



Residential Development Framework Plan

PLEASE NOTE: This factsheet is prepared for the purposes of consultation on the draft City of Port Phillip Housing Strategy. The Framework Plan is subject to change based on feedback from public consultation and council endorsement.

A Residential Development Framework Plan (the framework plan) is a map that shows the planned level of housing change across the municipality. These areas are generally designated as minimal, incremental, moderate and substantial change areas.

This factsheet provides a broad definition and locational criteria for the four change areas.

How was the framework plan developed?

Following the advice in Planning Practice Note 90 Planning for Housing, the framework plan has been prepared and informed further by (among other things):

- Current planning policies, land use zones, and built form controls (e.g Design and Development Overlayss, Neighbourhood Character Overlays)
- Key objectives, strategies and actions identified in the draft Housing Strategy.
- Previously identified strategic sites for development in Structure Plans and other strategic work.

- Relevant technical studies such as the Neighbourhood Character Study, projected housing need and land capacity over the next 15 years and beyond.

It is important to note that in applying the change area criteria, the assessment is undertaken at a block scale. Not all individual sites will meet all criteria, however their location will be within broader areas where a specific level of change is envisaged.

How will the framework plan be implemented?

The framework plan will be implemented by translating it into local planning policies, residential zones, and zone schedules. These will provide statutory guidance regarding the extent of housing changes, and desired built form/character outcomes. Implementing this will require amendments to the Port Phillip Planning Scheme. Typically, the planning scheme amendment process spans up to 2 years and requires approval from the Minister for Planning.

The change areas definition and criteria

Minimal change area

Description:

Established residential areas with special and valued neighbourhood and/or heritage characteristics where new housing will be limited.

The designation of minimal change areas doesn't mean that there will be no new housing development. It means that some development will still occur in these areas, however, the change will be minimal.

Location:

Established residential areas where Heritage Overlays or Neighbourhood Character Overlays are predominant.

Development typology:

Typically be 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.

Incremental change area

Description:

areas that have the capacity to accommodate an incremental level of housing growth over time.

These areas are often 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.

Location:

- Established residential areas predominately outside of a Heritage Overlay where there is an existing diverse character
- Sites with frontage to an Arterial or Main Road (as designated on the Residential Development Framework Plan) or adjacent to the PPTN.

- 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.

Development typology:

- typically be low-rise (up to three storey) dwellings and smaller scale apartment buildings.
- New development should respect existing valued neighbourhood character and/or heritage attributes.
- New development should respond to key neighbourhood attributes identified in current local policy and through the Neighbourhood Character Study.

Moderate change area

Description:

Moderate change areas are 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.

Location:

- Areas within the established retail/commercial strips of Major Activity Centres and Large Neighbourhood Activity Centre at Ormond Road, Elwood
- Within the established commercial strip in St Kilda Road South Precinct.

Development typology:

Typically, mid-rise development 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 keeps with the existing streetscape and heritage context, and does not compromise the economic function of the centre.

Substantial change area

Description:

Designated strategic sites and renewal precincts that have the capacity to accommodate a significant amount of housing growth and change over time.

Location:

- Fishermans Bend Urban Renewal Area and strategic redevelopment precincts including St Kilda Road North Precinct and Port Melbourne Mixed Use Area.
- Within Strategic sites (identified by a structure plan) located within or proximate to a Major Activity Centre and/or the Principal Public Transport Network (PPTN).
- Public housing renewal sites (including Park Towers, Emerald Hill Housing Estate and Barack Beacon Estate).

Development typology:

The development typology in these areas will typically be mid and high-rise apartment dwellings and mixed-use development.

A new character in these areas is expected to emerge. New development capacity should be of height, scale and massing that respects the surrounding built form context.

Contact Us

Have questions or want to learn more? Contact us below:

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