temporary gantry to the south side of the Bourke Street pedestrian bridge has reached completion with its opening occurring on 21 May 2011. Part demolition of the Bourke Street pedestrian bridge has commenced following the opening of the temporary gantry.

36. The Lacrosse Docklands residential development Stage 1, comprising the eastern tower and part of the podium structure, is well under construction, with practical completion scheduled for mid 2012.

37. An amended planning application has been made by Salta Properties for the 699 La Trobe Street Docklands site. This application has been submitted to DPCD and a detailed assessment is currently underway.

38. An amended planning application was submitted by Premier Capital Developments for the 685 La Trobe Street Docklands site, with approval for a 12 storey commercial building received in early April. The Developer has also finalised an agreement with Charter Hall to acquire a 50% share in the development.

**Central Pier – Stadium Pedestrian Link**

39. VicUrban is currently working with the Atlantic Group, Melbourne Stadiums Limited (Etihad Stadium), Channel 7 and the AFL to improve the pedestrian link between Central Pier and the Stadium’s car park.

40. VicUrban has obtained in principle support for the works from relevant key stakeholders and, following a select tender process, appointed Hassell as lead landscape architects.

41. A series of workshops and stakeholder consultation meetings are ongoing as part of the design development process.

**Community Infrastructure**

42. VicUrban and the City of Melbourne have issued a joint Expression of Interest to Docklands developers who are developing the central precincts of Docklands, offering the first opportunity to locate/develop a library and community centre (DLCC) in their Docklands precinct.

43. To support this commitment, the City and VicUrban will each contribute $4.5 million (inclusive of GST) toward the construction cost of the base building. The City has agreed to meet the costs of all facilities-specific fit-out of the DLCC, such as shelving, furnishings, books, computers, etc.
44. The Expressions of Interest had a 25 March 2011 deadline, following which, an assessment of the submissions received was undertaken. A report was received by the Future Melbourne Committee on 17 May 2011 with a recommendation to progress negotiations with one of the respondents, noting that additional funding is required to deliver the facility. This recommendation was approved and is now taken to the Council meeting of 30 May 2011 for endorsement.

**Docklands Communications**

45. A communications plan has been prepared and progressively rolled out to support engagement for the Second Decade of Docklands project, which is being jointly implemented by VicUrban and the City of Melbourne. Following recent community consultation of the Draft Strategic Directions and Priority Actions, the Second Decade of Docklands plan is being prepared, to be released later this year.

46. Communications advice and support continues to be given regarding the preparation of the Transport Model and Sustainability Strategy for Docklands, which is the subject of a separate report.

**Collaborative Projects**

47. VicUrban is actively working with the City to progress various projects and priorities, including:

   47.1. Second Decade of Docklands Planning and Engagement (subject of a separate report);

   47.2. Neighbourhood Diversity Strategy;

   47.3. Docklands Public Realm Plan;

   47.4. Harbour Esplanade redevelopment plans;

   47.5. Installation of wayfinding signage in key locations;

   47.6. Community Infrastructure Planning;

   47.7. Events in Docklands;

   47.8. Brand Awareness campaigns; and

   47.9. various communication plans.

**Recommendation from VicUrban**

48. That the Committee acknowledge the status of development projects at Docklands.