1

## Report to the Future Melbourne Committee

## Ministerial Planning Referral: TPM-2022-3 Lot G, 473-505 Docklands Drive, Docklands

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 m<sup>2</sup>, accommodating a total of 192 dwellings and four offices with a combined floor area of 442 m<sup>2</sup>.
- 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.

Agenda item 6.1

2 August 2022

## **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

Attachment 2 Agenda item 6.1 Future Melbourne Committee 2 August 2022

## Lot G – 473-505 Docklands Drive, Docklands



## Page 5 of 82

## PROPOSED MULTI-RESIDENTIAL DEVELOPMENT LOT G, DOCKLANDS

	I	DRAWING REGISTER		
AYOUT SUBSET NAME	LAYOUT N°	LAYOUT NAME	DRAWING SCALES	REVISION
GENERAL	1	1	1	
	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
PROPOSED FLOOR PL	ANS			
	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	REVA
	2.4	LEVEL 02 FLOOR PLAN	1:100	REV A
	2.5	LEVEL 02 MEZZANINE FLOOR PL	1:100	
	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
ROPOSED ELEVATIO	NS			
	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	REVA
	3.4	WEST ELEVATION 1:200	1:200	REV A
	3.5	NORTH ELEVATION 1:100	1:100	REVA
	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
PROPOSED SECTIONS	6		1	
	4.1	SECTION AA EAST-WEST	1:200	REV A
	4.2	SECTION BB NORTH-SOUTH	1:200	REV A
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
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ON SITE: SERGEANT
OFF SITE: SERGEANT
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CAR PARKING SCHEDULE
ALLOCATION
RESIDENTS
COMMERCIAL TENANCIES
TOTAL
APARTMENTS
BEDROOMS
1
2
3

COMMERCIAL NLA SCHEDULE

COMMUNAL OPEN SPACE

BICYCLE PARKING SCHEDULE

TERRACE LEVEL 05

STOREY GROUND LEVEL 01 LEVEL 02 LEVEL 03 LEVEL 04 TOTAL

STOREY

AUTHORITY CALCULATION	
TOTAL	

TOTAL

## Freadman White

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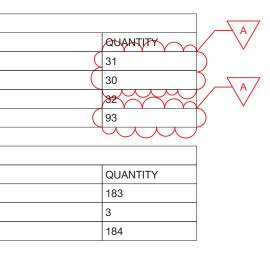
### GENERAL NOTES CLIENT MAB TITLE SCALE COVER SHEET 1:1 @ A3 Lot G Docklands, VIC, 3008 Lot G STATUS TOWN PLANNING DWG No ISSUE REV A, 12/4/2022 1.1

## Attachment 3 Agenda item 6.1 Future Melbourne Committee 2 August 2022

## DEVELOPMENT SUMMARY

AREA (M <sup>2</sup> )
8
62
122
122
132
446

AREA (M <sup>2</sup> )
303



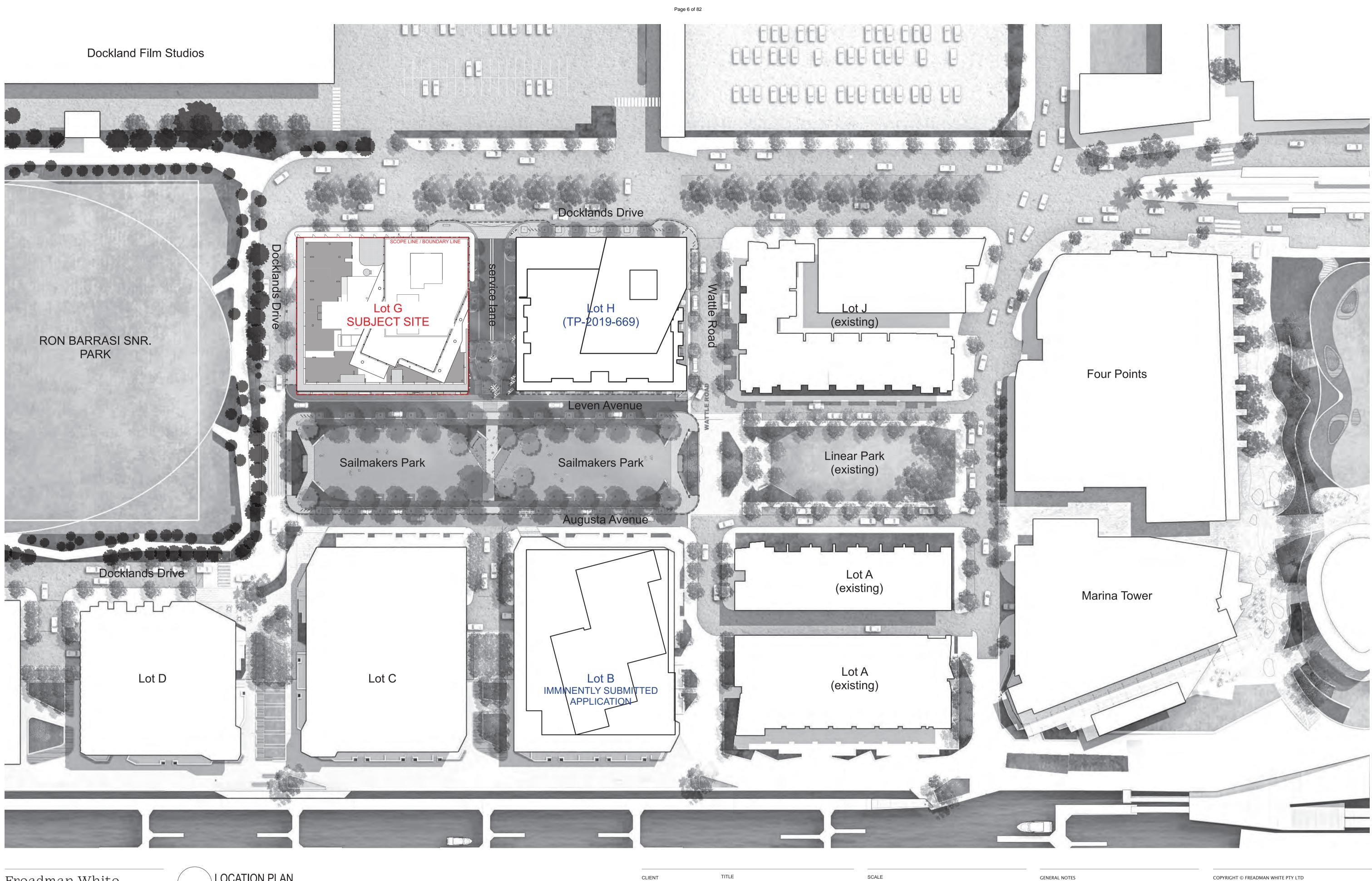
QUANTITY
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89
28
192

AREA (M <sup>2</sup> )
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EVERAL NOTES
L. Builder and or Subcontractor to supply one sample each of the proprietary items, finishes, samples materials and shop drawings for sign off prior to placement of order, fabrication or construction. Once approved one signed item is to be held by the Builder and one duplicate time to be forwarded to Clent's Representative.
2. Do not scale from this drawing – use figured dimensions
3. A signed original of this drawing restained in Freadman White Architects Offices for verification purposes.
4. Information detailed in drawing revisions is for information only and critical dimensions on site including all services fixtures and fittings prior to and during the works. Joinfy Architect to any conflicts discovered prior to proceeding.

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These drawings are approximate only. Assessments and evalua must be verified by the relevant authorities. Figured dimensions be used in preference to scaled dimensions. The Architect must notified of any discrepancies. All work shall be carried out in accordance with the relevant Planning and Building authorities, accordance with the relevant Planning and Building ; code of Australia, local laws and all relevant Australi Copyright all rights reserved. This work is copyright reproduced or copied in any form or by any other m electronic or mechanical including observations. permission of Freadman White Architects. Any I implied, to use this document for any purpose v to the terms and of the agreement or implied as Freadman White Architects and the instructing context he used for construction purpose with





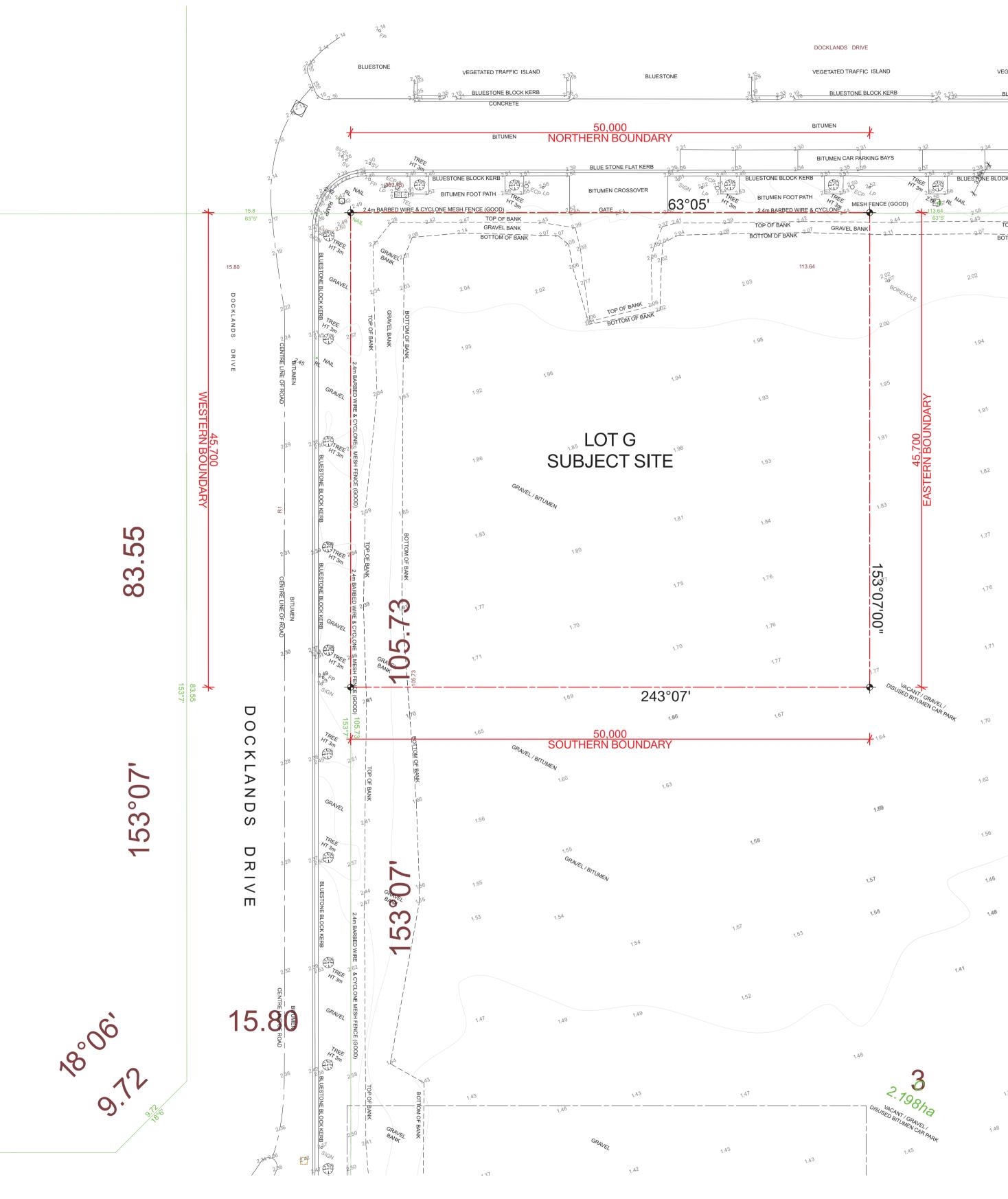
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Builder and or Subcontractor to supply one sample each of the proprietary items, finishes, samples materials and shop drawings for sign off prior to placement of order, fabrication or construction. Once approved one signed item is to be held by the Builder and one duplicate item to be forwarded to Client's Representative.

Do not scale from this drawing – use figured dimensions A signed original of this drawing is retained in Freadman White Architects Offices for verification purposes.

Information detailed in drawing revisions is for information only and may not be indicative of all changes made.

5. Builder and or Subcontractor to confirm set outs, levels, setbacks and critical dimensions on site including all services fixtures and fittings prior to and during the works. Notify Architect to any conflicts discovered prior to remember of the second sec to proceeding.



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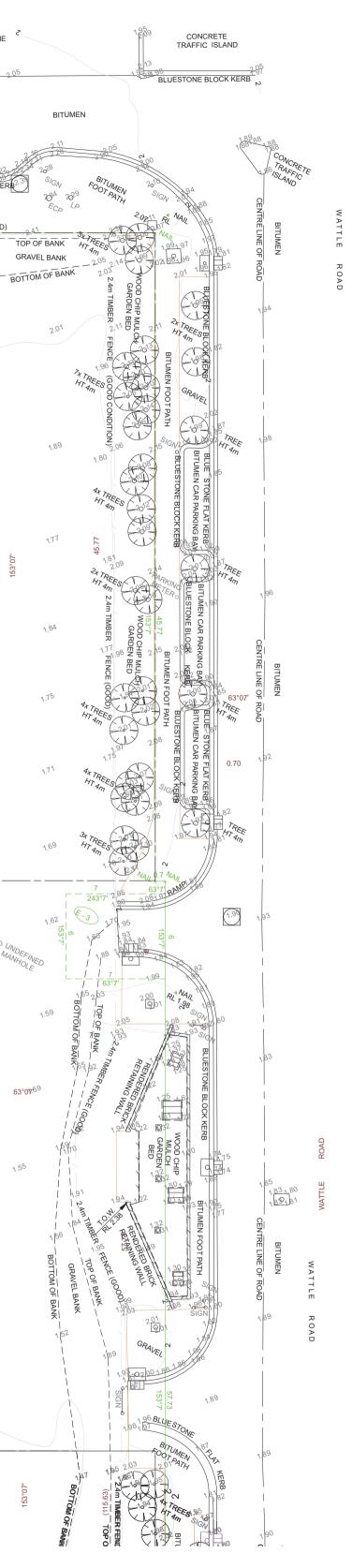
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Lot G, Docklands, VIC, 3008 TITLE

SITE SURVEY

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ISSUE REV A 12/4/2022 ACOUSTIC NOTES FOR EXTERNAL WALL AND ROOF CONSTRUCTION AND GLAZING THICKNESS, REFER TO ACOUSTIC REPORT



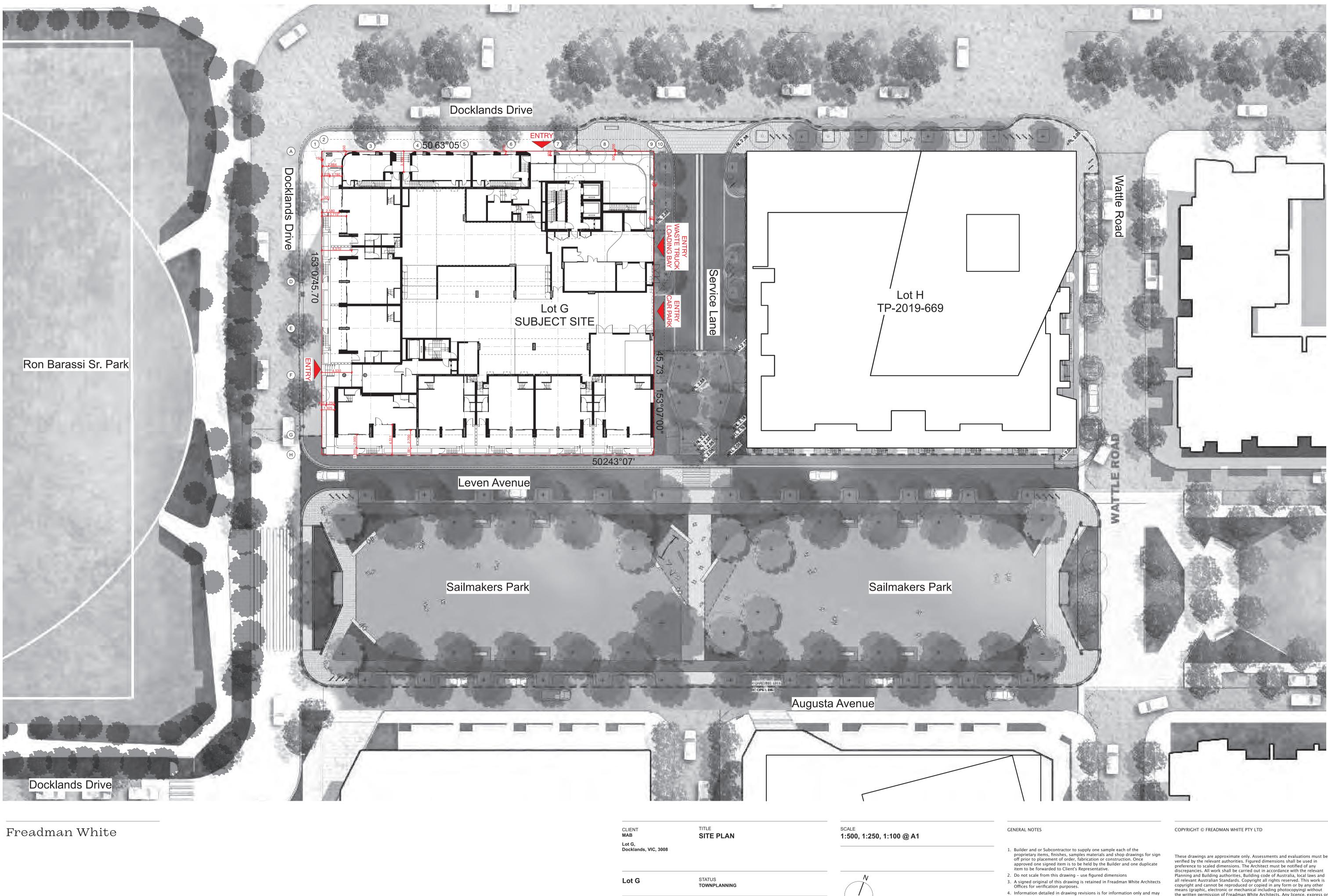
## RAL NOTES

uilder and or Subcontractor to supply one sample each of the proprietary items, finishes, samples materials and shop drawings for sign off prior to placement of order, fabrication or construction. Once pproved one signed item is to be held by the Builder and one duplicate tem to be forwarded to Client's Representative.

o not scale from this drawing – use figured dimensions signed original of this drawing is retained in Freadman White Architects ffices for verification purposes.

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uilder and or Subcontractor to confirm set outs, levels, setbacks and ritical dimensions on site including all services fixtures and fittings prior o and during the works. Notify Architect to any conflicts discovered prior o proceeding. COPYRIGHT © FREADMAN WHITE PTY LTD



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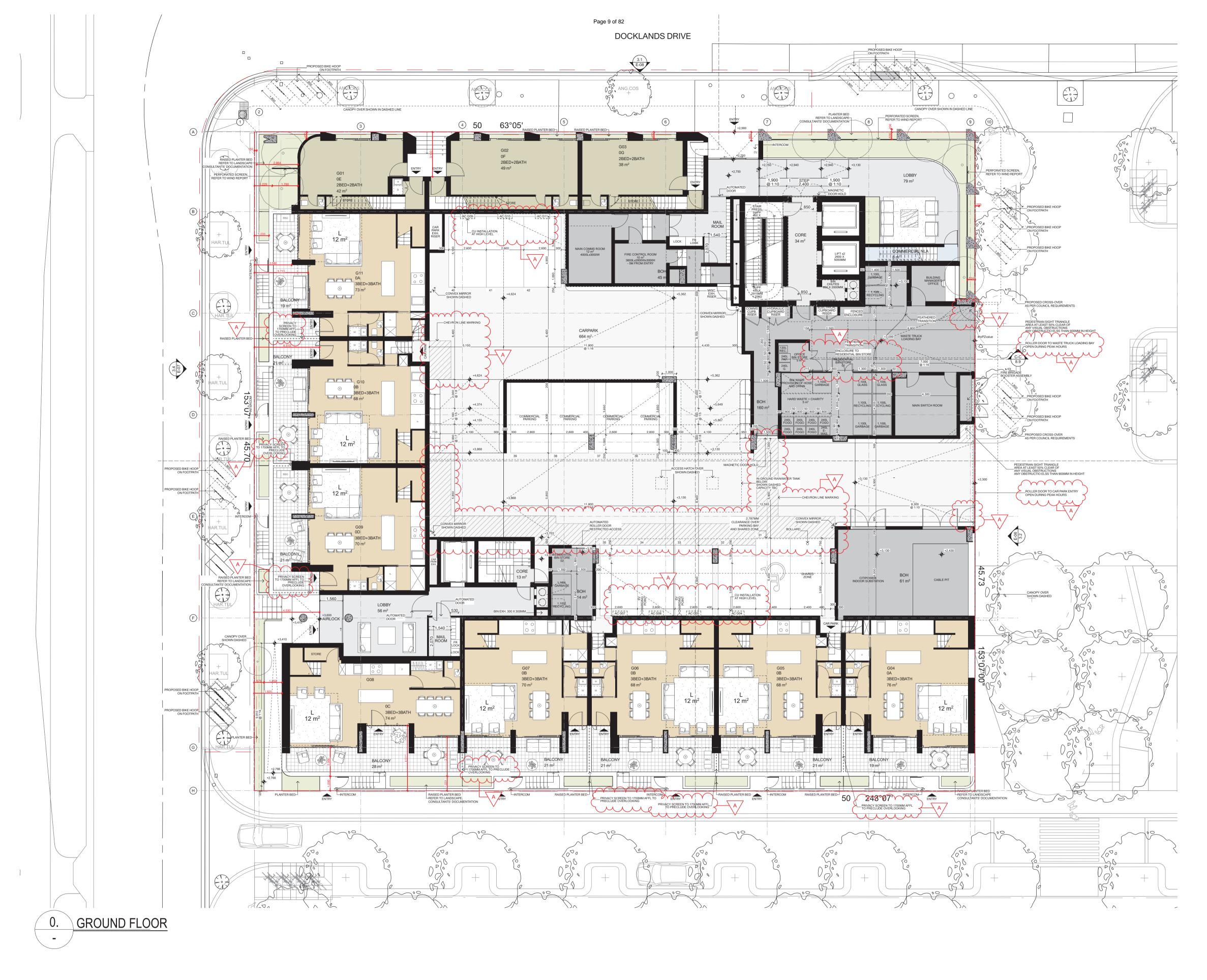
ISSUE **REV A** 

12/4/2022

Page 8 of 82

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5. Builder and or Subcontractor to confirm set outs, levels, setbacks and critical dimensions on site including all services fixtures and fittings prior to and during the works. Notify Architect to any conflicts discovered prior to proceeding.



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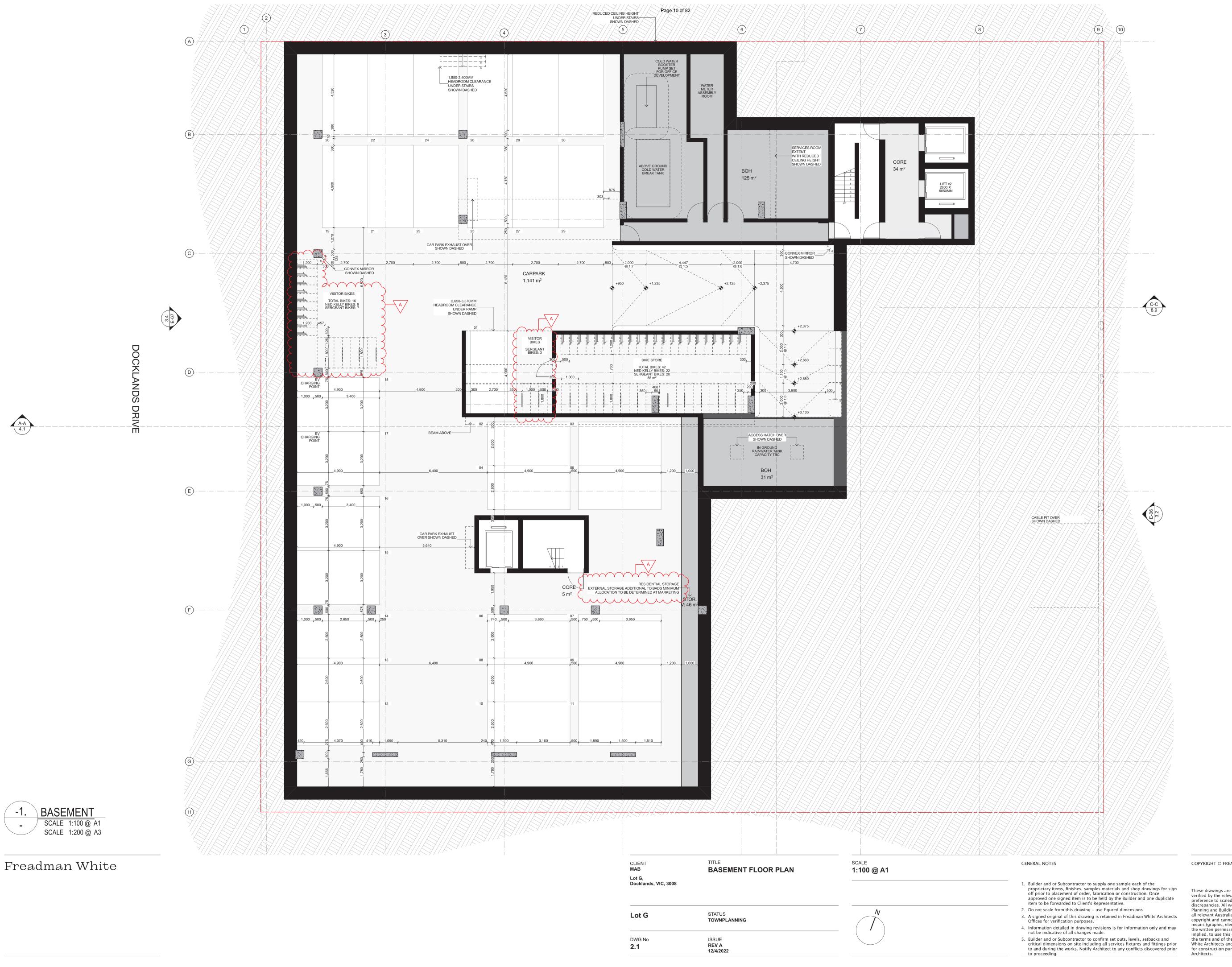
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These drawings are approximate only. Assessments and evaluations must be verified by the relevant authorities. Figured dimensions shall be used in preference to scaled dimensions. The Architect must be notified of any discrepancies. All work shall be carried out in accordance with the relevant Planning and Building authorities, Building code of Australia, local laws and all relevant tables and converte all relevant to the second of the second of

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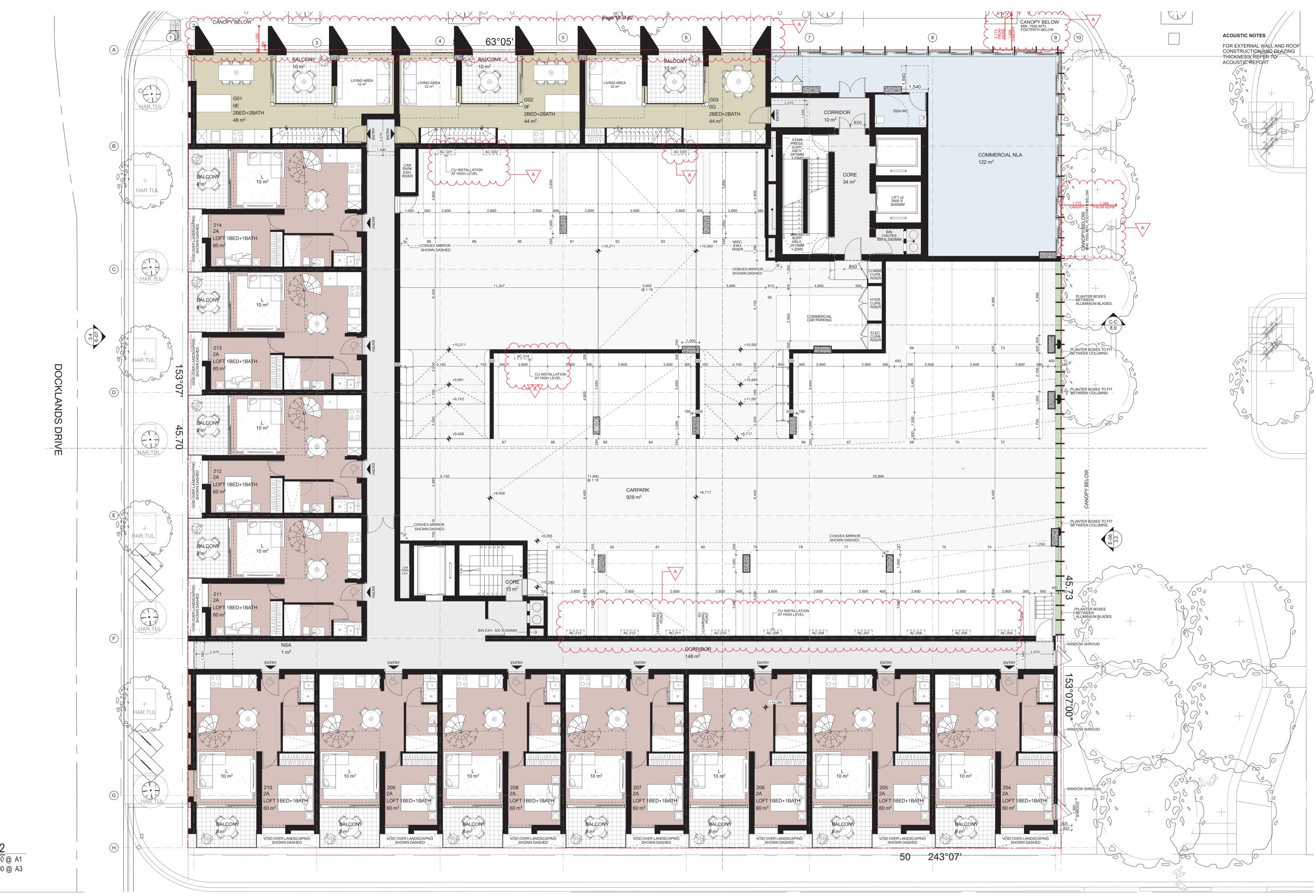
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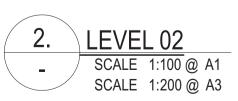
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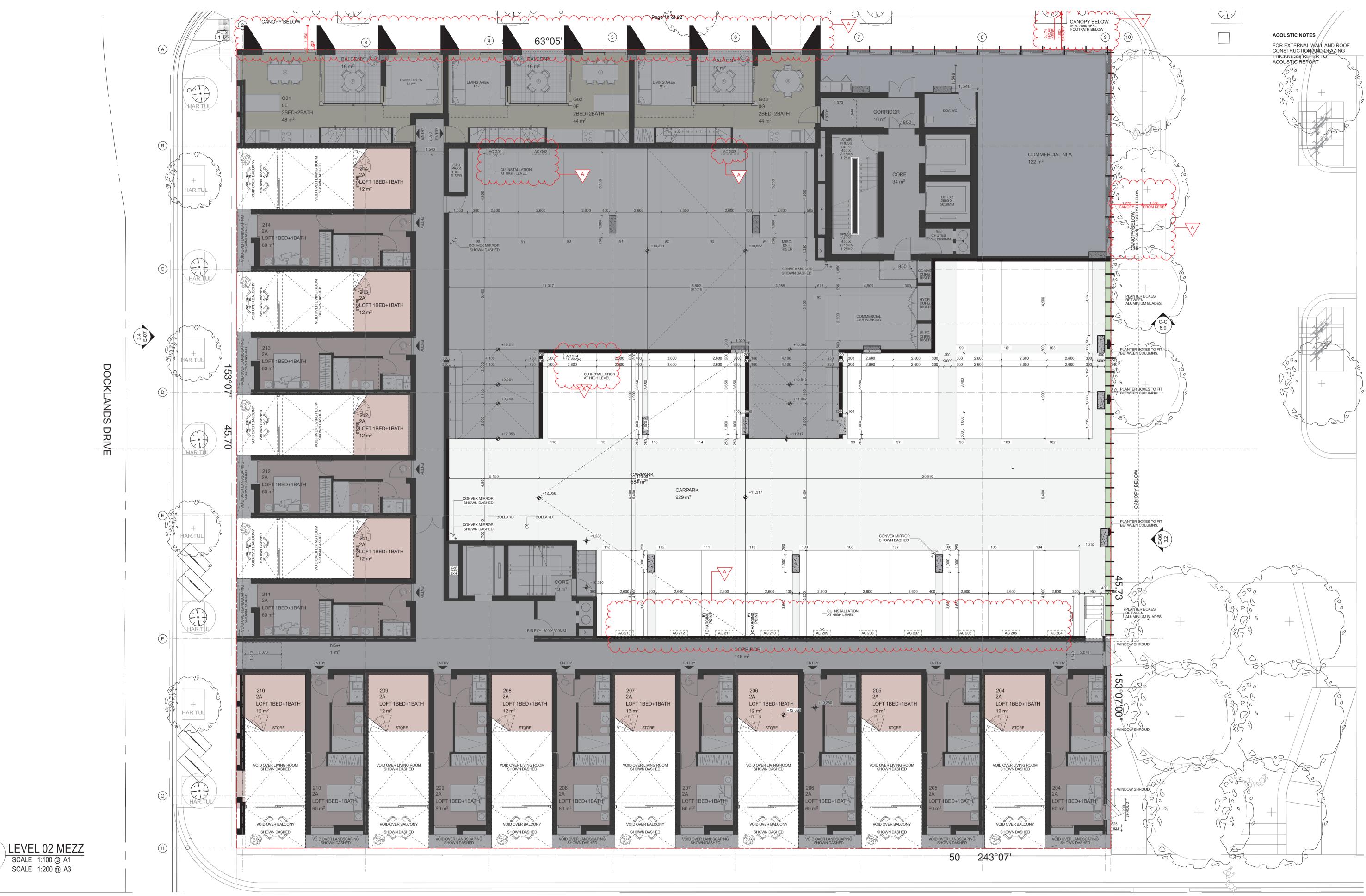
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CLIENT MAB	TITLE LEVEL 04 FLOOR PLAN	SCALE 1:100 @ A1
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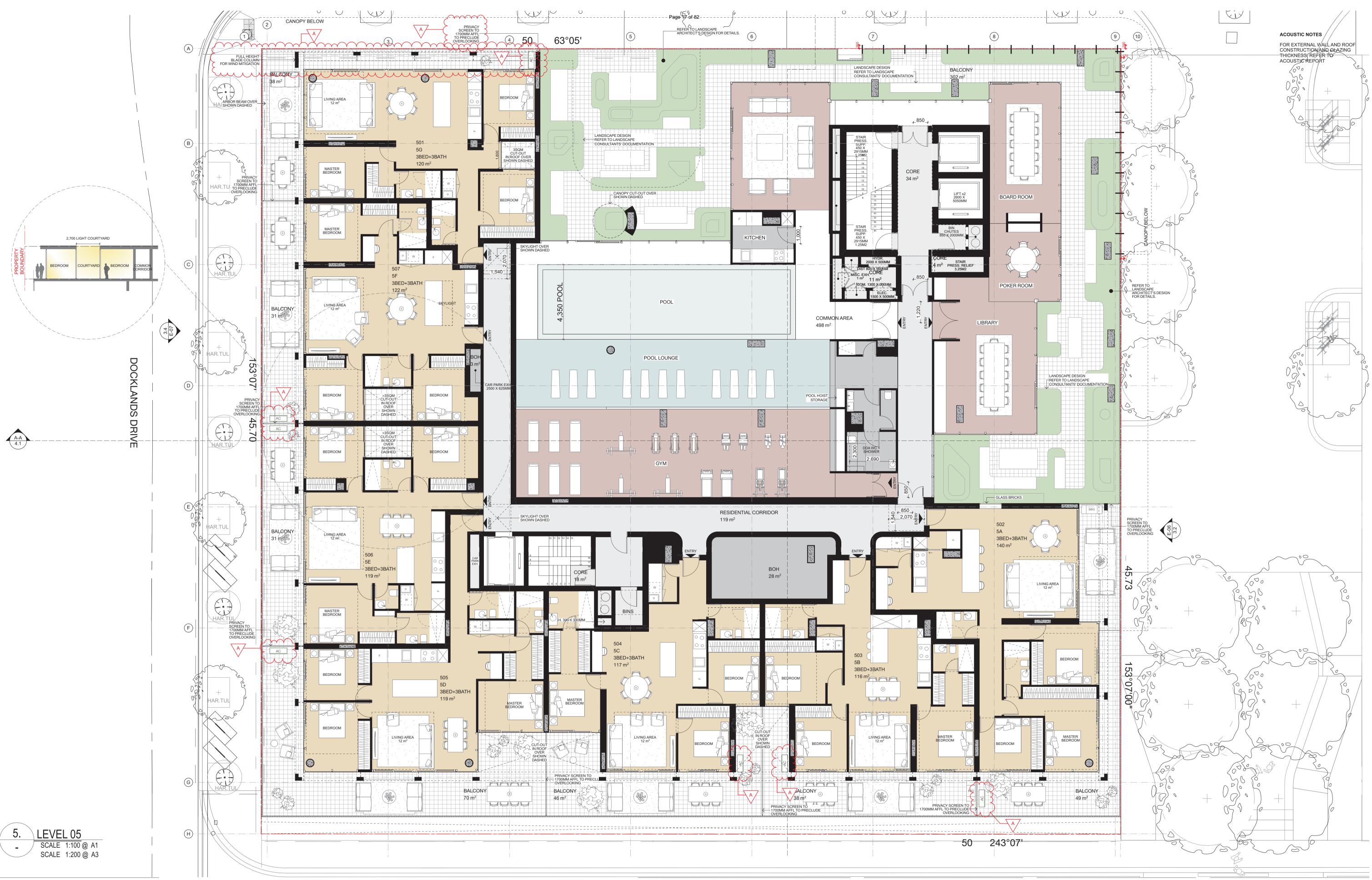
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CLIENT MAB	TITLE LEVEL 05 FLOOR PLAN	scale <b>1:100, 1:200 @ A1</b>	
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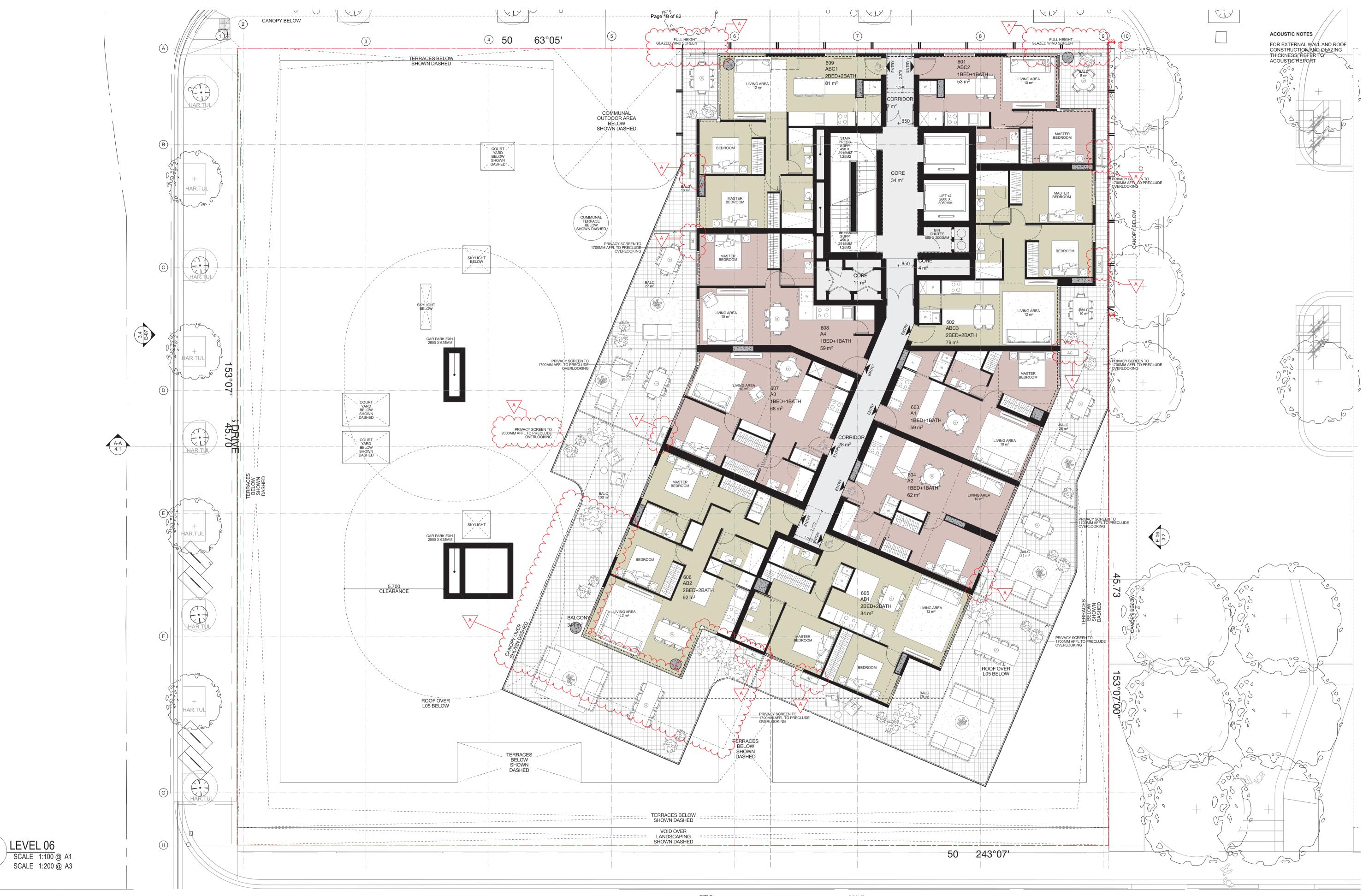
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## RAL NOTES

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CLIENT MAB	TITLE LEVEL 7-10_TOWER PLAN B	scale <b>1:100, 1:20 @ A1</b>	
Lot G, Docklands, VIC, 3008			
Lot G	STATUS TOWNPLANNING		
DWG No <b>2.10</b>	ISSUE REV A 12/4/2022		

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CLIENT MAB	TITLE LEVEL 11-23_TOWER PLAN C	SCALE 1:100 @ A1	
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Lot G	STATUS TOWNPLANNING		
DWG No 2.11	ISSUE <b>REV A</b> 12/4/2022		

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