

**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.