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Proposed C203port

Neighbourhood character**Policy application**

This policy applies to all land zoned Neighbourhood Residential, General Residential or Residential Growth. [NEW, policy application guidance]-

Strategies**All areas**

Design development so that its height, scale, massing and bulk respects the scale and form of nearby buildings in areas where the existing built form character is to be retained, or a preferred character for an area has been identified. [21.05-2-O3, [21.05-2-O3.4], combined and amended]

Elwood and Ripponlea

Development should respond to the following existing character elements: [21.06-2s6.2.5, amended]

- Large detached dwellings on large [21.06-2s6.2.3] allotments with generous front, rear and side setbacks for landscaped areas with established trees. [21.06-2s6.25dp1, amended] [blended]
- The consistent architectural character of predominantly Federation and inter-war dwellings with hip or gable roof forms. [21.06-2s6.2.5dp2, amended]
- The predominant low building heights of 1-2 storey (single residences) and 2-3 storey (flats). [21.06-2s6.2.5dp3, amended]
- The highly consistent and intact inter-war streetscapes in the 'Poets' part of Elwood (generally bounded by Barkly, Dickens, Mitford and Shelley Streets). [21.06-2s6.2.5dp5, amended]

Improve the amenity, safety and interface of the Elwood Canal, Linear Park and Reserve [21.06-2s6.2.15] and abutting land uses by:

- Limiting direct vehicle access. [21.06-2s6.2.16, amended]
- Encouraging new development to address and provide visual surveillance over the canal. [21.06-2s6.2.17, amended]
- Supporting development that is set back and landscaped to retain the landscape character of the canal corridor and not overshadow the reserve. [21.06-2s6.2.18]. [21.06-2s6.2.19, amended]. [21.06-2V4, amended] [blended]

Port Melbourne and Garden City

Design development to respond to the following existing character elements:

- [21.06-4s6.4.10]
- The predominantly single storey scale of development in residential areas. [21.06-4s6.4.10dp1]

The fine grain subdivision pattern and small lot sizes. [21.06-4s6.4.10dp2]

Fishermans Bend Residential Estate

Support development in the Fishermans Bend Residential Estate that responds to the following existing character elements: [21.06-4S6.4.8]

- The predominantly single storey scale of development. [21.06-4S6.4.8]
- The design of the individual dwellings as pairs and their consistent repetition of elements and massing. [21.06-4S6.4.8]
- Consistent use of similar materials. [21.06-4S6.4.8]

- Consistent low front fences. [21.06-4S6.4.8]

St Kilda

Development should respond to the following existing character elements:
[21.06-6s6.6.7, amended]

- The diverse architectural styles and forms including single and multi-dwelling developments from the nineteenth and early to mid-twentieth centuries to the present. [21.06-6s6.6.7dp1, amended]
- The predominantly 2-3 storey higher scale of development (and some 4 storey buildings) in Alma Road, Barkly Street, Beaconsfield Parade, Chapel Street north of Argyle Street, and south of Carlisle Street, Grey Street, Inkerman Street, Marine Parade, Mitford Street, Princes Street and Robe Street. [21.06-6s6.6.7dp2, amended]
- The stepping up of built form along The Esplanade from low-rise at Fitzroy Street and Acland Street to high-rise. [21.06-6s6.6.7dp3, amended]
- Landmark buildings including the National Theatre, Sacred Heart Campanile in Grey Street, the Presbyterian Church and spire at the corner of Alma and Barkly Streets and the Synagogue in Charnwood Grove. [21.06-6s6.6.7dp4, amended]

Encourage high quality, innovative buildings and spaces that are designed to:

[22.09-3 P, Built form]

- Respect the cultural values and architectural themes of St Kilda. [22.09-3 P, Built form]
- Integrate with and enhance the public realm by incorporating useable community space, ground level activity and maximising solar access. [22.09-3 P, Built form]

Respect the existing 4 and 5 storey scale of development in Inkerman Street and the lower 1 and 2 storey scale in other streets for new development in Greeves Street Mixed Activity Centre Precinct. [21.06-6s6.6.70, amended]

South Melbourne

Development [21.06-5s6.5.49 header] should respond to the following existing character elements:

- The historic, low-rise Victorian and Edwardian architectural character of the area. [21.06-5s6.5.49, amended]. [blended]
- The predominantly low scale (1 and 2 storeys) in most streets, except for taller buildings along the foreshore and in the vicinity of Albert Road. [21.06-5s6.5.49, amended]. [blended]
- The wide streets and boulevards, and intricate network of small streets and back lanes.
- The small residential lot size. [21.06-5s6.5.49, amended]. [blended]
- The diverse and distinctive neighbourhood character of smaller areas in Emerald Hill. [21.06-5s6.5.49, amended]. [blended]

East St Kilda and Balaclava

Development should respond to the following existing character elements: [21.06-1s6.1.3, amended]

- The prevailing low rise (1 and 2 storey) scale throughout most residential streets, excepting pockets of flats (2 and 3 storey) along main roads. [21.06-1s6.1.3.dp1, amended]
- The consistent single storey scale, small setbacks, architectural style and 'fine grain' subdivision pattern in streets generally between the railway line and Chapel Street and on the north side of Inkerman Street between the railway line and Hotham Street. [21.06-1s6.1.3.dp2, amended]

- The generous proportions and architectural style typical in the eastern part of the neighbourhood, including: [21.06-1s6.1.3dp3, amended]
 - Larger front, rear and side setbacks and lot sizes. [21.06-1s6.1.3dp3, amended]
 - Inter-war architectural style. [21.06-1s6.1.3dp3, amended]
 - Detached or semi-detached houses. [21.06-1s6.1.3dp3, amended]
 - Large landscaped areas with established trees. [21.06-1s6.1.3dp3, amended]
 - Views towards the historic Sandringham Railway line bridges and embankments, particularly the bridge over Carlisle Street. [21.06-1s6.1.3dp5, amended]
 - The mature street trees in some areas including along Dandenong Road, Westbury Grove, Ravens Grove, and Westbury Street, south of Carlisle Street. [21.06-1s6.1.3dp4]
- Encourage development immediately west of Alma Park to address the Park. [21.06-1s6.1.4, am

Middle Park and Albert Park

Protect the intact heritage character. [21.06-3s6.3.1, amended]

Reinstate the original verandah forms to the commercial buildings on Bridport Street and Victoria Avenue. [21.06-3s6.3.7, amended]

Development should respond to the following existing character elements:

- [21.06-3s6.3.2, amended]
- The small residential lot size. [21.06-3s6.3.2, amended]
- The historic, low-rise Victorian and Edwardian architecture. [21.06-3s6.3.2dp1, amended]
- The predominant low scale of development (1 and 2 storeys, with the exception of some taller buildings along the foreshore and in the vicinity of Albert Road) with higher development setback from the principle street to minimise its visibility. [21.06-3s6.3.6dp1]. [21.06-3s6.3.2dp2] [blended]
- The wide streets and boulevards and intricate network of small streets and back lanes. [21.06-3s6.3.6dp3].
- The consistent streetscape frontage widths to buildings. [21.06-3s6.3.6dp3]. [21.06-3s6.3.2dp3] [blended]
- Prominent landmark buildings including the ‘Biltmore’ (152 Bridport Street), the Windsor Hotel (107 Victoria Avenue), the Albert Park Hotel (85 Dundas Place) and the former ES&A Bank (95 Dundas Place). [21.06-3s6.3.6dp2, amended]
- Views to Albert Park [21.06-3s6.3.9dp3] and toward the Bay from Victoria Avenue. [21.06-3s6.3.6dp4, amended] [blended]
- The island open space reserve (Broadway Tree Reserve) in Albert Park Village. [21.06-3s6.3.6dp5] ended]

Development nearby land within a Heritage Overlay

Development outside of a Heritage Overlay should respect and enhance the scale, form and setbacks of nearby heritage buildings. [21.05-1-O1.5]

Policy guidelines

Consider as relevant:

- Supporting development that respects the character of the local area, as outlined in the neighbourhood character descriptions in the *Port Phillip Design Manual* (City of Port Phillip, 2000), or preferred character statements in a Design and Development Overlay, or an approved Urban Design Framework. [21.05-2-O2.1, amended]
- Encouraging the design of development to respond to contributory heritage buildings outside the Heritage Overlay as identified on the document incorporated in the Schedule to Clause 74.02 ‘*City of Port Phillip Neighbourhood Character Policy Map*’. [21.05-2-O2.2]

Policy documents

Consider as relevant:

- *City of Port Phillip Neighbourhood Character Policy Map* (City of Port Phillip, updated 2021)
- *Port Phillip Design Manual, 2000* (City of Port Phillip, 2000) including:
 - *Dunstan Estate Guidelines* (City of Port Phillip, 2007)
 - *Fishermans Bend Estate Guidelines* (City of Port Phillip, updated 2021)
 - *Garden City Guidelines* (City of Port Phillip, updated 2021)
 - *Heritage Kerbs, Channels and Laneways Guidelines* (City of Port Phillip, 2006)