

Attachment 1 – Background to heritage assessments

Site specific heritage assessments

- In March 2017, a heritage assessment of 26 Stokes Street, in the form of an expert witness statement by Peter Andrew Barrett commissioned by Council for the Planning Panel for Amendment C132, identified the property as a 'significant heritage place'. Barrett found the house was consistent with three heritage criteria (Criterion A, D & E) and was worthy of a heritage overlay.
- In February 2016, a detailed assessment of 26 Stokes Street was undertaken by Council's Heritage and Urban Design Advisor, which indicated the building was consistent with two heritage criteria (Criterion A & D) and should be recognised as a 'significant heritage place' and included in a Heritage Overlay.

City-wide and precinct heritage assessments

- Heritage assessments of the subject site prior to the planning permit application in February 2016 had only taken place at a broader scale – of the Port Melbourne area and city-wide with different scopes and evolving methodologies over the years.
- The Port Phillip Heritage Review 2000 built upon a number of previous heritage studies (prior to Council amalgamation) and was implemented by Amendment C5 to the Port Phillip Planning Scheme (gazetted in December 2000). The city-wide amendment applied the Heritage Overlay to precincts and individual properties across Port Phillip.
- It identified 26 Stokes Street, Port Melbourne as a building of 'contributory' heritage status of local importance and was not included in a heritage overlay. These are identified on the City of Port Phillip Neighbourhood Character Map as those properties that have not been classified for their heritage value but do contribute to neighbourhood character. They are coloured yellow. Properties are removed from the Neighbourhood Character Map when included in a Heritage Overlay and are then represented on the Heritage Policy Map.
- Since 2000, Council has progressively undertaken additional heritage studies (of both precincts and individual sites) to further develop, verify and refine this earlier work. These studies have identified some 'gaps' and inconsistencies in heritage controls, due to the extensive scale of the initial city-wide heritage assessment (Port Phillip Heritage Review 2000). However, there has been no specific review of the Port Melbourne area. The last area-based review was of Heritage Overlay 1 in 2011-12.
- These gaps and inconsistencies can also be attributed to an evolution in the acceptable methodology of applying the heritage overlay over time. Currently, the acceptable methodology is application of the recognised heritage criteria and the process set out in the *Australia ICOMOS Burra Charter 2013*, rather than the former grading system used for the Port Phillip Heritage Review 2000.