

22.01 RESIDENTIAL NEIGHBOURHOOD CHARACTER POLICY

Date to be
inserted by
DPCD

This policy applies to all new development on land in a Residential 1 Zone and in a Residential 2 Zone that requires a planning permit. This applies to all policies.

22.01-1 Policy basis

19/01/2006
VC37

- The State Planning Policy Framework (SPPF) provisions relating to Metropolitan Development (Clause 14.02) and medium density housing (Clause 16.02) to local circumstances.
- The MSS residential land use (Clause 21.05-1), neighbourhood character (Clause 21.05-3) and urban design section (Clause 21.05-4).
- The Port Phillip Urban Character Study 1998.
- The contribution of heritage places and contributory heritage places not covered by the Heritage Overlay to the streetscape character of the established residential areas in the municipality.

22.01-2 Objectives

19/01/2006
VC37

To protect and enhance the distinctive character of the established residential areas of Port Phillip's neighbourhoods, and particularly those elements that contribute to a sense of place, community, and identity.

To conserve and enhance the rich architectural and cultural heritage of Port Phillip.

To encourage development that is responsive to the site and its context, integrates with and enhances the prevailing neighbourhood character in established residential areas.

To encourage new development to create a new character in the identified growth areas consistent with the design objectives of the DDO.

22.01-3 Policy

30/04/2009
C68

General

It is policy to:

- Discourage new development, including alterations to existing buildings that cannot be achieved without adversely affecting the character of the surrounding area or the amenity of adjoining properties.
- Retain the established mature trees that line Port Phillip's streets and the attractive landscape elements in both the public and private realms.
- Require new development to respect and not detract from the scale, form and setbacks of nearby heritage places in the Heritage Overlay.
- Encourage design responses that show how contributory heritage buildings outside the Heritage Overlay have been considered, where they form part of the neighbourhood character. These buildings are shown in the City of Port Phillip Neighbourhood Character Policy Map that forms part of the Port Phillip Heritage Review which is an incorporated document in this scheme.

In addition to the General Policies, it is policy for all new developments to respect and, where possible, enhance the following elements of each local neighbourhood which contribute to its individual character:

Port Melbourne and Garden City Neighbourhood

- The predominantly single storey scale of development in established residential areas, that reflects the working class origins of the neighbourhood.
- The fine grain of the subdivision pattern and small lot sizes in all areas, with the exception of Garden City and Beacon Cove.
- The highly uniform lot sizes, building styles, setbacks and landscaping of the Garden City residential areas.
- The mature street trees in some streets such as Liardet Street, parts of Williamstown Road, Station Street, Evans Street and in Garden City.

Elwood and Ripponlea Neighbourhood

- Detached dwellings on large allotments with generous front, rear and side setbacks that allow for attractively landscaped large open space areas with established trees.
- The consistent architectural character of many areas created by the predominance of Federation and inter-war dwellings with hip or gable roof forms.
- Low building heights ranging from 1-2 storey for single residences and 2-3 storey for flats.
- The highly consistent and intact inter-war streetscapes in the 'Poets' streets in the part of Elwood generally bounded by Barkly, Dickens, Mitford and Shelley Streets.
- The mature street trees in almost all areas, particularly the 'boulevard' planting in streets such as Brighton Road and the Broadway.

South Melbourne, Albert Park and Middle Park Neighbourhood

- The historic, low-rise Victorian and Edwardian architectural character of the area.
- The low scale of development that is predominantly 1 and 2 storeys in most streets with the exception of some taller buildings along the foreshore and in the vicinity of Albert Road.
- The wide streets and boulevards, as well as the intricate network of small streets and back lanes.
- The small size of most residential lots in the neighbourhood.
- The differences between the diversity contributing to the distinctive neighbourhood character of some of the smaller areas in Emerald Hill

St Kilda Neighbourhood

- The diverse architectural styles and forms that include an excellent collection of single and multi-dwelling developments dating from the nineteenth and early to mid twentieth centuries up to the present.
- The higher scale of development (predominantly 2-3 storey and sometimes 4 storey buildings) in streets such as Alma Road, Barkly Street, Beaconsfield Parade, Chapel

Street to the north of Argyle Street and to the south of Carlisle Street, Grey Street, Inkerman Street, Marine Parade, Mitford Street, Princes Street and Robe Street.

- The stepping up of built form along The Esplanade from its low-rise edges of buildings located towards Fitzroy Street and Acland Street.
- Landmark ecclesiastic and public buildings including the National Theatre, Sacred Heart Campanile in Grey Street, the Uniting Church spire at the corner of Barkly and Princes Streets and the Synagogue in Charnwood Grove.

East St Kilda Neighbourhood

- The low scale of development that is predominantly 1 and 2 storeys in most streets with the exception of pockets of 2 and 3 storey flat developments, particularly along main roads such as Alma Road, and Chapel, Hotham and Westbury Streets.
- The mature street trees in some areas such as along Dandenong Road, Westbury Grove, and Ravens Grove, and Westbury Street, south of Carlisle Street.
- The Sandringham Railway line including bridges and embankments, particularly the bridge over Carlisle Street.
- The consistent single storey scale, small setbacks, architectural style and 'fine grain' subdivision pattern of development in streets generally located between the railway line and Chapel Street, and on the north side of Inkerman Street between the railway line and Hotham Street that are not included in the Heritage Overlay but which represent some of the earliest areas of development.
- The larger setbacks and lot size, and inter-war architectural style of the predominantly detached or semi-detached houses with front, rear and side setbacks that allow for attractively landscaped large open space areas with established trees in the eastern part of the neighbourhood.

Future Work

Development of detailed neighborhood character policies for the Elwood and Ripponlea and East St Kilda neighbourhoods.

Incorporated documents

Port Phillip Heritage Review, [Version 14, 2009, Volume 1-6](#)

City of Port Phillip Neighbourhood Character Policy Map ([2009](#))

Reference Documents

Port Phillip Urban Character Study (City of Port Phillip, 1998)

Review of Height and Development Controls (City of Port Phillip, 1998)

Port Phillip Design Manual, Version 3, 2000

Port Phillip Housing Strategy (1997)

Design and Development Guidelines for the Conservation of Garden City [Bank House Estate], May 1997

Ormond Road Urban Design Guidelines (2008)