



Draft vision and strategic directions

The **Places to Live: City of Port Phillip Housing Strategy – Discussion Paper** proposes a vision statement for housing in Port Phillip, based on the anticipated housing needs of our community over the next 15 years. It also includes a range of draft strategic directions, grouped under six themes, which provide high-level guidance for developing future actions for inclusion in the Housing Strategy.

Draft Vision

Port Phillip will be a City that supports places to live that meet the needs of our diverse and growing community through all stages of life.

THEME 1. ENSURING ADEQUATE HOUSING SUPPLY

- Ensuring a range of housing opportunities are available to our diverse community across the municipality
- Identifying suitable locations for housing growth to facilitate a more sustainable City and enhance neighbourhoods.
- Plan for and monitor population growth, land capacity, and evolving development trends in Port Phillip to plan for future housing growth and needs.
- Retain land for non-residential uses to support local business and employment.



THEME 2. APPROPRIATE LOCATION OF FUTURE HOUSING

- Reinforce and strengthen the current settlement pattern by continuing to focus growth around areas close to services, jobs, public transport and activity centres, and strategic development areas to ensure 10 to 15 minute neighbourhoods.
- Review built form controls that apply to Port Phillip's activity centres to ensure that an appropriate level of housing growth is being facilitated.
- 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.
- Categorise all residential land in Port Phillip into distinct housing change areas and show on a Residential Development Framework Plan.

THEME 3. ACHIEVING PREFERRED NEIGHBOURHOOD CHARACTER

- Review and update the Port Phillip Planning Scheme to include preferred future neighbourhood character statements.
- Use the following approach as a basis for achieving preferred neighbourhood character:

Building on Port Phillip's valued character

Reinforce highly valued existing neighbourhood character elements that contribute to a neighbourhoods' unique identity.

Ensuring housing growth and diversity

Balance the need to ensure new development contributes to preferred neighbourhood character with the need to accommodate housing growth and diversity.

Delivering high-quality sustainable and resilient neighbourhoods

Facilitate new development that is designed to respond to and mitigate the impacts of a changing climate.

Creating vibrant, comfortable and engaging neighbourhoods

Require development to contribute positively to the public realm and support the health and wellbeing of the community (via improved walkability, safety, street interaction, urban greening and biodiversity)

Support innovation in building design

Facilitate innovative and site-responsive design that meets contemporary needs.

THEME 4. PROVIDING HOUSING DIVERSITY AND ACCESSIBILITY

- Advocate for the Gold Level Liveable Housing Design6F standards for all homes and investigate opportunities to introduce local planning policy that encourages integration of universal design features into apartment design, to promote flexible housing and accommodate a range of lifestyle needs.
- Investigate opportunities to introduce local planning policy that encourages the provision of larger dwellings in apartment developments suitable for families and shared households.
- Investigate opportunities to introduce planning policy that encourages development of apartments that provide a diversity of dwelling types and targets (development scale, especially dwelling sizes and the number of bedrooms).
- Support small-scale infill developments such as second dwellings and alterations and additions to single houses to provide accommodation for larger household types and multigenerational households.
- Encourage the development of residential aged care facilities within or close to services, jobs, public transport and activity centres and precincts.



THEME 5. PURSUING HOUSING DESIGN QUALITY

- Advocate for improvements to Victorian Government led Better Apartment Design Guidelines and planning provisions.
- Support ongoing improvement to Environmental Sustainability Design (ESD) standards and sustainability outcomes, including targets for zero carbon development that improves the energy and water efficiency of new buildings.
- Investigate opportunities to remove planning roadblocks to retrofitting existing housing stock to improve sustainability outcomes.
- Manage climate change risks and opportunities through facilitating buildings that are designed to be resilient to higher temperatures, flooding and weather extremes.
- Introduce good design programs to improve design quality of low, medium, and higher density housing development.

THEME 6. PROVIDING AFFORDABLE HOUSING CHOICES

- Advocate for systemic planning regulation change and new and ongoing investment for better affordable housing outcomes
- Investigate opportunities to implement stronger planning tools in areas outside Fishermans Bend to provide affordable housing in places with good access to public transport and services, particularly where land has been re-zoned for more intensive use.
- Facilitate affordable housing on public land, including council owned land.
- Investigate opportunities to introduce local planning policy that supports emerging housing models that focus on moderate income households, including affordable “Build to Rent” and “Rent to Buy” housing for key workers and shared equity schemes.
- Advocate the State Government to introduce strategies to manage short-term lettings and ensure adequate affordable rental supply in areas of intense use.

