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