

From:

[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern,

[REDACTED]

There are to my understanding a couple of changes proposed for [REDACTED] follows:

- Amendment from NRZ2 to GRZ1 and align residential zone to title boundary - I have no problem with this.
- Updating mapping to remove heritage overlays incorrectly mapped at the rear of the property - I have no problem with this.
- Update property to a contributory heritage place outside the heritage overlay - this is the basis of my submission.

I spoke with officer Phoebe Hanna today who assisted with my understanding of this last item, which I understand is intended due to the property in question having general neighbourhood character.

I appreciate the initial report prior to this amendment being conducted in 2016, and much has occurred in the intermediate period. In that respect, I would note the following:

- [REDACTED]
- An application was lodged to demolish the entire property and erection of a new (single) dwelling, which was approved in May 2018 [REDACTED] The permit was subsequently updated for minor items in July 2019 and March 2020 [REDACTED]
- In accordance with permits granted the [REDACTED]

Having regard to these aspects which have transpired between 2016 and current, I would submit that the classification of the property having neighbourhood character consistent with a definition of "contributory heritage place outside the heritage overlay" is no longer appropriate. I would therefore ask that this part of the C161 amendment be updated to reflect same, and that the property have no overlay or classification whatsoever of a heritage nature in any way, as clearly based on the permits granted to date for the property there is no longer such view held by relevant officers.

Again I appreciate things have changed over the course of time whilst this vast amendment has been put together, so would greatly appreciate if this item can be resolved now, rather than having to be resolved later separately, which will of course be much more cumbersome.

I thank you in advance for your help, and please feel free to contact me on the below at your convenience should you wish to discuss further or require any further information.

Cheers,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

To the Head of City Policy,

We make this submission in support of Amendment C161, and in particular in support of the proposal to apply a heritage overlay to the southern side of Dickens St.

We support [REDACTED] being given a 'significant grading' and we also support the [REDACTED] being given a 'significant grading'.

In relation to [REDACTED] we note that that principal façade and the primary building volume remains largely intact despite the rear of the building having been demolished and a structure added to the rear [REDACTED]

[REDACTED]

[REDACTED]

The heritage overlay will help to ensure that any future development of that site respects the heritage precinct within which it is located, and comprises a respectful addition to the dwelling itself.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]
[Redacted]

[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/madam

I refer to this proposed amendment. My specific interest is the three buildings containing flats at [Redacted]

I ask you to reject this proposal as it affects these buildings, on the following grounds:

1. Heritage Value

I wish to make the point that with all respect to the qualifications of the Heritage Consultant who prepared the report, it is the opinion of one person who finds the history of [Redacted] interesting in an academic sense. I would suggest that the average ratepayer finds these buildings about as interesting as a block of flats built in the 1970s. I personally have never heard of the "Moderne Style" and I doubt that many people have. The buildings have none of the attractiveness of others built in more widely appreciated styles, such as Victorian, Edwardian or Art Deco. Almost all buildings similar to the ones in question [Redacted] have been redeveloped. I believe this fact underlines the lack of historical interest in this style of building.

2. Maintenance of old buildings.

The [Redacted] They require constant maintenance, for example the bill for plumbing maintenance in the last year was of the order of \$20,000. [Redacted]

The proposed Heritage Overlay will also effectively prevent [Redacted] from even improving the buildings or adding for example an underground car park which would ease the crowded parking conditions nearby.

3. Financial penalty

[Redacted] investment is [Redacted] sole property investment and represents what is effectively [Redacted] superannuation. This proposal if carried by Council will effectively smash the value [Redacted]

4. Efficient use of the land for housing.

I believe that Council must show a commitment to the provision of adequate housing in inner Melbourne to meet the needs of our rapidly growing population. The proposed Heritage Overlay prevents the development of a prime site for provision of such housing, which would no doubt provide much higher revenue for the City of Port Phillip [REDACTED]

I would be grateful if you would give this request serious consideration. [REDACTED]
[REDACTED]

If you or one of your team is interested to visit the site I would be grateful for an opportunity to facilitate a tour.

Yours Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

To the Head of City Policy,

We make this submission in support of Amendment C161, and in particular in support of the proposal to apply a heritage overlay to the southern side of Dickens Street, Elwood.

We support [REDACTED] being given a 'significant grading' and we also support the properties [REDACTED] being given a 'significant grading'.

In relation to [REDACTED] we note that that principal façade and the primary building volume remains largely intact despite the rear of the building having been demolished and a structure added to the rear [REDACTED]

[REDACTED]

[REDACTED]

The heritage overlay will help to ensure that any future development of that site respects the heritage precinct within which it is located, and comprises a respectful addition to the dwelling itself.

We were very pleased that council have upheld community desire to retain [REDACTED] in its current façade and we hope that future decisions regarding this property continue to ensure that the look and feel of our beautiful neighbourhood is maintained.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[Redacted]

[External Email] Please be cautious before clicking on any links or attachments.

To the Head of City Policy,

We make this submission in support of Amendment C161, and in particular in support of the proposal to apply a heritage overlay for the property at [Redacted] being given a 'significant grading'.

In relation to [Redacted] we note that the principal façade and primary building remain largely intact despite the rear of the building having been demolished and a structure added to the rear. We also note that the newly added structure at the rear is incomplete [Redacted]

[Redacted]

The heritage overlay will help to ensure that any future development of that site respects the heritage precinct within which it is located, and comprises a respectful addition to the existing building.

We were informed of Amendment C161 [Redacted]

[Redacted]

-

[Redacted]

[Redacted]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: **Amendment C161 - Update Amendment**

Dear PPC,

I am writing to voice my full support for the Amendment C161, particularly, the heritage Overlay proposed for the Iconic building at [REDACTED] Melbourne and it's significance as outlined in the heritage report, undertaken by Peter Andrew Barrett.

[REDACTED]
[REDACTED]

The buildings at [REDACTED] provides a great example of local heritage significance on a large scale, due to the size of the foot print. The buildings are in good condition with gardens well maintained to support their overall appearance and aesthetics to the area. Their location on the corner of Queens Rd and Beatrice St is prime land for this area and municipality, given its proximity to Albert park lake and the Golf course.

The buildings were constructed in the 1940's in tune with the area and the aesthetics of this remain intact today. All efforts should be made to retain this building and others of significant heritage importance, as both Queens Rd & St Kilda Rd are famous internationally for their original architecture and significance within the Melbourne precinct.

Please see below some other examples of these type of buildings.

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

**Head of City Policy,
City of Port Phillip,
Private Bag No 3,
PO St Kilda Vic 3182**

Dear Sir / Madam,

Re: Amendment C161 - Update Amendment

[REDACTED]
[REDACTED], I am fully behind the proposed listing of the Heritage Buildings comprising 3 blocks from [REDACTED]. They are located immediately West of the building [REDACTED]

[REDACTED]

It would be a tragedy if some developer was allowed to reduce them to rubble and erect something else in their place. Too many of the landmarks that define the beauty of the Queens Road – St. Kilda Road Precinct have already gone, we must not let this one go the same way.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam

[REDACTED]

[REDACTED]

[REDACTED]

I wish to provide my support of the proposed Amendment C161 to the planning regulations. I understand that Amendment C161 when passed, will recognise the heritage status of the beautiful group of three adjacent blocks of flats at [REDACTED] which were built during the early stages of World War 2 by a local builder, Charles Hector Young.

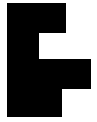
I believe these buildings are excellent examples of the Functionalist style of architectural which are now sadly lacking locally.

Ensuring the heritage status is applied by Amendment C161 is, in my view, likely to significantly add to the history and architectural value of the area.

[REDACTED]


[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

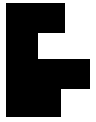
Dear Sir/Madam,

I would like to show my support for the proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings which located on 

I believes these buildings are very good and intact examples of the Functionalist style of architectural now sadly lacking locally. And they significantly add to the history and architectural value of the area.

Kind regards,





[External Email] Please be cautious before clicking on any links or attachments.

A proposal has been put forward to have [REDACTED] adjusted to a heritage listing overlay.

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Head of City Policy
City of Port Phillip
Private Bag No. 3
PO St Kilda VIC 3182

It has been known as [REDACTED] Port Phillip Council is proposing to have the properties recognised for their heritage value.

[REDACTED] opinion that they contribute positively to the street scape and history of the area.

It is vitally important that we do preserve for those that come after us, whilst ever heritage buildings, including buildings of this inter-war and war-time period, that are still functional and continue to serve the purpose for which they were built (or have been repurposed for).

[REDACTED]

[REDACTED]

Without an in-depth understanding of our built past, including the ability to access physical spaces that enable us to experience what it is like to live and work in their natural proportions, architects and designers of our future will lose this essential spacial reference material.

Although we think it important to focus on the heritage aspect, there is also unfortunately the modern functional aspect to consider. There are already a considerable number of residential buildings that have underground garages directing large numbers of cars onto the very narrow

[REDACTED]

hundred cars (1 per apartment would probably amount to around 150-200 cars) were to be added to this congestion, everyone's quality of life will be substantially impacted.

Thank you for continuing to update the Port Phillip Planning Scheme and Heritage Overlays, removing redundancies, and correcting errors and omissions. It is a task that should be ongoing and we are thankful that this work is being done.

[REDACTED]

We look forward to hearing that the proposal has been fully accepted.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

Head of City Policy
City of Port Phillip
Pwale Bag 3
PO 81 Kilda 3182

6.7.2020

strategicplanning@portphilip.vic.gov.au

Dear Sir

I write to support the Heritage Listing
of the Charles Young built Functionalist Style
buildings at [REDACTED]

Melbourne continually risks losing its
heritage, history & architectural legacy
without the protection afforded by Heritage
Listing. None of us want to pass on an
environmental that has little to recommend
itself to future generations through a policy
of tear down & rebuild that inevitably follows.
Sites not so protected.

[REDACTED]

[REDACTED] and have read the proposed Amendment C161 in relation to [REDACTED] located on the north west side of the unnamed alleyway [REDACTED]. We wish to SUPPORT strongly the finding of the Heritage Review Update proposing that the grading of the property at [REDACTED] is revised from non-contributory to significant inside HO (HO444). Such an amendment to the Planning Scheme would further protect and enhance the heritage character of the Middle Park area. The existing Federation cottage is a single storey brick building with a pitched corrugated iron roof consistent with other residential buildings along the adjacent streets and laneways, in particular the single storey brick factory building with a sawtooth roof that has been converted for residential use opposite at [REDACTED]. Protecting this intact Federation building from demolition or external alteration is vital to preserving the character and appearance of the adjacent laneways and streets which are noted for their “cohesion” and “largely intact streetscapes of Victorian and Edwardian housing”.



[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir or Madam,



I would like to support the proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings which stand between Queens Lane and Queens Road.

The three adjacent blocks of flats at [REDACTED] were built during the early stages of WWII by Charles Hector Young, a local builder and are very good and intact examples of the Functionalist style of architectural now lacking locally.





[External Email] Please be cautious before clicking on any links or attachments.

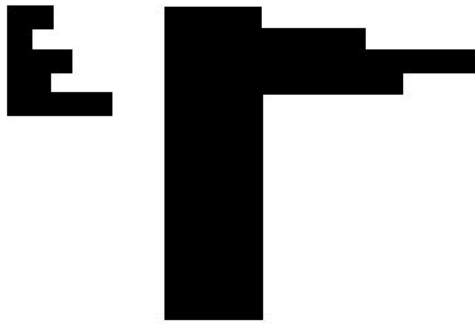
Dear Sir or Madam,



I would like to support the proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings which stand between Queens Lane and Queens Road.

The three adjacent blocks of flats at [REDACTED] were built during the early stages of WWII by Charles Hector Young, a local builder and are very good and intact examples of the Functionalist style of architectural now sadly lacking locally.





[External Email] Please be cautious before clicking on any links or attachments.

The Head of City Policy,
City of Port Phillip,
Private Bag No 3,
PO St Kilda, Vic 3182

Dear Sir/Madam,

HERITAGE ASSESSMENT of

[Redacted text]

[Redacted text] Their design is simple, attractive and beautifully subtle in so many ways. The compound and multiple garden areas are immaculate within the [Redacted text]

[Redacted text]

It is amazing how these complexes almost alone changed the thinking of the time in regards to flat living in inner Melbourne. Since then I have been following the brilliant information on your website afforded by your planning information and disclosure.

[Redacted text]

I fully support the change of overlay on this site to one of a heritage listing. It does reinforce the aged beauty of Melbourne and hopefully protects the owners against predatory developers who would tear down this magnificent complex purely for the purpose of profit, WE DO NOT NEED ANY MORE HALF EMPTY HIGH RISES IN MELBOURNE THAT ARE DIMISHING THE UNIQUENESS AND BEAUTY OF OUR CITY!!!!

I would be very happy to be contacted in regards to our feelings on this matter.

[Redacted text]

[Redacted text]

[Redacted text]

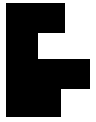
[Redacted text]

[Redacted text]

[Redacted text]

[Redacted text]

[Redacted text]



[External Email] Please be cautious before clicking on any links or attachments.

[Redacted] wish to
support Amendment C161 to Recognise the heritage status of the three adjacent blocks of flats
at [Redacted]



[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

Dear Sirs,

I would like to support the amendment to recognize the the heritage value of the flats at [REDACTED]
[REDACTED] They are a great example of a well designed complex of three buildings, Glen Eagles,
Kinross and Kinfauns, with a lovely landscaped garden, and a reminder of the design prevalent
around the 2nd world war, which is so different to the modern glass structures of the 21st century.

[REDACTED]
[REDACTED] and even now it is often congested, with the number of cars moving in and out,
together with Trades and Removal Vans parking in the narrow lane, to the point where it can be
dangerous to pull out. [REDACTED]
[REDACTED]

For these reasons I totally support the Heritage Listing of [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam,

I hereby support submission for Amendment C161 Port. The three adjacent blocks of flats at [REDACTED] were built during the early stages of WWII by Charles Hector Young, a local builder and are very good and intact examples of the Functionalist style of architecture now sadly lacking locally.

We should keep Melbourne old buildings as heritage otherwise it will look like a city without a soul.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

The Head of City Policy,
City of Port Phillip,
Private Bag No 3,
PO St Kilda, Vic 3182

Dear Sir/Madam,

HERITAGE ASSESSMENT of [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED] a prime target for developer purchase and subsequent tear down of this classic complex and rebuild on the site.

What impressed us about the whole 3 complexes were the synergistic co-existence of the three buildings. Their design is simple yet beautiful in subtle ways. The compound gardens are immaculate and the flat that we visited was roomy and functional. We were so glad that the three complexes still existed amongst a forest of high rise, heartless buildings.

[REDACTED] It was amazing how these complexes almost alone changed the thinking of the time in regards to flat living in inner Melbourne. Since then I have been following the brilliant information on your website afforded by your planning information and disclosure.

[REDACTED]
[REDACTED]
[REDACTED]

Based on this information I fully support the change of overlay on this site to one of a heritage listing. It does reinforce the aged beauty of Melbourne and hopefully protects the owners against predatory developers who would tear down this magnificent complex purely for the purpose of profit.

I would be very happy to be contacted in regards to our feelings on this matter.

[REDACTED]

Letter of supporting the Amendment C161port

Dear Sir/Madam,

[REDACTED]

I am supporting the amendment C161port. I am living in the lovely area, and walking through the beautiful [REDACTED] nearly every day. It is a so beautiful architecture, bring you the memory of the past and calm down your feeling to relax.

We should really keep this treasure and I am in fully support of this amendment.

Thanks.


[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Dear Port Phillip Council,

I am writing in enthusiastic support for the new Heritage Overlay to be applied in Amendment C161port.

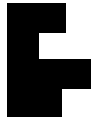
 In my opinion these buildings are a beautiful reminder of the use of this area for low-rise housing before newer, larger buildings were constructed. The architecture is attractive and functional, as well as being a part of Melbourne's history.

The buildings include attractive gardens which increase local amenity by adding green space and supporting wildlife. They have been maintained to a high standard, making them one of few remaining examples of such buildings in Melbourne, which adds to their heritage value.

Please do heritage list these buildings to protect them for future generations.

Sincerely,



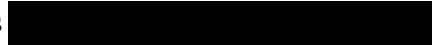


[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern


Dear Sir or Madam,


My name is Sharon Sun and my contact address is



I would like to support the proposed Amendment to have the properties at

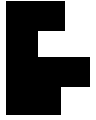


 recognised for their heritage value.

The three adjacent blocks of flats at  were built during the early stages of WWII by Charles Hector Young, which is rare now locally. It will be a right decision to keep some historical buildings for our generations.

With best regards





[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam,

I am writing this letter to preserve the historical buildings of three adjacent blocks of flats at [REDACTED]
[REDACTED] from destroying these cultural heritage and to support submission for amendment C161 Port.

Heritage buildings are things we want to keep because we believe they make a valuable contribution to our identity and culture.

Kind Regards,



Dear Sir/Madam,

- The property is proposed to be included in a new Heritage Overlay (HO510).
- The Port Phillip Heritage Review Update (February 2019) prepared by David Helms Heritage Planning has identified the property as a new place of individual heritage significance.
- The existing Citation 2049 (included in the Port Philip Heritage Review Incorporated Document) for the property is proposed updated and the heritage grading is proposed to be amended from 'Non-Contributory' to 'Significant Heritage Place'.

[REDACTED]
[REDACTED]
[REDACTED]
Head of City Policy,
City of Port Phillip,
Private Bag No.3,
P.O. St.Kilda, 3182.

Dear Sir/Madam,

Heritage Proposal re [REDACTED]

I strongly support your proposal to have the properties at [REDACTED] recognised for their significant heritage value.

I endorse all of the arguments in your proposal, but I would like to add some further arguments from a "layman's point of view".

Together with St. Kilda Road and Beaconsfield Parade, Queens Road is one of the three beautiful gateways to Melbourne from the south. Sadly, over the years, a lot of fine properties along these roads have been bulldozed in pursuit of "progress", replaced sometimes by tasteless edifices which have detracted from their beauty. However, it's not too late to save what's left, and no doubt that's what Port Phillip Council is thinking.

In Queens Road, the properties at [REDACTED] constitute an outstanding example of what must be saved.

The overall property has the largest and best frontage onto Queens Road of what's left. The frontage measures nearly half the block between Lorne Street and Beatrice Street, with a carefully manicured hedge and an abundance of mature trees. Nestled behind in attractive gardens are the three fine buildings described in your proposal, which all appear to have been well-maintained.

Given the size of the [REDACTED] properties, I fear that if they were to go under the developer's wrecking ball, then there would be precious little left to save in [REDACTED]. That is also why I believe your proposal is of the utmost importance.

[REDACTED]

[REDACTED]

[REDACTED]

I have reviewed the Amendment C161, proposed amendment to the Port Phillip Planning Scheme.

My submission, in particular relates to the Heritage Assessment Report prepared by Peter Andrew Barnett dated November 2017.

My submission herein is in support of the said Heritage Assessment Report and the creation of a heritage overlay for the property [REDACTED]

In my submission this property, comprising of 3 blocks of flats constructed in the 1940's is a fine example of architecture and development from this era.

In my opinion it is notable in its planning and design. It has aesthetic quality and historical value and is worthy of heritage protection.

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Dear Port Phillip Council,

By seeing historic buildings—whether related to something famous or recognisably dramatic—tourists and long-time residents are able to witness the aesthetic and cultural history of an area. A city needs old buildings to maintain a sense of permanency and heritage. Melbourne is renowned for its beautiful architecture and we need to continue to hold onto our heritage and culturally significant buildings.

I am writing to express my full support for the Amendment C161, particularly, the heritage Overlay for the Iconic building at [REDACTED] and its significance as spelt out in the Heritage Assessment report by Peter Andrew Barrett.

Architecture plays a huge part in our historical aesthetics and the 1940s buildings at [REDACTED] a beautifully maintained example. As a community we need to do all we can to preserve our buildings that hold high heritage importance.

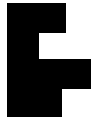
This reality brings to light the importance of locating and saving buildings of historic significance—because once a piece of history is destroyed, it is lost forever.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Hello

I would like to support the proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings which stand between [REDACTED]
[REDACTED]

I would like to support the following submission;



I think it is a positive move to preserve the history of this area.

Please mark my support.

Best wishes





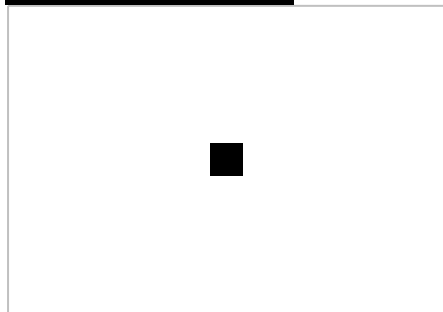
[External Email] Please be cautious before clicking on any links or attachments.

Head of City Policy,
City of Port Phillip,
Private Bag No 3,
PO St Kilda Vic 3182
Dear Sir / Madam,

Amendment C161 - Update Amendment

I am fully behind the proposed listing of the Heritage Buildings comprising

[Redacted text block containing multiple lines of information, likely a list of heritage buildings and their details.]



[Redacted text block, likely a signature or closing statement.]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

> I wish to support the heritage overlay proposed for this property.

>

> This property built in the 40s is a classic example of the architectural style used in that period. Sadly, many of these types of buildings have been lost with advancing redevelopment of so many sites. Let's not lose this one.

>

>

[REDACTED]

>

> I strongly support the heritage overlay.

>

>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

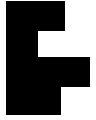
[REDACTED] As Curchill
said - you don't know where you are going if you don't know where you came from - we must
keep heritage buildings as their design, etc. is where architecture emerged from,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern,

We make this submission in support of Amendment C161 - and in particular in support of the proposal to apply a heritage overlay to the southern side of [REDACTED]

[REDACTED] the years, value the heritage significance of the street and the area we live in.

We are particularly supportive of any heritage protection for [REDACTED]. The heritage overlay will help ensure that any future development of that site respects the heritage precinct within which it is located, and comprises a respectful addition to the dwelling itself.

We were very pleased that council upheld the community desire to retain [REDACTED] in its current façade and we hope that future decisions regarding this property continue to ensure that the look and feel of our beautiful neighbourhood is maintained.

Thank you for the important work you are doing for our heritage.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Dear Head of City Policy,

I am writing [REDACTED] of the City of Port Phillip to provide my support for Council's intention to heritage list the buildings on [REDACTED]. I believe the 1940's buildings have local aesthetic and historical significance to the council, and sit appropriately next to the historic Governor Mansion, representing the diversity of cultural heritage in our neighbourhood. Any future proposed development of [REDACTED] would devalue the street scape cultural heritage, and once gone can not be replace.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern.

[REDACTED]

The building is significant in my view and as such should be protected.

Regards,

Dave Schelling

[REDACTED]

[REDACTED]

[REDACTED]

F

[Redacted]

[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir and Madam,

I strongly support that [Redacted] should be listed as a heritage building and it is such a sad loss for Victorian and Australian to destroy such an historical building only for some short sighted commercial purpose. I am worrying In this case, soon Australian would have no history no culture left! Thinking about our next generation, these are the valuable assets we should have cherished for them! Historical buildings are representing culture; and culture makes us feeling proud!

[Redacted]

I am strongly supporting the council's intention to heritage list for those buildings on [Redacted] They are the treasures for human beings, specially Victorian and Australian!

Kind regards

[Redacted]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

I was a residence of [REDACTED]
[REDACTED] I fully support Port Phillip council to listed above property as a Heritage building ,
and should never be demolished.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern,

I would like to support the council's intention to heritage list the property of [REDACTED]

Please let me know if you require any further information.

[REDACTED]



Friday, July 10, 2020

The Head of City Policy,
City of Port Phillip,
Private Bag No 3,
P O St Kilda,
Victoria 3182

Dear Sir/Madam,

Heritage Assessment of 

I am in complete support of trying to get Heritage listing of these buildings. They are such an asset to Queens Road, which is sadly losing a lot of its architectural appeal and significance with the newer high rise, which has such a boring similarity in 2020.

The builder, Charles Hector Young built and left us a legacy worth keeping, they have a "grandness" about these 3 buildings, they have always been well maintained, with elegant garden areas. Such a change from the cement/glass towers now along this road. These apartments are so in keeping with the beautiful Cricket Clubhouse, and the buildings further along, near Sky, which I believe have heritage listing.

Added to this, Queens Lane struggles with traffic now, let alone more high rise along its carriageway, I wish you every success with achieving your goal.

I would be very happy to be contacted in regard to this matter.





[External Email] Please be cautious before clicking on any links or attachments.

Submission:

[Redacted]

[Redacted]

[Redacted]

We support the Port Phillip Council proposal to recognize the flats at [Redacted] for their 'heritage value'.

There is urgent need to prevent potential high rise development of this site, which would block the views of most

of the western facing apartments as well as increasing traffic congestion. The beauty and historical significance

of this iconic area has already been compromised by the inappropriate and uncontrolled development of

[Redacted]

[Redacted]

[Redacted]

[Redacted]
[Redacted]

[External Email] Please be cautious before clicking on any links or attachments.

16 July 2020
Attention:
Strategic Planning
Port Phillip Council

Dear Sir / Madam

[Redacted]

Whilst I fully support the heritage listing I am perplexed on various issues:

1: I have not received any notification on this matter and totally unaware of Council's intention or received any communication.

[Redacted]

3: If the building is heritage listed in 2020, will there be any additional restrictions or requirements?

[Redacted]

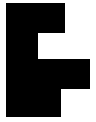
This is to safe guard our well being as any future development higher than its current form will block our views, sunlight, fresh air etc.

[Redacted]

Besides, the noise and traffic generated during and after construction would be untenable.

I would appreciate clarification to my queries above.

[Redacted]



[External Email] Please be cautious before clicking on any links or attachments.

Hi,

I would like to pledge my support behind the
Port Phillip Council's intention to heritage list the buildings on [REDACTED]
These buildings are opposite the Grosvenor on Beatrice Street.
The buildings are significant, having been constructed in the early 1940's and of local aesthetic
and historical significance to the Albert Park area.

As a resident of [REDACTED] it would a travesty should these buildings not be preserved in
the way they were constructed, I fully support the Council in their initiative.

Kind Regards



[REDACTED]

Dear Sir/Madam,

I would like to register my support for amendment-c161.

It is distressing to see so many wonderful examples of our architectural heritage being rezoned for large impersonal dwellings.

This is an early prime example of our national heritage. Keeping sites like these is what differentiates our city from other cities. One of the wonders of visiting cities is to appreciate the architecture which leads to a better understanding of that city's history.

[REDACTED] were built during the early stages of WWII by Charles Hector Young, a local builder and are very good and intact examples of the Functionalist style of architectural now sadly lacking locally

[REDACTED] is one of many Heritage sites which should be preserved. The complete list of amendments makes one more aware of what the architects and council planning staff are endeavouring to preserve for us all.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

[REDACTED]

We strongly support Amendment - C161, in particular the Statement of Significance [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

In fact it is rare to see such beautiful gardens surroundings flats of that era. Clearly owners appreciate the significance and historic value of their buildings.

[REDACTED]

Traffic in Queens Lane - already extremely busy and dangerous - would increase significantly should there be any large development of the above site.

We congratulate the Council for taking this initiative to preserve the heritage of these buildings and the beauty of their surroundings.

Yours faithfully,

[REDACTED]

Comments on Amendment C161 as it relates to [REDACTED]

Dear Head of Strategic Planning, City of Port Phillip

[REDACTED]
[REDACTED]
[REDACTED]

I have read the relevant documents (including the Heritage Assessment, Andrew Barrett 2017 and the Port Phillip Heritage Review Update, David Helms 2019) and have inspected the outside of [REDACTED]
[REDACTED]

The property, which was built in 1940-41, comprises three low rise blocks of flats: Glen Eagles, Kinross and Kinfauns and auxiliary buildings. The flats are surrounded by gardens. The flats, designed in the Moderne style, appear to be in beautiful condition, as are the gardens surrounding them.

I completely support the intention of the City of Port Phillip to apply a new individual Heritage Overlay to [REDACTED]. The Port Phillip documents are persuasive in showing why they are of local aesthetic and historic significance to Port Phillip and it is unnecessary for me to repeat the reasons in my comments here – refer Statement of Significance: Glen Eagles, Kinross and Kinfauns.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Comments on Amendment C161 as it relates to [REDACTED]

Dear Head of Strategic Planning, City of Port Phillip

[REDACTED]
[REDACTED]
[REDACTED]

I have read the relevant documents (including the Heritage Assessment, Andrew Barrett 2017 and the Port Phillip Heritage Review Update, David Helms 2019) and have inspected the outside of [REDACTED]
[REDACTED]

The property, which was built in 1940-41, comprises three low rise blocks of flats: Glen Eagles, Kinross and Kinfauns and auxiliary buildings. The flats are surrounded by gardens. The flats, designed in the Moderne style, appear to be in beautiful condition, as are the gardens surrounding them.

I completely support the intention of the City of Port Phillip to apply a new individual Heritage [REDACTED]. The Port Phillip documents are persuasive in showing why they are of local aesthetic and historic significance to Port Phillip and it is unnecessary for me to repeat the reasons in my comments here – refer Statement of Significance: Glen Eagles, Kinross and Kinfauns.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

Yes to support heritage overlay applied to [REDACTED]. Do i need to fill up any forms for this?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] wished to express MY objection to the future development of [REDACTED]

Melbourne as it is potentially obstructing

[REDACTED]

[REDACTED]

[REDACTED]

Head of City Policy

City of Port Phillip

Private Bag 3

PO St Kilda Vic 3182

17 July 2020

Re Amendment-c-161

Update Heritage provisions, Point 2: to apply heritage overlay to [REDACTED]

We are submitting our support for this amendment. These 1940's apartment buildings are scarce in the areas of City of Port Philip along Queens Rd and St Kilda Rd.

This Heritage Overlay provision will represent our past architectural history and culture of Melbourne that should not be forgotten. It is our community integrity. A significant way to enable our history to be available to future generations is to lead by example and keep these irreplaceable historic buildings and local areas intact.

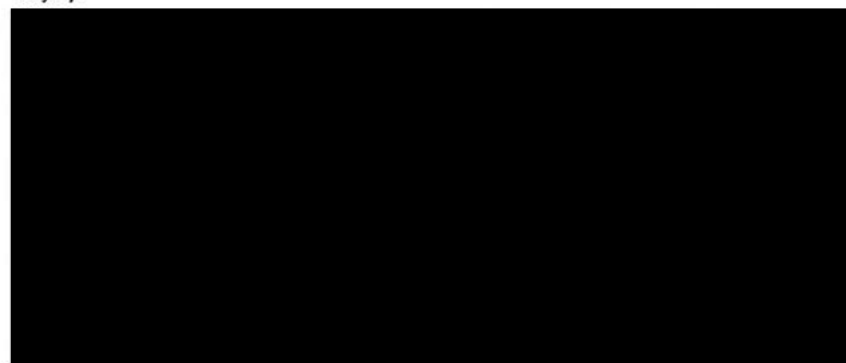
These buildings at [REDACTED] enhance our society: The internal court yards and lovely gardens are what many new apartments are lacking. In recent times, during our Covid-19 lockdowns, a cellist who has made this building their home, would sit on their balcony and play for the other apartment residents who would gather, listen and applaud the performance from their own balconies overlooking the communal internal courtyard area. [REDACTED]

[REDACTED] This is a soothing balm during enforced social distancing. [REDACTED]

[REDACTED] They portray good design from the 1940's, building a sense of community which is needed today and in the future. It is a salute to the designers.

The history of our local area is so easily lost when it's only the mansions that are protected. [REDACTED] with the beautiful mature and well maintained gardens and low impact building provides a reprieve from the recent modern buildings. We consider this 1940's development part of the enjoyment of this area and must be preserved as part of the cities heritage.

The environs on and near Albert Park Lake along this part of Queens Rd are providing a peaceful environment for local residents and visitors to enjoy. This end of Albert Park Lake provides easy access to the lake and walking paths, easy walking to St Kilda and the local bay beaches, the opportunity to appreciate the First Nations heritage with the Corroboree Tree in the nearby park which includes many Australian native plants. Queens Rd is not just a thoroughfare for people passing through. It is a local area for the residents of City of Port Philip to appreciate, reflect and enjoy.



[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I add my support to Council to recognise the “Heritage Value” of the flats at [REDACTED]

[REDACTED]

I do believe that these flats are a significant milestone in the history of the area, and that they add to the history and architectural value of the area.

Thank You

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

We are delighted by and support Port Phillip Council's initiative and proposal to heritage list the above mentioned flats built during the early stages of World War 11 by Charles Hector Young.

As residents and property owner of various property in the area we need to retain the important character, history, and amenity of the area, which amongst its parks and heritage buildings, we are proud to call home.

[REDACTED]

[REDACTED]

We are delighted by and support Port Phillip Council's initiative and proposal to heritage list the abovementioned flats built during the early stages of World War 11 by Charles Hector Young. As residents and owner of various property in the area we need to retain the important character and history of the area, which amongst its parks and heritage building's, we are proud to call home.

[REDACTED]

From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Subject: Proposal 58-60 Queens Road - heritage value - For
Date: Sunday, 19 July 2020 10:48:50 AM

[External Email] Please be cautious before clicking on any links or attachments.

To Whom It May Concern - The Port Philip Council

Dear Sirs,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings 58-60 Queens Road.

These block of flats, 58-60 Queens Road were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. The definitely add to the diminishing history and architecture of this area. They bring a joy to the eye when I go for my walks and enjoy the historic element of a bygone era that they bring, the spirit and energy that it emanates is immeasurable.

Therefore I support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you.

Regards,

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Amendment C161 - Edgewater Towers
Date: Sunday, 19 July 2020 10:55:33 AM
Attachments: [IMG_3102.jpeg](#)
[IMG_9738.jpeg](#)

[External Email] Please be cautious before clicking on any links or attachments.

To Whom it May Concern

We are writing to register our very strong support for the heritage listing of this site and the protection of it for future generations.

We are the owners of [REDACTED] We have lived there several times since 2007 and intend to retire there in the future. I have been a board member since 2011.

The Edgewater community has invested significant resources into the site over the last 10 years. When we first moved in, back in 2007, it was dilapidated. It had been neglected for decades.

The community has restored the facade of the building, the lobby, corridors, gardens, rooftop and the carpark at the rear of the building(installing beautiful Chinese Elms that will one day form a boulevard of trees). Once grown we will install lighting on the trees.

The architecture of the building is something the board and community are working hard to make as uniform as possible and restore as close to the original design as possible. We have been actively restoring the beautiful wooden windows, many of which are still as solid now as the day they were installed.

It is a very rare site in the area and will never be able to be recreated in the future. It gives a snapshot of a rare period in Melbourne and St Kildas history. The beautiful modernist design building and sweeping carpark down to Peanut Farm Reserve.

The views of the building from Peanut Farm Reserve, up the tree lined carpark to the building are just as beautiful as the views from the bay. They are enjoyed by thousands of people every month. A couple of photos attached.

We thank the council, planning minister and especially David Helms for helping preserve this site as a historical site for future generations.

Regards,

[REDACTED]



From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Subject: Amendment C161 - Edgewater Towers, 12, Marine Parade, St Kilda (H0510)
Date: Sunday, 19 July 2020 1:57:59 PM

[External Email] Please be cautious before clicking on any links or attachments.

The Chair,
Planning Committee,
Port Phillip City Council.

Dear Chair

I purchased an apartment at Edgewater Towers in 2009 and have been a Board member for 10 of the past 11 years and Chair for most of that time (and am still currently a member). With the support of most of the owners, we have spent the past 10 years refurbishing the building whilst retaining strong and sympathetic links to its heritage and original design.

I would like to register my strong support for the upgrading of Edgewater Towers to a Significant Heritage Place. I believe that a substantial majority of owners would also support this based on my discussions with many of them over the years.

There are a number of features still existing within the building (curved stone wall in the lobby, original block fence on Marine Parade, terrazzo floor in the lobby, bank of copper-faced letter boxes in the lobby), many of which are irreplaceable today, and if you are ever in a position to cite individual features in a heritage overlay, I should be very pleased if you could consider these. I would be happy to show any committee member or appropriate council officer around the building (subject to any current Covid-19 restrictions), either personally or by Zoom or equivalent, and would also be happy to be contacted (details below) if further information is wanted. I would also invite you to access our website (www.edgewater Towers.com.au) or our Wikipedia page (https://en.wikipedia.org/wiki/Edgewater_Towers) for more information.



From: [REDACTED]
To: strategicplanning@portphillip.voc.gov.au; [Helpdesk - Strategic Planning](#)
Subject: Support for Heritage Listing Properties at 58-60 Queens Rd, Melbourne, 3004.
Date: Sunday, 19 July 2020 4:34:03 PM

[External Email] Please be cautious before clicking on any links or attachments.

Support for Heritage Listing Properties at 58-60 Queens Rd, Melbourne, 3004.

We are residents of 55 Queens Rd Melbourne.

We are writing to express our strong support for the proposed action to heritage list the properties at 58-60 Queens Rd.

These buildings add an enormous amount of character, aesthetic and architectural beauty to both Queens Rd and Beatrice St.

Furthermore, if the buildings are not heritage listed there is the risk that these buildings could be destroyed and a multi-level residential block be built in its place. Were this to happen it would significantly affect the ambiance, character and charm of Beatrice St as well its safety, function and historical significance. This would negatively impact the numerous families with young children that reside in this area.

These buildings are nearly 100 years old and we strongly urge Council to protect them.

Yours Sincerely,

[REDACTED]

From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Subject: Re: Support to Amendment C161
Date: Sunday, 19 July 2020 9:39:48 PM

[External Email] Please be cautious before clicking on any links or attachments.

Yes 58-60 Queens Road, Melbourne

Kind Regards,



On Fri, Jul 10, 2020 at 9:32 AM Helpdesk - Strategic Planning
<strategicplanning@portphillip.vic.gov.au> wrote:

Good morning Stefan,

Many thanks for taking the time to make a submission to Amendment C161port.

Which property in Amendment C161port is this submission of support in relation to? 58-60 Queens Road, Melbourne?

Once I have this information I will be able to register your submission.

Have a lovely weekend.

Kind regards,

Phoebe Hanna

Strategic Planner | Strategy & Design

T: 03 9209 7509

St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

From: [REDACTED]

Sent: Saturday, 4 July 2020 9:08 PM

To: Helpdesk - Strategic Planning <strategicplanning@portphillip.vic.gov.au>

Subject: Support to Amendment C161

[External Email] Please be cautious before clicking on any links or attachments.

To Whom it may concern,

Name - [REDACTED]

Address - [REDACTED]

Proposal response - Support Proposal. Melbourne is losing its historical value, particularly the period following WWII, a dramatic event of our past.

Recommended Amendments - None

Notice to support the proposed Amendment

<http://www.portphillip.vic.gov.au/amendment-c161.htm>

Kind Regards,



From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Subject: Fw: I support council to make 58-60 Queens Road Melbourne 3004 as Heritage Listing Buildings
Date: Sunday, 19 July 2020 10:25:33 PM
Importance: High

[External Email] Please be cautious before clicking on any links or attachments.

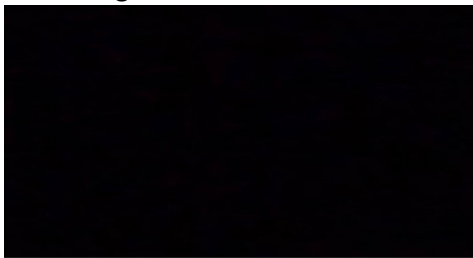
From: [REDACTED]
Sent: Sunday, 19 July 2020 10:24 PM
To: strategicplanning@portphillip.voc.gov.au <strategicplanning@portphillip.voc.gov.au>
Subject: I support council to make 58-60 Queens Road Melbourne 3004 as Heritage Listing Buildings
Dear Sir/Madam

These buildings are significant to people live nearby. And it has 80 years of history to Melbourne and of local aesthetic and historical significance to Melbourne people. Not one can bring history back to life when is gone.

This listing will add character and distinctiveness to this area, heritage is a fundamental in creating a 'sense of place' for my community. The heritage places are an excellent local educational resource for people of all ages. There are a lot of new buildings nearby and is so important to have this as heritage listing to tell the history of the area. Also, would benefit for tourism. Heritage Listing will make a better place to live and work for Melbourne people.

Thank you very much.

Best Regards



From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Subject: I support council to make 58-60 Queens Road Melbourne 3004 as Heritage Listing Buildings
Date: Sunday, 19 July 2020 10:33:35 PM

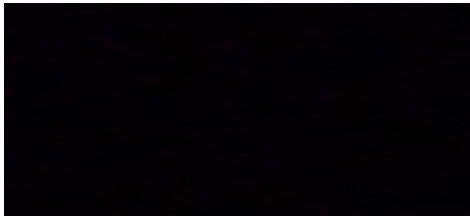
[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam

These buildings are significant to people live nearby. And it has 80 years of history to Melbourne and of local aesthetic and historical significance to Melbourne people. Not one can bring history back to life when is gone.

This listing will add character and distinctiveness to this area, heritage is a fundamental in creating a 'sense of place' for my community. The heritage places are an excellent local educational resource for people of all ages. There are a lot of new buildings nearby and is so important to have this as heritage listing to tell the history of the area. Also, would benefit for tourism. Heritage Listing will make a better place to live and work for Melbourne people.

Thank you very much



From: [REDACTED]
To: [Helpdesk - Strategic Planning](#)
Subject: I support council to make 58-60 Queens Road Melbourne 3004 as Heritage Listing Buildings
Date: Sunday, 19 July 2020 10:28:18 PM
Importance: High

[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam

These buildings are significant to people live nearby. And it has 80 years of history to Melbourne and of local aesthetic and historical significance to Melbourne people. Not one can bring history back to life when is gone.

This listing will add character and distinctiveness to this area, heritage is a fundamental in creating a 'sense of place' for my community. The heritage places are an excellent local educational resource for people of all ages. There are a lot of new buildings nearby and is so important to have this as heritage listing to tell the history of the area. Also, would benefit for tourism. Heritage Listing will make a better place to live and work for Melbourne people.

Thanks

Best Regards



[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

HEAD OF CITY POLICY, CITY OF PORT PHILLIP

Re: **AMENDMENT C161**

Dear Sir,

I write to add my voice in support of Amendment C161 to the Port Phillip Planning Scheme in relation to the brick apartment building at [REDACTED]

Unfortunately Melbourne has already lost much of it's architectural heritage and so you/we should take every opportunity to preserve and safeguard what is left.

Certainly many of the new buildings that have replaced so many of the beautiful old building on Queens Road have not been an improvement.

I therefore strongly support Amendment C161.

Thank you

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

[REDACTED]

[REDACTED]

>

> Having been involved in the building industry for a long time I follow council websites and recently noted your amendment C161.

>

> I am very pleased to see the spirit of conservation that this amendment entails. Too many of our old buildings have been raised and replaced by modern square boxes.

> The buildings at [REDACTED] represent an era gone by, three beautiful buildings built in the 1940s. It is rare where you will get a conglomerate of three such buildings together and we would be lucky if they could be preserved.

> I fully support the initiative in respect to these buildings [REDACTED]

[REDACTED]

> On behalf of future generations, thank you for the work you are doing

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

To Port Phillips Council,

I recently became aware of the intention to heritage list [REDACTED]
in Melbourne. I hereby strongly SUPPORT these intentions and hope that this can be
settled quickly.

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam

Thank you for the opportunity to comment on this amendment.

We find too often that commercial interests override "Quality of life" considerations. The preservation of our history and heritage enriches our life. We do not have the opportunity to walk past buildings many hundreds of years old, but we do have some inspiring history worthy of preservation, especially when they are rare or significant.

[REDACTED] and I often contemplate how rare it is to have three buildings (four if you count the "Grosvenor Mansion") adjacent to each other, celebrating a gone by era. The buildings are in a remarkable good condition, and as a structural engineer, I am impressed by their condition. I do hope that their preservation proposal is successful, as they certainly enhance the feel of Queens Rd, and provide a welcome break from the monotony of high rise. [REDACTED]

Once a set of buildings like these are lost, they can never be replaced.

I strongly support your initiative



[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

[REDACTED]

Dear Sir/ Madame

I wish to offer my support to the initiative to include a heritage overlay on the above properties in line with the heritage overlay proposal outlined. [REDACTED]

I feel and have always felt that the properties offer some sense of history in a quickly changing area.

It makes me feel comfortable to have them there and I believe plays an important role in reminding people what the area has grown from.

On a less emotional note I feel that the buildings also represent our cultural changes in the early to mid part of the century from boarding houses through flats and then on to complete “ Bungalow blocks “ with landscaped gardens and a little feel of the suburbs in the city.

I feel it would be disappointing to see this type of dwelling disappear to become the multi level apartment towers that are so prevalent in the area today. We would definitely lose a sense of our history if we allow them to disappear under the guise of moving with the times.

I am of course happy to take any calls should you wish to discuss the matter further.

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

[REDACTED] we fully support the councils intention to heritage list the property at [REDACTED] road due to there historical significance and local Australian 1940s architecture.



[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

Hello,

I write in support of Amendment C161.

[REDACTED] are excellent examples of early 1940s flat complexes and add both aesthetic and historic value to Port Phillip.

I implore the council to protect the buildings.

Sincerely,



[REDACTED]

[REDACTED]





[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern,

I wholeheartedly support the Council proposal to have the three buildings re 
 heritage listed. Whilst I don't live nearby, I'm well aware of the beauty of the area and believe we should take action as much as possible to maintain it's character and appearance. We cannot allow any more degradation of our wonderful city, views and skyline.




21 July 2020

Head of City Policy
City of Port Phillip
Private Bag No 3
ST KILDA VIC 3182

By Email: strategicplanning@portphillip.vic.gov.au

Dear Madam/Sir,

Amendment C161port



Our client has received notice from the Council of the preparation of Amendment 161port, which affects the Site.

The amendment proposes to change the grading of the land at the Site to "Significant Heritage Place".

Our client opposes the amendment in this regard. Heritage control of the Site has not been warranted to date and our client sees no good reason for this to change.

In addition, the amendment appears to be based on the railway cutting and three bluestone bridges, the closest of which is approximately 250-300 metres to the north of the Site and the furthest of which is approximately half a kilometre away.

Our client is in the process of seeking expert heritage advice with a view to present information to the Council in support of either the abandonment of the amendment insofar as it affects the Site or having the grading of the Site changed to "Non-Contributory".




26 August 2020

**Statutory Planning
City of Port Phillip**

To whom it may concern

Re: 335 Ferrars Street, South Melbourne
Proposed regrading of the subject site and its environs

This letter has been prepared at the request of the owners of the subject land, 335 Ferrars Street, South Melbourne. It is prepared in relation to the proposed regrading applicable to the subject site that is associated with a new citation and new heritage policy mapping for the surrounding environs, identified as *Railway cutting and bridges*. This citation was created as part of the *Port Phillip Heritage Review* (February 2019) by David Helms. In preparing this advice the site has been inspected, and a review undertaken of the relevant planning scheme provisions, along with applicable heritage studies including the *Port Phillip Heritage Review 2018*, an incorporated document, the *City of Port Phillip Heritage Policy Map January 2020* and the *Port Phillip Planning Scheme Amendment C161port Explanatory Report*. The analysis below draws upon a review of Clause 43.01, the Heritage Overlay provisions in the *Port Phillip Planning Scheme*, and Council's local heritage policy, Clause 22.04.

The key relevant changes contemplated within Amendment C161port are that the subject site and its environs have been taken out of the *St Vincent Place East* heritage precinct, known as HO440, and have been reclassified to sit within the *Emerald Hill Residential Precinct*, known as HO440 under the provisions of the Port Phillip Planning Scheme. The environs of the site have also received a specific citation, *Railway cutting and bridges*, Citation 2311, prepared as part of the Port Phillip Heritage Review (February 2019) by David Helms. This citation specifically identifies the subject site as a building within the *Railway cutting and bridges* heritage place. The *Railway cutting and bridges* heritage place is proposed to be graded 'significant', a change that has the effect of elevating the significance of the subject site from 'non-contributory' to 'significant'. This said, it is noted that the *Railway cutting and bridges* heritage place comprises the addresses 221-351 Ferrars Street & 332A Park Street, South Melbourne, including many buildings of little to no heritage significance. Paint controls apply under HO440, although tree controls and internal controls do not.

The subject property at 335 Ferrars Street is a thin rectangular shaped allotment with a frontage to Ferrars Street to the west, with off-site parking adjacent to the north. The built form on the site is a single-storey 20th century structure with rendered parapet that has been extended in similar brick to its south (without the same parapet detail) and with a modern glass and steel addition to the north. The site is located in a mixed street context containing a high proportion of buildings from different periods, with a number of visually dominant recent buildings on the east side of Ferrars Street.

Within Port Phillip, places are graded varyingly as 'Non-Contributory', 'Contributory' and 'Significant' with these gradings defined at Clause 22.04 as follows:

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured "red" on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.

Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured “green” on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1-6.

Non-contributory properties are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy.

The statement of significance included within the new citation for *Railway cutting and bridges* heritage place, 221-351 Ferrars Street & 332A Park Street, South Melbourne, is reproduced below:

What is significant?

The railway cutting extends for about 800 metres between the former South Melbourne and Albert Park railway stations. Originally excavated in 1856-57 as part of the St Kilda branch line of the Melbourne & Hobson’s Bay Railway Company, this landscaped cutting includes three bluestone bridges at Dorcas, Park and Bank streets.

How is it significant?

The railway cutting and bridges are of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

Aesthetically, the railway cutting is of significance as an important vista between the railway stations at South Melbourne and Albert Park. Extending in a straight line for almost a kilometre, this notably long view can be appreciated from several vantage points including the road bridges at Dorcas, Bank and Park streets, the footbridge at Coventry Street, and the level crossing at Bridport Street. The bridges themselves are important visual elements, punctuating the vista, while the grassed embankments and mature trees also contribute to its aesthetic qualities. It contrasts with many other early railway cuttings (eg that in Alma Park) which tend to be curved. (Criterion E)

Historically, the railway cutting and road bridges are of significance for their associations with the initial development of Melbourne’s railway network in the 1850s. Although much of the actual railway infrastructure was removed following the line’s conversion to a light rail, the cutting itself remains as one of the oldest and longest in the inner city area, while the three bluestone bridges are also rare and significantly early surviving examples of their type. (Criteria A & B)

We have been asked to comment on the merit (or otherwise) of the proposal to change the status of the subject site at 335 Ferrars Street, South Melbourne from ‘non-contributory’ to ‘significant’ as part of the proposed new *Railway cutting and bridges* heritage place. This change arises as a result of the ‘blanket’ regrading of the land associated with the *Railway cutting and bridges* heritage place.

Having reviewed the documentation associated with Amendment C161 and inspected the buildings in detail, while the inclusion within a Heritage Overlay is accepted, it is the view of this office that the grading of the subject site at 335 Ferrars Street, South Melbourne is not warranted. There is no obvious sign of the building’s historic role or purpose other than the small sign on the exterior associated with the South Melbourne Cycle Club. While this sign dates from 1881, it is apparent that the central, oldest part of the building itself does not date from that period. Indeed, the building is not shown on either the 1895 MMBW detail plan for the area, nor the c1933-1950 MMBW detail plan for the area. On this basis it is assumed that all parts of the building date from some time after 1930.

The sole reference to the building in the *Port Phillip Heritage Review Update – February 2019*, within the content of its discussion of the broader heritage place is as follows:

The premises of the South Melbourne Cycle Club at 335-337 Ferrars Street is a red brick building, apparently of Edwardian or inter-war vintage, which is enlivened by rendered stringcourses, scotia cornices and flat-arched windows with steel-framed casement sashes.

The relationship of the plaque with the place is unknown, insofar as the plaque clearly predates the subject building and its additions by decades. There would seem little intrinsic link between a use such as the Cycle Club and the identified significance of the *Railway cutting and bridges* heritage place.

The building is effectively described as one of a number of buildings that are ancillary to the key elements of the place:

The steeply sloping sides of the railway cutting are grassed, and there are also a number of mature pepper trees (Schinus molle, a ubiquitous element along railway reserves such as these) and other plantings. A number of buildings have been erected alongside the railway cutting, variously fronting Ferrars Street or Ferrars Place. The scout hall, on Ferrars Place near Bridport Street, is a utilitarian red brick structure with buttress-like brick piers and a broad gabled roof. The premises of the South Melbourne Cycle Club at 335-337 Ferrars Street is a red brick building, apparently of Edwardian or inter-war vintage, which is enlivened by rendered stringcourses, scotia cornices and flat-arched windows with steel-framed casement sashes. There is also row of townhouses, of quite recent origin, at 339-349 Ferrars Street.

This said, there is no clear suggestion that the building makes any contribution to the significance of the place, any more than do the townhouses of modern origin.

Upon inspection, a number of significant alterations have occurred on the subject site. These include but are not limited to the following:

- *the building has undergone a substantial extension to the south, possibly quite recently or possibly in the 20th century, with detailing that is a simplified version of the original facade;*
- *a glass, steel and render 'entry' extension has been made to the north in recent years;*
- *windows facing Ferrars Street have all been altered with the introduction of a metal 'shroud' detail and with modern fixed single pane glazing;*
- *some sections of the façade to Ferrars Street have been altered (ie partially bricked up, or windows introduced, etc), and the façade shows signs of partial repointing that may indicate areas of change;*
- *the profile and detailing of the roof have been altered to the extent it presents as a 'modern' roof type;*
- *from the rear (railway side), an upper level addition, or highlight glazing, is readily apparent as part of the altered roof form.*

The Port Phillip Heritage Review Update – February 2019 makes the recommendation to “Retain in heritage overlay HO440 and change the heritage status on the Port Phillip Heritage Policy Map to ‘significant’”. This recommendation seems to apply to the cutting land as a whole, rather than to the building in question in particular. This said, any future works to the site would most likely be assessed against the policy settings at Clause 22.05 for ‘significant’ buildings. There would seem little basis for this given the extent to which the building has been altered, its modest at best historical interest, and its minimal contribution to the values identified in the statement of significance for the new Railway cutting and bridges heritage place.

Indeed, it is clear that the citation at present does not identify any aspect of the site that might suggest it meets the criterion of being a ‘representative heritage place(s) of local significance which contribute(s) to the significance of the Heritage Overlay area’, ie the key criterion for being a ‘contributory’ place.

While the citation and other documents pertaining to the proposed changes are in general thorough and robust in relation to the core subject matter of the railway cutting and bridges, the methodology of regrading all the buildings at 221-351 Ferrars Street & 332A Park Street, both older and newer, as ‘significant’ is too general and requires attenuation within the citation. This is of particular importance to the buildings that are of little to no significance, including the subject site.

Having regard for this, while the citation can identify the key aspects of the land, ie the cutting and bridge, as ‘significant’, and possibly also some other elements including the Scout Hall, it should also specify that some other items are not in themselves significant. In particular, the citation should be amended to itemise that the subject building is of little to no significance at best, and the recent townhouses and apartments are of no significance.

This office does not believe that the citation goes far enough to identify those buildings that are of no significance, or in the case of the subject building, of little to no significance.

Please contact this office if you have any queries in relation to the above.

Bryce Raworth Pty Ltd



To Whom It May Concern - The Port Philip Council

Dear Madame/Sir,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture.

Without question the preservation of these buildings will help to stem the tide of diminishing history and architecture from our community. The scale and design of these building contribute greatly to the sense of community in this unique part of Melbourne. I am particularly aware of this on my numerous daily outings with my dogs. The Charles Hector Young buildings are such an important part of the personality of our neighbourhood. As an important physical reminder of our city's history they provide a spirit and an energy that enriches all who interact with them.

Therefore, I support Port Philip Council in this proposed amendment to recognise the heritage status of the buildings 58-60 Queens Road.

Kindest Regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Hi ... to whom it may concern.

In these days of 'knock it down it's looking old' and we can replace it with another apartment block, that seem at times seem to be designed to maximize occupancy on a footprint, it's great to see that council is seriously considering classifying [REDACTED] as a heritage listed property ...

The building presents a great example of quality low level architecture from what looks the 50's.

I would strongly encourage the council to press on relentlessly with the amendment proposal c161 for the property.

It always brings a smile to our face as we reflect on this property that is pristinely maintained and oozes of being a wonderful example of a bygone era. This property also adds shape to the Queens Road skyline and sits opposite another beautiful old example of our building history at [REDACTED]

Let's hold on to the good ones when we can ...

Thanks for your consideration.

[REDACTED]

EMAIL ADDRESS

strategicplanning@portphilip.vic.gov.au

21st July 2020

To Whom It May Concern - The Port Philip Council

Dear Sirs,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings 58-60 Queens Road.

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. They definitely add to the diminishing history and architecture of this area. They bring a joy to the eye when I go for my walks and enjoy the historic element of a bygone era that they bring, the spirit and energy that it emanates is immeasurable.

Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

July 21, 2020

To Whom It May Concern - The Port Philip Council

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

The block of flats at [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. Without question the preservation of these buildings will help to stem the tide of diminishing history and architecture from our community. The scale and design of these buildings contribute greatly to the sense of community in this unique part of Melbourne.

The Charles Hector Young buildings are such an important part of the personality of our neighbourhood. As an important physical reminder of our city's history they provide a spirit and an energy that enriches all who interact with them.

Therefore, I support Port Philip Council in this proposed amendment to recognise the heritage status of the buildings 58-60 Queens Road.

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

To Whom It May Concern :

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. They definitely add to the diminishing history and architecture of this area. They bring a joy to the eye when I go for my walks and enjoy the historic element of a bygone era that they bring, the spirit and energy that it emanates is immeasurable.

Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts. Thank you.





[External Email] Please be cautious before clicking on any links or attachments.

Dear Sirs

This email is to express my support for the Council in connection with its proposed amendment, as described above, concerning the recognition of the heritage status of the buildings located at [REDACTED]

These buildings are an excellent and unique example of Melbourne's Functionalist style architecture and were built by WWII then local builder, Charles Hector Young.

They are representative of the history and architecture of this area, are beautifully built and are a handsome reminder of the past. These buildings are much cherished by the large number of occupants and by all residents of this area. There are too few remaining examples of the past in this area, all having been erased for modern blocks; these residences should be preserved at all costs.

Please take this communication as my support for the Port Philip Council's proposed amendment, based on the above mitigants.

Thanks and regards,





[External Email] Please be cautious before clicking on any links or attachments.

To Whom It May Concern - The Port Philip Council

Dear Sirs,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. They definitely add to the diminishing history and architecture of this area. They bring a joy to the eye when I go for my walks and enjoy the historic element of a bygone era that they bring, the spirit and energy that it emanates is immeasurable. Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts. Thank you.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

21st July 2020

To Whom It May Concern - The Port Philip Council

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture.

They definitely add to the diminishing history and architecture of this area. We need to preserve as much of our history as possible in this area rather than continue to create this feel of a concrete jungle.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

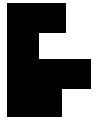
Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you.

[REDACTED]

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

To Whom It May Concern - The Port Philip Council

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. They definitely add to the diminishing history and architecture of this area. They bring a joy to the eye when I go for my walks and enjoy the historic element of a bygone era that they bring, the spirit and energy that it emanates is immeasurable.

Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

21st July 2020

To Whom It May Concern - The Port Philip Council

Dear Sirs,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

This block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder, and represent the Functionalist style of architectural beauty rarely seen in today's modern architecture.

They significantly add to the diminishing history and architecture of the local area that we are fortunate to be in and we have a responsibility to maintain its heritage.

They bring a sense of joy when walking the area and I enjoy the historic element of a bygone era that they represent.

I support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir or Madam,

I'd like to support the proposed Amendment C161 recognizing for the heritage values of the flats at [REDACTED]. These flats definitely contribute the historic value to this area, which is so importantly precious especially in the trend of ever increasing new developments. It's the part of the features defining this area.

Thanks & Regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam,

I wish to express my support for the proposed Amendment C161 to the Planning Regulations in respect of the three blocks of flats at [REDACTED], given what I believe is their heritage value. I wish to congratulate the City of Port Phillip on the high quality of the supporting documentation attached to the proposal, specifically the Heritage Assessment of November 2017 authored by conservation consultant Peter Andrew Barrett.

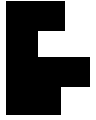
As a matter of principle, I would support the heritage protection of any such high-quality complex of flats in inner field Melbourne, especially when so much of the original architectural integrity of these functional Moderne structures remains preserved, as do the garages and gardens. [REDACTED]

[REDACTED] I was particularly interested to read, on p.12 of Peter Andrew Barrett's above-cited Heritage Assessment, the comments made by him concerning "Cairo" in Nicholson St., Fitzroy, it too, still in its original garden setting, a "celebrated example" of a complex of units and flats dating to 1935-1936, and it too (like 58,59 and 60 Queens Rd) providing "a sophisticated level of functional Modernist design". I have frequently admired "Cairo" [REDACTED]

Yours Faithfully,

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern

The Port Philip Council.

Dear Madam / Sir,

We are in support of the Council proposed amendment C161 of the planning regulation to recognise the heritage status of the Charles Hector Young

designed buildings at [REDACTED].

We think that the councils proposal to protect iconic buildings of a by gone era like these buildings is a great initiative as it maintains a balance of

architecture from both the old and the new world.

We support your proposal 100%.

With kind regards,

[REDACTED]

[REDACTED]

July 21st 2020

To Whom It May Concern - The Port Philip Council

Dear Sirs,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. They definitely add to the diminishing history and architecture of this area. They bring a joy to the eye when I go for my walks and enjoy the historic element of a bygone era that they bring, the spirit and energy that it emanates is immeasurable.

Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you.

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern - The Port Phillip Council

Dear Sirs

I would like to support the Council in its endeavour to recognise the heritage status of the buildings at [REDACTED]

As a local resident, it is such a joy to walk down Queens Rd and admire the wonderful building which I understand were built by WW11 Charles Hector Young a local builder . The architectural style is in such contrast to the style of today and it is so important that we preserve the past for future generations to enjoy.

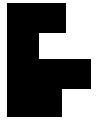
The building and its gardens add a place of peace and calmness to the area and allows us to appreciate the style of life in bygone years.

Therefore, I support the Port Phillip Council in this proposed amendment based on my above thoughts.

Thank you

Regards,





[External Email] Please be cautious before clicking on any links or attachments.

22 July 2020

To Whom It May Concern

The Port Philip Council

Dear Sirs,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent Functionalist style of architectural, seldom seen in today's modern architecture. They definitely add to the diminishing history and architecture of this area. They bring a joy to the eye when I go for my walks and enjoy the historic element of a bygone era that they bring, the spirit and energy that it emanates is immeasurable.

Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you.

Regards,





[External Email] Please be cautious before clicking on any links or attachments.

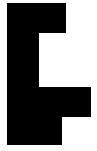
Attention -The Port Phillip Council
To Whom it May Concern

I would like to support the Council in it's proposed Amendment C161 to the planning regulations to formally recognise the heritage status of these buildings. These apartments at [REDACTED] were built by a local builder Charles Hector Young many years ago and represent a style of architecture that adds to the beauty and heritage of this wonderful and historic parkland and water area of The City of Port Phillip.

They are necessary for us all, both young and old, to remember this by-gone style of building and help our amenity of living in this area.

I therefore, support the Port Phillip Council in this important proposed amendment.
Yours sincerely,





[External Email] Please be cautious before clicking on any links or attachments.

To Whom It May Concern

Re Amendment C161 - heritage status of the buildings [REDACTED]

Head of City Policy

City of Port Philip Council

Dear Sir/Madam,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

The [REDACTED] development is a beautiful and well maintained property and is a unique composite example of the architecture of its time.

The considered layout and landscaping compared to today's compact high rise living is a refreshing example of days gone by, adding to the historical architectural diversity of the area that should be protected.

I fully support Port Philip Council in this proposed amendment based on the above.

Thank you for your consideration.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern,

I would like to support the proposed Amendment C161.

The three adjacent blocks of flats at [REDACTED], built in the early 1940's, have aesthetic and historic value to the City of Port Phillip.

Regards,

[REDACTED]





21st July 2020

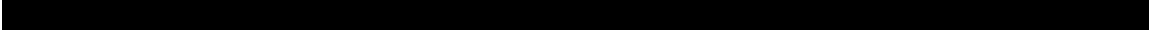

Head of City Policy,
City of Port Phillip,
Private Bag No 3, PO St Kilda Vic 3182
Email - strategicplanning@portphillip.vic.gov.au

Re Amendment C161 - heritage status of the buildings 

Dear Sirs,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings 

The  development is one of the last brick developments of its kind left in the Queens Road/ St Kilda Road precinct and should be protected. It is a beautiful and well maintained example of the architecture of its time and adds to the diversity of building design that makes living in the area such a joy.


 Seeing both in all their glory really highlights the beautiful historical architectural diversity in the precinct.

I support Port Philip Council in this proposed amendment based on the above thoughts.

Sincerely,





[External Email] Please be cautious before clicking on any links or attachments.



To whom it may concern.

Dear Sir/Madam,

I am writing to you in support of Council's proposed Amendment C161 to the Planning Regulations to recognise the heritage status of the three apartment blocks at [REDACTED] I believe these apartments were built during the early years of WW11 by a local builder and, despite the passage of near on 80 years, they remain as excellent examples of the architecture of that time. They have been very well maintained and provide a source of pleasure to me as I pass by on a walk. Their preservation is all the more important because of the recent (and even on-going) sacrifice of apartment complexes of similar vintage in this immediate vicinity.

Australia's history is very short yet, even so, much of the architecture that represents the various stages of that brief existence has been ripped up and thrown away. Let us not make the same mistake with these wonderful examples of early 1940's construction.

Thus, again, I fully support Council's proposed Amendment C161 to heritage list the apartments at [REDACTED]

Thank you for your consideration.

Regards,





[External Email] Please be cautious before clicking on any links or attachments.

Dear The Port Philip Council,

I would like to support the council on the proposed amendment C161 to recognize the heritage status of the buildings [REDACTED]

These buildings were built in the 1930's by C. Young which makes these buildings representations of architecture built by people earlier in history. These buildings are what I define as aesthetically pleasing and they remind me of the era before us.

There fore I support Port Philip Council in this proposed amendment based on my thought above.



STRATEGIC PLANNING- CITY OF PORT PHILLIP

To Whom It May Concern,

This letter serves to confirm my support on Councils proposed Amendment C161 to the planning regulations . Recognising the Heritage Status of the Buildings [REDACTED]

These buildings represent an Architecture that needs to be preserved along Queens Road. The low level of its Building character allows light and space around the surrounding Area and in particular to the Albert Park Lake District.

Queens Road is already over built with Multistorey buildings. Any further additions of Multistorey permits to [REDACTED] d would diminish the Charm and Character of what little is left.

In conclusion I support Port Phillip Council in its proposed amendment.

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

To Whom It May Concern - The Port Phillip Council

[REDACTED]

I believe that the cluster of flats comprising [REDACTED] epitomise local, historical architectural significance dating back to WW11 and with heritage status preserves the only remaining history and heritage of the area. These dwellings built by a local builder; Charles Hector Young, architecturally represent the development of the building industry in a significant time in our country's history. Aesthetically they continually remind me of the historic importance of this bygone era. In my opinion it would be a historical and heritage travesty if these dwellings of heritage significance were not subject to heritage controls in the Port Phillip Planning Scheme.

Therefore, I support Port Phillip Council in this proposed amendment based on the above beliefs.

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

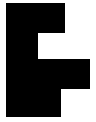
To Whom It May Concern - Port Phillip Council

I want to offer my support to the Council for its proposed Amendment C161 to the planning regulations which will recognise heritage status of the building at [REDACTED]

This block of flats was constructed by local builder Charles Young before the end of the second world war and represents a Functionalist style seldom seen today and as such is a constructive addition to the diminishing history and architecture of our area. Since we increasingly seem to lack any real sense of history and diversity in our built environment and are only too ready settle for the pedestrian sameness in our modern cities we should take every opportunity to save something worthwhile of our past for future generations.

I therefore support Port Phillip Council in this proposed amendment.





[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam,

We wish to support Council with its proposed Amendment C161 to the Planning Regulations in recognition of Heritage Status

of the buildings 

These flats were built by Charles H Young, a local builder & in our view represent the Functionalist style of architecture seldom seen

in today's world. We walk frequently past the buildings & state that the historic aspect of this bygone era is most pleasing & any change would be a tragedy.

We fully support Council with its proposed Amendment.

Yours faithfully,





18 July 2020

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

By Email: strategicplanning@portphillip.vic.gov.au
mailto:strategicplanning@portphillip.vic.goc.au

Dear Sir / Madam,

PORT PHILLIP PLANNING SCHEME AMENDMENT C161

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

We object to the Amendment for the following reasons:

- There is a lack of demonstrated and substantiated reasons for the upgrading of the significance of the property to “significant”. The same is true of the current grading of contributory.
- The Port Phillip Heritage Review Update February 2019 contains no detailed reference to the site or why it is now considered to be significant.
- The only description of the house given in the comments in that Heritage Review is “relatively intact bi-chrome Victorian house”. It is true that the bricks are two different colours but the following non original features have been installed since 1990:
 - The verandah roofing, supporting timber, soffit lining, aluminium decorative trims and timber posts;
 - The roof (zincalume);
 - The gutters;
 - The front door;
 - The front fence and gate; and
 - The fuse box on the eastern wall of the house.
- The HO1 overlay area is large. [REDACTED]
- The property is located on a streetscape which is not intact or consistent in heritage terms.

For the reasons set out above, the land should be **removed** from the Heritage Overlay.

Please acknowledge receipt of this submission and ensure that we remain informed of the progress of the Amendment, including referral of submissions to a Panel, if required.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**RE: PLANNING SCHEME AMENDMENT C161 (PART) – [REDACTED]
MELBOURNE**

Dear Sir/Madam

I am writing to support the proposed Planning Scheme Amendment C161 generally and, in particular, the proposed amendments relating to the heritage status affecting the property at [REDACTED]

I have read the consultant's report to Council [REDACTED] Heritage Assessment, November 2017," and the Statement of Significance relating to this property developed by Council and forming part of this amendment.

I endorse the conclusion that this property is of local historical significance and local aesthetic significance to Port Phillip. The Statement of Significance provides a clear rationale for this conclusion and the amendment will appropriately formalise protection in the planning scheme.

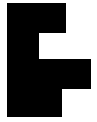
[REDACTED]

[REDACTED]

Please contact me at the above postal or email address as required.

Yours sincerely

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam

I would like to show my support to the proposed amendment C161 to planning regulations to recognise heritage status of buildings, in particular the flats [REDACTED]

The likes of these buildings add significant historical and architectural value to this area. The local area has already lost far too many of this architectural style and by having this amendment in place, it would reduce any further losses.

The mix of low, medium and high rise and the mixture of historic and modern make it a very appealing suburb to live and to visit.

By placing a heritage listing it would prevent the destruction of these wonderful buildings and being replaced by more high rise which would add to the "canyon" effect in Queens Lane which makes it not so "livable"



[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

Dear Councilors,

After reading about the apartments situated at [REDACTED], I would also like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED].

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture.

Apart from who built them and when they were built, there architecture and the history that goes with them, it is also pleasant to see buildings, that are not high rise apartments.

Everywhere you look now, all you see are 20 storey towers going up in record time. There is no beauty in these, just glass towers constructed as quickly as possible and as cheap as possible They bring no joy to the eye when I go for my walks, as do some of those few remaining buildings of a bygone era .

It would be a tragedy to turn another one of these into a tower, for no other reason other than profit.

Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

22 July 2020

Head of City Policy
City of Port Phillip
Private Bag No 3,
St Kilda Vic 3182

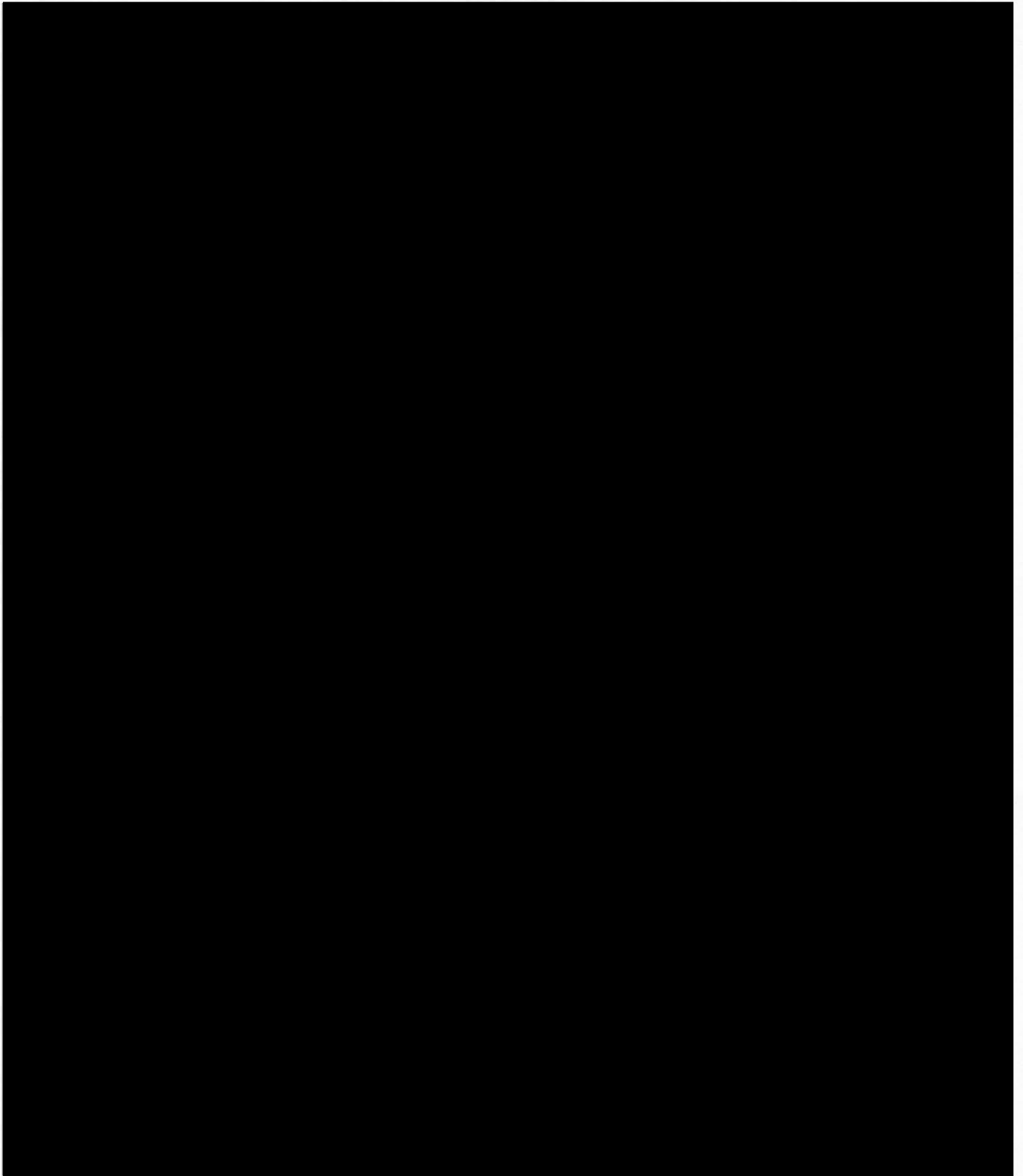
This letter is in support of **Amendment C161**port with regard to the rezoning of [REDACTED]
[REDACTED] from a Commercial 1 Zone to **General Residential Zone**.

We support the amendment on the following grounds:

- [REDACTED]
- We regard the Commercial 1 zoning as an anomaly that has exposed [REDACTED] to unfair treatment by regulations when it comes to planning decisions.
- [REDACTED]
- [REDACTED]
- [REDACTED]
- All we are asking for is residential zoning so that we can have an equal voice to others when it comes to decisions made in our immediate vicinity.

[REDACTED]

Signed by:



23rd July 2020

The Port Philip Council

strategicplanning@portphillip.vic.gov.au

To Whom It May Concern

Dear Sirs,

RE: Proposed Amendment C161 -

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

I understand that the apartments at [REDACTED] are of historic significance and clearly define the architecture of the time on Queens Road. This is one of the few remaining buildings of significant character left on this major road.

The style of architectural, including face brick treatment and hipped terra cotta tiled roofs are seldom seen in today's modern architecture. It would be beneficial for tree lined part of the suburb to be maintained.

The building adds significant character to the area and a history of this wonderful part of Melbourne dating back to 1942.

I am in full support of Port Philip Council in this proposed amendment.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Dear Sir/Madam,

I would like to support the Council on its proposed Amendment C161 to to the planning regulations to recognize the heritage status of the buildings [REDACTED]

The iconic architecture of these buildings are an integral part of the city landscape. Their loss would diminish the quality of the Queens Rd landscape and architectural diversity of the area.

Yours sincerely,



[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

To Whom It May Concern - The Port Philip Council 23rd July 2020

Dear Sirs/Madames

We welcome and support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED] which stands between [REDACTED] and importantly provides our magnificent views of Albert Park Lake and beyond. This is an important milestone in the history of the area, we stand by it and want it to stay standing as it is preserving the remaining history and heritage of the area.

We often walk around the block admiring the encompassing group of three adjacent blocks of flats at [REDACTED] which were built during the early stages of WWII by Charles Hector Young, a local builder showing the Functionalist style of architectural now sadly lacking locally. We believe they significantly add to the history and architectural value of the area. It is always a joy to wake in the morning and overlook them with the birds chirping in the trees in between, seeing the sky and the sunshine with a feeling of peace and tranquillity of days go by. [REDACTED]

[REDACTED] We love what we have and can see. It is like being part of history which is right in our own back yard.

We support Port Philip Council in this proposed amendment and hope you will take our thoughts into greater consideration.

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

23rd July 2020

To Whom It May Concern - The Port Philip Council

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings

[Redacted]

These block of flats, [Redacted] built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. They definitely add to the diminishing history and architecture of this area. I appreciate the historic element and these contribute to the charm & beauty of this area. I am finding that the destruction of beautiful, meaningful buildings is changing for the worse in our street scapes in and around Melbourne city. The integrity is diminishing with massive apartments that neither contribute nor enhance livability. Human-scale and engagement within a suburb is lost amongst monolithic glass structures.

Melbourne has much to offer it's residents but I question the real integrity of developers on an overall scale.

Therefore please register my support of Port Philip Council in this proposed amendment based on the above thoughts.

With regards

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



[External Email] Please be cautious before clicking on any links or attachments.

Attention: Head of City Policy

Dear Sir/Madam

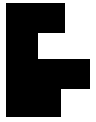
I wish to make a written submission to support the Council's intention to Heritage list the property at [REDACTED].

I strongly oppose and object to any potential development at [REDACTED]
[REDACTED]

I support that the current buildings have historical significance and recommend they are Heritage listed and NEVER be demolished. The buildings are an important part of the history of the City of Melbourne.

Please confirm receipt of this submission.





[External Email] Please be cautious before clicking on any links or attachments.

Administration:

Subject: RE: Importance of Heritage Listing the Buildings of [REDACTED]
Attention – The Port Phillip Council.

To Whom it May Concern,



since 1965 I would like to support the Council in its proposed Amendment C 161 to the planning regulations to

formally recognise the Heritage status of these Buildings.

Queens Road has its own character and the protection and retention of the properties known as [REDACTED] and their unique place in Melbourne's history overlooking Albert Park is paramount.

I therefore support the Port Phillip Council in this important proposed amendment.



[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

To Whom It May Concern - The Port Philip Council

Dear Sirs,

As indicated in the aforementioned, I would like to support the Council in its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. It would be a great shame and loss to not preserve such treasures.

In the spirit of preserving the history and skilled architecture of the surrounding area, I fully support Port Philip Council in this proposed amendment based on the above reasoning. Thank you.

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Dear Council,

We want to welcome this initiative and support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings. The flats were built during the early stages of WWII by Charles Hector Young, a local builder. Experts believe they are very good and intact examples of the Functionalist style of architectural now sadly lacking locally.

The Port Phillip Council has proposed to heritage list the properties.. This is great news .

I wish to congratulating the council for their wisdom and appreciate the heritage listing with regard to 1940"s buildings (too few left).

Thank you for your time



strategicplanning@portphillip.vic.gov.au

23rd July 2020

To Whom It May Concern,

I am writing to show my support for Port Phillip Council on its proposed Amendment C161 to recognise the heritage status of [REDACTED]

These buildings were built in 1940s and represent the popular flats style during the inter-war period. The three blocks of flats were combined the aesthetic and functionalist, showed the high standard of flat complex design in 1940s. They are the witness of this area and maintain a sense of heritage for future generations.

Therefore, I support council on its proposed amendment.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED]

F

[Redacted]

[External Email] Please be cautious before clicking on any links or attachments.

We would like to strongly support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [Redacted]

These blocks of flats, [Redacted] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture.

They definitely add to the diminishing history and architecture of this area.

The owners of these three blocks of flats keep the gardens and surrounds in excellent condition and obviously appreciate the historic value of their homes.

My husband and I are very concerned that if a large development was to be built on the site at [Redacted], the traffic in Queens Lane would reach impossible numbers of vehicles.

Even as it is at the moment, it is always very busy and the footpaths are so narrow that it is dangerous to walk along at any time of day.

Yours sincerely,

[Redacted]

[Redacted]

[REDACTED]

Thursday, July 23, 2020

Head of City Policy
City of Port Phillip
Private Bag No 3,
PO St Kilda, Victoria 3182

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir/ Madame,

[REDACTED]
[REDACTED]

It is noted that a heritage assessment was undertaken for the property [REDACTED]
located at [REDACTED] as tabled in the minutes of the

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

As shown, City of Port Phillips own heritage advisor states:

So, in short, the current [REDACTED] has no real heritage value. This advice is from May, 2018. It is therefore arguable that entire [REDACTED] be removed from the heritage overlay rather than have its grading altered from 'non-contributory' to 'contributory'.

The proposed statement of significance as drafted is very misleading. It suggests that the [REDACTED] [REDACTED] however then states:

- [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] statement of significance further reiterates that none of the original building fabric remains. There is therefore no nexus between the current building on site and the proposed alteration of the heritage citation to 'contributory'.

We note the considerable overlays that already exist relating to the property. Additional and irrelevant planning hurdles will add additional expense, time, and debate. The existing planning process is incredibly cumbersome, and we strongly oppose the amendment for the property.

We appreciate your consideration and look forward to a more proactive and efficient planning process in partnership with both the Victorian State Government and City of Port Phillip.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Head of City Policy
City of Port Phillip
Private Bag No 3
ST KILDA VIC 3182

Re: [REDACTED] Change grading to Contributory.

To whom it may concern,

[REDACTED]
[REDACTED]

Although I can appreciate maintaining the building and surrounds that are representative of heritage areas, it should be noted that the architectural integrity of [REDACTED] is not in line with surrounding properties. [REDACTED] has been considerably altered and it is astounding this proposed amendment would be considered. Heritage overlay by definition refers to maintaining the heritage appearance (i.e architectural integrity for heritage overlay) in light of the level of 1960s, 70s, 80s modifications which have been undertaken to eliminate its heritage appearance.

As Council heritage architects have acknowledged the façade has been lost and acknowledging the boundary wall has been lost, the mere inclusion of the chimney supports an appearance not in harmony with the revised façade would not be contributory as the peripheral aspect view from both Bridge St & Williamstown road is considerably varied. This indicates the building fabric is misleading and it is this mismatch of decade amendments which underpins the notion that the chimneys look out of place. The changes over the 1960s, 70s, 80s supports the notion they do not add to the architectural integrity of the building

If Council's aim is to conserve the heritage contribution, would you not retrospectively request all new proposals to have been built in a period manner? Yet council architectural architects argue this does not add to the architectural integrity of the building. Hence, conserving a minimal aspect of the building when the fabric has been considerably altered distorts the heritage overlay. The loss of the Victorian heritage façades, along with the out of place minimal visual chimneys supports an out of place appearance. This same appearance is evident with the level of new developments in the area which underpin a modernistic "fresh" visualisation. This type of supported development would support the notion the chimneys looks out of place with a non-Victoria façade

Furthermore, the variety of materials utilised illustrates further heritage overlay is not warranted due to the myriad of different period materials being incorporated e.g. steel windows, aluminium windows, wrought iron and the variety of brick patterns confirm the property should not be considered for heritage overlay as its heritage integrity has been long lost.

Kind regards
[REDACTED]

strategicplanning@portphilip.vic.gov.au

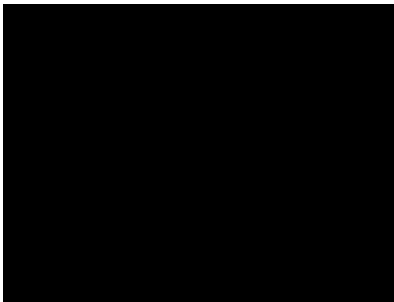
21st July 2020

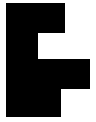
To Whom It May Concern - The Port Philip Council

Dear Sirs,

We would like to express our support to the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of flats, [REDACTED] add to the history and architecture of this area. They are pleasing to view and we love the art deco style and enjoy the lovely gardens and history that they provide the area.





[External Email] Please be cautious before clicking on any links or attachments.

Dear planning team,

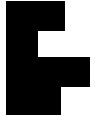
I would like to offer my support for your intention to heritage list buildings at



They are significant in representing our local history and provide a fantastic addition to the streetscape.

They contribute to diversity and as well as character.





[External Email] Please be cautious before clicking on any links or attachments.

Dear planning team,

I would like to offer my support for your intention to heritage list buildings at [REDACTED]
[REDACTED] They are significant in representing our local history and
provide a fantastic addition to the streetscape. They contribute to diversity and as well as
character. I would be very sad to ever see them go.

Cheers,

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Re: Strategic Planning

Please be advised that I wish to oppose the updating of my property at [REDACTED]
[REDACTED] from a Contributory to Significant heritage grading for the following reasons;

- the property has been rendered within the last 25 years and does not have historic or architectural significance

- the streetscape character is not intact [REDACTED]
[REDACTED].

- the Victorian Heritage Council doesn't list this 'intact Interwar house with original fence' property of sufficient significance for it to be listed on its database nor many other properties in Ripponlea. It seems an arbitrary decision by David Helms Consultancy for it to consider the property to be individually important and to satisfy the subjective criteria for it to be classified as a significant heritage place

Residents who are ratepayers and home owners are made to feel like caretakers of their own properties when the City of Port Phillip Council imposes on its constituents excessive regulations within an expensive planning process. If Port Phillip Council is so committed to enforcing further stringent heritage gradings then why not provide grants or loans for restoration work or incentivise programs and consider the demographics of your ratepayers.

[REDACTED]

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

To Whom It May Concern - The Port Philip Council

Dear Sirs

I totally support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED].

The character of the Queens Road area is changing rapidly and too many excellent examples of historical buildings have been lost. The Character of a sophisticated city is being able to view its progression in the architectural styles of building design. The functionalist style of this development is unique to the Era and adds to the architecture character of the area.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

[REDACTED]

From: Helpdesk - Strategic Planning <strategicplanning@portphillip.vic.gov.au>

Sent: Thursday, 23 July 2020 6:10 PM

[REDACTED]

Subject: RE: AMENDMENT C161 HEAD OF CITY POLICY, CITY OF PORT PHILLIP

[REDACTED]

Sent: Tuesday, 21 July 2020 12:33 PM

To: Helpdesk - Strategic Planning <strategicplanning@portphillip.vic.gov.au>

Subject: Re: AMENDMENT C161 HEAD OF CITY POLICY, CITY OF PORT PHILLIP

[External Email] Please be cautious before clicking on any links or attachments.

Sir/Madam

[REDACTED]

[REDACTED] While appreciating the advantages of modern apartment living, at the same time we value the remaining examples of buildings from previous eras most of which have been replaced by apartments and office buildings such as ours. These buildings include examples from different times of the area's history and include a few grand old homes as well as low rise apartment blocks from the 30's and 40's both along St. Kilda and Queens Roads.

We support the efforts of Port Phillip Council in their moves to retain heritage listing of these types of buildings as they contribute to the story of this historic region of Melbourne. At the same time, given the most recent experience of the hazards of life in multi-storey apartment blocks in coping during a public health crisis, the advantages of the retention of low-rise buildings may well become the best option for the future.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Good Morning

I hear Port Phillip Council is considering deeming the buildings on the corner of [REDACTED] [REDACTED] of heritage value and as such, protecting them from future destruction.

Congratulations Port Phillip Council on such a positive and intelligent move. Progress does not have to involve the destruction of what we have but should also include the preservation of items which reflect our past, including fine examples of architecture like the buildings on this corner. [REDACTED]

[REDACTED] I ask that you please fight to enrich our area by placing a heritage protection on these buildings.



[REDACTED]

24 July 2020

Phoebe Hanna
Strategic Planner
City of Port Phillip
Via email: strategicplanning@portphillip.vic.gov.au

Dear Sir/Madam,

SUBMISSION TO AMENDMENT C161PORT

1. INTRODUCTION

[REDACTED]
[REDACTED] We write in relation to Planning Scheme Amendment C161port which proposes to make a number of technical corrections to the planning scheme, including zoning and overlay mapping changes, and changes to the grading of heritage properties.

One of the changes proposed by Amendment C161port affects the above land which is [REDACTED]
[REDACTED]
[REDACTED]

As outlined within Council's Notice of Amendment, it is proposed to remove a portion of land on this site from the current Commercial 1 Zone and place it into a General Residential Zone to better reflect the delineation of the Church use from the commercial uses on the site. The area to be removed from the Commercial 1 Zone is identified on the Council's Exhibited Zoning Map in Amendment C161port at **Figure 2 in Appendix A**.

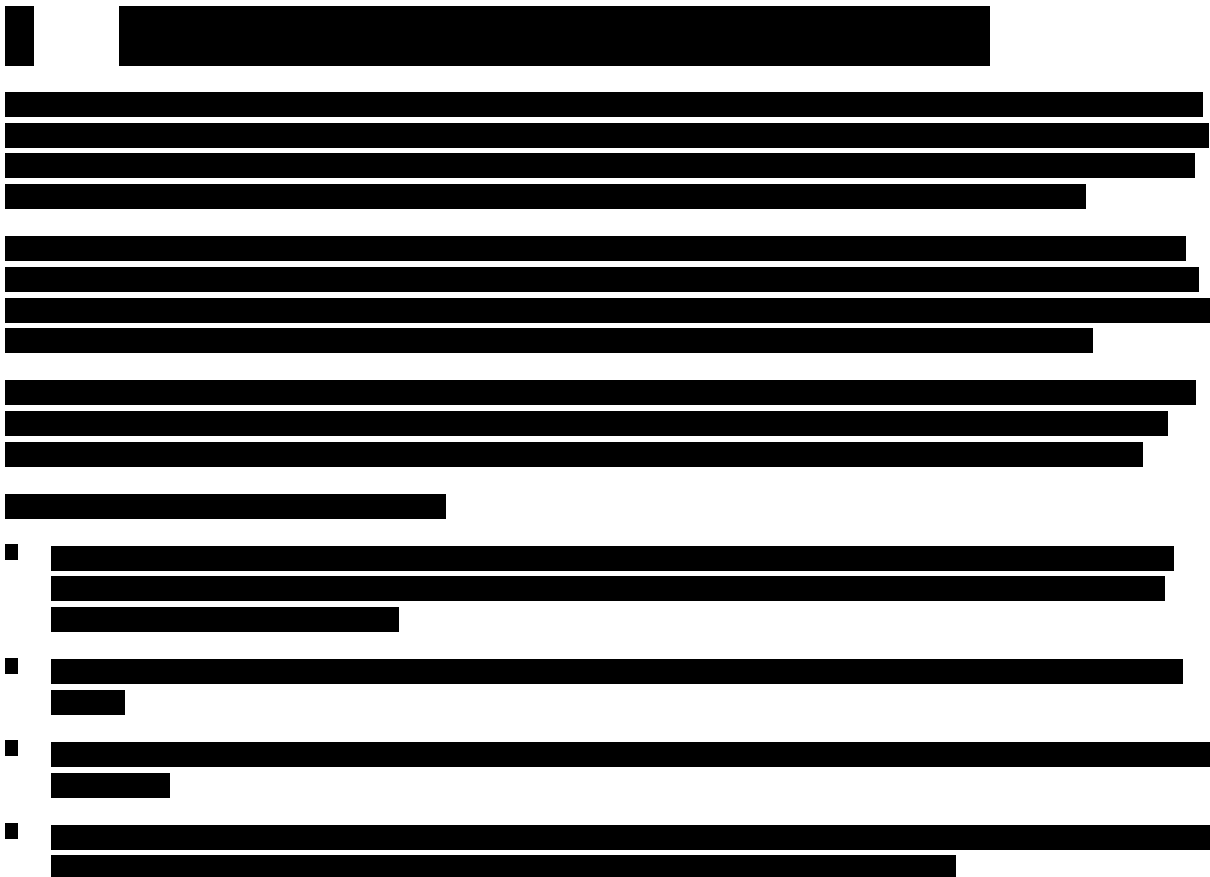
After receiving notice of the amendment and reviewing the relevant documentation, [REDACTED]
[REDACTED]
[REDACTED]

Our client requests that Council consider a further mapping change to the land at [REDACTED]
[REDACTED]

[REDACTED] This land is currently General Residential Zone. The proposed addition to the Commercial 1 Zone is shown on the Proposed Zone Map in **Figure 3 in Appendix A**.

To align with other planning scheme provisions, we would also request that the DDO8 overlay also be applied to the corresponding area.

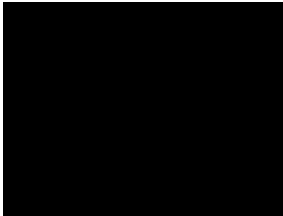
[REDACTED]



The proposed changes are broadly consistent with the strategic intent of Amendment C161port, which encompasses quite a broad range of mapping and overlay ‘tidy ups’ and reconciliations, as well as the application of new heritage provisions. In particular, the Amendment provides for new areas of Commercial 1 Zoning to be applied to *specific portions* of various sites, as well as the removal of such zoning from other sites.

In-line with the current Amendment C161port, the proposed changes support the **Planning Policy Framework** of the Port Phillip Planning Scheme as follows:

- _____



- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

The proposed changes are 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) of the Municipal Strategic Statement.

More specifically:

- Creating a walking and cycling network that is integrated, safe and accessible (Clause 21.03-2);
- Reducing the impact of vehicles on local areas (Clause 21.03-2);
- To ensure the design of new development is of a high quality and enhances the amenity of comfort, safety and visual amenity of the public realm (Clause 21.05-3);
- The provision of universal access (Clause 21.05-3);
- To ensure development provides a positive contribution to the public realm (Clause 21.05-3);
- To encourage new development to protect and enhance pedestrian spaces (Clause 22.06-3);
- Encourage the design of building frontages at footpath level to offer visual interest, passive surveillance, social interaction, safety, shelter and convenience (Clause 22.06-3);
- Encourage car parking to be contained within a building or located at the rear of a building and not visible from the street (Clause 22.06-3).



3. CONCLUSION

Principally, our client is supportive of the exhibited form of Amendment C161port, but requests a further change to the Amendment to better reflect the delineation of the [REDACTED]

We submit that the proposed change is consistent and compatible with the intent of Amendment C161port and will directly further key policy goals of the Port Phillip Planning Scheme.

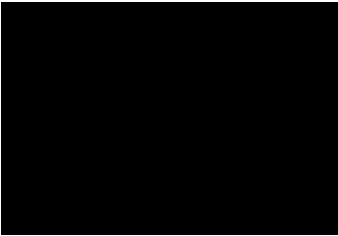
[REDACTED] and we consider that a further public notification process could be undertaken at the direction of the Panel. Accordingly, we respectfully request that Council request the Panel to direct further notification of our client's proposed change to Amendment C161port.

On behalf of our client we wish to formally request that Council support our submission and refer our submission to any Planning Panel appointed in this matter.

[REDACTED]

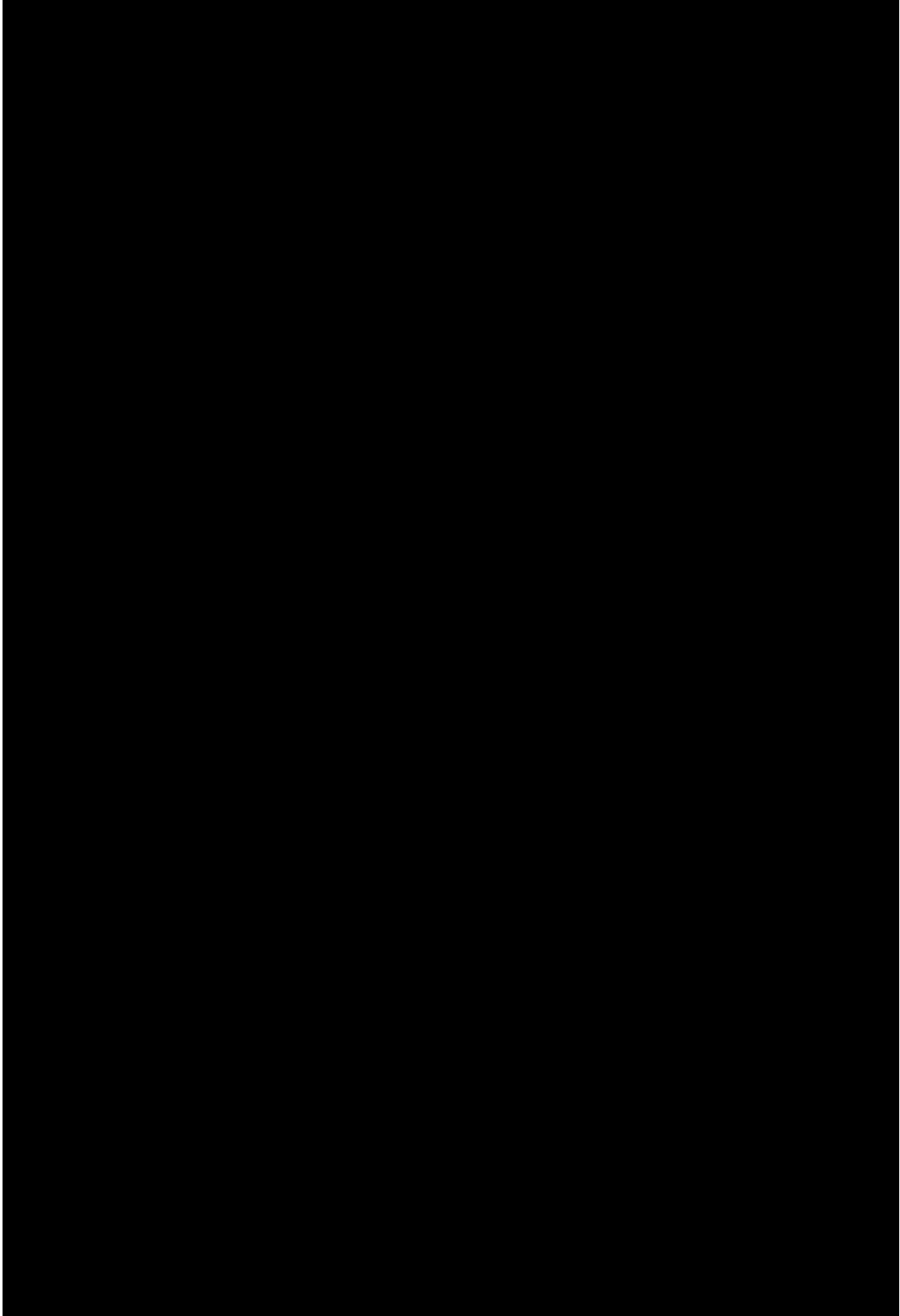
[REDACTED]

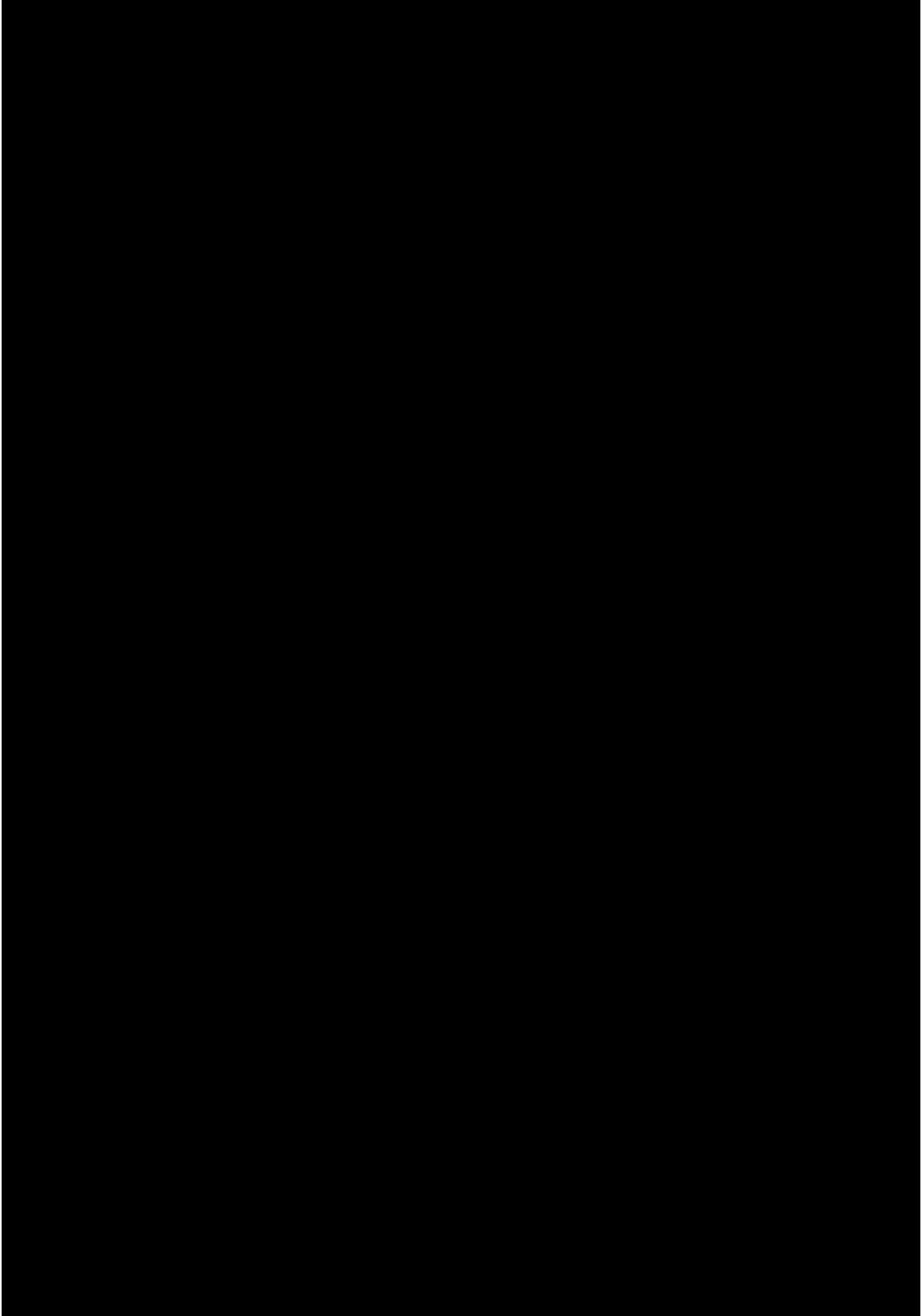
[REDACTED]

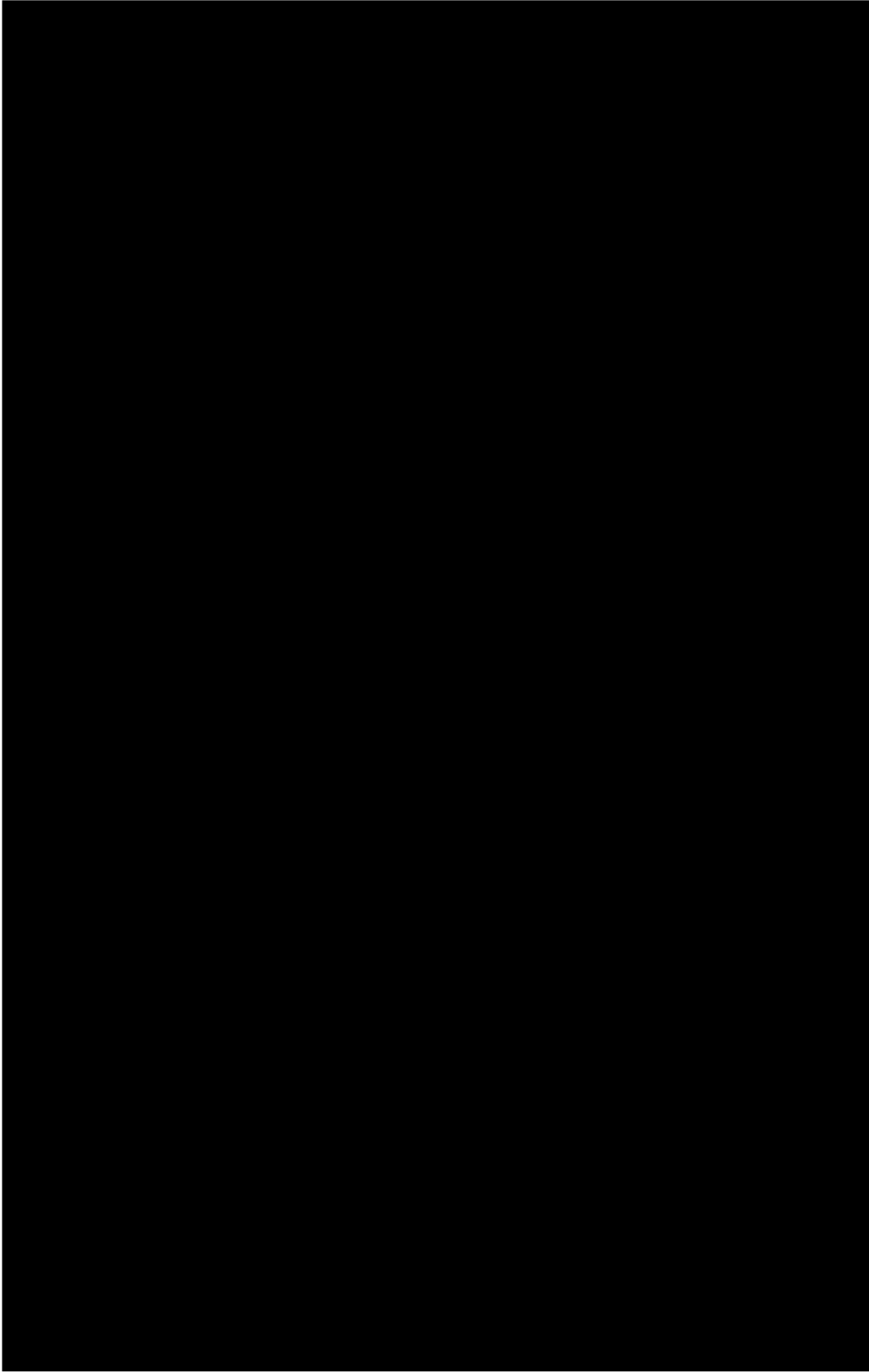


APPENDIX A

ZONING MAPS



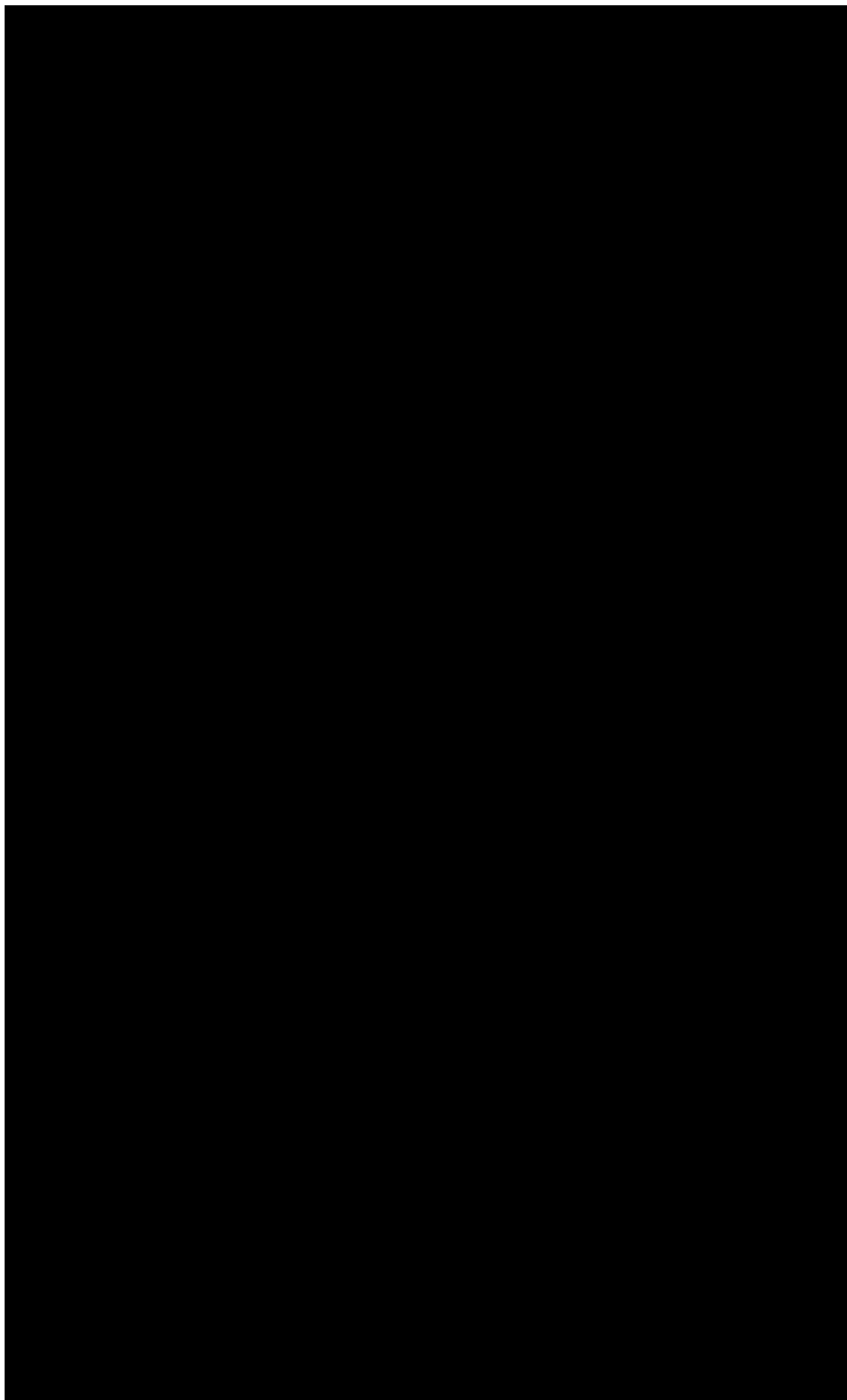






APPENDIX B





[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

Attention Head of City Policy
City of Port Phillip

with reference to amendment C 161port


We strongly support the conservation overlay proposed for the wonderful nineteen forties flats near Albert Park situated at [REDACTED]

We love Melbourne history and our magnificent heritage, especially architecture, including the building craft of the nineteen thirties and nineteen forties and these traditional apartments preserve the ambience and character of the older Melbourne. Walks around this area would be poorer without this ambience. The carefully crafted overlay proposal would allow this heritage to be preserved, and without it there could well be a loss for the Melbourne of the future.

The heritage is rich because the flats are a group and also have attractive traditional gardens which can also be preserved by the overlay.

Sincerely

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]







24 July 2020

Head of City Planning
City of Port Phillip
Private Bag No. 3
PO St Kilda
Victoria 3182

Email: strategicplanning@portphillip.vic.gov.au

Dear Sir/Madam,

RE: 

Thank you for an opportunity to comment on the proposed heritage protection to 




I hold the buildings in question in high regard. Each is remarkably intact and represents a significant period of development in Melbourne's history, perhaps of equal merit and value as the 'Cairo Flats' at 98 Nicholson Street, Fitzroy by Best Overend, which was the minimal flat concept driven in the 1930's period by the need for economic change. (Overend also designed the Lord Somers Camp 'Power House' Headquarters building opposite Queens Road on Albert Park Lake in 1932, which is also heritage listed.)

Of similar significance is the 'Newburn Flats' at 30 Queens Road by Romberg & Shaw completed in 1941, and the 'Stanhill Flats' of 34 Queens Road in 1943 also by Romberg, which reflect an era of simplicity in design, minimalist use of decoration and innovation through steel and glass in fenestration.

The stretch of Queens Road, with its collection of important Modernist influence buildings in Melbourne, is accompanied by the three apartment buildings at 58 – 60 Queens Road.

They also preserve their garden setting and contribute to the neighbourhood that will otherwise be overwhelmed by buildings of less architectural merit and significance with no landscape contribution and place the motor vehicle as the dominant influence on streetscape and design at street level.

I support the recommendation that the existing apartments and landscape setting be protected for their heritage value.

Thank you for the opportunity to comment.





[External Email] Please be cautious before clicking on any links or attachments.

To the Planning Officer,

[REDACTED] Fortunately this building remains today as an example of art deco architecture. The appeal of this area has always attracted me.

So it was with dismay that I learnt that [REDACTED] could be demolished. These buildings are a rare example of architecture of an age that will never be repeated.

The heritage value of these buildings cannot be measured in just dollars. They are a gift to Victorians and should be appreciated.

Australians flock to Europe to appreciate the charms of the past. If we want to see the buildings of our present age, we travel to Surfers Paradise.

I support Port Phillip Council in retaining these buildings for current and future generations.

Regards,





[External Email] Please be cautious before clicking on any links or attachments.

Addressed to:
Head of City Policy
City of Port Phillip

Re: Heritage Listing of [REDACTED]

We wish to support the amendment to



We value the heritage of this Functionalist style of architecture which is lacking in the area and to preserve the few remaining historic buildings in Queens Road and St. Kilda Road that will disappear forever if they are not preserved for the future.

There are more than enough towers in the area and if this amendment is not successful it may mean further development in the future on this site.



[REDACTED]
[REDACTED]
[REDACTED]

To Strategic Planning Department,

I am writing to **oppose** Amendment C161 as it relates to [REDACTED]
[REDACTED]

Amendment C161 seeks to change my property's heritage grading from *nil* to *significant inside HO* and update [REDACTED]. The same change of grading is proposed for [REDACTED]
[REDACTED]. I oppose the proposed grading change as my property is not worthy of a *significant* heritage grading within [REDACTED]

Evidence

[REDACTED] includes a Statement of Significance which explains that the significance relates to the railway cutting between South Melbourne and Albert Park stations, including three bluestone bridges. The cutting and bridges are significant for their association with the early development of Melbourne's railways and as rare surviving examples of this type of early infrastructure. The significant development period related to the railway cutting and bridges is 1856-57 and 1890.

I agree that the railway cutting and bridges are of aesthetic and historic significance to Port Phillip and provide evidence of early development in Melbourne. The railway cutting and bridges are worthy of protection in the planning scheme. [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]. These properties could be demolished without causing harm to the heritage significance of the railway cutting or HO440 and should **not** be protected as *significant*. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Friday, July 24, 2020

Kelly White
Head of City Policy
City of Port Phillip
99a Carlisle St
St Kilda Vic 3182

Dear Ms White

Re: Amendment C161 port to the Port Phillip Planning Scheme

We write to object to the above Amendment as it pertains to [REDACTED]
[REDACTED] We have reviewed the documents and have determined they do not take into account the inevitability of future flooding of the property and subsequent risks to the people living there, and identified serious matters for the City of Port Phillip and its representatives/officers as a result.

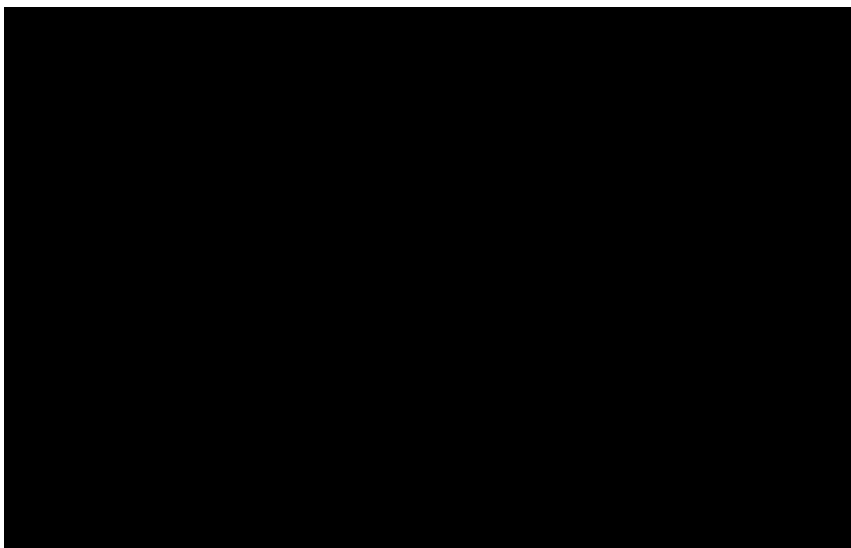
Ground Zero for flooding in Elwood

Elwood is known as prone to flooding. However our property is particularly and unusually prone to this risk. The following points outline exactly why.

1. Draining the (Elwood) Swamp

Our property is at the high watermark of the previous swamp, where the Elster Creek met the swamp – [REDACTED]

[REDACTED] While people may forget this fact, the area's topography and underlying water table do not forget. We have observed that water inevitably pools around our property during floods, stormwater events, or heavy rain; whenever the conditions are right.

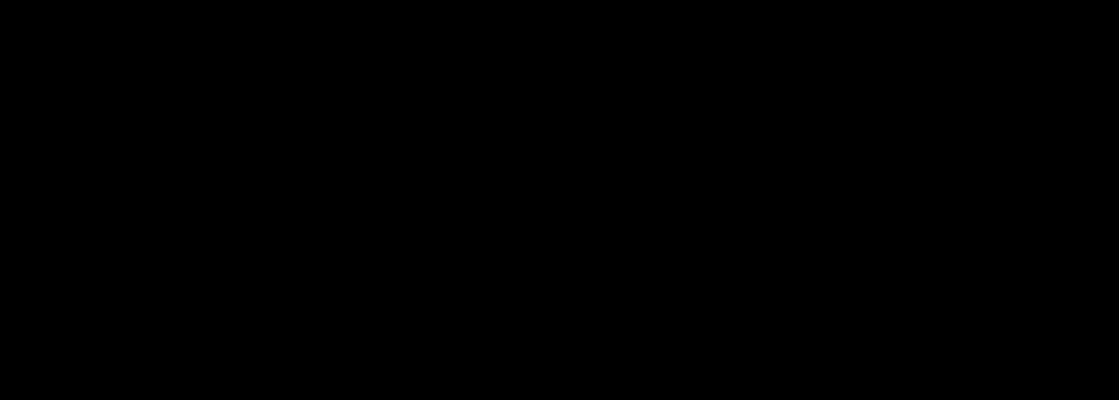


[REDACTED]



2. The lowest of the (Elwood) low

I draw your attention to the flash flooding map below provided by CoPP and Melbourne Water that identifies that [REDACTED] in the 20 year flood zone. [REDACTED]



3. 19th Century Planning

For better or worse, a planning decision was made in the 19th century to build a suburb on a swamp. In subsequent years mitigation measures have addressed the areas of highest risk, with water collection points designated at the sports ovals at Elwood Primary [REDACTED]



[REDACTED] Elwood Secondary and in the nearby Elsternwick Park (see above map).

The fact that all these mitigation measures surround our property reiterates that local authorities were/are aware that this address is among the highest risk properties in the suburb.

4. Flash flooding

Flash flooding is the category of flooding that occurs after a heavy rainfall event, often in urban catchments. One characteristic of flash flooding is that it is difficult to predict as there is little advance warning that flooding will occur (unlike riverine flooding where oncoming waters are expected days in advance of arrival).

The Elster Creek Catchment is particularly prone to flash flooding during high tide, as the water comes in from the Bay and drainage is effectively blocked. [REDACTED]

Since then, we have gotten in the habit of checking the tides when heavy rain is forecast as we know it's only a matter of time when a high tide will meet a heavy rain, creating an overflow event at the Glenhuntly Road culvert. [REDACTED]

5.

[REDACTED] also ask Council to pay proper consideration to the ["Towards a Water Sensitive Elwood"](#) study written for the federal government in 2015, which states that *"There is a substantial overlap in [misuse of?]* the extent of the Heritage and Special Building overlays, suggesting that the increase in the minimum floor height of a proportion of Elwood properties at risk of flood will be delayed more than it might have otherwise been."*

* The *"misuse of?"* is our question, injected into the quote, as we question the motivation behind Council's use of a heritage overlay in this instance. We both recall Cr Dick Gross stating

at the Council Meeting in March 2019 where this matter of a Heritage Overlay on our property was first tabled, that Council was using the Heritage Overlay power to limit development. He went on to express his frustration that Council was forced to use their Heritage Overlay power as they did not have any other lever to limit development. I think it is fairly obvious to say that this is not what the Heritage Overlay power entrusted to local government is designed to do.

These statements made by Cr Gross also bring into doubt the veracity of Council's statements as to the heritage significance of this and other properties. We question if Council's admitted practice of using Heritage Overlay as an instrument to stop development at an individual's whim is appropriate or even legal, and are considering bringing this matter to the attention of the Local Government Minister. We also point out that at that March Council meeting we were prevented by Council officers from recording it.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Appendix A

Personal injury history relating to stormwater event impacting [REDACTED]

The following is noted for future reference to this property and for the information of any other properties of similar age and location, should it be required.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

24 July 2020

Dear Sir/Madam,

RE: PROPOSED HERITAGE LISTING OF

I am writing to support Council's proposal to heritage-list the buildings at [REDACTED]
[REDACTED] as they are significant examples of 1940s-era architecture.

[REDACTED]

We especially appreciate and admire the beautiful gardens and trees on that property as well as the general surroundings.

This is why we support Council's proposal to heritage-list those buildings.

Yours sincerely,

[REDACTED]

[REDACTED]

Strategic Planning Department
Port Phillip City Council
By Email: strategicplanning@portphillip.vic.gov.au

RE: **AMENDMENT C161port**
[REDACTED]

Dear Sir/Madam:

[REDACTED]

This property is within the Heritage Overlay. It is currently graded as *Significant* and this amendment proposes to regrade it to *Contributory* along with its adjoining neighbour [REDACTED]. It is shown in the photo below.

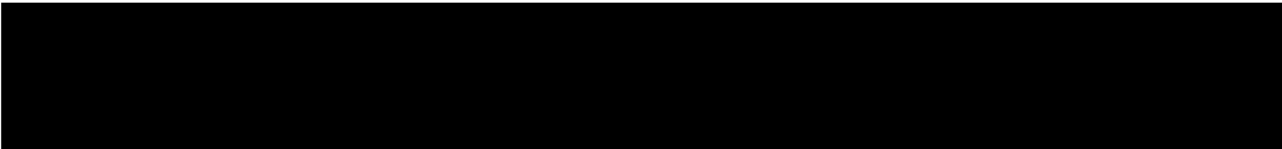
[REDACTED]

The property was the subject of a successful VCAT application for review in 2019 [REDACTED] and now has a permit for substantial works which are expected to commence shortly [REDACTED]. The permit provides for the existing building to be largely demolished.

[REDACTED]

[REDACTED]

[REDACTED]



Our client supports the regrading of her property to *Contributory* but believes that the amendment does not go far enough. She believes the property should be regraded to *Not Contributory* and she respectfully requests that the amendment be modified to account for this.

We would be pleased to elaborate. In the meantime, if you have any queries, please do not hesitate to contact the undersigned.



[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

[REDACTED]

1.3

[REDACTED]

- [REDACTED]
[REDACTED]
- [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

■ [REDACTED]

- [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

■ [REDACTED]

- [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- [REDACTED]
[REDACTED]
[REDACTED]

- [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

- . [REDACTED]
[REDACTED]
- I [REDACTED]
[REDACTED]
- I [REDACTED]
[REDACTED]
- I [REDACTED]
[REDACTED]
[REDACTED]
- I [REDACTED]
[REDACTED]
- I [REDACTED]
[REDACTED]
- I [REDACTED]
[REDACTED]
[REDACTED]

- [REDACTED] [REDACTED]
- [REDACTED] [REDACTED]
- [REDACTED] [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

- I [REDACTED]
- I [REDACTED]
- I [REDACTED]
- I [REDACTED]
[REDACTED]
- I [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]

[REDACTED]
[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]
[REDACTED]
[REDACTED]

- | [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- | [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- | [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

- | [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

- | [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- | [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- | [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

- [REDACTED]
- | [REDACTED]
[REDACTED]
[REDACTED]
- | [REDACTED]
[REDACTED]
- | [REDACTED]
[REDACTED]
- | [REDACTED]
[REDACTED]
[REDACTED]
- | [REDACTED]
[REDACTED]
- | [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

- | [REDACTED]
[REDACTED]
- | [REDACTED]
[REDACTED]
- | [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

- | [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

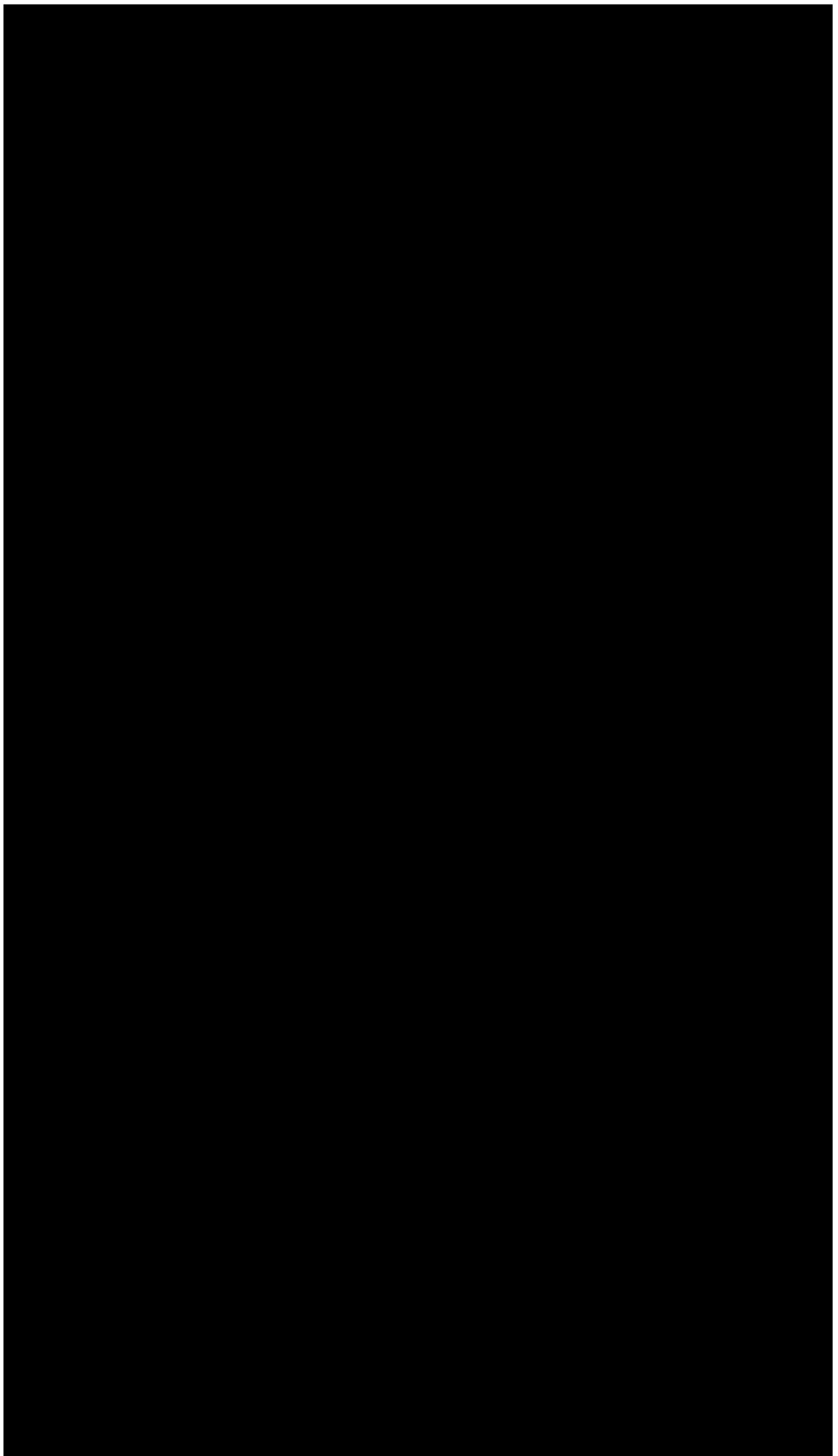
[REDACTED]

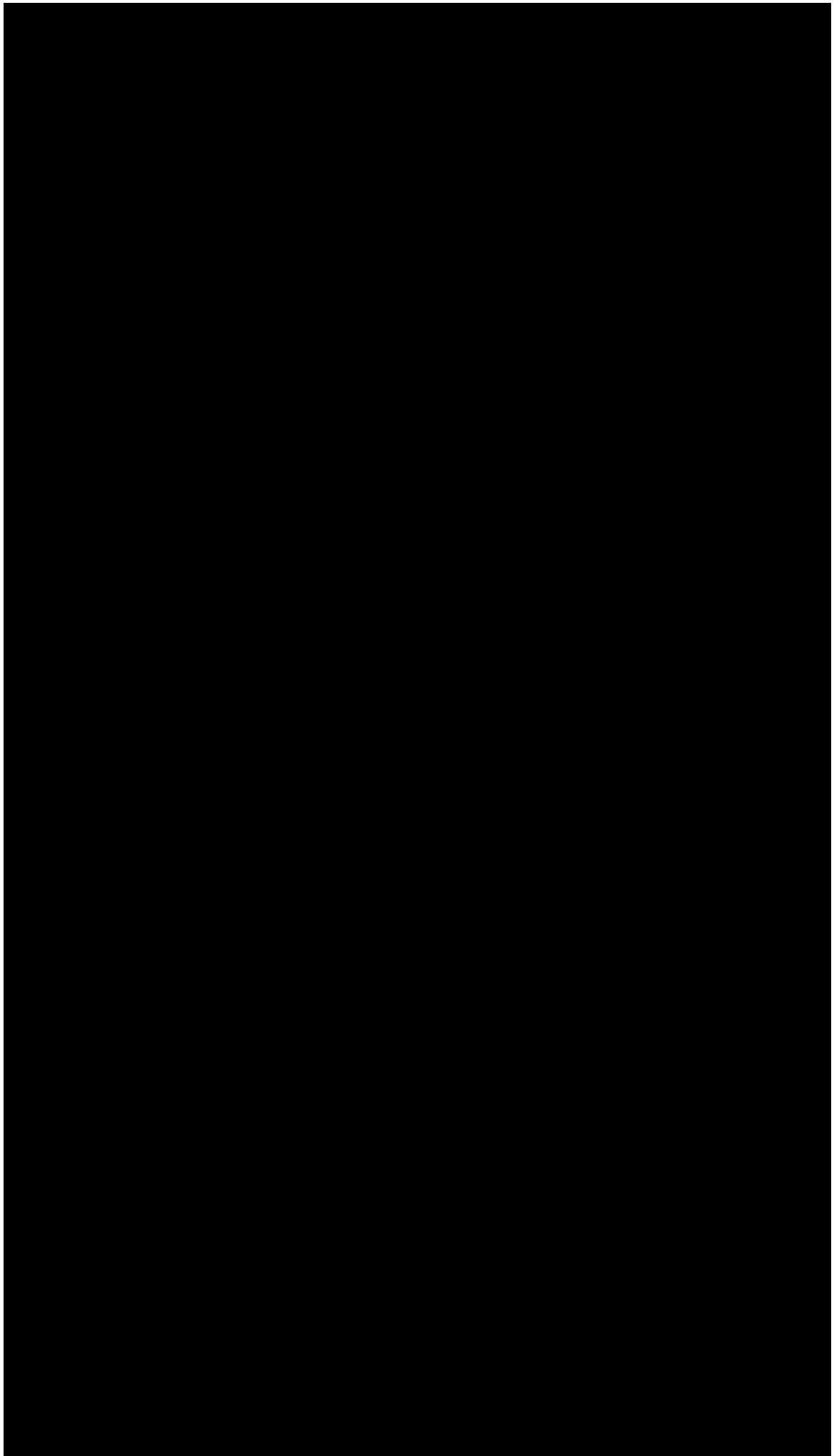
[REDACTED]

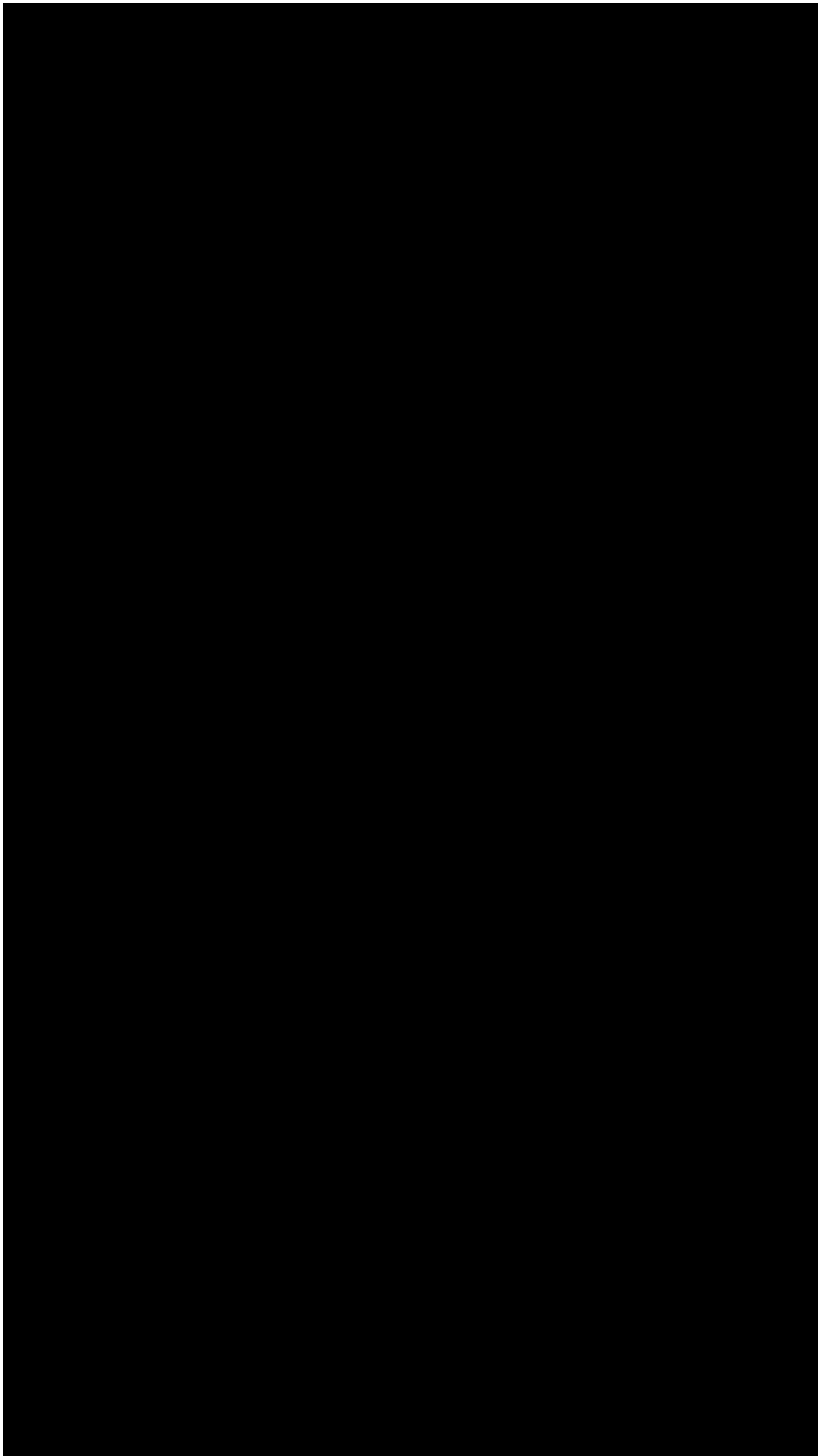
[REDACTED]

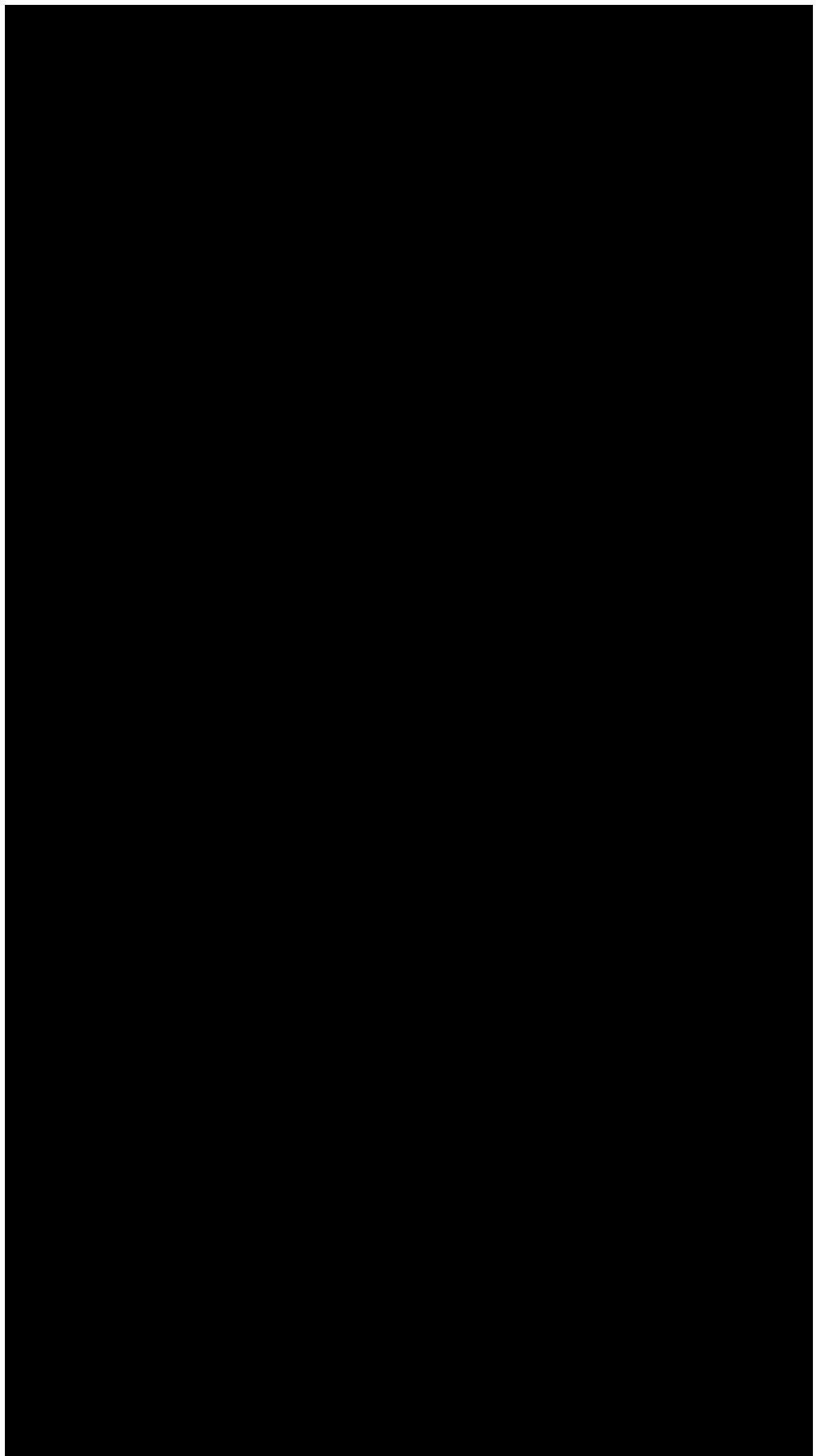
[REDACTED]

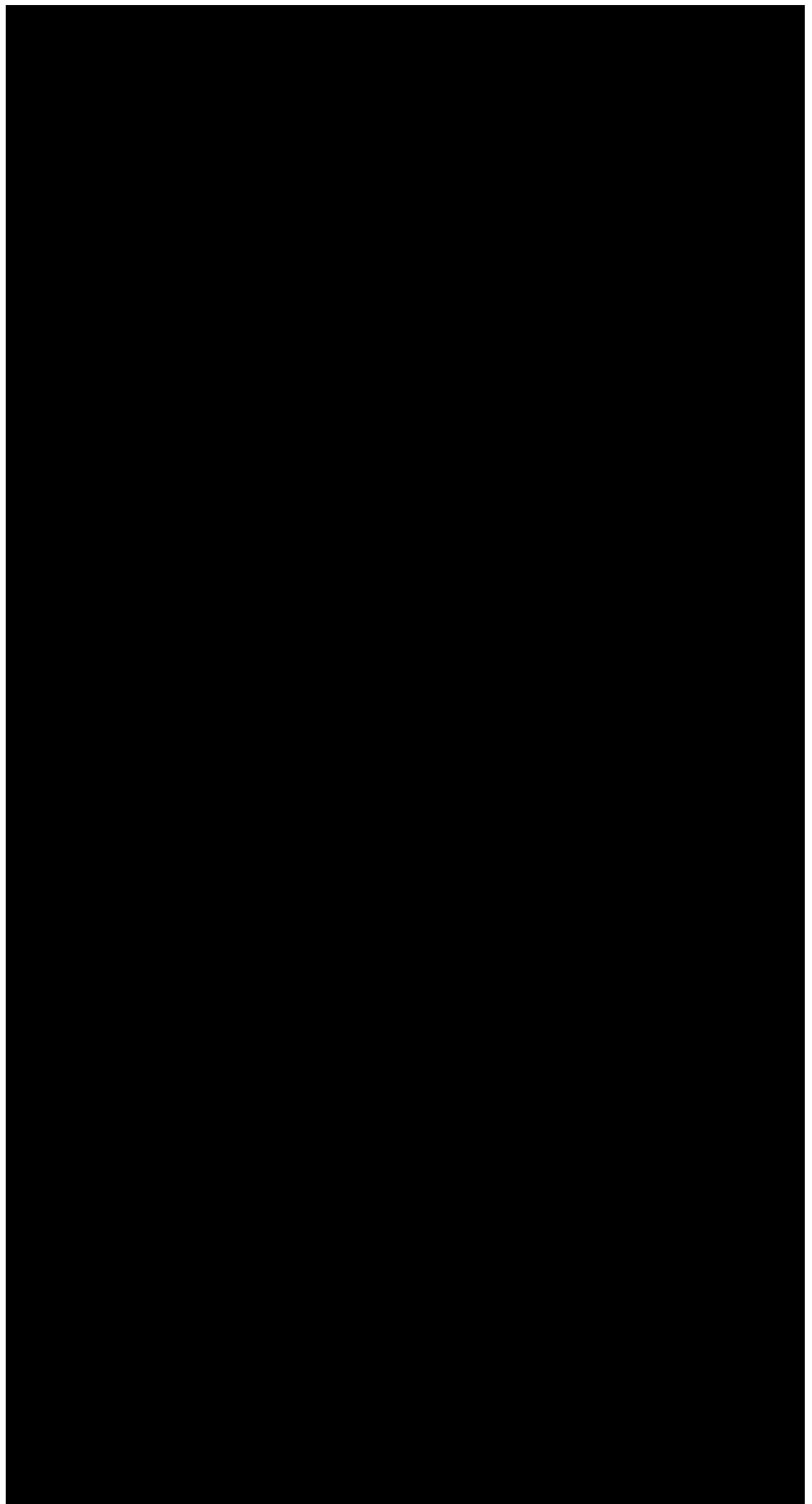
[REDACTED]

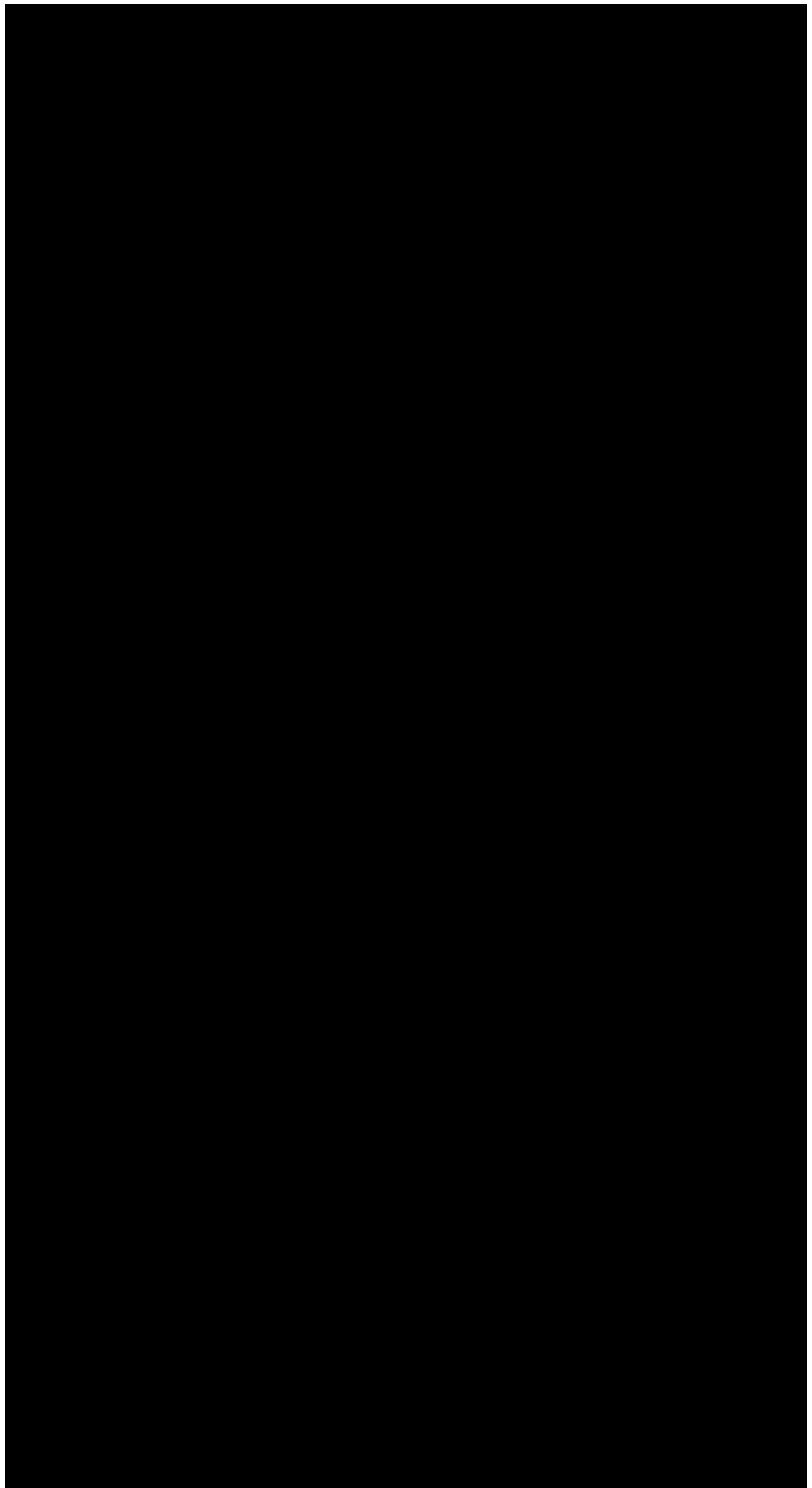


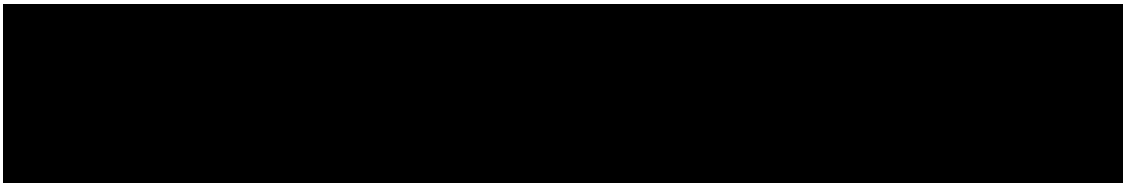
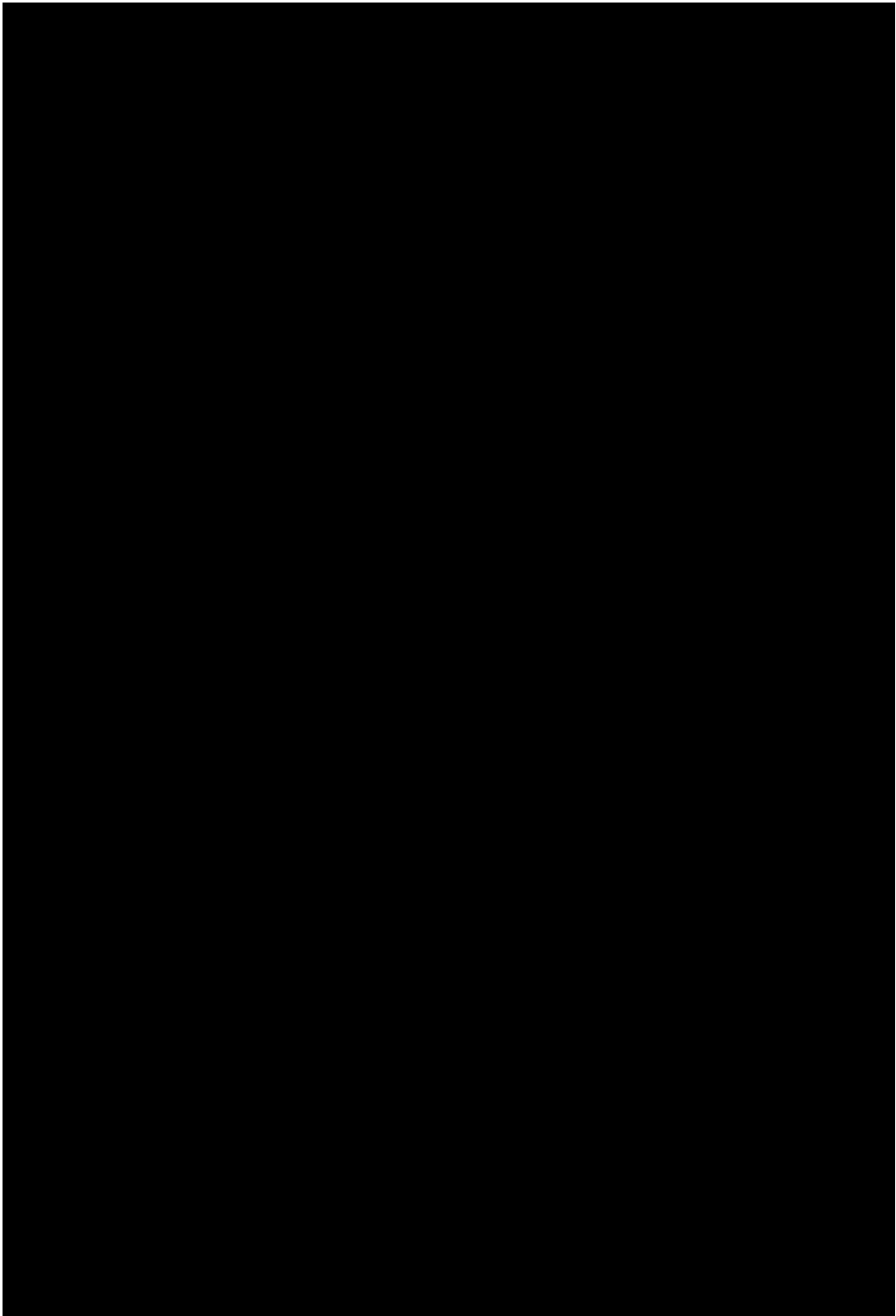


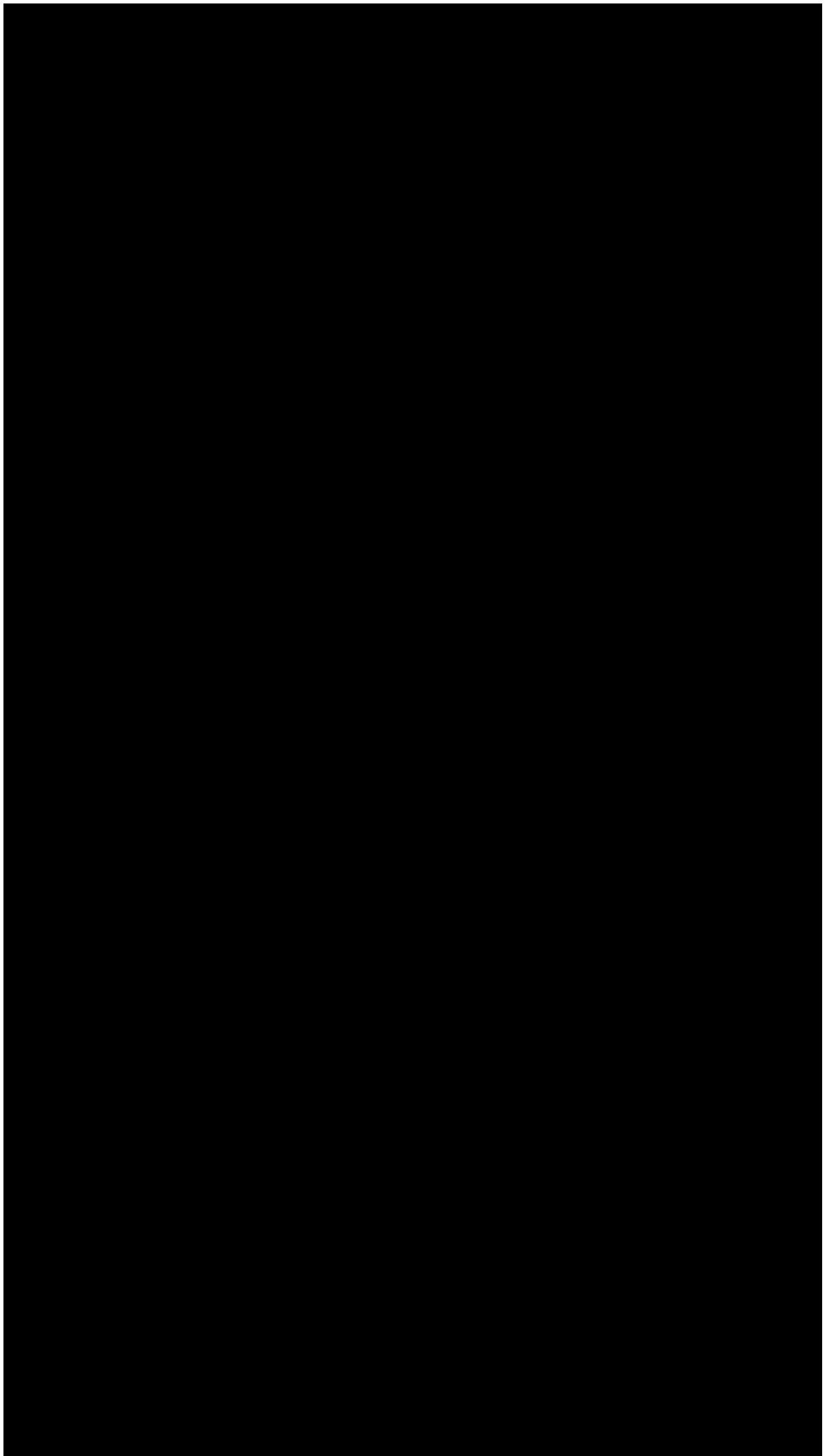


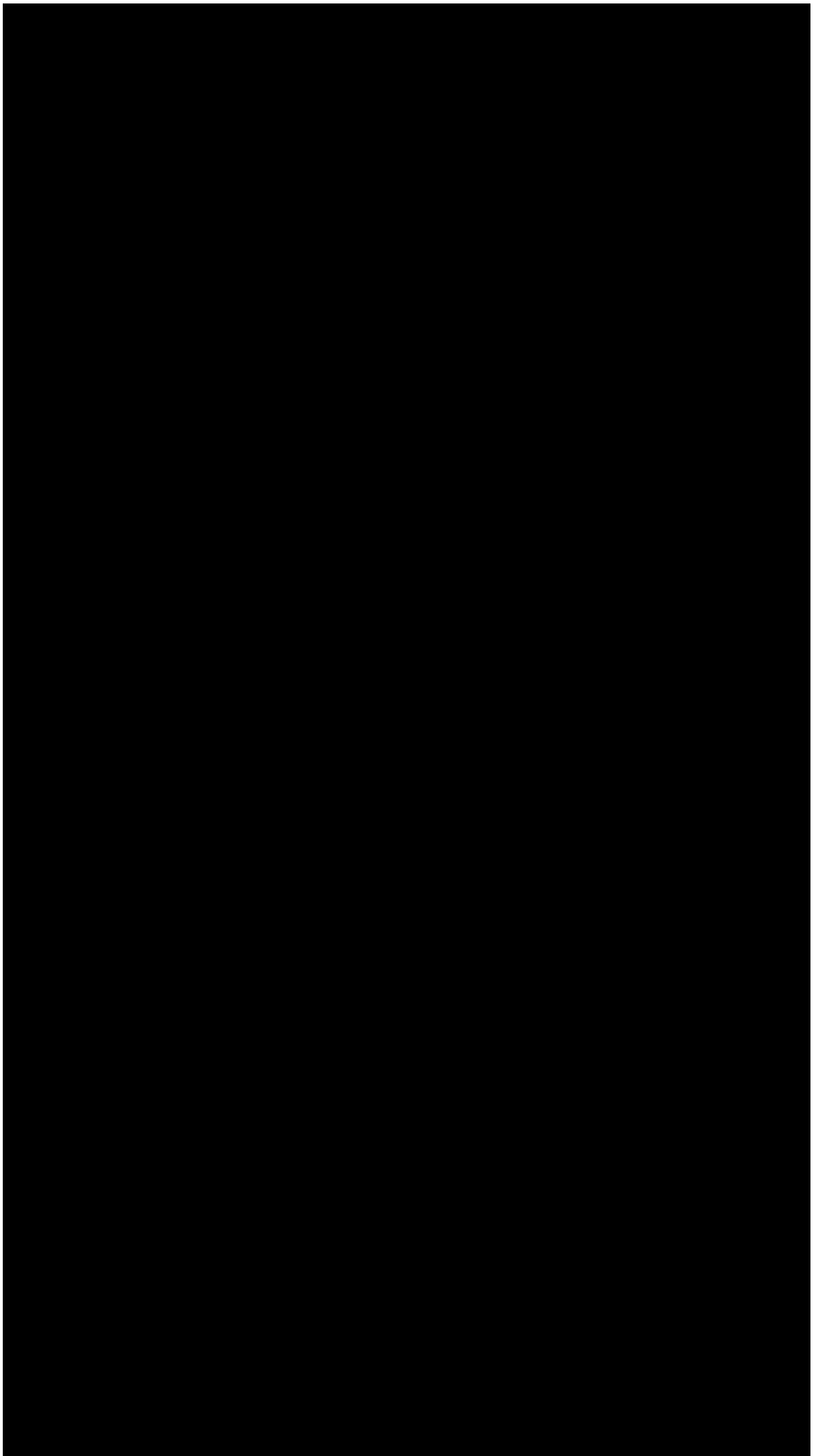


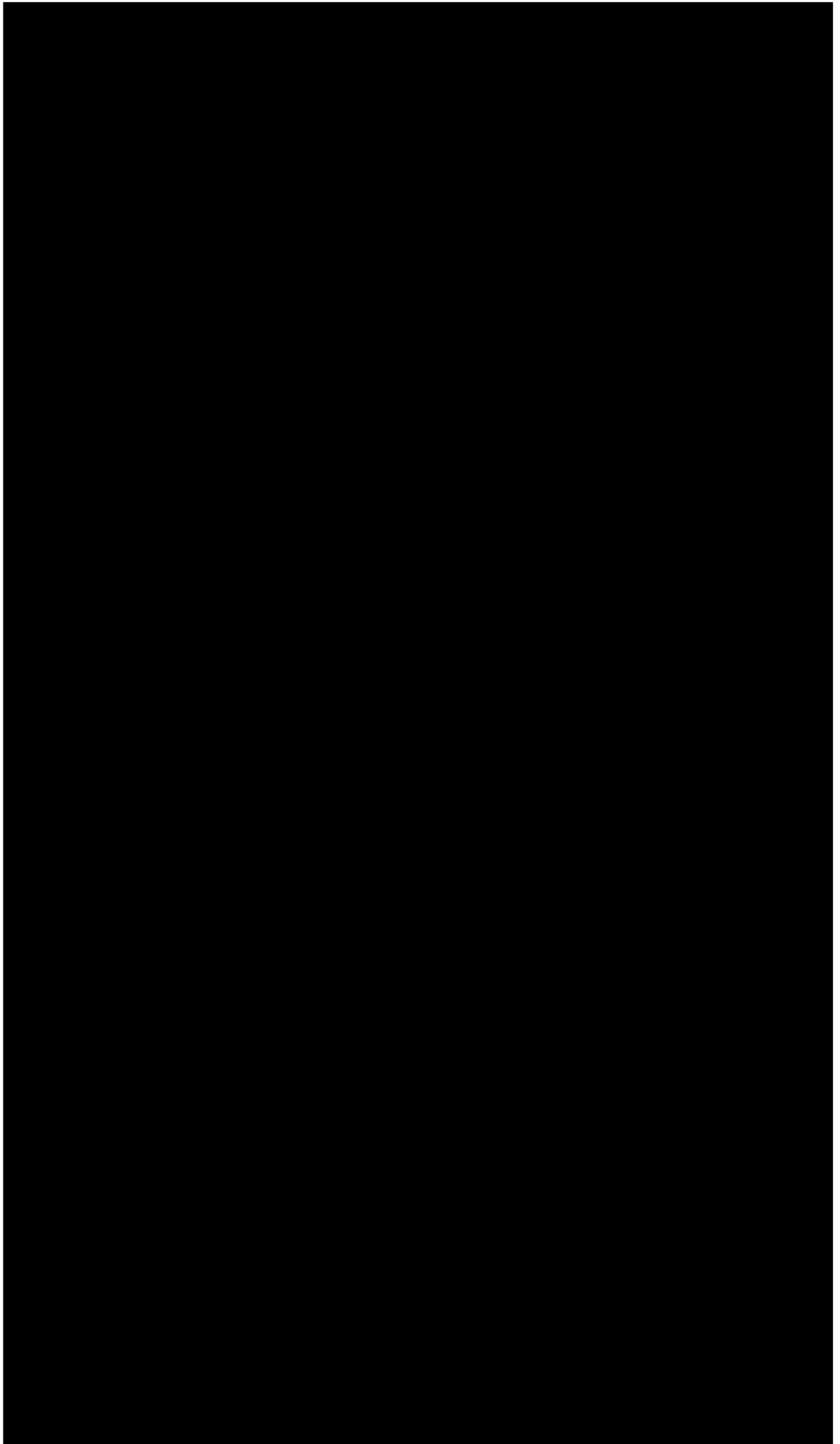


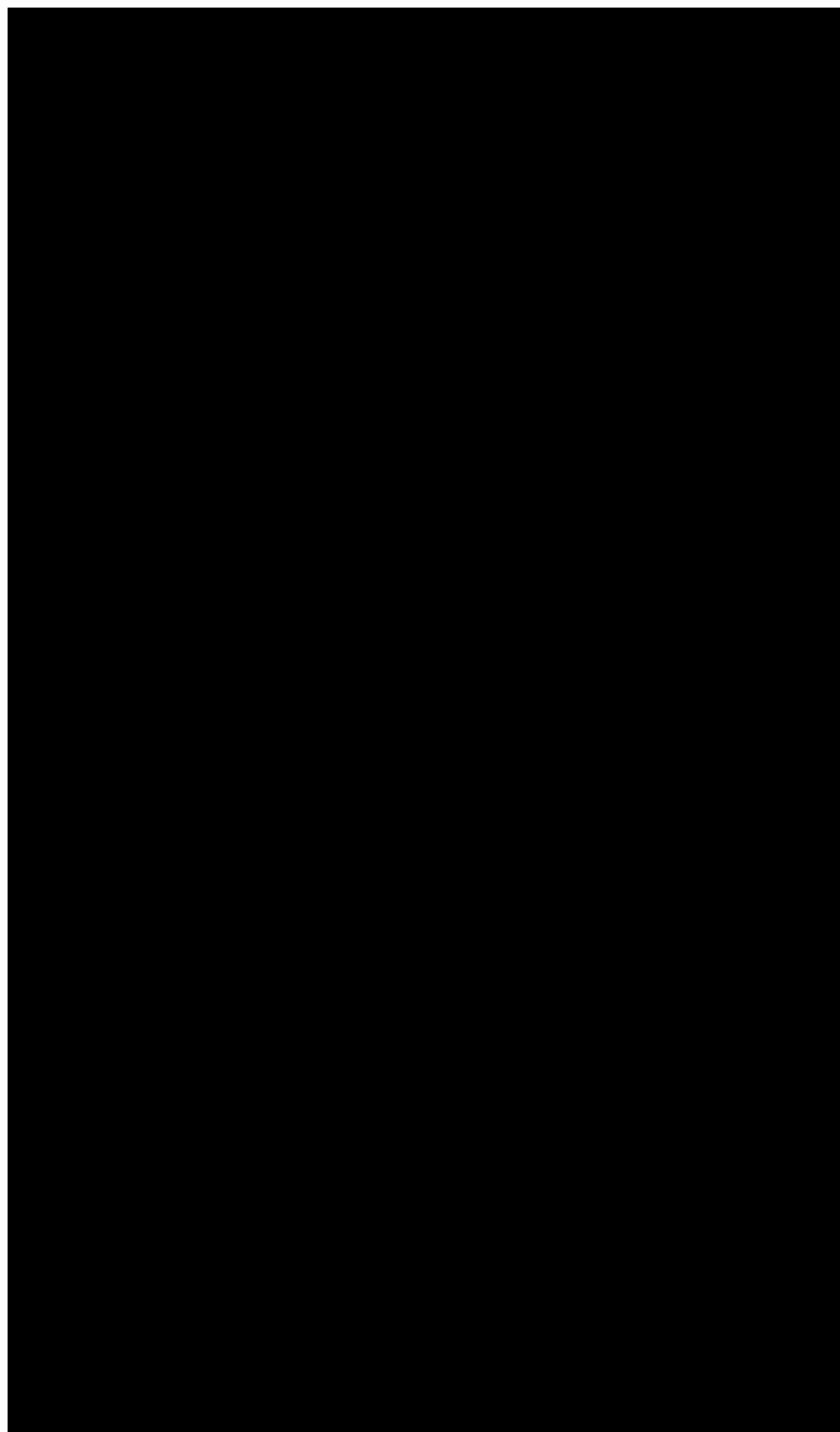


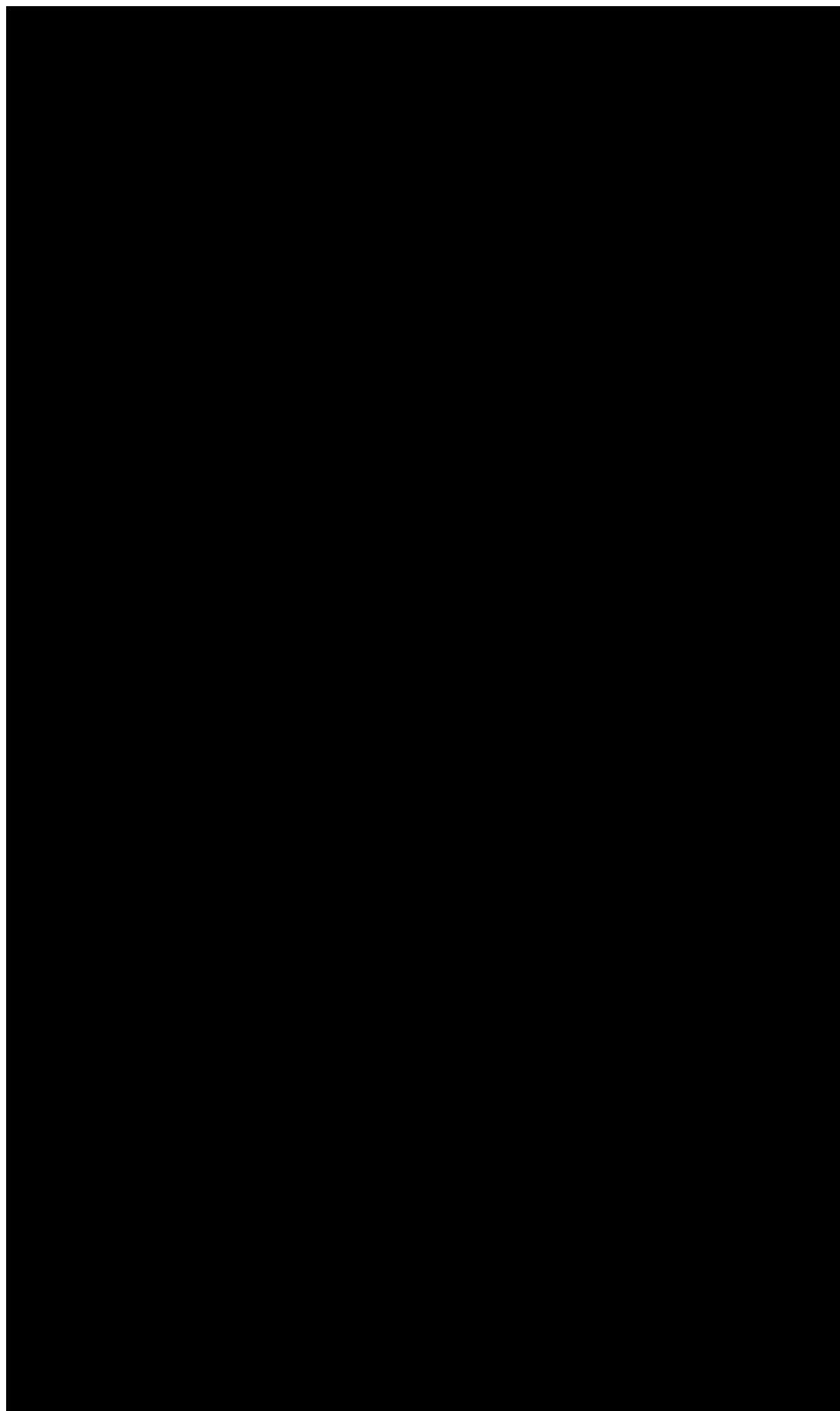


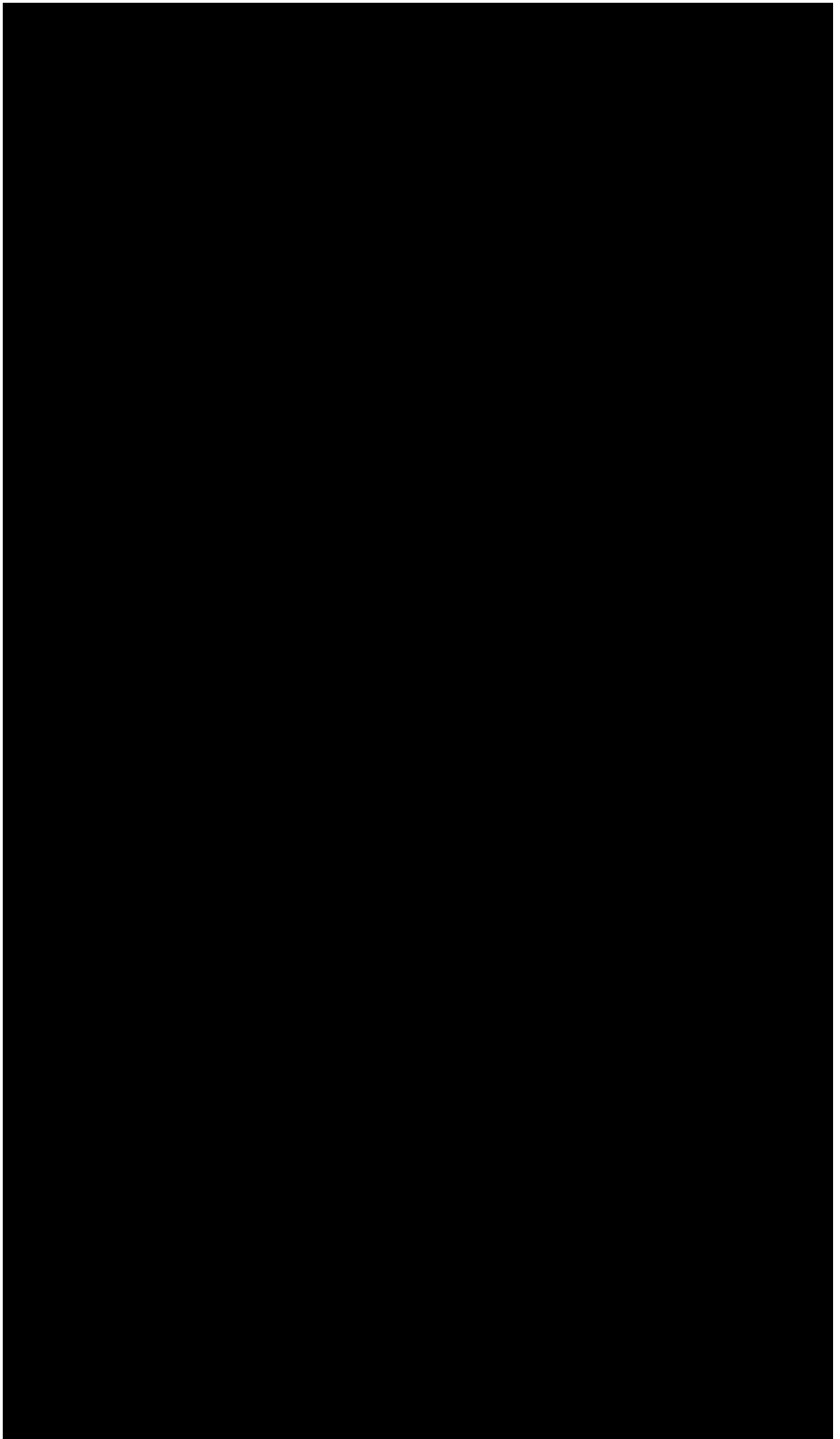


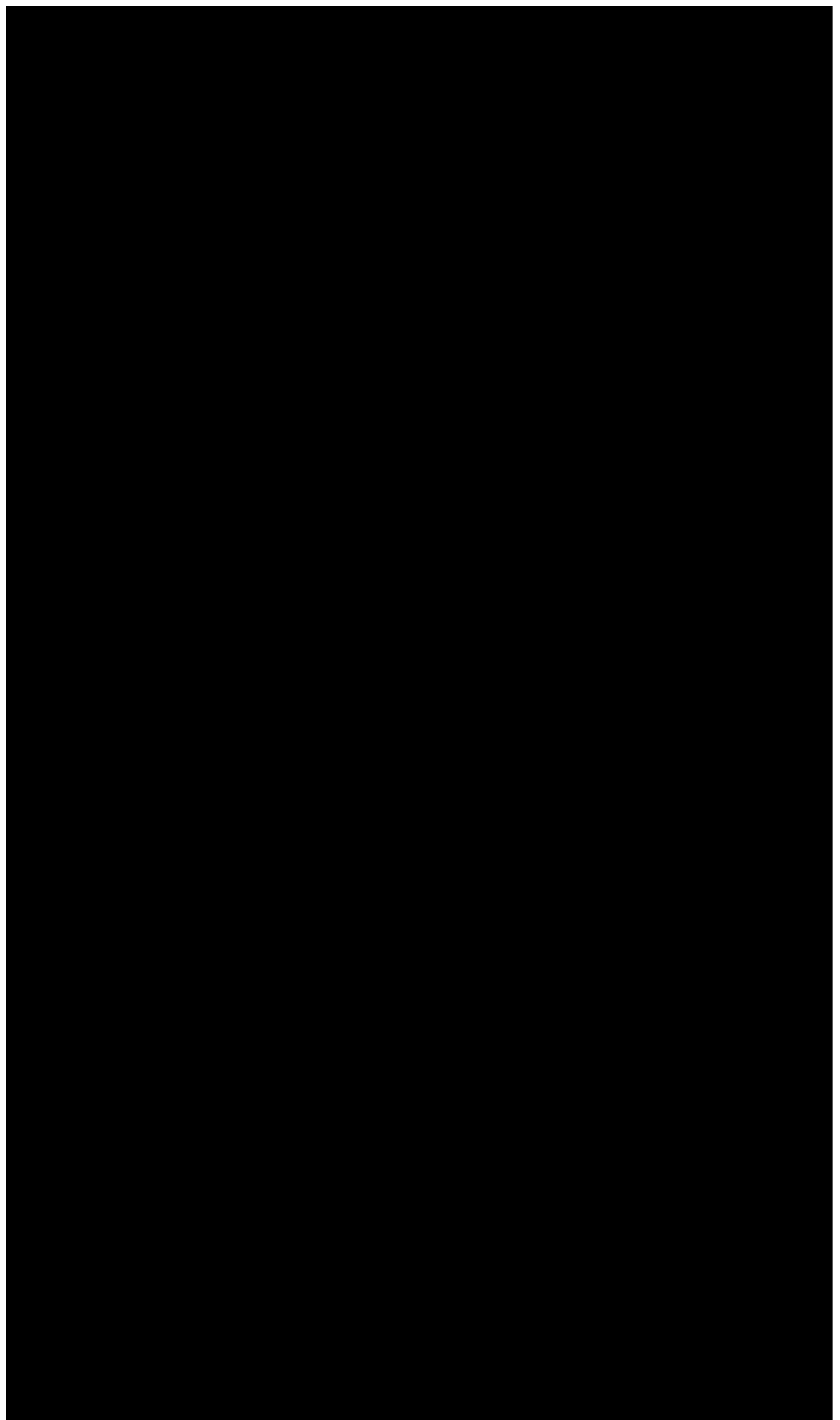


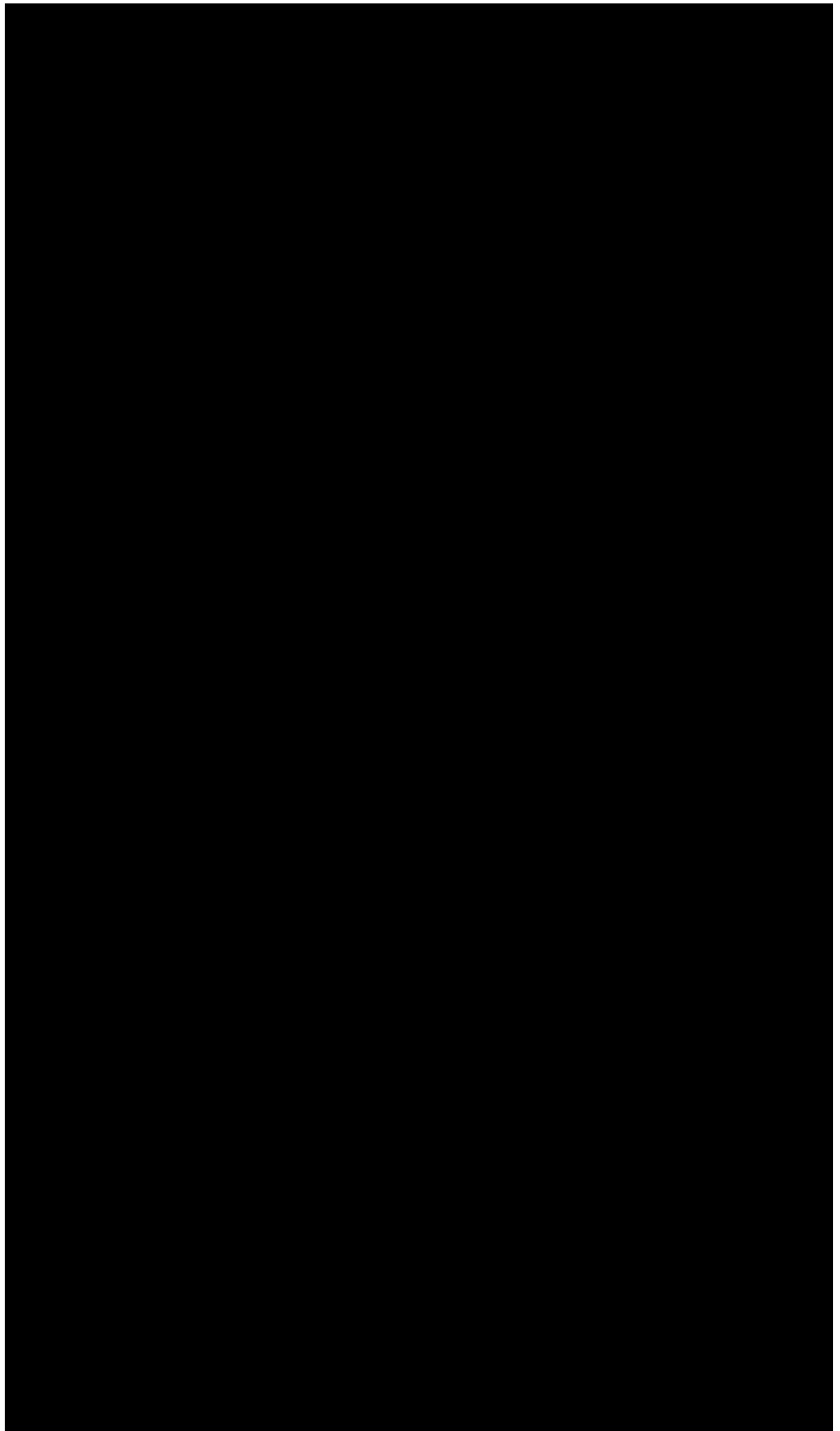


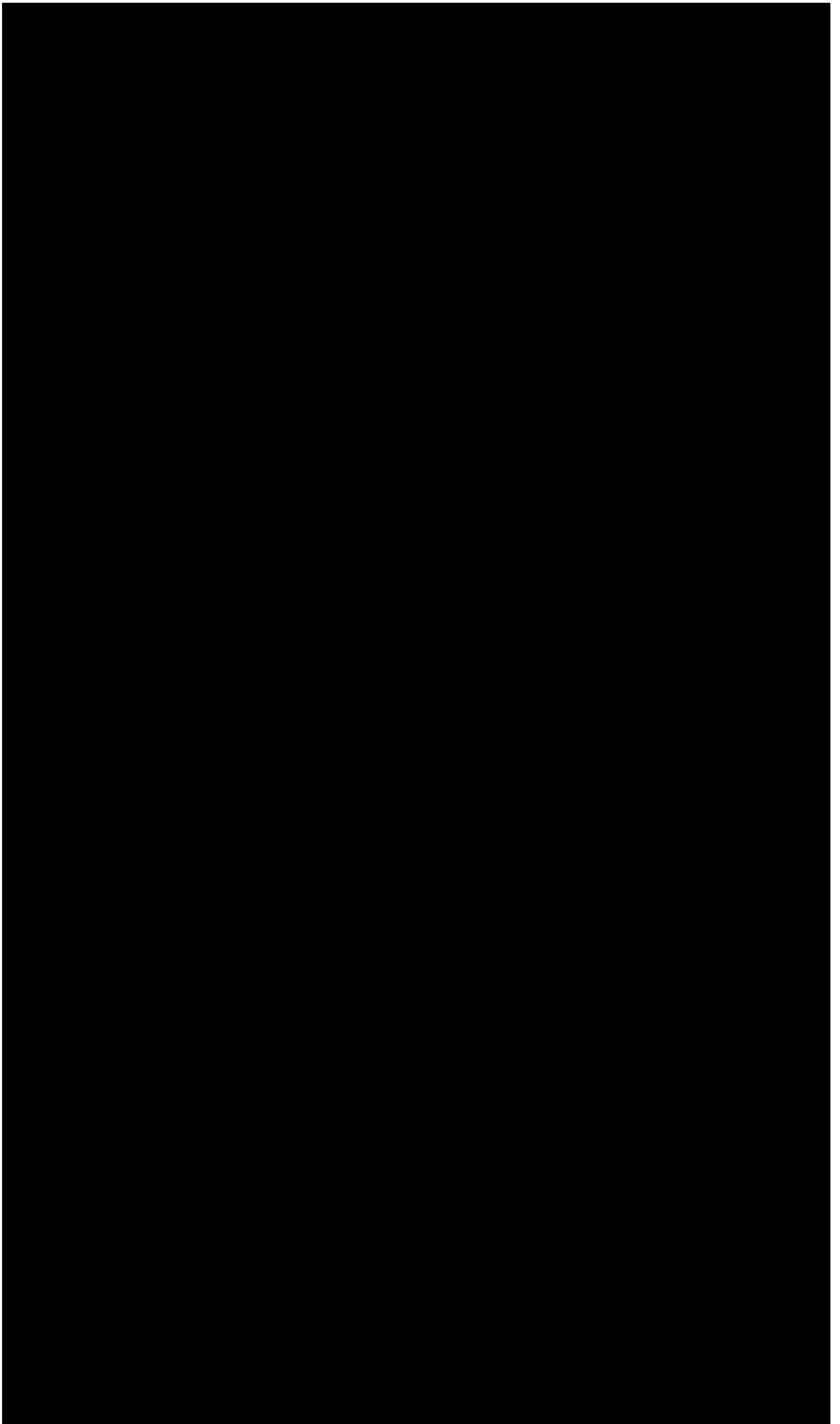


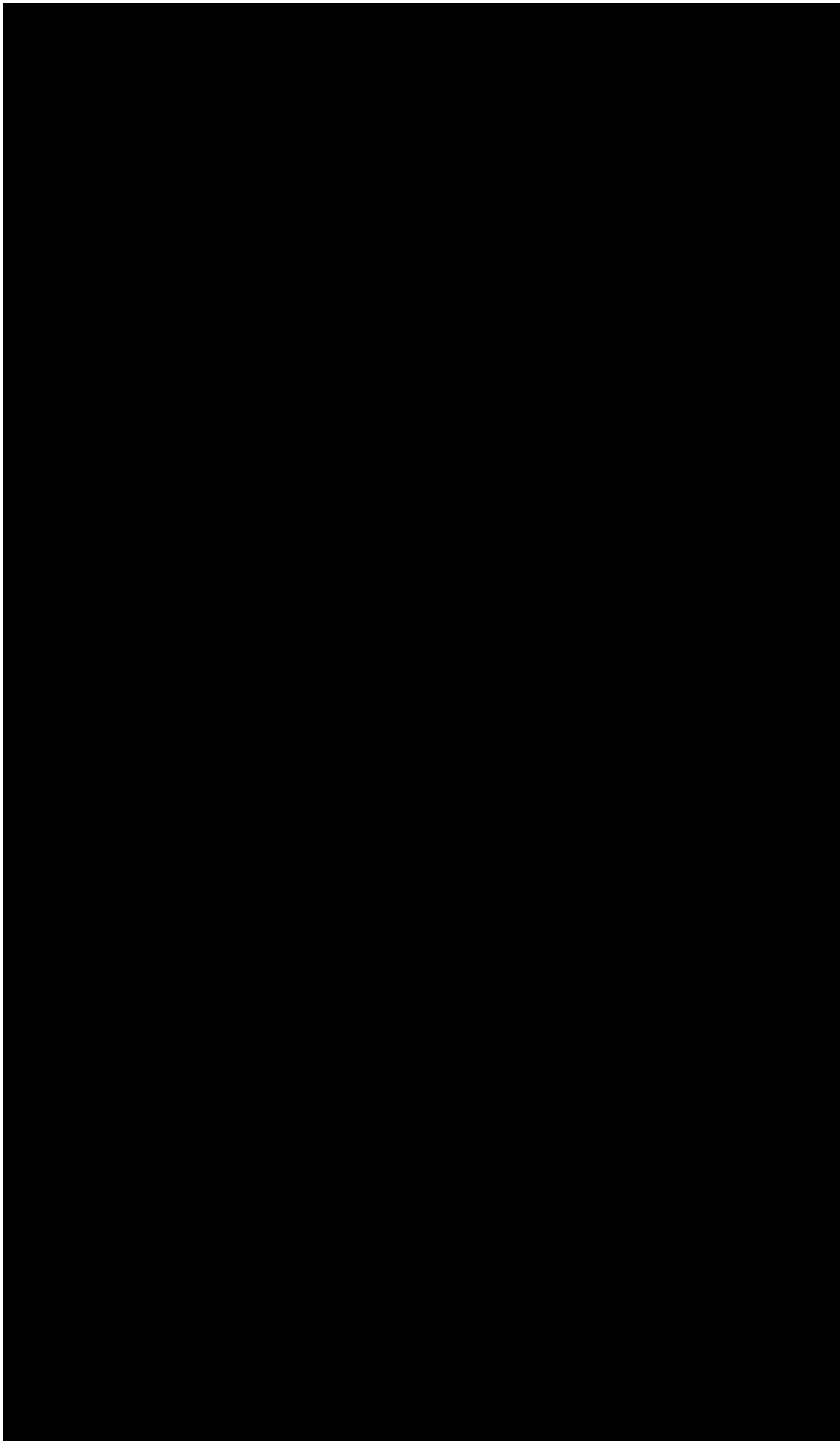


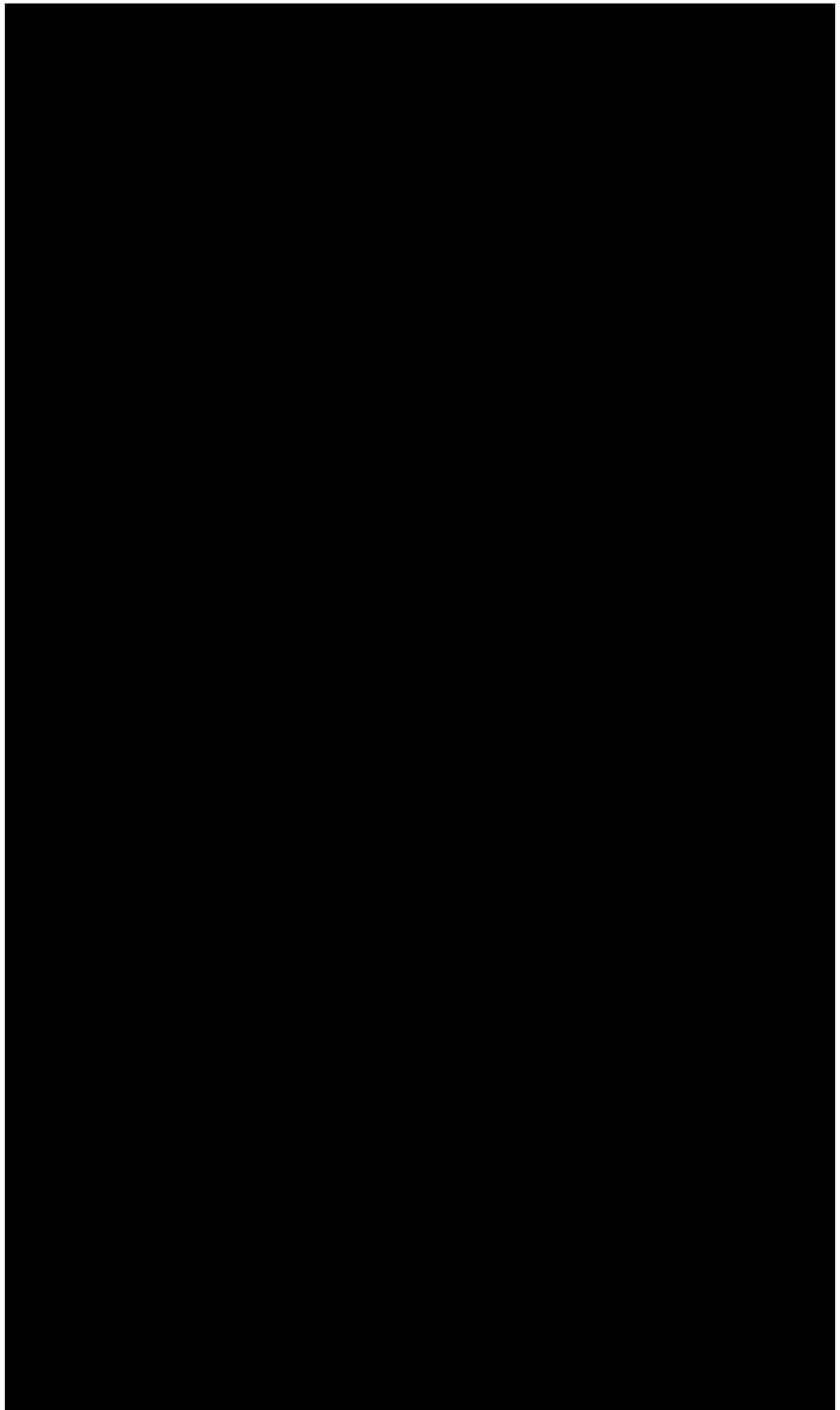


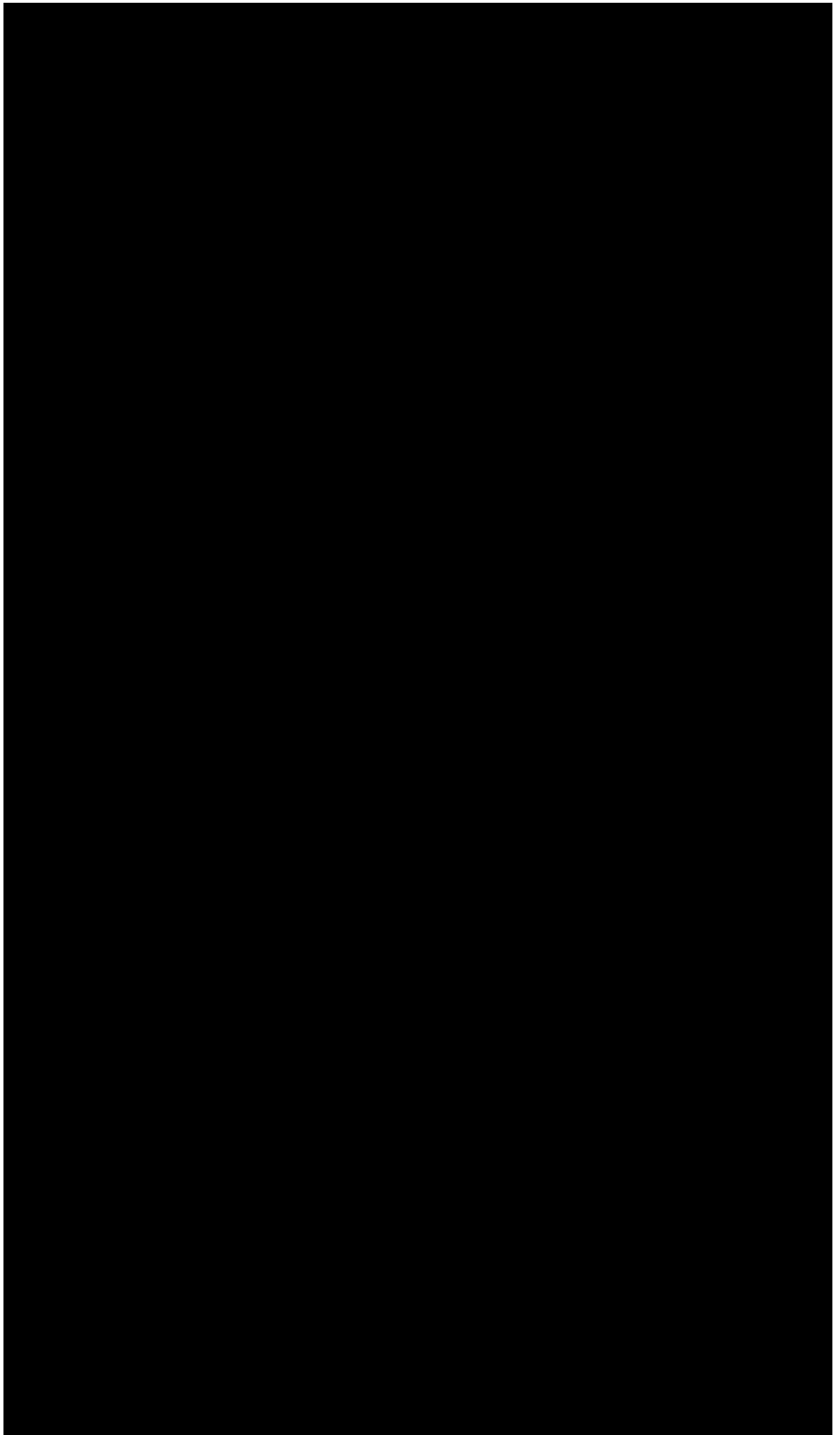


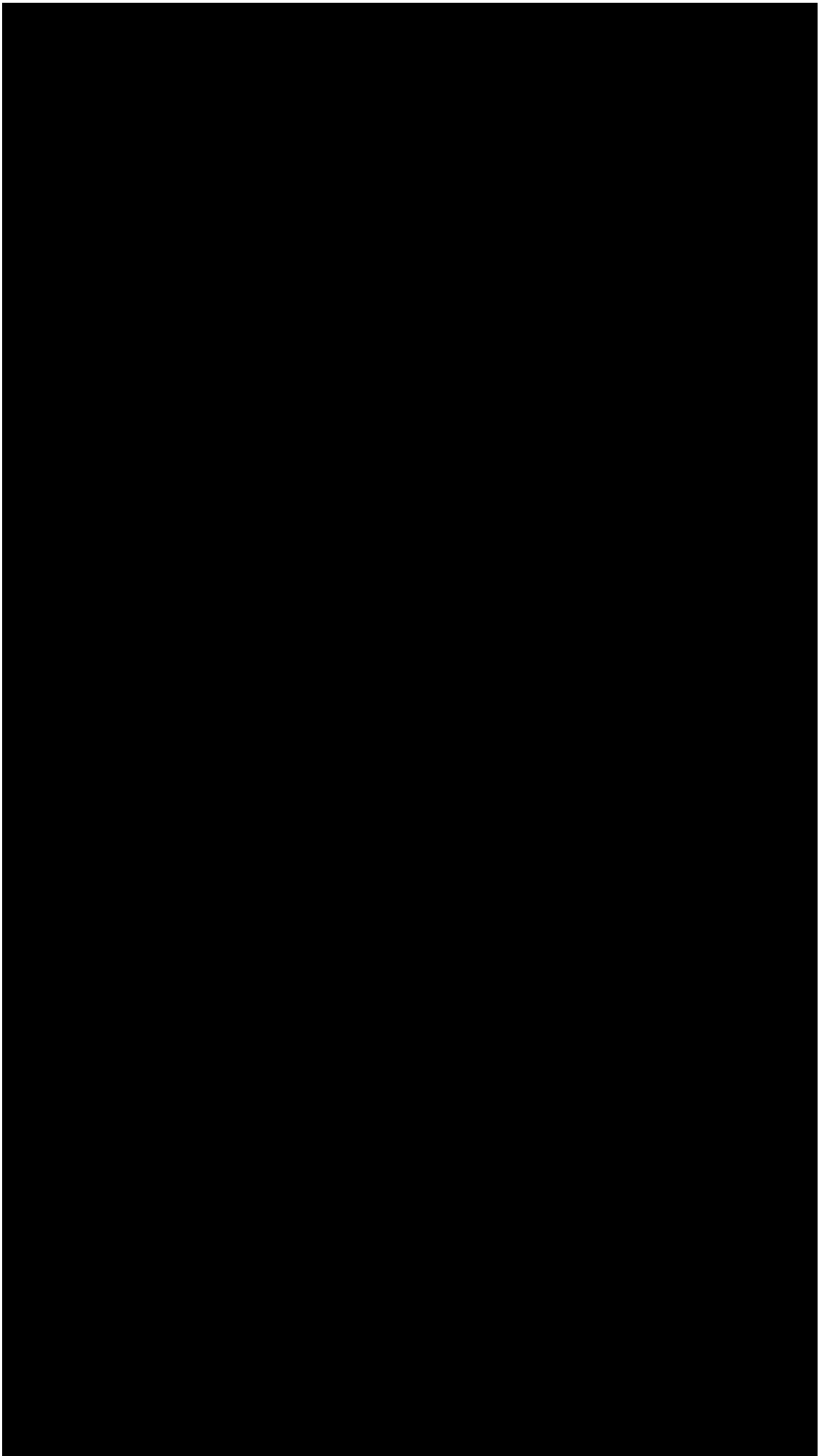












[REDACTED]

To:

strategicplanning@portphilip.vic.gov.au

24th of July, 2020

To Whom It May Concern - The Port Philip Council

Dear Sirs,

We wish to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of units, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the mid-century style of architectural, seldom seen in today's modern architecture.

They definitely add to the diminishing history and architecture of this area. They bring a joy to the eye when we walk past and enjoy the historic element of a bygone era that they bring, the spirit and energy that it emanates is immeasurable.

Therefore, we support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you and kind regards

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

To:

strategicplanning@portphilip.vic.gov.au

24th of July, 2020

To Whom It May Concern - The Port Philip Council

Dear Sirs,

We wish to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]

These block of units, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the mid-century style of architectural, seldom seen in today's modern architecture.

They definitely add to the diminishing history and architecture of this area. They bring a joy to the eye when we walk past and enjoy the historic element of a bygone era that they bring, the spirit and energy that it emanates is immeasurable.

Therefore, we support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you and kind regards

[REDACTED]
[REDACTED]
[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Dear Ms White

I am writing to object to the proposed Heritage Overlay at my property at [REDACTED]
[REDACTED]

[REDACTED] It is my opinion that the problems with this house's location have brought an early end to the building's life and a Heritage Overlay will not be the answer.

The following are serious problems with the building that a Heritage Overlay will not resolve:

- It has experienced numerous floodings in that time, so the foundations of the buildings are in poor condition.
- Council planted a large plane tree planted on the nature strip too close to my side wall (since removed) - this caused permanent damage to the building's structure that has not been rectified.
- The surrounding drains are also extremely old and block up every time it rains. I am not sure if this is because the drain is not properly maintained or is just too small to cope with the amount of rain that regularly collects there.

Additionally please be advised that there are many parts of this building that are now not within current building codes.

Council knows this building is prone to flooding, a Heritage Overlay will not protect us from future floods, nor address the many problems caused by the floods to this building. I respectfully request the Heritage Overlay not be applied in this instance.

regards

[REDACTED]

--

[REDACTED]




Strategic Planning Department
Port Phillip City Council
By Email: strategicplanning@portphillip.vic.gov.au

RE: **AMENDMENT C161port**



Dear Sir/Madam:






Our clients support the proposed regrading of this heritage place.

The explanatory report states that *This is a Federation era house, relatively intact, and [it] should be significant.*

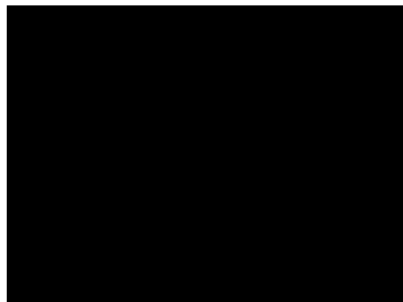
The recommendation follows a detailed professional assessment and review undertaken by Council's heritage consultant using established criteria now available for classifying heritage places.

The building is part of an important heritage precinct. The existing statement of significance for the precinct says that:

Irrespective of their style and era, the pre-war buildings within the precinct exhibit notable cohesion through their broadly consistent scale (mostly one and two storey) and materials, their closely grained siting and relatively narrow setbacks.



We would be pleased to elaborate. In the meantime, if you have any queries, please do not hesitate to contact the undersigned.








Head of City Policy
City of Port Phillip
Via email: strategicplanning@portphillip.vic.gov.au

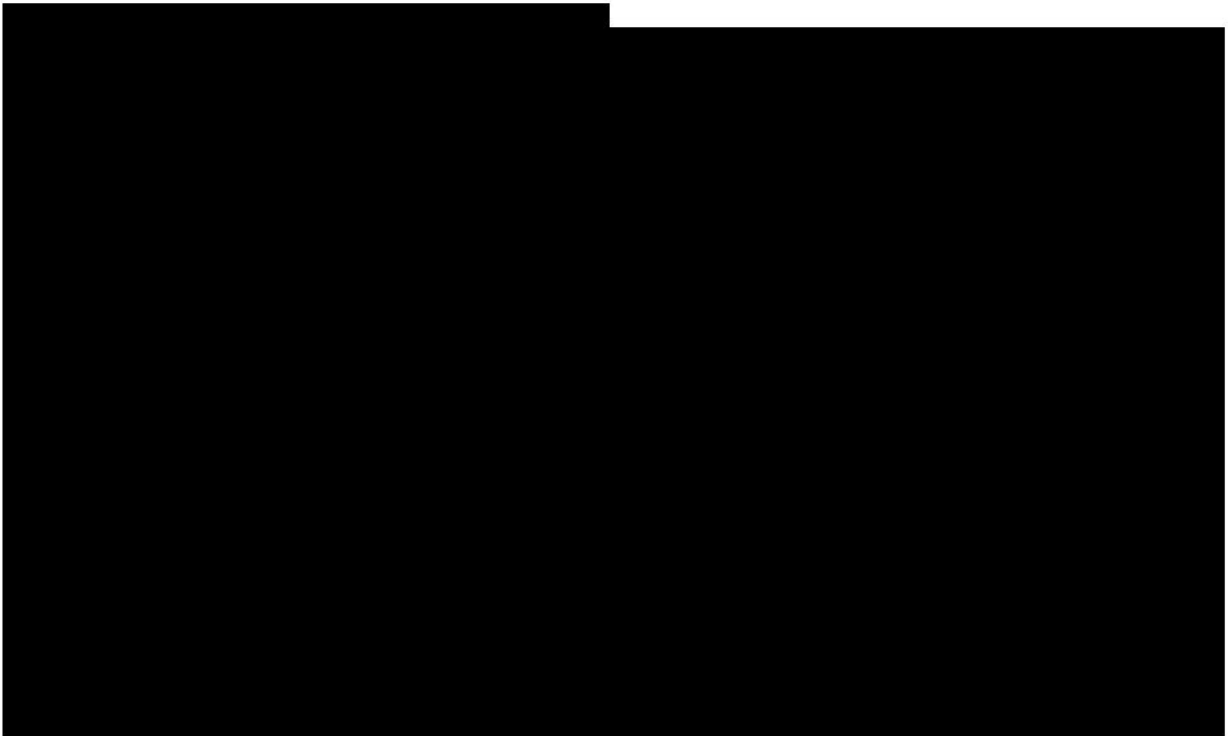
24 July 2020

Dear Ms White

RE: Submission on Amendment C161 to the Port Phillip Planning Scheme


Thank you for the opportunity to make a submission on Amendment C161. 
 commend the City of Port Phillip on undertaking a review of its heritage areas, we are concerned that it does not adequately address the need to review and remove redundant provisions which create a significant, costly, burden on the redevelopment of land and the planning system - as well as undermining the broader objectives of planning in Victoria. Accordingly, we oppose a number of elements of the Amendment and seek the changes outlined below.








Noting that the heritage values of the properties are overstated and the site is located in a highly modified section of the streetscape, a strategic view of the site should be taken, and the Heritage Overlay removed in its entirety.

Strategic View of the Site

[REDACTED]

The ‘hearts’ of St Kilda – Acland Street and Fitzroy Street – are in dire need of revitalisation. St Kilda more broadly needs housing. [REDACTED]

[REDACTED]

Application of the Heritage Overlay imposes additional planning permit application requirements, with decision guidelines emphasising the protection of heritage places, regardless of the heritage status of the buildings on the site. Furthermore, it triggers the application of Council’s local Heritage Policy.

While Heritage Policy is of no relevance to the site, its application applies a considerable additional administrative and cost burden on both Council and a development applicant. It is considered that the site’s response to the nearby heritage areas is adequately protected by the neighbourhood character and design response provisions on the Planning Scheme. There is no additional benefit in identifying it as part of this blanket heritage precinct, of which it is on the periphery.

Heritage Policy Map

The case for removing the site from the Heritage Overlay is supported by the low heritage value of the properties within it.

The Heritage Policy Map, which is to be updated as part of Amendment C161, is intended to identify the relative heritage values. While Amendment C161 proposed changes to the Heritage Policy Map based on the Heritage Review, these changes fall short of recognising the actual heritage value of each of the properties. In fact, it appears that the review has not included a site visit or even desk top review of some properties.

The impact of the proposed amendment on each property is identified by the Heritage Policy Map excerpts included as Attachment 1, and described as follows.

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

While we support the identification of [REDACTED] as non-contributory, we remain concerned about the identification of the [REDACTED] for the following reasons.

[REDACTED]

[REDACTED]

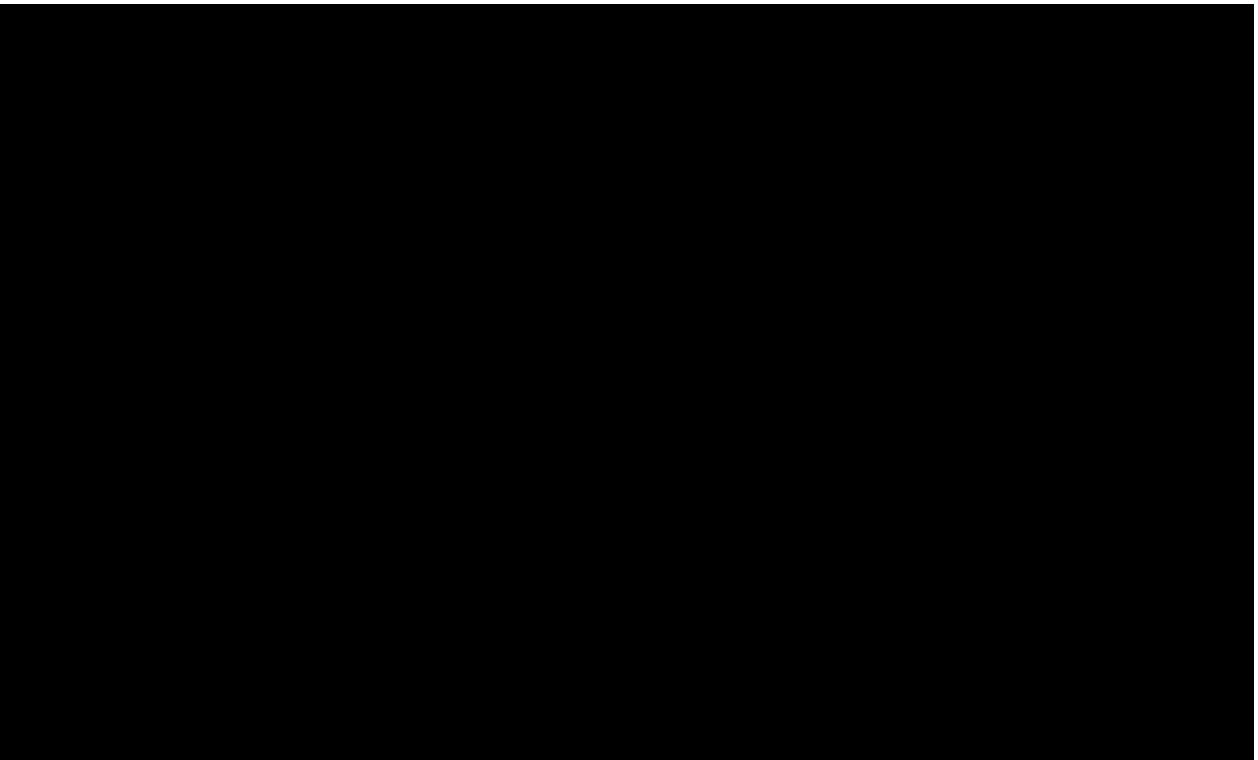
[REDACTED] forms part of the at-grade car park associated with the [REDACTED]. Nonetheless, its 'Significant' grading is proposed to be maintained on the Heritage Policy Map. Clearly, the property makes no contribution to the heritage values of the area. Its identification calls into question the veracity of the heritage review process, and whether site visits were undertaken.

If the site is maintained in the Heritage Overlay, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] contains a single-fronted late Victorian weatherboard cottage. It has undergone significant modifications, including demolition of a considerable proportion of the original fabric, addition of a substantial double storey extension, replacement of the front window and door, and introduction of a skillion verandah (Figure 2).



The property is currently identified as 'significant' by the Heritage Policy Map, and that identification is proposed to be retained by Amendment C161. We submit that this identification cannot be justified given the high degree of modifications that have been made to the original dwelling both internally and, more importantly, externally - including the overbearing second storey addition. It is within a fragmented part of the streetscape and does not contribute to the Heritage Overlay, so should be removed completely, along with the rest of the site.

[REDACTED]

[REDACTED] contains a single storey, double fronted weatherboard dwelling. It has undergone some modifications, and is in poor condition (Figure 3).

It is identified by the current Heritage Policy Map as being Contributory, and is proposed to be upgraded to Significant.

Given the condition of the building and its location – physically separate from any significant heritage buildings and the intact areas of the precinct – it does not meet the definition for a ‘Contributory heritage place’, as it simply does not contribute to the significance of the area. It is therefore difficult to understand how it can be considered to meet the definition of a ‘Significant heritage place’. Again, we submit the site in its entirety should be removed from the HO. [REDACTED]

[REDACTED] present unique or significant heritage or architectural qualities. They are commonplace, with far better examples elsewhere throughout the municipality and Melbourne generally. Furthermore, these two buildings are enveloped by a commercial enterprise with larger scale modern forms and thus the immediate context is severely compromised. Retention of the buildings in the Heritage Overlay may compromise the strategic redevelopment site, without any benefit.

In progressing the Amendment, Council should take a strategic view of the site and heritage review to ensure it is not unnecessarily burdening St Kilda by preventing or complicating development proposals that could contribute to the area’s revitalisation. In regard to the [REDACTED] in particular, consideration should be given to:

- The site’s context, including that the [REDACTED] does not provide an intact heritage streetscape and that there are many areas with greater heritage value;
 - The low heritage value of the remaining buildings themselves, further compromised by the immediate context of the hotel buildings and separation from contributory heritage buildings;
- and

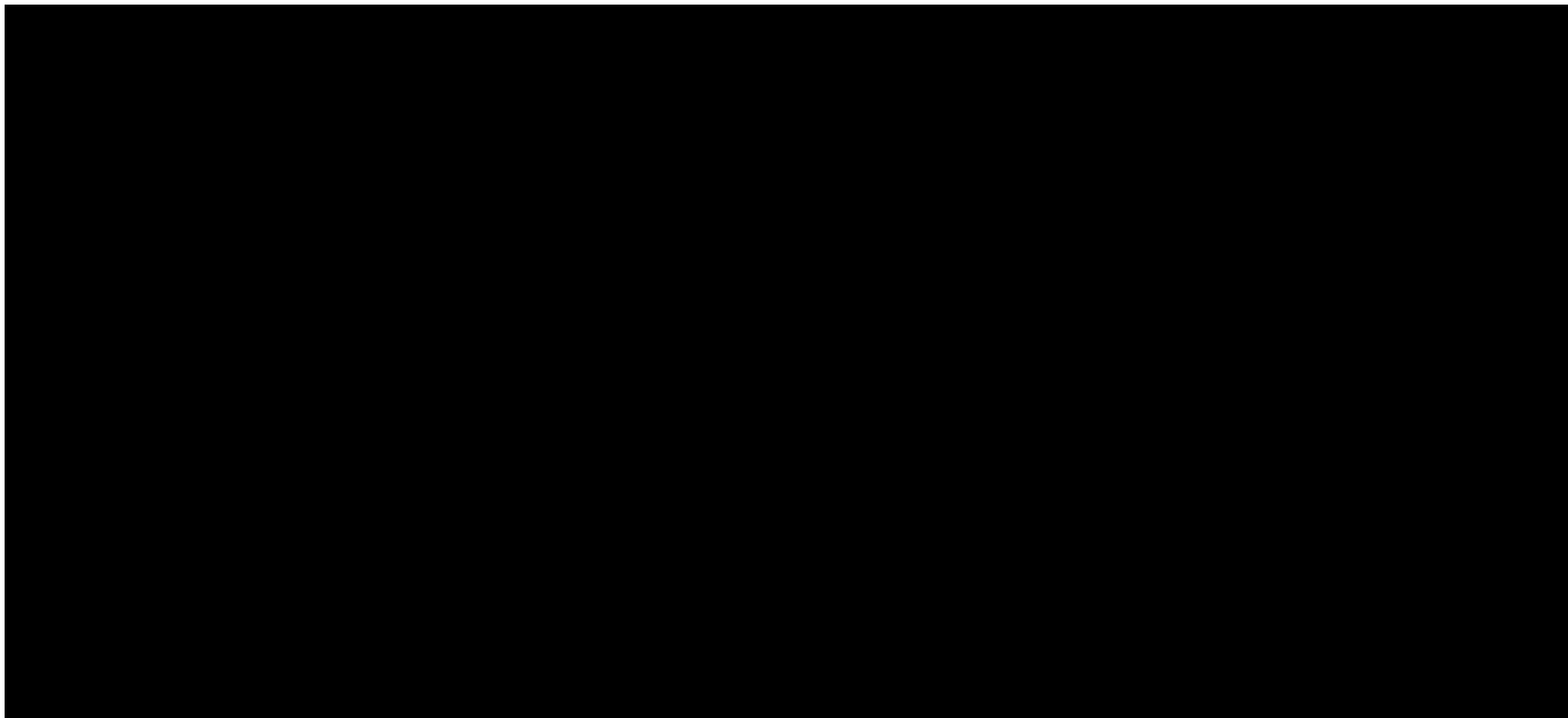
- The need to identify and facilitate strategic redevelopment sites that can contribute to Council obligations such as economic growth and viability of Acland St and providing much needed housing.

As it is currently drafted, we are concerned that the Amendment prioritises the retention of heritage fabric, however low its value, over other objectives of planning in Victoria.

[REDACTED]

[REDACTED]

[REDACTED]



Submission to the City of Port Phillip

Re: Amendment C161port to the Port Phillip Planning Scheme

I am writing this submission opposing that part of the proposed amendment proposing the properties situate at [REDACTED] be identified as significant heritage places as part of the Heritage Overlay.

I do not believe that there should be any change to the existing Heritage Overlay status in which I understand that they are identified simply as "Contributory outside the Heritage Overlay"

Nothing has changed since the original decision to confer on it contributory status. Indeed arguably the buildings are far less "original" now and, if they were not deemed worthy of significant status then, then there should be no reason now.

In truth these buildings are nothing more than simple low rise apartment complexes constructed in the 1930s or 1940s. They are not particularly noteworthy. [REDACTED]

It has been argued in the Heritage Assessment prepared by Peter Andrew Barrett that the three-storey brick blocks of flats at [REDACTED] "are of a restrained, but well-composed, Moderne design. They are situated within a landscape setting that contributes to their character."

Whilst I am not schooled in architecture I would question whether they are a particularly good example of Art Moderne, indeed whether they are really Art Moderne at all. Indeed from my research there appears to be a lot of conjecture as to what truly is Art Moderne and indeed some of the photographic examples that Mr Barrett includes are far more memorable than the plain, utilitarian structures that are [REDACTED].

Further the landscaping is not original being a much later iteration and even the author of the assessment recognises this. Indeed the car ports and the ground floor café are similarly not original and are both later additions/alterations.

The assessment report also makes much of the fact that the complex is a development by the solicitors Margot O'Donohue and Frank Lynch, who were significant flat developers in [REDACTED].

Neither Ms O'Donohue nor Mr Lynch are noteworthy and indeed their perceived noteworthiness or otherwise should neither be an express or implied justification for an upgrade in the heritage overlay status

The report further notes that the "complex is of local historical value as it demonstrates the significant role that [REDACTED] played in flat development in the municipality from the Interwar period, due largely to its close proximity to public transport and the views it afforded to Albert Park Lake".

[REDACTED] are remembered far, far more for the many mansions that existed on both those roads before high rise developments took root, a development that has seemingly not

been a concern previously or indeed now for the City of Port Phillip who happily presided over the demolition of many, many building with far greater claims to Heritage listing or Heritage Overlay listing than [REDACTED].

Indeed the City of Port Phillip population forecast for 2020 is 117,420, and it is forecast to grow to 176,816 by 2041. That is an increase of almost 60,000 people or 50%. The site on which 58,59 and 60 Queens Road sits is enormous, almost half a block on which sit 60 apartments only generating rate revenue for council of something in the order of \$60,000 per annum.

Were this site to be redeveloped it would no doubt provide some 300 to 400 apartments, generating much needed accommodation in this municipality and Council revenue, to the extent of upwards of \$400,000

These potential outcomes should not be jeopardised for the mere sake of maintaining a heritage overlay on buildings that have no real architectural significance.

[REDACTED]
[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

Head of City Policy

To Whom it may concern.

Regarding the above amendment, C161

[Redacted]

I had a phone conversation from council regarding this amendment and was told that the consultant would call to explain the need to amend this property status, no one called!

I requested that council provide the documentation used to ascertain the need for this amendment, and was told that it would be made available. Nothing came!

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern – The Port Philip Council

Dear sir and madam,

I am writing this email with regard to the amendment C161 which was proposed by the Port Phillip Council. I strongly support the council to protect the buildings [REDACTED] and recognise their heritage status.

These flats of [REDACTED] were built during the World War II by a local builder. They represented a difficult era that this community have been through. They sit there, remind us of a period of history that is almost forgotten by today's people. We ought to have something to keep the memory of that era, not only for us but also for our further generation, for them to have a place where they can touch, and learn about the history of this city. These flats are historically significant.

Besides this, the classic style of these flats is so different with all the modern architectures that are commonly seen in this area. By protecting these flats, we keep a diversity in the styles of the buildings in the neighbourhood. We already have a lot of skyscrapers, a lot of glass-walled apartment buildings, we need a variety within our community and these flats of [REDACTED] have the distinction that add to this variety.

To sum up, I support Port Philip Council in terms of the proposed amendment C161 based on the reasons above.

Thank you very much.

Sincerely,

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

[Redacted text block]

[Redacted text block]

[Redacted text block]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Hi Phoebe

I have checked with [REDACTED] and both are very impressed with the work that has been done so we can only congratulate the team that put the amendment together. We're fortunate to have a Council that considers heritage preservation to be of so much importance.

Thank you for your correspondence.

Best wishes

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent: Monday, 27 July 2020 11:09 AM

To: Phoebe Hanna <Phoebe.Hanna@portphillip.vic.gov.au>

Subject: Amendment C161port

[External Email] Please be cautious before clicking on any links or attachments.

Dear Phoebe

Thank you for your letter which was addressed to [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]. This means that we have missed the
deadline for comments. Please let me know if there is anything that can be communicated
to CoPP at this late stage.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

9 July 2020

The Head of City Policy
City of Port Phillip
Private Bag No. 3
POST OFFICE ST KILDA
VICTORIA 3187

[REDACTED]

Dear Sir/Madam,

RE: TOWN PLANNING AMENDMENT C161 PORT – UPDATE AMENDMENT

I refer to your recently advertised information relating to your proposed amendments to "Amendment C161 Port – Update Amendment" and wish to comment as follows.


I write to support the updates proposed to the various heritage provisions and documented especially those outlined in the [REDACTED] precincts of our Municipality. Over the years we have seen the destruction and demolition of many worthy buildings that should have been preserved for our architectural heritage. I therefore fully support the recommendations and comments noted in the Heritage Assessment of [REDACTED]

[REDACTED]



This complex of buildings along with several others mentioned in the Queens Road precinct are prime examples of the early changing patterns and evolving social needs of Melbournians during this period. Many of these buildings are set in now mature "landscape settings" reflecting the usage of common land by its occupants. These buildings are symptomatic of Melbourne's growth and "residential betterment". If we do not retain these examples of our history, little will remain of our architectural evolution.

[REDACTED]

Head of Policy,
City of Port Phillip,
Private Bag 3,
St. Kilda. 3182.



Dear Sir/Madam,


I have become aware that  is at risk of demolition due to the possibility of yet another high-rise development in .

As a lover of the irreplaceable low-rise buildings (& landscape) in this area, I strongly object to the possibility of the destruction of these icons which so beautifully represent the "old Melbourne".

There has been far too much development of St. Kilda & Queens Roads over the years and many significant buildings have been lost due to the unfortunate developments which have taken place in past years.

This is one time when a heritage proposal will be not only of benefit to the residents of the buildings, but to the wider community by retaining this charming streetscape.

Let's hope that the power of money does not override the value that these buildings add to the heritage of this great city.



Head of Policy,
City of Port Phillip,
Private Bag 3,
St. Kilda. 3182

Dear Sir/Madam,

[REDACTED]

[REDACTED] a fine example of an Edwardian style bungalow, built in the 1920's, is now heritage listed, but is the only one left in the block. Other similar, beautiful neighbouring houses were knocked down in the 60's and 70's and replaced with a tasteless variety of flats.

[REDACTED] is an excellent and well preserved complex of the 1940's apartment era. By heritage listing it can be preserved for our current and future generations, culture and history.

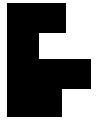
Young people of today will never know just what has been lost without heritage protection.

The residents of [REDACTED] should be justly proud that their building is proposed to be heritage listed.

Furthermore the streetscape is softened by the low rise buildings. There are few remaining low rise on [REDACTED] but by their presence and the adjoining golf course and green wedge, it gives the effect of widening [REDACTED] and providing better visibility for the density of traffic using it.

I congratulate the Strategic Planning Department of the City of Port Phillip in proposing [REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.

EMAIL ADDRESS

strategicplanning@portphilip.vic.gov.au

29th July 2020

To Whom It May Concern –

The Port Philip Council

Dear Sirs,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED] These block of flats, [REDACTED] [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. They definitely add to the diminishing history and architecture of this area. They historic element of a bygone era that they brings real character to the area and the spirit and energy that it emanates is immeasurable. Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you. Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[External Email] Please be cautious before clicking on any links or attachments.

Phoebe,

Thanks for your response and sorry for my delay in getting back to you.

Two things..

Simplest first. The sending of council rates etc notifications should be continued to be delivered to the current address as payment of such is conducted by the recipient party.

This matter though is something they can't/won't deal with and unless you can have two contact points it is not worth changing. Thanks for the thought though.

The second. I have just read the entire proposed heritage overlay and understand the rationale for the proposal.

Let me say though, that I am against this proposal. [REDACTED]

1. The land is zoned "Commercial"
2. As such, it is mostly property developers are interested in the site.
3. Growth in St Kilda does not auger well for the long term interests of this sort of resident property in this immediate area and lack of opportunity will seriously affect our property value.

With Point 1, as the land is zoned "Commercial", I have to question why there is a desire to implement a residential based heritage overlay. [REDACTED]

To implement this proposal and restrict development can only be detrimental to the area as a whole. Especially, if we refer back to the heritage proposal and acknowledge the exponential population growth within St Kilda and then try to estimate future growth.

If at any point in the future, whether this property is developed for residential or commercial purposes, it can only be of benefit.

I am happy to discuss this matter at any time, mornings are preferable though. So, please feel free.

Kind Regards,

From: Helpdesk - Strategic Planning [mailto:strategicplanning@portphillip.vic.gov.au]

[REDACTED]

To: Helpdesk - Strategic Planning <strategicplanning@portphillip.vic.gov.au>

Subject: Heritage Overlay - File Reference 66/02/279

[External Email] Please be cautious before clicking on any links or attachments.

Attention: Phoebe Hanna.

I am writing to you regarding the heritage listing that is being discussed as per the attached documents.

[REDACTED]

The initial correspondence regarding this matter was directed to our real estate agent and not even the rental section.. From there it took some time for the initial recipient to determine what should be done with it and then forward it on.

Then, as you can appreciate, during Covid19 we have had little ability to pursue this matter and we would request an extension be granted so that this can be fully investigated and enable us to make an educated and informed response to the issue.

I note the excerpt below(from the C161 document) which seems to indicate that the other properties are of main interest and not ours..

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Or, could you, at least point us in the correct direction.

Also, going forward, is it possible that you send all correspondence regarding this directly to us.

Thanks in advance,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Damian Dewar
Manager Strategy and Design
Port Phillip City Council
strategicplanning@portphillip.vic.gov.au

Dear Mr Dewar

[REDACTED] with the opportunity to comment on Amendment C161port to the Port Phillip Planning Scheme, and the granting of an extension of time to make a submission.

[REDACTED] has reviewed the amendment, relevant supporting documents and the explanatory report and has [REDACTED] land affected by the amendment:

- [REDACTED]

[REDACTED] † has identified a range of typographical anomalies in the amendment, such as inaccurate names and addresses of the heritage places in the Schedule to Clause 43.01 Heritage Overlay, and inaccurate descriptions of the effect of the amendment on the abovementioned land in the explanatory report. Please refer to **Attachment 1** to this letter for further details of the [REDACTED].

[REDACTED] onto the Principals of the affected schools, who may wish to make their own separate submissions.

[REDACTED]

[REDACTED]

SKG

[REDACTED]

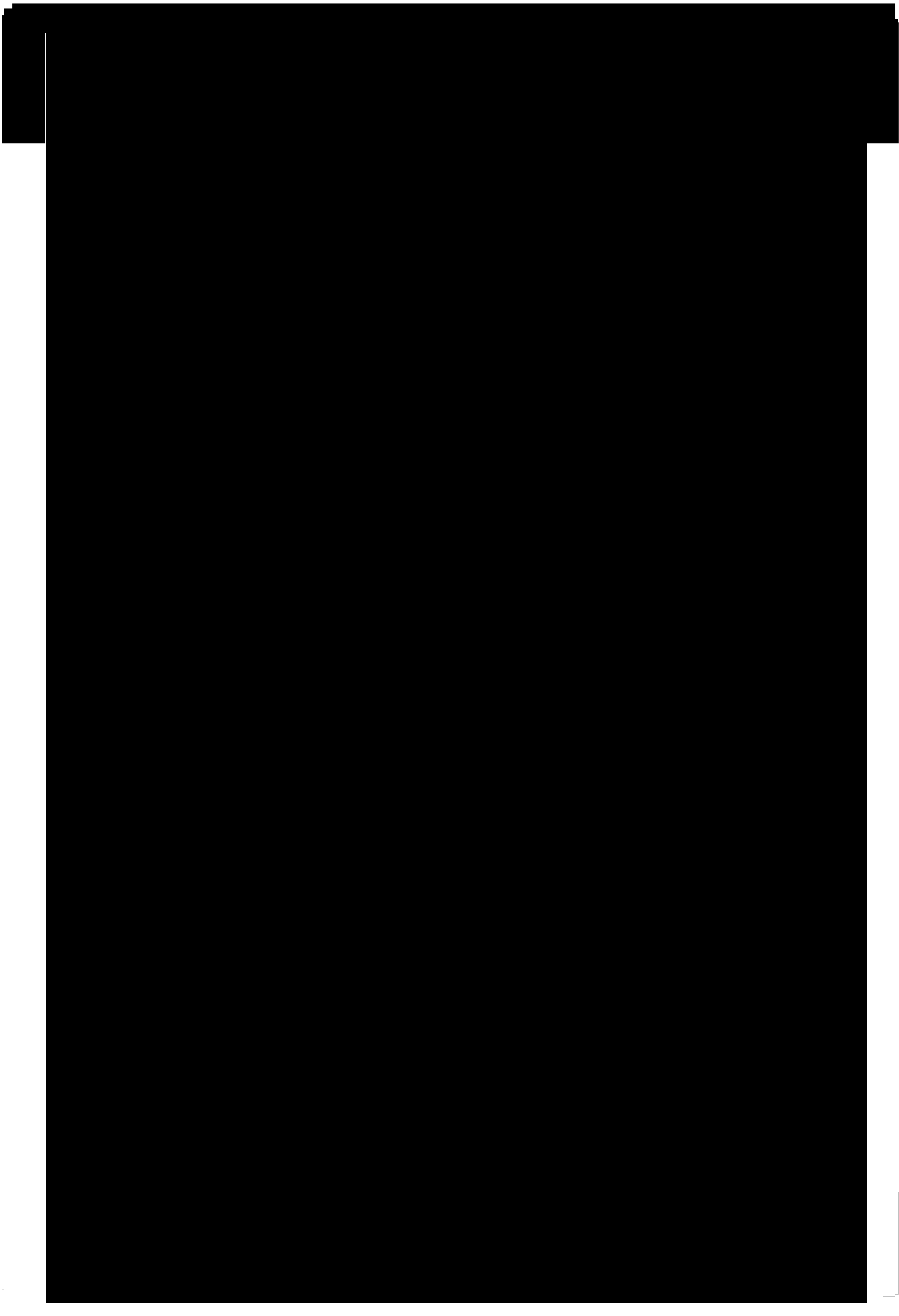
[REDACTED]

[REDACTED]

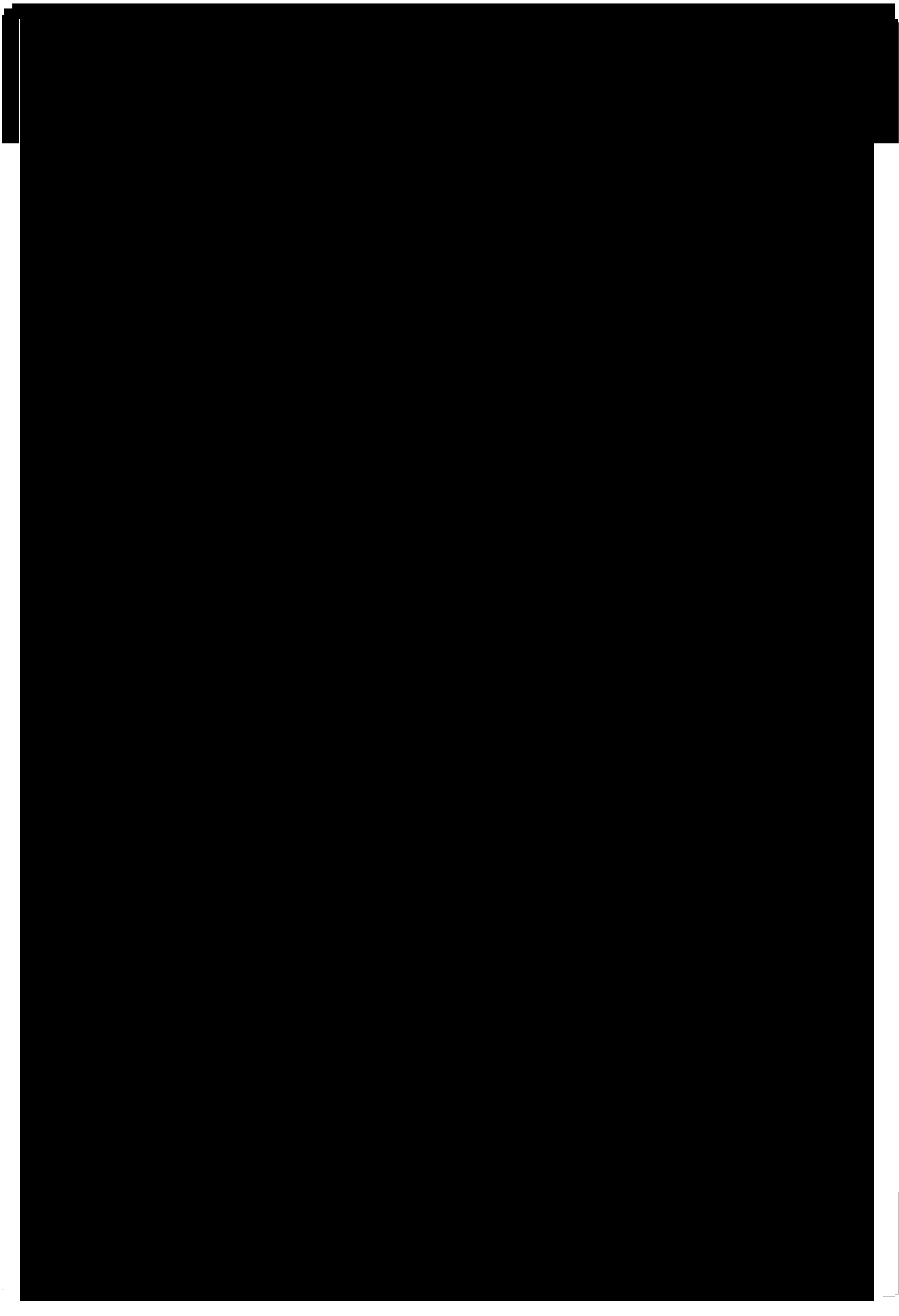
[REDACTED]

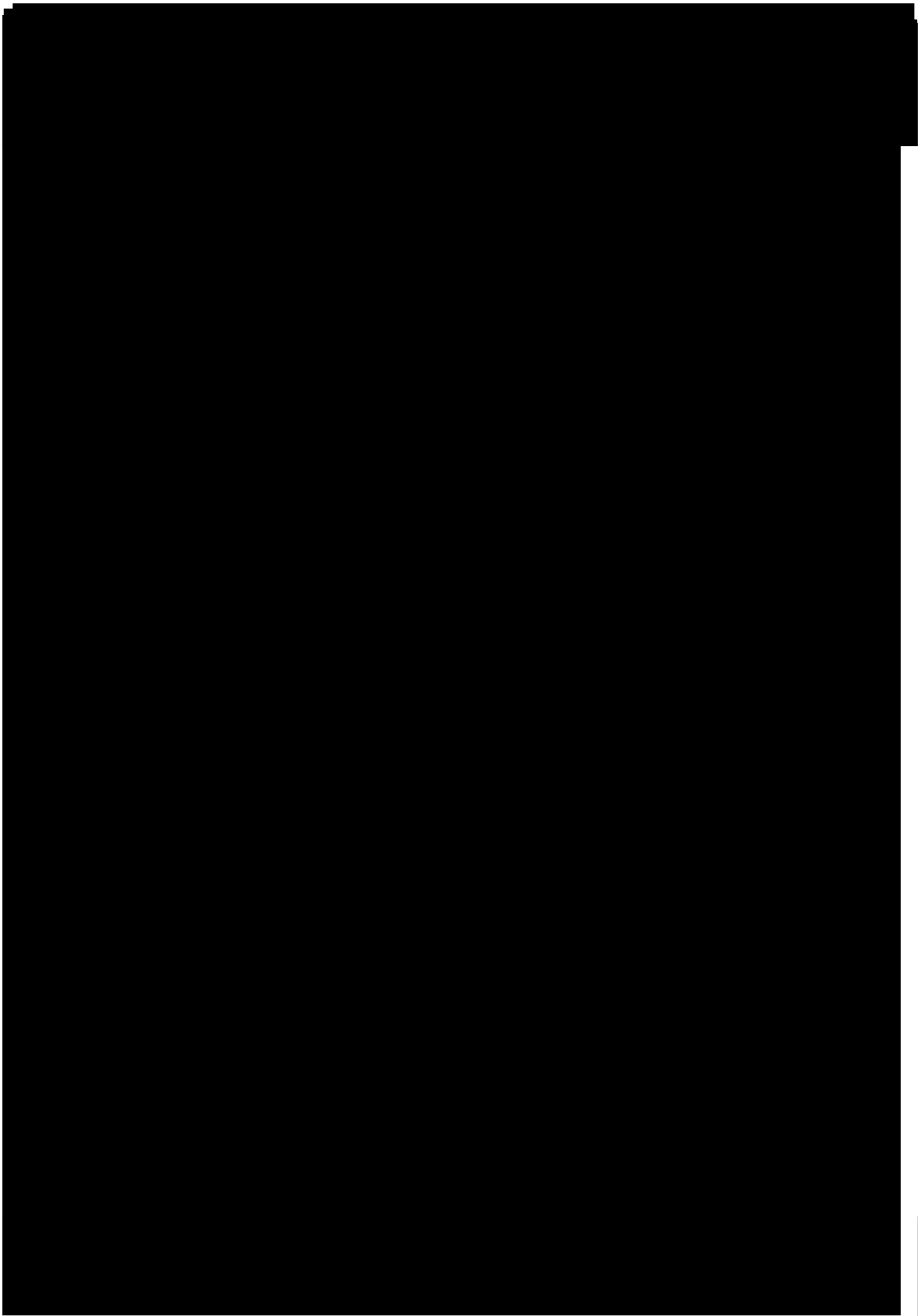
[REDACTED]

[REDACTED]



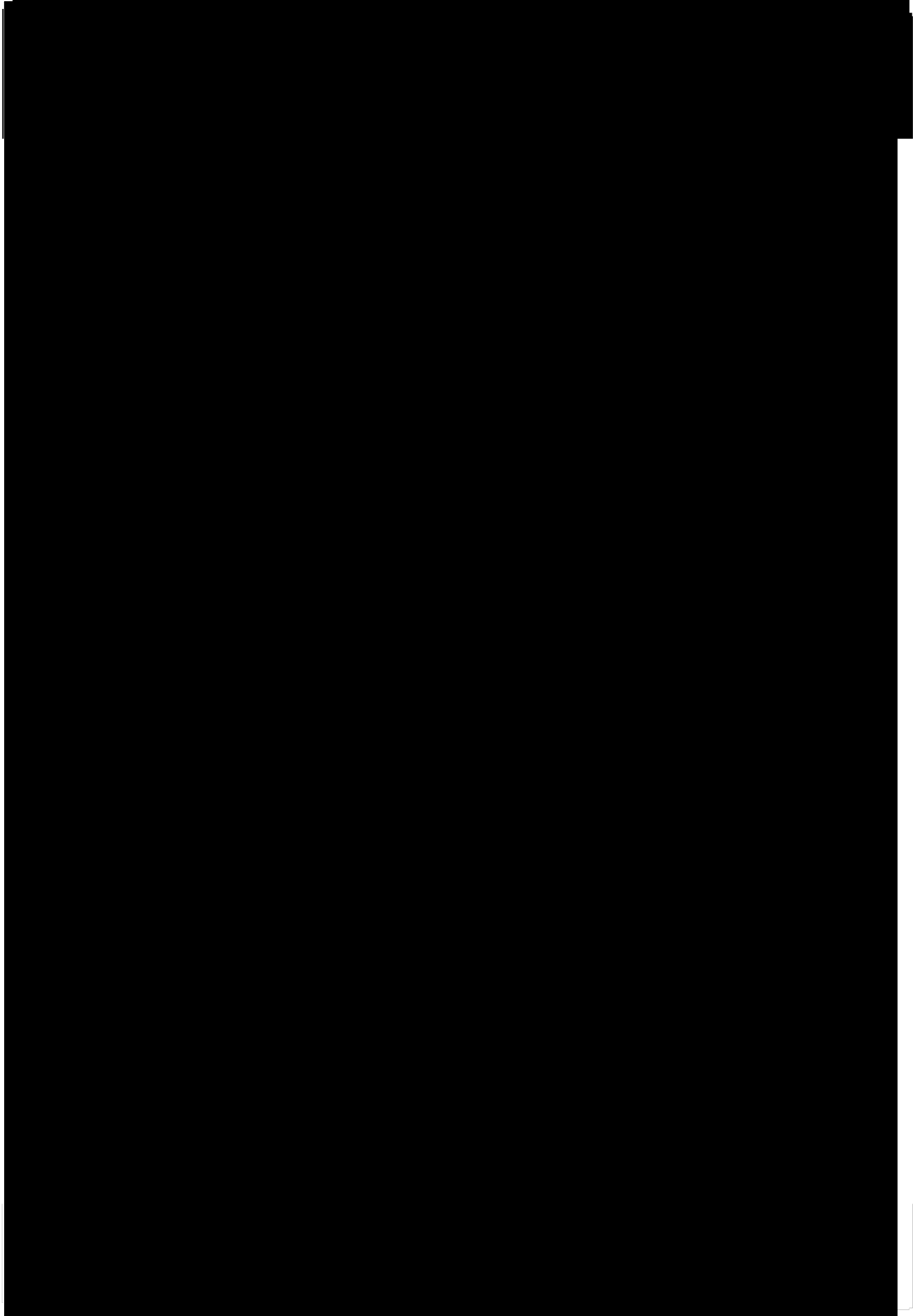






[REDACTED]

[REDACTED]





[Redacted]
[Redacted]

[External Email] Please be cautious before clicking on any links or attachments.

[Redacted]
[Redacted]

I OPPOSE THE PROPOSED AMENDMENTS TO THE PLANNING SCHEME FOR THE FOLLOWING REASONS:

1. [Redacted] has no intrinsic heritage value.
2. In his report Mr Helms relies on an obscure journal citation for arriving at the conclusion that the [Redacted] has some heritage value and moreover resolves that such value is Significant.
3. In fact [Redacted], for all intents and purposes have the appearance of extremely run down ordinary Edwardian buildings.
4. If the buildings had any heritage value (which is not the case) have been so significantly altered over many years that any such alleged heritage value has been completely lost. The substantial alterations to the buildings and [Redacted] property generally include, but are not limited to the following:
 - (a) Fully building in the original balconies
 - (b) Replacement of original roof
 - (c) Erection of a high brick fence and gates
 - (d) Significant fencing within the internal courtyards (which courtyard was claimed to be part of the unique heritage feature/aspect of 96G)
 - (e) External painting of all buildings
 - (f) Other significant external alterations

OTHER FACTORS RELEVANT TO COUNCIL TO TAKE INTO ACCOUNT

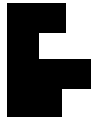
1. [Redacted] in general zone directly across the Street from the newly constructed Sacred Heart Hostel building.
2. The [Redacted] / buildings comprise of four modest and run down 2 and 3 bedroom single level - **units with 1 shared car space between them** - so the land is effectively private land providing very modest, low amenity accommodation
3. [Redacted] is an exceptional development site suitable for the possible construction of quality affordable apartment housing for the local community with excellent amenity.
4. The owners see the future of [Redacted] housing a multi level apartment development with ample carparking similar to other low cost public housing similar others on [Redacted]
5. Locking up this site without having a solid heritage basis is not in the interests of the community or planning policy.

I would encourage each and every councilor to drive past and inspect [Redacted] to evaluate this

for themselves and not to rely on a misconceived report by Mr Helms.

[REDACTED]

[REDACTED]



[External Email] Please be cautious before clicking on any links or attachments.



To Whom It May Concern – The Port Philip Council

Dear Sirs,

I would like to support the Council on its proposed Amendment C161 to the planning regulations to recognise the heritage status of the buildings [REDACTED]. These block of flats, [REDACTED] were built by WWII Charles Hector Young, a local builder and represent the Functionalist style of architectural, seldom seen in today's modern architecture. They definitely add to the diminishing history and architecture of this area. They historic element of a bygone era that they brings real character to the area and the spirit and energy that it emanates is immeasurable. Therefore, I support Port Philip Council in this proposed amendment based on the above thoughts.

Thank you.



[Redacted]
[Redacted]
[Redacted]

Head of City Policy,

City of Port Phillip.

Dear Sir/Madam,

Double Heritage Tragedy if [Redacted] were Redeveloped

I strongly support your proposal to have the properties at [Redacted] recognised for their significant heritage value.

Not only do these fine buildings warrant protection – if they were to be redeveloped, the view from [Redacted], which was acclaimed for unique Australian architectural design in 2005, would be all but obliterated:



I am not a “heritage expert”, but the 3 buildings certainly do look as if they belong to an era, they have been carefully maintained, and I think it must surely be important that the expansive frontage onto Queens Road represents a green break which blends in well with the golf course and parkland.

I hope there is solid support for your proposal, and I wish you well.

[Redacted]
[Redacted]
[Redacted]
[Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

[REDACTED]

Head of City Policy,
City of Port Philip,
Private Bag No3,
P.O. St. Kilda 3182

Dear Sir/Madam,

Heritage Proposal - [REDACTED]

I am writing to support your intention to heritage list the properties at [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] contains a beautiful historic Mansion which shares [REDACTED] with the property you intend to heritage list. [REDACTED]
[REDACTED]
[REDACTED]

There are so few period buildings left in [REDACTED] an excellent example of what should be retained.

[REDACTED] precinct has changed so much, and sadly not for the better, in the last thirty years. A further development on the [REDACTED] would represent a major diminution of the heritage-built environment.

I believe that your proposal to heritage list [REDACTED] is of significant importance to the local environment and should be applauded by the residents in the general area.

I fully support your proposal.

[REDACTED]

[REDACTED].

[REDACTED]
[REDACTED]
[REDACTED]

Head of City Policy
Strategic Planning Dept.
City of Port Phillip
Private Bag 3
P.O. St. Kilda 3182

Dear Sir/Madame

[REDACTED]

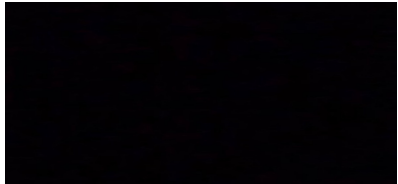
I absolutely applaud this proposal.

There is so little left of heritage value in the area.

[REDACTED], leaving a
legacy of high rise office towers and apartment buildings,
mostly with unappealing edifices. [REDACTED]
complex is well built and beautifully maintained and is a
prominent example of the architecture of the 1940's.

It deserves to be heritage listed.


[REDACTED]




Head of City Policy,
City of Port Phillip,
Private Bag No.3,
P.O. St.Kilda, 3182.

Dear Sir/Madam,


Heritage Proposal re 58, 59 & 60 Queens Road, Melbourne



 I write to strongly support your proposal to have the properties at 58-60 Queens Road, Melbourne recognised for their significant heritage value.



 were delighted to learn that Port Phillip Council was seeking to protect these buildings, and endorse the arguments articulated by Peter Barrett in your proposal.

We know you might just think we only have a self-interest in promoting the heritage listing, so to ensure our arguments are more independent and carry more weight we sought our own expert opinion as well on your proposal.

Roger Beeston Architects (RBA) are recognised as one of Melbourne's most respected heritage architects and they have provided us with a report which also recommends that the buildings be recognised for their heritage value. I attach a copy of the RBA report, and draw your attention to Section 5.2 in particular and the report's conclusion which supports your own recommendation.

We have been overwhelmed by the response from residents  your proposal and no doubt you have received a few submissions from them as well. They have presented us with a range of positive arguments for retaining 58-60 Queens Road in their present shape, and many enjoy the daily walk past them as they visit Albert Park Lake and beyond.

 owners of course also have a huge stake in ensuring the architectural standing of our neighbourhood, which also plays a key role in why we support this proposed for heritage listing. In a sense,  itself has a "by-product" heritage interest in this proposal. Let me explain.

When  was completed in 2006, it was immediately recognised as a modern architectural masterpiece – a building of unique design with a multitude of attractive features. It won a plethora of awards. The building's architects, Woods Marsh, won the Victorian Architectural Medal for its innovative use of space and form.  soon became known as a St Kilda Road icon.

From the east, views of Yve are likely to be unimpeded for ages – they are protected by the grounds of Wesley College which will surely remain intact forever.

However, from the west, across Albert Park Lake, the parkland and Queens Road, there is the threat that if the three buildings at 58-60 Queens Road were demolished, the default zonal building guidelines would allow the construction of 40-metre tall edifices. This would block out most of the

vista of [REDACTED] from the west; from across the lake, pedestrians scanning the magnificent landscape would see only the top four floors of [REDACTED] at best. Even worse, from Queens Road, virtually nothing would be visible of [REDACTED] if a future tall development went ahead.

I'm sure it comes as no surprise then that the residents of [REDACTED] feel that in a sense there would be a heritage "double-whammy" if 58-60 Queens Road were to be demolished sometime in the future – as part of the "heritage value" of [REDACTED] would be demolished at the same time.

Together with St. Kilda Road and Beaconsfield Parade, Queens Road is one of the three beautiful gateways to Melbourne from the south. The properties at 58-60 Queens Road constitute an outstanding example of what must be saved.

The overall property at 58-60 Queens Road has the largest and best frontage of the remaining properties along this boulevard. The frontage stretches nearly half the block between Lorne Street and Beatrice Street, with a carefully manicured hedge and an abundance of mature trees. Nestled behind in attractive gardens are the three fine period buildings described in your proposal, which all appear to have been well-maintained.

Our own expert report from RBA echoes the same sentiment about the feel of the properties. But importantly, it concurs with the notion that there is a significant heritage value at stake here. Coupled with the argument above to protect the "heritage value" of [REDACTED], the residents here wish you well in this vital initiative.

Yours sincerely,

[REDACTED]

[REDACTED]



'Kinross' 59 Queens Road

Heritage Review – 58-60 Queens Road, Melbourne

Amendment C161, City of Port Phillip

Written submission – 23 July 2020



[REDACTED]

Personnel:

[REDACTED]

TABLE OF CONTENTS

1	Introduction	
1.1	Purpose	1
1.2	Location	1
1.3	Heritage Status	1
2	History	
2.1	Subject Site	4
2.2	Flat Development along Queens Road	5
3	Description	
3.1	Subject Site	7
3.2	Glen Eagles (no. 58), Kinross (no. 59) and Kinfauns (no. 60)	7
4	Analysis	9
4.1	Architectural Style	9
4.2	Flat Development along Queens Road and St Kilda Road	9
4.3	Comparative Analysis	10
5	Findings	13
5.1	Summary of Heritage Review	13
5.2	Conclusion	13

1 INTRODUCTION

1.1 Purpose

This heritage report has been prepared for submission to the City of Port Phillip in relation to the heritage controls proposed for 58-60 Queens Road, Melbourne (subject site) with Amendment C161. It provides an independent review of the assessed heritage values of the subject site.

Amendment C161 proposes to make a series of updates and technical corrections to the Port Phillip Planning Scheme and is currently at exhibition stage. Part of this Amendment seeks to implement the findings of four heritage assessments commissioned by Council, including the *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017), which recommends that an individual heritage overlay is applied to the subject site.

The site was inspected from the street on 3 April 2020.

1.2 Location

The subject site is located in Queens Road, Melbourne at the intersection of Beatrice Street. To the north of the site is Beatrice Street and to the east (rear) is Queens Lane.

The site consists of three, three-storey brick flats constructed during the Interwar period. To the north end is *Glen Eagles* (no. 58), in the middle is *Kinross* (no. 59), and to the south end is *Kinfauns* (no. 60).



Aerial, showing approximate boundaries of subject site. The site consists of three brick flats constructed during the late Interwar period. (Source: Nearmap, 23 April 2020)

1.3 Heritage Status

The site is not currently included in the schedule to the heritage overlay in the *Port Phillip Planning Scheme*.

1.3.1 Amendment C161, Port Phillip Planning Scheme

Amendment C161 proposes to apply an individual heritage overlay (HO512) to 58-60 Queens Road that would encompass the entire site.¹ Significant places are defined at Clause 22.04 (Heritage Policy) of the Port Phillip Planning Scheme.

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured "red" on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.

The Amendment does not propose any specific controls (i.e. internal controls, external paint controls or tree controls) at the subject site.²



Proposed Heritage Overlay (HO512) shown dashed red – part of Planning Scheme Maps 4HO & 6HO.
(Source: Am. C161, Port Phillip Planning Scheme, Exhibition Documentation)

The following statement of significance for *Glen Eagles, Kinross and Kinfauns* at 58-60 Queens Road, Melbourne, is proposed as part of the amendment:³

What is significant?

Glen Eagles, Kinross and Kinfauns at 58, 59 & 60 Queens Road, Melbourne, built in 1940-41 as an investment for Margot O'Donohue and Frank Lynch are significant. The three-storey brick blocks of flats are of a restrained, but well-composed, Moderne design and are situated within a landscape setting that contributes to their character. Along the rear boundary of the site is a row of 23 single car garages for its residents, which are supplemented by vehicle parking elsewhere on this site. Non-original alterations and additions are not significant.

How is it significant?

The complex containing *Glen Eagles, Kinross and Kinfauns* flats, their landscape setting, and rear garages, is of local aesthetic and historic significance to Port Phillip.

Why is it significant?

This complex of flats is of local historical significance to Port Phillip. It is a large and intact complex of low-rise flats built in Queens Road, Melbourne in the early 1940s. This complex is of local historical value as it demonstrates the significant role that Queens Road played in flat development in the municipality from the Interwar period, due largely to its close proximity to

¹ 'List of Affected Properties' Am. C161, Exhibition Documentation

² 'Schedule to Clause 43.01 Heritage Overlay' Am. C161, Port Phillip Planning Scheme, Exhibition Documentation

³ Citation No. 226, Port Phillip Heritage Review extract, June 2020 – Volume 2-6 – Revised citations, Exhibition Documents (Changes to Incorporated Documents).

public transport and the views it afforded to Albert Park Lake. It is also an example of a flat development by Margot O'Donohue and Frank Lynch, who built at least one other large block of flats in Queens Road. (Criterion A)

The complex is of local aesthetic significance to Port Phillip, as a large and intact example of an early 1940s flats complex designed in a restrained, but well-composed, Moderne style. The three blocks of flats, *Glen Eagles*, *Kinross* and *Kinfauns*, demonstrate a transition in styling of blocks between the more ornate styles of historicism and Streamline Moderne, to that of the uncompromisingly Modern developments of *Newburn* and *Stanhill* flats. (Criterion E)

Glen Eagles, *Kinross* and *Kinfauns* are a particularly fine, representative, and intact example of an Inter-war flat complex, demonstrating key features of flat design of this period, including incorporation of vehicle accommodation, and garden settings for each block. These garden settings, combined with the modest scale of the blocks (three-storey) and their hips roofs, provide a residential scale and character to this complex, absent in many Post-war flat developments in Port Phillip. It was these design attributes in early flats that helped shift earlier negative perceptions of flat living, to their growth in popularity with single and smaller family units in the Inter-war period. (Criterion D)

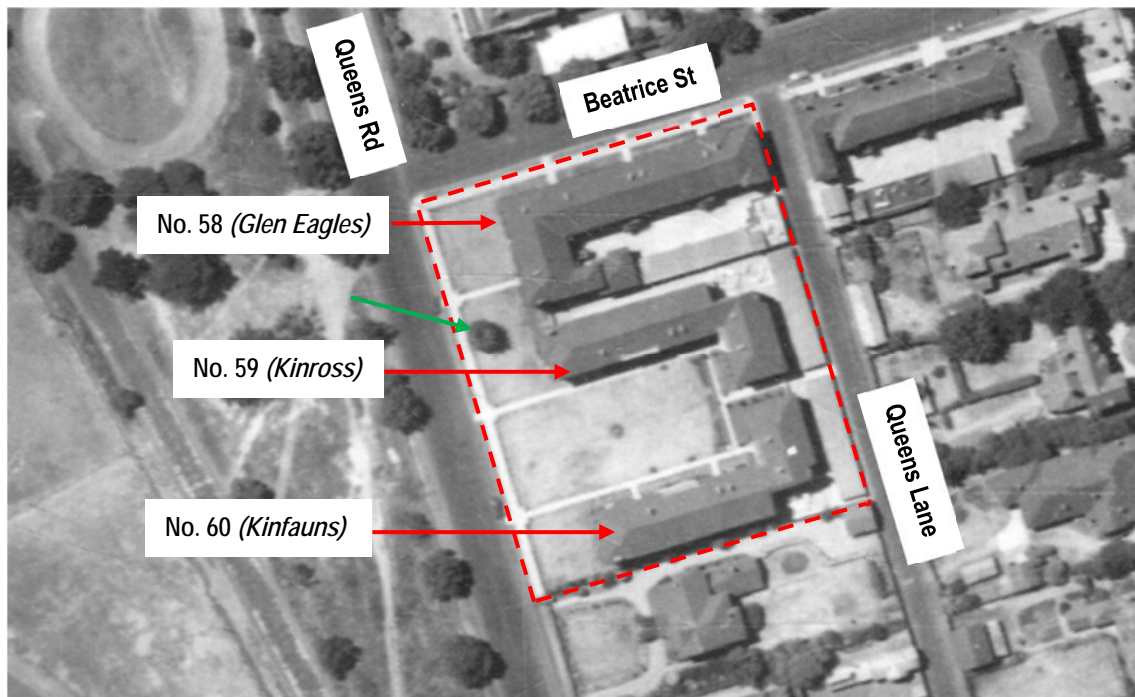
2 HISTORY

2.1 Subject Site

The *Heritage Assessment* (Peter Andrew Barrett, November 2017) outlines that *Glen Eagles*, *Kinross* and *Kinfauns* at 58, 59 & 60 Queens Road, were constructed in 1940-41 for Margot O'Donahue and Frank Lynch, property developers who traded under the name Ardern Real Estate and Investment Company. The builder was Charles Hector Young of Carnegie. O'Donahue and Lynch were also responsible for the extant block of flats at 33 Queens Road (*Lenhurst*) and most likely the block of flats at 17 Queens Road (*Monterey*), the latter being almost identical to the subject flats (albeit overpainted).

A 1945 aerial of the subject site shows the original building forms of the three subject flats. The flats are strategically orientated to take advantage of the sun and have an L-shaped configuration with internal courtyards that are integral to the functionality of the design. Linear paths serving the blocks of flats and large rectangular lawns are evident.

The flats are set back a considerable distance from Queens Road, showcasing the open front yards. To the front of *Kinross* (no. 59) is a tree, probably the extant palm tree which continues to feature prominently on the site.



1945 aerial showing the approximate boundaries of the subject site (dashed red) and the building forms of the three flats. The extant tree is indicated (green arrow).

(Source: Landata, Melbourne and Metropolitan Area Project, No. 5, Run 19E)

Builder – Charles Hector Young

The subject flats were constructed by builder, Charles Hector Young. He is described as a carpenter in rate books and later he advertised as a builder.⁴ Charles resided at 310 Koornang Road, Carnegie at the time of his death in 1944 (aged 44).⁵ He was the son of Janet and George Young and the husband of Mollie Young. His brother Albert, was appointed executor of the will, and may have also been a builder.⁶

⁴ City of Caulfield rate book, 1937-38 entry 2575, Deaths, 'Professions and Trades Section,' *Sands & McDougall's Directory*, 1942, p2023

⁵ Deaths, *Argus*, 2 November 1944, p2

⁶ Deaths, *Argus*, 6 November 1944, p13; City of Caulfield rate book, 1933-34, entry 3908

2.2 Flat Development along Queens Road

The 1945 aerial (see below) shows the section of road between Louise Street to the north and Union Street to the south. Queens Road consists of large, deep rectangular sites, with vehicular access from Queens Lane to the rear. While Victorian period mansions remained along Queens Road and St Kilda Road, many sites, such as the subject site, had been redeveloped to accommodate the growing trend in flat development. The aerial captures this pivotal phase during the late Interwar period.

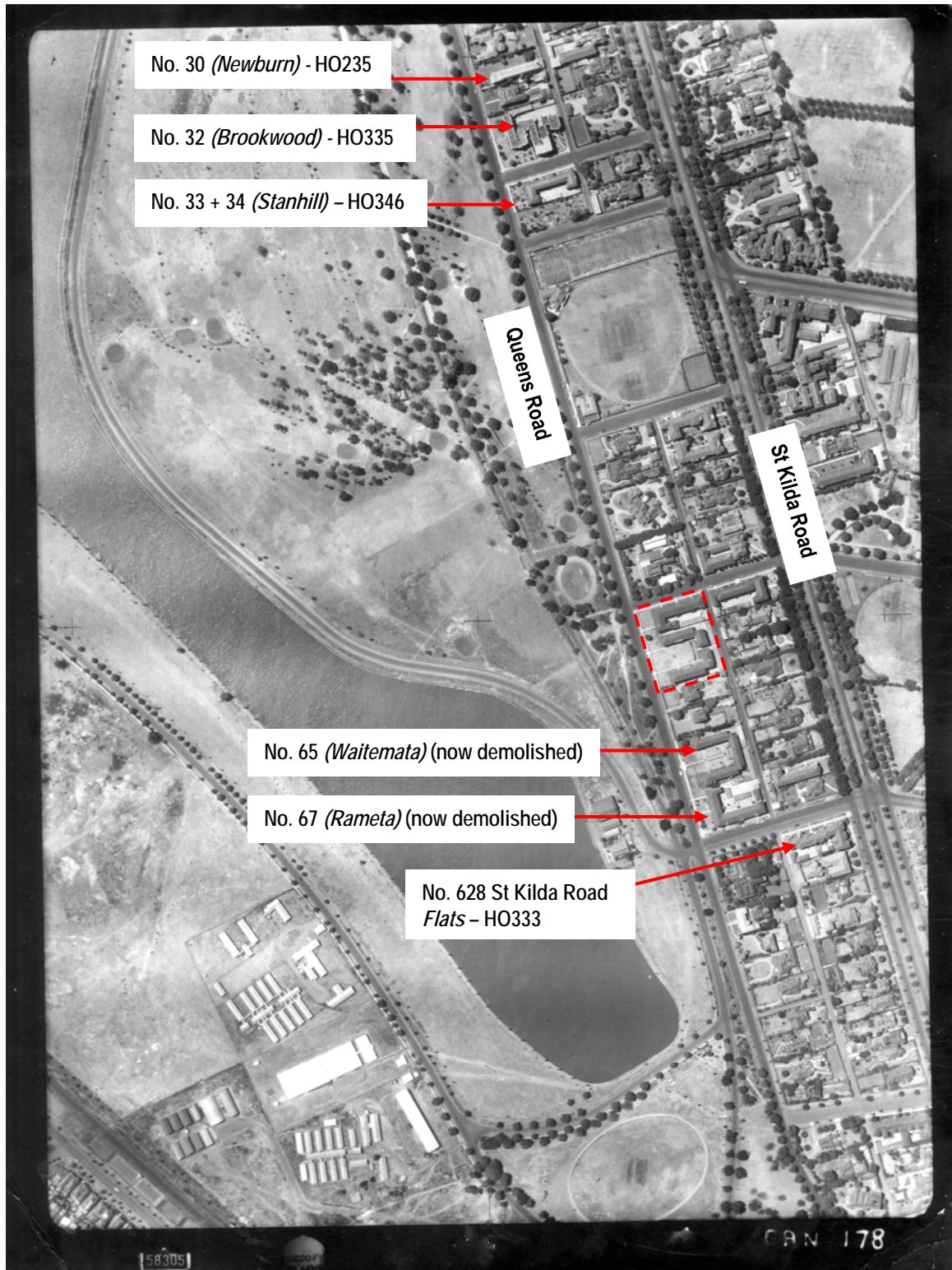
The *Waltemata* flats at no. 65 and *Rameta* flats at no. 67 are evident to the north of Lorne Street (both now demolished). Both flats had been constructed by 1942 and have a similar building footprint and layout to the subject site, for example the buildings have an L-shaped footprint and internal courtyards, a substantial garden setting at the front (west) of the site, and garages at the rear (east) of the site.⁷

The extant *Newburn Flats* at no. 30 (HO235), *Brookwood Flats* at no. 32 (HO346), *Stanhill flats* at nos 33 and 34 (HO346), *Lancaster House/Flats* at no. 18 Queens Road (HO321), and *Flats* (HO333) at no. 628 St Kilda Road had been constructed. All five buildings are protected by individual heritage overlays in the *Port Phillip Planning Scheme*.

The *Brookwood* and *Stanhills* flats have similar characteristics to the subject site such as a generous landscaped front yard and a building form that is configured to take advantage of the sun. Some paving has been introduced to the site, as is the case with the subject site.

⁷

Sands & McDougall's Directory, 1942, p60



1945 aerial showing the approximate boundaries of the subject site indicated (dashed red). Seven other Interwar period flats had had been constructed along Queens Road/St Kilda Road. Five of those flats (*Lancaster* (north of aerial), *Newburn*, *Brookwood*, *Stanhill*, and the flats at 628 St Kilda Road) are protected by an individual heritage overlay in the *Port Phillip Planning Scheme*. (Source: Landata, Melbourne and Metropolitan Area Project, No. 5, Run 19E)

3 DESCRIPTION

3.1 Subject Site

The substantial site has an approximately 92 metre frontage to Queens Road. The three storey brick flats are largely concealed from the opposite side of Queens Road by large trees that been added to the road boundary. Whilst the addition of these trees has had some impact on the original presentation of the buildings from the road, the landscaped setting remains relatively intact. The early palm tree to the front of *Kinross* (no. 59) features prominently above the other trees.



Subject site from Queens Road showing the extant palm tree to front of *Kinross* (no. 59)



Kinross (no. 59), Queens Road façade from entry path. Despite modifications to the original courtyard, the landscaped setting and path configuration remain intact.

3.2 Glen Eagles (no. 58), Kinross (no. 59) and Kinfauns (no. 60)

The *heritage assessment* acknowledges that some changes have occurred to the site such as the addition of paved vehicle parking and landscaping between *Kinross* (no. 59) and *Kinfauns* (no. 60). Whilst this has had some impact on the original function of the courtyard, the linear path configuration and main entry points from Queens Road and Beatrice Street are intact.

The three buildings are orientated along the east-west axis of the site and are strategically positioned to take advantage of the sun as well as the large site which is about 76 metres deep. Each flat is relatively low-lying with an emphasis on the horizontal form. The hipped roofs have terracotta tiles, and are low-pitched reinforcing the residential setting of the flats. The eaves have a timber lined soffit. The upper part of the brick chimneys at *Kinross* (no. 59) and *Kinfauns* (no. 60), have a single course in a rowlock brick configuration and narrow brick coping to the upper section.

Kinross (no. 59) and *Kinfauns* (no. 60) have cream face brick facades while *Glen Eagles* (no. 58) has a salmon face brick facade. All three flats have a manganese brick plinth and red face brick to the rear elevations.

The three buildings were designed in a restrained Moderne style and are for the most part identical in appearance. The facades are articulated by rectangular steel framed windows of horizontal proportions. Each window is tripartite in configuration and consists of thin horizontal mullions with casement windows to either side of a fixed central pane. Below this, is a contrasting sill of narrow bricks.

The windows are located within shallow, recessed banding that has been carefully detailed. The banding stretches along the façade, and extends one brick past the edge of the outer window. Above and below the banding is a projecting brick course that reinforces the horizontal form of the building. The main entry of all three flats is recessed and consists of a rendered canopy with a bevelled, moulded cornice. The entry wall has manganese brick.



Glen Eagles (no. 58), Queens Road façade



Kinross (no. 59), from Queens Road



Glen Eagles, Beatrice Road façade



Glen Eagles showing entry on Beatrice Road façade

The *heritage assessment* outlines that the original garages consisted of the 13 extant garages in an L-shaped arrangement to the south of *Glen Eagles*, four of which are located along the Queens Lane boundary.⁸ The original garage section and detailing, including the brick coping in a rowlock brick configuration, has largely been retained. A change to the original drawings saw a caretaker's residence above the garages removed and replaced with the extant outdoor clothes drying area.



Queens Lane (rear) façade showing *Glen Eagles* (no. 58) to the right and original single car garages (x4) to the left.



Queens Lane façade showing vehicular entry between *Kinross* (no. 59) and *Kinfauns* (no. 60). The additional garages along the Queens Lane boundary had been constructed by 1945.

Nineteen additional garages to the rear of *Kinross* and *Kinfauns* on the Queens Lane boundary, were built shortly after the flats were constructed and are of a similar design to the original garages along Queens Lane.⁹

⁸ Barrett, pp4-5

⁹ Landata, 1945 aerial, Melbourne and Metropolitan Area Project, No. 5, Run 19E. The additional garages along Queens Lane are evident.

4 ANALYSIS

4.1 Architectural Style

The *Heritage Assessment* outlines the blocks of flats constructed during the Interwar period in the vicinity of the subject site. The buildings are of no uniform architectural style, rather they are expressed in a variety of styles that were popular in the 1920s through to the 1940s.¹⁰ This includes styles such as the English Vernacular Revival, Georgian Revival, Streamline Moderne, Art Deco and Modernism.

From the identified group of flats, five are protected by an individual heritage overlay. This includes the *Brookwood Flats* (HO346) constructed in a Streamline Moderne style, *Lancaster House/Flats* (HO321) constructed in a Georgian Revival style, the *Flats* at 628 St Kilda Road constructed in an English Vernacular style, and *Stanhill* (HO346) and *Newburn* (HO235), both constructed in a Modernist style.

Moderne style

The subject flats are designed in a restrained, late iteration of the *Moderne* style.¹¹ The *Moderne* style is indebted to the Modernist aesthetic which was popular in Australia over the 1930s, and referenced the 'streamlined' aesthetic of modern industrial design.

Modernism emerged in Melbourne (and Australia) during the late Interwar period and evolved from diverse transnational sources, including the work of European modernists, such as Le Corbusier, Walter Gropius, Marcel Breuer and Ludwig Mies van der Rohe. Presented as an anti-style by practitioners and as a distinct break with earlier/historical styles, building design was to relate to purpose and functionality – houses were to be machines for living - with a focus on simple geometric forms and plain facing materials. Decoration was eschewed.

Flats constructed in the *Moderne* style was typically an indicator of affluence, or at least, a progressive image. The style would have been an appropriate aesthetic for buildings constructed along Queens Road and the nearby St Kilda Road in the mid-late 1930s, as it had long been a desirable location for the wealthy. By the end of the 1930s, a streamlined influence was an embedded feature of many residential buildings, although the extent to which it was expressed often varied.

The subject group of flats is a good and intact example of a more restrained expression of the *Moderne* style, and demonstrate a strong horizontal emphasis, bold forms with reductive detailing and walls in face brick. The flats have cream or salmon coloured walls and subtle brick banding/detailing creating a stream-lined and 'clean' aesthetic. Steel-framed windows with horizontal glazing bars, including corner windows, are also indicative of the style and are representative of an acceptance of materials that had hitherto been largely associated with industrial buildings.

The flats have hipped roofs indicative of their residential setting. Whilst more progressive examples of the *Moderne* style would have a flat roof, most buildings had a pitched roof, though often parapets were employed to largely conceal the latter type of roof.

4.2 Flat Development along Queens Road and St Kilda Road

The *Heritage Assessment* discusses the surviving Interwar blocks as having the ability to provide evidence of the history of this part of Port Phillip being at the forefront of flat development in Melbourne in the Interwar and early Postwar period.¹²

It is evident that the subdivision pattern along Queens Road and St Kilda Road is unique and consists of deep sites that are not commonly seen in a suburban context. Combined with the location and views afforded to Albert Park, a sub-type of flat typology developed along Queens Road and St Kilda Road, that was specific to the area and more substantial than the norm. The large sites allowed for buildings to be set back from the street and for the provision of relatively generous landscaped areas/courtyards, typically about an L-shaped or U-shaped building footprint.

¹⁰ Barrett, p13

¹¹ Barrett, p20

¹² Barrett, pp11-13





Flats constructed during the Interwar period did not necessarily make provision for garages. That they were usually provided to the flats in this part of the municipality suggests that a relatively affluent occupant/owner was anticipated. The substantial parcels of land with a wide rear lane, Queens Lane, allowed for easy vehicular access and a logical location for the garages.


4.3 Comparative Analysis

The *Heritage Assessment* identified relevant flats constructed during the Interwar period in the vicinity of the subject flats. The following schedule provides an assessment of those flats for comparative analysis. In each case the heritage controls at a local and state level (if applicable), name + address, details of the place and an accompanying photo has been provided.

The following group of buildings mostly date to the latter part of the Interwar period (circa 1935 to circa 1940) with some dating to the subsequent decade/Post-WWII period. Architecturally, the popular contemporary styles are apparent in this group – primarily the Moderne and the English Vernacular Revival (or Tudor Revival), with one example of the Georgian Revival style. As a group they are largely intact and good to fine examples of their respective idioms. Several already are subject to heritage protection.

Heritage Controls	Address	Details	Photo
N/A	8 Louise Street Not identified in the <i>Heritage Assessment</i>	<ul style="list-style-type: none"> Probably 1950s Two-storey cream brick U-shaped building configuration with central courtyard. Metal-framed windows 	 <p>Louise Street façade</p>
N/A	<i>Monterey</i> 17 Queens Road	<ul style="list-style-type: none"> Constructed circa 1940 Moderne style Brick walls overpainted Builder/designer not confirmed Possibly Ardern Real Estate and Investment Company 	 <p>Arthur Street façade</p>
HO321	<i>Lancaster House/Flats</i> 18 Queens Road	<ul style="list-style-type: none"> Constructed in 1938 Georgian-Revival style Designed by Purnell & Pearce 	 <p>Queens Road facade</p>

Heritage Controls	Address	Details	Photo
HO235 + VHR H578	<i>Newburn Flats</i> 30 Queens Road	<ul style="list-style-type: none"> Constructed 1939-42 Modernist influence, distinctive example Romberg and Shaw 	 <p>Queens Road façade</p>
HO335	<i>Former Brookwood Flats</i> 32 Queens Road	<ul style="list-style-type: none"> Constructed in 1936 Streamline Moderne with Art Deco embellishments Architect not known Claude de Bernales, property developer 	 <p>Louise Street façade</p>
N/A	<i>Lenhurst</i> 33 Queens Road	<ul style="list-style-type: none"> Constructed in 1936-37 English Vernacular Revival style Architect not known Margot O'Donohue and Frank Lynch, property developers 	 <p>Queens Road façade</p>
HO346 + VHR H1875	<i>Stanhill</i> 34 Queens Road	<ul style="list-style-type: none"> Constructed 1945-50 Functionalist style, early and distinguished example of a 'purer' version of Modernism Romberg and Shaw Residential apartment building 	 <p>Queens Road façade</p>

Heritage Controls	Address	Details	Photo
HO333	<i>Flats</i> 628 St Kilda Road	<ul style="list-style-type: none"> • Constructed in 1936 • English Vernacular Revival style • Marsh & Michaelson Architects 	 <p>(Google Street View, 2019)</p>

5 FINDINGS

5.1 Summary of Heritage Review

The group of three adjacent blocks of flats at 58-60 Queens Road, Melbourne (that is, *Glen Eagles, Kinross and Kinfauns*) were built at the end of the Interwar period, 1940-41, at the early stages of WWII, by Charles Hector Young, a local builder who may have constructed similar flats in the area. The site was developed by Margot O'Donohue and Frank Lynch, property developers who are responsible for the construction of the *Lenhurst* flats at 33 Queens Road and most likely *Monterey* at 17 Queens Road, the latter which has been designed in a very similar manner to the subject sites.

The subject group of flats are good and intact examples of the late iteration of the *Moderne* style with their restrained and well-composed exteriors. Their elongated form allows for ready appreciation of the horizontal emphasis of their subtle brick detailing and 'stream-lined' aesthetic.

The subject group of flats are representative of a distinctive sub-type of flats – a high-end group dating to the mid-20th century – late Interwar and Post-WWII periods - that developed along Queens Road and nearby in St Kilda Road. This sub-group relate to a pivotal phase of flat development of consistently large buildings with generous garden settings and typically include garages and are associated with the changing perceptions of flat living.

5.2 Conclusion

From our independent review, it is confirmed that the three adjacent blocks of flats at 58-60 Queens Road, Melbourne - being *Glen Eagles, Kinross and Kinfauns* - meet the threshold for local heritage significance in three of the eight recognised HERCON Criteria used for the assessment of heritage value,¹³ namely

- Criterion A – historical,
- Criterion D – representativeness,
- Criterion E – aesthetic.

As such, the recommendations of the *Heritage Assessment* by Peter Barrett and the application of an individual heritage overlay to the site (HO512), as proposed by Amendment C161 of the *Port Phillip Planning Scheme*, is supported.

End of report

¹³ 'Planning Practice Note - Applying the Heritage Overlay,' August 2018. (Source: <https://www.planning.vic.gov.au/resource-library/planning-practice-notes>)

[REDACTED]

To: [Helpdesk - Strategic Planning](#)
Subject: Heritage listing 58 - 60 Queens Road Melbourne 3004
Date: Wednesday, 19 August 2020 8:25:00 AM

[External Email] Please be cautious before clicking on any links or attachments.

Good morning,

I wish to register my support to Port Phillip Planning to have 58-60 Queens Road Heritage Listed.

The buildings are of aesthetic and historical significance, and I thank you for taking this step to protect the them for the future..

Thank you again.

[REDACTED]

Queens Road resident

[REDACTED]

To: [Helpdesk - Strategic Planning](#)
Subject: Amendment C161port - Support
Date: Wednesday, 2 September 2020 7:15:27 PM
Attachments: [PastedGraphic-15.png](#)
[PastedGraphic-1.tiff](#)

[External Email] Please be cautious before clicking on any links or attachments.

To whom it may concern,

I am the owner/occupier of 

My apartment is described as mid-twentieth century Moderne - the building, parking and grounds are a real landmark in the local Port Phillip community. I am so proud to own this little piece of Port Phillip history. When I explain to friends and colleagues where I live, they invariably say something like "Oh, that one, it is beautiful". Yes, it 'is' beautiful, and I purchased it a few years ago with an understanding that I would be the steward of a very special landmark. Although it was not 'officially' recognised at the time, I absolutely assumed that the building and stunning grounds were to be protected.

I am in strong support of the proposed Heritage Overlay for the complex at 58-60 Queens Rd, Melbourne. Unfortunately I have not been actively involved with the Body Corporate and so my full support for this proposal has not been officially registered. After my experience with the handling of the proposed Heritage Overlay I will definitely be more involved moving forward.

I just wanted to reach out to let you know that one owner/occupier (and her partner) are in full support of the proposed Heritage Overlay.

Best regards,



[External Email] Please be cautious before clicking on any links or attachments.

Hello Phoebe,

Please find attached 3 documents forming our submission to Planning Scheme Amendment C161 Part 2. Attached are:

- Submission letter outlining an objection;
- Report to Council – Assessment of Heritage Impacts, July 2019 (Prepared by Bryce Raworth Pty Ltd, for proposed redevelopment of 207 Little Page Street, Middle Park)
- Structural Engineers report – Inspection at 207 Little Page Street, Middle Park 12th December 2019 (prepared for Whitechurch Development P/L)

It's understood this submission is lodged outside of time, if found acceptable we look forward to your confirmation so that we can prepare for dates and requirements listed for January 2021.

COVID-19 RESPONSE WE ARE OPEN FOR BUSINESS

During this unprecedented time, many of our staff will be working remotely and it is best to contact our staff via email or mobile. Our Kew East Office is open and accepting deliveries.

This email and any attachments may contain privileged and confidential information and are intended for the named addressee only. If you have received this e-mail in error, please notify Song Bowden Planning and delete this e-mail immediately. Any confidentiality, privilege or copyright is not waived or lost because this e-mail has been sent to you in error. It is your responsibility to check this e-mail and any attachments for viruses. No warranty is made that this material is free from computer virus or any other defect or error. Any loss/damage incurred by using this material is not the sender's responsibility.



19th November 2020

Strategic Planning
City of Port Phillip
Private Bag 3
St Kilda VIC 3182

Dear Phoebe,

**207 LITTLE PAGE STREET, MIDDLE PARK
SUBMISSION TO PORT PHILLIP PLANNING SCHEME AMENDMENT C161PORT (PART 2)**

We act on behalf of the landowner, for the above submission.

It has come to our attention as of the 12th November 2020 that our client was not made aware of the exhibition period for the above Planning Scheme Amendment and wish to participate in the process, noting that we submit a strong objection to the proposed change of heritage grading for the site.

We believe there are sufficient reasons to lodge a submission beyond the required timeframe and to object to the change of heritage grading for the site, as per the justifications contained in the attached documents.

Furthermore, we substantiate our objection with support from the attached consultant reports and from Council's Building Surveyor and Heritage Advisor.

We trust the enclosed information is satisfactory to the Council. We look forward to your favourable consideration of our client's application. If you require any further information, please do not hesitate to contact the undersigned.



Attachments:

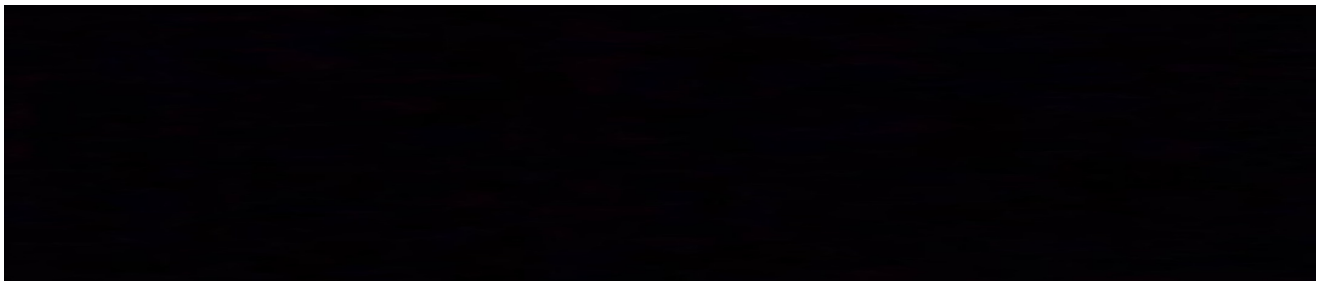
- Report to Council – Assessment of Heritage Impacts, July 2019 (Prepared by Bryce Raworth Pty Ltd, for proposed redevelopment of 207 Little Page Street, Middle Park)
- Structural Engineers report – Inspection at 207 Little Page Street, Middle Park 12th December 2019 (prepared for Whitechurch Development P/L)

Proposed redevelopment of 207 Little Page Street, Middle Park



Report to Council - Assessment of Heritage Impacts

July 2019



Proposed Redevelopment 207 Little Page Street, Middle Park

July 2019

1.0 Introduction

This report was prepared at the request of Auhaus Architecture on behalf of Whitechurch Development Pty Ltd, owner of 207 Little Page Street, Middle Park. The site is occupied by a Federation era cottage, which is included in the Middle Park and St Kilda West Heritage Overlay Precinct (HO444) in the Schedule to the Heritage Overlay of the *Port Phillip Planning Scheme*.

This report relates to a proposal to redevelop the site with a new dwelling, involving demolition of the existing building. The report analyses the significance of the property, whether the proposed redevelopment is appropriate in character and detail, and whether it is acceptable in terms of the potential impact on the significance of HO444.

2.0 Sources of Information

The analysis below draws upon inspections of the subject site and its environs. Reference has been made to relevant sections of the *Port Phillip Planning Scheme*, including the Heritage Overlay (Clause 43.01) and Heritage Policy (Clause 22.04) as well as to the *Port Phillip Heritage Review* and *City of Port Phillip Heritage Policy Map* (October 2018). The *Port Phillip Heritage Review Update*, prepared by David Helms Heritage Planning, February 2019, has also been reviewed.

This report is intended to be read in conjunction with the drawings prepared by Auhaus Architecture (dated 21 May 2019) and other documents submitted with respect to the application.

3.0 Brief History and Description

The land addressed as 207 Little Page Street was subdivided from the rear of 208 Page Street in August 1912 and purchased by Thomas Ashworth (Certificate of Title Vol. 3094, Fol. 613). A property service plan (Figure 1) indicates that the existing dwelling was constructed for owner TR Ashworth in September 1912.

The dwelling is a modest single storey cottage constructed of overpainted brick (Figure 2). The building has a small setback from Little Page Street with two windows to this southern elevation. The east elevation, which is unrelieved aside from a shallow recessed entry porch, has zero setback from the unnamed laneway which borders it. The main section of the dwelling has a hipped roof, the corrugated metal cladding on which appears to have been renewed, and features a painted brick chimney and a cylindrical metal chimney. A skillion roofed section is located to the north. A tall brick fence, detailed to match the dwelling, and metal roller door are located along the northern end of the eastern property boundary (Figure 3).

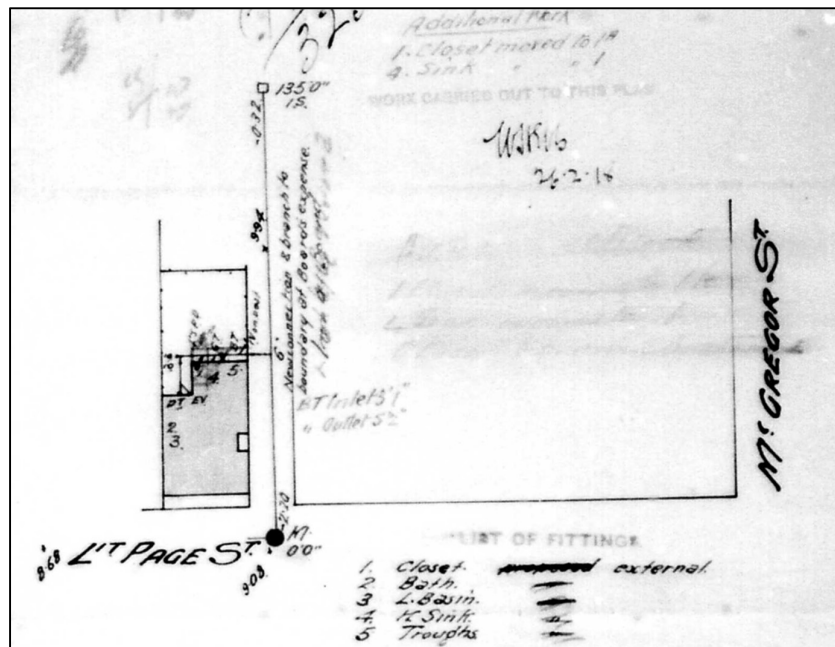


Figure 1 Property service plan showing the site in 1912.
Source: South East Water.



Figure 2 View of the subject property at 207 Little Page Street showing the south and east elevations.



Figure 3 The east and north elevations of the subject property. The side fence and roller door are also visible.



Little Page Street itself is a narrow bluestone paved laneway that provides access to the rear of properties addressing Page Street (to the north) and Danks Street (to the south). The unnamed laneway that runs along the east side of the subject site is also paved in bluestone pitchers. Built form presenting to these laneways mainly comprises garages and rear fences, such as those to the east of the subject site at the rear of 36-38, 40-42 and 44 McGregor Street (Figure 4), as well as the side elevations of dwellings.

To the west, the neighbouring property at 206 Page Street was formerly occupied by an interwar duplex. This building this has recently been demolished however, and the land is currently being redeveloped with a modern dwelling that will feature a double storey garage/studio adjacent to the Little Page Street property boundary (Figure 5). Further west are double storey garages/outbuildings to the rear of 202-204 Page Street (Figure 6).

To the south, 202-208 Little Page Street is the only other property in the vicinity with a Little Page Street address. This is a single storey brick factory building with a sawtooth roof that has been converted for residential use (Figure 7). To the north, the property at 208 Page Street is a single storey Federation style dwelling of red brick with timber and rough cast gable end, corner porch and terracotta tiled roof (Figure 8). A two storey addition has been constructed to the rear.



Figure 4 The garages and rear fences of properties east of the subject site, addressing McGregor Street, are seen at right.



Figure 5 The property to the west of the subject site has been cleared for redevelopment.



Figure 6 Modern outbuildings to the rear of 202 and 204 Page Street, west of the subject site.

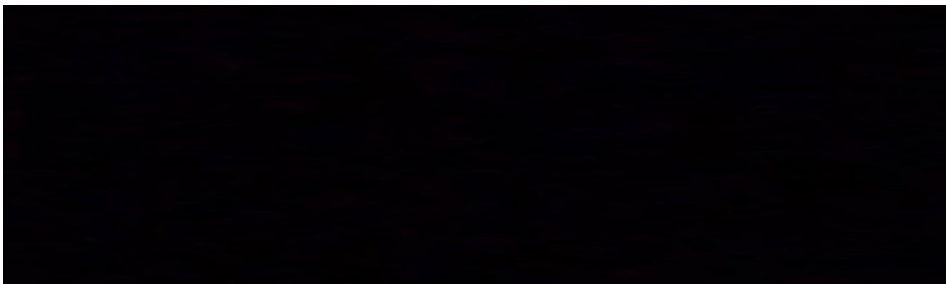




Figure 7 The former factory building at 202-208 Little Page Street, south of the subject site, has undergone residential conversion.



Figure 8 208 Page Street north of the subject site.



4.0 Heritage Listings

The site is included in the Middle Park and St Kilda West Heritage Overlay Precinct, identified as HO444 in the Schedule to the Heritage Overlay of the *Port Phillip Planning Scheme* (Figure 9). External paint controls apply as a result of this listing.

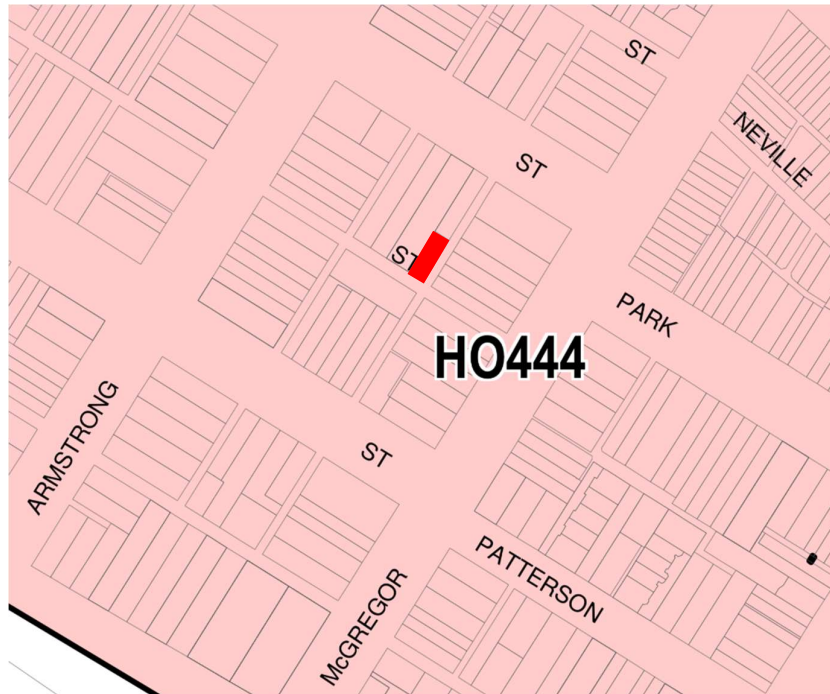


Figure 9 Heritage Overlay map showing the subject site (shaded red) within HO444.
Source: Port Phillip Planning Scheme.

The existing statement of significance for the Middle Park and St Kilda West Precinct is reproduced in part below:

How is It Significant?

The precinct is of historical and aesthetic significance to the City of Port Phillip.

Why is It Significant?

Historically, the precinct is significant as a notable and highly atypical expanse of late nineteenth and early twentieth century inner-suburban residential development, conspicuously sandwiched between the much older settlements of Port Melbourne (Sandridge), South Melbourne (Emerald Hill) and St Kilda. With the contemporaneous development of Middle Park and St Kilda West hampered by a notorious expanse of swampland and a foreshore military reserve, it was not until the late 1870s and early 1880s –when the swamp was reclaimed, military presence was withdrawn and the new Middle Park Railway Station was opened (1882) –that residential expansion could begin in earnest.

The major boundary thoroughfares of Kerferd Road and Canterbury Road were amongst the first to develop, attracting the attention of wealthier citizens who built

large and grand residences – a trend that continued into the early twentieth century and established these roadways as prestigious residential addresses. Elsewhere in the precinct, specific areas ably illustrate the two closely-spaced phases of intense settlement: housing from the 1880s and '90s along the northwestern fringe, and to the south-east of Fraser Street, and counterparts from the 1900s and 1910s in the blocks closer to the beach. Contemporaneous non-residential buildings provide evidence of the expansion of community services during this key period: most notably the five churches, one school and numerous corner shops established along Richardson Street.

A scattered but noteworthy overlay of later twentieth century development is represented by large inter-war dwellings along Canterbury Road, inter-war shops (including three dairies), low-rise inter-war apartment blocks (which significantly follow the alignment of the 1926 electric tramway route), and larger post-war counterparts in the former City of St Kilda and, most notably, as high-rise towers along Beaconsfield Parade. These apartments ably illustrate a tendency towards higher density living that has been a significant theme in the former City of St Kilda from the 1920s to the 1980s.

Aesthetically, the precinct is significant for its fine and largely intact streetscapes of Victorian and Edwardian housing. The former, concentrated along the north-western fringe and in the former City of St Kilda south-east of Fraser Street, represent most of the ubiquitous dwelling types associated with the era: small single-fronted cottages in brick and timber, more ornate Boom-style terraces, larger double-fronted villas, two-storey terrace houses and a few mansions. Edwardian housing, concentrated in the beachside blocks between Mills and Fraser Street, is dominated by modest single-storey red brick dwellings in the Queen Anne style, in attached rows, semi-detached pairs or freestanding. The boundary streets of Kerferd Road and Canterbury Road are especially notable for larger and grander residences from the period 1890-1930, including fine rows of double-storey Victorian terrace houses, large Victorian and Edwardian villas and inter-war attic-storey bungalows. Today, the high-status Victorian, Edwardian and Inter-War dwellings along Canterbury Road constitute the most intact remaining streetscape of the four prestigious residential boulevards (cf Albert Road, Queens Road and Fitzroy Street) that originally overlooked the Albert Park Lake reserve.

Aesthetically and architecturally, Beaconsfield Parade stands out for its high concentration of residential buildings (from all eras) that –befitting its status as one of Melbourne’s most iconic beachfront promenades –not only generally display a higher level of architectural expression but were also explicitly designed to exploit views across the bay. Thus it is of especial significance within the precinct as a specific and consistent architectural pattern, rather than a reflection of any single era.

Irrespective of their style and era, the pre-war buildings within the precinct exhibit notable cohesion through their broadly consistent scale (mostly one and two storey) and materials, their closely-grained siting and relatively narrow setbacks. Many of the streetscapes are enhanced by their settings, which includes original bluestone kerbs, gutters and pitching to laneways and crossovers (particularly along Kerferd Road), landscaped median strips (again in Kerferd Road, and the

far end of Danks Street) as well as some outstanding rows of mature deciduous street trees (most notably on Mary Street and Richardson Street, as well as Park Street, Page Street, York Street

The *Port Phillip Heritage Policy Map* (October 2018) identifies 207 Little Page Street as non-contributory (Figure 10). Gradings are defined at Clause 22.04 as follows:

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured “red” on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.

Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured “green” on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1-6.

Non-contributory properties are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy.

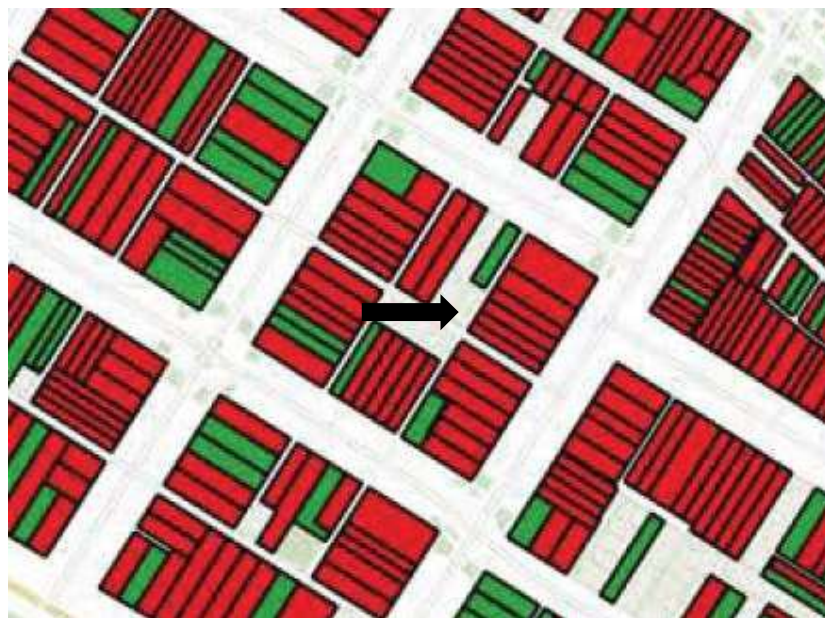


Figure 10 The subject property (indicated by the arrow) is identified as a non-contributory place in the City of Port Phillip Heritage Policy Map.

The *Port Phillip Heritage Review Update* was prepared by David Helms Heritage Planning in February 2019. It is understood that the purpose of the *Port Phillip Heritage Review Update* is, in part, to review errors and anomalies within existing heritage overlay places, and to make recommendations for changes to the planning scheme to correct these issues. In March 2019 Council's Planning Committee resolved to commence the planning scheme amendment process by requesting authorisation from the Minister for Planning to prepare and exhibit Amendment C161 to the Port Phillip Planning Scheme. Following authorisation, the next step will be public exhibition of the Amendment.

The *Port Phillip Heritage Review Update* has recommended that the grading of 207 Little Page Street be revised from non-contributory to significant. Appendix C of the update report states, in relation to the property, '*This is a Federation era house, relatively intact, should be Significant.*'

5.0 Heritage Policy

As the dwelling is included in the Heritage Overlay, it is subject to the provisions of Clause 43.01. The purpose of this overlay is as follows:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority may consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect*

the significance of the heritage place.

- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
 - *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
 - *Whether the proposed subdivision may result in redevelopment which will adversely affect the significance, character or appearance of the heritage place.*
- [...]*

The proposal must also be assessed against Council's local heritage policy as set out under Clause 22.04. This policy provides more detailed guidance as to the forms of development that might be appropriate in Heritage Overlay areas. The objectives of Clause 22.04 are as follows:

Objectives

To retain and conserve all significant and contributory heritage places.

To discourage the demolition of significant and contributory heritage places.

To ensure all new development and redevelopment of significant and contributory places is respectfully and harmoniously integrated with the surrounding character.

To promote design excellence (in terms of building siting, scale, massing, articulation and materials) which clearly and positively supports the heritage significance of all Heritage Overlay areas.

To ensure that new development and any publicly visible additions and/or alterations in or to a heritage place maintains the significance of the heritage place and employs a contextual design approach.

To encourage development, in particular use of materials, that responds to the historic character of laneways and to minimise elements that adversely impact on that character

Policies in relation to demolition are as follows:

Where a permit is required for demolition of a significant or contributory building, it is policy to:

- *Refuse the demolition of a significant building unless and only to the extent that:*
 - *the building is structurally unsound;*
 - *the replacement building and/or works displays design excellence which clearly and positively supports the ongoing heritage significance of the area.*
- *Refuse the demolition of a contributory building unless and only to the extent that:*
 - *the building is structurally unsound, and either*
 - *the replacement building and/or works displays design excellence which clearly and positively supports to the ongoing heritage significance of the area, or*

- *in exceptional circumstances the streetscape is not considered intact or consistent in heritage terms.*
- *Require all applications for demolition of significant or contributory buildings to be accompanied by an application for new development.*
- *Allow the demolition of part of a heritage place if it will not affect the significance of the place and the proposed addition is sympathetic to the scale and form of the place.*

Policies in relation to new development in Heritage Overlay areas are as follows:

It is policy that:

- *New development maintains and enhances an existing vista to the principal facade(s) of the heritage place, where a new development is adjacent to a heritage place (see Performance Measure 2)*
- *New development generally reflects the prevailing streetscape scale and does not dominate the streetscape or public realm (see Performance Measure 3)*
- *Front and side setbacks reflect those of the adjacent buildings and the streetscape, where this is an important element in the streetscape.*
- *Roofs respond to any predominant roof form characteristic of the streetscape.*
- *Door and window openings are complementary to the prevailing streetscape characteristics. Large expanses of glass or horizontal windows are generally avoided in principal front facades except where this is considered an appropriate design response.*
- [...]*
- *Visible wall elevations of the new building are articulated in a manner that is complementary to the streetscape through the use of different materials, massing and the inclusion of windows and doors where appropriate.*
- *Materials, textures and finishes complement those evident in the streetscape.*
- *Colour schemes complement the appearance and character of the streetscape.*

Policies in relation to laneways are as follows:

- *Where an upper floor is proposed, it is incorporated into the roof space or stepped back from the laneway to reduce its bulk.*
- *There is zero setback from the laneway frontage (e.g. buildings/fences are built on the boundary line abutting the laneway).*
- *External materials are limited to those utilitarian materials common in the early periods of development, typically red face brickwork for walls*

6.0 The Proposal

The proposal for the subject site involves the demolition of the existing cottage and construction of a new building. The proposed residence is of two storeys, plus roof terrace which is accessed via a stair pop-up adjacent to the western property boundary. Basement level carparking is accessed via a car lift concealed behind a sliding door in the south elevation. The dwelling will be largely constructed to the property boundaries, though partially inset from the east and south boundaries at

ground floor level, and the east elevation at first floor level, to accommodate narrow planters. Wall finishes include concrete and black finish timber battens, with charcoal finish metal cladding to the roof stair access and timber privacy screens.

From a heritage perspective, the proposed works raise two separate issues including the proposed demolition and the appropriateness of the new works. These considerations are discussed below.

Demolition

The subject dwelling is graded non-contributory in the *City of Port Phillip Heritage Policy Map*, and demolition of such places is not discouraged by policy.

While the *Port Phillip Heritage Review Update* has recommended that the grading of the property be revised to Significant, this assessment has not been tested at a Panel hearing. It is questionable as to whether this is the most appropriate grading for the subject dwelling.

As noted in the methodology for the *Port Phillip Heritage Review* (Volume 1, p.7 and p.10):

Levels of importance were simplified along traditional lines, assigning the letter A to places considered to be of national importance, B to those of regional importance and C to those of local importance. These levels of importance had implications for the introduction or confirmation of existing statutory control provisions in the Planning Scheme. Where a place was considered to have lesser importance than level C, it was ranked D, meaning that it was likely to be substantially intact but merely representative of an era. Places of lesser cultural value were ranked E, usually implying that the place had been defaced, but not irretrievably, or that it was aesthetically undistinguished. Finally, a place was ranked F if it was considered to have been important in the past but as a result of intervention now so compromised that it was likely to be of interest only. Places having for planning purposes no cultural value were ranked N.

...

Organisation of all preliminary heritage gradings into the following categories:

- *all places given a preliminary grading of A, B, C or D within a Heritage Overlay or A, B or C outside a Heritage Overlay should be collectively termed "Significant Heritage Places" and*
- *all places given a preliminary grading of E or F inside a Heritage Overlay or D, E or F outside a Heritage Overlay should be collectively termed "Contributory Heritage Places"*

The character of the building, as a very modest, plain building of no architectural distinction, is such that it fits the '*aesthetically undistinguished*' category associated with contributory significance, rather than the highest level of significance.

The overarching decision guideline at Clause 43.01 is '*Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*' The significance of HO444 relates to '*its fine and largely intact streetscapes*'

of Victorian and Edwardian housing. The situation of the subject site in a rear laneway means that it does not make a highly visible contribution to the main streetscapes of the precinct. Furthermore, the laneway itself is not an intact heritage environment. Built form to the immediate north, east and west of the subject site is modern, while to the south the non-contributory former factory building is an anomaly in this residential area. In this case, demolition of a modest, isolated building that makes little if any contribution to the streetscapes of the wider precinct in a meaningful way will not, have an adverse impact on the significance of the Middle Park and St Kilda West Precinct, and can be supported.

New Development

The proposed new dwelling for the subject site is a carefully considered design that displays the *'design excellence'* referred to in Clause 22.04, being responsive to the site.

Both single and double storey forms are found in the immediate vicinity and the two storey height of the new building can be accommodated in this context. The proposal is comparable in height to that of the neighbouring garage/studio under construction at 206 Page Street, as well as with the addition at 208 Page Street. While the roof access stairwell and privacy screening are taller elements, they are set back from the laneway boundaries, which will serve to limit their visibility in views from directly opposite the site.

Although policy at Clause 22.04 encourages an upper floor to be *'incorporated into the roof space or stepped back from the laneway to reduce its bulk'* there are a number of examples of sheer two storey elevations without setback in the immediate vicinity, including the outbuildings at 202 and 204 Page Street and the addition at the rear of 208 Page Street. The two storey street walls will not appear inappropriate in this context.

The envelope of the new building generally aligns with the property boundaries, which is responsive to the policy of *'zero setback from the laneway frontage (e.g. buildings/fences are built on the boundary line abutting the laneway)'*. The partial setbacks to allow for shallow planters does not greatly alter the impression of no setback, and together with the contrasting materiality, will provide some articulation that serves to break up the mass of the building and add visual interest.

The building has a rectilinear form and features minimal fenestration, which is compatible with the laneway situation that is characterised by side elevations and garages. Structures in the vicinity feature many different roof types, including parapeted, saw tooth, hipped and pitched roofs, and as such the flat, parapetted roof of the proposal will not appear out of place.

The new works will employ a restrained palette of materials in neutral tones, which will clearly indicate the contemporary origins of the development.

In conclusion, the proposed demolition of the subject building will not have an adverse impact on the significance of the Middle Park and St Kilda West precinct.

The design of the new building is appropriate for its laneway context and is generally consistent with Council policy. Having regard for these matters, the scheme is supported as a reasonable and considered response to the policy directives found at Clauses 43.01 and 22.04 of the *Port Phillip Planning Scheme*.



**RE: INSPECTION AT 207 LITTLE PAGE STREET, MIDDLE PARK
OUR JOB NO. 19-413**


INTRODUCTION:

The above property was inspected by Russell Brown (author of this report) and Pramith Mampitiya of this office on the 18th November 2019. The purpose of our visitation was to determine the structural adequacy of the overall construction and to give an approximate cost if possible to achieve a reasonable lifespan. It was brought to our attention that the property is subject to a planning application reference 511/2019 with the City of Port Phillip and the relevant document contains a request for a structural engineering report.

At the time of initiating this report we had available to us an architectural layout of the building as it currently exists. Whilst onsite we took a set of photographs throughout the property and initiated a relative level survey and one bore log to determine soil type and degree of reactivity.

PROPERTY DESCRIPTION:

The building is a corrugated tin roof construction resting upon a normal pitched timbers. Thereafter solid brick for most of the walling, noting only two small walls were noted as stud within the kitchen/laundry zone. The floor is timber and believed to be infill timber flooring with no continuity between various rooms and the foundations are a narrow width form of concrete rubble. Note they were possibly of a better quality originally, some degradation appears to have occurred.



There is a very large tree in the front of the property with a rooting system sitting on top of the ground, indicating a very high salt content at depth. There are trees and shrubs in the back, again exhibiting a high salt content at depth due to their stunted growth.

The surrounds of the property include a garden bed facing Little Page Street i.e. the south, the west side is a building site with partial construction underway, the eastern side is a laneway and to the north is a garden area poorly kept.

BORE LOG:

We received permission from the adjoining property as there was nowhere safe and/or easy to drill a hole adjacent to the property in the laneway or the front garden bed where the tree filled the whole area and there was paving on the north side. The borehole proved conclusively that we are in a sand with very minor silts associated with it and perhaps just enough clay to give some coloration. The free swells for the upper level were zero indicating that we have no clay of significance i.e. certainly not more than 2%. Below that at 1.8m we did get some minor free swell and the ground reactivity is noted as between 6mm-11mm, noting that trees could have an effect to the lower band as picked up at 1.8m. The soil profile is an S, therefore movement and cracking within the building is not expected to be a consequence of ground reactivity but would be minor.

A higher moisture content at 1.8 down which would indicate that we do have a clay componentry to which can shrink/swell.

RELATIVE LEVELS:

Refer to SK1 for levels and the locations of same.

There is no datum point that can be guaranteed not to move, therefore the levels are relative to each other. I have also adjusted for different floor and surface finishes to achieve a +/-2 mm accuracy.

I have chosen one location to be the lowest and assigned it a datum of 1mm, thereafter every other level is higher than it, making it easy to assess the differentials between any given spot. the highest level is 23mm.

The levels show a very consistent flat and true to line construction, noting that due to its age, the timbers below level must've rotted out in the past and we are looking at a more recent relevening of the construction, possibly even the removal of damaged and deleterious timbers.

A area that was relatively high was adjacent to the fireplace but if we eliminate it from the overall average, we have a very flat construction. The fact that the chimney has got the high area would indicate that they couldn't juggle the brickwork associated with the chimney where the timbers rested upon same. The other high spot of 23mm is associated with a strip footing which would possibly cause again the same criteria; difficult to alter a brick pier, thus they live with a slight out of alignment.

Overall, the whole building is almost within construction tolerance, indicating that there is limited to no recent movement as a consequence of soil reactivity or tree roots expansion.

PHOTOGRAPHS & DISCUSSION:

Photos 1 to 7 and 15 are taken around the property and pick up the salient features. Photo 1 is a bluestone laneway on the south and photo 2 is a bluestone laneway to the east.

Photo 3 looking back down, picking up minor trees in the adjacent property other side of laneway. Photo 4 large tree very close to the building initiating some minor failure due to root growth in and under, lifting the building locally (taken out in the levelling of the timber floor).

Photo 15 picks up that the tree roots are virtually surface orientated and have chosen not to go to depth, an indication of a high salt content. Photos 5, 6 and 7 are all on the construction site where the adjoining building is currently in

the process of being built and it picks up minor tree and shrub to the back of the building and thereafter some obvious cracking and dislocation and an old access door, indicating that perhaps this particular building was part of the adjoining site at some time.

Photos 8 to 13 all pick up much the same thing; minor cracking as a result of root growth which is lifting the building, complete leaching of the mortar and some loose bricks.

This would indicate a structurally destroyed wall and that rising damp containing salt has attacked the calcium in the cement mortar and has leached it out. Further, I note that the door is clearly not a fire rated element and thus the construction is non-compliant noting this does not make it structurally unsound, the leaching of the mortar does.

Photo 14 is hard in and under the opening and it picks up that we have a very wide cavity and that we detected no wall ties at all using a spotlight to pick them up. We therefore have double skin brick wall with a wide cavity and no wall ties.

Photos 16 and 17 and 33 pick up an off-green paint that has been applied over what is clearly a rising damp situation. The causation is obvious, we only have two vents and they exist on one side i.e. the small laneway east side. Thus, there is no cross ventilation, hence my certainty that the timber flooring has in the past rotted out completely and will continue to do so as there is insufficient ventilation and a reasonably aggressive moisture regime in the soil below.

Photos 25, 26 and 27 all pick up minor cracking within the brickwork compared to that which one would see on a reactive site. Nonetheless it is being affected by the tree and possibly by rusting of lintels et cetera and ground movement (minor). We also note that in photos 28 and 29 there is some strong gapping of the barge board indicating that the timbers in the root zone are spreading.



Photo 30 indicates a failed gutter and leaching down the wall. Photo 31 similar comment to photo 30, plus small hairline cracks in the arch that have been repaired in the past. Photo 32 clear signs of rising and falling damp and noticeably leaching of the mortar. Looking at photo 33 we see positive proof that there is no damp course and we have a leaching situation.

Photos 18 to 24 a building that was renovated within the last 18 months to find a tenant to live in same. There are still gaps between trimmers, wall and ceiling and one can still see where gaps have been infilled. For a site that has minor soil reactivity this is an indication that trees have had an effect on the foundations.

REVIEW:

As per the requirement of the City of Port Phillip, we answer their four dot points accordingly:

Item 1. Define the interpretation of 'structurally sound';

Structurally sound means that the building is likely to perform well for the next 50 years or can be made to do so i.e. the leached and damaged wall clearly needs to be pulled down and completely rebuilt as the cost to just infill through and to make good the leached mortar will require both skins of brickwork to be worked on as they have both been severely leached. Due to the absence of wall ties observed in our inspection, the outer skin is likely to actually want to come loose and is not structurally sound.

Item 2. Has specified that the analysis was undertaken with reference to this request for further information;

I am acknowledging that this was foremost in my mind when I analysed the building. Noting that I have taken overview of what it has gone through and what it is likely to go through.

Item 3. Includes the schedule of rectification works;

The schedule of works would need to include the complete demolition of the west wall and its rebuilding, the redoing of all the footings and foundations

throughout the building to get away from the effect of trees currently existing, and to place in a damp course throughout all of the brickwork. Further, one needs to increase the amount of ventilation throughout the subfloor either by mechanical means or using false floor ventilators in the flooring system. The roof needs to be redone and reset as it has failed (and is spreading) and needs to be rectified.

Item 4. Costings are performed in accordance with the schedule of rectification works;

As noted, I believe that to cost rectification works would come very close to exceeding the actual value of the construction as it currently stands. If one takes into account the loss of rental while all these works are performed and noting that the foundations of this building are highly questionable and they need to be replaced and not just underpinned, the cost becomes one of demolition and thereafter rebuilding.

The major structural problems with this building are the leaching of all of the mortar up to a given height around the basic perimeter and up to a high height on the western wall, the complete absence of cross ventilation rotting out the timbers in the subfloor and the complete absence of a damp course to protect the mortar and the cost to actually do the repairs as noted above.

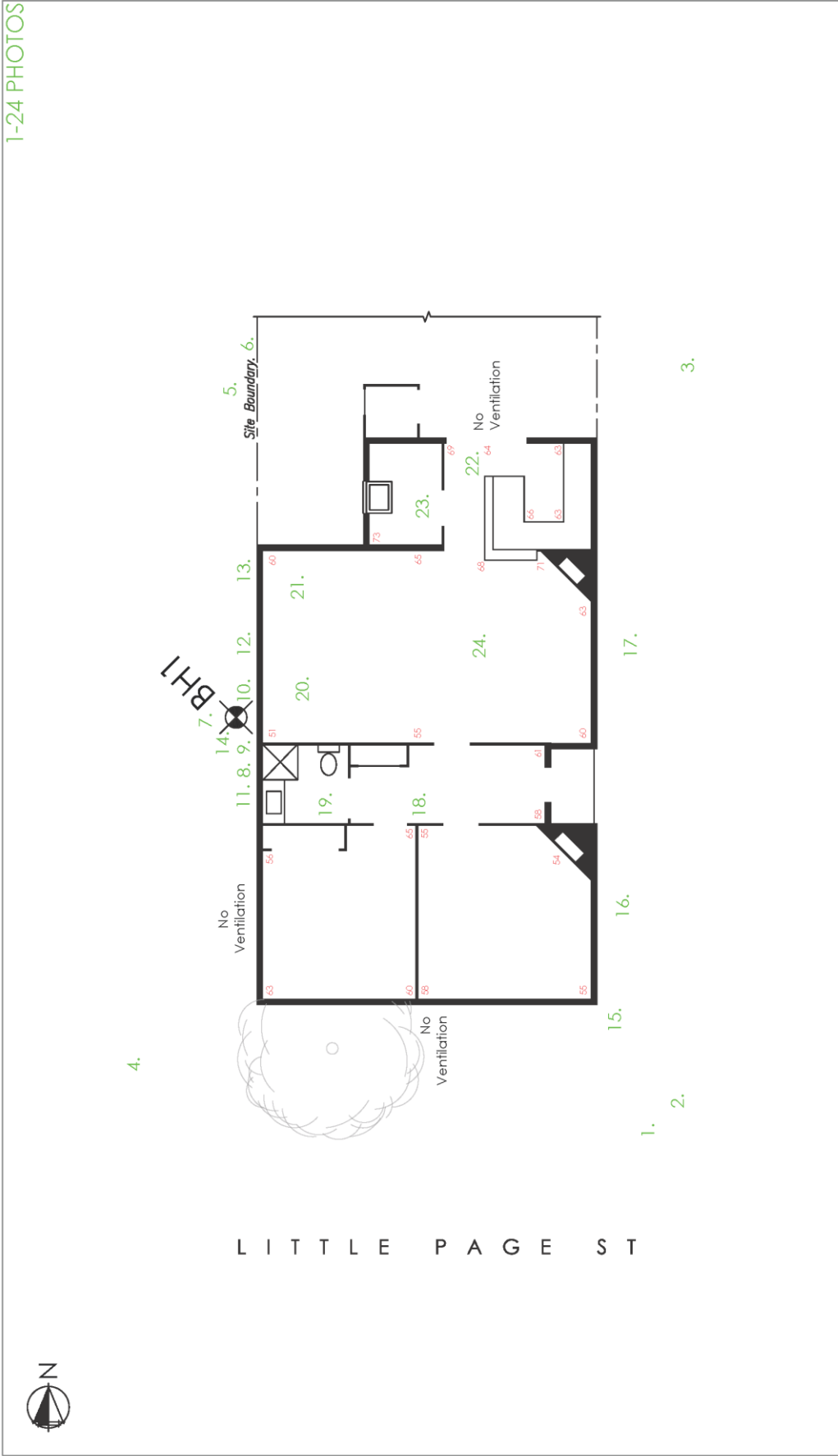
I do hope this report has been of some use in making an assessment of this building and unlike some constructions where there is a visual value in keeping the outer perimeter and building brand-new within, in this case I do not perceive that to be the case as underpinning is highly questionable with the foundations that we exposed and it will not be practical to do so. I conclude that new footings are required

Further with a rising damp situation permanently attacking the building, I do not see that it is possible to guarantee its lifespan over sensible period of time for a reasonable cost. As a consequence, I would highly recommend for public

safety as well, noting that we do not believe wall ties have been used in the cavities and thus integrally the building already became unsafe.

Yours faithfully,





SET	DATE	RANGE
-	18-11-19	51-73

ACSEV

Association of Consulting
Structural Engineers, Victoria.

SITE INVESTIGATION

AT: 207 LITTLE PAGE STREET,
MIDDLE PARK

FOR: WHITECHURCH DEVELOPMENTS

BORE LOGS

AT: 207 LITTLE PAGE STREET, MIDDLE PARK

DATE TAKEN: 18-11-2019

BORE HOLE NO. 1.

0-200mm

Highly disturbed soil including multiple layers of sand and silts with builder's rubble built in.

No sample taken.

200-650mm

Sand, very soft to the touch and dry.

Sample taken at 600mm

Mc: 4% Fs: 0% Ci: n/c

650-1700mm

Identical to above but slightly damper and losing colour a touch with depth.

Sample taken at 1200mm

Mc: 9% Fs: 0% Ci: n/a

1700-1850mm

Clay component increased noticeably, and sample felt a little drier noted as being typical of the Brighton group area.

Sample taken at 1800mm

Mc: 16% Fs: 10% Ci: n/a

Mc: Moisture Content

Fs: Free Swell

Ci: Consistency Index



Soil Testing

JOB NO. : 19-413
AT: 207 Little Page Street, Middle Park

Date Collected: 18-11-2019
Testing performed by: RIB & PM
Weather: FINE

No. of Bore Holes: 1

Dimensions	
Distance	mm
Weight/Mass	Grams
M.C	%
Volume	ml

[illegible]

*SAMPLE NOT TAKEN

NOTE: CONSISTENCY INDEX ONLY VALID FOR SOILS OF CH

SITE PHOTOGRAPHS

AT: 207 LITTLE PAGE STREET, MIDDLE PARK

DATE TAKEN: 18-11-2019



1



4



2



5



3



6



SITE PHOTOGRAPHS

AT: 207 LITTLE PAGE STREET, MIDDLE PARK

DATE TAKEN: 18-11-2019



7



10



8



11



9



12



SITE PHOTOGRAPHS

AT: 207 LITTLE PAGE STREET, MIDDLE PARK

DATE TAKEN: 18-11-2019



13



16



14



17



15



18



SITE PHOTOGRAPHS

AT: 207 LITTLE PAGE STREET, MIDDLE PARK

DATE TAKEN: 18-11-2019



19



22



20



23



21



24



SITE PHOTOGRAPHS

AT: 207 LITTLE PAGE STREET, MIDDLE PARK

DATE TAKEN: 18-11-2019



25



28



26



29



27



30



SITE PHOTOGRAPHS

AT: 207 LITTLE PAGE STREET, MIDDLE PARK

DATE TAKEN: 18-11-2019



31



32



33



Enquiries: Paul McKnight
Email: planhelp@portphillip.vic.gov.au
Our Ref: 511/2019



20 August 2019

WHITECHURCH DEVELOPMENTS PTY LTD
700 High Street
KEW EAST VIC 3102
admin@songbowden.com.au

St Kilda Town Hall
99a Carlisle Street
St Kilda
Victoria 3182
www.portphillip.vic.gov.au
ASSIST Customer Service
☎ 9209 6777

Dear Sir/Madam,

Re: Application for Planning Permit No. 511/2019
Address: 207 Little Page Street, MIDDLE PARK VIC 3206

We wish to advise that the above permit application has been given a preliminary assessment.

Before any further consideration can be given to the proposal, additional information is requested pursuant to Section 54 of the *Planning and Environment Act 1987*. Please refer to the end of this letter for the deadline for submissions and how to submit documentation.

MANDATORY FURTHER INFORMATION REQUIRED

Plans

Please provide the following:

The shadow diagrams must also include the following calculations:

- The total area (in square metres) of neighbouring secluded private open space;
- The amount of existing sunlight access to neighbouring secluded private open space. The amount of existing sunlight must be specified in terms of square metre coverage and as a percentage of the total area of the secluded private open space; and
- The amount of proposed sunlight access to neighbouring secluded private open space. The amount of proposed sunlight must be specified in terms of square metre coverage and as a percentage of the total area of the secluded private open space.
- Details of screening devices to prevent overlooking of neighbouring properties. The details must be provided in both the floor plans, elevation plans and a detailed section plan showing the screening devices.
- Photo montage superimposing the proposed development into the existing street/streetscape.
- Perspective drawings, or photo montages superimposing the proposed development into the existing streetscape to assist assessment of the major building scale and setback issues associated with this proposal.
- Details on flood levels in designated flood prone areas. The subject site is located within an area that is prone to flooding. Please confirm that the proposal takes into account the applicable flood level, and the requirement for floor levels to be a minimum of 300mm above the flood level.

Plant, equipment, services, access and waste

Please provide the following:

- All plant, equipment and domestic services (including air conditioning, heating units, hot water systems, etc) which are to be located externally, identified on all plans (including the roof plan) and elevations

Reports

Please provide the following:

- **Structural Engineering Report** from a qualified engineer with experience in domestic building matters indicating whether or not the building is structurally sound, whether or not the building or parts of the building can be feasibly re-used, and indicative approximate costs to repair the structural and related/ancillary matters. You must ensure that your engineer:
 - defines the interpretation of "structurally sound";
 - has specified that the analysis was undertaken with reference to this request for further information;
 - includes a schedule of rectification works; and
 - that the costings are performed in accordance with the schedule of rectification works.
- Pursuant to the mandatory requirements of Clause 22.12 of the *Port Phillip Planning Scheme*, this application must be accompanied by a Water Sensitive Urban Design (WSUD) response. The WSUD response must include, where relevant:
 - **A Site Layout Plan:** Show the location of proposed stormwater treatment measures such as rainwater tanks and/or raingardens. If a rainwater tank is proposed, tank capacity and connection details should be annotated on the drawing. The plan should identify the impervious areas that will drain to the stormwater treatment measures. All permeable surfaces should also be identified on the plan.
 - **Modelling:** A STORM report or MUSIC report or alternative stormwater treatment modelling report, as appropriate to the development proposal. A STORM report will normally suffice.
 - **Design Details:** Such as cross sections of the proposed stormwater treatment measures (not required for stand-alone rainwater tanks).
 - **A Site Management Statement and/or Plan:** Outline proposed construction measures to prevent litter, sediments and pollution entering stormwater systems.
 - **A Maintenance Program:** Set out future operational and maintenance arrangements for the proposed stormwater treatment measures.

NON-MANDATORY INFORMATION

Provision of the following information will assist with the assessment of the application but is not mandatory.

Environmentally Sustainable Design

A Sustainable Design Assessment (SDA) or Sustainable Management Plan (SMP), which incorporates the relevant assessment tools (i.e. BESS/STORM/MUSIC/Green Star) appropriate to the type/size of the proposed development.

More information on sustainable design assessment at the City of Port Phillip is available on Council's website <http://www.portphillip.vic.gov.au/sustainable-design.htm>

CONCERNS

An initial assessment of the application has been undertaken and the following issues are raised for your consideration and response;

Council's Heritage Advisor

The demolition of the existing house is not supported.

Its current non-contributory grading has been reviewed in the Port Phillip Heritage Review Update and this has determined the house to be 'Significant' to this heritage overlay.

The heritage assessment that has been prepared for the applicant, notes that this is a 'very modest, plain building of no architectural distinction', and continues to note that the house is akin to a Contributory grading, stating 'is such that it fits the "aesthetically undistinguished" category associated with contributory significance, rather than the highest level of significance'.

Whether the house is of Significance or Contributory values, Port Phillip Heritage Policy does not support the demolition of significant or contributory buildings.

The building was erected in 1912, a significant phase of the development of this heritage overlay. Although the house is not consistent with some defining features of the heritage overlay described in the statement of significance, it is consistent with this part of the statement of significance:

*Irrespective of their style and era, the pre-war buildings within the precinct exhibit notable cohesion through their **broadly consistent scale (mostly one and two storey) and materials, their closely-grained siting and relatively narrow setbacks. Many of the streetscapes are enhanced by their settings, which includes original bluestone kerbs, gutters and pitching to laneways and crossovers...***

In this respect the Significant grading in the Port Phillip Heritage Review Update is accurate.

There is no structural assessment that has concluded that the building is structurally unsound, which is the first test for consideration of demolition of a significant place.

The proposed design provides a poor interface to the public realm. In addition to the materials proposed, which has large surfaces of concrete, relieved in parts with timber batterns, the absence of any areas of glazing on street/lane boundaries, creates an inward looking design with little response/interface with its environs. In this respect, the proposal cannot be considered to meet Test 2 for demolition of the existing house, which is that new works display design excellence.

It is advised that the proposal, in its current form, is unlikely to be supported due to the concerns raised above.

Please note that additional referral responses for the application may include additional concerns or requirements for additional information.

DEADLINE FOR SUBMISSIONS

Before any further consideration can be given to the proposal, additional information is required pursuant to Section 54 of the *Planning and Environment Act 1987*. The following information must be provided by **19 October 2019** otherwise the application will lapse. Should you require an extension to the lapse date you must make your request in writing before the lapse date. If the application lapses, the proposal can only be reactivated by making a new application and payment of the new application fee.

HOW TO SUBMIT DOCUMENTATION

Council no longer accepts hardcopies. Please email the required information to PlanHelp@portphillip.vic.gov.au. Please note that our maximum incoming email size is 18MB. Larger submissions may need to be sent in multiple emails.

To avoid confusion in communications, you will be the only contact for queries from our office. We also ask that you ensure that any of your client's queries to the planning office are directed through you as the applicant

Should you have any queries regarding the information requested, please email me at Paul McKnight@portphillip.vic.gov.au.

Yours faithfully,



Paul McKnight
Urban Planner