

Report to the Future Melbourne Committee**Agenda item 6.1****Ministerial Planning Referral: TPM-2022-3
Lot G, 473-505 Docklands Drive, Docklands****2 August 2022****Presenter:** Marjorie Kennedy, Head of Statutory Planning**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee (FMC) of a Ministerial Planning Referral seeking approval for the construction of a 24 storey residential apartment building on the land located at 473-505 Docklands Drive, Docklands (refer attachment 2 – Locality Plan).
2. The applicant is MAB Corporation, the owner is Development Victoria and the architect is Freadman White Architects. The cost of works for the proposed development is \$80,000,000.
3. The site is located within the Docklands Zone Schedule 6 (DZ6) and is covered by the Development Plan Overlay Schedule 7 (DPO7), Design and Development Overlay (DDO) Schedules 12 and 54 and Parking Overlay Schedule 10 (PO10) and is partially covered by a Heritage Overlay Schedule 915 (HO915).
4. The site is located within the NewQuay West Development Plan (Development Plan) area. The amended Development Plan was supported by the FMC on 21 November 2017 and later endorsed by the Minister for Planning on 12 October 2018. It provides an overarching set of concepts, plans and principles that future development and public realm works must be compliant with. The site is identified as Lot G within the Development Plan, which identifies a maximum height of 75 metres.
5. The proposed development seeks an overall building height of 75.57 metres and a Gross Floor Area of 26,495 m², accommodating a total of 192 dwellings and four offices with a combined floor area of 442 m².
6. The Department of Environment, Land, Water and Planning, 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, built form and compliance with Clause 58 Better Apartment Design Standards (BADS).
8. The development is considered to achieve a well resolved response to its strategic, physical and emerging context and is an appropriate response to the approved Development Plan.
9. The proposal provides activated, landscaped residential frontages to the Ron Barassi Senior Park and the future central linear park which intersects the precinct. The highly resolved podium design is broken into segments which reinforce the individual frontages to the residential and parkland settings to the western and southern facades, contrasting with the more active northern façade to Docklands Drive. The design integrity extends above to the angular tower form which is finished with a uniform, concrete 'exoskeleton' in an expressed grid pattern that provides a legible connection to the podium below and makes a positive contribution to the precinct skyline (refer attachment 3 – Selected Plans). These outcomes are in accordance with those sought by the Development Plan.
10. The development will assist in the facilitation of public realm outcomes in accordance with the vision of the Development Plan. The interfaces established around the building provide future opportunities for social spaces and public activity. Integrated landscaping, defined dwelling entrances, along with street trees and new infrastructure within the road reserves will contribute to the activation and amenity of the future public realm within the precinct.
11. The proposal has been designed to meet the objectives of BADS including functional apartment layouts, room depths, window locations, storage, natural ventilation, private open space, accessibility and circulation. This ensures that future occupants will be afforded a high level of internal amenity.
12. The proposal, subject to conditions, achieves a high level of compliance to the Melbourne Planning Scheme and in particular Clause 22.18 – Urban Design within the Docklands Zone.

Recommendation from management

13. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council supports the application, subject to the conditions set out in the delegate report (refer to Attachment 4).

Attachments:

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

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application. 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*. Melbourne City Council therefore has no formal status under the *Planning and Environment Act 1987* in relation to the application.

Finance

2. The proposed development will result in future public realm such as the Linear Park to be vested to Council. All vesting of future assets must be to Council requirements and designed in accordance to the approved Development Plan and the Docklands Design and Construction Standards.

Conflict of interest

3. 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

4. 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

5. Council officers have not undertaken public notice of the application or referred this to any other referral authorities. This is the responsibility of the Department of Environment, Land, Water and Planning acting on behalf of the Minister for Planning.

Relation to Council policy

6. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

Environmental sustainability

7. The Environmentally Sustainable Design report submitted with the application confirms the development will achieve the relevant performance measures set out in Clauses 22.19 (Energy, Water and Waste Efficiency) and 22.23 (Stormwater Management) of the Melbourne Planning Scheme.
8. The recommendation includes permit conditions requiring implementation of the ESD initiatives.

Locality Plan

Page 4 of 8

Lot G – 473-505 Docklands Drive, Docklands



PROPOSED MULTI-RESIDENTIAL DEVELOPMENT LOT G, DOCKLANDS

Attachment 3
Agenda item 6.1
Future Melbourne Committee
2 August 2022

DRAWING REGISTER				
LAYOUT SUBSET NAME	LAYOUT N°	LAYOUT NAME	DRAWING SCALES	REVISION
1 GENERAL				
	1.1	COVER SHEET		REV A
	1.2	LOCATION PLAN	1:500	REV A
	1.3	SITE SURVEY	1:250	REV A
	1.4	SITE PLAN	1:250	REV A
	1.5	EXTENT OF WORKS	AS SHOWN	REV A
2 PROPOSED FLOOR PLANS				
	2.1	BASEMENT FLOOR PLAN	1:100	REV A
	2.2	GROUND FLOOR PLAN	1:100	REV A
	2.3	LEVEL 01 FLOOR PLAN	1:100	REV A
	2.4	LEVEL 02 FLOOR PLAN	1:100	REV A
	2.5	LEVEL 02 MEZZANINE FLOOR PL...	1:100	REV A
	2.6	LEVEL 03 FLOOR PLAN	1:100	REV A
	2.7	LEVEL 04 FLOOR PLAN	1:100	REV A
	2.8	LEVEL 05 FLOOR PLAN	1:100, 1:200	REV A
	2.9	LEVEL 6_TOWER PLAN A	1:100	REV A
	2.10	LEVEL 7-10_TOWER PLAN B	1:100, 1:20	REV A
	2.11	LEVEL 11-23_TOWER PLAN C	1:100	REV A
	2.12	LEVEL 24 ROOF PLAN	1:100	REV A
3 PROPOSED ELEVATIONS				
	3.1	NORTH ELEVATION 1:200	1:200	REV A
	3.2	EAST ELEVATION 1:200	1:200	REV A
	3.3	SOUTH ELEVATION 1:200	1:200	REV A
	3.4	WEST ELEVATION 1:200	1:200	REV A
	3.5	NORTH ELEVATION 1:100	1:100	REV A
	3.6	EAST ELEVATION 1:100	1:100	REV A
	3.7	SOUTH ELEVATION 1:100	1:100	REV A
	3.8	WEST ELEVATION 1:100	1:100	REV A
4 PROPOSED SECTIONS				
	4.1	SECTION AA EAST-WEST	1:200	REV A
	4.2	SECTION BB NORTH-SOUTH	1:200	REV A
5 SHADOW DIAGRAMS				
	5.1	SHADOW DIAGRAM 11AM	1:2000	REV A
	5.2	SHADOW DIAGRAM 12PM & 1PM	1:2000	REV A
	5.3	SHADOW DIAGRAM 2PM & 3PM	1:2000	REV A
6 BADS				
	6.7	BADS STORAGE		REV A
6.1 BADS LAYOUTS				
	6.1.1	GROUND FLOOR PLAN	1:100	REV A
	6.1.2	LEVEL 01 FLOOR PLAN	1:100	REV A
	6.1.3	LEVEL 02 FLOOR PLAN	1:100	REV A
	6.1.4	LEVEL 03 FLOOR PLAN	1:100	REV A
	6.1.5	LEVEL 04 FLOOR PLAN	1:100	REV A
	6.1.6	LEVEL 05 FLOOR PLAN	1:100	REV A
	6.1.7	LEVEL 6_TOWER PLAN A	1:100	REV A
	6.1.8	LEVEL 7-10_TOWER PLAN B	1:100	REV A
	6.1.9	LEVEL 11-23_TOWER PLAN C	1:100	REV A
6.2 BADS DDA				
	6.2.1	LEVEL 02 FLOOR PLAN	1:100	REV A
	6.2.2	LEVEL 6_TOWER PLAN A	1:100	REV A
	6.2.3	LEVEL 7-10_TOWER PLAN B	1:100	REV A
	6.2.4	LEVEL 11-23_TOWER PLAN C	1:100	REV A
6.3 BADS COMMUNAL OPEN SPACE				
	6.3.1	GROUND FLOOR PLAN	1:250	REV A
6.4 BADS INTERNAL CIRCULATION				
	6.4.1	GROUND FLOOR PLAN	1:250	REV A
6.5 BADS LANDSCAPE				
	6.5.1	GROUND FLOOR PLAN	1:250	REV A
6.6 BADS WASTE AND RECYCLING				
	6.6.1	GROUND FLOOR PLAN	1:250	REV A

DEVELOPMENT SUMMARY

COMMERCIAL NLA SCHEDULE	
STOREY	AREA (M ²)
GROUND	8
LEVEL 01	62
LEVEL 02	122
LEVEL 03	122
LEVEL 04	132
TOTAL	446

COMMUNAL OPEN SPACE	
STOREY	AREA (M ²)
TERRACE LEVEL 05	303

BICYCLE PARKING SCHEDULE	
ALLOCATION	QUANTITY
ON SITE: NED KELLY	31
ON SITE: SERGEANT	30
OFF SITE: SERGEANT	32
TOTAL	93

CAR PARKING SCHEDULE	
ALLOCATION	QUANTITY
RESIDENTS	183
COMMERCIAL TENANCIES	3
TOTAL	184

APARTMENTS	
BEDROOMS	QUANTITY
1	75
2	89
3	28
TOTAL	192

AUTHORITY CALCULATION	
TOTAL	AREA (M ²)
	2,6495

Freadman White

81 Crown Street, Richmond VIC 3121
Mobile: +61 411 559 748 Office: +61 3 9942 3359
office@freadmanwhite.com www.freadmanwhite.com
ABn: 81 751 505 936 ACn: 147 872 348

CLIENT
MAB

Lot G
Docklands, VIC, 3008

Lot G
STATUS
TOWN PLANNING

DWG No
1.1
ISSUE
REV A, 12/4/2022

TITLE
COVER SHEET

SCALE
1:1 @ A3

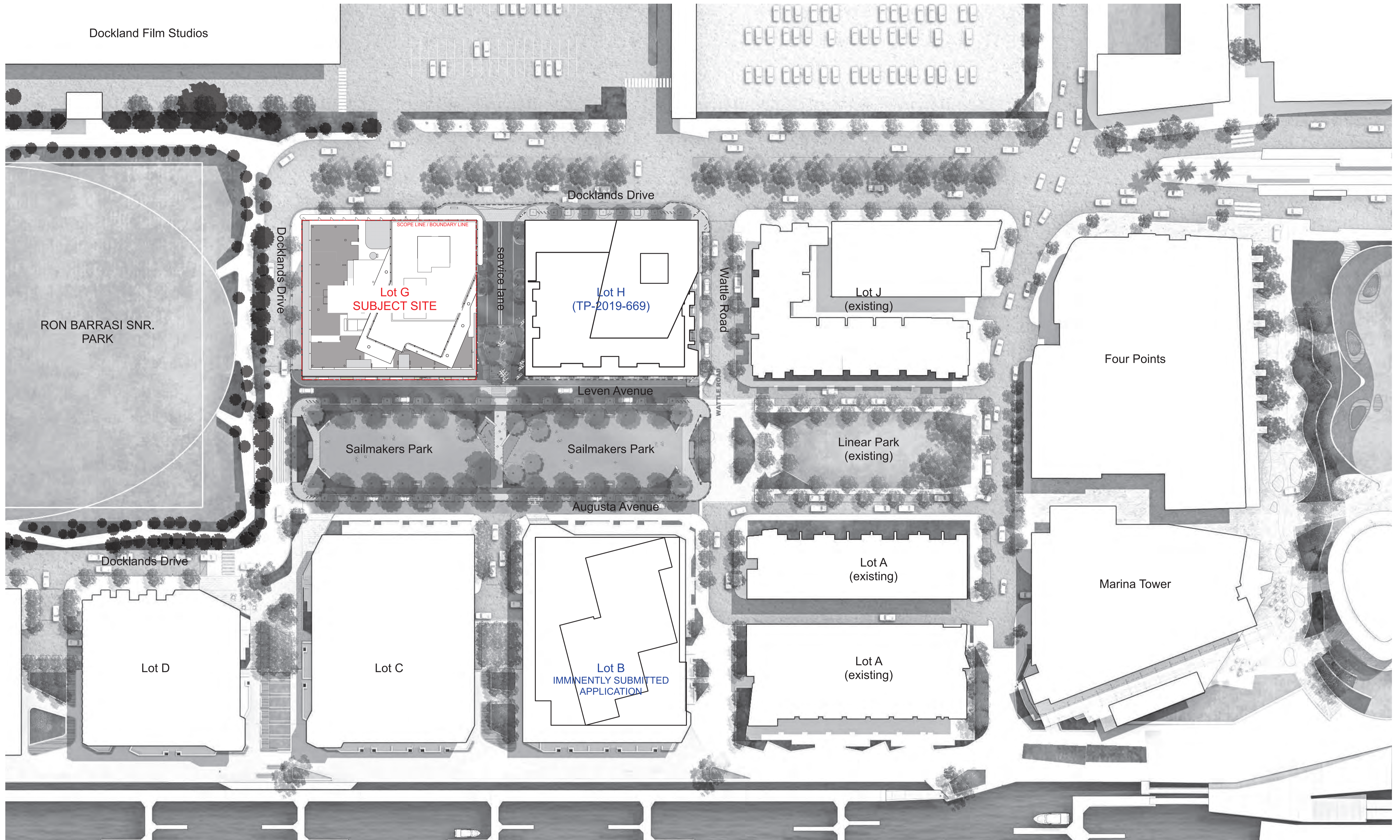


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LOCATION PLAN
 SCALE 1:500 @ A1
 SCALE 1:1000 @ A3

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TITLE
 LOCATION PLAN

SCALE
 1:500 @ A1

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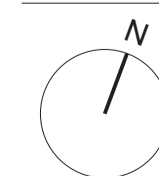
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SITE SURVEY

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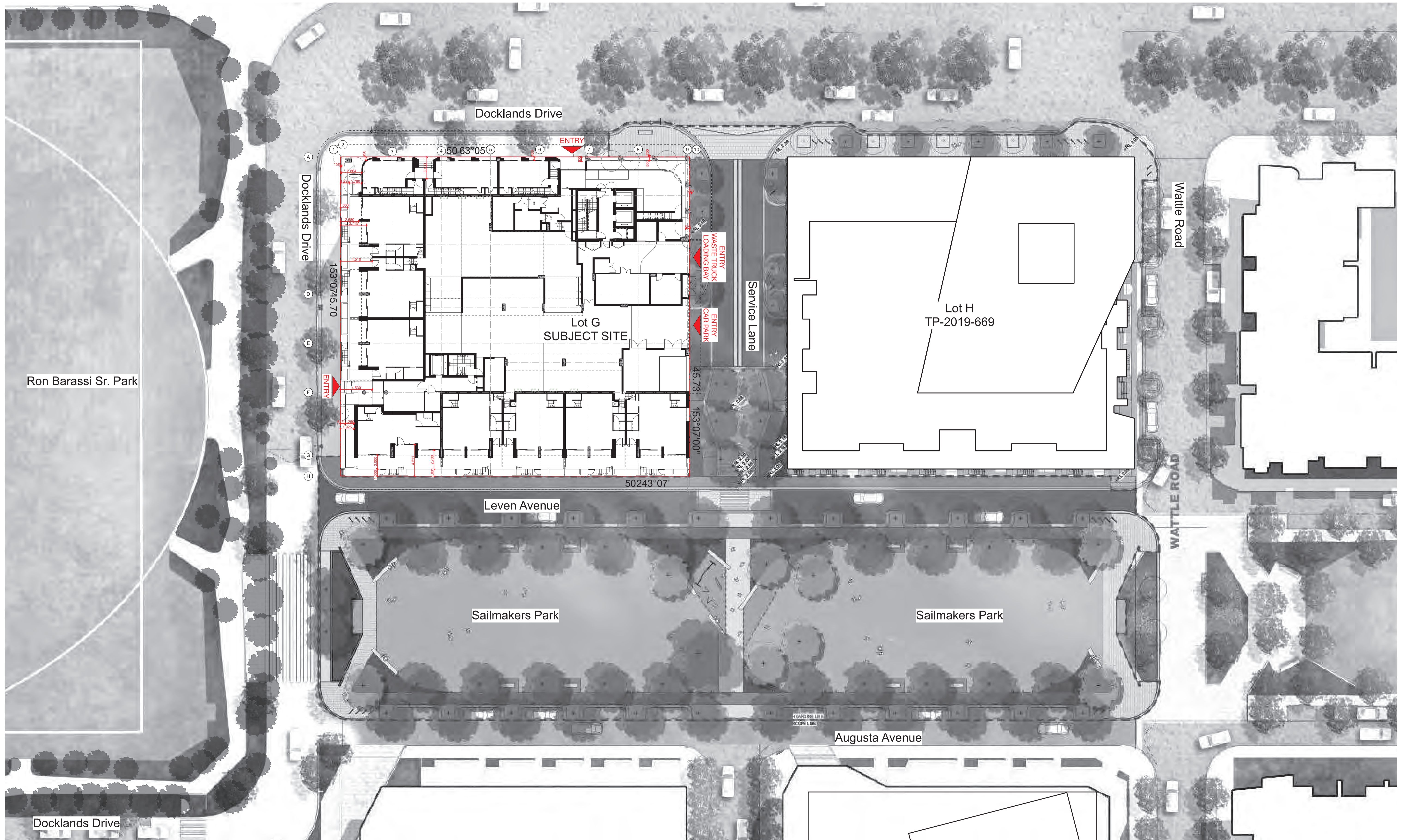
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REV A 12/4/2022



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TITLE
SITE PLAN

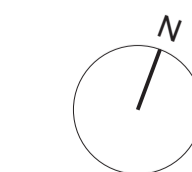
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1:500, 1:250, 1:100 @ A1

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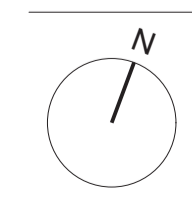
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0. GROUND FLOOR

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CLIENT MAB Lot G, Docklands, VIC, 3008	TITLE EXTENT OF WORKS
Lot G	STATUS TOWNPLANNING
DWG No 1.5	ISSUE REV B - WIP 12/4/2022



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ACOUSTIC NOTES
FOR EXTERNAL WALL AND ROOF
CONSTRUCTION AND GLAZING
THICKNESS, REFER TO
ACOUSTIC REPORT

DOCKLANDS DRIVE



-1. BASEMENT
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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Lot G,
Docklands, VIC, 3008

TITLE
BASEMENT FLOOR PLAN

SCALE
1:100 @ A1

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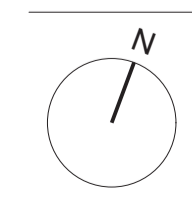
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REV A
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0. GROUND FLOOR
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3

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 Lot G,
 Docklands, VIC, 3008

Lot G

DWG No
 2.2

TITLE
 GROUND FLOOR PLAN

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SCALE
 1:100 @ A1

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ACOUSTIC NOTES
FOR EXTERNAL WALL AND ROOF CONSTRUCTION AND GLAZING THICKNESS REFER TO ACOUSTIC REPORT

DOCKLANDS DRIVE

1. LEVEL 01
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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CLIENT
MAB
Lot G,
Docklands, VIC, 3008

TITLE
LEVEL 01 FLOOR PLAN

SCALE
1:100 @ A1

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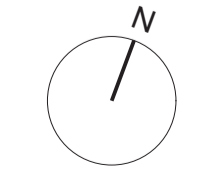
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2. LEVEL 02
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3

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 MAB
 Lot G,
 Docklands, VIC, 3008

TITLE
 LEVEL 02 FLOOR PLAN

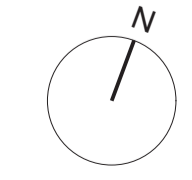
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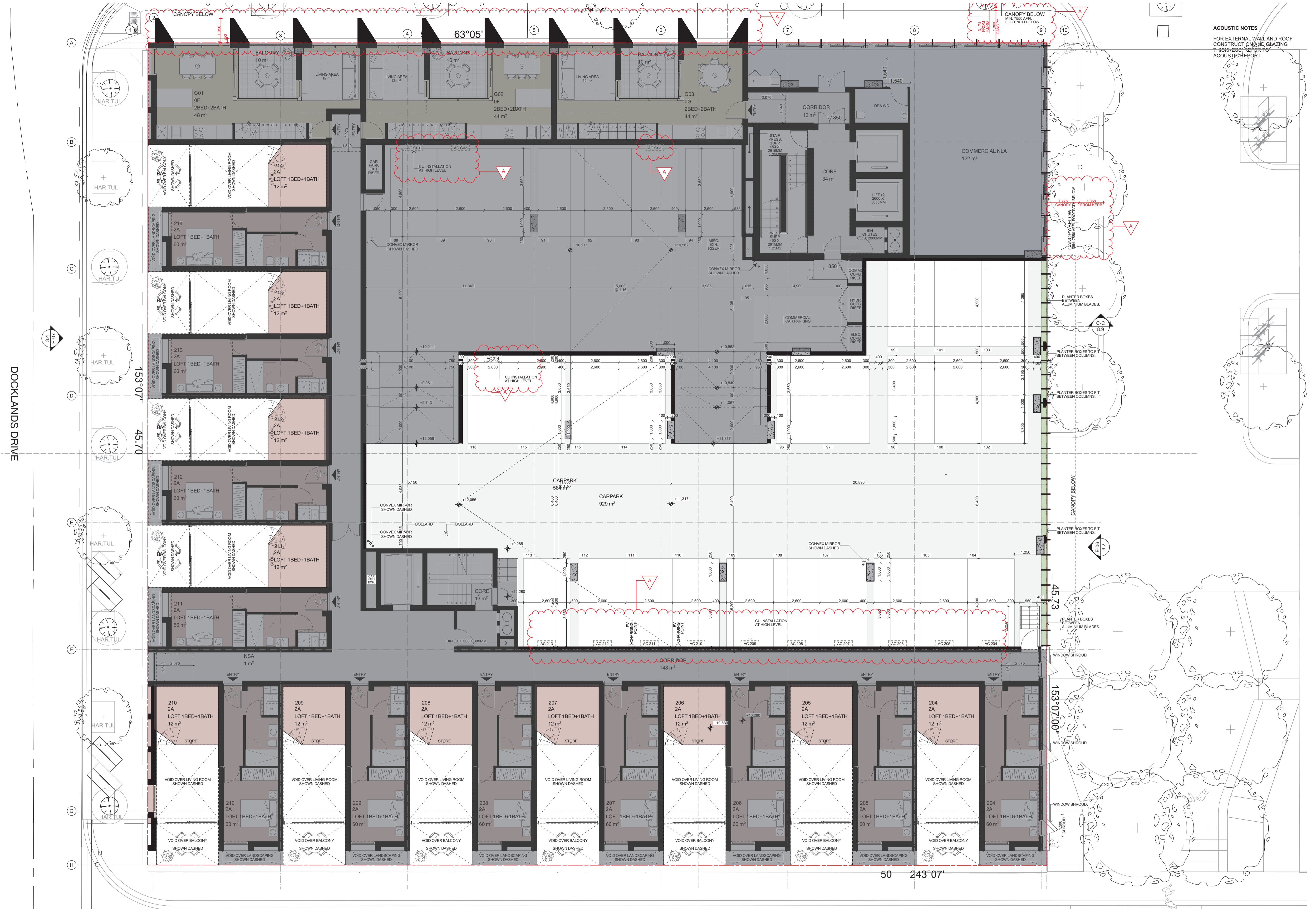


DWG No
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ISSUE
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DOCKLANDS DRIVE

2. LEVEL 02 MEZZ
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3

Freadman White

CLIENT
 MAB
 Lot G,
 Docklands, VIC, 3008

TITLE
LEVEL 02 MEZZANINE FLOOR PLAN

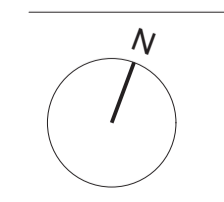
SCALE
1:100 @ A1

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ISSUE
 REV A
 12/4/2022



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DOCKLANDS DRIVE

AA 4.1

3.4 1:200

153.07. 45.70

E 0.0 3.2

F 0.0 3.2

G 0.0 3.2

H 0.0 3.2



ACOUSTIC NOTES
FOR EXTERNAL WALL AND ROOF
CONSTRUCTION AND GLAZING
THICKNESS REFER TO
ACOUSTIC REPORT

3. LEVEL 03
SCALE 1:100 @ A1
SCALE 1:200 @ A3

50 243'07"

Freadman White

CLIENT
MAB
Lot G,
Docklands, VIC, 3008

TITLE
LEVEL 03 FLOOR PLAN

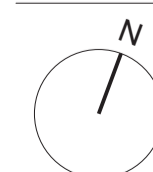
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TOWNPLANNING

DWG No 2.6 ISSUE
REV A 12/4/2022



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DOCKLANDS DRIVE



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FOR EXTERNAL WALL AND ROOF
CONSTRUCTION AND GLAZING
THICKNESS REFER TO
ACOUSTIC REPORT

4. LEVEL 04
SCALE 1:100 @ A1
SCALE 1:200 @ A3

Freadman White

CLIENT
MAB
Lot G,
Docklands, VIC, 3008

TITLE
LEVEL 04 FLOOR PLAN

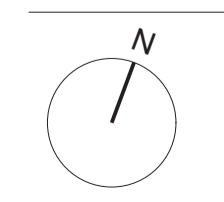
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5. LEVEL 05
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3

Freadman White

CLIENT
 MAB
 Lot G,
 Docklands, VIC, 3008

TITLE
LEVEL 05 FLOOR PLAN

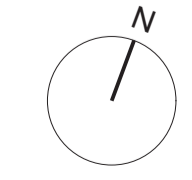
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6. LEVEL 06
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3

Freadman White

CLIENT
 MAB
 Lot G,
 Docklands, VIC, 3008

TITLE
LEVEL 6_TOWER PLAN A

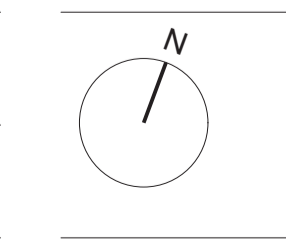
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DOCKLANDS DRIVE

ACOUSTIC NOTES
FOR EXTERNAL WALL AND ROOF
CONSTRUCTION AND GLAZING
THICKNESS REFER TO
ACOUSTIC REPORT

7. LEVEL 07-10
SCALE 1:100 @ A1
SCALE 1:200 @ A3

Freadman White



CLIENT
MAB
Lot G,
Docklands, VIC, 3008

TITLE
LEVEL 7-10_TOWER PLAN B

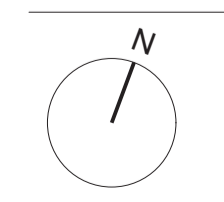
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STATUS
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DWG No
2.10

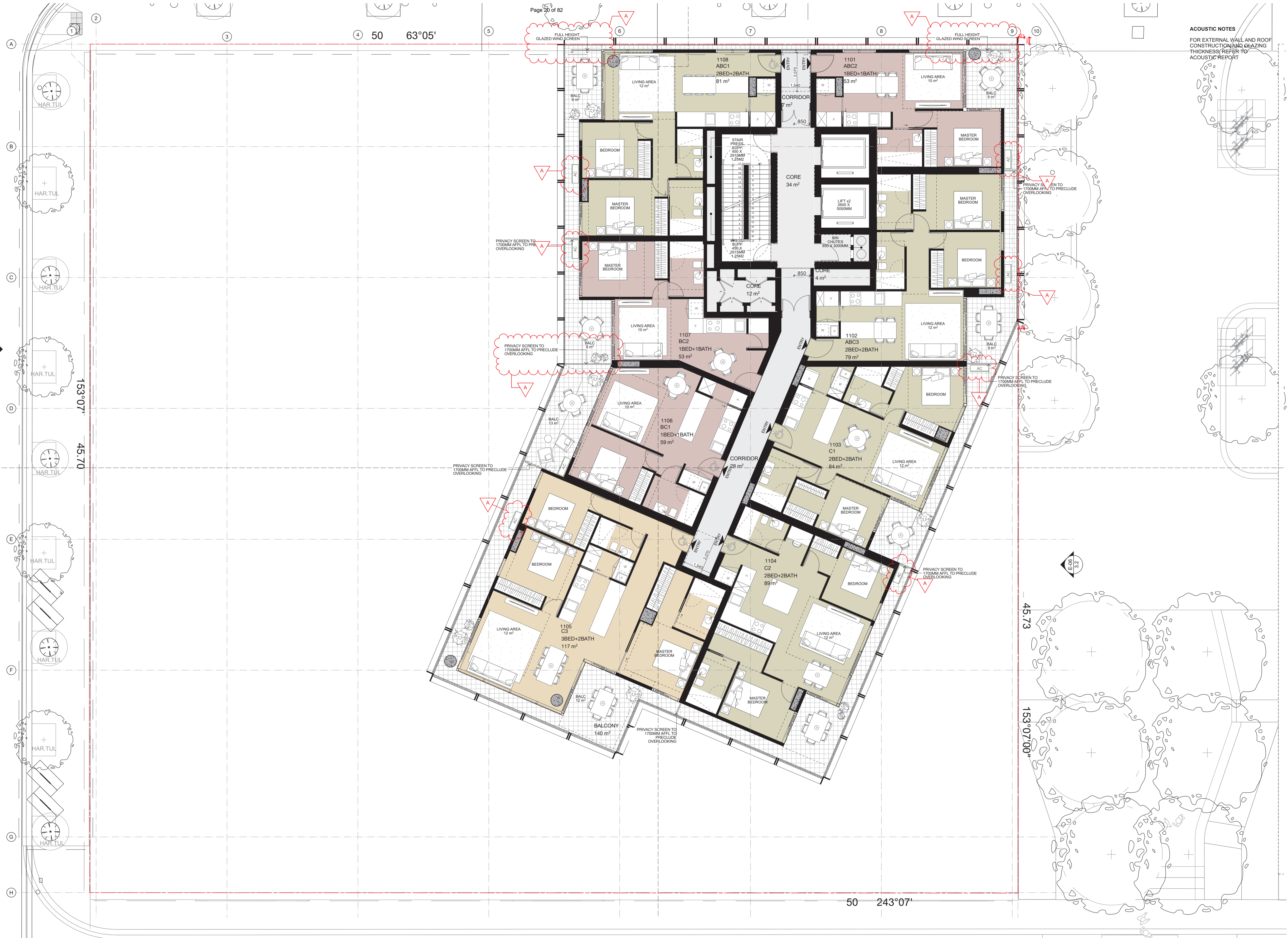
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11. LEVEL 11-23
SCALE 1:100 @ A1
SCALE 1:200 @ A3

Freadman White

CLIENT
MAB
Lot G,
Docklands, VIC, 3008

TITLE
LEVEL 11-23_TOWER PLAN C

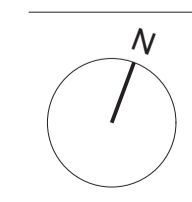
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