

Attachment 3: FAR of the non-dwelling uses by Pearson (2018)

## Development application trends

Lorimer Development Activity	Status	Description	Building height	Number of dwellings	Dwelling density	Number of residents*	Resident density (per hectare)	Approximate Total FAR	Approximate Non Res FAR
150-160 Turner Street Port Melbourne 3207	Permit issued	Podium-tower development	30 storeys (97m)	361	1,378 dwellings/ha	736	2,811 residents/ha	14:1	0.65:1
85-93 Lorimer Street Docklands 3008	Permit issued	Podium with two towers	47/49 storeys	940	1,061 dwellings/ha	1,917	2,164 residents/ha	7.5:1	0.09:1
310-324 & 223-235 Boundary Street Port Melbourne	Permit issued - Permit extended	Office development and concrete plant upgrade	9 storeys (38.5m)	0	0	0	0	0.8:1	0.48:1
351-387 Ingles Street Port Melbourne 3207	Application on hold	Mixed use development with 3 podiums & 5 towers	11-40 storeys	1,192	854 dwellings/ha	2,431	1,743 residents/ha	10.1:1	0.46:1
162-188 Turner Street Port Melbourne 3207	Application under assessment	Mixed use development with 3 podiums & 5 towers	28-40 storeys	1,483	708 dwellings/ha	3,025	1,444 residents/ha	11.3:1	0.46:1
329-349 Ingles Street Port Melbourne 3207	Pre-application only	6 podium-tower developments	approx 40 storeys					unknown	unknown
111 Lorimer Street Docklands 3008	Application under assessment	Podium-tower development	40 storeys (149m)	396	964 dwellings/ha	808	1,966 residents/ha	14.2:1	0.94:1
13-33 Hartley Street Docklands 3008	Application under assessment	Podium-tower development	40 storeys (140m)	349	519 dwellings/ha	711	1,060 residents/ha	8:1	0.41:
<b>SUMMARY</b>				4,721 + preapp	914 av. dwellings/ ha	9,630 + preapp	1,864 av. residents/ha	<b>9.6:1 FAR</b> <b>11.1 FAR</b>	<b>0.52 av</b> <b>NonResFAR</b>
<b>Proposed density and built form controls in Lorimer</b>			8/10/18/24/un-limited height limits	5,882 total (75% devt)	255 dwellings/ha	12,000	520 residents/ha	5.4:1 FAR	1.7:1 NonRes FAR
<b>City of Melbourne modelling (100% development)</b>			8/10/18/24/un-limited height limits	7,545	312-354 dwellings/ha	15,392	636-722 residents/ha	7.2:1 (FAR+FAU for 6% affordable housing)	

\*Number of residents is generated using an average household size of 2.04 for all properties in Lorimer, as derived from the Fishermans Bend Urban Design Study 2017

Figure 1.7: Summary of approved permits and development applications in the Lorimer Precinct