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Proposed C203port

Affordable housing**Strategies**

Locate affordable and social housing within walking distance from the Principal Public Transport Network (PPTN) or Major Activity Centre or Neighbourhood Activity Centre. [New: Provides local direction on 'well-located' affordable housing]

Encourage a broad spectrum of affordable housing through innovative models including affordable rental housing (community housing and Build to Rent) and affordable home ownership (Shared Equity Housing, Community Land Trusts, Rent to Buy). [New: IOBY, Policy 7, updates existing 21.04-1S3.1]

Provide affordable housing with a priority for moderate income households. [existing 21.04-1 S3.2, amended based on priority need identified in IOBY and needs assessments]

Provide social housing with a priority for very low and low-income households that addresses identified local need. [New: IOBY, Policy 3 &4]

Encourage well-designed affordable and social housing within development that:

- Integrates with the remainder of the development and is externally indistinguishable from other dwellings/development. [Existing CI22.15-4.3 FB expanded as Best Practice, amended]
- Reflects the overall dwelling composition of the building. [Existing CI22.15-4.3 FB, amended and expanded as Best Practice]
- Has internal layouts identical to other comparable dwellings within the building. [Existing CI22.15-4.3 FB expanded as Best Practice]

Avoid the conversion of existing social housing and registered rooming houses into other forms of residential buildings, such as backpackers' lodges. [Existing: 21.04-1 S3.3 & 22.02-2, amended]

Support the redevelopment of social housing (including public housing estates) to: [New: IOBY, Policy 3 &4, including dot points below]

- Increase the yield of social (public and community) housing in terms of both total number of dwellings and total number of bedrooms.
- Increase the diversity of housing through inclusion of community and affordable housing.
- Increase the quality of housing.
- Address local housing need.
- Integrate the design of built form with built form of surrounding neighbourhoods.
- Provide broader public benefits to the wider community through delivery of public spaces and shared community facilities and co-located community services.

Policy guidelines

Consider as relevant:

- Locating affordable and social housing no more than 400 metres walking distance from the PPTN or Major or Neighbourhood Activity Centres. [New: Provides local direction on 'well-located' affordable housing]
- Providing a mix of bedsitter, one, two and three bedroom affordable and social housing dwellings that are in the same ratio as the mix of bedsitter, one, two and three bedroom dwellings in the overall building. [Existing CI22.15-4.3 FB, amended and expanded as Best Practice]
- Providing a mix of one and two bedroom dwellings for moderate income households. [existing 21.04-1 S3.2, amended based on priority need identified in IOBY and needs assessments]
- Providing appropriately sized social housing for the following priority groups of local need: [New: IOBY, Policy 3 &4, including 5 strategies below]

PORT PHILLIP PLANNING SCHEME

- Smaller families with children in two bedroom dwellings.
- Larger families with children in three or more bedroom dwellings.
- Older persons, particularly older single women, in one and two bedroom dwellings.
- Singles who are experiencing homelessness and sleeping rough, in
bedsitter and one-bedroom dwellings.
- Persons at greatest risk of homelessness, in bedsitter and one bedroom dwellings.
- Lower income wage earners, in one and two bedroom dwellings.
- Youth, in particular younger women, in bedsitters and one bedroom dwellings.

Policy documents

Consider as relevant:

- *In Our Backyard: Growing Affordable Housing in Port Phillip 2015-2025* (City of Port Phillip, 2016) [\[New\]](#)
- *City of Port Phillip Housing Needs Assessment and Allocations Framework* (Beverley Kliger & Associates, 2019) [\[New\]](#)