Planning Our Housing Future



Have your say in planning our housing future!

haveyoursay.portphillip.vic.gov.au/our-housing-future

Why do we need to plan?

As our community changes, so do the places where we live, work, learn and play.

We must continue to plan and make decisions about what's needed to meet the changing and diverse needs of our community.

That's where **planning** comes in.

Planning is the process of carefully deciding how land is used and developed. This includes creating and managing elements such as:

- inviting streets
- open spaces
- access to local shops
- community facilities
- well-designed buildings
- accessible public transport

Good planning is how we make Port Phillip inclusive, liveable, and sustainable, and a great place to live for communities today and in the future.

In this brochure, we explore three key factors that shape how we plan for housing in Port Phillip:

1



Housing types

How can we build on our unique history and legacy of change across Port Phillip?

2



Environment

How can the environment shape where and how we live?

3



Community needs

How can we plan for diverse community needs, ensure new homes are close to shops, services and provide adequate open space?

Who are we planning for?

We need to continue providing a wider range of well-designed homes for all.

Today

Port Phillip is home to more than

114,000 people

44% own their home

44% are renting

21%
speak another language other than English at home

7,734
families live with children

5,740
people are 75 years old and over

Source: City of Port Phillip: Estimated Resident Population. ID Consulting, 2025



55,000
additional homes to be delivered by 2051, according to the Victorian Government Housing Target for Port Phillip.

Over the next 10 years

We are projected to grow to a population of almost

150,000 people

That's a 30% increase from today.

30 – 34 year olds
largest age group in 2036

12,000
projected number of people aged 75 and over

Source: Victoria in Future projection, Department of Transport and Planning

A proud history of providing diverse housing types for evolving needs

The lands and waters that now form the City of Port Phillip are home to the Wurundjeri and Bunurong Peoples of the Kulin Nation.

The enduring custodianship of First Nations people shaped the landscape long before it was reshaped by colonial development.

Mid 1800s

The gold rush and rapid growth of Melbourne brought workers and migrants from all over the world. To accommodate a growing population, iron and timber cottages were built across Port Phillip.

Late 1800s

Continued population growth led to the emergence of attached and terrace housing, creating many of the streetscapes that remain a defining part of Port Phillip today.



1900s

Changing community needs increased demand for a wider range of housing options. Flats grew in popularity and by the 1930s more flats than houses were being built in Port Phillip.

1950s

Post-war migration and a housing shortage led to another boom in flat development. Melbourne's era of high-rise living began in the 1960s with private apartment blocks along the waterfront and public housing towers in South Melbourne.

2000s

Population growth, rising land values and changing households renewed demand for apartments near transport and services. This reflected the need for more diverse, well-designed homes.

The environment affects how we plan our neighbourhoods

Flooding

As a coastal municipality, we are vulnerable to coastal, waterway and stormwater flooding.

We need to plan our neighbourhoods to mitigate or avoid flooding and storm impacts.

Urban heat

Built areas often have more hard surfaces which soak up heat and reduce space for trees and vegetation.

We need to ensure that existing greenery is protected while planting more trees to increase shade and make our homes and streets more comfortable.

Parks and open spaces

As more people live in Port Phillip, access to sunny parks and inclusive public spaces becomes even more important.

We need to ensure housing growth is supported by the planning of new open spaces, while also protecting existing open spaces.



have your say

More homes in the right places, supported by upgraded infrastructure

As Port Phillip grows, the location of new homes is just as important as how many are built. Encouraging new homes close to public transport, shops, services and community facilities can make everyday life easier and helps people stay connected to the things that matter most.

With limited vacant or new land available for residential purposes, we need to think creatively about how we plan for new housing.



*Areas shown are approximated



We can't forget who we are planning for

As we plan for more homes, we can't forget that they need to be well designed and offer a range of choices for people across various life stages. This means constantly listening and engaging with our community to understand different housing needs.

Through previous conversations with the community, we have heard:

We need to maintain liveability before adding more housing.

We can no longer afford to ignore sustainability and climate resilience in planning for homes.

We need more quality medium-density housing that is sustainable, adaptable, diverse and affordable.

For families looking to move into the area, finding space for children can be very expensive.

The housing challenge extends beyond Port Phillip and requires a coordinated response from all levels of government.



Everyone has a role in housing

Australian Government

Responsible for decisions that affect the entire country, including:

- Public housing investment
- Housing taxation
- Major infrastructure funding
- Rental assistance

Victorian Government

Responsible for decisions for Victoria, including:

- Setting housing targets
- Public and community housing
- Public transport infrastructure
- State-wide planning policy and controls

Local Government

Responsible for decisions affecting local communities, including:

- Building and planning approvals
- Local infrastructure and community facilities
- Local rates
- Local strategic planning

Local community

Community members, local businesses, organisations and the private sector also help to create vibrant and connected neighbourhoods.

Together, everyone contributes to the local economy and also works with governments to deliver housing and support our growing community.

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Interpreter

If you need this information in an alternative format, such as large print, audio or braille, please contact us: **03 9209 6777**

廣東話	9679 9810
普通話	9679 9858
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Ελληνικά	9679 9811
Русский	9679 9813
Other	9679 9814

National Relay Service

If you are deaf, hard of hearing or have trouble speaking, you can phone us through the National Relay Service (NRS):

- TTY users dial **133677**, then ask for **03 9209 6777**
- Speak & Listen users phone **1300 555 727,** then ask for **03 9209 6777**

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