

Melbourne Docklands

In Perspective

One of Australia's premier waterfront urban renewal projects





In the spirit of reconciliation, Development Victoria respectfully acknowledges the Traditional Owners of the country now known as Docklands. We recognise and respect their continuing cultural heritage and connection to the land. We pay our respects to their Elders, past and present.

Steve Ulula Parker
Yinga Biik Birranga-ga
[Sing land and Country]
2020

Steve Ulula Parker is a Boon Wurrung, Yorta Yorta and Erub artist living on Millowl (Phillip Island).

This artwork represents the Victorian coastline, including our two great bays Nairm (Port Phillip Bay) and Murranbik (Western Port Bay), rendered in warm ochre. The circle motifs in the artwork represent the meeting places and campfires of Victoria's 40+ Aboriginal language groups, each connected with song lines. The Kulin creator spirits Bundjil the eagle and Waa the crow can be seen reflected in the warreeny [sea].

Development Victoria

Development Victoria creates a sense of place and prosperity through development, urban renewal and the establishment of cultural, recreational and civic facilities across Victoria.

At Development Victoria, we're passionate about making our state a great place to be today and for generations to come. By developing and revitalising public land and buildings, we create vibrant community spaces and secure, sustainable homes.

As the Victorian Government's development arm, we are a statutory authority wholly owned by government and guided by its policy ambitions – applying expertise and experience to deliver social and economic outcomes, for all Victorians.

“We have partnered with the private sector to create a blend of commercial, residential and community spaces that gives Docklands its distinctive sense of place. And for me, the waterfront enhances the unique experiences offered by this vibrant part of our city.”

Angela Skandarajah
Chief Executive Officer, Development Victoria



Development Victoria Evolution

A Vision to Bring Docklands Back to Life

Melbourne Docklands is one of Australia's largest urban renewal projects, thanks to ongoing investment by the Victorian Government. After more than 25 years and with almost two-thirds of the original plans now complete, Docklands has a life of its own, with businesses and communities embracing its unique spaces and spectacular waterfront location.

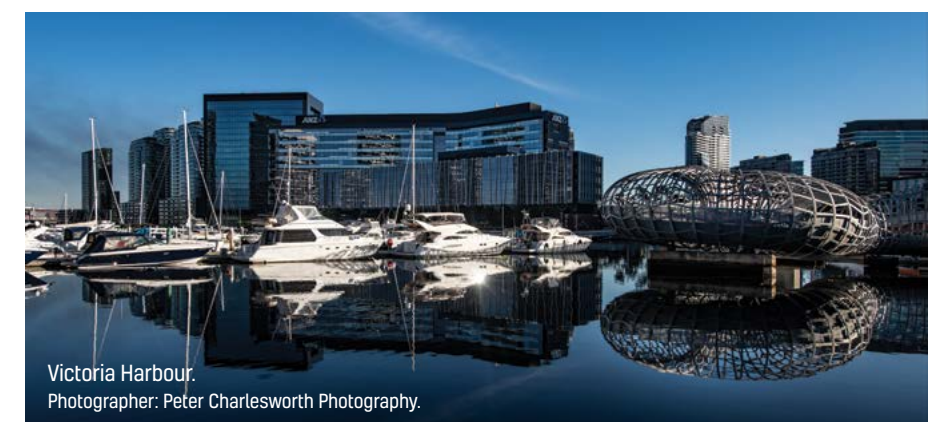
When the Victorian Government charged Development Victoria (originally Docklands Authority) with responsibility for Docklands in the 1990s, it was a derelict wasteland on the edge of the city.

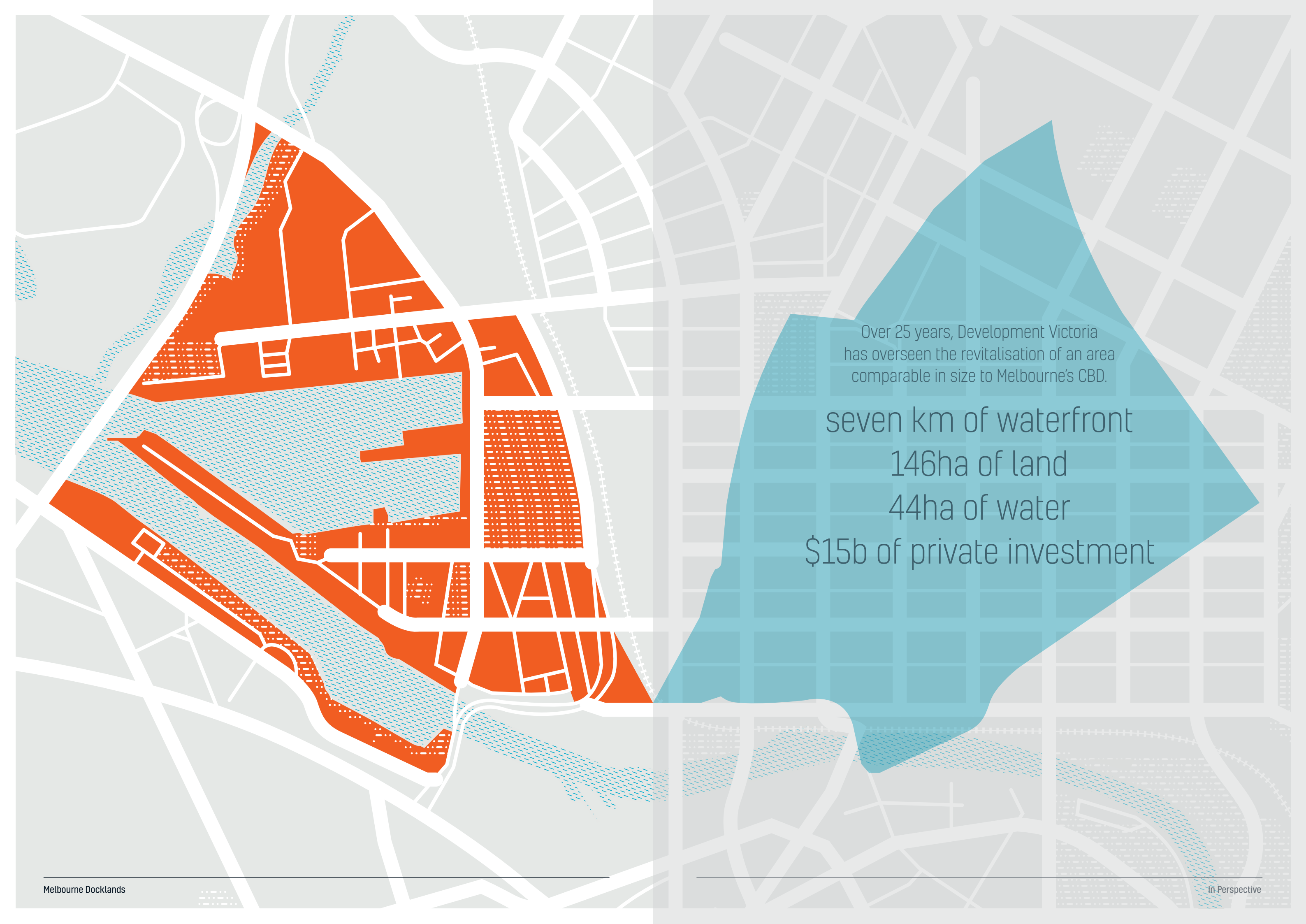
Today, as a result of visionary planning and a commitment to high quality development, Docklands boasts major commercial tenants including ANZ, NAB, KPMG, Lendlease and Medibank Private. It is home to award-winning residential developments, modern commercial, retail and community spaces, art installations and diverse open spaces that merge seamlessly with Melbourne's CBD. As Docklands grows,

it continues to emerge as an innovative and dynamic community.

A vast urban renewal project of eight distinct precincts comprising residential, commercial, retail, dining and leisure facilities, Docklands has reconnected central Melbourne with its historic waterfront.

Commencing in 1997, construction was originally anticipated to be completed in 2025. However, in 2021 with updated master planning underway for some precincts, the vision for Docklands has continued to evolve and the completion date has been extended.





Over 25 years, Development Victoria
has overseen the revitalisation of an area
comparable in size to Melbourne's CBD.

seven km of waterfront
146ha of land
44ha of water
\$15b of private investment

"Inspired by Docklands' history and the unique character of its location, we have now delivered two hotels and luxury apartments, including the first purpose-built Marriott hotel in Australia in more than 20 years.

Our investment was driven by the benefits Docklands has to offer visitors and residents – access to high quality services and amenities right at your doorstep. Docklands offers a unique convenient lifestyle in Melbourne, which we have seen become desirable in other metropolis cities like New York, London, Singapore, and Hong Kong.

Development Victoria's passion for Docklands and its solutions-driven, collaborative approach to the partnership meant that we could create something that would be a clever and positive contribution to the precinct."

Nancy Cao
Chief Operating Officer, Capital Alliance



Image courtesy of Capital Alliance.



"Shaping Melbourne's skyline for over twenty-five years has been a great responsibility for MAB.

NewQuay in Docklands represents a shared vision to establish a place where liveability, public space and architecture are brought to the fore. We've taken great pride in collaborating with Melbourne's best talent to deliver an evolving waterside neighbourhood with enduring quality and character."

Andrew and Michael Buxton
Founders, MAB Corporation

Image courtesy of MAB Corporation.



Early 1900s



2020

Photographer: Impress Air.

Changing the Fabric of Victoria

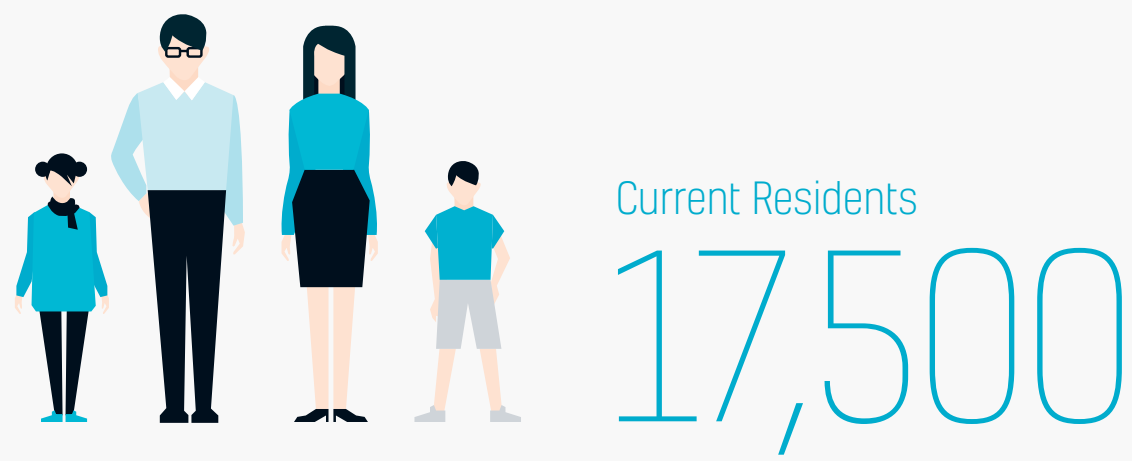




Image courtesy of Lendlease.

“Our long-standing partnership with Development Victoria has seen the regeneration of two of Melbourne’s most transformative city precincts, in Victoria Harbour and Melbourne Quarter.

Through a shared vision to develop beautiful places for the growing Docklands community, we’ve collaborated to create connected places where innovation and businesses thrive, visitors are welcome and residents feel at home.

With placemaking at the heart of everything we do, these precincts are rich in green, public spaces and amenity designed to improve wellness and foster social connection.”

Brian Hertlhy
Executive Development Director, Lendlease



Image courtesy of AsheMorgan.

“The continued investment in infrastructure and regeneration of The District Docklands shopping precinct ensures that it is purpose-built for the future, provides a seamless extension of Melbourne’s CBD, and delivers a complete offering that attracts both leisure and corporate visitors.

Retail and tourism are crucial to Victoria’s rebuild post-COVID-19. As a multi-purpose destination, The District Docklands continues to attract exciting partners, retailers and, most importantly, customers, who want to shop, stay, dine and be entertained. AsheMorgan’s continuing commitment to the regeneration of the broader precinct represents an ongoing investment in the Victorian economy.”

Andrew Whiteside
Development Director, AsheMorgan



Image courtesy of Mirvac.

“In partnership with the Victorian Government and Development Victoria, Mirvac has been reimagining urban life in Docklands for more than 20 years, with our award-winning Yarra’s Edge precinct now home to over 3,000 residents.

This long and valued partnership has been key to us delivering an exceptional riverfront living environment where the community enjoys lush established parklands, complete with playgrounds; waterfront boardwalks; elite health and wellness centres, retail, dining and Marina YE. Our shared vision for the future of Yarra’s Edge continues to evolve, with more than 1000+sqm of retail planned, as well as luxury apartment buildings.

When passionate teams come together, they deliver extraordinary outcomes, and the regeneration and transformation of the former wharves into the thriving Yarra’s Edge waterfront precinct, is testament to our partnership with Development Victoria.”

Elysa Anderson
Mircac General Manager for Residential Victoria

“When you think about the past industries that shaped the character on the site – tanneries, meat rendering, gasworks and chemical works, you realise the size of the job faced. Once upon a time the Queen’s Warehouse was the royal mint, and that would have deposited mercury, arsenic and all sorts of contaminants. So the decontamination and remediation work is fascinating. Docklands has gone from being one of the dirtiest areas in Melbourne to one of the cleanest, with one of the largest concentration of 5 and 6 Star rated green buildings in the southern hemisphere.”

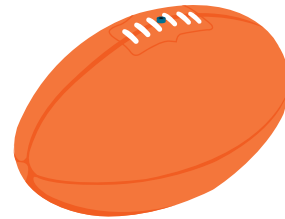
Geoff Ward
Group Head Precincts, Development Victoria



In the **early 1990s**, the Victorian Government initiated the renewal of Docklands as a way to stimulate the Victorian economy and revitalise hectares of derelict land on the edge of the city. The vision was to create a vibrant and economically successful precinct that would provide a grand new gateway to the city where Melburnians could live, work and visit.



Construction commenced on the **Bourke Street Bridge**, connecting the CBD to Docklands.



The \$460M **Colonial Stadium** opened on 9 March 2000 with the first AFL match between Essendon and Port Adelaide before a crowd of 43,012 people. The stadium hosted 56 events and over 1.7 million people in its first year.



Webb Bridge, a pedestrian and cycling link from Victoria Harbour across the Yarra River to Yarra’s Edge, inspired by the reed-woven eel traps of the Wurundjeri, was officially opened. Photographer: Robert Blackburn Photography.



Route 48 Tram was extended along Collins Street to Victoria Harbour and the City Circle tram down Docklands Drive. Photographer: Sarah Louise Photography.

The Harbour Family and Children’s Centre Docklands’ first purpose-built community infrastructure, the Harbour Family and Children’s Centre, opened in 2009.

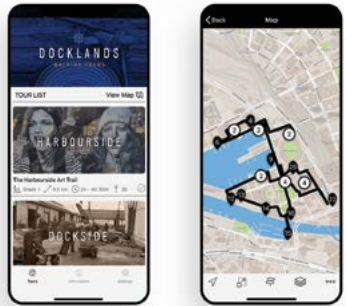


25 years

A quarter of a century in the making, the renewal of Docklands has established an entirely new suburb adjacent to the CBD, with businesses and communities embracing its many precincts, unique spaces and waterfront location.



Docklands’ **multipurpose sports courts** open on the corner of Collins Street and Harbour Esplanade. Photographer: Sarah Louise Photography.



Development Victoria launched the self-guided **Docklands Walking Tours App** with The Dockside Heritage Trail. The App showcases not only the rich history of the site, but also the scale and breadth of the redevelopment, both topographically and in a place-making sense.

1995 2000 2005 2010 2015 2020



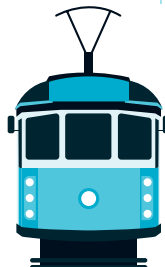
In 1997, the construction of **Colonial Stadium** (now known as Marvel Stadium) commenced. Along with core infrastructure, this was the first step in Melbourne’s biggest urban undertaking since the pegging of the city grid. Today, this world-class sporting and entertainment venue is almost completely surrounded by cutting-edge commercial buildings, such as the headquarters of Medibank and The Village at NAB. Photographer: Docklands Authority.

Cow up a Tree sculpture, by John Kelly, was installed and launched on Harbour Esplanade as part of the Docklands Urban Art programme. Photographer: Robert Blackburn Photography.



Eagle sculpture by Bruce Armstrong, inspired by Bundjil, the eaglehawk that is regarded as the spirit creator of the Kulin nations, which include the Wurundjeri people, is completed and installed on Wurundjeri Way. Photographer: Robert Blackburn Photography.

Kangan Institute’s Stage 1 of the Automotive Centre of Excellence is completed and classes commence. Photographer: Robert Blackburn Photography.



Route 86 Tram extended into north-west Docklands (NewQuay and Waterfront City). Tram route 48 (City to North Balwyn) and route 30 (W class trams – La Trobe and Brunswick Streets) services were extended to operate on the new tramline.



Harbour Town (now The District Docklands) opened at Waterfront City, comprising two levels of open air Brand Direct discount retail, supported by fashion, entertainment, food and the Southern Star Observation Wheel (later renamed Melbourne Star Observation Wheel, which closed in September 2021). Photographer: Sarah Louise Photography.



State-of-the-art **Library at The Dock** opened, including a creative editing and recording facility, performance space, community meeting room, study areas and café.

Hoyts Docklands, Archie Bros Cirq Electric and associated retail open at The District Docklands. Image courtesy of The District Docklands.



Docklands Primary School, a three storey facility on the corner of Footscray Road and Little Docklands Drive in NewQuay opened for the 2021 school year. Photographer: Development Victoria.



The Docklands’ **Conceptual Planning and Design Framework and Vision** was released in 1996, outlining the key principles of Docklands and a framework within which development could evolve.

Docklands of the Past

As Docklands continues to evolve, Development Victoria is committed to preserving and celebrating our important waterfront heritage.

Docklands is part of a low-lying plain that spreads from Princes Bridge near Flinders Street Station to Hobsons Bay. Originally a swampy, wetland area alive with waterfowl and fish, the land between the Yarra and Maribyrnong Rivers was used as a hunting ground and gathering place by First Nations Peoples for thousands of years.

Here, people of the Kulin Nation (the five language groups that traditionally lived in the Port Phillip region) met regularly with clans from as far away as the Bellarine Peninsula, engaging in social and ritual activities.

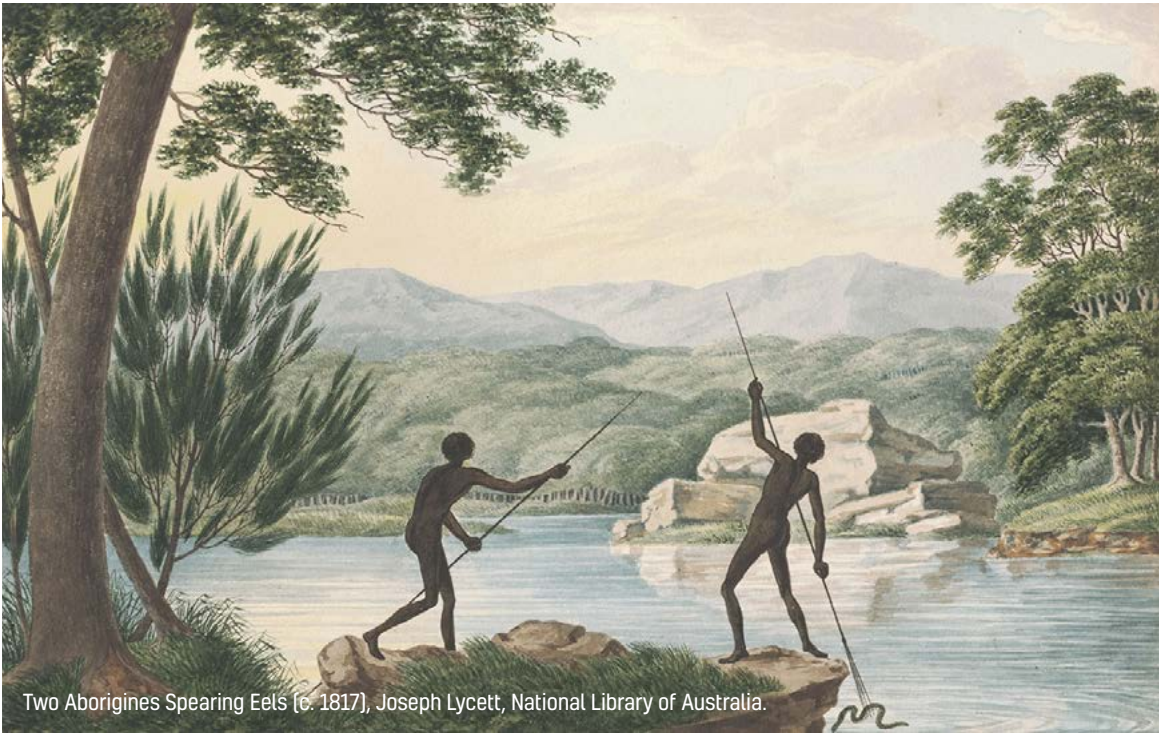
While the first Europeans began to arrive to these shores in 1803, it was not until 1835 that John Pascoe Fawkner and John Batman established an illegal settlement, later named Melbourne.

Early ships visiting the European camps anchored in the bay and transferred freight by boat up the Yarra River. By 1860, Docklands was home to a railway, abattoir, tannery, pottery and gasworks.

Between the early 1900s and the late 1950s, Victoria Dock was Melbourne's busiest dock, handling a wide range of cargo including coal, steel, animals, wool and wheat.

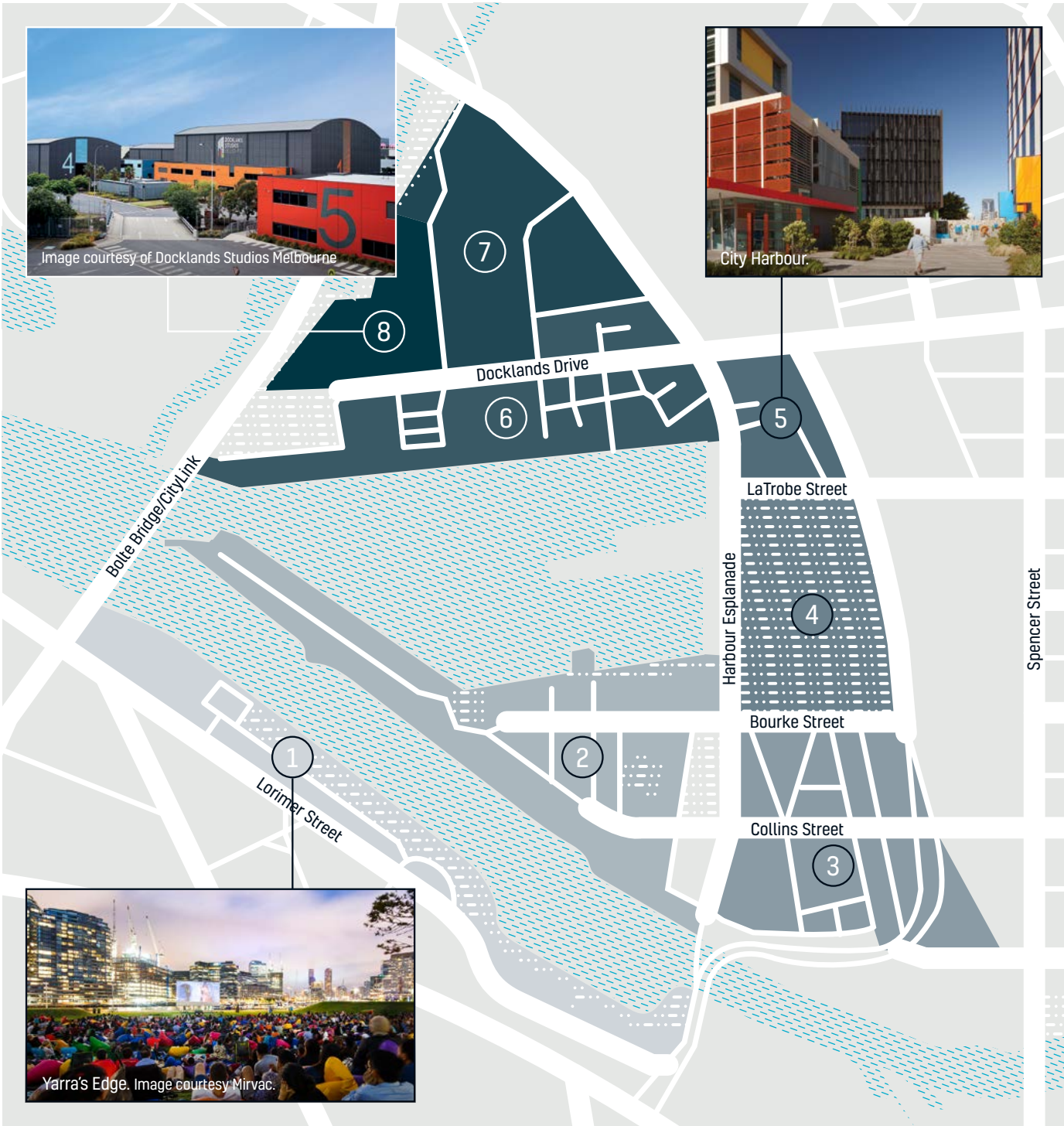
In the 1970s, new docks and transport infrastructure were built west of Victoria Dock to accommodate containerised cargo, rendering the dock and the wharves both sides of the Yarra redundant.

The disused area gradually fell into disrepair until the mid-1990s when the Victorian Government released a plan for Docklands and committed to its redevelopment.



Precincts

To encourage private sector investment, and ensure interesting variations in the design of architecture and public spaces, Development Victoria has divided Docklands into eight precincts that shape the character of Docklands



Through a competitive process, Development Victoria partnered with private sector developers to create a master plan for each of the eight precincts, offering a diverse variety of residential, commercial, retail and leisure/entertainment spaces. While the precincts are today at different stages of development, each is well on the way to establishing its own unique personality.

1. Yarra's Edge

Yarra's Edge has been developed by Mirvac since 2000 as a premium residential precinct, providing a variety of prestige dwellings, including apartments and terrace homes. It features a significant marina and views from the city to Port Phillip Bay, as well as two expansive parks – Point Park and Wharf's Landing – and the state-of-the-art health and fitness Wharf Club, complete with indoor pool, spa and gym.

2. Victoria Harbour

With direct connection to the CBD via Collins Street, Victoria Harbour offers a truly unique Melbourne experience, with a lively mix of residential, office, retail and community open space, all set along 2.5 kilometres of water frontage.

Victoria Harbour is the centre of community services for Docklands and home to Library at The Dock, Buluk Park, Community Hub at The Dock and the Community Garden.

3. Batman's Hill

Batman's Hill is adjacent to Southern Cross Station, with frontages to the prestigious Collins Street. This vibrant residential and commercial precinct plays a key role in the integration of Docklands with the Melbourne's CBD.

Key projects in Batman's Hill include Collins Square by Walker Corporation



Victoria Harbour and Yarra's Edge. Photographer: Peter Charlesworth Photography.

(one of Australia's largest commercial mixed-use developments, spanning a whole city block on Collins Street) and Melbourne Quarter by Lendlease, which features retail, residential, commercial and public spaces, including the Sky Park suspended above Collins Street and accessed via a dramatic staircase or glass lift.

4. Stadium Precinct

The stadium (now known as Marvel Stadium) opened in March 2000 and features a retractable roof for all-weather sports and entertainment. The world-class sports and entertainment arena is currently undergoing a multi-million dollar refurbishment funded by the Victorian Government. The precinct is also home to the Seven Network, Medibank and The Village at NAB as well as Docklands' first 5-star hotel MDocklands.

5. City Harbour

City Harbour (formerly Digital Harbour) is an inner-urban community with water views on the western edge of Docklands. A mixed-use neighbourhood unified by a series of green, landscaped recreation spaces, it features high-tech campus style development by Digital Harbour Holdings and has been joined by Poly Development and Holdings' 1000 La Trobe Street commercial tower.

6. NewQuay

In 2002, MAB Corporation began the transformation of the NewQuay precinct, creating award-winning architectural designs in partnership with acclaimed architects Karl Fender, Nonda Katsolidis and Charles Justin. Home to a stylish waterfront promenade with hotels, restaurants, bars, cafés and shops, as well as a thriving marina and business hub, NewQuay features numerous green

spaces, including NewQuay Central Park, NewQuest West Linear Park and Monument Park on NewQuay Promenade, which permanently exhibits nine public art pieces.

7. Waterfront City

Waterfront City is a world-class retail, entertainment, residential, commercial and leisure precinct just two kilometres from the CBD. It offers an alternative to high-rise living in Docklands, with architecturally designed apartments and townhouses with private gardens.

The key partner in the Waterfront City precinct, AsheMorgan, is redeveloping The District Docklands shopping precinct, which now includes Hoyts cinema and Market Lane (fresh food precinct).

The precinct also features the first Marriott Hotel to be built in Australia in 20 years being the 5-star Marriott Docklands developed by Capital Alliance.

8. Docklands Studios Melbourne

Docklands Studios Melbourne is a state-of-the-art complex that has been bringing screen ideas to life since 2003. Docklands Studios Melbourne is one of only three major film-making facilities in Australia, comprising five state-of-the-art sound stages, workshops, and production offices for local and international projects. Construction of a sixth sound stage commenced construction in October 2020 and is expected to be completed December 2021.

A Living Space



Image courtesy of Jacqueline Graham.

Jacqueline Graham
Docklands resident

Jacqueline has been a member of the Dockland Representative Group since 2018.

“Businesses that talk and cooperate with one another, a fierce sense of loyalty from residents and a belief that what we have is truly special, all lead us to a point where Docklands will be a preeminent focal point for Melbourne and visitors abroad.

There’s not a major cosmopolitan city around the world with a similar waterway that doesn’t take advantage of it. We are in a great position to do the same and if you go back 20 years, we have come a very long way.”



Image courtesy of Shane Wylie.

Shane Wylie
Executive Officer,
Docklands Chamber of Commerce

“My husband and I have lived in Melbourne for over eight years – all of this time in Docklands. When we first came from New Zealand, I was lucky enough to find a furnished apartment to let for six months. I thought this would give us time to find which part of Melbourne we would like to settle in. We did explore and found that, although there are some beautiful areas, we liked Docklands best! Docklands is a quiet oasis, yet the CBD hustle and bustle and liveliness is only a 15 minute walk away. We have a little of everything, neatly packaged up: a sporting precinct, a perfect little harbour, strategically placed parks (including barbecues), supermarkets, doctors, pharmacies ... even a state-of-the-art library. And the best transport in Melbourne!”



Melbourne Quarter Sky Park. Photographer: Peter Charlesworth Photography.

Library at The Dock

Library at The Dock is a state-of-the art library and community hub. It occupies a prominent site on the intersection of Collins and Bourke Streets in Victoria Harbour, enjoying wide open views towards Waterfront City, NewQuay and Marvel Stadium. Delivered in May 2014 through a unique tri-partnership model between Development Victoria, Lendlease and the City of Melbourne, the library also includes a creative editing and recording facility, performance space, community meeting rooms, study areas and café.

The Library is a three-storey building, with a simple timber frame construction made predominantly from Cross Laminated Timber (CLT). It is the first public building in Australia made with this material, significantly reducing its carbon footprint. Together with a range of environmental features, the building achieved a 6 Star Green Star rating, making it one of Australia’s most sustainable community buildings and winner of the National Award for Sustainable Architecture at the Australian Institute of Architects in 2016.

Community Hub at The Dock

Next door to Library at The Dock, the Community Hub at The Dock opened on 20 February 2016, again delivered in partnership with Lendlease and the City of Melbourne.

The Hub features:

- a community boating hub on the ground floor – now home to the Docklands Yacht Club, Dragon Boat Victoria and the Melbourne Outrigger Canoe Club
- second-floor maternal, child health and other family services, including playgroups, parenting information groups, monthly immunisation sessions and family support and counselling
- a large multipurpose room available for hire, suitable for community workshops and health and wellbeing activities.

Open Space

The first decade of Docklands necessarily concentrated on buildings. The focus then shifted to delivering facilities that are essential to a thriving community. Today, Docklands has eight green parks, including Docklands Park and Ron Barassi Senior Park, totalling 7.87ha and 12.58ha of open space, reserves, waterfront promenades and forecourts and squares, including:

- Community Learning and Education Centre (CLEC) site bounded by Harbour Esplanade, Waterview Walk and Bourke and Collins Street offering:
 - The Hub@Docklands community space
 - the 2015 MPavilion designed for the Naomi Milgrom Foundation by Stirling Prize-winning architect, Amanda Levete
 - one of Melbourne’s new generation smart parks featuring free wi-fi and phone charging stations, upgraded courts, urban gym, open space and seating
 - additional landscape works to complement the MPavilion, including seating around the landmark peppercorn tree, feature lighting, seating, and lawn areas for recreational activities
- Community Garden in Victoria Harbour, opened in July 2012, a joint initiative between Urban Reforestation, Development Victoria and the City of Melbourne.

“When we first moved in, we were part of a little community, and Lyn and I loved the vibrancy. Everyone was involved and it was fun being part of a group of people trying something new together. Now today, it’s all happening and the atmosphere is buzzing. I still love it in every possible way and it’s been great as far as business is concerned. We see the change and we’re part of the change, and I just think it’s marvellous. I really do.”

Peter Kelly
Docklands resident

Peter and his wife Lyn now live in the Conder Tower at NewQuay and run a short stay business from the same precinct.



Photographer: Peter Charlesworth Photography.

“There is no debate that making a space for people is what makes a development successful. It’s not the architectural design of buildings; it’s the spaces between the buildings. That’s how we approach our projects.”

Karen Cowden
Development Director, Development Victoria



Ron Barassi Senior Park. Photographer: Rob Blackburn Photography.

Shaped by the Community

As the number of residents within Docklands grows, engagement with the community is key in helping to shape development.

In 2010, Development Victoria and the City of Melbourne embarked upon an extensive community engagement program to determine local priorities in Docklands. The community’s input, combined with detailed planning, was outlined in the Docklands Community and Place Plan July 2012.

As a result, approximately 30 community-endorsed projects were identified for delivery over a ten year period. Major projects completed include: Library at The Dock, Ron Barassi Senior Park, Community Hub at The Dock, Buluk Park, Jim Stynes Bridge, Docklands Spaces program, Docklands Sports Courts, and a shelter at the community garden. Engagement with the community has shaped Docklands to become a place

where quality infrastructure and welcoming public spaces make it an exciting place to both visit and call home.

One of the key priorities identified in the Docklands Community and Place Plan July 2012 was a school. On 10 April 2017, the Minister for Education, the Minister for Major Projects and the Member for the Northern Metropolitan Region announced a new state primary school and kindergarten to be built on the land at 259-269 Footscray Road.

Development Victoria was pleased to work with the Victorian School Building Authority to bring this important project to life. The new Docklands Primary School is complete and opened for the new school year in February 2021.



Library at the Dock. Image courtesy: Walking Perspective.

Highlights

Commercial Projects

Collins Square

Architecturally stunning, Collins Square, a commercial mixed-use precinct, has been delivered by Walker Corporation featuring a business hub, 48 retail outlets and 32 commercial tenants over five towers, plus a heritage-listed building in the heart of Docklands. It is the second largest commercial mixed-use precinct in Australia. The project was also awarded Victoria's development of the year at the 2020 Property Council of Australia Innovation and Excellence Awards. Development Victoria was also recognised by the Property Council winning the Government Leadership Award for Collins Square.

Melbourne Quarter

The new Melbourne Quarter development by Lendlease includes retail, residential, commercial and public spaces. One Melbourne Quarter, an innovative commercial tower, achieved a 6 Star Green Star rating. Suspended above Collins Street is Sky Park, which is accessed via a dramatic spiral staircase or glass lifts, and features lush green landscaping in a wind-protected environment. The park also includes WiFi, power outlets and USB charge points, encouraging workers to recharge and work outside.

Docklands Studios Melbourne

Docklands Studios Melbourne is one of only three major film-making complexes in Australia. This precinct comprises five state-of-the-art sound stages, workshops, and production offices for local and international projects. In October 2019, the Victorian Government announced the construction of a new \$46 million, 3700m² sound stage (the largest in the Southern Hemisphere) and that international company Dick Cook Studios would establish its Asia-Pacific base here.

Stadium Precinct

This was one of the first areas to see development in Docklands, with the opening of what is now known as Marvel Stadium in March 2000. A world-class arena, it currently seats more than 53,000 people and features a retractable roof for all-weather sports and entertainment. The Stadium is undergoing a multi-million dollar refurbishment funded by the Victorian Government. This precinct is also home to the Seven Network, Medibank, The Village at NAB as well as Docklands' first 5-star hotel, MDocklands.

Sustainability and Innovation

Forté

At the time of construction in 2011, Forté in Victoria Harbour was the first residential tower in Australia to be built with Cross Laminated Timber. This revolutionary product challenges current building practices by enabling the permanent capture of carbon and zero greenhouse emissions. Other sustainable features include smart metering and captured rainwater for toilet flushing. All joinery and timber products have zero formaldehyde to promote fresher, cleaner indoor air quality.

Merchant and Mariner

The Merchant and Mariner developments, completed in 2009 and 2011 respectively, deliver affordable housing as an integrated part of the Docklands residential mix. The homes include sustainable features such as solar-boosted hot water systems, double glazing, and were constructed using environmentally friendly materials. The Mariner houses a balanced mix of tenants who are in full-time employment, studying, or on moderate-to-low incomes, as well as seven apartments designed for accessibility.

The ANZ Centre

The ANZ Centre is the largest single-tenanted 6 Star Green Star rated office in Australia, housing 6500 people. Incorporating energy, water and waste management systems, it was awarded the 6 Star certification 'trifecta' of Design, As Built and Interiors ratings in 2012 from the Green Building Council of Australia. With its innovative design, this impressive building created a new benchmark in architecture.

Library at The Dock

Library at The Dock was Australia's most sustainable community building at the time of construction in 2012 and was built primarily from Cross Laminated Timber and recycled hardwood. Other sustainable features include passive ventilation and 85kw solar panels on the roof that supply around 30 percent of the building's power.

The Harbour Family and Children's Centre

In 2009, Development Victoria devised an Ecologically Sustainable Development rating tool for childcare centres specifically as part of the development of The Harbour Family and Children's Centre. Developed in partnership with the City of Melbourne, Gowrie Victoria, Development Victoria and Lendlease in Victoria Harbour, the Centre was purpose-built with an ecologically sustainable design intended to act as a 'best practice' model for the design of inner-city childcare centres.

Public space

Throughout the many public spaces in Docklands, including the Community Garden, salvaged materials from Victoria Dock have been repurposed for community uses such as seating, tables, and garden beds.

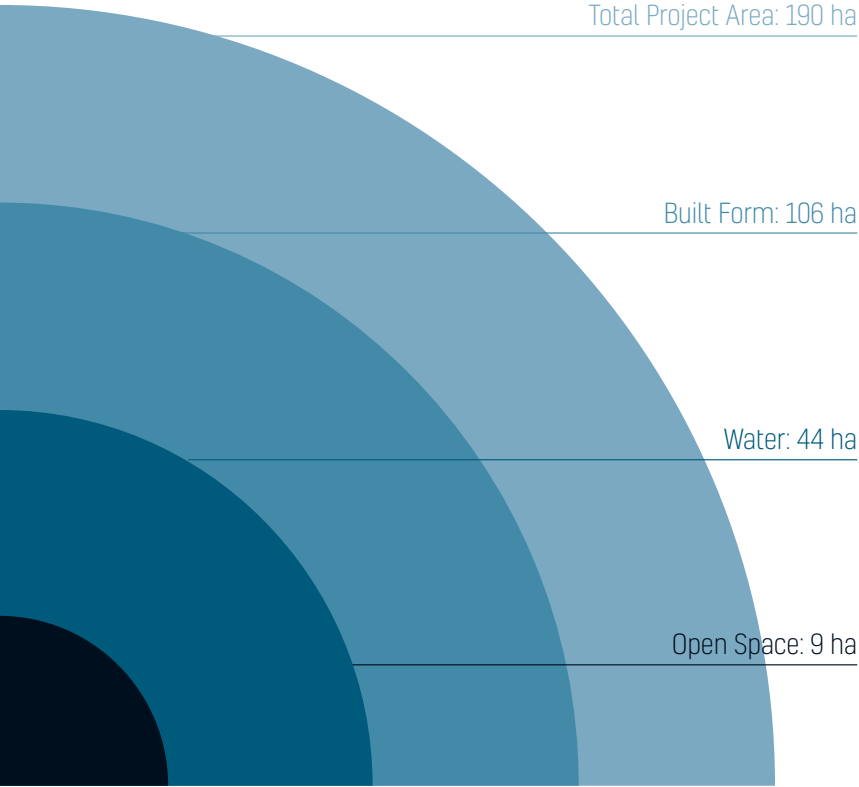
"Docklands offered a unique opportunity to build at scale, to create via large floorplates greater flexibility and a new sense of community – both within the ANZ and between the bank and the city. The open Docklands location facilitated the integration of new technologies and cutting-edge sustainable environmental practices, as well as improved wellbeing facilities with easy access to cycle paths, jogging tracks and less congested external settings on the waterfront. The commercial viability of a large site in Docklands enabled ANZ to create a new global headquarters that could truly represent the bank's aspiration to be 'super-regional'"

Kate Langan
Group General Manager Property ANZ Banking Group

Image courtesy of ANZ.



Project Area

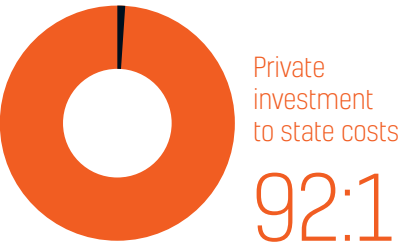


Investment

More than
\$12 billion
economic contribution to Victorian GDP

\$7.8 billion
private sector commercial/other

\$7.4 billion
Private sector residential development



Development Approach

Development Victoria is highly regarded as an expert in precinct urban renewal.

The Victorian Government development of Docklands over the past 25 years, plus the planning for future development, provides the exemplar of how joint ventures with private and public sectors can add value to derelict, often contaminated and complex sites.

Development Victoria applies commercial rigour to each Docklands project, ensuring the relationship with developers produces the best possible outcome for the community and developer. Development Victoria's expertise bridges the gap between the public and private sectors.

Funding

Docklands is being developed in partnership between the Victorian Government and the private sector. The land is owned by the State of Victoria, and development, in the main, is funded by private companies. The Victorian Government provided a loan to Development Victoria to finance the initial infrastructure, including building roads, bridges, parks, tramlines and wharves to attract private developers.

Development Agreements

Following a competitive bid process, the developer and Development Victoria enter into a binding contract (a 'Development Agreement') to develop a precinct or site, defining how and when the land will be developed. Development Victoria is responsible for coordinating and administering the Agreements and managing development in partnership with the private sector, state government authorities and the City of Melbourne. A key component of each agreement is a master plan. All development of the land must be in accordance with the master plan, agreed between Development Victoria and the private developer.

Key Infrastructure

The key to ensuring the success of Docklands was the early installation of infrastructure to integrate Docklands with the CBD. La Trobe, Collins and Bourke Streets were extended into the new precinct, as well as the tramline network. This was crucial for moving people into and around Docklands, and to create a connection with the CBD. Harbour Esplanade was built to connect north and south Docklands along the waterfront.

A new state highway Wurundjeri Way linked Docklands to the Tullamarine and Monash Freeways. Docklands Drive was completed in 2015, connecting the north-west of Docklands to Harbour Esplanade. Collins and Bourke Streets were then further extended to meet outside Library at The Dock, bringing together two of Melbourne's most important streets for the first time.

When planning Docklands, Development Victoria focused on providing a range of public transport options for residents and workers in order to reduce the need for cars and motorbikes. Falling within the CBD free tram zone, Docklands is serviced by six tram services, as well as the City Circle Tram and four bus services.



Stadium Precinct [key link between Docklands and Melbourne CBD].
Photographer: Peter Charlesworth Photography.

Expertise

Planning and Delivery

Negotiation and management of Development Agreements and the associated master plans brings a confidence to land and development plans, allows for the delivery of a high level of design and architecture, and balances commercial incentives with precinct outcomes. Initial infrastructure, delivered via Government funding, supports the Victorian Government's policy objectives and attracts high-quality private developers.

Government and Private Sector Relations

Development Victoria's focus on urban renewal supports the Victorian Government's policy objectives to meet the challenges of population growth, housing affordability and economic development. The Urban Renewal Authority Victoria Act 2003 grants Development Victoria various powers (if deemed necessary) particularly with regard to compulsory acquisition and planning frameworks.

Development Victoria works with government agencies and private developers to turn big ideas into reality. Having established a strong platform over many years, the authority is delivering projects of state significance, while identifying new opportunities for further state-shaping initiatives. Strong relationships and expert knowledge across the industry enable Development Victoria's team to share innovation and experience across government and within the private sector.

Stakeholder and Community Engagement

Government, industry and community stakeholder engagement is at the core of everything Development Victoria does. Recognising a growing stakeholder community in Docklands, Development Victoria has embarked on extensive engagement programs that have helped to shape the development of the precincts. This process has brought health and wellbeing benefits to Docklands' residents and workers, and created functional open spaces and carefully considered community infrastructure, including a school.

Complex Over-rail Developments

Media House, home to the editorial and commercial headquarters of Fairfax Media (The Age, Australian Financial Review and 3AW), was a complex development built over railyards – a notable first for Docklands. This involved shutting down rail tracks and coordinating a large number of private and government stakeholders.

Heritage Building Redevelopment

Through careful planning, the 120-year old former Railways Goods Shed was restored to its original state with many of the heritage listed elements retained and incorporated into the modern sophisticated warehouse office design. The Goods Shed North was the first 5 Star Green Star heritage building in Victoria.

Site Decontamination

Docklands was once one of the most contaminated sites in Australia. Extensive remediation works were required to ensure the area was safe for future residents, businesses and visitors. Much of the land was in need of dramatic decontamination. Following finely detailed and stringent processes, the land has been safely remediated. A stunning example of the success of these works is the former West Melbourne Gasworks site, now home to ANZ's Melbourne headquarters, which houses more than 6,500 employees.

Sustainable Development

Development Victoria has embraced the principles of Ecologically Sustainable Development (ESD) and Water Sensitive Urban Design at all stages of the Docklands journey – from concept through to design, construction and, ultimately, the long-term operation of the buildings and their surroundings. At the time it was developed, the Docklands Ecologically Sustainable Development Guide 2002 set the benchmark for assessing the sustainability of commercial and residential buildings. It set clear expectations, standards and references for developers – a first in Australia.

It is one of a number of documents that helped establish the Green Building Council of Australia's Green Star rating system for the design, construction and operation of buildings, fit outs and communities. The Green Star rating tool is now used Australia-wide and is also recognised internationally. As a result of this ongoing collaboration, new sustainable building standards have seen Docklands become home to one of the largest concentrations of green buildings in the Southern Hemisphere.

Stakeholders

Delivering projects the scale of Docklands requires the involvement of a range of different government partners and stakeholders, including developers, local councils, and the community. Development Victoria has worked closely with these stakeholders throughout the Docklands journey, and these relationships have been integral to its ongoing success.

Government Partners

Department of Transport
Department of Jobs, Precincts and Regions
Department of Education and Training
Department of Environment, Land, Water and Planning
Department of Treasury and Finance
Valuer-General Victoria
Victorian Government Land Monitor
Victorian School Building Authority
Creative Victoria
Film Victoria
Parks Victoria
Sport and Recreation Victoria
Public Transport Victoria
VicRoads
Victorian Rail Track (VicTrack)
Yarra Trams
Southern Cross Station Rail Authority
Metro Trains Melbourne
City of Melbourne

Community Partners

Docklands Chamber of Commerce
Docklands Representative Group

Traditional Custodians

Wurundjeri Woi Wurrung Cultural Heritage
Aboriginal Corporation
Boon Wurrung Foundation
Bunurong Land Council Aboriginal
Corporation

Batman's Hill

Walker Corporation
Lendlease Development Pty Limited
PanUrban Corporation Pty Ltd
Folkestone/Leighton JV Pty Ltd
Village Docklands Pty Ltd
Grocon Pty Ltd
Melbourne Civic Pty Ltd
737 Bourke Street Pty Ltd
Goods Shed Docklands Pty Ltd
Suncorp-Metway Ltd
Equiset Grollo Group
WT Partnership Pty Ltd
Fox Family Foundation Pty Ltd
Kangan Institute

City Harbour

Digital Harbour (Holdings)
Poly Developments and Holdings

Docklands Studios Melbourne

Docklands Studios Melbourne Pty Ltd

NewQuay

MAB Corporation Pty Ltd
Hiap Hoe

Stadium Precinct

Devine Limited
675 La Trobe Street Pty Ltd
Capital Alliance Investment Group
Lacrosse Stage 2 Pty Ltd
Seven Network Ltd
Australian Football League
Salta Properties
Melbourne Stadiums Limited
GFM

Victoria Harbour

Lendlease Development Pty Limited

Waterfront City

ING Real Estate Development Australia
AsheMorgan
Capital Alliance Investment Group
Sanoyas Rides Australia

Yarra's Edge

Mirvac Group



Image courtesy The District Docklands



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