

ADDENDUM: UPDATED HOUSING ASSESSMENT FOR CARNEGIE AND BENTLEIGH ACTIVITY CENTRES

SGS was asked to undertake additional analysis on the housing capacity in the Bentleigh Major Activity Centre and the Carnegie Major Activity Centre with Urban Renewal. SGS undertook a housing capacity assessment of these activity centres in 2018 based on the structure plans adopted by Council in February 2018.

Since then, the proposed structure plans for these centres have been revised. The revised structure plans are due to be adopted at the 4 February 2020 Ordinary Council Meeting.

Additional housing capacity (Net Housing capacity) is the amount of additional dwellings that are theoretically possible under existing or proposed planning controls. This provides insight into the amount of housing growth that can be absorbed in the future.

This document summarises the additional housing capacity for the two activity centres under three different planning controls

- Existing planning zones
- The initial Structure Plan
- The revised Structure Plan.

Summary

Table 1 and Table 2 provide summaries of the additional housing capacity that each of the three planning controls. For both Bentleigh and Carnegie, the revised structure plans allow for substantially more additional housing capacity.

TABLE 1: ADDITIONAL HOUSING CAPACITY IN BENTLEIGH MAJOR ACTIVITY CENTRE: SUMMARY (DWELLINGS)

Planning zone	Existing Planning Zones	Initial Structure Plan	Revised Structure Plan
C1Z/MUZ	1,023	1,062	1,331
NRZ	474	572	387
GRZ	152	670	1,044
RGZ	1,345	487	914
Total	2,994	2,791	3,676

Source: SGS Economics and Planning ,2020

TABLE 2: ADDITIONAL HOUSING CAPACITY IN CARNEGIE MAJOR ACTIVITY CENTRE WITH URBAN RENEWAL SUMMARY (DWELLINGS)

Planning zone	Existing Planning Zones	Initial Structure Plan	Revised Structure Plan
C1Z/MUZ	1,382	1,905	3,093
NRZ	80	353	76
GRZ	362	701	640
RGZ	1,624	695	1,144
Total	3,448	3,654	4,953

Source: SGS Economics and Planning, 2020

Assumptions

The analysis relies on a series of assumptions regarding dwelling density and the associated proportion of different housing types. These are summarised below.

TABLE 3: INITIAL STRUCTURE PLAN: DWELLING YIELD ASSUMPTIONS

Building Type	Preferred height	Dwelling yield (dwellings per hectare)	Detached	Townhouses/villas	Apartments
Commercial/Mixed Use Areas					
Shop top standard	3	100	0%	0%	100%
Shop top standard	4	100	0%	0%	100%
Shop top standard	5	200	0%	0%	100%
Shop top heritage character	3	100	0%	0%	100%
Shop top heritage character	4	100	0%	0%	100%
Shop top heritage character	5	200	0%	0%	100%
Strategic site A	6	200	0%	0%	100%
Strategic site B	5	100	0%	0%	100%
Urban renewal	4	200	0%	0%	100%
Urban renewal	6	200	0%	0%	100%
Urban renewal	8	300	0%	0%	100%
Residential Areas					
Heritage and character housing	2	30	50%	50%	
Minimal change	2	2 dwellings per lot	30%	70%	
Garden townhouse	3	75	0%	100%	0%
Townhouse and apartment mix	3	150	0%	50%	50%
Garden apartment	4	200	0%	20%	80%
Urban apartment	4	250	0%	20%	80%

Source: SGS Economics and Planning , 2020

TABLE 4: REVISED STRUCTURE PLAN: DWELLING YIELD ASSUMPTIONS

Building Type Preferred Height initial structure plan	Dwelling yield (dwellings per hectare)	Detached	Townhouses/villas	Apartments
Residential - Minimal Change	2 dwellings per lot	30%	70%	0%
Residential - Incremental Change	2 dwellings per lot	30%	70%	0%
Residential - 3 storeys	125	0%	40%	60%
Residential - 4 storeys: main roads and local streets	200	0%	20%	80%
Residential - 4 storey urban areas	250	0%	20%	80%
Commercial - 4 storeys	200	0%	0%	100%
Commercial - 8 storeys	300	0%	0%	100%
Commercial - 5 storeys	200	0%	0%	100%
Commercial - 12 storeys	550	0%	0%	100%

Source: SGS Economics and Planning , 2020

TABLE 5: PLANNING ZONE: DWELLING YIELD ASSUMPTIONS

Planning zone	Dwelling yield (dwellings per hectare)	Detached	Townhouses/villas	Apartments
NRZ1	2 dwellings per lot	30%	70%	0%
GRZ1	100	20%	60%	20%
GRZ2	100	20%	60%	20%
GRZ3	100	20%	60%	20%
GRZ4	100	20%	60%	20%
GRZ-LS	75	30%	70%	0%
GRZ-MR	150	0%	40%	60%
RGZ1	200	0%	0%	100%
RGZ2	200	0%	0%	100%
MUZ1	150	0%	0%	100%
MUZ2	60	0%	0%	100%
MUZ3	60	0%	0%	100%
C1Z	150	0%	0%	100%

Source: SGS Economics and Planning, 2020

Detailed results

The detailed results for each of the three planning controls are shown below. For the Initial and revised structure plan, the translation of building types to proposed planning zones is also illustrated.

Bentleigh Major Activity Centre: Capacity results

TABLE 6: BENTLEIGH MAJOR ACTIVITY CENTRE : EXISTING PLANNING ZONES (DWELLINGS)

Planning Zone	Planning zone (summary)	Existing dwellings	Available land	Total Residential Capacity	Existing Planning Controls Net Capacity
NRZ1	NRZ	1,772	34	2,246	474
GRZ1	GRZ	0	0	0	0
GRZ2	GRZ	94	2	246	152
RGZ1	RGZ	497	7	1,842	1,345
C1Z	C1Z/MUZ	80	7	1,101	1,021
Total		2,443	50	5,435	2,992

Source: SGS Economics and Planning, 2020

TABLE 7: BENTLEIGH MAJOR ACTIVITY CENTRE : INITIAL STRUCTURE PLAN (DWELLINGS)

Building Typology	Proposed planning zone	Existing dwellings	Available land	Total Residential Capacity	Initial Structure Plan Net Capacity
Shop top standard	C1Z/MUZ	80	5	855	775
Shop top heritage character	C1Z/MUZ	0	0	34	34
Strategic site B	C1Z/MUZ	17	3	270	253
Heritage and character housing	NRZ	453	3	504	51
Minimal change	NRZ	1,281	29	1,802	521
Garden townhouse	GRZ	281	6	626	345
Townhouse and apartment mix	GRZ	161	2	486	325
Garden apartment	RGZ	170	3	657	487
Total		2,443	51	5,234	2,791

Source: SGS Economics and Planning, 2020

TABLE 8: BENTLEIGH MAJOR ACTIVITY CENTRE : REVISED STRUCTURE PLAN (DWELLINGS)

Building Typology	Proposed planning zone	Existing dwellings	Available land	Total Residential Capacity	Revised Structure Plan Net Capacity
Residential - Minimal Change	NRZ	540	6	616	76
Residential - Incremental Change	NRZ	1,082	22	1,395	313
Residential - 3 storeys	GRZ	472	9	1,516	1,044
Residential - 4 storeys main roads and local streets	RGZ	252	5	1,166	914
Commercial - 4 storeys	C1Z/MUZ	32	3	366	334
Commercial - 5 storeys	C1Z/MUZ	65	5	1,063	998
Total		2,443	51	6,455	3,676

Source: SGS Economics and Planning, 2020

Bentleigh Major Activity Centre – housing mix

TABLE 9: DWELLING MIX FOR BENTLEIGH MAJOR ACTIVITY CENTRE: EXISTING PLANNING ZONES (DWELLINGS)

Planning Zone	Existing dwellings	Net capacity for detached dwellings	Net capacity for townhouses/ villas	Net capacity for apartments	Total net Capacity
NRZ1	1,772	332	142	0	474
GRZ2	94	30	91	30	152
RGZ1	497	0	0	1,345	1,345
C1Z	80	0	0	1,021	1,021
Total	2,443	362	233	2,396	2,992

Source: SGS Economics and Planning, 2020

TABLE 10: DWELLING MIX FOR BENTLEIGH MAJOR ACTIVITY CENTRE: INITIAL STRUCTURE PLAN (DWELLINGS)

Building Typology	Existing dwellings	Net capacity for detached dwellings	Net capacity for townhouses/ villas	Net capacity for apartments	Total net Capacity
Shop top standard	80			775	775
Shop top heritage character	0			34	34
Strategic site B	17			253	253
Heritage and character housing	453	26	26		51
Minimal change	1,281	156	363		519
Garden townhouse	281		345		345
Townhouse and apartment mix	161		162	162	325
Garden apartment	170		97	390	487
Total	2,443	181	994	1,614	2,789

Source: SGS Economics and Planning, 2020

TABLE 11: DWELLING MIX FOR BENTLEIGH MAJOR ACTIVITY CENTRE: REVISED STRUCTURE PLAN (DWELLINGS)

Building Typology	Existing dwellings	Net capacity for detached dwellings	Net capacity for townhouses/ villas	Net capacity for apartments	Total net Capacity
Residential - Minimal Change	540	22	52	0	76
Residential - Incremental Change	1,082	94	219	0	313
Residential - 3 storeys	472	0	417	626	1,044
Residential - 4 storeys main roads and local streets	252	0	183	731	914
Commercial - 4 storeys	32	0	0	334	334
Commercial - 5 storeys	65	0	0	998	998
Total	2,443	116	871	2,689	3,676

Source: SGS Economics and Planning, 2020

Carnegie Major Activity Centre with urban renewal- capacity results

TABLE 12: CARNEGIE MAJOR ACTIVITY CENTRE: EXISTING PLANNING ZONES (DWELLINGS)

Planning Zone	Planning zone (summary)	Existing dwellings	Available land	Total Residential Capacity	Existing Planning Controls Net Capacity
NRZ1	NRZ	875	6	955	80
GRZ1	GRZ	22	1	56	34
GRZ2	GRZ	226	3	554	328
RGZ1	RGZ	1,015	9	2,639	1,624
C1Z	C1Z/MUZ	266	9	1,501	1,235
MUZ1	C1Z/MUZ	109	1	257	148
Total		2,513	28	5,961	3,448

TABLE 13: CARNEGIE MAJOR ACTIVITY CENTRE: INITIAL STRUCTURE PLAN (DWELLINGS)

Building Typology	Proposed planning zone	Existing dwellings	Available land	Total Residential Capacity	Initial Structure Plan Net Capacity
Shop top standard	C1Z/MUZ	133	1	348	215
Shop top heritage character	C1Z/MUZ	17	3	284	267
Strategic site A	C1Z/MUZ	196	2	421	225
Urban renewal	C1Z/MUZ	37	5	1,235	1,198
Heritage and character housing	NRZ	40	0	43	3
Minimal change	NRZ	861	7	1,211	350
Garden townhouse	GRZ	299	3	493	194
Townhouse and apartment mix	GRZ	331	4	838	507
Garden apartment	RGZ	585	3	1,165	580
Urban Apartment	RGZ	14	1	129	115
Total		2,513	28	6,167	3,654

TABLE 14: CARNEGIE MAJOR ACTIVITY CENTRE: REVISED STRUCTURE PLAN (DWELLINGS)

Building Typology	Proposed planning zone	Existing dwellings	Available land	Total Residential Capacity	Revised Structure Plan Net Capacity
Residential - Minimal Change	NRZ	176	0	181	5
Residential - Incremental Change	NRZ	698	5	769	71
Residential - 3 storeys	GRZ	493	6	1,133	640
Residential - 4 storeys main roads and local streets	RGZ	743	6	1,772	1,029
Residential – 4 storeys urban areas	RGZ	14	1	129	115
Commercial - 4 storeys	C1Z/MUZ	69	3	371	302
Commercial - 5 storeys	C1Z/MUZ	66	1	234	168
Commercial - 8 storeys	C1Z/MUZ	246	4	1,212	966
Commercial - 12 storeys	C1Z/MUZ	8	3	1,665	1,657
Total		2,513	28	7,466	4,953

Source: SGS Economics and Planning, 2020

Carnegie Major Activity Centre with urban renewal- housing mix

TABLE 15: DWELLING MIX FOR CARNEGIE MAJOR ACTIVITY CENTRE: EXISTING PLANNING ZONES (DWELLINGS)

Planning Zone	Existing dwellings	Net capacity for detached dwellings	Net capacity for townhouses/ villas	Net capacity for apartments	Total net Capacity
NRZ1	875	56	24	0	80
GRZ1	22	7	20	7	34
GRZ2	226	66	197	66	328
RGZ1	1,015	0	0	1,624	1,624
C1Z	266	0	0	1,235	1,235
MUZ1	109	0	0	148	148
Total	2,513	128	241	3,079	3,448

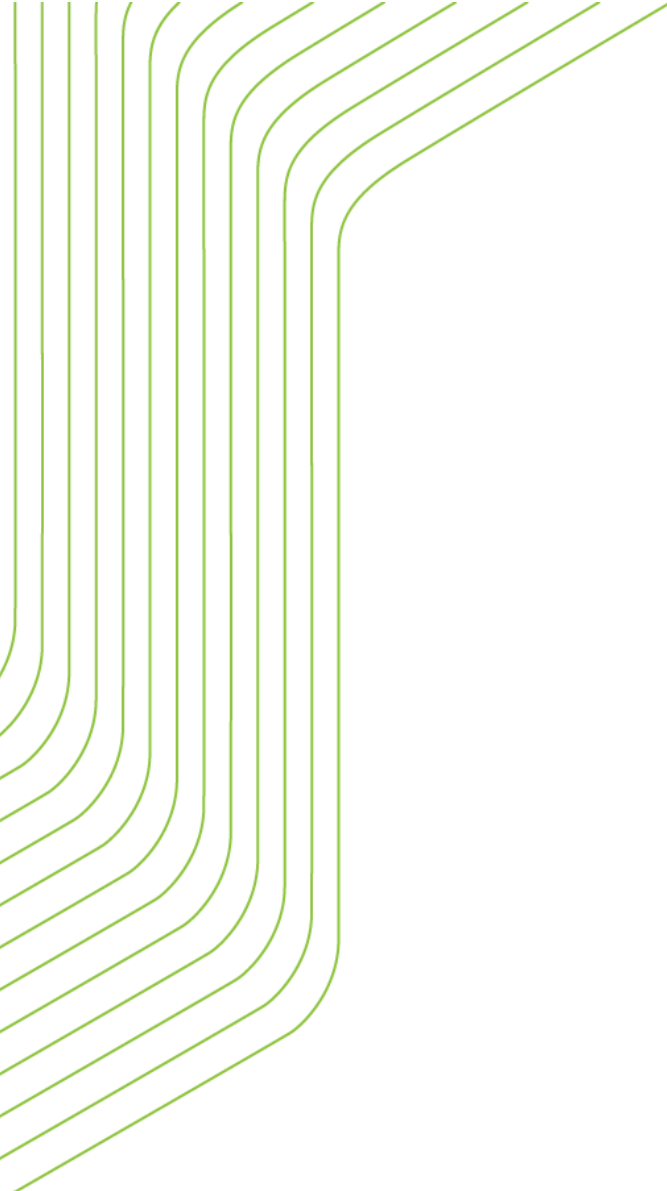
TABLE 16: DWELLING MIX FOR CARNEGIE MAJOR ACTIVITY CENTRE: INITIAL STRUCTURE PLAN (DWELLINGS)

Building Typology	Existing dwellings	Net capacity for detached dwellings	Net capacity for townhouses/ villas	Net capacity for apartments	Total net Capacity
Shop top standard	133			215	215
Shop top heritage character	17			267	267
Strategic site A	196			225	225
Urban renewal	37			1,198	1,198
Heritage and character housing	40	2	2		3
Minimal change	861	105	245		350
Garden townhouse	299		194		194
Townhouse and apartment mix	331		253	253	507
Garden apartment	585		116	464	580
Urban Apartment	14		23	92	115
Total	2,513	106	833	2,714	3,654

TABLE 17: DWELLING MIX FOR CARNEGIE MAJOR ACTIVITY CENTRE: REVISED STRUCTURE PLAN (DWELLINGS)

Building Typology	Existing dwellings	Net capacity for detached dwellings	Net capacity for townhouses/ villas	Net capacity for apartments	Total net Capacity
Residential - Minimal Change	176	2	4	0	5
Residential - Incremental Change	698	21	50	0	71
Residential - 3 storeys	493	0	256	384	640
Residential - 4 storeys main roads and local streets	743	0	206	823	1,029
Residential – 4 storeys urban areas	14	0	23	92	115
Commercial - 4 storeys	69	0	0	302	302
Commercial - 5 storeys	66	0	0	168	168
Commercial - 8 storeys	246	0	0	966	966
Commercial - 12 storeys	8	0	0	1,657	1,657
Total	2,513	23	538	4,393	4,953

Source: SGS Economics and Planning, 2020



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