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Proposed C203port

Mixed use and office areas**Objective**

To support the strategic role, function, viability and vibrancy of Port Phillip's office and mixed-use areas. [\[21.04-302, amended\]](#)

Strategies

Ensure use supports the future strategic role and function of the office and mixed activity areas, as defined in Table 1. [\[21.04-301, \[21.04-301.5, amended\]](#)

Ensure that the nature and intensity of office and commercial activity is compatible with and responsive to its location, particularly in Mixed Use zones. [\[21.04-302.2, amended\]](#).

Support retail use and development in the Mixed Use Zone, where they do not compete with the primary retail function of an adjacent major activity centre and they do not adversely impact the amenity of adjoining areas, including from car parking. [\[21.04-301.4, amended\]](#)

Encourage uses within the St Kilda Road, South Melbourne and Albert Road, South Melbourne office and mixed use precincts [\[21.04-3 Table 2\]](#) and Schedule 1 to the Capital City Zone that support the daily convenience needs of local residents and workers, including take away food premises, convenience shops and personal services. [\[21.04-301.2, amended\]](#) [\[blended\]](#)

Encourage the redevelopment of the Greeves Street Mixed Activity Precinct to transition to predominantly residential uses. [\[21.06-6KPC9, amended, 21.06-6s6.6.68, combined\]](#)

Support office and compatible light industrial/warehouse uses in the Greeves Street Mixed Activity Precinct where they do not undermine or negatively impact on the primary residential function of this area. [\[21.06-6s6.6.69\]](#)

Table 1: Office and Mixed Use Activity Areas [\[21.04-3 Table 2, amended\]](#)

Activity area location and zone	Strategic role and function – future direction					
	Employment node	Commercial/office role	Intensification of housing (subject to heritage and amenity considerations)	Active ground floor uses	Retail showrooms/restricted retail	Light industrial/warehouse role
Fishermans Bend Urban Renewal Area - Schedule 1 to the Capital City Zone	P	P	P	P	S	S
St Kilda Road, South Melbourne - Commercial 1 Zone [reflects change in zone name]	P	P	P	S		
Albert Road, South Melbourne - Commercial 1 Zone	P	P	P	S		

PORT PHILLIP PLANNING SCHEME

Activity area location and zone	Strategic role and function – future direction					
	Employment node	Commercial/office role	Intensification of housing (subject to heritage and amenity considerations)	Active ground floor uses	Retail showrooms/restricted retail	Light industrial/warehouse role
St Kilda Road South -Commercial 1 Zone	S	P	P	P	S	
Bay Street (southern end), Port Melbourne - Mixed Use Zone		S	P	P	S	
Kings Way / Dorcas Street, South Melbourne - Mixed Use Zone	P	P	P			
Kings Way Mixed Use Corridor, South Melbourne - Mixed Use Zone	S	S	P	S		
Greeves Street, St Kilda - Mixed Use Zone		S	P			S
Inkerman/ Pakington Street, Balaclava - Mixed Use Zone		S	P	S		S
Chapel Street, Balaclava - Mixed Use Zone		S	P	S		
Crockford Street, Port Melbourne- Mixed Use Zone		P	P	P		
Bay Street (north of Spring Street), Port Melbourne - Mixed Use Zone		P	P	P		

PORT PHILLIP PLANNING SCHEME

Activity area location and zone	Strategic role and function – future direction					
	Primary node	Commercial/ office role	Intensification of housing (subject to heritage and amenity considerations)	Active ground floor uses	Retail showrooms/ restricted retail	Light industrial/ warehouse role
Wellington Street, St Kilda - Mixed Use Zone	S	S	P	P		