



8.4	GREYHOUND HOTEL CULTURAL HERITAGE ASSESSMENT
WARD:	LAKE
GENERAL MANAGER:	CLAIRE FERRES MILES, PLACE STRATEGY & DEVELOPMENT
PREPARED BY:	KELLY WHITE, STRATEGIC PLANNER
TRIM FILE NO:	66/02/259
ATTACHMENTS:	1. Greyhound Hotel Cultural Heritage Values Assessment Final Report 2. Citation for 1 Brighton Road, St Kilda (Greyhound Hotel) 3. Amendment C148 - Documentation for Authorisation

PURPOSE

1. To consider and endorse the *Greyhound Hotel Cultural Heritage Values Assessment 2017* report for 1 Brighton Road, St Kilda, undertaken by Context Pty Ltd.
2. To determine whether to request Ministerial Authorisation to prepare and exhibit an amendment to the Port Phillip Planning Scheme to apply a permanent heritage control over the property at 1 Brighton Road, St Kilda, based on the evidence of local significance detailed in the cultural heritage assessment undertaken by Context Pty Ltd.
3. To determine whether to make a further request to the Minister for Planning to exercise his powers pursuant to section 20(4) of the *Planning and Environment Act 1987* to apply an interim Heritage Overlay to the property at 1 Brighton Road, St Kilda whilst permanent controls are progressed.

1. RECOMMENDATION

That Council:

- 1.1 Endorses the *Greyhound Hotel Cultural Heritage Values Assessment* prepared by Context Pty Ltd, 2017 and provided at Attachment 1 as the strategic basis for proposing modified heritage controls to the property at 1 Brighton Road, St Kilda.
- 1.2 Prepares Amendment C148 to the Port Phillip Planning Scheme (provided at Attachment 3), pursuant to Section 8A of the *Planning and Environment Act 1987*, to apply a Heritage Overlay and associated controls to the property at 1 Brighton Road, St Kilda. Amendment C148 will propose the following specific changes to the Port Phillip Planning Scheme on a permanent basis:



- Application of an individual Heritage Overlay (HO500) to land known as 1 Brighton Road, St Kilda, through updating Port Phillip Planning Scheme Map 6HO and the Schedule to 43.01 – Heritage Overlay.
 - Inclusion of a new Citation (provided at [Attachment 2](#)) for 1 Brighton Road, St Kilda in the *Port Phillip Heritage Review* (Incorporated Document in the Planning Scheme).
 - Application of a 'Significant Heritage Place' grading to 1 Brighton Road, St Kilda, to the *City of Port Phillip Heritage Policy Map*.
 - Removal of the 'Contributory outside of the HO' grading of 1 Brighton Road, St Kilda, from the *City of Port Phillip Neighbourhood Character Map*.
 - Consequential changes to Clauses 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the schedule to Clause 81.01 (Documents incorporated in this scheme) to update the version number and date of the Incorporated Documents listed above.
- 1.3 Requests the Minister for Planning to authorise the preparation and exhibition of Amendment C148 to the Port Phillip Planning Scheme, pursuant to Section 8A of the *Planning and Environment Act 1987*, to apply a permanent Heritage Overlay and associated controls to 1 Brighton Road, St Kilda.
- 1.4 Places Amendment C148 to the Port Phillip Planning Scheme on exhibition, in accordance with Section 19 of the *Planning and Environment Act 1987*, subject to Ministerial Authorisation.
- 1.5 Writes to the Minister for Planning advising that it has now completed a heritage assessment of the Greyhound Hotel (1 Brighton Road, St Kilda) which has found the place to be of local heritage significance, and that this warrants reconsideration of the need for interim heritage controls whilst permanent controls are progressed. Evidence of local social and historic significance, and Council's ability to now commit to progressing permanent controls, addresses the key grounds of the Minister's earlier decision not to apply interim heritage controls.
- 1.6 Requests the Minister for Planning to prepare and approve Amendment C147 to the Port Phillip Planning Scheme, pursuant to Section 20(4) of the *Planning and Environment Act 1987*, to apply an interim Heritage Overlay (HO500) to 1 Brighton Road, St Kilda whilst permanent controls are progressed.
- 1.7 Authorises the Chief Executive Officer (or delegate) to finalise documentation for Amendment C147 (interim heritage controls) and Amendment C148 (permanent heritage controls) for the property at 1 Brighton Road, St Kilda.

2. BACKGROUND

- 2.1 At its Ordinary Council Meeting on 13 December 2016, Council tabled a petition from the community of over 2,000 signatories seeking prevention of demolition of the Greyhound Hotel. The petition requested Council to investigate and act upon options for the retention of the Greyhound Hotel. In response, Council resolved to:



- Request the Minister for Planning to approve an interim Heritage Overlay over the site, under Section 20(4) of the Planning and Environment Act.
 - Commission a Cultural Heritage Values Assessment for the site.
- 2.2 On 22nd December 2016, the City of Port Phillip (CoPP) formally requested the Minister for Planning to approve Amendment C144, to provide interim heritage protection for 1 Brighton Road, St Kilda (the Greyhound Hotel) whilst Council commissioned a cultural values assessment of the site. The letter to the Minister requesting the interim controls highlighted that the building was at immediate risk of demolition, and that subject to the findings of the heritage assessment, Council would pursue permanent heritage controls for the site. The letter also provided that Council had resolved to progress scoping a project to review the architectural and social significance of buildings and places within the municipality, to ensure a more strategic and proactive approach to places of social heritage value in the CoPP.
- 2.3 Context Pty Ltd (heritage consultants) were engaged by Council in January 2017 to undertake an assessment of the cultural heritage values of the Greyhound Hotel and, if it is found to satisfy the threshold of local significance, provide guidelines to protect and conserve the significance of the place.
- 2.4 The Greyhound Hotel ceased operations on the 6 January 2017 with the owners citing reasons of insolvency.
- 2.5 Correspondence was received from the Minister for Planning on 8 February 2017 which refused Council's request for interim controls on the following grounds:
- Consent under the Building Act 1993 to demolish the building has already been issued.
 - A heritage assessment has not been undertaken or submitted with the amendment; the heritage significance of the place cannot be established.
 - Council has not demonstrated a commitment to introduce the controls on a permanent basis.

Planning permit application and building permit for demolition

- 2.6 On 22 July 2016, a planning application was lodged for the construction of a new eight storey apartment building on the Greyhound Hotel site, at 1 Brighton Road, St Kilda. The proposed development would involve complete demolition of the existing hotel building.
- 2.7 There is currently no Heritage Overlay applied to the site, and no planning permit is required for demolition.
- 2.8 A building permit for demolition was issued by a private building surveyor dated 22 June 2016. This allows for demolition to be commenced within one year (by 22 June 2017) and completed within two years. Accordingly the building and associated heritage fabric is considered to be at immediate risk of loss.



- 2.9 CoPP City Development Department, under delegation, refused the application on 18 January 2017 citing that the proposed development was considered excessive in height and bulk, would adversely affect neighbouring amenity and should incorporate all or part of the existing building.
- 2.10 The planning permit application is subject to an Application for Review with the Victorian Civil and Administrative Tribunal (VCAT), pursuant to the provisions of section 77 of the *Planning and Environment Act 1987* (appeal against refusal). The VCAT hearing for the proposed development is listed to commence on 26 June 2017, with 4 days duration.

3. KEY INFORMATION

Assessment of Heritage Significance – Greyhound Hotel, 1 Brighton Road, St Kilda

- 3.1 This section provides a summary of the *Greyhound Hotel Cultural Heritage Values Assessment* (Context Pty Ltd, 2017), refer [Attachment 1](#) for the full report.

Scope and process

- 3.2 The purpose of the Greyhound Hotel Cultural Heritage Values Assessment was to:
“Undertake a full assessment of the cultural heritage values of the Greyhound Hotel at 1 Brighton Road, considering all aspects of its significance, with particular focus on its potential to hold social and historic significance. Specifically, the purpose of the assessment was to:
- *Identify specific communities or groups who value the Greyhound Hotel for social, cultural or spiritual reasons*
 - *Establish the nature and extent of their association*
 - *Determine whether any significance arises from that association*
 - *Clarify which aspects of the place are of social significance (e.g. which parts of the site, elements of the fabric, uses or cultural activities, etc.)*
 - *Assess the relative importance of that place compared to any others valued by that community (or communities) for similar reasons”*
- 3.3 Social significance is defined as whether or not a place or aspects of a place (“attributes”) hold ‘strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons.’
- 3.4 The three indicators of social significance used were taken from an approach to social values assessment developed for the Australian Heritage Commission by Chris Johnston (Context Pty Ltd) and used in the RFA National Estate studies of social value across Australia. The three indicators are:
- Importance to a community as a landmark, marker or signature
 - Importance as a reference point in a community's identity or sense of itself
 - Strong or special community attachment developed from use and/or association



- 3.5 The significance assessment was conducted in accordance with the HERCON criteria, as set out in the VPP Practice Note *Applying the Heritage Overlay (2015)*. Thresholds were then used to determine the level of cultural heritage significance the place may hold under each criterion, and what mechanisms can therefore be used to protect and manage it. This assessment followed the threshold definitions specified in Heritage Victoria's *Victorian Heritage Register Criteria and Threshold Guidelines (2014)*.
- 3.6 In order to assess the social significance of the Greyhound Hotel, a combination of research and community engagement was undertaken.
- 3.7 Research components included:
- Three site inspections to reassess the built fabric of the Greyhound Hotel.
 - Historical research drawing on a number of primary and secondary sources and archives, to provide a framework for comparative analysis and establish how the hotel was used historically by different communities.
 - Social media research to identify whether or not the Greyhound Hotel, or aspects of it, are visually documented and written about by the today in the public realm. Instagram was the focus of this research component, which helped to establish that there was some level of community association with the Greyhound Hotel specifically and/or its surroundings, which assisted in establishing contemporary connections to the place.
- 3.8 Community consultation, specifically targeting the local community, included:
- An online survey, hosted on the CoPP Have Your Say website between 1 and 15 February 2017, promoted on Council's website and social media accounts, as well as through an advert in the Leader newspaper. The survey questions were prepared by the consultants based on their initial observations of key values and aspects or features of the Greyhound Hotel.
 - Two round table sessions were initially planned, to which participants were invited because of their demonstrated interest, their relevant knowledge or interest expressed via the online registration form on the Have Your Say survey. Due to a low number of RSVP's the discussions were replaced with direct interviews. The interviews were conducted by the consultants. Set questions were prepared and conversation was informal allowing for spontaneous comments and questions.
- 3.9 Council's request to prepare and exhibit Amendment C133 to the Port Phillip Planning Scheme to apply the Heritage Overlay to the London Hotel at 92 Beach Street, Port Melbourne on permanent basis was refused by the Minister prior to commencing the assessment for the Greyhound Hotel. The letter of refusal cited, in addition to other reasons, that the London Hotel Cultural Heritage Assessment by Context Pty Ltd lacked sufficient comparative analysis. To address this gap, the assessment of the Greyhound Hotel explored comparisons with places that the community valued in similar ways. In the online survey and interviews for the Greyhound's assessment, respondents were asked to name other hotels in St Kilda to which they felt strongly connected, and to further describe this connection.



Key findings

- 3.10 The cultural heritage assessment of 1 Brighton Road by Context Pty Ltd advises that the Greyhound Hotel building is of historic significance (Criterion A) and social significance (Criterion G) at a local level.
- 3.11 It is acknowledged in the report that while the Greyhound Hotel has closed, research indicates the Hotel is still 'alive' in the community's memories and that this would be negatively impacted if the Hotel's built form or public use were significantly altered. It is noted that while this may impact the social significance of the place, the historic significance of the place would not be affected.
- 3.12 The following is an extract of the Statement of Significance included within the individual Citation prepared for 1 Brighton Road. The full Citation is provided at Attachment 2. It details what elements of the place are considered to be significant and why:

“What is significant?

The Greyhound Hotel at 1 Brighton Road, St Kilda, on the corner of Blessington Street, first opened in 1853 by the first licensee John Broad, and remodelled in 1936-37, is significant.

The current building is a two storey corner hotel, still retaining the Moderne/Art Deco expression from the 1930s refurbishment. It has a characteristic streamlined façade with horizontal emphasis.

Why is it significant?

The Greyhound Hotel is historically significant as one of a few remaining buildings in the City of Port Phillip that reflect the history of Victorian hotels generally, but more locally chart the changing fortunes of St Kilda, and specifically, the history of the LGBTIQ (Lesbian, Gay, Transgender, Intersex, Queer or Questioning) community in Victoria. The Greyhound Hotel has been associated with St Kilda's evolving LGBTIQ community for over two decades, being one of several well-known 'gay venues' in St Kilda and one of the most popular drag venues in Melbourne. This historical significance is closely related to the Hotel's contemporary social significance. (Criterion A)

The Greyhound Hotel has social significance for its strong and special associations with the St Kilda community and the local and broader LGBTIQ community. The St Kilda community values the Greyhound as an historic landmark that has had a long and continuous local presence as a public meeting place. The local community also values it as a long standing LGBTIQ community meeting place and entertainment venue which reflects St Kilda's welcoming and multifaceted community. The local and broader Melbourne LGBTIQ community specifically has strong associations with the Greyhound Hotel, valuing it as a home, a venue for entertainment and a place that represents this community's identity, in particular its openness, inclusiveness and creativity. (Criterion G)”

- 3.13 The Context report recommends that Council prepare an Amendment to place the Greyhound Hotel in the Heritage Overlay. It also includes recommendations for conservation guidelines for any future redevelopment of the site which include:



- Retaining the corner location (zero lot setback on two streets and the two storey scale and façade) is important in maintaining the Greyhound Hotel's contribution to St Kilda's urban form.
- Retaining the two storey scale of the Greyhound Hotel as a contrast to its immediate surroundings is important. Additional development of a moderate scale that is located sensitively so as not to overwhelm the scale of the Greyhound Hotel should be considered.
- The Art Deco styling to the exterior is valued in relation to its surroundings and should be maintained. Any further changes to the exterior should respect and preferably enhance this architectural character.
- Views to the Greyhound Hotel in relation to surrounding Brighton Road/St Kilda Road are valued so that changes to the wider setting should consider the impacts on these views.
- Public access to and use of the Greyhound Hotel as a social meeting place should be maintained into the future.
- The shared history, including the LGBTIQ history, of the Greyhound Hotel should be interpreted and promoted in ways that the City of Port Phillip and the community view as appropriate. This could take various forms including heritage interpretation in the form of design of the external building design, place/building naming, inclusion of public or entertainment uses within the building, documentation and publication of significant stories of the Hotel.

Proposed Permanent Heritage Controls – Amendment C148

- 3.14 Implementing the recommendation of the Context report to apply an individual Heritage Overlay to 1 Brighton Road, St Kilda on a permanent basis, will require an amendment to the Port Phillip Planning Scheme to:
- Update Port Phillip Planning Scheme Map 6HO and the Schedule to Clause 43.01 – Heritage Overlay to apply (HO500) to 1 Brighton Road, St Kilda.
 - Include a new Citation for 1 Brighton Road, St Kilda, in the Port Phillip Heritage Review (Incorporated Document in the Planning Scheme).
 - Apply a 'Significant Heritage Place' grading to 1 Brighton Road, St Kilda, to the City of Port Phillip Heritage Policy Map on a permanent basis.
 - Remove the 'Contributory outside of the HO' grading of 1 Brighton Road, St Kilda, from the City of Port Phillip Neighbourhood Character Map.
 - Make consequential changes to Clauses 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the schedule to Clause 81.01 (Documents incorporated in this scheme) to update the version number and date of the Incorporated Documents listed above.
- 3.15 Permanent controls for 1 Brighton Road, St Kilda (Amendment C148) could be progressed and a request for Ministerial Authorisation submitted within a week of this Ordinary Council Meeting. Following Authorisation, the amendment would then go through a full amendment process.



- 3.16 If permanent heritage controls are applied to the site, the current building permit for demolition would remain valid, however could not be legally acted upon without a planning permit for demolition being sought and approved.

Proposed Interim Heritage Controls – Amendment CI47

- 3.17 It is timely for Council to consider the option to again request the Minister for Planning to apply an Interim Heritage Overlay to 1 Brighton Road, St Kilda given:
- The heritage assessment of the property has been undertaken and the place is found to be of local heritage significance and warranting heritage controls.
 - That Council is now in a position (having evidence of local significance) to commit to progressing the application of permanent heritage controls to the site.
 - There is a current development application for redevelopment of the site that would involve demolition of the existing building. The VCAT hearing for the proposed development to determine whether a planning permit is issued is listed for Monday 26 June 2017. Whilst there is a current building permit for demolition this does not prevent a Heritage Overlay being applied to the site to ensure heritage matters are considered in the future.

The above matters address each of the reasons given by the Minister for Planning for refusing Council's initial request for interim controls.

- 3.18 Interim heritage controls are typically applied to protect places of significance whilst permanent controls are being processed through a full-exhibition amendment. This manages the risk of a building being demolished, without heritage issues being considered during the planning permit process. An interim control does not prevent demolition outright, but rather triggers a planning permit for demolition to ensure heritage matters are considered.
- 3.19 Council's heritage policy (Clause 22.04 of the Port Phillip Planning Scheme) specifies that the demolition of a significant heritage place should not be supported.
- 3.20 Council needs to make a request to the Minister for Planning to exercise his powers pursuant to section 20(4) of the *Planning and Environment Act 1987* to apply an interim heritage control, based on the assessment it is of local heritage significance. Practice Note 29 '*Ministerial Powers of Intervention*' refer to circumstances when the Minister may undertake a section 20(4) amendment. This includes that:
- "The matter will be the introduction of an interim provision or requirement and substantially the same provision or requirement is also subject to a separate process of review (such as the introduction of permanent controls in a planning scheme)."*
- The Minister is not obligated to approve Council's request.
- 3.21 Amendment CI47 (interim controls) would make the same changes to the Port Phillip Planning Scheme listed in 3.14 above, albeit on an interim basis, to apply an interim Heritage Overlay (HO500) and associated controls to 1 Brighton Road, St Kilda, whilst permanent controls are progressed.



- 3.22 If interim heritage controls are applied to the site, the current building permit for demolition would remain valid, however could not be legally acted upon without a planning permit for demolition being sought and approved.

Options

- 3.23 The following options are available to Council in relation to the heritage protection of the Greyhound Hotel at 1 Brighton Road, St Kilda:
- Option 1: Resolve to seek Ministerial Authorisation to prepare and exhibit an amendment to apply permanent controls over the site and request the Minister for Planning to apply an interim Heritage Overlay to 1 Brighton Road, St Kilda.
 - Option 2: Not proceed with a request to the Minister for interim controls or an amendment for permanent controls.
- 3.24 Option 1 is recommended. Application of a Heritage Overlay recognises the recent assessment of 1 Brighton Road, St Kilda as being of local heritage significance. This will ensure heritage matters are assessed in any future permit decisions, and that the protection of significant heritage fabric is considered in both the short and longer term.



FURTHER SUPPORTING INFORMATION

4. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

4.1 Implementation of heritage controls supports delivery of the following objectives and actions in the Council Plan (2013-17):

Objective 4.1: 'Encourage viable, vibrant villages'

- Key action: 'maintain, create and foster welcoming, attractive and prosperous villages aligned to local character, heritage and community'.

Objective 4.2: 'ensure growth is well planned and managed for the future'

- Key action: 'Lead, advocate for and regulate sustainable design and development for environmental, cultural and social benefits'.

5. CONSULTATION AND STAKEHOLDERS

5.1 Community engagement was a key component informing the heritage assessment of the Greyhound Hotel, particularly evidence relating to the social and historical significance of the place. Community engagement included:

- Have your say survey – Monday 1 February to Wednesday 15 February. This online survey on the City of Port Phillip Have your Say website was used to gather information from community members, stakeholders or interest groups regarding their strong or special associations with the Greyhound Hotel. A total of 115 surveys were completed and the vast majority of the respondents would like to see the Greyhound Hotel retained.
- Awareness of the Have Your Say survey was raised through an advert in the Leader newspaper (Tuesday 31 January), Council's website and social media accounts.
- Two round table discussions were initially planned but due to a low number of RSVP's, direct interviews were held instead. A total of 4 interviews were held with community representatives and a representative from the National Trust of Australia (Victoria). Further informal discussions were also had with representatives from Australian Lesbian and Gay Archives and the St Kilda Historical Society. The interviews and discussions were facilitated by the consultants and focused on the historic, social and other cultural heritage values of the Greyhound Hotel.

5.2 The owner of the subject property was advised in writing that Council were applying for interim heritage controls and that the interim controls were refused by the Minister. The owner was also informed of Council's plans to undertake a heritage assessment of the Greyhound Hotel.

5.3 The planning scheme amendment for permanent controls would undergo a formal public exhibition process in accordance with the notification requirements of the Planning and Environment Act 1987, allowing affected and interested persons/groups to make written submissions. Any objecting submission/s must be referred to an independent Planning



Panel for review, prior to Council proceeding to adopting the amendment and requesting Ministerial approval.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 As no heritage overlay is applied to the site, no planning permit is currently required for demolition. A building permit for demolition was issued by a private building surveyor dated 22 June 2016. This allows for demolition to be commenced within one year (by 22 June 2017) and completed within two years. Accordingly, the building and associated heritage fabric is considered to be at immediate risk of loss.
- 6.2 The immediate application of an interim heritage control would manage the risk of the subject building being demolished, without heritage issues being considered during the planning permit process.
- 6.3 No significant risk implications have been identified in relation to the processing of the amendments. Amendment C147 (interim heritage controls), and a subsequent amendment process to introduce permanent heritage controls (Amendment C148), would be undertaken in accordance with the requirements of the *Planning and Environment Act 1987*.

7. SUSTAINABILITY – Triple Bottom Line

7.1 ENVIRONMENTAL IMPLICATIONS

- 7.1.1 The amendment will have a positive environmental impact by offering protection to a place of historic significance and promoting the reuse of existing building stock.
- 7.1.2 The Victorian heritage strategy, *Victoria's heritage: Strengthening our Community* (DSE, 2006) details the environment benefits of conservation in Chapter 2, specifically (at p21):
“Heritage policies and programs can help achieve the broader goals of sustainability. Conserving heritage places and giving them new life supports sustainability. It recognises the embodied energy and life-cycle value of traditional materials, and reduces the waste associated with demolition and new buildings.”

7.2 SOCIAL & CULTURAL IMPLICATIONS

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

7.3 ECONOMIC IMPLICATIONS

- 7.3.1 The amendment is not expected to have significant broad economic impacts, although is likely to have a direct cost impact on the owner of the affected property through additional permit requirements and potential limitations on the redevelopment of the site (noting there is a current planning permit application which will be considered at a VCAT hearing on 26 June 2017).



- 7.3.2 The matter of negative economic impacts, such as on property values and development potential, have been considered repeatedly by Planning Panel's considering the introduction of heritage controls. The findings have been summarised in Panel Report for Latrobe Planning Scheme Amendment C14, as follows:

“Panels have repeatedly ruled that such issues are not material to this stage of the planning process – a position supported by Practice Notes and numerous VCAT decisions. This view maintains that although it is appropriate for the responsible authority to consider all the objectives of the Planning and Environment Act 1987 including, inter alia, ‘fair, orderly, economic and sustainable use, and development of the land’ (s.4(1)(a)) ... and ... ‘to balance the present and future interests of all Victorians’ (s.4(1)(g)) – the question of personal economic impact or potential constraint on development are matters for the next stage of the planning process i.e. at the time a permit is applied for. This approach has the merit of separating two distinct issues: assessment of the significance of the place, and the question of its conservation, adaptation, alteration or demolition. This conforms with proper heritage conservation practice and mirrors the processes of the Victorian Heritage Act 1985. It reflects the desirability of considering long term matters (if we accept that heritage significance is likely to be somewhat enduring, if not immutable) at one point in time; and, shorter term matters (personal desire, financial considerations and economic circumstances) when they are most relevant.”

- 7.3.3 The economic effects of requiring a planning permit may be reduced through the availability of advice from the City of Port Phillip's heritage advisor and planning officers free-of-charge at any time prior to, during, or following the planning permit application process.

7.4 FINANCIAL IMPLICATIONS

- 7.4.1 Council will be required to pay a statutory fee of \$3,763.80 to request the Minister to prepare and approve the interim heritage controls through Amendment C147.
- 7.4.2 In progressing permanent heritage controls for 1 Brighton Road, St Kilda, Council will need to meet costs associated with public exhibition, any panel hearing and statutory approval fees.
- 7.4.3 There is provision in the City Strategy 2017/18 operational budget to meet the cost of Amendment C147 (fee for interim controls). Budget allocation for the 2017/18 Amendments Program will be used to meet the costs of processing an amendment for permanent controls.

8. IMPLEMENTATION STRATEGY

8.1 TIMELINE

- 8.1.1 If Council resolves to proceed with Amendment C147, a request to the Minister for Planning to apply interim heritage controls to 1 Brighton Road, St

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Kilda would be lodged within two working days of this Ordinary Council Meeting.

- 8.1.2 If Council resolves to proceed with an Amendment for permanent heritage controls, a request for Ministerial Authorisation would be submitted within a week of this Ordinary Council meeting, to allow for the preparation of documentation.

8.2 COMMUNICATION

- 8.2.1 If Council supports requesting interim heritage controls for 1 Brighton Road, St Kilda, details of Amendment C147 will be made available on Council's website.
- 8.2.2 The property owner of 1 Brighton Road, St Kilda will be advised in writing of Council's decision, immediately following this meeting the petition organiser, National Trust of Australia, St Kilda Historical Society, Australian Lesbian and Gay Archives and community members involved in the community consultation as part of the heritage assessment will be advised.

9. OFFICER DIRECT OR INDIRECT INTEREST

- 9.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.