

PORT PHILLIP PLANNING SCHEME

AMENDMENT C161port

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Port Phillip City Council, who is the Planning Authority for this Amendment.

Land affected by the Amendment

The amendment applies to various parcels of land throughout the municipality. Affected properties are listed in Attachment 1.

A mapping reference table is attached at Attachment 2.

What the Amendment does

The amendment proposes to make a series of updates and technical corrections to the Port Phillip Planning Scheme, including zoning and overlay mapping changes.

The amendment also makes changes to the heritage provisions of the Scheme, giving statutory effect to the recommendations of *Port Phillip Heritage Review Update (February 2019)* by David Helms Heritage Planning, *Heritage Assessment, 588-590 City Rd, South Melbourne* (Context Pty Ltd, May 2017), *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017) and *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).

Specifically, the amendment proposes the following changes to the Port Phillip Planning Scheme:

Align zones to title boundaries

1. Amends Planning Scheme Maps 2, 3, 4, 6, 7, 8 and 9 to:

- Rezone part of 9 Charles Street, St Kilda from the Mixed Use Zone (MUZ) to the Neighbourhood Residential Zone - Schedule 1 (NRZ1).
- Rezone the following properties from the Commercial 1 Zone (C1Z) to the General Residential Zone - Schedule 1 (GRZ1):
 - Part of 210-218 Dorcas Street, South Melbourne.
 - Part of 31 and 31A Prentice Street, St Kilda East.
 - Part of 36 Leslie Street, St Kilda East.
- Rezone the following properties from the General Residential Zone – Schedule 1 (GRZ1) to the Commercial 1 Zone (C1Z):
 - Part of 248-250 Dorcas Street, South Melbourne.
 - Part of 1/99 Carlisle Street, St Kilda.
 - Part of 204-206 St Kilda Road, St Kilda.
- Rezone part of 350-370 Kings Way, South Melbourne from the Public Park and Recreation Zone (PPRZ) to the Public Use Zone 2 (PUZ2).
- Rezone part of 35 Lakeside Drive, Albert Park from the Public Use Zone 2 (PUZ2) to the Public Park and Recreation Zone (PPRZ).
- Rezone part of the Westgate Freeway, Port Melbourne (part of Citylink ramp near junction with Graham Street) from the Industrial 1 Zone to the Road Zone Category 1.
- Rezone part of 146 Dow Street, Port Melbourne from the Neighbourhood Residential Zone – Schedule 2 (NRZ2) to the General Residential Zone – Schedule 1 (GRZ1).

Align zones to land use

- Rezone properties at 2, 4, 6 and 8 Milton Street, Elwood from the Commercial 1 Zone (C1Z) to the General Residential Zone (GRZ1).

Update heritage provisions

2. Update the Schedule to Clause 43.01 (schedule to the Heritage Overlay) and corresponding planning scheme maps 2HO, 3HO, 6HO, 7HO, 8HO, 9HO to:
 - Apply new individual Heritage Overlays to the following properties:
 - 110-118 Barkly Street, St Kilda, and 2-6 Blanche Street, St Kilda (HO507).
 - 588-590 City Road, South Melbourne (HO509)
 - 12 Marine Parade, St Kilda (HO510)
 - 152-154 Mitford Street, Elwood (HO511)
 - 58-60 Queens Road, Melbourne (HO512)
 - Apply HO5 (St Kilda Hill Precinct) to an additional 3 properties (refer to Table C).
 - Apply HO7 (Elwood, St Kilda, Balaclava, Ripponlea Precinct) to an additional 17 properties (refer to Table C).
 - Extend HO260 (State School) to 161 Mitford Street, Elwood.
 - Extend HO220 (Surrey Court) to all land at 71 Ormond Road, Elwood.
 - Delete HO164 from the land bounded by Boundary Road, Munro Street, Ingles Street and Woodruff Street, apart from 164 Ingles Street and 14 Woodruff Street, Port Melbourne (refer to Table E).
 - Delete HO215 from the Rail over Road Bridge at Nightingale Street, Balaclava, remove HO7 from the Rail over Road bridge at Carlisle Street, Balaclava.
 - Apply HO147 to the Rail over Road Bridges at Carlisle Street and Nightingale Street, Balaclava.
 - Delete HO1 (Port Melbourne) from the rear of 146 Dow Street, Port Melbourne.
 - Make corrections to the Schedule to the Heritage Overlay (Clause 43.01) for 15 heritage places (HO215, HO147, HO129, HO150, HO164, HO301, HO260, HO220, HO232, HO282, HO255) (refer to Table F).
3. Update the incorporated *Port Phillip Heritage Review* to:
 - Introduce four new citations (refer to Table L).
 - Update 49 existing citations (refer to Table K).
4. Update the incorporated *City of Port Phillip Heritage Policy Map* to show:
 - a. 257 properties as a 'Significant Heritage Place' inside a Heritage Overlay grading (refer to Table G).
 - b. 17 properties as a 'Contributory Heritage Place' inside a Heritage Overlay grading (refer to Table H).
 - c. 25 properties as 'Non-contributory Heritage Place' inside a Heritage Overlay grading (refer to Table J).
5. Update the *City of Port Phillip Neighbourhood Character Map* (Incorporated Document) to show:
 - a. Five (5) additional properties as a 'Contributory Heritage Place outside the Heritage Overlay' grading (Refer to Table I).
 - b. One (1) property as 'Non-contributory Heritage place outside the Heritage Overlay' grading (refer to Table J).
 - c. Consequential changes to remove 'Contributory Heritage Place outside the Heritage Overlay' grading where properties are being regraded (refer to Tables B, C, G & H).
6. Amend Clause 22.04 (Heritage Policy) to reference the following documents:
 - a. *Heritage Assessment, 588-590 City Rd, South Melbourne* (Context Pty Ltd, May 2017).
 - b. *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017).

- c. *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).
 - d. *Port Phillip Heritage Review Update* (David Helms Heritage Planning, February 2019).
7. Make consequential changes to Clauses 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the schedule to Clause 72.04 (Documents incorporated in this scheme) to update the version number and date of the *Port Phillip Heritage Review* (including the *City of Port Phillip Heritage Policy Map* and the *City of Port Phillip Neighbourhood Character Map*).
 8. Amends the Schedule to Clause 72.04 (Documents incorporated in this scheme) include four new incorporated documents, being the individual Statements of Significance for new individually significant properties HO507, HO509, HO510, HO511 and HO512.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to give effect to a series of updates and technical corrections to the Port Phillip Planning Scheme, to remove redundant provisions and to ensure the Scheme remains current and provides a clear basis for decision making. To that effect, the amendment proposes to:

- update and align zoning boundaries to title boundaries to ensure clear and consistent planning scheme provisions
- correct an historic zoning anomaly where houses of heritage significance and in a predominantly residential area are located within the Commercial 1 Zone.

The amendment will also give effect to the findings of the *Port Phillip Heritage Review Update* (David Helms Heritage Planning, February 2019) which reviewed a list of anomalies and outdated heritage provisions identified by Council officers and members of the community over a period of time. The Amendment will respond to these findings and address a number of heritage gaps identified by the study by:

- applying the Heritage Overlay to identified properties found to be significant
- removing the Heritage Overlay from select properties following redevelopment
- changing the grading of identified properties found to be significant, contributory or of no significance
- updating or introducing new citations for places of heritage significance
- making minor corrections to existing significant places in the schedule to the Heritage Overlay (Clause 43.01)
- introducing new Statements of Significance for proposed new heritage places in the schedule to Clause 43.01 and the schedule to Clause 72.04.

The amendment will also give statutory effect to the findings of the following reports:

- *Heritage Assessment, 588-590 City Rd, South Melbourne* (Context Pty Ltd, May 2017).
- *Heritage Assessment, 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017).
- *Heritage Assessment, 58 - 60 Queens Road, Melbourne* (Peter Andrew Barrett, November 2017).

New and updated heritage places have been assessed in accordance with the Burra Charter, Heritage Victoria guidelines and the *Planning Practice Note 1: Applying the Heritage Overlay*.

Justification for the specific changes proposed are described in detail in the tables of this report and the background reports.

How does the Amendment implement the objectives of planning in Victoria?

The amendment is considered to implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use and development of land, securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria, to facilitate development in accordance with these objectives, and balancing the present and future interest of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The amendment will have a positive environmental impact through protecting places of historic significance and allowing the reuse and recycling of existing building stock. The Victorian heritage strategy, *Victoria's Heritage, strengthening our community* (DSE, 2006), details the environmental benefits of conservation in Chapter 2, specifically:

- *"Heritage policies and programs can help achieve the broader goals of sustainability. Conserving heritage places and giving them new life supports sustainability. It recognises the embodied energy and life-cycle value of traditional materials, and reduces the waste associated with demolition and new buildings."* (p21)

The amendment will have a positive social and economic effect through the preservation of historically significant places often which reflect social history, for the benefit of current and future generations.

The amendment will not have significant economic effects on the wider community. However, it is likely to impose some additional costs on the owners or developers of the properties to be included in the Heritage Overlay for the first time through increased planning permit requirements. The economic effects of requiring a planning permit may be reduced through the availability of Port Phillip's heritage, urban design and planning officers' free-of-charge at any time prior to, during, or following the planning permit application process to assist in the planning permit process.

Does the Amendment address relevant bushfire risk?

The municipal area of Port Phillip does not have any designated bushfire prone areas.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with *The Form and Content of Planning Schemes* Ministerial Direction under Section 7(5) of the Planning and Environment Act.

The amendment is consistent with Ministerial Direction 9 which requires planning scheme amendments to have regard to the Metropolitan Planning Strategy. The amendment is consistent with Direction 4.4 of the *Plan Melbourne 2017-2050* in seeking to *"respect our heritage as we build for the future"* as it proposes to make changes to ensure the Planning Scheme continues to guide appropriate development in the municipality, and that the built heritage of the municipality is retained and respected. Specifically, it is consistent with the following:

- 4.4.1 - Recognise the value of heritage when managing growth and change.
- 4.4.3 - Stimulate economic growth through heritage conservation.
- 4.4.4 - Protect Melbourne's heritage through telling its stories.

The amendment has complied with Ministerial Direction 11 which requires a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the Planning Policy Framework objective to ensure the conservation of places of heritage significance (Clause 15.03-1S). The heritage assessment for the updates and corrections has been conducted by a suitably qualified, independent consultant and confirms that the new heritage controls are of local significance which warrants the application of strengthened heritage controls in the Port Phillip Planning Scheme.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

This amendment is consistent with the objectives and strategies outlined in the Local Planning Policy Framework of the Port Phillip Planning Scheme, particularly the vision set out at Clause 21.05-1 (Built Form, Heritage) of the Municipal Strategic Statement and policy to guide the application of discretion at Clause 22.04 (Heritage Policy). More specifically, Clause 21.05-1 seeks the conservation and enhancement of the architectural and cultural heritage of Port Phillip, with policy seeking to:

- protect, conserve and enhance all identified significant and contributory places, including buildings, trees and streetscapes;
- Protect the original subdivision patterns within heritage places;
- support the restoration and renovation of heritage buildings and discourage their demolition;
- encourage high quality design that positively contributes to identified heritage values;
- ensure that new development respects and enhances the scale, form and setbacks of nearby heritage buildings;
- encourage urban consolidation only where it can be achieved without affecting heritage significance;
- maintain the visual prominence of historic buildings, local landmarks and icons.

How does the amendment support or implement the Municipal Planning Strategy?

This strategic consideration only applies if the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02. The Port Phillip Planning Scheme does not contain an MPS.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Schedule to the Heritage Overlay is the appropriate Victoria Planning Provision tool for the introduction of heritage controls to properties identified as being of local heritage significance. The proposed application of the Heritage Overlay is consistent with *Planning Practice Note 1: Applying the Heritage Overlay*.

The Amendment will address zoning anomalies. Where a site is in two zones, the most appropriate zone is applied to the entire site.

How does the Amendment address the views of any relevant agency?

The relevant agencies affected by the amendment are the Department of Transport, Department of Health and Human Services, Department of Education and Early Childhood Development, Parks Victoria, CitiPower / Powercor Australia Ltd, Melbourne Water, and Fishermans Bend Taskforce.

The relevant agencies have been informed of the Amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not likely to have a significant impact on the transport system, as defined by section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

The City of Port Phillip has the capacity to accommodate any additional planning permit applications that are triggered by this amendment. A total of 14 additional properties will have a Heritage Overlay applied. In the context of the heritage controls across the municipality, this is a minor increase of properties affected by a Heritage Overlay.

The proposed changes to the gradings do not affect the number of planning permit applications, as the Port Phillip Heritage Review Incorporated Document does not trigger a planning permit, it provides guidelines for assessment of planning permit applications.

The amendment will not require additional planning staff resources, nor will it create unreasonable considerations that would cause delays for the application to be considered within the prescribed timeframe.

The amendment will streamline planning permit applications on sites that are currently in two zones. Addressing these zoning anomalies will increase the clarity of the Planning Scheme to external key stakeholders and will assist with a streamlined planning assessment by the Responsible Authority.

Where you may inspect this Amendment

The amendment may be viewed online at the City of Port Phillip website: <http://www.portphillip.vic.gov.au/planning-scheme-amendments.htm>.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Note: The Victorian Government has introduced the COVID-19 Omnibus (Emergency Measures) Bill 2020 which includes temporary changes to the Planning and Environment Act 1987. The changes ensure that the planning process in Victoria can continue, despite the closure of many state and local government offices and public health measures that include physical distancing requirements.

The changes mean that planning documents previously required to be physically available to view at state and local government offices are now only required to be available for online inspection. This includes copies of planning scheme amendment documentation.

Submissions

Any person who may be affected by the Amendment may make a submission to the Planning Authority. Submissions about the Amendment are proposed to be received by **24 July 2020**.

A submission must be sent to:

Head of City Policy
Private Bag 3
PO St Kilda VIC 3182

Or by email to: strategicplanning@portphillip.vic.goc.au

Panel hearing dates

In accordance with clause 4(2) of *Ministerial Direction No.15* the following panel hearing dates have been pre-set for this amendment:

- directions hearing: Week of Monday 26th October 2020
- panel hearing: Week of Monday 23rd November 2020

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
St Kilda	1/99 Carlisle Street	Port Phillip C161 001znMap06 Exhibition
St Kilda	9 Charles Street (Units 1-8) 204-206 St Kilda Road	Port Phillip C161 002znMap06 Exhibition
South Melbourne	210-218 Dorcas Street 248-250 Dorcas Street	Port Phillip C161 003znMap03 Exhibition
Port Melbourne	146 Dow Street	Port Phillip C161 026znMap02 Exhibition Port Phillip C161 027d-hoMap02 Exhibition
Elwood	2 Milton Street 4 Milton Street 6 Milton Street 8 Milton Street	Port Phillip C161 004znMap09 Exhibition
St Kilda East	31 Prentice Street 31A Prentice Street 36 Leslie Street	Port Phillip C161 005znMap07 Exhibition
South Melbourne	350-370 Kings Way 35 Lakeside Drive	Port Phillip C161 008znMap04 Exhibition
Port Melbourne	Part of West Gate Freeway ramp	Port Phillip C161 009znMap02 Exhibition
Port Melbourne	Land bounded by Boundary Street, Munro Street, Ingles Street and Woodruff Street.	Port Phillip C161 011d-hoMaps02_03 Exhibition
Elwood	161 Mitford Street 71 Ormond Road (Units 1-12) 152 Mitford Street 154 Mitford Street	Port Phillip C161 012hoMaps08_09 Exhibition
Elwood	41 Dickens Street (Units 1-4) 43 Dickens Street (Units 1-4) 45 Dickens Street 47 Dickens Street (Units 1-4) 49 Dickens Street 51 Dickens Street 53 Dickens Street 55 Dickens Street 57 Dickens Street 49 Mitford Street 51 Mitford Street (Units 1-3) 59 Mitford Street 61 Mitford Street 1 Ruskin Street (Units 1-8)	Port Phillip C161 015hoMap08 Exhibition

	3 Ruskin Street (Units 1-6) 1 Addison Street	
Elwood	24 Tennyson Street (Units 1-26)	Port Phillip C161 016hoMap08 Exhibition
St Kilda	12 Marine Parade (Units 1A to 12H)	Port Phillip C161 017hoMap06 Exhibition
St Kilda	37 Acland Street (Units 3-8) 35A Acland Street	Port Phillip C161 019hoMap06 Exhibition
St Kilda	110 Barkly Street 112 Barkly Street 114 Barkly Street 116 Barkly Street 118 Barkly Street 2 Blanche Street 2A Blanche Street 4 Blanche Street 6 Blanche Street 9 Charles Street (Units 1-8) 96 Grey Street (Units 1-4)	Port Phillip C161 020hoMap06 Exhibition
Melbourne	58-60 Queens Road (Units 1-18)	Port Phillip C161 022hoMaps04_06 Exhibition
South Melbourne	588 City Road 590 City Road	Port Phillip C161 024hoMap03 Exhibition
Balaclava	Carlisle Street, Nightingale Street, Grosvenor Street (Rail over Road Bridges)	Port Phillip C161 028d-hoMaps07_09 Exhibition Port Phillip C161 029hoMaps07_09 Exhibition

TABLE A – Properties to be rezoned

Address	Current Zone	Proposed Zone	Reason
1/99 Carlisle Street, St Kilda	GRZ1 (part)	C1Z	Rezone part of the site to align the zone to the title boundary and reflect the commercial land use.
9 Charles Street, St Kilda	MUZ (part)	NRZ1	Rezone part of the site to the primary zone that reflects the land use (residential).
210-218 Dorcas Street, South Melbourne (St Lukes Anglican Church)	C1Z (part)	GRZ1 (part)	Rezone part of the site to residential to more accurately reflect the demarcation of the church use. Align the zone boundary with the existing individual Heritage Overlay (HO108) and Design and Development Overlay (DDO8) boundaries.
248-250 Dorcas Street, South Melbourne (Former Baptist Church)	NRZ2 (part), C1Z (part)	C1Z	Rezone part of the site to reflect the commercial land use of the church. This is consistent with adjacent commercial land uses and the broader vision for the South Melbourne Central Structure Plan to support retail and employment activity. The Church remains an individually significant heritage building within HO110.
350-370 Kings Way, South Melbourne (MacRobertson Girls High School)	PPRZ (part)	PUZ2 (part) PPRZ	Update the zone boundary to align with the title boundary of the school.
35 Lakeside Drive, Albert Park	PUZ2 (part)		Update the zone boundary to align with the title boundary around the school.
2, 4, 6 and 8 Milton Street, Elwood	C1Z	GRZ1	Rezone from commercial to residential to reflect the historic and ongoing residential use of this land, with the row of terraces built circa 1890 which are significant heritage places. This zone is compatible with the predominantly residential character of Milton Street.
31 and 31A Prentice Street, St Kilda East	C1Z (part), GRZ1 (part)	GRZ1	Rezone part of each site to align the zone to the title boundaries and reflect the residential land use.
36 Leslie Street, St Kilda East			
204-206 St Kilda Road, St Kilda	C1Z (part) GRZ1(part)	C1Z	Rezone part of the site to align the zone to the title boundary and reflect the

			commercial land use.
West Gate Freeway, Port Melbourne (part of Citylink ramp near junction with Graham Street)	IN1Z (part) RDZ1 (part)	RDZ1	Rezone to reflect the land use (M1 Freeway).
146 Dow Street, Port Melbourne	NRZ2 (part)	GRZ1	Rezone part of the site to align the primary residential zone to the title boundary.

TABLE B – Properties to be included in an individual Heritage Overlay

Address	Current Grading	Proposed new Heritage Overlay	Citation Reference	Reason
110-118 Barkly Street and 2-6 Blanche Street, St Kilda	Contributory outside the Heritage Overlay No Heritage Overlay	HO507	2409 (new)	These properties have been identified as individually significant heritage places. Refer to Citation 2409 and the report; <i>Heritage Assessment, 2-6 Blanche Road and 110-118 Barkly Street, St Kilda (21 December 2017)</i> , prepared by Context.
588-590 City Road, South Melbourne	Nil grade No Heritage Overlay	HO509	2410 (new)	These properties have been identified as individually significant heritage places. Refer the new Citation 2410 and the report: <i>Heritage Assessment, 588-590 City Road, South Melbourne (25 May, 2017)</i> , prepared by Context.
12 Marine Parade, St Kilda	Nil grade No Heritage Overlay	HO510	2049 (existing updated)	This property has been identified as an individually significant heritage place. Refer to the updated Citation 2049.
152-154 Mitford Street, Elwood	Contributory outside the Heritage Overlay No Heritage Overlay	HO511	2412 (new)	These properties have been identified as individually significant heritage places. Refer to the new citation.
58-60 Queens Road, Melbourne	Nil grade No Heritage Overlay	HO512	2226	These properties have been identified as individually significant heritage places.

				Refer to amended Citation 2226 and the report: 58, 59 & 60 Queens Road, Melbourne Heritage Assessment, prepared by Peter Andrew Barrett (November 2017).
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TABLE C – Properties to be added to an existing precinct Heritage Overlay as identified in the Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)

Address	Current grading	Proposed grading	Proposed Heritage Overlay
35A and 37 Acland Street, St Kilda	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO5
1 Addison Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
9 Charles Street, St Kilda	Contributory outside Heritage Overlay	Contributory within Heritage Overlay	HO5
41, 43, 45, 47, 51, 53, 55 and 57 Dickens Street, Elwood	Nil	Significant within Heritage Overlay	HO7
49 Dickens Street, Elwood	Nil	Contributory within Heritage Overlay	HO7
96 Grey Street, St Kilda	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO5
49, 59 and 61 Mitford Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
51 Mitford Street, Elwood	Nil	Significant within Heritage Overlay	HO7
1 and 3 Ruskin Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
24 Tennyson Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7

TABLE D – Properties to be added to an existing Heritage Overlay as identified in the Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)

Address	Current grading	Proposed grading	Proposed Heritage Overlay
161 Mitford Street, Elwood	Nil	Significant within Heritage Overlay	HO260
71 Ormond Road, Elwood	Part Significant	Significant within	HO220

	within HO220, Part Nil	Heritage Overlay	
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TABLE E – Properties to be removed from the Heritage Overlay (HO164) and to be shown as a Non-contributory Heritage Place on the *Port Phillip Heritage Policy Map* and to have an updated Citation (#48)

Address	Reason
Boundary Road, Port Melbourne No: 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 115, 117, 119, 121, 123, 125, 127, 129, 131, 135, 137, 139, 141, 143, 145, 147, 149	To remove the Heritage Overlay from a number of properties in Port Melbourne to reduce the extent of HO164, following redevelopment of the former industrial site to a new residential estate.
Bruford Road, Port Melbourne No: 1 to 22	HO164 will remain applied to the remaining significant buildings at 164 Ingles Street and 14 Woodruff Street, Port Melbourne. Refer to the <i>Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)</i>
Candle Road, Port Melbourne No: 1 to 18, 20, 22, 24	
Drake Road, Port Melbourne No: 2, 4, 6, 8, 10	
Ingles Street, Port Melbourne No: 150, 152, 154, 156, 158, 162, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 220	
Jago Road, Port Melbourne No: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25,	
Kitchen Road, Port Melbourne No: 1 to 21, 23, 25, 27	
Munro Street, Port Melbourne No: 130, 132, 134, 136, 138, 140, 142, 144	
Quinn Road, Port Melbourne No: 1 to 18	
Sunlight Road, Port Melbourne No: 1 to 24	
Tomkins Road, Port Melbourne No: 1 to 20	
Velvet Road, Port Melbourne No: 2, 4, 8, 10, 12, 14, 18, 6, 16	
Woodruff Street, Port Melbourne No: 2, 2A, 4, 4A, 6, 6A, 8, 8A, 10, 12	
Workers Street, Port Melbourne No: 2, 4, 6, 8, 10, 12,	

TABLE F – Heritage Places to be altered in the Schedule to the Heritage Overlay

Address	Schedule	Change
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava.	HO215 and HO147	Update schedule to HO to delete HO215 and revise HO147 to include reference to all three bridges.
171 Fitzroy Street, St Kilda	HO129	The significant elements of the interior of this site are limited to the original decorative schemes in the foyer and the lift shaft (but not the lift car, which has been replaced). Amend the schedule to the Heritage Overlay to change 'Internal alteration controls apply' by replacing 'Yes' with 'Yes, public foyers and lift only'.
Hotham St, Ripponlea	HO150	Update property address and place name by changing the suburb from 'Elsternwick' to 'Ripponlea' and changing the Place name from 'Road overbridge' to 'Road over Rail Bridge'.
164 Ingles Street, Port Melbourne 14 Woodruff Street	HO164	Update property address from 'Ingles St', to '164 Ingles Street and 14 Woodruff Street Port Melbourne.'
77 Marine Parade, Elwood	HO301	Change the property name from 'House' to 'Flats'.
161 Mitford Street, Elwood	HO260	Update the property address to include '161 Mitford Street, Elwood' and change the name from 'State School, 201 Tennyson Street' to 'Elwood Central School No.3942.'
71 Ormond Road,	HO220	Change the property name from 'Surry Court' to 'Surrey

Elwood		Court'.
14 Punt Road, St Kilda	HO232	The interiors of this building are not significant and the internal alterations control should be removed. No revisions to the citation are necessary. Amends schedule to the Heritage Overlay to change 'Internal alteration controls apply' by removing 'Yes' and inserting 'No'.
2 Salmon Street, Port Melbourne	HO282	Change the property address from 339 Williamstown Road, Port Melbourne, to 2 Salmon Street, Port Melbourne.
615 St Kilda Road, St Kilda	HO255	Change place name from 'Former Gas Valve House' to Gas Valve House (former), change address from '617 St Kilda Rd, Melbourne' to 615 St Kilda Road, Melbourne'.

TABLE G – Properties to be shown as a 'Significant Heritage Place' inside a Heritage Overlay as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Heritage Overlay No.	Current grading
Acland Street, St Kilda No: 30, 32, 34, 36, 38, 40, 42, 44,	HO5	Contributory inside HO
Acland Street, St Kilda No: 35A & 37	Nil	Contributory outside HO
Acland Street, St Kilda No: 47, 49, 51	HO5	Nil
Acland Street, St Kilda No: 133	HO7	Nil
Addison Street, Elwood No: 1	Nil	Contributory outside HO
Addison Street, Elwood No: 110, 112, 117	HO8	Contributory inside HO
Addison Street, Elwood No: 119, 121	HO9	Contributory inside HO
Albert Road Drive, South Melbourne No: 29A	HO489	Nil
Albert Street, St Kilda No: 9	HO5	Nil
Albion Street, Balaclava No: 5, 6, 8, 10, 10A, 18, 20, 20A, 23	HO7	Contributory inside HO
Bank Street, South Melbourne No: 159, 161, 163	HO440	Contributory outside HO
Barkly Street, St Kilda No: 110, 112, 114, 116, 118	HO507 (new)	Contributory outside HO
Beaconsfield Parade, St Kilda West No: 319-320	HO444	Contributory outside HO
Blanche Street, St Kilda No: 2, 2A, 4, 6	HO507 (new)	Contributory outside HO
Bluff Avenue, Elwood No: 1, 2, 6, 13	HO8	Contributory inside HO
Broadway, Elwood No: 43, 90, 94	HO8	Contributory inside HO
Brunning Street, Balaclava No: 7, 14, 25, 27, 37, 39	HO7	Contributory inside HO
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava, Rail over Road Bridges (Grosvenor St Bridge)	HO7, HO147, HO215	Part Nil
Carter Street, Middle Park No: 86	HO444	Nil
Cecil Street, South Melbourne No: 1/260, 3/260	HO444	Nil
Church Square, St Kilda: 4	HO5	Nil and part Contributory inside

		HO
City Road, South Melbourne No: 588, 590	HO509 (new)	Nil
Clark Street, Port Melbourne No: 107, 110-112, 121, 130,	HO1	Contributory inside HO
Clark Street, Port Melbourne No: 199	HO1	Nil
Clyde Street, St Kilda No: 24, 56	HO5	Nil
Cobden Street, South Melbourne No: 111	HO440	Contributory inside HO
Cobden Street, South Melbourne No: 113-115	HO440	Nil
Coventry Street, South Melbourne No: 281	HO440	Nil
Crimea Street, St Kilda No: 2	HO6	Nil
Dandenong Road, St Kilda East No: 254-256	HO6	Nil
Derham Street, Port Melbourne No: 36, 37, 40, 110, 114	HO1	Contributory inside HO
Dickens Street, Elwood No: 41, 43, 45, 47, 51, 53, 55, 57	Nil	Nil
Dickens Street, Elwood No: 41A	HO7	Nil
Dorcas Street, South Melbourne No: 254-256B	HO440	Nil (part)
Dow Street, Port Melbourne No: 95	HO457	Nil (part)
Eildon Court, St Kilda No: 1, 2, 3, 4	HO5	Nil
Eildon Road, St Kilda No: 15, 23, 40	HO5	Nil
Eildon Road, St Kilda No: 31, 33, 35, 37	HO5	Contributory inside HO
Elm Grove, Balaclava No: 10, 39, 43	HO7	Contributory inside HO
Elm Grove, Balaclava No: 21, 29	HO7	Nil
Evans Street, Port Melbourne No: 82, 106, 122, 159, 164	HO1	Contributory inside HO
Evans Street, Port Melbourne No: 85	HO1	Nil
Farrell Street, Port Melbourne No: 61, 63	HO1	Contributory inside HO
Ferrars Place, South Melbourne No: 15	HO441	Nil
Ferrars Place, South Melbourne No: 30A, 31A	HO440, HO441	Nil
Ferrars Street, South Melbourne No: 204/333, 335, 341, 343, 345, 347, 349, 351	HO440, HO441	Nil
Fitzroy Street, St Kilda No: 137-139	HO5	Nil
Glen Eira Road, Ripponlea No: 11-13	HO137	Nil (part)
Glen Eira Avenue, Ripponlea No: 28, 30	HO7	Contributory inside HO
Glen Eira Road, Ripponlea No: 32, 36, 38, 40, 42-44, 46, 54	HO7	Contributory inside HO

Glen Huntly Road, Elwood No: 57	HO8	Contributory inside HO
Glen Huntly Road, Elwood No: 75-75A	HO8	Nil
Graham Street, Port Melbourne No: 428, 430, 432, 434	HO2	Contributory inside HO
Grey Street, St Kilda No: 96	Apply HO5	Contributory outside HO
Griffin Crescent, Port Melbourne No: 13, 14, 15, 16	HO2	Contributory inside HO
Harpury Avenue, Elwood No: 2	HO7	Contributory inside HO
Havelock Street, St Kilda No: 5, 20	HO5	Contributory inside HO
Havelock Street, St Kilda No:21	HO5	Half Significant, Half Nil
Hawsleigh Avenue, Balaclava No: 1	HO316	Contributory inside HO
Heaton Avenue, Elwood No: 16	HO318	Contributory inside HO
Hotham Street, South Melbourne No: 13	HO440	Contributory inside HO
Hotham Street, South Melbourne No: 14-16	HO440	Nil
Little Graham Street, Albert Park No: 1	HO442	Nil
Little Page Street, Middle Park No: 207	HO444	Nil
Los Angeles Court, Ripponlea No: 1, 7, 7A, 13, 13A	HO7	Contributory inside HO
Marine Parade, St Kilda No: 12	HO510	Nil
Maryville Street, Ripponlea No: 1, 3, 5, 9, 9A, 11, 12	HO7	Contributory inside HO
Mason Avenue, Elwood No: 1, 27	HO404	Nil
Mitford Street, Elwood No: 39	HO7	Nil
Mitford Street, Elwood No: 47, 48, 50	HO7	Contributory inside HO
Mitford Street, Elwood No: 51, 161	Nil	Nil
Mitford Street, Elwood No: 49, 59, 61, 152, 154	Nil	Contributory outside HO
Napier Street, South Melbourne No: 115	HO440	Contributory inside HO
Nelson Road, South Melbourne No: 128	HO442	Contributory inside HO
Oak Grove, Ripponlea No: 6, 8, 10, 12, 14, 16	HO7	Contributory inside HO
Oak Grove, Ripponlea No: 28	HO7	Part Nil, Part Significant
Oak Grove, Ripponlea No: 30	HO7	Nil
O'Grady Street, Albert Park No: 21	HO442	Nil
Ormond Road, Elwood No: 71	HO220	Part significant inside HO, part Contributory outside HO
Page Street, Middle Park No: 206	HO444	Nil
Pakington Street, St Kilda No: 29	HO7	Nil
Pakington Street, St Kilda No: 37	HO7	Part Nil, Part Significant

Park Street, South Melbourne No: 332A	HO440, HO441	Nil
Queens Road, Melbourne No: 58-60	No	Nil
Richardson Street, Middle Park No: 233, 235, 237, 239, 241, 243	HO444	Nil
Robe Street, St Kilda No: 15	HO5	Contributory inside HO
Ross Street, Port Melbourne No: 209, 211, 236, 245, 246, 252, 254, 256, 293, 295, 297, 299, 301, 303,	HO1	Contributory inside HO
Ross Street, Port Melbourne No: 226	HO1	Nil
Ruskin Street, Elwood No: 1, 3	HO8	Contributory outside HO
Ruskin Street, Elwood No: 116, 118, 130, 128, 131	HO8	Contributory inside HO
Shelley Street, Elwood No: 18, 24, 39, 49, 55, 57	HO8	Contributory inside HO
Shelley Street, Elwood No: 47	HO8	Nil
Somers Street, Balaclava No: 3, 5, 7	HO7	Nil
Southward Avenue, Port Melbourne No: 1, 2, 8, 10	HO2	Contributory inside HO
Spray Street, Elwood No: 56	HO434	Part Contributory outside HO
Tennyson Street, Elwood No: 24	HO7 (part)	Contributory outside HO
Union Street, South Melbourne No: 23	HO440	Nil
Westbury Close, Balaclava No: 122, 126, 128, 130, 137, 139, 141	HO7	Contributory inside HO
Wimbledon Avenue, Elwood No: 5	HO7	Nil
Williamstown Road, Port Melbourne No: 528	HO1	Contributory inside HO

TABLE H – Properties to be shown as a ‘Contributory Heritage Place inside the Heritage Overlay’ as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Heritage Overlay No.	Current grading
Addison Street, Elwood No: 48	HO403	Significant inside HO
Barak Road, Port Melbourne No: 23	HO2	Significant inside HO
Bridge Street, Port Melbourne No: 273	HO1	Nil
Cecil Street, South Melbourne No: 113	HO440	Nil and Part Contributory outside the HO
Charles Street, St Kilda No: 9	HO5	Contributory outside HO
Derham Street, Port Melbourne No:112	HO1	Nil
Dickens Street, Elwood No: 49	Nil	Nil
Evans Street, Port Melbourne No: 86, 166	HO1	Nil
Heath Street, Port Melbourne No: 47	HO1	Nil

Hotham Street, South Melbourne No: 11	HO440	Nil
Jacka Boulevard, St Kilda No: 10-18	HO168	Nil
The Boulevard, Port Melbourne No: 291, 293	HO2	Significant inside HO
Victoria Avenue, Albert Park No: 19	HO443	Nil
Westbury Close, Balaclava No: 135	HO7	Nil
Williamstown Road, Port Melbourne No: 526	HO1	Nil

TABLE I – Properties to be shown as a 'Contributory Heritage Place outside the Heritage Overlay' on the Neighbourhood Character Map as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Heritage Overlay No.	Current grading
Dow Street, Port Melbourne No: 146	HO1	Part Significant inside HO, part contributory inside HO and part Contributory outside HO.
Jacka Boulevard, St Kilda (Brookes Jetty)	Nil	Nil
Orrong Road, St Kilda East No 1/315 and 2/315	Nil	Nil

TABLE J – Properties to be a Non-contributory/Nil Heritage Place as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Heritage Overlay No.	Current grading
Barak Road, Port Melbourne No. 3, 3A, 15, 17, 19	HO2	Significant inside HO
Bay Street, Port Melbourne No 342	HO1	Significant inside HO
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava, Rail over Road Bridges (Nightingale St Bridge)	HO7, HO147, HO215	Part Significant inside HO
Carlisle Street, St Kilda No. 2	HO5	Part Significant
Carlisle Street, St Kilda No: 1/99,	Nil	Contributory outside HO
Dandenong Road, St Kilda East No: 250-252	HO6	Significant inside HO
Elm Grove, Balaclava No: 27, 45	HO7	Significant inside HO
Elm Grove, Balaclava No: 33	HO7	Contributory inside HO
Evans Street, Port Melbourne No: 110	HO1	Significant inside HO
Evans Street, Port Melbourne No: 160	HO1	Contributory inside HO
Hotham Street, South Melbourne No: 12	HO440	Contributory inside HO
Mason Avenue, Elwood No: 1A	HO7	Significant inside HO
Neville Street, Albert Park No: 10	HO444	Contributory inside HO
Oak Grove, Ripponlea No: 2/28, 32	HO7	Significant inside HO
Normandy Road, Elwood No:7	HO8	Significant inside HO
O'Grady Street, Albert Park No: 17-19	HO442	Significant inside HO
Park Street, South Melbourne	HO440	Significant inside HO

No: 418		
Pickles Street, Port Melbourne No: 93	HO1	Significant inside HO
The Boulevard, Port Melbourne No:289	HO2	Significant inside HO

TABLE K – Properties to have updated/corrected Citations in the Port Phillip Heritage Review as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Citation Number	Change to Citation
53 Acland Street, St Kilda	57	Full review. Substantial changes to Statement of Significance. Update the place name, designer name, and include the Victorian Heritage Register number.
133 and 135 Acland Street, St Kilda	95	Minor updates. Relocate the citation from 135 Acland Street (incorrect site) to 133 Acland Street (the correct site) to address a mapping error.
29A Albert Road Drive, South Melbourne	2152	Full review. Update the citation map to accurately reflect the property boundaries.
208-220 Bank Street, South Melbourne	1100	Full review. Include details of recent changes to the building.
Railway cutting and bridges: 322A Park Street, South Melbourne 30A, 31A, 204-333 Ferrars Place, South Melbourne 335, 341, 343, 345, 347, 349, 351 Ferrars Street, South Melbourne	2311	Full review. Update the citation map to accurately reflect the three bluestone bridges and update the grading and refer to the correct Heritage Overlay.
150-152 Brighton Road, Ripponlea	441	Revised - not significant at the local level.
99A Carlisle Street, St Kilda	68	Full review. Update the citation to refer to recent changes to the building, and update citation map to accurately reflect the property boundaries.
Carlisle Street, Grosvenor Street & Nightingale Street, Balaclava	314, 2107, 2108 and 2109.	Full review. The Citations for the bridges have been revised and consolidated into one Citation.
113 Cecil Street, South Melbourne	26	Full review. Update the citation to refer to the change in the place's grading from part Contributory outside the Heritage Overlay and part Nil to Contributory inside the Heritage Overlay and update the map.
2 Crimea Street, St Kilda	881	Full review. Update the citation to include more detailed information about the property.
131 & 133 Cobden Street, South Melbourne	976	Full review. Extension of citation 976 to both properties. Update map.
254-256 Dandenong Road, St Kilda East	888	Full review. Change the citation map to accurately reflect the property boundaries.
331 Esplanade East, Port Melbourne.	640	Full review. Update the citation to amend the history of the site.
15 Ferrars Place, South Melbourne	987	Full review. Update the citation to include updated site description and history.
171 Fitzroy Street, St Kilda	1486	Full review. Update the designer name, description and history.
11-13 Glen Eira Road, Ripponlea	1495 and 329	Full review. Update the description, map, history, and include VHR number H1588 in Citation 329.
75 Glen Huntly Road, Elwood	1992	Full review. Update the designer name, description and history.
85-87 Glen Huntly Road, Elwood	1993	Revised - not significant at the local level. Update

		map.
96 Grey Street, St Kilda	2002	Full review. The significant of the place has been reassessed and updated.
68 Goldsmith Street, Elwood	1997	Revised - not significant at the local level.
Hotham Street Hotham Gr to Quat Quatta Av (Road over Rail Bridge)	338	Full review. Details in the citation are updated, such as the place name, other names, address, category, year construction, statement of significance and history
164 Ingles Street and 14 Woodruff Street, Port Melbourne	48	Full review. Update citation. Update map.
Jacka Boulevard, St Kilda (Brooks Jetty)	2036	Update the citation to refer to the removal of part of structure and change heritage status.
10-18 Jacka Boulevard, St Kilda	2031	Formatting changes and nominating the site as Contributory.
350-370 Kings Way, South Melbourne	1112	Minor updates. Changes include updating address, adding VHR number, but no substantive changes to the other information apart from changing the occasional incorrect 'Robinson' to 'Robertson' throughout.
12 Marine Parade, St Kilda	2049	Full review. Update the citation to reflect the site's inclusion in the HO and its classification as a new place of individual significance.
23 Marine Parade, St Kilda	2051	Revised - not significant at the local level.
69 Marine Parade, St Kilda	2053	Revised - not significant at the local level. Update map in citation to show the correct address.
77 Marine Parade, Elwood	2055	Full review. Update the place name.
161 Mitford Street and 49 Scott Street, Elwood	801	Full review. Update the citation to reflect the site's inclusion in the HO and include updated site description and history.
23 Nelson Street, Balaclava	746	Full review. Update the description to reflect recent changes to the building.
71 Ormond Road, Elwood	362	Full review. Update the citation map to accurately reflect the property boundaries, and update the place name.
143-149 Ormond Road, Elwood	768	Revised - not significant at the local level. Update property address and the history of the site.
1/315 and 2/315 Orrong Road, St Kilda East	775	Update citation to include grading change and update the Map.
18 Queens Road, Melbourne	2223	Updates to History and the Statement of Significance to delete incorrect information about the architect.
58-60 Queens Road, Melbourne	2226	Minor changes to detail in the citation.
194 Richardson Street, Middle Park	1106	Minor updates. Corrections to the place name, address and school number. A new detailed thematic context section is included.
241-265 Rouse Street, 1-53 Stokes Street, Port Melbourne	684 and 712	Minor updates. Combine two citations into one. Update the citation map and address. Change to the Statement of Significance and Comparative analysis.
15 Robe Street, St Kilda	791	Full review. Minor changes to detail in the citation.
2 Salmon Street, Port Melbourne	8	Full review. Update the citation to include updated site description and history.
615 St Kilda Road, St Kilda	219	Minor Updates. Updates to the description of the place, including the address and VHR reference.
26-28 The Esplanade, St Kilda	2141	Full review. Update the Statement of Significance and the name of the designer.
5 Wimbledon Avenue, Elwood	911	Full review. Update the citation to include updated site description and history.

TABLE L – Properties to have new Citations

Address	Citation Number	Justification
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110-118 Barkly Street and 2-6 Blanche Street, St Kilda	2409	<i>Heritage Assessment, 2-6 Blanche Road and 110-118 Barkly Street, St Kilda (21 December 2017), prepared by Context.</i>
588-590 City Road, South Melbourne	2410	<i>Heritage Assessment, 588-590 City Road, South Melbourne (25 May, 2017), prepared by Context.</i>
324 Esplanade East, Port Melbourne	2411	<i>Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)</i>
152-154 Mitford Street, Elwood	2412	<i>Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019).</i>