

ADDENDUM: BENTLEIGH AND CARNEGIE ACTIVITY CENTRES ASSESSMENT

This addendum assesses employment and residential growth in the Bentleigh and Carnegie Activity Centres within the context of growth in the City of Glen Eira. The addendum draws on analysis and findings from the SGS report **Glen Eira Housing and Local Economy Growth Assessment (HLEGA)**, November 2018 which found there is sufficient land and capacity available in Glen Eira to meet forecast demand and projected population growth over at least a 15-year period. Supporting information, including assumptions and forecasts for other parts of Glen Eira are outlined in the main report HLEGA. This addendum includes a time horizon to 2031 based on a linear (straight line) extrapolation from 2016 to 2036 (as included in the HLEGA).

Glen Eira Growth Assessment Overview

Housing assessment for Glen Eira

In 2016, there were 60,463 dwellings across Glen Eira. Forecasts from id. forecasts expect there to be 72,997 dwellings by 2031, an addition of 12,534 dwellings. SGS analysis indicates this demand is expected to largely comprise of demand for townhouses/villas and apartments (refer to Table 1).

TABLE 1: DEMAND FOR DWELLINGS 2016-2031 ACROSS GLEN EIRA

Housing Type	Additional Dwellings 2016-2031
Single detached dwellings	1,880
Townhouses/villas	5,014
Apartments	5,640
Total	12,534

Source: SGS Economics and Planning and id.forecast, 2018

Table 2 summarises the net housing capacity by housing type across Glen Eira. Currently, there is capacity for almost 45,000 additional dwellings across Glen Eira. By 2031, there will still be capacity for an additional 32,459 dwellings. This represents a take up of 28 per cent. This is a relatively low level of take up compared to take up forecasts in other municipalities. It indicates planning controls are well suited to absorb future growth, and there is capacity for significant growth after 2031.

If the rate of housing growth remains steady after 2031, there will still be capacity for Glen Eira to absorb new housing growth up to 2046. If housing growth was to double after 2031 there would still be some (theoretical) capacity to absorb new housing growth after 2046. However, all existing opportunities would have to be unlocked and the level of change would be significant. For example, all dwellings on a suburban street changing to townhouses. This opportunity does not account for rezoning in other renewal areas/sites becoming available for development or a change to planning provisions for a particular location.

Net housing capacity is a measure of how much additional housing could (theoretically) be built under current planning controls if all opportunities were realised. Refer to the HLEGA for a detailed description of net housing capacity and the assumptions that were used.

TABLE 2: CAPACITY FOR NEW HOUSING BY HOUSING TYPE ACROSS GLEN EIRA

Housing Type	Net housing capacity 2016 (dwellings)	Net housing capacity 2031 (dwellings)	% Take up of net housing capacity by 2031
Single detached dwellings	9,568	7,688	20%
Townhouses/villas	13,096	8,082	38%
Apartments	22,108	16,468	26%
Total	44,993	32,459	28%

Source: SGS Economics and Planning, 2018

Commercial and Retail Assessment for Glen Eira

Glen Eira has 351,000 square metres of commercial floorspace and 201,700 square metres of retail floorspace based on 2016 employment figures and standard employee floorspace ratios. SGS estimates there will be demand for an additional 207,300 square metres of commercial floorspace and 96,225 square metres of retail floorspace by 2031 (refer Table 3).

TABLE 3: EMPLOYMENT FLOORSPACE DEMAND ACROSS GLEN EIRA

Employment floorspace	Additional Employment Floorspace Demand 2016-2031 (sq.m)
Commercial floorspace	207,300
Retail floorspace	96,225

Source: SGS Economics and Planning, 2018

Net commercial floorspace capacity is a measure of how much additional commercial floorspace could be absorbed under current planning controls. The assumptions used for commercial development were conservative. SGS assumed between 1 and 2 storeys of commercial development on land where commercial development is permissible.

Net retail floorspace capacity is a measure of how much additional retail floorspace could be absorbed under current planning controls.

Refer to the HLEGA for a detailed description of the assumptions used to determine net capacity.

Table 4 summarises the net employment floorspace across Glen Eira. By 2031, approximately 40 per cent of commercial floorspace and 20 per cent of retail floorspace will be taken up by forecast additional demand.

The net employment floorspace capacity forecast indicates that if employment growth remains similar in the 15 years from 2016-2031 and 2031-2046, there is enough capacity to continue to meet demand up to 2046.

TABLE 4: NET EMPLOYMENT FLOORSPACE CAPACITY

Employment floorspace	Net employment floorspace capacity 2016 (sq.m)	Net employment floorspace capacity 2031 (sq.m)	% take up of net employment floorspace capacity by 2031
Commercial floorspace	506,021	298,721	40%
Retail floorspace	482,985	386,760	20%

Source: SGS Economics and Planning, 2018

Bentleigh and Carnegie are anticipated to experience growth in housing and employment floorspace between 2016 and 2031. These centres are discussed below in more detail.

Bentleigh Major Activity Centre

Background

The Bentleigh Structure Plan establishes a vision that Bentleigh will be an accessible, local shopping destination with a vibrant cafe and restaurant culture. It will maintain its community feel with open space, places for people to meet and a broad range of local businesses, all of which will meet the needs of a diverse community. The structure plan was developed in support of the Activity Centre, Housing and Local Economy Strategy (ACHLE) that confirms Bentleigh as a major activity centre. The low scale character of the precinct is to be protected with high density development focused along Centre Road and at strategic sites with a focus on greater housing diversity and mixed-use developments.

Building heights are to a maximum of two storeys across the majority of the precinct, with up to five storeys north of Centre Road and the railway line, and at strategic sites. Most are proposed immediately surrounding Bentleigh station.

Housing Assessment

In 2016 there were 2,189 dwellings in Bentleigh Major Activity Centre. Table 5 shows there will be demand for 709 additional dwellings by 2031. This will be evenly split between demand for townhouse/villas and apartments.

TABLE 5: HOUSING DEMAND IN BENTLEIGH ACTIVITY CENTRE

Housing Type	Additional Dwellings 2016-2031
Single detached dwellings	0
Townhouses/villas	406
Apartments	303
Total	709

Source: SGS Economics and Planning, 2018

The structure plan supports growth in housing, particularly in apartments. As a result, Bentleigh Activity Centre has more net housing capacity for apartments than either single detached dwellings or townhouses/villas.

Table 6 show net housing capacity by housing type at 2016 and 2031 in Bentleigh. Currently there is capacity for 2,879 dwellings in Bentleigh Major Activity Centre. It also shows that by 2031, 25 per cent of the net housing capacity will be taken up by 2031. This is a low level of take up for an activity centre undergoing change, and there is significant capacity for future residential growth after 2031.

If growth continues at the same rate to 2046, 50 per cent of existing net housing capacity will be taken up. However, as with Glen Eira, the capacity to absorb new townhouses/villas will be constrained, and new housing types will increasingly need to be in the form of apartments between 2031 and 2046.

TABLE 6: CAPACITY FOR NEW HOUSING BY HOUSING TYPE IN BENTLEIGH MAJOR ACTIVITY CENTRE

Housing Type	Net Housing Capacity 2016 (dwellings)	Net Housing Capacity 2031 (dwellings)	% Take Up of Net Housing Capacity by 2031
Single detached dwellings	134	134	0%
Townhouses/villas	875	469	46%
Apartments	1,870	1,567	16%
Total	2,879	2,170	25%

Source: SGS Economics and Planning, 2018

Retail and Commercial Assessment

The structure plan envisions a thriving retail and hospitality environment with limited commercial growth. The forecast demand for additional retail and commercial floorspace supports this (refer to Table 7). Retail growth is forecast to be higher than any other activity centre in Glen Eira. This reflects Bentleigh's strong role as a retail and socialising destination. Forecast demand for commercial floorspace is lower than the other major activity centres (Elsternwick and Carnegie) and East Village.

TABLE 7: EMPLOYMENT FLOORSPACE DEMAND IN BENTLEIGH MAJOR ACTIVITY CENTRE

Employment floorspace	Additional employment floorspace demand 2016-2031
Commercial floorspace	14,700
Retail floorspace	17,025

Source: SGS Economics and Planning, 2018

TABLE 8: NET EMPLOYMENT FLOORSPACE CAPACITY IN BENTLEIGH ACTIVITY CENTRE

Employment floorspace	Net Employment floorspace Capacity 2016 (sq.m)	Net Employment floorspace Capacity 2031 (sq.m)	% take up of Net Employment Floorspace capacity by 2031
Commercial floorspace	53,300	38,600	27%
Retail floorspace	27,000	9,975	63%

Source: SGS Economics and Planning, 2018

There is capacity for forecast growth in commercial and retail floorspace to be met in the activity centre to 2031.

If the strong demand for retail floorspace in Bentleigh Activity Centre continues after 2031, there will not be enough capacity within the activity centre under existing planning controls to meet this demand. This means that retail uses will need to intensify, including retail use of the first floor of buildings.

In contrast, there is more capacity for the centre to absorb additional commercial floorspace. There will be almost 50 per cent of existing net commercial floorspace capacity at 2046.

Carnegie Major Activity Centre

Background

The Carnegie Structure Plan (2018-2031) sets a vision that Carnegie will be a safe, connected and welcoming centre that embraces its authentic urban character and cultural identity. The centre will be a destination for entertainment, shopping and employment, supporting a range of businesses and interconnected community spaces that meet the needs of the local community. The structure plan was developed in support of the Activity Centre, Housing and Local Economy Strategy (ACHLE) that confirms Carnegie as a major activity centre with urban renewal opportunities. The activity centre is centred around the commercial core of Koornang Road.

The plan identifies height increases at various strategic locations to support the ACHLE and State government policy. Higher density development is proposed at an urban renewal site north of the railway line. Entertainment, Station, Retail, Urban Renewal, Housing Opportunity and Community precincts have been identified immediately surrounding Carnegie station. Higher density development is likewise encouraged along transport corridors such as Dandenong Rd, the railway line and Koornang Rd.

Housing Assessment

Table 9 shows demand for new housing in the Carnegie Major Activity Centre to 2031. There is expected demand for 1,327 additional dwellings between 2016 and 2031. This is more than 10 per cent of the demand observed in all of Glen Eira, and, is higher than any other activity centre. Over 80 per cent of the demand will be for apartments. Carnegie will be one of the highest density areas within Glen Eira.

TABLE 9: HOUSING DEMAND IN CARNEGIE ACTIVITY CENTRE

Housing Type	Additional Dwellings 2016-2031
Single detached dwellings	0
Townhouses/villas	245
Apartments	1,082
Total	1,327

Source: SGS Economics and Planning, 2018

The structure plan anticipates the high demand for new dwellings over the next 30 years. As a result, only 18 per cent of net housing capacity will be taken up by new development between 2016 and 2031. However, 44 per cent of the net capacity for townhouses will be taken up (refer to Table 10).

TABLE 10: CAPACITY FOR NEW HOUSING BY HOUSING TYPE IN CARNEGIE MAJOR ACTIVITY CENTRE

Housing Type	Net Housing Capacity 2016 (dwellings)	Net Housing Capacity 2031 (dwellings)	% Take Up of Net Housing Capacity by 2031
Single detached dwellings	3679	3,679	0%
Townhouses/villas	555	310	44%
Apartments	3,094	2,013	35%
Total	7,328	6,001	18%

Source: SGS Economics and Planning, 2018

Carnegie Major Activity Centre will be able to support the same rate of housing growth to 2046. The rate of housing growth could comfortably double after 2031, and Carnegie Major Activity Centre would remain well placed for providing new housing.

As observed across Glen Eira and in the Bentleigh Major Activity Centre, capacity after 2031 is constrained for providing new townhouses. This means that additional housing will need to shift towards apartments.

Retail and Commercial Assessment

The structure plan proposes a rich urban environment which accommodates (amongst other things) a range of interconnected businesses and is an entertainment destination. The forecast demand for additional retail and commercial floorspace supports this. (Refer to Table 11). The additional retail demand forecast is similar to other major activity centres in Glen Eira. Forecast demand for commercial floorspace is substantially higher than the other Major Activity Centres (Elsternwick and Bentleigh) and comparable to the planned commercial precinct at East Village. Table 11 summarises employment floorspace demand for the Carnegie Activity Centre. The structure plan provides appropriate guidance to support this level of growth.

TABLE 11:EMPLOYMENT FLOORSFACE DEMAND IN CARNEGIE MAJOR ACTIVITY CENTRE

Employment floorspace	Additional Employment Floorspace Demand 2016-2031 (sq.m)
Commercial floorspace	34,875
Retail floorspace	13,500

Source: SGS Economics and Planning, 2018

TABLE 12:EMPLOYMENT FLOORSFACE CAPACITY IN CARNEGIE MAJOR ACTIVITY CENTRE

Employment floorspace	Net Employment floorspace Capacity 2016 (sq.m)	Net Employment floorspace Capacity 2031 (sq.m)	% Take Up of Net Employment Floorspace Capacity by 2031
Commercial floorspace	83,693	48,820	41%
Retail floorspace	40,090	26,590	33%

Source: SGS Economics and Planning, 2018

There is capacity for forecast growth in commercial and retail floorspace to be met in the activity centre to 2031 (refer to Table 12).

If the demand for retail floorspace in Carnegie Major Activity Centre continues after 2031 to 2046, there will still be enough capacity within the activity centre under planning controls consistent with the structure plan to meet this demand.

In contrast, if the strong demand for commercial floorspace continues between 2031 and 2046, the centre will find it more difficult to meet this demand, as the capacity will be constrained. There will still be 18 per cent of capacity at 2046, however this requires demand to fit within capacity, most developable buildings to have been developed, and for commercial floorspace to be maximised within developments.