

**AMENDMENT C148**  
**TO THE PORT PHILLIP PLANNING SCHEME**  
**DOCUMENTATION**

1. Explanatory Report
2. Instruction Sheet
3. Planning Scheme Maps
4. Planning Scheme Ordinances
  - a. *Clause 21.07 - Incorporated Documents*
  - b. *Clause 22.04 – Heritage Policy*
  - c. *Schedule to Clause 43.01 – Heritage Overlay (extract)*
  - d. *Schedule to Clause 81.01*
5. Incorporated Documents, including:
  - a. *Port Phillip Heritage Review (Version TBC, 2017) – Volumes 2-6 (extracted citation) – see Attachment 2*
  - b. *City of Port Phillip Heritage Policy Map (updated March 2017) (part of Port Phillip Heritage Review) (extract)*
  - c. *City of Port Phillip Neighbourhood Character Map (updated March 2017) (part of Port Phillip Heritage Review) (extract)*
6. Reference Documents, including:
  - a. *Greyhound Hotel Cultural Heritage Assessment (Context, 2017) – see Attachment 1*

## PORT PHILLIP PLANNING SCHEME

### AMENDMENT C148

#### EXPLANATORY REPORT

#### Who is the planning authority?

This Amendment has been prepared by the Minister for Planning, who is the planning authority for this Amendment.

The Amendment has been made at the request of Port Phillip City Council.

#### Land affected by the Amendment

The Amendment applies to 1 Brighton Road, St Kilda (The Greyhound Hotel site).

#### What the Amendment does

The Amendment applies a new Heritage Overlay to 1 Brighton Road, St Kilda, on a permanent basis. Interim heritage controls were introduced for the site through Amendment C147 on [Date TBA].

Consequential changes are also made to the following Incorporated Documents in the Port Phillip Planning Scheme; the *Port Phillip Heritage Review* (including the *City of Port Phillip Heritage Policy Map* and the *City of Port Phillip Neighbourhood Character Map*).

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

1. Application of a Heritage Overlay (HO500) to 1 Brighton Road, St Kilda through:
  - a. Updating Port Phillip Planning Scheme Map 6HO to apply HO500; and
  - b. Updating the Schedule to Clause 43.01 – Heritage Overlay to add HO500.
2. Updating Clause 21.07 – Incorporated Documents, Clause 22.04 – Heritage Policy and the Schedule to Clause 81.01 – Incorporated Documents to reflect the revised version number and date of the *Port Phillip Heritage Review*, the *City of Port Phillip Heritage Policy Map* and the *City of Port Phillip Neighbourhood Character Map*.
3. Making changes to the above Incorporated Documents comprising:
  - a. Application of a ‘Significant Heritage Place’ grading to 1 Brighton Road, St Kilda, on the *City of Port Phillip Heritage Policy Map*; and
  - b. Removing the ‘Contributory outside of the HO’ grading for 1 Brighton Road, St Kilda, from the *City of Port Phillip Neighbourhood Character Map*.

#### Strategic assessment of the Amendment

#### Why is the Amendment required?

Amendment C148 will provide permanent heritage protection for 1 Brighton Road, St Kilda (the Greyhound Hotel site), further to the interim heritage controls for the site which were introduced by Amendment C147 on [Date TBA]. The interim controls will lapse on [Date TBA].

This amendment implements the recommendations in the *Greyhound Hotel Cultural Heritage Assessment* (Context Pty Ltd, 2017), which found that the Greyhound Hotel is of historical (Criterion A) and social (Criterion G) significance at a local level.

A planning application was lodged on 26 July 2016 for the construction of an eight storey mixed use building comprising 5 shops and 43 dwellings. The proposed redevelopment of the site would involve demolition of the existing hotel originally constructed c1853.

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

The amendment implements the following objectives of planning in Victoria, under Section 4 of the *Planning and Environment Act 1987*:

- 4(1)(d) - to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- 4(1)(f) - to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
- 4(1)(g) - to balance the present and future interests of all Victorians.

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

The amendment will have a positive environmental impact by protecting a place of historic significance and allowing the reuse and recycling of existing building stock.

The amendment will have a positive social effect through the preservation of a historically and culturally significant place for the benefit of current and future generations.

The amendment is not expected to have any community-wide economic impact.

### **Does the Amendment address relevant bushfire risk?**

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

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

The amendment is consistent with *Ministerial Direction No. 9 – Metropolitan Strategy* (as amended 30 May 2014) pursuant to Section 12 of the *Planning and Environment Act 1987* - that requires planning authorities to have regard to the Metropolitan Strategy (Plan Melbourne).

Direction 4.7 seeks to “Respect our heritage as we build for the future”.

The amendment is consistent with this policy direction as it proposes to make changes to ensure the Planning Scheme continues to guide appropriate development in the municipality, and that the built heritage of the municipality is maintained.

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

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

The amendment supports the following aspects of the State Planning Policy Framework:

Clause 15.03-1 Heritage Conservation:

Objective: To ensure the conservation of places of heritage significance.

Strategies: Identify, assess and document places of natural or cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.

Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.

Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements.

Ensure the appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings whose use has become redundant.

The amendment ensures that the policy directions for heritage conservation can be met through the identification, assessment and protection of heritage places within Port Phillip. The protection of heritage properties will encourage appropriate development and the conservation and restoration of the contributory elements of the heritage places.

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

This amendment is consistent with the objectives and strategies outlined in the Local Planning Policy Framework of the Port Phillip Planning Scheme.

In accordance with Clause 21.05-1 of the Municipal Strategic Statement, the vision is to conserve and enhance the architectural and cultural heritage of Port Phillip with policy seeking to:

- Protect, conserve and enhance all identified significant and contributory places, including buildings, trees and streetscapes.
- Support the restoration and renovation of heritage buildings and discourage their demolition.
- Encourage high quality design that positively contributes to identified heritage values.
- Ensure that new development respects and enhances the scale, form and setbacks of nearby heritage buildings.
- Encourage urban consolidation only where it can be achieved without affecting heritage significance.

To achieve this vision, Clause 22.04 – Heritage Policy (Local Planning Policies) outlines the objectives that are relevant to the conservation and protection of heritage places, as follows:

- 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.
- To ensure that reconstruction and repair of significant heritage bluestone kerb and channelling, bluestone laneways and significant concrete kerb and channel is carried out in a way that reflects as closely as possible the original appearance.

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

The Schedule to the Heritage Overlay is the appropriate Victoria Planning Provision tool for the introduction of heritage controls to properties identified as being of local heritage significance.

Application of the Heritage Overlay in the Port Phillip Planning Scheme is consistent with *Practice Note 1 - Applying the Heritage Overlay*.

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

The amendment does not affect any agency.

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

The amendment will not have a significant impact on the transport system, as defined by section 3 of the *Transport Integration Act 2010*, as the amendment applies to an individual property in St Kilda.

### **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will introduce a new planning permit requirement under the Heritage Overlay. Given the amendment only applies to one property, it will not have a significant impact upon the resources and administrative costs of Council.

### **Where you may inspect this Amendment**

The Amendment is available for public inspection, free of charge, during office hours at the St Kilda Town Hall (99a Carlisle Street, St Kilda).

The amendment may also be viewed online at the City Port Phillip website:

<http://www.portphillip.vic.gov.au/planning-scheme-amendments.htm>

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection).

### **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **[Date TBA]**.

A submission must be sent to:

Acting Manager City Strategy  
City of Port Phillip  
Private Bag 3  
PO St Kilda VIC 3182

Or by email to: [strategicplanning@portphillip.vic.gov.au](mailto:strategicplanning@portphillip.vic.gov.au)

## **Panel hearing dates**

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

- Directions Hearing: commencing in the week of [Date TBA]
- Panel Hearing: commencing in the week of [Date TBA]

*Planning and Environment Act 1987*

**PORT PHILLIP PLANNING SCHEME**

**AMENDMENT C148**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Minister for Planning.

The Port Phillip Planning Scheme is amended as follows:

***Planning Scheme Maps***

The Planning Scheme Maps are amended by a total of one attached map sheet.

***Overlay Maps***

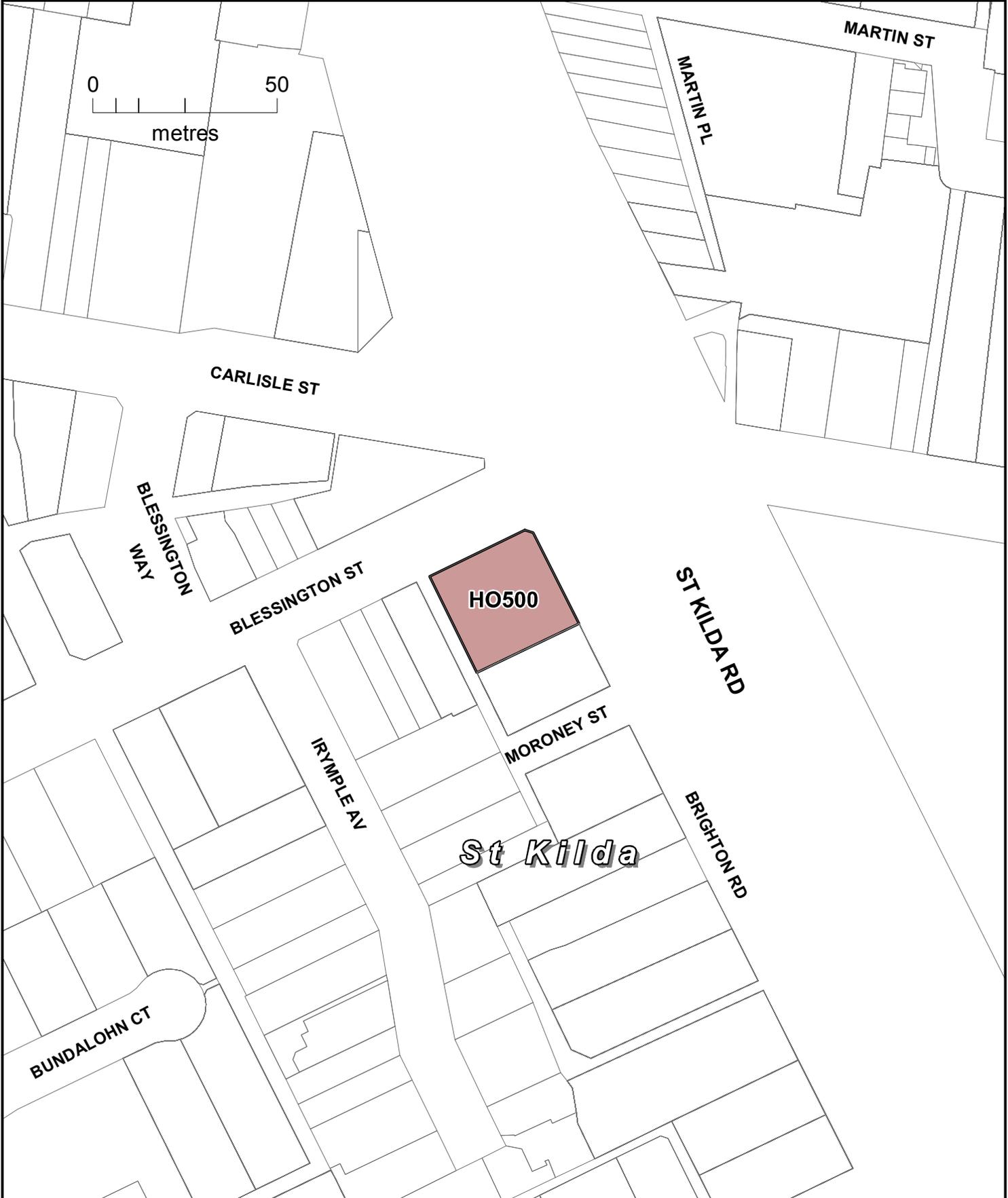
1. Amend Planning Scheme Map No 6HO in the manner shown on the attached map marked "Port Phillip Planning Scheme, Amendment C148".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.07 (Incorporated Documents) with a new Clause 21.07 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 22.04 (Heritage Policy) with a new Clause 22.04 in the form of the attached document.
3. In Overlays – Clause 43.01 (Heritage Overlay), replace the Schedule with a new Schedule in the form of the attached document.
4. In Incorporated Documents – Clause 81.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document



LEGEND

**HO500** HERITAGE OVERLAY (HO500)

Part of Planning Scheme Map 6HO

AMENDMENT C148



**21.07**

02/03/2017  
C146  
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C148

**INCORPORATED DOCUMENT**

St Kilda Foreshore Urban Design Framework (2002)

Port Phillip Heritage Review - Volumes 1-6 (~~Version 20, January 2017~~ [Exhibition Version Amendment C148, April 2017](#)) (Includes the City of Port Phillip Heritage Policy Map and the City of Port Phillip Neighbourhood Character Policy Map).

**Reference documents**

**General**

Community Plan (2007)

Council Plan 2009 - 2013

Health and Wellbeing Strategy (2007)

**Environmental sustainability**

Toward Zero Sustainable Environment Strategy (2007)

Sustainable Design Policy (2006)

Sustainable Transport Framework (2004)

Sustainable Transport Policy and Parking Rates (Ratio, 2007)

**Land use**

Port Phillip Housing Strategy (2007)

Port Phillip Activity Centres Implementation Plan (2007)

Port Phillip Activity Centres Strategy (2006)

Port Phillip Industry and Business Strategy (2003)

Open Space Strategy (2006, Revised 2009)

Open Space Strategy Implementation Plan Framework (2009)

Foreshore Management Plan (2004)

**Built form**

Port Phillip Housing Strategy (2007)

Port Phillip Design Manual (2000)

**Neighbourhoods**

South Melbourne Central Structure Plan (2007)

South Melbourne Central Urban Design Framework (2007)

Ormond Road Urban Design Guidelines (2007)

Beacon Cove Neighbourhood Character Guidelines 2010 (SJB Urban, 2010)

Carlisle Street Activity Centre Structure Plan (2009)

Carlisle Street Urban Design Framework (2009)

Design Guidelines 1-7 Waterfront Place, Port Melbourne (2014)

St Kilda Road North Precinct Plan (2013 – Updated 2015)

Bay Street Activity Centre Structure Plan – Parts 1 and 2 (2014)

**22.04 HERITAGE POLICY**

02/03/2017  
**C146**  
[Proposed](#)  
[C148](#)

This policy applies to all land within a Heritage Overlay.

**22.04-1 Policy Basis**

27/06/2011  
**C62**

This policy:

- builds on the SPPF heritage objective in Clause 15.03 to local circumstances;
- builds on the MSS objectives in Clause 21.05-1 relating to local heritage conservation, and
- applies the findings of the Port Phillip Heritage Review, Volumes 1-6.

**22.04-2 Objectives**

27/06/2011  
**C62**

- 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.
- To ensure that reconstruction and repair of significant heritage bluestone kerb and channelling, bluestone laneways and significant concrete kerb and channel is carried out in a way that reflects as closely as possible the original appearance.

**22.04-3 Policy**

08/12/2011  
**C72**

**General**

It is policy to:

- Encourage the restoration and reconstruction of heritage places (including the accurate reconstruction of original streetscape elements such as verandahs) in all areas, and in particular, in intact or substantially consistent streetscapes in the South Melbourne, Albert Park, Middle Park and St Kilda West Heritage Overlay areas (HO440, HO441, HO442, HO443, HO444, HO445 or HO446).
- Encourage the removal of alterations and additions that detract from the heritage significance of a heritage place.
- Encourage new development to be respectful of the scale, form, siting and setbacks of nearby significant and contributory buildings.

- Disregard the impact of buildings that are obviously atypical to the character of the streetscape when determining the appropriate mass and scale for new buildings or extensions or upper storey additions.
- Encourage a contextual design approach for additions and/or alterations to a heritage place or for new development. A contextual approach is where the alteration, addition or new development incorporates an interpretive design approach, derived through comprehensive research and analysis. New development should sit comfortably and harmoniously integrate with the site and within the streetscape and not diminish, detract from or compete with the significance of the heritage place or streetscape character. This approach can include
  - Contemporary architecture and innovative design which is an important part of the contextual approach because it adds to the existing diversity and layering of styles through time. This layering is a defining feature in a number of areas and is therefore an important component of Port Phillip’s heritage.
  - Accurate reproduction architecture may be employed in limited instances where detailed evidence, such as photographic evidence, exists for that alteration, addition or new development. This approach may be more appropriate in the South Melbourne, Albert Park, Middle Park and St Kilda West Heritage Overlay areas (HO440, HO441, HO442, HO443, HO444, HO445 or HO446), but may have limited application elsewhere.

### **Additions and/or Alterations to Heritage Places**

It is policy that:

- Additions and alterations:
  - Do not change the original principal facade(s) or roof.
  - Are distinguishable from the original parts of the heritage place to be conserved, if a contemporary architectural approach is used.
  - Are based on research that can identify the elements, detailing and finishes originally employed.
  - Do not obscure or alter an element that contributes to the significance of the heritage place.
  - Maintain an existing vista or viewlines to the principal facade(s) of a heritage place.
- An upper storey addition is sited and massed behind the principal facade so that it preferably is not visible, particularly in intact or consistent streetscapes (see Performance Measure 1).

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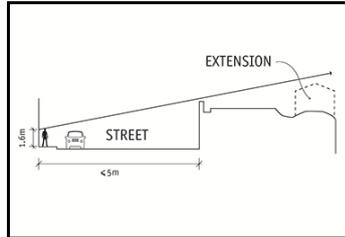
#### *Performance Measure 1*

Upper storey additions may meet the above policy for siting and massing if the following measures, as appropriate, are achieved:

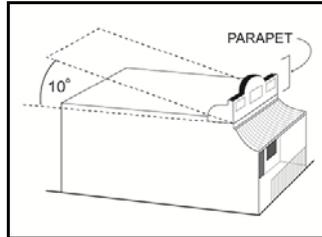
- They are sited within an “envelope” created by projecting a sight line from 1.6 metres above ground level (this being the eye level of an adult person of average height) to the front parapet or gutter on the main façade and taken from a point where the footpath meets the property line directly opposite the site, where the property has a frontage to a narrow street (5 metres or less) or laneway (illustration 1), or
  - They are sited within an “envelope” created by projecting a line of 10 degrees from the height of the base of the front parapet or gutter line on the main façade and extending to the rear of the heritage place (**illustration 2 or 3**), or
  - In exceptional cases where the heritage place is located in a diverse streetscape and the design of the proposed addition is considered to be an appropriate contextual response, they are sited within an “envelope” created by projecting a line of up to 18 degrees from the height of the base of the front parapet or gutter
-

line on the main façade of the heritage place.

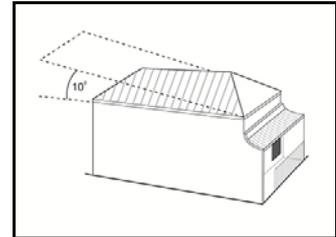
**Illustration 1**



**Illustration 2**



**Illustration 3**



- If visible from the front (principal) street, the roof of any addition is related to that of the heritage place in terms of form, pitch and materials.
- Where the property is located on a corner site, the upper storey addition is sited and massed so it is visually recessive from the front of the building, so that the scale of the heritage place is the dominant element in the front (principal) streetscape.
- In cases where the original heritage place has been altered, the previous alterations and additions are retained and conserved where they help to interpret the history of its development and they contribute to the significance of the heritage place.
- New openings in the principal facade(s) visible from the street are avoided, or if openings are visible, they are proportionally related to those of the heritage place.
- Walls, windows, roofs and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.
- New development achieves environmentally sustainable outcomes, including upgrading existing fabric to reduce operational environmental impact of existing buildings, which is balanced with protecting the heritage significance of the site.

### **New Development in Heritage Overlay Areas**

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).

#### *Performance Measure 2*

Buildings and works may meet the above policy for maintaining and enhancing an existing vista to the principal façade(s) of a heritage place if the following measures, as appropriate, are achieved:

- New development, with a significant or contributory heritage place on one adjacent site, has an equivalent frontage setback to the heritage place or a setback configuration that maintains a reasonable vista to the heritage place.
  - New development, with a significant or contributory heritage place on both adjacent sites with differing setbacks, has a setback no greater than the largest setback and no less than the smaller setback.
- New development generally reflects the prevailing streetscape scale and does not dominate the streetscape or public realm (see Performance Measure 3).

*Performance Measure 3*

Buildings and works may meet the above policy for building scale if the following measures, as appropriate, are achieved:

- If located in a street which has a consistent building scale and adjacent to a significant or contributory heritage place, the height of the building is no higher than the roof ridgeline of the highest adjacent heritage place when viewed from the street, but may include a higher component to the rear; or
  - If located in a street with a diverse building scale, and adjacent to a significant or contributory heritage place, the height of the new building is of a scale and mass that respects both the adjacent heritage place and the prevailing scale of the area.
- 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.
  - If it is a major development site containing a significant or contributory heritage place that is to be retained, the new development respects the scale and setting of the heritage place whilst responding to the prevailing building scale of the heritage overlay area.
  - 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.
  - Front fences are appropriate to the architectural style of the building.
  - For a contextual approach, front fencing interprets the prevailing character of fencing in the immediate environs and in particular responds to prevailing fence height, degree of transparency, form and materials.

**Demolition**

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.

### **Car Parking**

It is policy to:

- Discourage new vehicle crossovers in the front of a property with a narrow street frontage or in streets with few or no crossovers.
- Encourage new on-site car spaces to be located at the rear of the property or in a side setback area.
- Encourage carports, garages and outbuildings, if visible from the main street frontage, to have wall openings, roof forms and materials that complement the main building and the streetscape.

### **Laneways, Kerbs and Channels**

It is policy that:

- Reconstruction of existing bluestone kerb and channelling occurs only when it is at the end of its useful life.
- 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.

### **Street Furniture**

It is policy that:

- Street furniture, including seats, litter bins, bicycle rails and drinking fountains, are designed and sited to ensure that they are not obtrusive in the streetscape, do not adversely affect the heritage significance of an area, and do not obstruct the views to a heritage place.

## **22.04-4**

27/06/2011  
C62

### **Application Requirements**

It is policy to require all applications for development to be accompanied by:

A written report that explains:

- The design approach adopted and the reason why.
- How the proposed building and/or works will clearly and positively support the ongoing significance of the heritage place and promote design excellence.
- In the case of any proposed demolition:
  - Why the building is considered to be structurally unsound with supporting information to Council's satisfaction.
  - How the replacement building and/or works clearly and positively support the significance of the heritage place.

- In the case of any proposed addition/alteration, how the proposal is respectful to the scale, massing and form of the significant or contributory heritage place.
- In the case of new development, how the proposal will complement existing heritage characteristics and be respectful of and respond to the prevailing scale, form, siting and setbacks of existing significant or contributory heritage places in the vicinity.
- Whether the addition and /or alteration or new development has met the performance measure 1, 2 or 3, where relevant, and in the cases where these performance measures have not been met, how the proposal achieves the relevant policy.

Plans showing the following:

- Fully scaled and dimensioned elevations and floor plans.
- Where facade restoration forms part of the proposal, plans must be prepared at a 1:20 scale.
- Where demolition forms part of the proposal, demolition plans and elevations showing the extent of all buildings, fences, etc to be demolished.
- A three dimensional building envelope that shows the potential new building volume if all the opportunities and constraints have been considered.
- Fully scaled and dimensioned site plan showing existing and proposed circumstances including outbuildings, fences, significant vegetation, car parking, new cross overs, on-site parking space locations and any other noteworthy features.
- A photo montage of the streetscape.
- A streetscape elevation which shows the existing streetscape and how the proposal sits within the streetscape.
- Information which shows the form of the proposal from oblique views from neighbouring streetscapes where any part of the proposal will be visible.
- A landscape plan.

## 22.04-5

27/06/2011  
C62

### Definitions

**Heritage place** is a place that has identified heritage value and could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land.

**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.

**22.04-6 Incorporated Document**

02/03/2017  
G146  
C148

Port Phillip Heritage Review – Volumes 1 – 6 (~~Version 20, January 2017~~ [Exhibition Version, April 2017](#)) (includes the City of Port Phillip Heritage Policy Map and the City of Port Phillip Neighbourhood Character Policy Map).

**22.04-7 Reference Documents**

07/07/2016  
C103

Port Phillip Design Manual, 2000 including:

- Fishermans Bend Guidelines (Updated 2010)
- Garden City Guidelines (Updated 2010)
- Dunstan Estate Guidelines (2007)
- Heritage Kerbs, Channels and Laneways Guideline (2006)

Review of Heritage Overlay 3, Heritage Alliance (2009) & Built Heritage (2010).

Review of Heritage Overlay 1 Port Melbourne – Outcomes and Recommendations (Lovell Chen, July 2011)

Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report (Lovell Chen, December 2012)

Fishermans Bend Heritage Study (Biosis Pty Ltd, 2013)

Fishermans Bend additional heritage place assessments (Biosis Pty Ltd, 2015)

Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report (Lovell Chen, December 2012)

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**SCHEDULE TO THE HERITAGE OVERLAY**

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	<i>Port Melbourne</i> Area generally bound by Clark Street to the north, Ingles and Boundary Streets to the east, Pickles Street to the south and Graham Street to the west	Yes	No	Yes – but limited to the Port Melbourne Light Rail Reserve, area zoned PPRZ.	No	No	No		No
HO2	<i>The Garden City Housing Estates</i> Port Melbourne	Yes	No	No	No	No	No		No
HO4	<i>City Rd Industrial Area</i> South Melbourne	Yes	No	No	No	No	No		No
HO5	<i>St Kilda Hill</i> Area generally bound by Fitzroy St to the North, Barkly St to the east, Carlisle St to the south and Port Phillip Bay to the west	Yes	No	No	No	No	No		No
HO6	<i>St Kilda East</i> Area generally bound by Wellington Rd and Dandenong Rd to the north, varying degrees of Alma Rd to the south, St Kilda Rd to the east and	Yes	No	No	No	No	No		No

PORT PHILLIP PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO410	<i>Houses</i> 1 – 5 Bell St, Ripponlea	Yes	No	No	No	No	No		No
HO357	<i>Former Australian Natives Association Hall</i> 49A Blanche Street, St Kilda	Yes	No	No	No	No	No		No
HO344	<i>St Kilda Botanical Gardens</i> 55 Blessington St, St Kilda	-	-	-	-	Yes Ref No H1804	Yes		No
HO60	<i>House</i> 4 Blessington St, St Kilda	Yes	No	No	No	No	No		No
HO349	<i>Public Reserve</i> Bowen Cres, Melbourne	No	No	Yes	No	No	No		No
HO62	<i>Biltmore private hotel</i> 152 Bridport St, Albert Park	-	-	-	-	Yes Ref No H475	Yes		No
HO63	<i>St Kilda Town Hall</i> Brighton Rd, St Kilda	Yes	Yes – but limited to the interior of the original 1890 and 1939 Town Hall building only	Yes	No	No	No		No
<a href="#">HO500</a>	<a href="#">Greyhound Hotel</a> <a href="#">1 Brighton Road, St Kilda</a>	<a href="#">Yes</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>		<a href="#">No</a>

02/03/2017  
**C146**  
 Proposed  
 C148

**SCHEDULE TO CLAUSE 81.01**

<b>Name of document</b>	<b>Introduced by:</b>
10, 11, 12 / 339 Williamstown Road, Port Melbourne, Transitional Arrangements, January 2017	<b>C136</b>
114-124 Albert Road, South Melbourne	<b>NPS1</b>
12 Acland Street, St Kilda	<b>NPS1</b>
12B Chapel Street, St Kilda, September 2013	<b>C96</b>
1-29 Albert Road, South Melbourne	<b>NPS1</b>
132-134 Bank Street and 223-227 Moray Street, South Melbourne	<b>NPS1</b>
14-16 The Esplanade, St Kilda	<b>NPS1</b>
167 Fitzroy Street, St Kilda	<b>NPS1</b>
29 Fitzroy Street, St Kilda	<b>NPS1</b>
315-317 Beaconsfield Parade and 109-111 Park Street, St Kilda	<b>NPS1</b>
360-370 St Kilda Road, Melbourne, Revised November 2001	<b>C33</b>
400 - 430 City Road, Southbank, December 2010	<b>C85</b>
400-410 City Road, 2-48 Cecil Street and 127-135 Whiteman Street, South Melbourne	<b>NPS1</b>
414-416 and 418 St Kilda Road, Melbourne	<b>NPS1</b>
582-584 St Kilda Road, Melbourne	<b>NPS1</b>
89 Fitzroy Street, St Kilda	<b>NPS1</b>
Acland Courtyard Development Plan	<b>NPS1</b>
Acland Street Upgrade Project Incorporated Document, December 2015	<b>C124</b>
Albert Park Master Plan	<b>NPS1</b>
Beacon Cove Development, Port Melbourne (revised) 2013 <i>(including Beacon Cove Concept Plan No.1, Beacon Cove Precinct Plan No. 1, Beacon Cove Residential Component Guidelines No.1 and Plan named Beacon Cove Port Melbourne showing areas subject to an environmental audit)</i>	<b>C104</b>
Becton, Port Melbourne Development Concept Plan and Building Envelope Plan	<b>NPS1</b>
City of Port Phillip Heritage Policy Map (Updated <del>January</del> <a href="#">Exhibition Version, April 2017</a> ) (Part of Port Phillip Heritage Review)	<b>C148</b> <del><b>C146</b></del>
City of Port Phillip Neighbourhood Character Map (Updated <del>October 2016</del> <a href="#">Exhibition Version, April 2017</a> ) (Part of Port Phillip Heritage Review)	<b>C148</b> <del><b>C127</b></del>
Fishermans Bend Strategic Framework Plan, July 2014 (amended September 2016)	<b>GC50</b>
Incorporated Plan - Sea Wall and Promenade - September 2008	<b>C70</b>
Luna Park	<b>NPS1</b>
M1 Redevelopment Project, October 2006	<b>C58</b>
Major Promotion Signs – Permit Provisions December 2008	<b>C100</b>
Melbourne CityLink Project – Advertising Sign Locations, November 2003	<b>VC20</b>
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	<b>GC44</b>

Name of document	Introduced by:
Melbourne Metro Rail Project Incorporated Document, December 2016	<b>GC45</b>
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	<b>GC45</b>
Melbourne Sports & Aquatic Centre, Albert Park	<b>NPS1</b>
Part 61 Bertie Street, Port Melbourne, November 2001	<b>C33</b>
Port Melbourne Mixed Use Area Development Contributions Plan (Streetscape Works) July 1999	<b>C13</b>
Port Phillip Heritage Review - Volumes 1-6 ( <del>Version 20, January 2017</del> <a href="#">Exhibition Version, April 2017</a> )	<del>C146</del> <a href="#">C148</a>
Prince Apartments Stage 2 Development Plans – 29 Fitzroy Street, St Kilda (December 2013)	<b>C94</b>
Shrine of Remembrance Vista Controls, April 2014	<b>C140</b>
St Kilda Foreshore Urban Design Framework, 2002	<b>C36</b>
St Kilda Seabaths	<b>NPS1</b>
St Kilda Station Redevelopment plans prepared by Billard Leece Partnership dated July 1999	<b>C9</b>
State Sports Facilities Project Albert Park, September 2009 (amended May 2012)	<b>C120</b>
Stokehouse – 30 Jacka Boulevard, St Kilda, July 2014	<b>C110</b>
Victorian Cricket and Community Centre, St Kilda Cricket Ground, May 2016	<b>C119</b>
West Beach Pavilion Precinct Incorporated Plan, 2004	<b>C36</b>

# Extract of the City of Port Phillip Heritage Policy Map (Incorporated Document) Changes proposed by Amendment CI48



# Extract of the City of Port Phillip Neighbourhood Character Map (Incorporated Document) Changes proposed by Amendment C148

