

# BENTLEIGH

## BUILDING HEIGHT - Changes proposed to existing residential areas

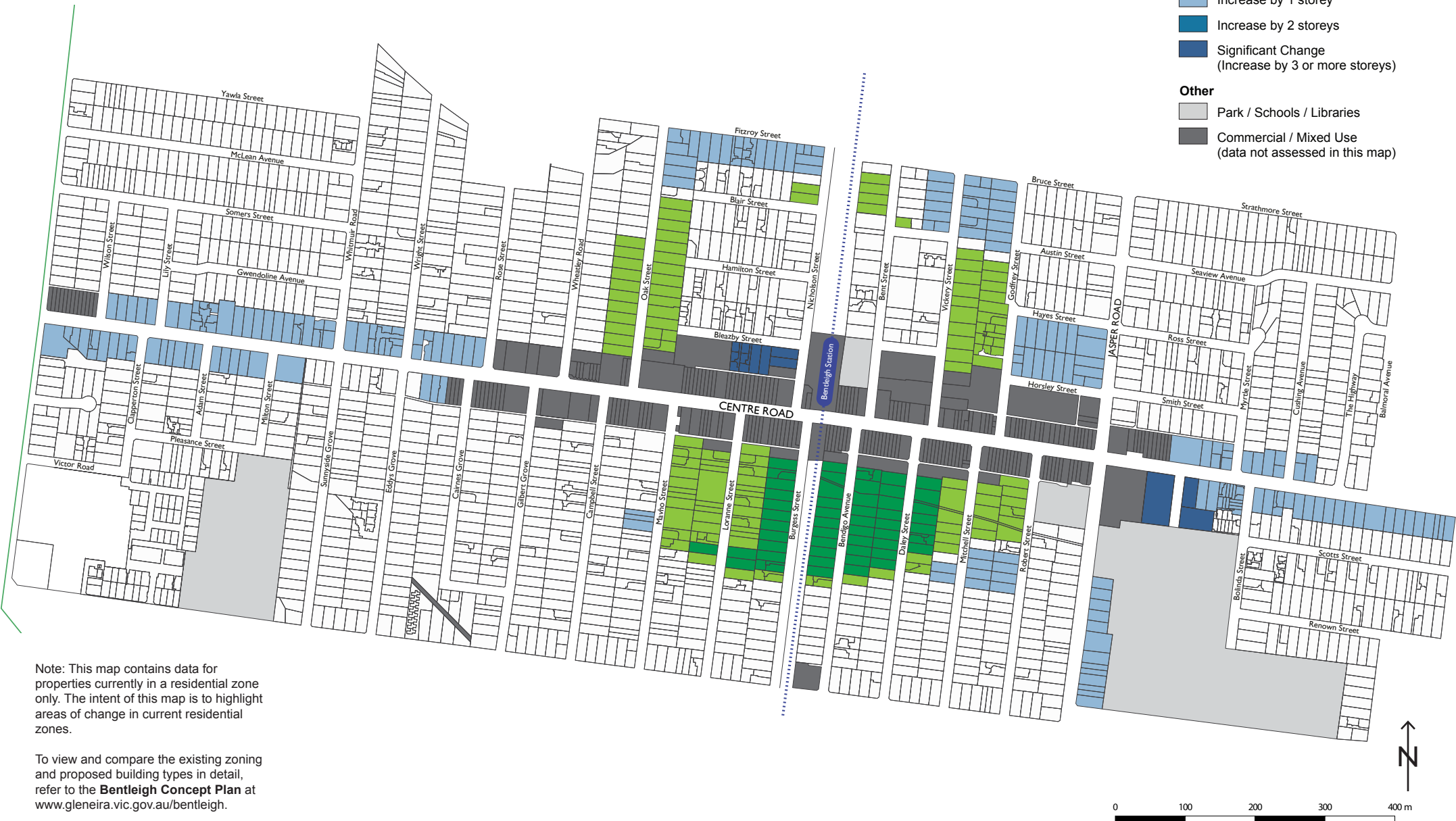
### LEGEND

#### Residential

- Decrease by 2 storeys
- Decrease by 1 storey
- No change
- Increase by 1 storey
- Increase by 2 storeys
- Significant Change  
(Increase by 3 or more storeys)

#### Other

- Park / Schools / Libraries
- Commercial / Mixed Use  
(data not assessed in this map)



Note: This map contains data for properties currently in a residential zone only. The intent of this map is to highlight areas of change in current residential zones.

To view and compare the existing zoning and proposed building types in detail, refer to the **Bentleigh Concept Plan** at [www.gleneira.vic.gov.au/bentleigh](http://www.gleneira.vic.gov.au/bentleigh).



# BENTLEIGH

## BUILDING HEIGHT - CHANGES PROPOSED TO EXISTING RESIDENTIAL AREAS

	PROPOSED MAX HEIGHT				
EXISTING MAX HEIGHT	2 STOREYS Side by Side Townhouse & Heritage Character Housing	3 STOREYS Terrace Townhouse & Terrace Townhouse / Apartment	4 STOREYS Garden Apartment	8 STOREYS Strategic Site	N/A New building type not applied.
2 STOREYS Currently NRZ1	78.91 hectares 1449 properties	11.51 hectares 227 properties	N/A	N/A	N/A
3 STOREYS Currently GRZ2	1.42 hectares 26 properties	2.11 hectares 48 properties	N/A	0.26 hectares 2 properties	N/A
4 STOREYS Currently RGZ1	3.36 hectares 60 properties	6.30 hectares 113 properties	5.53 hectares 123 properties	0.73 hectares 13 properties	1 property (92 Mitchell Street – Council owned carpark)

Note: data includes lots above 40 square metres at ground floor and allocated a zone and/or building type.



# BENTLEIGH

## PROPERTY DATA - CURRENT ZONES AND NEW BUILDING TYPES

HEIGHT (STOREYS)	CURRENT ZONES	PROPERTIES	TOTAL AREA (HA)	NEW BUILDING TYPES	PROPERTIES	AREA (HA)	TOTAL AREA (HA)
<b>RESIDENTIAL</b>							
1-2	Neighbourhood Residential Zone 1 - NRZ1*	1676	90.42	Heritage/character housing Side by side townhouse	444 1095	24.45 59.55	84
2-3	General Residential Zone 2 - GRZ2	76	3.80	Terrace townhousing Terrace townhousing / apartment	245 144	13.00 6.98	19.98
3-4	Residential Growth Zone 1 - RGZ1	310	15.97	Garden apartment*	123	5.53	5.53
<b>COMMERCIAL / MIXED USE / OTHER</b>							
N/A	Commercial 1 Zone - C1Z	236	8.11	Heritage/character shop top	112	3.31	3.31
	Industrial 3 Zone - IN3Z	1	0.15	Shop top	116	3.75	3.75
	Public Park and Recreation Zone – PPRZ (PARKS)	2	7.67	Strategic site (mixed use)	30	4.37	4.37
	Public Use Zone 1 - PUZ1 (UTILITIES)	1	0.08	Urban renewal development	0	0.00	0.00
	Public Use Zone 2 - PUZ2 (SCHOOLS)	1	0.00	N/A	9	8.96	8.96
	Public Use Zone 4 - PUZ4 (RAILWAY)	2	0.70				
	Public Use Zone 6 - PUZ6 (GOVERNMENT / CAR PARKS)	13	2.99				

Note: data includes lots above 40 square metres at ground floor and allocated a zone and/or building type.

\*does not include aged care site at corner Thomas and Brewer Road.



# CARNEGIE

## BUILDING HEIGHT

- Changes proposed to existing residential areas

### LEGEND

#### Residential

- Decrease by 2 storeys
- Decrease by 1 storey
- No change
- Increase by 1 storey
- Increase by 2 storeys
- Significant Change  
(Increase by 3 or more storeys)

#### Other

- Park / Schools / Libraries
- Commercial / Mixed Use  
(data not assessed in this map)

Note: This map contains data for properties currently in a residential zone only. The intent of this map is to highlight areas of change in current residential zones.

To view and compare the existing zoning and proposed building types in detail, refer to the **Carnegie Concept Plan** at [www.gleneira.vic.gov.au/Carnegie](http://www.gleneira.vic.gov.au/Carnegie).





# CARNEGIE

## BUILDING HEIGHT - CHANGES PROPOSED TO EXISTING RESIDENTIAL AREAS

	PROPOSED MAX HEIGHT				
EXISTING MAX HEIGHT	2 STOREYS Side by Side Townhouse & Heritage Character Housing	3 STOREYS Terrace Townhouse & Terrace Townhouse / Apartment	4 STOREYS Garden Apartment	12 STOREYS Urban Renewal	N/A New building type not applied.
2 STOREYS Currently NRZ1	22.01 hectares 441 properties	4.05 hectares 63 properties	1.42 hectares 24 properties	N/A	1 property 0.07 hectares (93 Mimosa Road – Proposed Open Space)
3 STOREYS Currently GRZ2	2.31 hectares 52 properties	3.45 hectares 66 properties	1.32 hectares 31 properties	0.39 hectares 4 properties	N/A
4 STOREYS Currently RGZ1	2.05 hectares 47 properties	7.61 hectares 142 properties	8.08 hectares 160 properties	1.29 hectares 36 properties	N/A

Note: data includes lots above 40 square metres at ground floor and allocated a zone and/or building type.



# CARNEGIE

## PROPERTY DATA - CURRENT ZONES AND NEW BUILDING TYPES

HEIGHT (STOREYS)	CURRENT ZONES	PROPERTIES	AREA (HA)	TOTAL AREA (HA)	NEW BUILDING TYPES	PROPERTIES	AREA (HA)	TOTAL AREA (HA)
<b>RESIDENTIAL</b>								
1-2	Neighbourhood Residential Zone 1 - NRZ1	530	28.07	<b>28.07</b>	Heritage/character housing Side by side townhouse	32 509	1.71 24.67	<b>26.38</b>
2-3	General Residential Zone 1 - GRZ1	15	0.78	<b>7.47</b>	Terrace townhousing	131	7.24	<b>15.23</b>
	General Residential Zone 2 - GRZ2	138	6.69		Terrace townhousing / apartment	142	7.99	
3-4	Residential Growth Zone 1 - RGZ1	385	19.03	<b>19.03</b>	Garden apartment	216	10.90	<b>10.9</b>
<b>COMMERCIAL / MIXED USE / OTHER</b>								
N/A	Commercial 1 Zone - C1Z	185	9.05	<b>9.05</b>	Heritage/character shop top	115	2.99	<b>2.99</b>
	Mixed Use Zone 1 - MUZ1	29	1.61	<b>1.61</b>	Shop top	46	2.02	<b>2.02</b>
	Public Use Zone 2 - PUZ2 (SCHOOLS)	1	1.63	<b>1.63</b>	Strategic site (mixed use)	22	2.04	<b>2.04</b>
	Public Use Zone 4 - PUZ4 (RAILWAY)	5	3.21	<b>3.21</b>	Urban renewal development	70	5.96	<b>5.96</b>
	Public Use Zone 6 - PUZ6 (GOVERNMENT / CARPARKS)	2	0.62	<b>0.62</b>	N/A	7	5.17	<b>5.17</b>

Note: data includes lots above 40 square metres at ground floor and allocated a zone and/or building type.



# ELSTERNWICK

## BUILDING HEIGHT

- Changes proposed to existing residential areas

### LEGEND

#### Residential

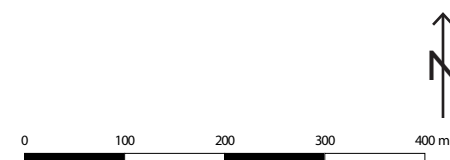
- Decrease by 2 storeys
- Decrease by 1 storey
- No change
- Increase by 1 storey
- Increase by 2 storeys
- Significant Change  
(Increase by 3 or more storeys)

#### Other

- Park / Schools / Libraries
- Commercial / Mixed Use  
(data not assessed in this map)

Note: This map contains data for properties currently in a residential zone only. The intent of this map is to highlight areas of change in current residential zones.

To view and compare the existing zoning and proposed building types in detail, refer to the [Elsternwick Concept Plan](http://www.gleneira.vic.gov.au/elsternwick) at [www.gleneira.vic.gov.au/elsternwick](http://www.gleneira.vic.gov.au/elsternwick).





# ELSTERNWICK

## BUILDING HEIGHT – CHANGES PROPOSED TO EXISTING RESIDENTIAL AREAS

EXISTING MAX HEIGHT	PROPOSED HEIGHT					
	2 STOREYS Side by Side Townhouse & Heritage Character Housing	3 STOREYS Terrace Townhouse & Terrace Townhouse / Apartment	4 STOREYS Garden Apartment & Heritage Character Shoptop	5 STOREYS Shoptop	8 / 12 STOREYS Strategic Site & Urban Renewal	N/A New building type not applied.
<b>2 STOREYS</b> Currently NRZ1	<b>62.91 hectares</b> 1086 properties	<b>1.04 hectares</b> 13 properties	<b>2.93 hectares</b> 39 properties	N/A	<u>Strategic Site</u> <b>0.16 hectares</b> 1 property  <u>Urban Renewal</u> <b>2.24 hectares</b> 40 properties	2 properties (5 Gladstone Parade – School/College, and Park at corner the park at Riddell Parade and Gisborne Street)
<b>3 STOREYS</b> Currently GRZ2	<b>0.94 hectares</b> 16 properties	N/A	N/A	<b>0.73 hectares</b> 5 properties	<u>Urban Renewal</u> <b>0.30 hectares</b> 3 properties	1 property (10-12 King Street – School/College)
<b>4 STOREYS</b> Currently RGZ1	<b>11.38 hectares</b> 174 properties	N/A	<u>Garden Apartment</u> <b>1.98 hectares</b> 44 properties  <u>Heritage Character Shoptop</u> <b>0.04 hectares</b> 1 property	<b>0.2 hectares</b> 2 properties	<u>Strategic Site</u> <b>2.03 hectares</b> 8 properties  <u>Urban Renewal</u> 3.83 hectares 91 properties	2 properties (28 Sandham Street and 71 Orrong Road – Primary school and Religious Residence)

Note: data includes lots above 40 square metres at ground floor and allocated a zone and/or building type.



# ELSTERNWICK

## PROPERTY DATA - CURRENT ZONES AND NEW BUILDING TYPES

HEIGHT (STOREYS)	CURRENT ZONES	PROPERTIES	TOTAL AREA (HA)	NEW BUILDING TYPES	PROPERTIES	AREA (HA)	TOTAL AREA (HA)
<b>RESIDENTIAL</b>							
<b>1-2</b>	Neighbourhood Residential Zone 1 - NRZ1	1181	<b>70.36</b>	Heritage/character housing Side by side townhouse	705 573	42.93 32.32	<b>75.25</b>
<b>2-3</b>	General Residential Zone 2 - GRZ2	25	<b>2.62</b>	Terrace townhousing Terrace townhousing / apartment	13 0	1.04 0	<b>1.04</b>
<b>3-4</b>	Residential Growth Zone 1 - RGZ1	322	<b>20.32</b>	Garden apartment*	83	4.82	<b>4.82</b>
<b>COMMERCIAL / MIXED USE / OTHER</b>							
<b>N/A</b>	Commercial 1 Zone - C1Z	196	<b>7.03</b>	Heritage/character shop top	149	4.21	<b>4.21</b>
	Commercial 2 Zone - C2Z	10	<b>4.81</b>	Shop top	17	1.85	<b>1.85</b>
	Mixed Use Zone 1 - MUZ1	18	<b>1.50</b>	Strategic site (mixed use)	36	4.95	<b>4.95</b>
	Public Park and Recreation Zone – PPRZ (PARKS)	2	<b>1.57</b>	Urban renewal development	180	13.05	<b>13.05</b>
	Public Use Zone 4 - PUZ4 (RAILWAYS)	2	<b>1.38</b>	N/A	8	5.60	<b>5.60</b>
	Public Use Zone 6 - PUZ6 (GOVERNMENT / CAR PARKS)	8	<b>1.15</b>				

Note: data includes lots above 40 square metres at ground floor and allocated a zone and/or building type.