SUPPLEMENTARY INFORMATION NOTE

SIN NUMBER: 10

DATE: 28 March 2018

PRECINCT: N/A

FRAMEWORK REFERENCE: N/A

SUBJECT: Analysis of existing commercial FAR and combined existing commercial/residential FAR in the Hoddle Grid, Southbank, Docklands and Arden Macaulay

NOTE:

REQUEST: Please provide a comparative analysis of existing FARs of urban renewal areas in response to the reference on page 16 of the Urban Design Strategy.

RESPONSE:

1. A comparative analysis of existing FARS for the urban renewal areas of Melbourne CBD, Southbank, Docklands and Arden-Macauley is as follows:

2.

<table>
<thead>
<tr>
<th>Urban Renewal Areas</th>
<th>Existing Commercial FAR</th>
<th>Combined Commercial and Residential FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Melbourne CBD</td>
<td>3.4:1</td>
<td>4.1:1</td>
</tr>
<tr>
<td>Southbank</td>
<td>0.6:1</td>
<td>1.6:1</td>
</tr>
<tr>
<td>Docklands</td>
<td>0.6:1</td>
<td>1.0:1</td>
</tr>
<tr>
<td>Arden Macaulay</td>
<td>1.9:1</td>
<td>2.9:1</td>
</tr>
<tr>
<td>Arden Central</td>
<td>2.9:1</td>
<td>3.9:1</td>
</tr>
</tbody>
</table>

3. Notes as to methodology and assumptions:

   a. The site areas for CBD, Southbank and Docklands are calculated based on the outlines provided in the CoM's Census of Land Use and Employment (CLUE) website (link below). The final sites areas have excluded roads, open spaces and water bodies.

b. The Total Commercial Built Space includes Office, Retail, Commercial Accommodation and Indoor Entertainment areas, as provided in the Census of Land Use and Employment 2015/2016 Report (‘Space At A Glance’) in the CLUE report attachments to this SIN.

c. The GFA’s for the commercial and residential uses came from the CLUE reports attached to this SIN and are the sum of 5 categories (commercial only) and 6 categories (combined residential and commercial) located under the ‘space at a glance’.

d. FAR’s are calculated based on GFA’s of the total site area.


f. Commercial GFA for Arden Central is based on the following data 14,000 jobs (p.8 Arden-Macaulay Structure Plan 2012), 31sqm/job (p.20 Urban Design evidence Leanne Hodyl).

g. Residential GFA for Arden Central is based on the following data: 4,000 residents (p 8 Arden-Macaulay Structure Plan 2012) and 268 residents/hectare (Figure 3, p.29 Urban Design evidence Leanne Hodyl)

h. Commercial GFA for Arden-Macaulay is based on the following data: 34,000 jobs (p.2 Arden Urban Renewal Precinct Brochure) and 31sqm/job (p.20 Urban Design evidence Leanne Hodyl).

i. Residential GFA for Arden-Macaulay is based on the following data: 15,000 residents Top of Form (p.2 Arden Urban Renewal Precinct Brochure) and Bottom of Form 268 residents/hectare (Figure 3, p.29 Urban Design evidence Leanne Hodyl)

**ATTACHMENTS:**

1. Melbourne City Council CLUE report for Docklands
2. Melbourne City Council CLUE report for Melbourne CBD
Docklands has undergone a major transformation since the beginning of its redevelopment in the early 2000s. The former dock and port area is now a major office and residential precinct. It is also home to Etihad Stadium, Southern Cross Station, Harbour Town and the Melbourne Star Observation Wheel.

**SPACE AT A GLANCE**

- **Office**: 784,200 m²
- **Residential**: 624,200 m²
- **Under construction**: 311,000 m²
- **Vacant**: 109,200 m²
- **Unoccupied**: 102,300 m²
- **Retail**: 81,000 m²
- **Parking**: 45,700 m²

**TOP 3 BUILT SPACE USES (m²)**

- **Office**: 184,200 m²
- **Car parking**: 42,100 m²
- **Residential accommodation**: 366,200 m²

**EMPLOYMENT AT A GLANCE (NUMBER OF JOBS)**

- **Total employment**: 54,220 (up 299%)
- **Full-time employment**: 48,720 (up 360%)
- **Non full-time employment**: 5,500 (up 195%)

**RESIDENTIAL**

- **Built space**: 3,697,400 m²
- **Unbuilt space**: 525,500 m²
- **Total space**: 4,523,900 m²

- **New dwellings**: 1,100 (up by 94%)
- **Total dwellings**: 6,010

**WORKFORCE**

- **Total workforce**: 43%
- **Male**: 57%

**TOP 3 EMPLOYING INDUSTRIES (NUMBER OF JOBS)**

- **Finance and insurance**: 12,120 (2006), 22,590 (2016)
- **Business services (Professional, scientific, and technical services)**: 2,800 (2006), 6,300 (2016)
- **Public administration and safety**: 4,020 (2006), 7,000 (2016)

**ABOUT CLUE**

The Census of Land Use and Employment (CLUE) provides a portrait of the changing nature of life in our city.

CLUE offers information about economic activity, tracks changes in land use, and identifies key trends in employment.

The small area reports and whole-of-municipality summary report are based on information collected from businesses in the municipality.

More information and other reports at melbourne.vic.gov.au/clue
MELBOURNE CBD CLUE 2015 REPORT

The Melbourne CBD is Victoria’s economical, commercial and cultural centre. It is a complex area serving a diverse community and with many varied uses and functions, including finance, business, retail, government administration and entertainment operating 24 hours a day. It contains 9100 business locations employing nearly half of the workforce in the municipality. The over-supply of office space in the CBD during the 1990s, coupled with the City of Melbourne’s Postcode 5000 Initiative, led to resurgence in inner city living and the area now has the largest residential dwelling stock.

SPACE AT A GLANCE

3,048,600 m² Office
1,244,400 m² Residential
745,800 m² Commercial car parking
463,400 m² Retail
623,100 m² Commercial accommodation
414,200 m² Used or proposed entertainment
309,600 m² Used or proposed construction
43,600 m² For sale or rental

TOP 3 BUILT SPACE USES (m²)

<table>
<thead>
<tr>
<th>Use</th>
<th>2005</th>
<th>2010</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>2,764,600</td>
<td>3,182,000</td>
<td>3,048,800</td>
</tr>
<tr>
<td>Residential</td>
<td>563,900</td>
<td>710,500</td>
<td>717,900</td>
</tr>
<tr>
<td>Commercial car parking</td>
<td>1,244,400</td>
<td>1,244,400</td>
<td>1,244,400</td>
</tr>
</tbody>
</table>

EMPLOYMENT AT A GLANCE

<table>
<thead>
<tr>
<th>Employment Type</th>
<th>2005</th>
<th>2010</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total employment</td>
<td>132,000</td>
<td>132,000</td>
<td>132,000</td>
</tr>
<tr>
<td>Full-time employment</td>
<td>112,000</td>
<td>112,000</td>
<td>112,000</td>
</tr>
<tr>
<td>Non-fell-time</td>
<td>132,000</td>
<td>132,000</td>
<td>132,000</td>
</tr>
</tbody>
</table>

TOP 3 EMPLOYING INDUSTRIES (NUMBER OF PEOPLE)

<table>
<thead>
<tr>
<th>Industry</th>
<th>2005</th>
<th>2010</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business services</td>
<td>37,900</td>
<td>47,200</td>
<td>49,600</td>
</tr>
<tr>
<td>Finance and insurance</td>
<td>37,900</td>
<td>41,600</td>
<td>41,600</td>
</tr>
<tr>
<td>Public administration and safety</td>
<td>20,300</td>
<td>24,100</td>
<td>25,300</td>
</tr>
</tbody>
</table>

RESIDENTIAL

19,200 Residential dwellings
1,080 Student apartment dwellings

WORKFORCE

Female 48%
Male 52%

ABOUT CLUE

The Census of Land Use and Employment (CLUE) provides a portrait of the changing nature of life in our city.
CLUE offers information about economic activity, tracks changes in land use, and identifies key trends in employment.
Published every two years, the small area reports and whole-of-municipality summary report are based on information collected from businesses in the municipality.

More information and other reports at melbourne.vic.gov.au/clue
SOUTHBANK CLUE 2015 REPORT

Formerly an industrial area and part of South Melbourne, Southbank has been transforming into an extension of the Central City which began the process of urban renewal in the 1990s. The vast majority of residential in high-rise apartments, the tallest of which is Eureka Tower. At 300 m tall Eureka Tower in the future will be surpassed in height by Australia 108, which is currently under construction.

SPACE AT A GLANCE

- **944,800 m²** Residential
- **448,000 m²** Office
- **122,200 m²** Under construction
- **93,000 m²** Retail
- **64,000 m²** Unused

SOUTHBANK CLUE 2015 REPORT

TOP 3 BUILT SPACE USES (m²)

- **Residential**
  - 37,810
  - 35,860
  - 34,460

- **Office**
  - 371,600
  - 401,900
  - 448,000

- **Parking – private**
  - 215,000
  - 333,700
  - 425,400

EMPLOYMENT AT A GLANCE

- **Total employment**
  - 2005: 72,520
  - 2015: 14,740
  - **Up by 29%**

- **Part-time employment**
  - 2005: 11,640
  - 2015: 1,762
  - **Up by 44%**

- **Non full-time employment**
  - 2005: 4,930
  - 2015: 778
  - **Up by 8%**

TOP 3 EMPLOYING INDUSTRIES (NUMBER OF PEOPLE)

- **Arts and recreation services**
  - 2005: 10,350
  - 2015: 9,780

- **Business services**
  - 2005: 2,390
  - 2015: 5,020

- **Manufacturing**
  - 2005: 3,850
  - 2015: 4,230

RESIDENTIAL

- **Built space**
  - 3,728,800 m²

- **Unbuilt space**
  - 490,400 m²

- **Total space**
  - 4,219,200 m²

WORKFORCE

- **Female**
  - 44%

- **Male**
  - 56%

ABOUT CLUE

The Census of Land Use and Employment (CLUE) provides a portrait of the changing nature of life in our city.

CLUE offers information about economic activity, tracks changes in land use, and identifies key trends in employment.

Published every two years, the small area reports and whole-of-municipality summary report are based on information collected from businesses in the municipality.