



4

Residential Development Framework Plan

4.1 What is a Residential Development Framework Plan?

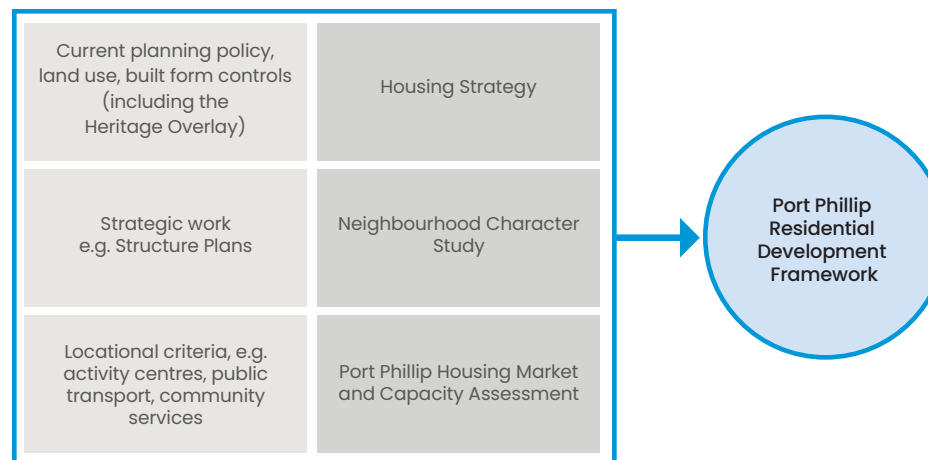
All neighbourhoods will evolve as the population grows and circumstances change. A Residential Development Framework Plan aims to provide certainty by identifying areas where varying housing growth and change levels are anticipated and encouraged.

Table 10, Housing Change Areas, provides a broad definition, assumptions, and locational criteria for determining locations for minimal, incremental, moderate and substantial change.

Determining levels of change

The application of change areas is at a precinct and block level,⁴² not at the lot or site level. Therefore, the Framework Plan should not be interpreted as making recommendations site-by-site. Not all individual sites within a specific change area will meet all criteria. For example, a property in a moderate change area might not itself undergo a moderate change; it simply means it is located in an area where moderate change is anticipated. In applying the change area criteria, a general principle is to ensure that, wherever possible, both sides of the street fall within the same change area.

Figure 19. Residential Development Framework Plan inputs



Key considerations

Consistent with the advice in Planning Practice Note 90 – Planning for Housing, the preparation of the Residential Development Framework Plan has considered multiple inputs, including:

Existing Strategic work and current planning policy, zones and controls

- Existing planning policy, land use zones, and built form controls (e.g DDOs, NCOs),
- Activity Centre Structure Plans,
- Design Controls for key development and transport corridors, e.g. St Kilda Road,
- Fishermans Bend Framework Plan,
- Strategic Development Sites identified in Structure Plans, Framework Plans and other strategic work.

Housing Strategy and supporting technical work

- Key objectives, strategies and actions identified in the Housing Strategy
- *Port Phillip Housing Market and Capacity Assessment* (Urban Enterprise, 2024).
- *Port Phillip Neighbourhood Character Study* (LAT Studios, 2023).
- *The Spatial Economic and Employment Framework* (2024), which provides spatial land use recommendations for employment and housing.
- *Victoria in Future* (2023) Population projection.

Community Engagement

- Engaging with the community about housing opportunities and issues (Phase 1, 2 & 3 engagement).

Natural hazards

As discussed on page 56 the Council is currently conducting a comprehensive flood study in partnership with Melbourne Water. The Residential Development Framework Plan will be updated whenever new flood information becomes available. Property owners are encouraged to contact the Council early to discuss any future development plans.



HOUSING CHANGE AREAS

	Minimal change	Incremental change	Moderate Change	Substantial Change
Zones	Neighbourhood Residential Zone (NRZ)	Neighbourhood Residential Zone (NRZ) General Residential Zone (GRZ) Residential Growth Zone (RGZ) Commercial 1 Zone (C1Z) Mixed Use Zone (MUZ)	Commercial 1 Zone (C1Z) Mixed Use Zone (MUZ) Residential Growth Zone (RGZ)	Residential Growth Zone (RGZ) Commercial 1 Zone (C1Z) Mixed Use Zone (MUZ) Capital City Zone (CCZ)
Description	<ul style="list-style-type: none"> Established residential areas with special and valued neighbourhood and/or heritage characteristics where new housing will be limited. 	<ul style="list-style-type: none"> Areas that have the capacity to accommodate an incremental level of housing growth over time: <ul style="list-style-type: none"> Within established residential areas where existing neighbourhood character is diverse and capable of evolving and changing over time, or Heritage overlay areas where infill development is encouraged and where there is capacity for some additional housing growth. 	<ul style="list-style-type: none"> Activity centres that have the capacity to accommodate moderate housing growth over time as part of (or directly adjacent to) the established retail / commercial strip. 	<ul style="list-style-type: none"> Mixed Use areas, Strategic Development Sites and renewal precincts that have the capacity to accommodate a significant amount of housing growth and change over time. Areas with large lot sizes that have a limited number of site constraints and therefore ability to accommodate more housing.

Table 10: Housing Change Areas

HOUSING CHANGE AREAS

	Minimal change	Incremental change	Moderate Change	Substantial Change
Location	<ul style="list-style-type: none"> Established residential areas where Heritage Overlay or Neighbourhood Character Overlays are predominant. 	<ul style="list-style-type: none"> Established residential areas predominately outside of a Heritage Overlay where there is an existing diverse character. On sites with frontage to an Arterial or Main Road (as designated on the Residential Development Framework Plan) or adjacent to the Principal Public Transport Network. Along collector roads that are already characterised by medium density (2 to 3 storey) development. Heritage areas close to the St Kilda Activity Centre that are generally characterised by existing 3 storey development. Within areas proximate to a Major Activity Centre, Neighbourhood Activity Centre or Train Station where there is capacity for change. Within Smaller Neighbourhood and Local activity centres. 	<ul style="list-style-type: none"> Within the established retail/ commercial strips of Major Activity Centres and Large Neighbourhood Activity Centre at Ormond Road, Elwood. Within the established mixed use and commercial strips in St Kilda Road South Precinct and Kings Way. 	<p>1 Areas identified in strategic work:</p> <ul style="list-style-type: none"> Urban Renewal Precincts (Fishermans Bend Urban Renewal Area). Strategic Development Precincts (St Kilda Road North Precinct). Strategic Sites identified in an adopted structure plan – these are located within or proximate to a Major Activity Centre or the Principal Public Transport Network. <p>2 Investigation Areas identified through Housing Framework Plan analysis process:</p> <ul style="list-style-type: none"> Mixed Use area around Greeves Street, St Kilda.

Table 10: Housing Change Areas

HOUSING CHANGE AREAS

	Minimal change	Incremental change	Moderate Change	Substantial Change
Development typology	<ul style="list-style-type: none"> Typically low-rise (predominately single and double storey) dwellings and low-rise (up to three storeys) apartments. New development should respect existing valued neighbourhood character and/or heritage attributes. 	<ul style="list-style-type: none"> Typically low-rise dwellings and smaller scale apartment buildings as appropriate for the zone (NRZ up to two storey, GRZ up to three storey, other zones as appropriate to the context of surrounding development) New development should contribute to the preferred neighbourhood character and respect heritage attributes. New development should respond to key neighbourhood attributes identified in current local policy and through the Neighbourhood Character Study. 	<ul style="list-style-type: none"> Typically, mid-rise development (as indicated in the relevant adopted structure plan) generally sited above or to the rear of retail/commercial premises is appropriate in these areas. New development should be of an intensity and scale that does not compromise the economic function of the centre and keeps with the existing streetscape and heritage context. 	<ul style="list-style-type: none"> Typically mid and high-rise apartment dwellings and mixed use development (as indicated in the relevant adopted structure plan) is generally appropriate in these areas. A new character in these areas is expected to emerge.

Table 10: Housing Change Areas

4.2 Residential Development Framework Plan Maps

Important notes: While the Residential Development Framework Plan provides high-level guidance on the level of housing change and growth envisaged in different areas, it does not mean every lot in the broader housing change areas will experience the same level of growth.

This is particularly the case for areas affected by flooding, which are identified in Figure 14. In these areas, the level of growth will depend on, and may be impacted by, the ability to appropriately address flood risk through site specific measures. During the life of this document there may be precinct-level flood mitigation works undertaken, however, property owners and applicants should ensure that development proposals include their own site-specific responses relevant to the applicable flood risk. Property owners and applicants should be aware that permit applications in these areas will need to address flood risk, and that flooding will be considered as part of the planning permit application process. Property owners and applicants should conduct their own investigations in relation to the suitability of the land for any proposed development.

The CoPP is committed to working with Melbourne Water to update the flood mapping regularly, and the Housing Framework Plan will be updated to reflect best available data when new flood information becomes available. However, property owners and applicants should ensure they have sought and identified the most appropriate and up to date flood data, prior to commencing the statutory planning process. It is also recommended that property owners and applicants get in touch with the council as early as possible to discuss any future development plans.

This map uses the criteria mentioned above to show the four levels of change areas applied across the City of Port Phillip. For further clarity, the following pages focus on the change areas at the neighbourhood scale.



Disclaimer: All the maps in this section are subject to change and will be regularly updated to reflect best available data such as flooding. Users of the document should ensure they have sought and identified the most appropriate and up to date flood data, prior to commencing the statutory planning process.

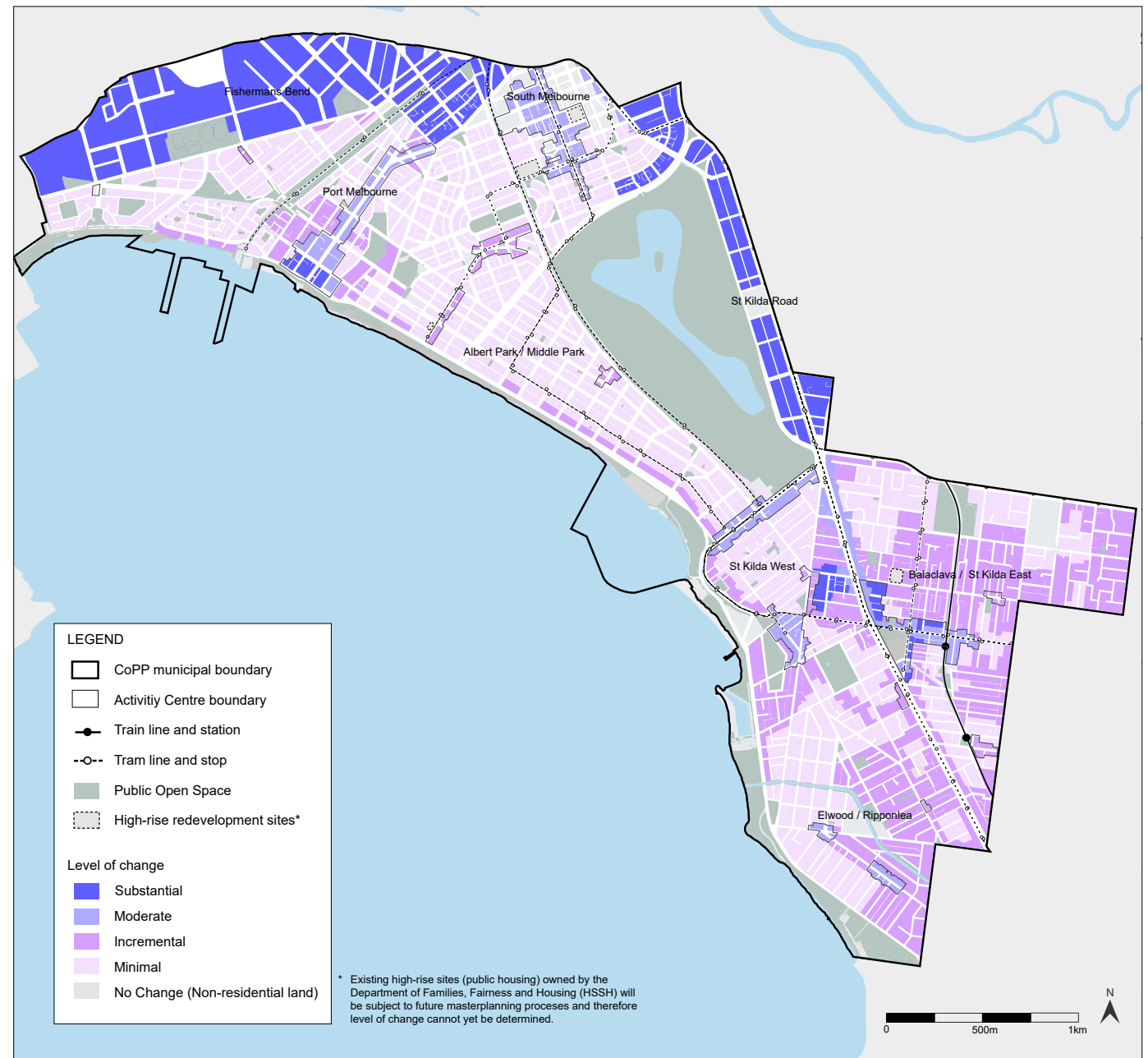


Figure 20. Residential Development Framework Plan



Figure 21. Neighbourhood 1 Elwood/Ripponlea Level of Change Areas Map



Figure 22. Neighbourhood 2 Balaclava/St Kilda East Level of Change Areas Map

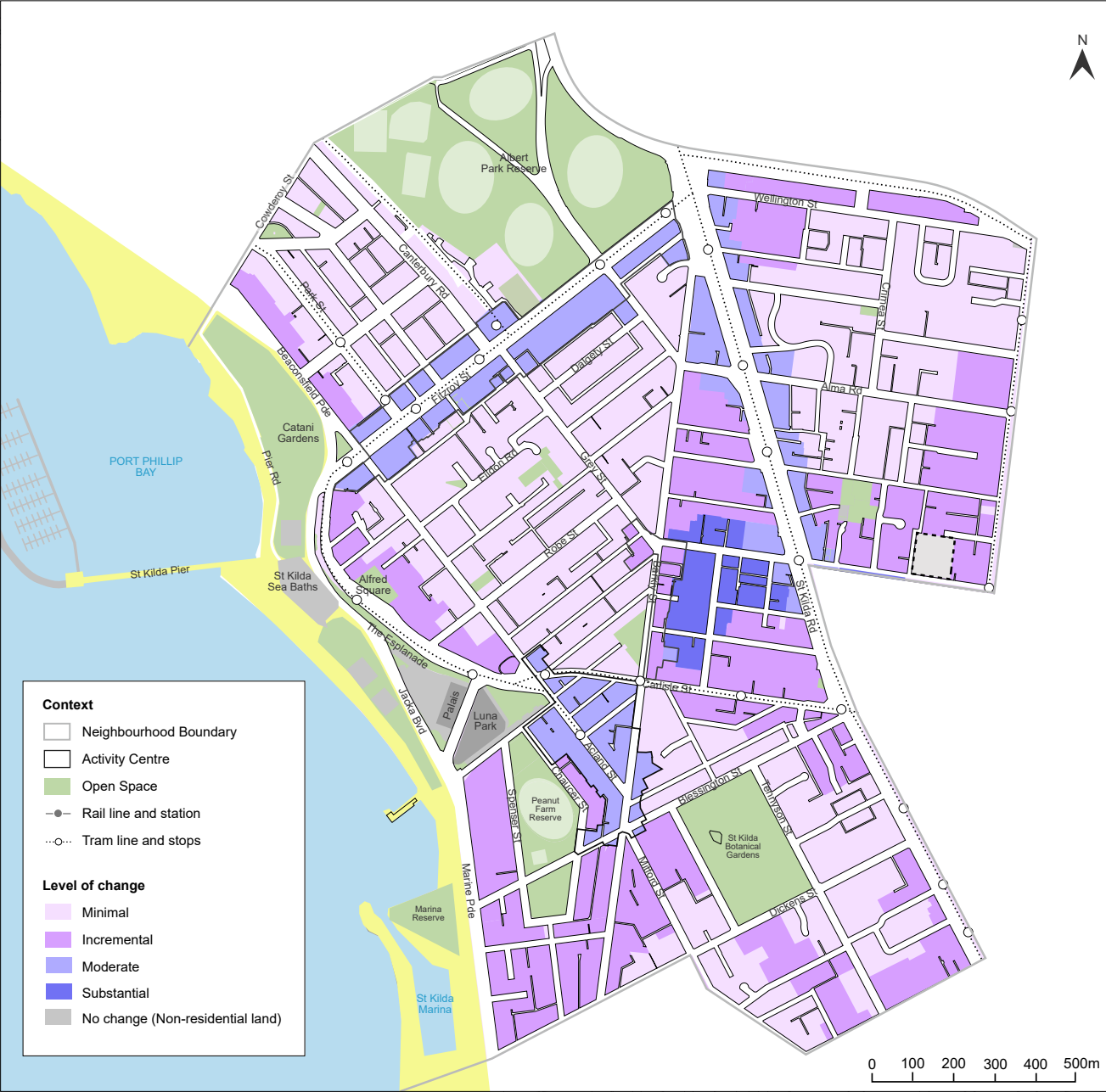


Figure 23. Neighbourhood 3 St Kilda West
Level of Change Areas Map



Figure 24. Neighbourhood 4 St Kilda Road
Level of Change Areas Map





Figure 26. Neighbourhood 6 South Melbourne Level of Change Areas Map

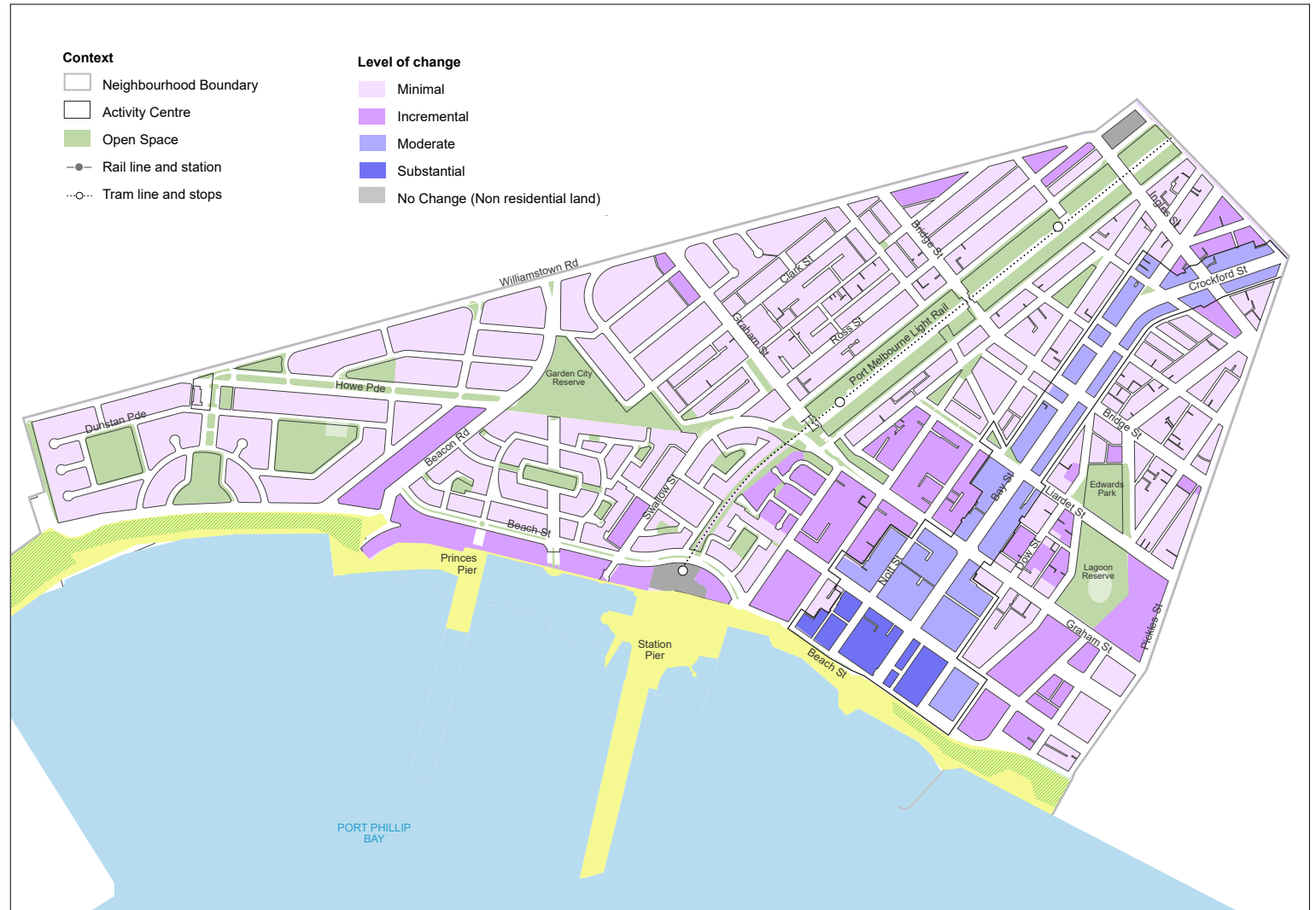


Figure 27. Neighbourhood 7 Port Melbourne Level of Change Areas Map



Figure 28. Neighbourhoods 8 and 9 Fishermans Bend (Montague, Sandridge and Wirraway) Level of Change Areas Map

Neighbourhood character areas and level of change

This map shows the six preferred character areas applied across the City of Port Phillip in locations where no guidance exists, in addition to the level of housing changes.

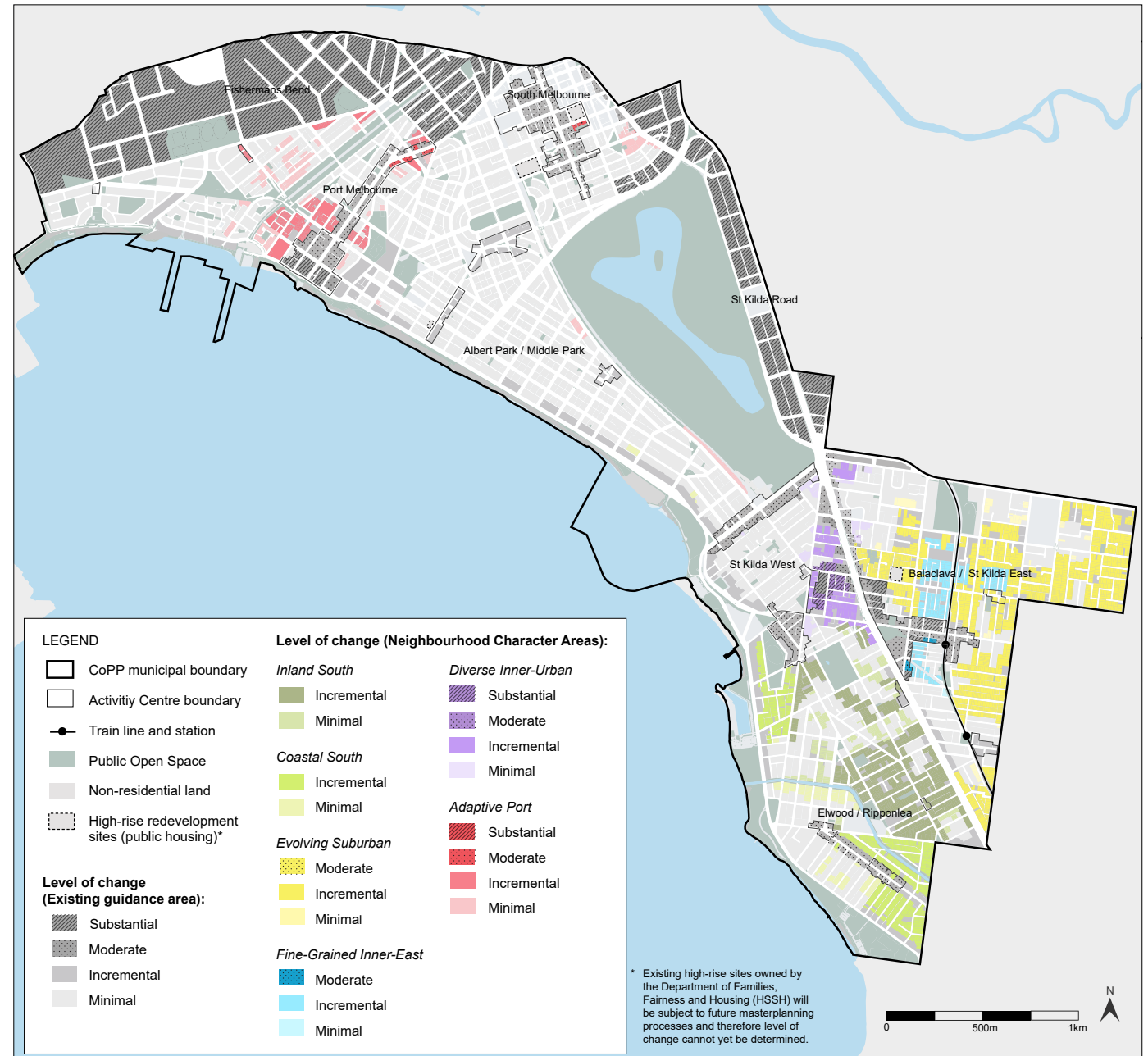


Figure 29. Neighbourhood character areas and level of change



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Implementation Plan

This section proposes an Implementation Plan that contains all strategies and actions that the Council aims to implement to achieve the housing vision and the six objectives.

STRATEGIES (S) AND ACTIONS (A)		ROLE	TIMEFRAME	LEAD	BUSINESS IMPACT
Objective 1: Ensure adequate housing supply					
S1.1	Balance the need to accommodate housing growth with adequately supporting employment land to accommodate growth in businesses and jobs.				
A1.1.1	Review the local planning policy, specifically Clause 11 (Settlement), Clause 16 (Housing), and Clause 17 (Economic Development), to ensure consistency among these policies. Ensure that the policy balances the need for housing growth with the need to allocate sufficient employment land to support business expansion and job creation.	Deliver	Short-term	Lead	Subject to annual plan and budget
S1.2	Monitor population growth, land capacity, and evolving development trends in Port Phillip to plan for future housing growth and needs.				
A1.2.1	Establish a housing monitoring system that identifies and tracks key indicators to inform strategic planning projects. It might include: <ul style="list-style-type: none"> • Maintaining the housing capacity study • Reviewing population forecasts • Reviewing current housing stock • Reviewing proposed housing stock • Reviewing available rental housing accommodation • Correlating yearly forecast population to current and proposed Port Phillip housing stock • Identifying the proposed shortfall in housing capacity • Identifying areas suitable for future residential development • Capturing data from the planning permit and building occupancy stages. 	Deliver	Ongoing	Lead	Operating budget/ Business as usual

STRATEGIES (S) AND ACTIONS (A)		ROLE	TIMEFRAME	LEAD	BUSINESS IMPACT
A1.2.2	Provide annual updates to Council on the Port Phillip Housing Strategy, reporting on residential housing patterns and the delivery of actions to ensure an adequate supply of residential land for future housing and population growth.	Deliver	Ongoing	Lead	Operating budget/ Business as usual
A1.2.3	Investigate the feasibility, potential benefits, and challenges of applying a Development Contribution Plan in areas of the municipality beyond Fishermans Bend.	Deliver	Medium	Lead	Operating budget/ Business as usual
Objective 2: Direct new housing to appropriate locations					
S2.1	Direct new housing to appropriate locations.				
A2.1.1	Designate land suitable for substantial, moderate, incremental, and minimal change in a Residential Development Framework Plan.	Deliver	Short term	Lead	Operating budget/ Business as usual
A2.1.2	Implement the Residential Development Framework Plan by including it in the Port Phillip Planning Scheme, updating local planning policy to provide guidance on the appropriate location for new housing, and update residential zones and schedules.	Deliver	Short term	Lead	Subject to budget in Planning Scheme Amendments Program
A2.1.3	Undertake a program of structure planning for Port Phillip's Major Activity Centres (prioritising St Kilda – Fitzroy Street and Acland Street) and Neighbourhood Activity Centres to guide the appropriate location and form of new housing.	Deliver	Ongoing	Lead	Subject to annual plan and budget
A2.1.4	Investigate opportunities for new infill housing within established residential areas proximate (within 800 m) to major activity centres, neighbourhood activity centres and existing and future train stations.	Deliver	Medium term	Lead	Operating budget/ Business as usual
A2.1.5	Review local planning policy to manage land use conflicts between residential and commercial uses in mixed use environments.	Deliver	Medium term	Lead	Operating budget/ Business as usual
A2.1.6	Advocate for changes to the on-site parking rates mandated through Clause 52.06 of the Planning Scheme for residential developments in appropriate locations.	Advocacy	Ongoing	Lead	Operating budget/ Business as usual

STRATEGIES (S) AND ACTIONS (A)		ROLE	TIMEFRAME	LEAD	BUSINESS IMPACT
S2.2	Ensure the location of housing upholds direction from state and local overland flood management, foreshore management and coastal adaptation plans to reduce risk to population, infrastructure, ecosystems and property from sea level rise, storm surges, coastal erosion, tidal inundation, and groundwater intrusion.				
A2.2.1	Advocate to the Minister for Planning to amend the Port Phillip Planning Scheme to update existing or introduce new planning overlays to ensure new development responds to increased risks associated with sea level rise and flooding impacts.	Advocacy	Ongoing	Lead	Operating budget/ Business as usual
A2.2.2	Continue to monitor available flood data, work with Melbourne Water and seek their advice on flood risk areas in the City of Port Phillip.	Deliver	Ongoing	Partner	Operating budget/ Business as usual
A2.2.3	Update the Residential Development Framework Plan to reflect the latest 'best available data' for flooding as it becomes available.	Deliver	Ongoing	Lead	Operating budget/ Business as usual
Objective 3: Ensure new housing responds to neighbourhood character and heritage values of established residential areas.					
S3.1	Reinforce highly-valued existing neighbourhood character and heritage elements that contribute to Port Phillip's unique neighbourhood identity.				
A3.1.1	Review and update the Port Phillip Planning Scheme to implement the Neighbourhood Character Study and Preferred Character Statements by making changes to residential zone schedules within the focus area and updating Municipal planning strategies and local planning policy if required.	Deliver	Short to medium term	Lead	Subject to annual plan and budget
A3.1.2	Review and update the residential zones and schedules outside of the Neighbourhood Character Focus Area to ensure a consistent approach and when facilitate additional housing in pockets with capacity across residential areas.	Deliver	Short to medium term	Lead	Subject to annual plan and budget
A3.1.3	Continue to review heritage controls to ensure application of the Heritage Overlay and relevant documentation is up to date.	Deliver	Ongoing	Lead	Subject to annual plan and budget
A3.1.4	Protect significant trees and vegetations in private realm that are valued by communities via suitable planning tools.	Deliver	Short to medium term	Lead	Subject to annual plan and budget

STRATEGIES (S) AND ACTIONS (A)		ROLE	TIMEFRAME	LEAD	BUSINESS IMPACT
A3.1.5	Develop design (including vegetation) guidelines for developments for new residential developments to facilitate desirable built form outcomes, and innovative and resilient landscapes in the private realm.	Deliver	Short to medium term	Lead	Subject to annual plan and budget
Objective 4: Encourage a range of housing options to support our diverse community					
S4.1	Encourage residential development with a range of dwelling typologies and sizes (bedroom mix).				
A4.1.1	Implement the <i>Residential Development Framework Plan</i> to achieve a diverse range of housing options.	Deliver	Short to medium term	Council	Operating budget/ Business as usual
A4.1.2	Introduce minimum bedroom number ratios for major housing developments (of 10 dwelling or more).	Deliver	Short to medium term	Lead	Operating budget/ Business as usual
A4.1.3	Support extensions to existing dwellings to provide accommodation for larger household types and multigenerational households.	Deliver	Ongoing	Lead	Operating budget/ Business as usual
A4.1.4	Support the provision of residential aged care facilities within or close to services, jobs public transport and activity centres and precincts.	Deliver	Ongoing	Lead	Operating budget/ Business as usual
S4.2	Encourage all residential developments to incorporate design features that provide accessibility and adaptability to people of all abilities.				
A4.2.1	Advocate for the Victorian Government to amend the National Construction Code to require Gold Level accessibility standards for all new residential development.	Advocacy	Ongoing	Lead	Operating budget/ Business as usual
A4.2.2	<p>Advocate for the Victorian Government to address the following gaps in <i>Apartment Design Guidelines for Victoria</i> to improve the liveability and design of apartments:</p> <ul style="list-style-type: none"> • Additional Gold Level universal design standards (beyond mobility) to ensure apartments are safer and easier to enter, move around and live in. • Additional adaptable apartment design standards (beyond adaptable bathroom) to allow buildings to accommodate a diverse range of lifestyle needs. 	Advocacy	Ongoing	Lead	Operating budget/ Business as usual

STRATEGIES (S) AND ACTIONS (A)		ROLE	TIMEFRAME	LEAD	BUSINESS IMPACT
A4.2.3	Develop a design guideline document and supporting factsheets based on Liveable Housing Design Guidelines (2012) to promote accessible design, for use by the private sector and Council officers.	Deliver	Short to medium term	Lead	Subject to future budget bid
Objective 5: Support new housing that is well-designed and resilient to climate change impacts					
S5.1	Encourage new apartment buildings to be well-designed and liveable and provide a high level of internal and external amenity.				
A5.1.1	Advocate for the Victorian Government to improve the <i>Apartment Design Guidelines for Victoria</i> to address known gaps in the areas of climate resilience and sustainable design.	Advocacy	Ongoing	Lead	Operating budget/ Business as usual
A5.1.2	Review local planning policy on building design, including for built-to-rent.	Deliver	Medium term	Lead	Operating budget/ Business as usual
A5.1.3	Continue Council's Good Design Program including: <ul style="list-style-type: none"> • Annual Design and Development Awards • Developing guidance on good design to improve design quality of low, medium, and higher density housing development. 	Deliver	Ongoing	Lead	Subject to future budget bid
S5.2	Encourage the sustainable design and construction of new housing.				
A5.2.1	Support ongoing improvements to Environmentally Sustainable Development (ESD) standards and sustainability outcomes, including continued advocacy to the State Government to authorise the preparation of the Elevating ESD Targets Planning Scheme amendment.	Advocacy	Ongoing	Partner	Operating budget/ Business as usual
A5.2.2	Facilitate increase of canopy trees, and other type of innovative and resilient urban greenery in private developments via planning tools.	Deliver	Medium term	Lead	Subject to annual plan and budget
A5.2.3	Develop new guidelines to assist implementation of new ESD planning provisions.	Deliver	Ongoing	Lead	Operating budget/ Business as usual
A5.2.4	Investigate new permeability requirements for residential development.	Deliver	Medium term	Lead	Subject to annual plan and budget

STRATEGIES (S) AND ACTIONS (A)		ROLE	TIMEFRAME	LEAD	BUSINESS IMPACT
Objective 6: Facilitate the provision of more affordable housing					
S6.1	Facilitate the provision of more affordable housing in Port Phillip.				
A6.1.1	Introduce policy into the Planning Scheme for areas outside Fishermans Bend, for all rezonings to residential use, and in major developments to provide for at least 10% affordable housing.	Deliver	Short to medium term	Lead	Subject to annual plan and budget
A6.1.2	Support emerging affordable housing models, including but not limited to affordable “Build to Rent” and affordable “Rent to Buy”, shared equity housing and Community Land Trusts.	Deliver	Short to medium term	Lead	Subject to annual plan and budget
A6.1.3	Support the retention of and delivery of new social and affordable housing on public land, including through the redevelopment of public housing sites.	Partner	Ongoing	Lead	Operating budget/ Business as usual
A6.1.4	Identify opportunities for social and affordable housing on Council land or strategic sites in or near activity centres and undertake review of planning controls to facilitate appropriate affordable housing development.	Partner	Ongoing	Lead / Partner	Operating budget/ Business as usual
A6.1.5	Explore targeted incentives to support affordable housing, including innovative affordable housing models (such as the fast tracking of planning permits).	Deliver	Short to medium term	Lead	Operating budget/ Business as usual
A6.1.6	Develop non-statutory toolkits to support the take-up and application of emerging housing models by the private sector.	Deliver	Short to medium term	Lead	Operating budget/ Business as usual
A6.1.7	Support the development of a state-wide affordable housing register to record voluntary agreements (via section 173 of the P&E Act) with the private sector.	Deliver	Short to medium term	Lead / Partner	Operating budget/ Business as usual
A6.1.8	Continue to advocate for planning reforms to introduce a mandatory requirement for affordable housing.	Advocacy	Ongoing	Lead / Partner	Operating budget/ Business as usual

Definitions

Activity centres	Activity centres serve as focal points for services, employment, housing, transportation, and social interaction. These centres encompass Port Phillip's traditional shopping streets. Port Phillip boasts four Major Activity Centres – Bay Street, South Melbourne, Fitzroy/Acland Street, and Carlisle Street – as well as a vibrant network of neighbourhood and local activity centres, often referred to as retail 'villages'.
Affordable housing	Housing that is appropriate for the housing needs of very low, low- and moderate-income households (Planning and Environment Act 1987).
Affordable rental housing	Rental housing that is appropriate for the housing needs of very low-, low- and moderate-income households (within 30% of income). It includes public housing, community housing and may include some private rental housing.
Build-to-rent	For the purposes of this strategy, 'Build-to-rent' development is defined as an apartment development or other multi-dwelling housing development and any associated ancillary uses, in which a substantial number of dwelling units is held within a single ownership, operated by a single management entity and offered for long term private rent.
Community housing	A form of social housing comprises various forms of rental housing which are owned and/or managed by community organisations such as housing associations, co-operatives, housing trusts, local government or a not-for-profit company.
Community Land Trust	A form of shared ownership of a property, where the property is owned by community based, not-for-profit legal entity and the actual building is owned (or leased long term) by an individual household.
Dwelling	A dwelling is a building that is used, or is intended, adapted or designed for use, as a separate residence (including kitchen bathroom and sanitary facilities) for an occupier who has a right to the exclusive use of it (Planning and Environment Act 1987).
High density	Apartment buildings in block of three storeys or more.
Housing affordability	Housing affordability is relative to income level, it focusses on the relationship between housing cost (prices, mortgage payments or rents) and household incomes. A well-accept housing affordability benchmark is well located housing, appropriate to the needs of a given household, where the cost is no more than 30% of that household's income."
Housing capacity	The number of total dwellings that could be built on all sites which are available for development.

Housing stress	Housing stress is when people on moderate, low or very low incomes spend more than 30% of their gross household income on rent or mortgage repayments.
Medium density	Semi-detached, row or terrace houses, townhouses, and flats or apartments in one to two storey block.
Neighbourhood character	Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character. The following matters are considered: pattern of development, built form and scale, architectural and roof styles, other notable features or characteristics (Planning Practice Note 43).
Public housing	A form of social housing where the dwellings are financed, owned and managed by the Victorian housing authority.
Rough sleeping	Refers to people living on the street, in parks, their car or any form of temporary shelter.
Social housing	Social housing is short and long-term rental housing that is owned and run by the government or not-for-profit agencies. Social housing is made up of two types of housing, public housing and community housing.
Shared equity housing	Shared equity housing describes types of housing made affordable for low to moderate income earners through a shared-equity mortgage model, where the home buyer shares the capital cost of purchasing a home with an equity partner such as a not-for-profit trust or a community housing provider.
Transitional housing	Medium-term accommodation, which often includes support services for residents – provided by the Victorian Government and community housing organisations.
Up-zoning	Describes zoning change that increases the density of housing within an existing zone.
Urban renewal	The large-scale restoration and/or redevelopment of under-utilised urban areas.
Urban heat island effect	The microclimate in urban areas which becomes significantly warmer than surrounding areas where there is less green cover and more hard surfaces which absorb, store and radiate heat.
20-minute neighbourhood	The 20-minute neighbourhood is all about ‘living locally’ and enabling people to meet most of their daily needs within a 20-minute return walk from home.

Endnotes

- 1 Department of Transport and Planning, Statewide housing targets | Help us shape the future for Victoria | Engage Victoria
- 2 Community Housing Industry Association, 2023, Australian's community housing industry in profile, Communityhousing.com.au/wp-content/uploads/2023/06/CHIA-Profile-2023-Final-1.pdf?x44516
- 3 State of the Climate 2016, State of the Climate 2016: Bureau of Meteorology (bom.gov.au)
- 4 Victoria in Future (VIF), Department of Transport and Planning 2023
- 5 Victoria's Housing Statement the decade ahead, 2024-2034, https://content.vic.gov.au/sites/default/files/2023-09/DTP0424_Housing_Statement_v6_FA_WEB.pdf
- 6 Department of Transport and Planning, Statewide housing targets | Help us shape the future for Victoria | Engage Victoria
- 7 ABS Census 2021
- 8 City of Port Phillip Positive Ageing Policy 2023-2027
- 9 This refers to the proportion of future households that will require access to social or affordable housing to alleviate rental stress or avoid homelessness – that is, they are very low to moderate-income households spending more than 30 per cent of their income on housing. City of Port Phillip Affordable Housing Needs Report, SGS Economics, 2023
- 10 City of Port Phillip Affordable Housing Needs Report, SGS Economics, 2023
- 11 City of Port Phillip Affordable Housing Needs Report, SGS Economics, 2023
- 12 City of Port Phillip: Estimated Resident Population. [Online] Profile .id, 2023g. Available at: <https://profile.id.com.au/port-phillip/population-estimate> [Accessed 25 January 2023]
- 13 Victorian Government Department of Transport and Planning, Victoria in Future 2023: Population and household projections to 2051
- 14 Victorian Government Department of Transport and Planning, Victoria in Future 2023: Population and household projections to 2051
- 15 Port Phillip Housing Market and Capacity Assessment City of Port Phillip, July 2024 Urban Enterprise
- 16 Port Phillip Housing Market and Capacity Assessment City of Port Phillip, July 2024 Urban Enterprise
- 17 Port Phillip Housing Market and Capacity Assessment City of Port Phillip, July 2024 Urban Enterprise
- 18 Urban Development Program – 2022, Department of Transport and Planning <https://www.planning.vic.gov.au/guides-and-resources/data-and-insights/urban-development-program/urban-development-program-2022-metropolitan-melbourne/get-the-data>
- 19 Method of travel to work | City of Port Phillip | Community profile (id.com.au)
- 20 Hananel R, Fishman R, Malovicki-Yaffe N. Urban diversity and epidemic resilience: The case of the COVID-19 Cities. 2022 Mar;122:103526. doi: 10.1016/j.jcities.2021.103526. Epub 2021 Dec 10. PMID: 34908641; PMCID: PMC8660207
- 21 At the time of drafting this Strategy, Council is preparing an amendment to introduce new controls into the Port Phillip Planning Scheme to identify additional land subject to future flooding and ensure appropriate referrals to Melbourne Water. In the interim, Council planners have been using the best available science to assess planning applications and refer applications informally to Melbourne Water for input.
- 22 P. Hatch, "Kids but no car: Meet one of the rarest families in Melbourne", The Age, January 4 2023, National Infrastructure Victoria, "Our home choices, How more housing can make better use of Victoria's infrastructure", March 2023
- 23 Department of Transport and Planning Victoria, Modernising car and bicycle parking requirements, Discussion paper, October 2023
- 24 City of Port Phillip Neighbourhood Character Framework Plan, Draft Report for Community Engagement (February 2024), LatStudios, 2024
- 25 Identified in Council's Heritage Policy (Amendment C186).
- 26 Policy guidelines at Clause 11.03-6L-04 FBURA specify the following percentages of three-bedroom dwellings for developments of more than 100 dwellings: Montague: 25 per cent; Sandridge: 20 per cent; Wirraway: 30 per cent
- 27 Apartment Design Guidelines for Victoria (Department of Land, Water and Planning, 2021)
- 28 ABS Census 2021
- 29 Build to Rent Working Group – Report to the Treasurer and Minister for Planning, Department of Treasury and Finance Victoria, Microsoft Word – For DTF Website -131021 – BTR Working Group – Report to Treasurer and Minister for Planning – Final.DOCX
- 30 Snapshot, Port Phillip 2020 (online) snapshotclimate.com.au/locality/municipality/australia/victoria/portphillip/2020/fy
- 31 City of Port Phillip, 2023, Urban Forest Strategy 2024 Background and Benchmarking Report Executive Summary Executive_Summary_Background_and_Benchmarking_Report.pdf (amazonaws.com)
- 32 City of Port Phillip, 2022, Protecting Vegetation in the private realm Discussion Paper and Options

- 33 SGS Economics and Planning, Port Phillip Affordable Housing Need Report, July 2023
- 34 There is a 6 per cent affordable housing target apply to future residential development in Fishermans Bend Urban Renewal Area. It is project that this will add additional 800 affordable housing dwellings.
- 35 SGS Economics and Planning, Port Phillip Affordable Housing Need Report, July 2023
- 36 A Council officer review in June 2023 identified 744 short stay accommodation properties in Port Phillip. September 2023 report developed by the Real Estate Institute of Australia quote 1,498 SSA in Port Phillip.
- 37 2018 AHURI report: Technological disruption in private housing markets: the case of Airbnb | AHURI)
- 38 Data source: AirDNA, Domain, cited in the Age article <https://www.theage.com.au/property/news/the-melbournesuburbs-flush-with-holiday-rentals-but-homes-are-hard-to-find-20230510-p5d796.html>
- 39 Victoria's Housing Statement the decade ahead, 2024-2034, DTP0424_Housing_Statement_v6_FA_WEB.pdf (content.vic.gov.au)
- 40 Fishermans Bend already has a target of 6 per cent in the Port Phillip Planning Scheme (Clause 11.03-6L-04 Fishermans Bend Urban Renewal Area).
- 41 <https://www.afr.com/chanticleer/why-super-funds-will-turbocharge-social-housing-20221024-p5bsdm>
- 42 This document defines "block" as an area of land bounded by streets, typically forming a rectangular or square shape.

