

**FISHERMANS BEND PLANNING REVIEW PANEL: DRAFT AMENDMENT
GC81**

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.

Urban Renewal Areas	Existing Commercial FAR	Combined Commercial and Residential FAR
Melbourne CBD	3.4:1	4.1:1
Southbank	0.6:1	1.6:1
Docklands	0.6:1	1.0:1
Arden Macaulay	1.9:1	2.9:1
Arden Central	2.9:1	3.9:1

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.
<https://data.melbourne.vic.gov.au/Economy/Small-Areas-for-Census-of-Land-Use-and-Employment-/gei8-3w86>

- 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.
- e. The Arden-Macaulay and Arden Central total site areas are obtained from the Draft Arden Vision & Framework document (link below) https://vpa-web.s3.amazonaws.com/wp-content/uploads/2016/09/Draft-Arden-Vision-Framework_web.pdf
- 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)

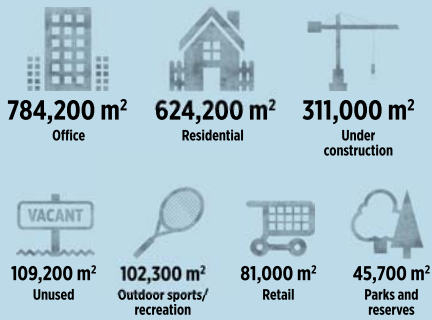
ATTACHMENTS:

1. Melbourne City Council CLUE report for Docklands
2. Melbourne City Council CLUE report for Melbourne CBD
3. Melbourne City Council CLUE report for Southbank.

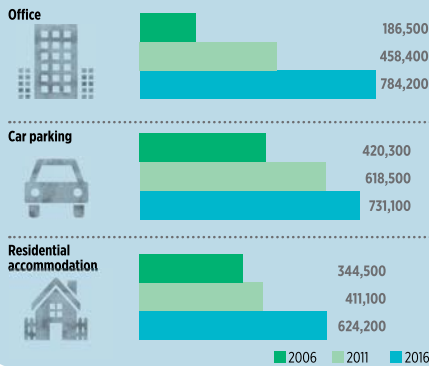
DOCKLANDS CLUE 2016 REPORT

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.

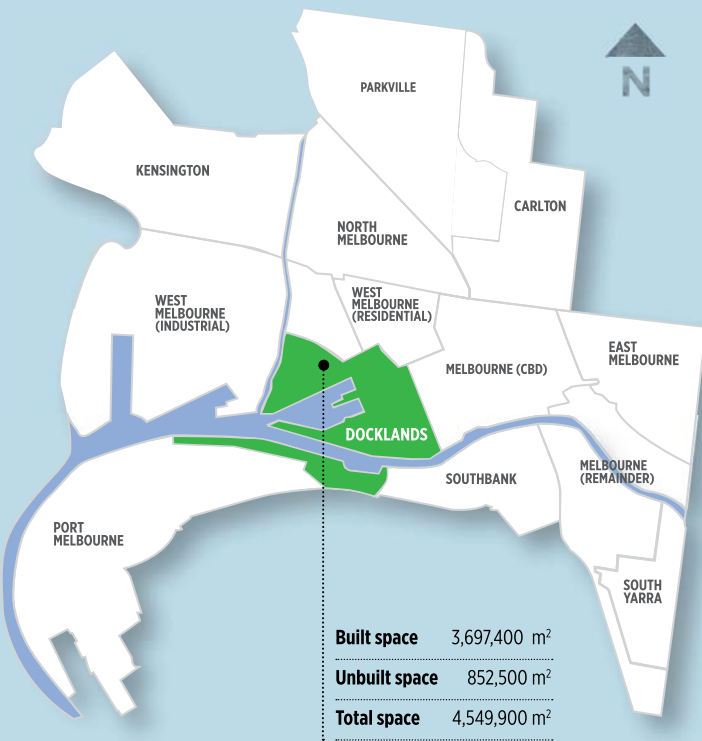
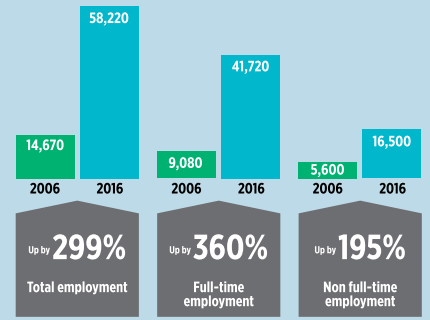
SPACE AT A GLANCE



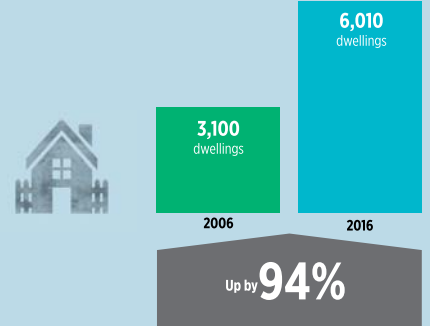
TOP 3 BUILT SPACE USES (m²)



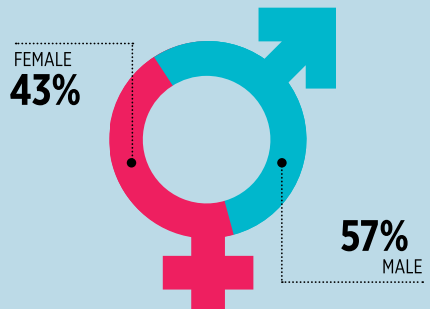
EMPLOYMENT AT A GLANCE (NUMBER OF JOBS)



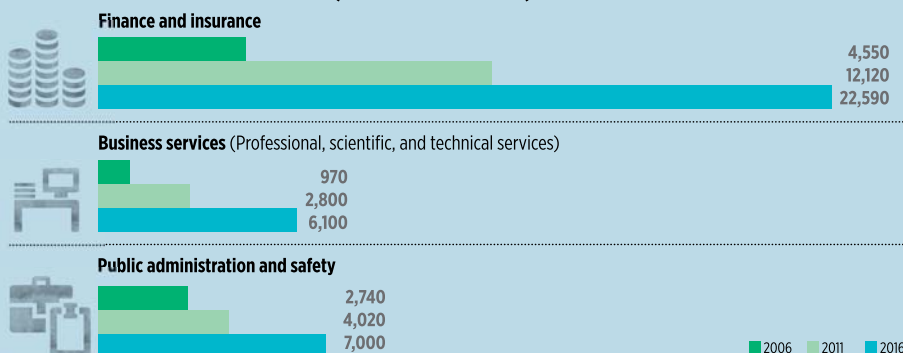
RESIDENTIAL



WORKFORCE



TOP 3 EMPLOYING INDUSTRIES (NUMBER OF JOBS)



ABOUT CLUE

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

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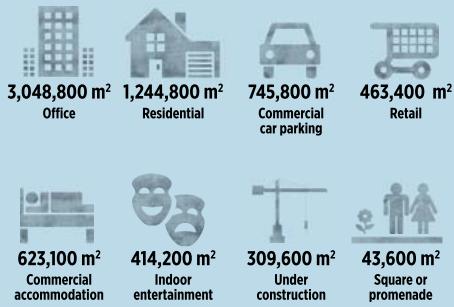
The small area reports and whole-of-municipality summary report are based on information collected from businesses in the municipality.



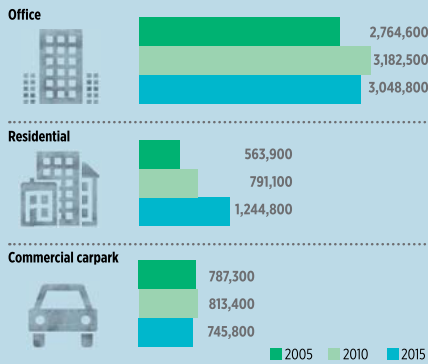
MELBOURNE CBD CLUE 2015 REPORT

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 9,100 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 3000 initiative, led to resurgence in inner city living and the area now has the largest residential dwelling stock.

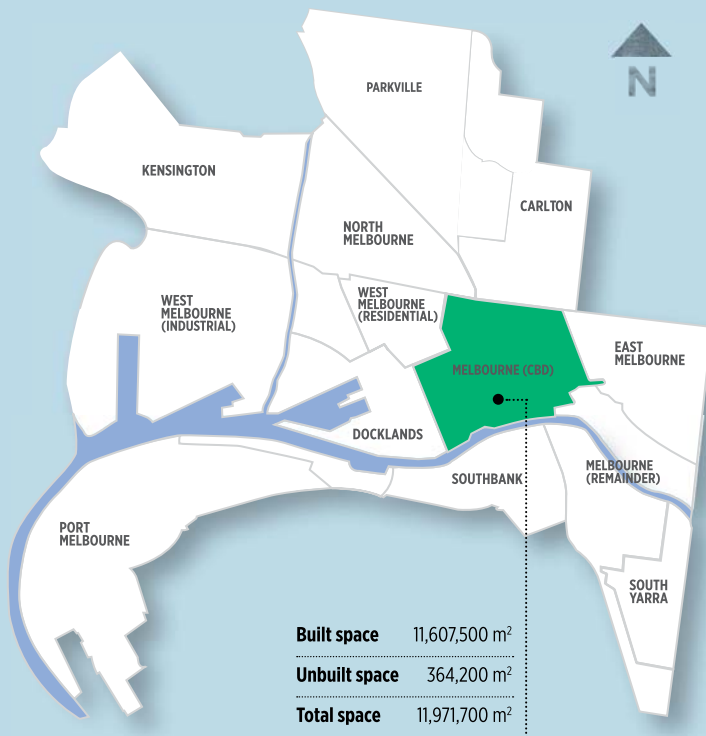
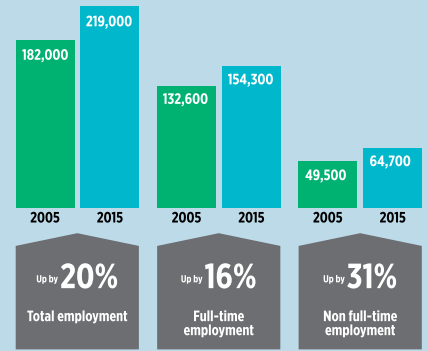
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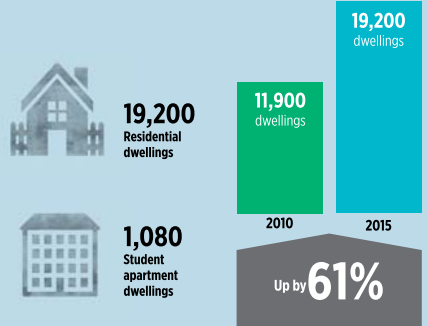
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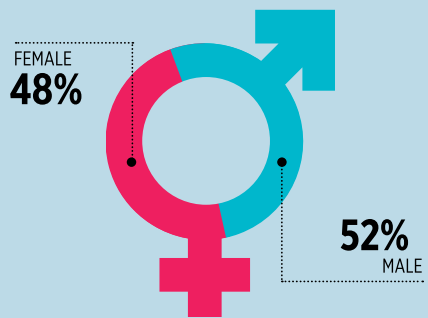
EMPLOYMENT AT A GLANCE



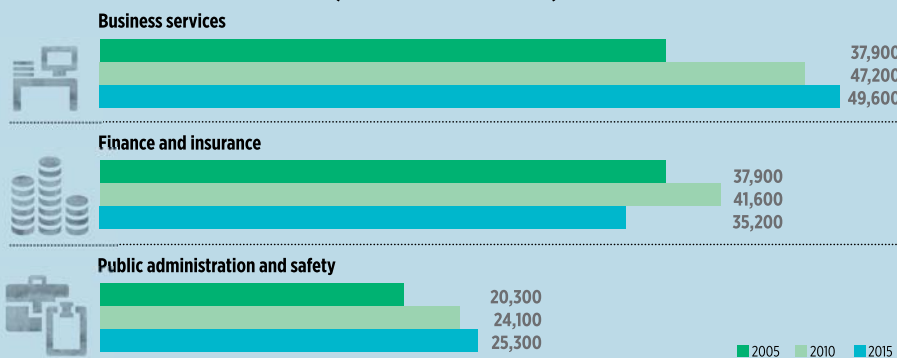
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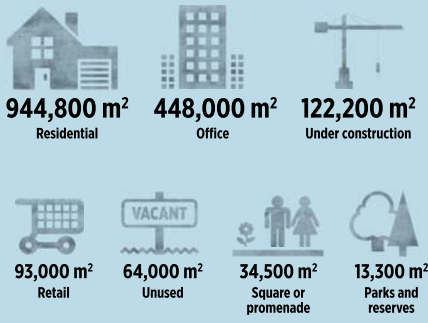
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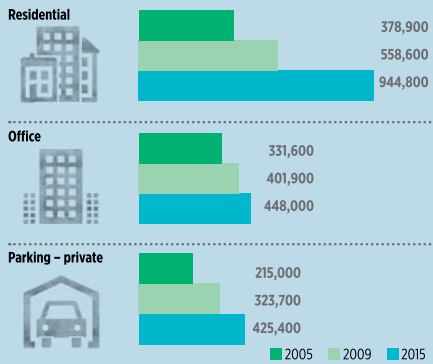
SOUTHBANK CLUE 2015 REPORT

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 residents live 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.

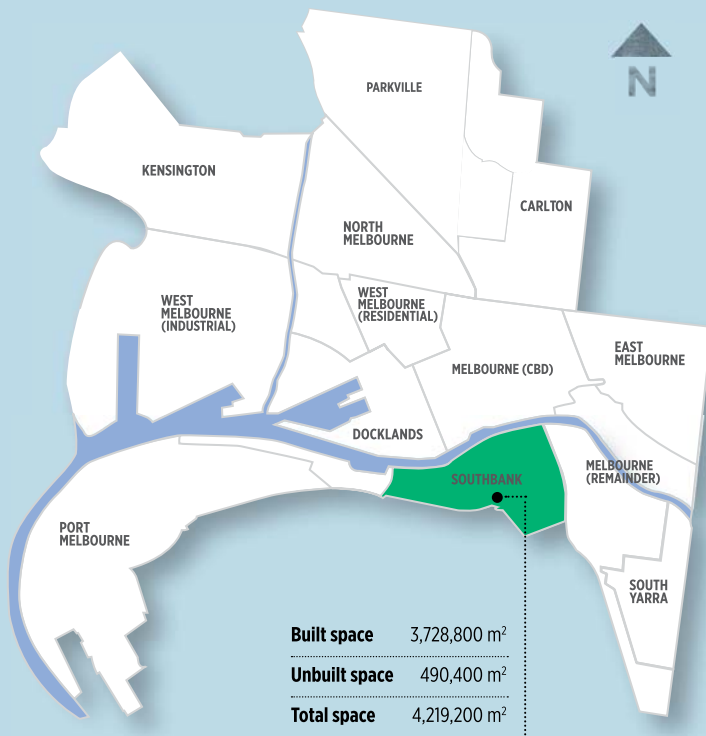
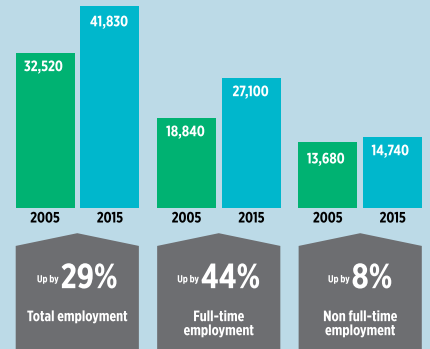
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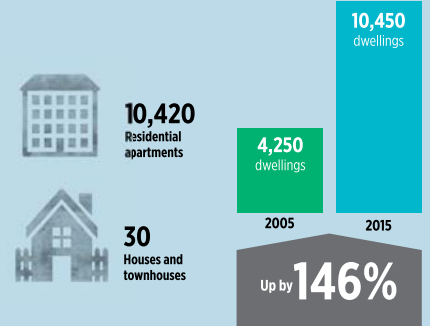
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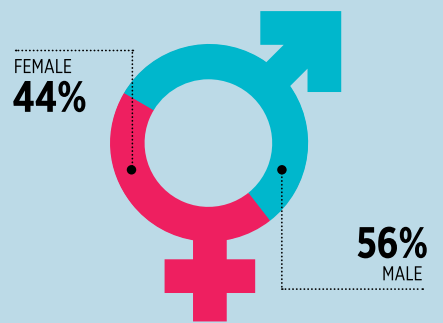
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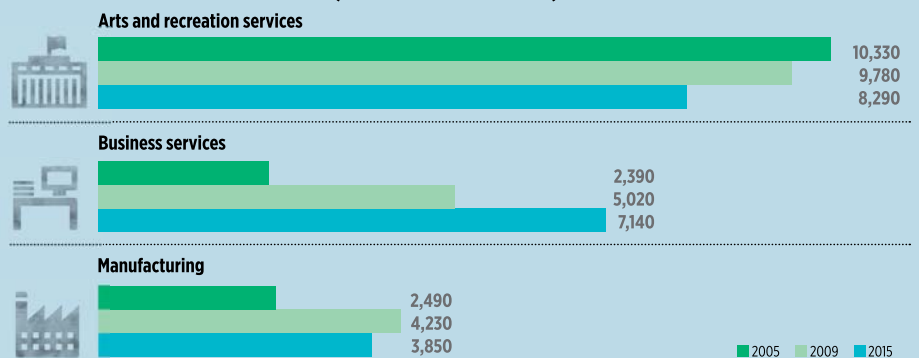
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