

	Action	Role for Council	Timeframe	Lead / Partner	Business Impact
1.1 Balance the need to accommodate housing growth with adequately supporting employment land to accommodate growth in businesses and jobs.					
1.1.1	Continue to ensure there is sufficient housing capacity and supply available across different parts of the municipality to reduce pressure to convert employment land to be used for residential purposes.	Deliver	Ongoing	Lead	Operating budget/ Business as usual
1.1.2	Review local planning policy to ensure it balances the need to accommodate housing growth with the need to accommodate adequate employment land to accommodate growth in businesses and jobs.	Deliver	Short-term	Lead	Subject to annual plan and budget
1.2 Monitor population growth, land capacity, and evolving development trends in Port Phillip to plan for future housing growth and needs.					
1.2.1	<p>Establish a housing monitoring system that would identify and regularly track key indicators to inform strategic planning projects. For example, it might include but not limited to:</p> <ul style="list-style-type: none"> • Maintain the housing capacity study • Review population forecast • Review current housing stock • Review proposed housing stock • Review available rental housing accommodation • Correlate yearly forecast population to current and proposed Port Phillip housing stock • Identifying the proposed shortfall in housing capacity • Identify area's which could be suitable for future residential development data captured from both planning permit stage and building occupancy stage 	Deliver	Ongoing	Lead	Operating budget/ Business as usual
1.1.2	<p>(1.1.2a) Report on the residential housing patterns.</p> <p>(1.1.2b) Provide biennial updates to Council on the Port Phillip Housing Strategy to monitor its delivery of actions and to ensure an adequate supply of residential land for future housing and population growth</p>	Deliver	Ongoing	Lead	Operating budget/ Business as usual
2.1 Direct new housing to appropriate locations					
2.1.1	Designate land suitable for substantial, moderate, incremental, and minimal change in a Residential Development Framework Plan.	Deliver	Short-term	Lead	Operating budget/ Business as usual
2.1.2	Implement the Residential Framework Plan by including it in the Port Phillip Planning Scheme, updating local planning policy to provide guidance on the appropriate location for new housing, and update residential zones and schedules.	Deliver	Short-term	Lead	Subject to budget in Planning Scheme Amendments Program
2.1.3	Undertake a program of structure planning for Port Phillip's Major Activity Centres (prioritizing St Kilda – Fitzroy Street and Acland Street) and Neighbourhood Activity Centres to guide the appropriate location and form of new housing.	Deliver	Ongoing	Lead	Subject to annual plan and budget

2.1.4	Investigate opportunities for new 'infill' housing within established residential areas proximate (within 800m) to major activity centres, neighbourhood activity centres and existing and future train stations.	Deliver	Medium term	Lead	Operating budget/ Business as usual
2.1.5	Review local planning policy to manage land use conflicts between residential and commercial uses in mixed use environments.	Deliver	Medium	Lead	Operating budget/ Business as usual
2.1.6	Advocate for changes to the on-site parking rates mandated through Clause 52.06 of the Planning Scheme for residential developments in appropriate locations.	Advocacy	Ongoing	Lead	Operating budget/ Business as usual
2.2	Ensure the location of housing upholds direction from state and local overland flood management, foreshore management and coastal adaptation plans to reduce risk to population, infrastructure, ecosystems and property from sea level rise, storm surges, coastal erosion, tidal inundation, and groundwater intrusion				
2.2.1	Advocate to the Minister for Planning to amend the Port Phillip Planning Scheme to update existing or introduce new planning overlays to ensure new development responds to increased risks associated with sea level rise and flooding impacts.	Advocacy	Ongoing	Lead	Operating budget/ Business as usual
2.2.2	Continue to monitor available flood data, work with Melbourne Water and seek their advice on flood risk areas in Port Phillip.	Deliver	Ongoing	Partner	Operating budget/ Business as usual
2.2.3	Update the Housing Framework Plan to reflect the latest 'best available data' for flooding as it becomes available.	Deliver	Ongoing	Lead	Operating budget/ Business as usual
3.1	Reinforce highly valued existing neighbourhood character and heritage elements that contribute to Port Phillip's unique neighbourhood identity.				
3.1.1	Review and update the Port Phillip Planning Scheme to implement the Neighbourhood Character Study and Preferred Character Statements by updating local planning policy and making changes to residential zone schedules.	Deliver	Short – Medium term	Lead	Subject to annual plan and budget
3.1.2	Continue to review heritage controls to ensure application of the HO and relevant documentation is up to date.	Deliver	Ongoing	Lead	Subject to annual plan and budget
3.1.3	Protect significant trees and vegetations in private realm that are valued by communities via suitable planning tools	Deliver	Short – Medium term	Lead	Subject to annual plan and budget
3.1.4	Develop design (including vegetation) guidelines for developments for new residential developments to facilitate desirable built form outcomes, and innovative and resilient landscapes in the private realm.	Deliver	Short – Medium term	Lead	Subject to annual plan and budget
4.1	Encourage residential development with a range of dwelling typologies and sizes (bedroom mix)				
4.1.1	Implement the <i>Residential Development Framework Plan</i> to achieve a diverse range of housing options.	Deliver	Short-medium	Lead	Operating budget/ Business as usual
4.1.2	Introduce minimum bedroom number ratios for major housing developments (of 10 dwellings or more).	Deliver	Short – medium	Lead	Operating budget/ Business as usual

4.1.3	Support extensions to existing dwellings to provide accommodation for larger household types and multigenerational households.	Deliver	On-going	Lead	Operating budget/ Business as usual
4.1.4	Support the provision of residential aged care facilities within or close to services, jobs, public transport and activity centres and precincts.	Deliver	On-going	Lead	Operating budget/ Business as usual
4.2	Encourage all residential development to incorporate design features that provide accessibility and adaptability to people of all ability				
4.2.1	Advocate for State Government to amend the National Construction Code to require Gold Level accessibility standards for all new residential development.	Advocacy	On-going	Lead	Operating budget/ Business as usual
4.2.2	Advocate for State Government to address the following gaps in <i>Apartment Design Guidelines for Victoria</i> to improve the liveability and design of apartments: <ul style="list-style-type: none"> Additional Gold Level⁴⁰ universal design standards (beyond mobility) to ensure apartments are safer and easier to enter, move around and live in. Additional adaptable apartment design standards (beyond adaptable bathroom) to allow buildings to accommodate a diverse range of lifestyle needs.	Advocacy	On-going	Lead	Operating budget/ Business as usual
4.2.3	Develop a design guideline document and supporting factsheets based on <i>Liveable Housing Design Guidelines (2012)</i> to promote accessible design, for use by the private sector and Council officers.	Deliver	Short to Medium term	Lead	Subject to future budget bid
5.1	Encourage new apartment buildings to be well-designed, liveable and provide high level of internal and external amenity.				
5.1.1	Advocate for the State Government for improvements to <i>Apartment Design Guidelines for Victoria</i> to address known gaps in the areas of climate resilience and sustainable design.	Advocacy	Ongoing	Lead	Operating budget/ Business as usual
5.1.2	Review local planning policy on building design, including for built-to-rent.	Deliver	Medium term	Lead	Operating budget/ Business as usual
5.1.3	Continue Council's Good Design Program including: <ul style="list-style-type: none"> Annual Design and Development Awards Developing guidance on good design to improve design quality of low, medium, and higher density housing development.	Deliver	Ongoing	Lead	Subject to future budget bid
5.2	Encourage the sustainable design and construction of new housing				
5.2.1	Support ongoing improvements to Environmentally Sustainable Development (ESD) standards and sustainability outcomes, including continued advocacy to the State Government to authorise the preparation of the Elevating ESD Targets Planning Scheme amendment.	Advocacy	Ongoing	Partner	Operating budget/ Business as usual

⁴⁰ As specified in Gold Level Liveable Housing Design Standards

5.2.2	Facilitate increase of canopy trees, and other type of innovative and resilient urban greenery in private developments via planning tools.	Deliver	Medium term	Lead	Subject to annual plan and budget
5.2.3	Develop new guidelines to assist implementation of new ESD planning provisions.	Deliver	Ongoing	Lead	Operating budget/ Business as usual
5.2.4	Investigate and implement new permeability requirements for residential development.	Deliver	Medium term	Lead	Subject to annual plan and budget
6.1	Facilitate the provision of more affordable housing in Port Phillip				
6.1.1	Introduce requirements into the Planning Scheme for areas outside Fishermans Bend, for all rezonings to residential use, and in major developments to provide at least 10% affordable housing.	Deliver	Short – Medium term	Lead	Subject to annual plan and budget
6.1.2	Support emerging affordable housing models, including but not limited to affordable “Build to Rent” and affordable “Rent to Buy”, shared equity housing and Community Land Trusts.	Deliver	Short – Medium term	Lead	Subject to annual plan and budget
6.1.3	Support the retention of and delivery of new social and affordable housing on public land, including through the redevelopment of public housing sites.	Partner	Ongoing	Lead	Operating budget/ Business as usual
6.1.4	Identify opportunities for social and affordable housing on Council land or strategic sites in or near activity centres.	Partner	Ongoing	Lead / Partner	Operating budget/ Business as usual
6.1.5	Incorporate ‘City of Port Phillip Guiding Principles for Victorian Government public housing projects’ into the planning scheme to apply to public housing projects.	Deliver	Short – Medium term	Lead	Subject to annual plan and budget
6.1.6	Explore targeted incentives to support affordable housing, including innovative affordable housing models (such as the fast tracking of planning permits.)	Deliver	Short – Medium term	Lead	Operating budget/ Business as usual
6.1.7	Develop non-statutory toolkits to support the take-up and application of emerging housing models by the private sector.	Deliver	Short – Medium term	Lead	Operating budget/ Business as usual
6.1.8	Support the development of a State-wide affordable housing register to record voluntary agreements (via section 173 of the P&E Act) with the private sector.	Deliver	Short – Medium term	Lead / Partner	Operating budget/ Business as usual
6.1.9	Continue to advocate for planning reforms to introduce a mandatory requirement for affordable housing.	Advocacy	Ongoing	Lead / Partner	Operating budget/ Business as usual