

16.01-1L-02 Location of residential development

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Proposed C203port

Objective

To direct housing growth to designated locations that have the greatest capacity for change, and that offer highest accessibility to public transport, shops, and social infrastructure while maintaining the heritage, neighbourhood character and amenity values of established residential areas that have limited potential for housing growth. [21.04-1 O1 merged with 21.04-1 O2, amended]

Strategies

Direct the majority of new residential development to preferred housing growth areas to achieve: [21.04-1 S1]

- Substantial residential growth within strategic sites and renewal precincts located proximate to a Major Activity Centre and/or the Principal Public Transport Network (PPTN), including the Fishermans Bend Urban Renewal Area, and that are to a height, scale and massing that respects the built form context surrounding the strategic site/renewal precinct. [21.04-1 O1.1]
- Moderate residential growth within the established retail/commercial strips of Major Activity Centres, the Glen Huntly Road/Ormond Road Neighbourhood Activity Centre and the St Kilda Road Neighbourhood (St Kilda Road South Precinct) that is: [21.04-1 O1.1]
 - Generally sited above or to the rear of retail/commercial premises, or as part of more intensive mixed-use developments on larger strategic redevelopment sites as identified in Structure Plans. [21.04-1 S1.1]
 - To an intensity and scale that keeps with the existing streetscape and heritage context, and does not compromise the economic function of the centre. [21.04-1 KI]

Provide for incremental residential growth through well designed medium density (2 to 3 storey) infill development: [21.04-1 S2.1]

- On sites with frontage to a Main Road adjacent to the PPTN and where there is an existing diverse neighbourhood character capable of accommodating change. [21.04-1 S2.1]
- Within areas proximate to a Major Activity Centre, and where there is an existing diverse neighbourhood character capable of accommodating change. 21.04-1, amended and blended with Incremental Residential Growth Area definition in 21.04-1].
- On sites fronting Ormond Road and Glen Huntly Road, proximate to the Elwood Junction and Elwood Village activity centres. [21.04-1 S1.1]
- Along Main and Collector roads that are already characterised by medium-density (2 to 3 storey) development. [21.04-1 drawn from Application of Zones].
- Heritage areas close to the St Kilda Activity Centre that are generally characterised by existing three storey development. [21.04-1 drawn from Application of Zones and relates to application of GRZ to these areas].

Discourage medium density development in Limited Residential Growth Areas including established residential areas outside a Heritage Overlay and that have a highly consistent neighbourhood character, or are not proximate to a Major Activity Centre or the PPTN. [21.04-1 S2.1, merged with Housing Growth Area Definitions]

Limit new development in Minimal Residential Growth Areas affected by a Heritage Overlay. [21.04-1 S2.1, merged with Housing Growth Area Definitions]

Ensure major residential development delivers a positive social benefit to the community. [21.04-8 S1]

Policy guideline

Consider as relevant:

- Areas proximate to a Major Activity Centre to be within 400 metres. [21.04-2 S2.1]

Policy document

Consider as relevant:

- *City of Port Phillip Housing Strategy 2007-2017* (City of Port Phillip, 2007)