

## Hong Kong - Melbourne, Victoria: Some Statistics

	Hong Kong	Melbourne (Capital City of Victoria)
Land Area - Total	1092 sq km	6109 sp km
Population	6.9 million	3.4 million (5.0 million Victoria)
Latitude	22 15 N	37 81 S
Climate	Tropical monsoon; Summer average maximum 32°C winter 14°C	Temperature climate with four distinct seasons. Summer average maximum 25°C winter 14°C
Annual Rainfall	1300ml to 3000ml	600ml to 800ml
GDP	US\$234.5 bn	US\$154.1 bn (Victoria)
GDP - real growth rate	7.9% (2004 est)	3.7% (2004 est)





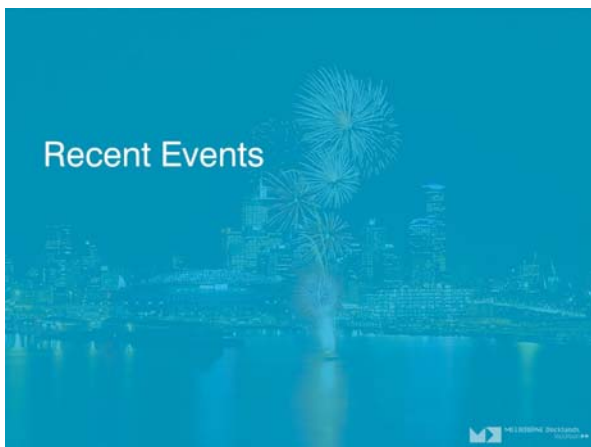




Melbourne Docklands and CBD



## Recent Events





## Docklands Projected Buildout Over 20 Years

By gross floor area (GFA)



## Melbourne Docklands at a glance

Daily Population	2002	End 2004	2006	Project Completion
Daily Office Commuters / Retail Workers	1,000	5,500	6,500	30,000
Residents	300	3,600	6,300	20,000
Visitors (Million per annum)	8,000 (2.9)	10,000 (3.7)	20,000 (7.3)	55,000 (20.0)
Total Daily population	9,300	19,100	32,800	105,000
Construction workers	2,000	3,000	3,000	

Note: Future projections are estimates only and based on information available as at October 2004

## Melbourne Docklands at a glance

Development Financials	1999	End 2004	2006	Project Completion
<b>Development Values</b>				
completed / under construction	\$500m	\$3.0B	\$3.7B	\$9.0B
<b>Contracted Development Values</b>	\$2.0B	\$8.0B	\$8.4B	\$9.0B
<b>Private / Public Investment Ratio</b>				
completed / under construction	9:1	15:1	20:1	90:1
contracted development values	33:1	40:1	45:1	90:1

Note: Future projections are estimates only and based on information available as at October 2004



## Docklands Public / Private Development



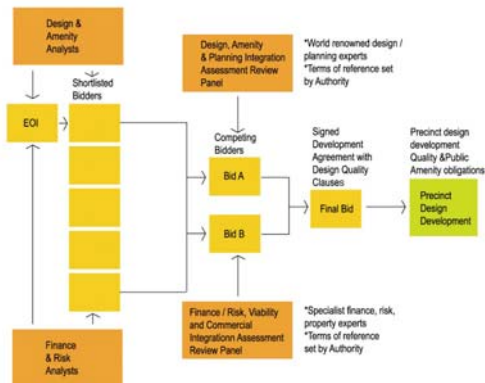
## Selection Criteria - Robust

- ▶ Design & Amenity
- ▶ Finance & Risk
- ▶ Integration - City and precinct
- ▶ Viability / certainty
- ▶ Other

Hurdles - no weightings



## BID PROCESS & DEVELOPMENT AGREEMENTS



# Yarra Waters Development Plan Overview



MIRVAC  
MIRVAC  
MIRVAC



MIRVAC Ltd  
Architect  
Planner  
Interior Designer

Julian Ruggie  
Architect  
Interior Designer  
Urban Design

Brian Smart  
Architect  
Interior Designer  
Facility Planner

Brian Murphy  
Architect  
Interior Designer  
Urban Design

EDAW  
Landscape Architecture  
Urban Design  
Urban Design



## Development Agreement - Benchmarks

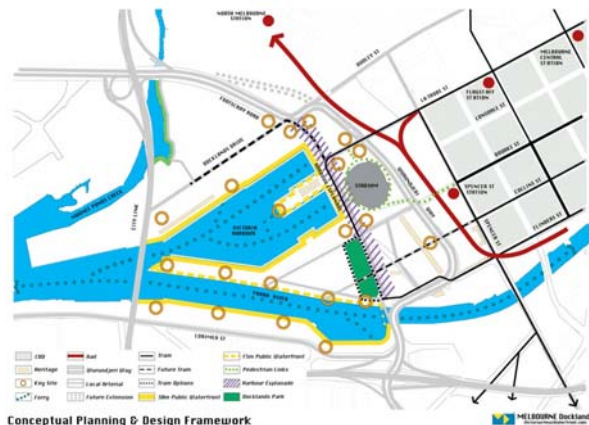
- ▶ Finance & Risk
- ▶ Delivery Specifications
- ▶ Design for whole
- ▶ Time - milestones & sunsets
- ▶ Obligations
- ▶ Market

MIRVAC  
MIRVAC  
MIRVAC

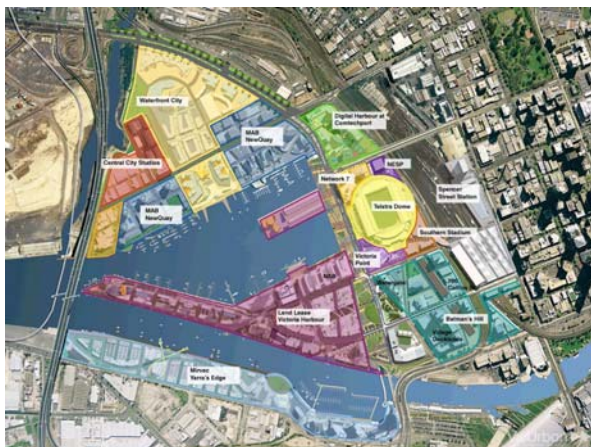
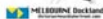




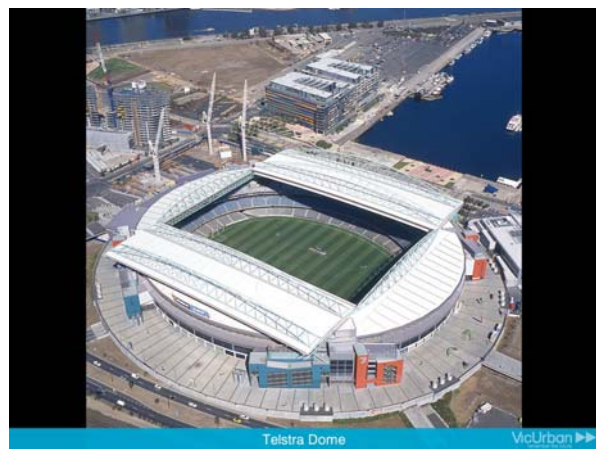
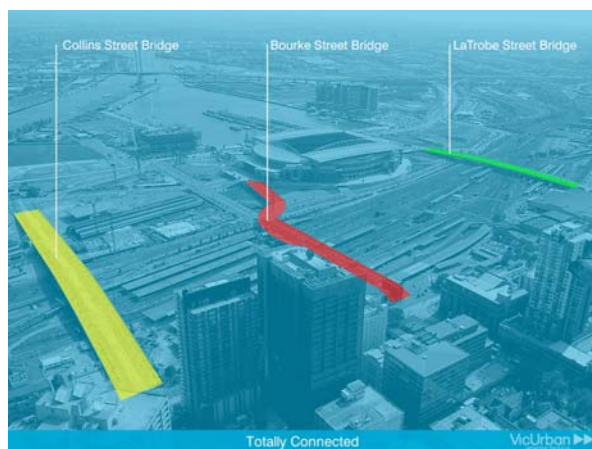
1. For all people and their needs
2. Responsive to Melbourne
3. Responsive to the Site
4. Focused on Water
5. Focused on the Public Realm
6. Economically viable & vital
7. Diverse & integrated
8. Creative & innovative
9. Ecologically sustainable
10. Dynamic

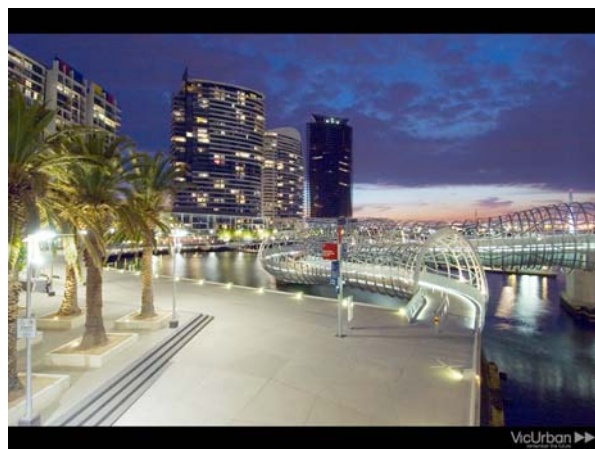


### Conceptual Planning & Design Framework











Harbour Esplanade and Grand Plaza



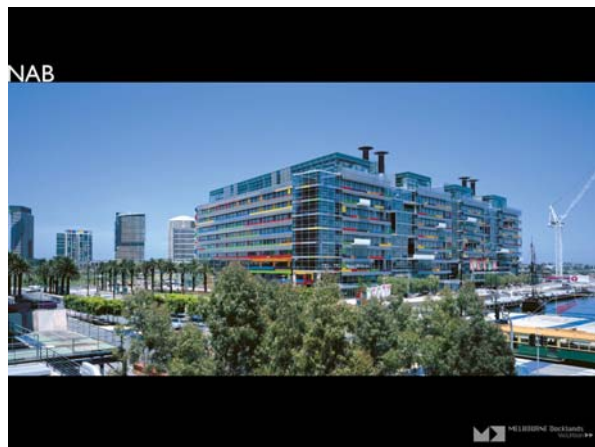
Harbour Esplanade and Grand Plaza



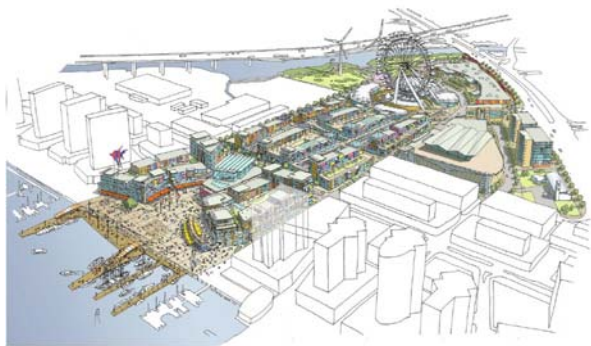
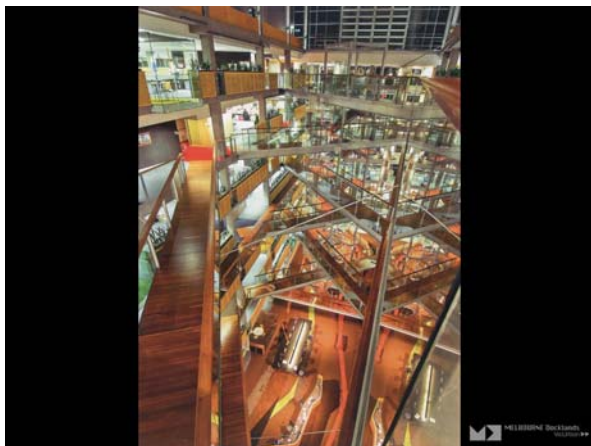
Melbourne  
Docklands  
Park



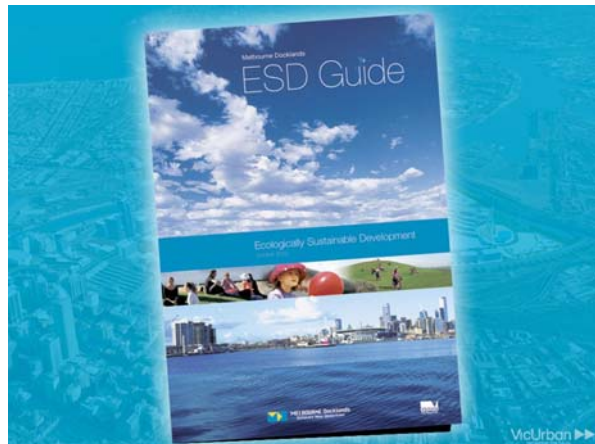
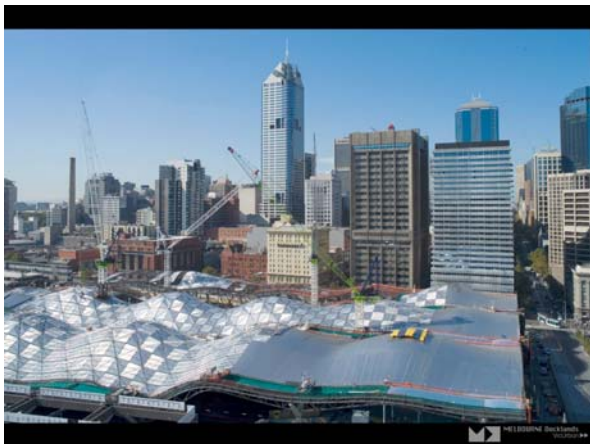












## Melbourne Docklands ESD Guide

- ▶ Co-operative involvement of developers and agencies
- ▶ Share expectations
- ▶ Practical process which maximise return for effort
- ▶ Market the benefits

## ESD GUIDE PERFORMANCE INDICATOR TABLE

Melbourne Docklands				
100 DOCKLANDS DEVELOPMENT AGREEMENT (DOCKLANDS DEVELOPMENT AGREEMENT)				
Indicator				
1. Melbourne Docklands				
1.1 Melbourne Docklands	100	100	100	100
1.2 Melbourne Docklands	100	100	100	100
1.3 Melbourne Docklands	100	100	100	100
1.4 Melbourne Docklands	100	100	100	100
1.5 Melbourne Docklands	100	100	100	100
1.6 Melbourne Docklands	100	100	100	100
1.7 Melbourne Docklands	100	100	100	100
1.8 Melbourne Docklands	100	100	100	100
1.9 Melbourne Docklands	100	100	100	100
1.10 Melbourne Docklands	100	100	100	100
1.11 Melbourne Docklands	100	100	100	100
1.12 Melbourne Docklands	100	100	100	100
1.13 Melbourne Docklands	100	100	100	100
1.14 Melbourne Docklands	100	100	100	100
1.15 Melbourne Docklands	100	100	100	100
1.16 Melbourne Docklands	100	100	100	100
1.17 Melbourne Docklands	100	100	100	100
1.18 Melbourne Docklands	100	100	100	100
1.19 Melbourne Docklands	100	100	100	100
1.20 Melbourne Docklands	100	100	100	100
1.21 Melbourne Docklands	100	100	100	100
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1.24 Melbourne Docklands	100	100	100	100
1.25 Melbourne Docklands	100	100	100	100
1.26 Melbourne Docklands	100	100	100	100
1.27 Melbourne Docklands	100	100	100	100
1.28 Melbourne Docklands	100	100	100	100
1.29 Melbourne Docklands	100	100	100	100
1.30 Melbourne Docklands	100	100	100	100
1.31 Melbourne Docklands	100	100	100	100
1.32 Melbourne Docklands	100	100	100	100
1.33 Melbourne Docklands	100	100	100	100
1.34 Melbourne Docklands	100	100	100	100
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1.36 Melbourne Docklands	100	100	100	100
1.37 Melbourne Docklands	100	100	100	100
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1.39 Melbourne Docklands	100	100	100	100
1.40 Melbourne Docklands	100	100	100	100
1.41 Melbourne Docklands	100	100	100	100
1.42 Melbourne Docklands	100	100	100	100
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1.44 Melbourne Docklands	100	100	100	100
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1.46 Melbourne Docklands	100	100	100	100
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1.60 Melbourne Docklands	100	100	100	100
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1.63 Melbourne Docklands	100	100	100	100
1.64 Melbourne Docklands	100	100	100	100
1.65 Melbourne Docklands	100	100	100	100
1.66 Melbourne Docklands	100	100	100	100
1.67 Melbourne Docklands	100	100	100	100
1.68 Melbourne Docklands	100	100	100	100
1.69 Melbourne Docklands	100	100	100	100
1.70 Melbourne Docklands	100	100	100	100
1.71 Melbourne Docklands	100	100	100	100
1.72 Melbourne Docklands	100	100	100	100
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1.81 Melbourne Docklands	100	100	100	100
1.82 Melbourne Docklands	100	100	100	100
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1.90 Melbourne Docklands	100	100	100	100
1.91 Melbourne Docklands	100	100	100	100
1.92 Melbourne Docklands	100	100	100	100
1.93 Melbourne Docklands	100	100	100	100
1.94 Melbourne Docklands	100	100	100	100
1.95 Melbourne Docklands	100	100	100	100
1.96 Melbourne Docklands	100	100	100	100
1.97 Melbourne Docklands	100	100	100	100
1.98 Melbourne Docklands	100	100	100	100
1.99 Melbourne Docklands	100	100	100	100
1.100 Melbourne Docklands	100	100	100	100



# ESD GUIDE PERFORMANCE INDICATOR TABLE

Source: ESD Guide  
 100 INDICATORS, MEASURED AGAINST 100 CRITERIA

	Residential	Commercial	Benefits
<b>A Outdoor space, the site</b>			
A1 Native planting %	2	2	lower water use, lower garden maintenance
A2 Light spill	2	2	improved light environment and energy cost savings
A3 Stormwater retention and use	2	2	lower water rates
A4 Brownfield site redevelopment	4	4	restores previously used and contaminated sites
<b>B Atmosphere</b>			
B1 Zero CFCs	mandatory	mandatory	reduced damage to Ozone Layer
B2 No HFCs	6	6	no damage to Ozone Layer
B3 Heat dispersion to water or ground	4	4	eliminates Legionnaires Disease risk, low energy and lower water rates
<b>C Water cycle and wastewater</b>			
C1 Water conservation	8	4	lower water rates
C2 Treatment and reuse of waste water	4	4	lower water and sewerage rates

Table with 10 columns: Indicator, Residential, Commercial, Benefits, and a final column for additional details. The table contains 10 rows of data, including indicators like 'Native planting %', 'Light spill', 'Stormwater retention and use', 'Brownfield site redevelopment', 'Zero CFCs', 'No HFCs', 'Heat dispersion to water or ground', 'Water conservation', 'Treatment and reuse of waste water', and 'Water cycle and wastewater'.

Australia Award for Urban Design 2004  
 Melbourne Docklands  
 An Innovative Strategy for Designed Development

November 2004





2006



2007



2008



2010



2015



2020



### Necessary & Sufficient Conditions - Attract Investment

- ▶ Vision - commercial & planning principals
- ▶ Partnerships - Community, Government & Private Sector
- ▶ Planning Certainty
- ▶ Infrastructure - just in time
- ▶ One-stop shop for investment approvals
- ▶ Market

### Determine Objectives

- ▶ Scope of development (m<sup>2</sup>, \$, ?)
- ▶ Uses - mixed
- ▶ End population - visitors, workers, residents
- ▶ Time & Strategy
- ▶ Focus - Urban Design
  - Sustainability
  - Community
  - Tourism ⇒ Locals