

Amendment Documentation for Adoption

Amendment C161port Part 1 to the Port Phillip Planning Scheme

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: Schedule to Heritage Overlay
 - d. schedule to Clause 72.04: Documents incorporated in this Planning Scheme
5. Incorporated Documents, including:
 - a. *Port Phillip Heritage Review (C161port Part 1 Adoption, September 2020) – Volumes 1 (extract)*
 - b. *Port Phillip Heritage Review (C161port Part 1 Adoption, September 2020) – Volumes 2-6 (Citation 2410) (extract)*
 - c. *City of Port Phillip Heritage Policy Map (updated September 2020) (part of Port Phillip Heritage Review) (extract)*
 - d. *City of Port Phillip Neighbourhood Character Map (updated September 2020) (part of Port Phillip Heritage Review) (extract)*
 - e. Statement of Significance: 588-590 City Road, South Melbourne (Shops and residences)
6. Background Documents, including:
 - a. *Context: Heritage Assessment 588-590 City Road, South Melbourne (2017)*

PORT PHILLIP PLANNING SCHEME

AMENDMENT C161port - Part 1

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the Amendment

The amendment applies to the following land within the municipality:

- Part of 9 Charles Street St Kilda
- Part of 31 and 31A Prentice Street, St Kilda East
- Part of 36 Leslie Street, St Kilda East
- Part of 248-250 Dorcas Street, South Melbourne
- Part of 1/99 Carlisle Street, St Kilda
- Part of 204-206 St Kilda Road, St Kilda
- Part of the Westgate Freeway, Port Melbourne (part of Citylink ramp near junction with Graham Street)
- 2, 4, 6 and 8 Milton Street, Elwood
- 588-590 City Road, South Melbourne.

A mapping reference table is attached at Attachment 1.

What the Amendment does

The amendment proposes to make a series of updates and technical corrections to the Port Phillip Planning Scheme, including zoning and overlay mapping changes. The amendment also makes changes to the heritage provisions of the Scheme, giving statutory effect to the recommendations of *Heritage Assessment, 588-590 City Rd, South Melbourne* (Context Pty Ltd).

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

Align zones to title boundaries

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

- Rezone part of 9 Charles Street, St Kilda from the Mixed Use Zone (MUZ) to the Neighbourhood Residential Zone - Schedule 1 (NRZ1).
- Rezone the following properties from the Commercial 1 Zone (C1Z) to the General Residential Zone - Schedule 1 (GRZ1):
 - Part of 31 and 31A Prentice Street, St Kilda East.
 - Part of 36 Leslie Street, St Kilda East.
- Rezone the following properties from the General Residential Zone – Schedule 1 (GRZ1) to the Commercial 1 Zone (C1Z):
 - Part of 248-250 Dorcas Street, South Melbourne.
 - Part of 1/99 Carlisle Street, St Kilda.
 - Part of 204-206 St Kilda Road, St Kilda.
- Rezone part of the Westgate Freeway, Port Melbourne (part of Citylink ramp near junction with Graham Street) from the Industrial 1 Zone to the Road Zone Category 1.

Align zones to land use

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

Update heritage provisions

2. Updates the Schedule to Clause 43.01 (schedule to the Heritage Overlay) and corresponding planning scheme map3HO to apply new individual Heritage Overlay to 588-590 City Road, South Melbourne (HO509).
3. Updates the incorporated *Port Phillip Heritage Review* to introduce new Citation 2410 for 588-590 City Road, South Melbourne.
4. Updates the incorporated *City of Port Phillip Heritage Policy Map* to show 588-590 City Road, South Melbourne as a 'Significant Heritage Place' inside a Heritage Overlay grading.
5. Amends Clause 22.04 (Heritage Policy) to reference the *Heritage Assessment, 588-590 City Rd, South Melbourne* (Context Pty Ltd, May 2017).
6. Makes consequential changes to Clauses 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the schedule to Clause 72.04 (Documents incorporated in this scheme) to update the version number and date of the *Port Phillip Heritage Review* (including the *City of Port Phillip Heritage Policy Map* and the *City of Port Phillip Neighbourhood Character Map*).
7. Amends the Schedule to Clause 72.04 (Documents incorporated in this scheme) to include the individual Statements of Significance for new individually significant property, HO509.

Strategic assessment of the Amendment

Why is the Amendment required?

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

- update and align zoning boundaries to title boundaries to ensure clear and consistent planning scheme provisions as outlined in Attachment 2.
- correct an historic zoning anomaly where houses of heritage significance and in a predominantly residential area are located within the Commercial 1 Zone as outlined in Attachment 2.

The amendment will also give statutory effect to the findings of the *Heritage Assessment, 588-590 City Rd, South Melbourne* (Context Pty Ltd, May 2017). The Assessment has found this place to be of local significance to the City of Port Phillip and has assessed it in accordance with the Burra Charter, Heritage Victoria guidelines and the *Planning Practice Note 1: Applying the Heritage Overlay*.

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

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

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

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

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

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

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

Does the Amendment address relevant bushfire risk?

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

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

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

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

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

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

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

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

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

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

- protect, conserve and enhance all identified significant and contributory places, including buildings, trees and streetscapes;
- Protect the original subdivision patterns within heritage places;
- support the restoration and renovation of heritage buildings and discourage their demolition;
- encourage high quality design that positively contributes to identified heritage values;

- ensure that new development respects and enhances the scale, form and setbacks of nearby heritage buildings;
- encourage urban consolidation only where it can be achieved without affecting heritage significance;
- maintain the visual prominence of historic buildings, local landmarks and icons.

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

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

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

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

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

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

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

The relevant agencies have been informed of the Amendment.

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

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

Resource and administrative costs

The City of Port Phillip has the capacity to accommodate any additional planning permit applications that are triggered by this amendment. Regarding the additional heritage controls proposed within this amendment, this is a minor increase of properties to be affected by a Heritage Overlay.

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

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

Where you may inspect this Amendment

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

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

Note: The Victorian Government has introduced the COVID-19 Omnibus (Emergency Measures) Bill 2020 which includes temporary changes to the Planning and Environment Act 1987. The changes

ensure that the planning process in Victoria can continue, despite the closure of many state and local government offices and public health measures that include physical distancing requirements.

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

ATTACHMENT 1 - Mapping reference table

| Location | Land /Area Affected | Mapping Reference |
|-----------------|--|---|
| St Kilda | 1/99 Carlisle Street | Port Phillip C161 001znMap06 Exhibition |
| St Kilda | 9 Charles Street (Units 1-8) 204-206 St Kilda Road | Port Phillip C161 002znMap06 Exhibition |
| South Melbourne | 248-250 Dorcas Street | Port Phillip C161 003znMap03 Exhibition |
| Elwood | 2 Milton Street 4 Milton Street 6 Milton Street 8 Milton Street | Port Phillip C161 004znMap09 Exhibition |
| St Kilda East | 31 Prentice Street 31A Prentice Street 36 Leslie Street | Port Phillip C161 005znMap07 Exhibition |
| Port Melbourne | Part of West Gate Freeway ramp | Port Phillip C161 009znMap02 Exhibition |
| South Melbourne | 588 City Road 590 City Road | Port Phillip C161 024hoMap03 Exhibition |

Attachment 2 - TABLE A – Properties to be rezoned

| Address | Current Zone | Proposed Zone | Reason |
|--|----------------------------|----------------------|---|
| 1/99 Carlisle Street, St Kilda | GRZ1 (part) | C1Z | Rezone part of the site to align the zone to the title boundary and reflect the commercial land use. |
| 9 Charles Street, St Kilda | MUZ (part) | NRZ1 | Rezone part of the site to the primary zone that reflects the land use (residential). |
| 248-250 Dorcas Street, South Melbourne (Former Baptist Church) | NRZ2 (part), C1Z (part) | C1Z | Rezone part of the site to reflect the commercial land use of the church. This is consistent with adjacent commercial land uses and the broader vision for the South Melbourne Central Structure Plan to support retail and employment activity. The Church remains an individually significant heritage building within HO110. |
| 2, 4, 6 and 8 Milton Street, Elwood | C1Z | GRZ1 | Rezone from commercial to residential to reflect the historic and ongoing residential use of this land, with the row of terraces built circa 1890 which are significant heritage places. This zone is compatible with the predominantly residential character of Milton Street. |
| 31 and 31A Prentice Street, St Kilda East 36 Leslie Street, St Kilda East | C1Z (part), GRZ1 (part) | GRZ1 | Rezone part of each site to align the zone to the title boundaries and reflect the residential land use. |
| 204-206 St Kilda Road, St Kilda | C1Z (part) GRZ1(part) | C1Z | Rezone part of the site to align the zone to the title boundary and reflect the commercial land use. |
| West Gate Freeway, Port Melbourne (part of Citylink ramp near junction with Graham Street) | IN1Z (part) RDZ1 (part) | RDZ1 | Rezone to reflect the land use (M1 Freeway). |

Planning and Environment Act 1987

PORT PHILLIP PLANNING SCHEME

AMENDMENT C161port Part 1

INSTRUCTION SHEET

The planning authority for this amendment is the Port Phillip City Council.

The Port Phillip Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 6 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No[s]. 2, 3, 6, 7, 9 in the manner shown on the 5 attached map[s] marked "Port Phillip Planning Scheme, Amendment C161port Part 1".

Overlay Maps

2. Amend Planning Scheme Map No. 3HO in the manner shown on the one attached map marked "Port Phillip Planning Scheme, Amendment C161port Part 1".

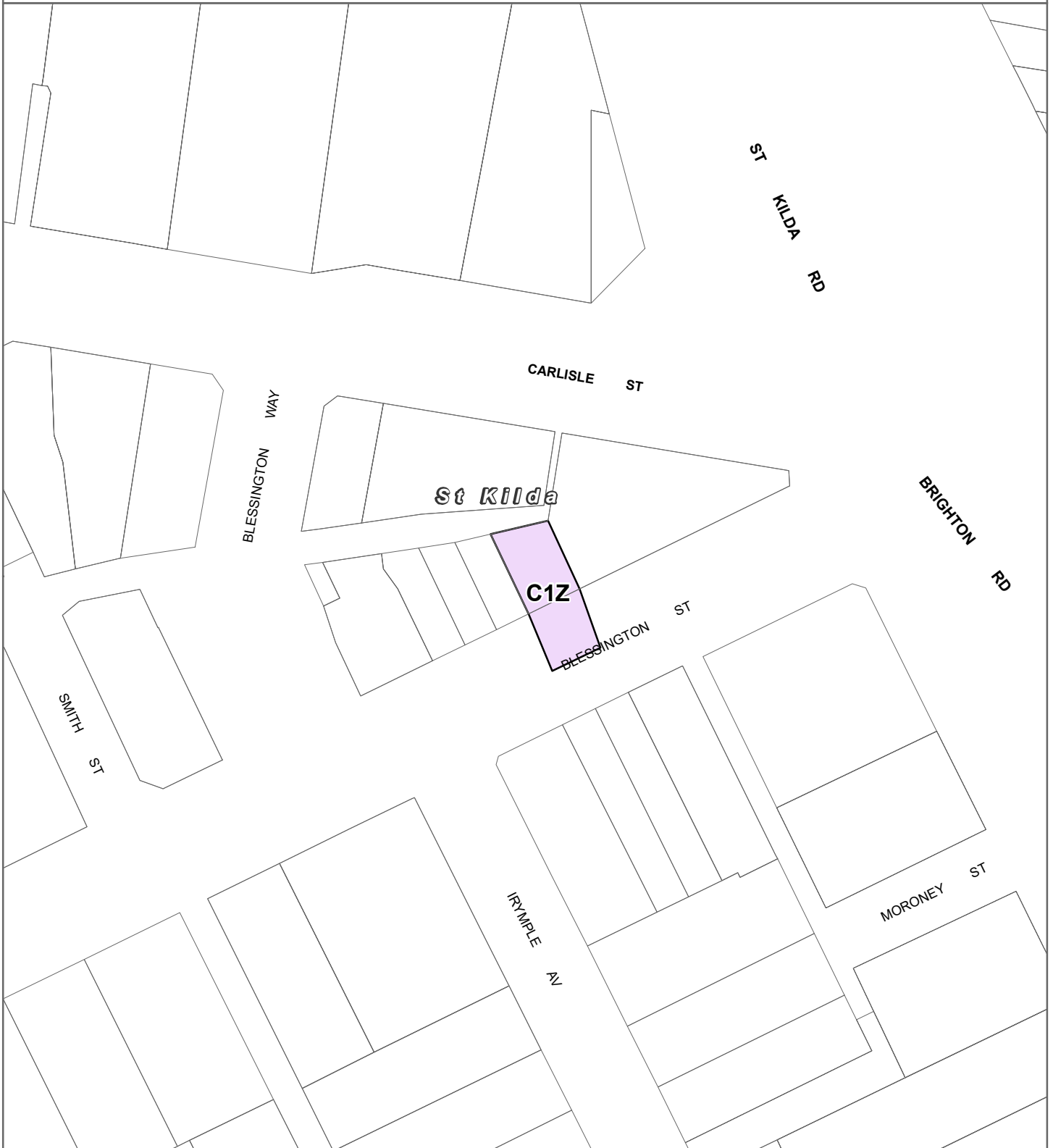
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Local Planning Policy Framework** – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
4. In **Local Planning Policy Framework** – replace Clause 22.04 with a new Clause 22.04 in the form of the attached document.
5. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
6. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document

End of document

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C161port Part 1



LEGEND

- C1Z - Commercial 1 Zone
- Local Government Area

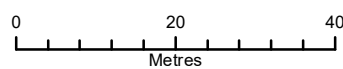


Part of Planning Scheme Map 6

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Print Date: 10/01/2019



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PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C161port Part 1



LEGEND

- C1Z - Commercial 1 Zone
- NRZ - Neighbourhood Residential Zone
- Local Government Area

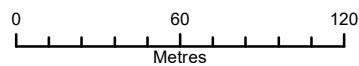


Part of Planning Scheme Map 6

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PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C161port Part 1



LEGEND

- C1Z - Commercial 1 Zone
- Local Government Area

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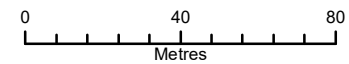
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Part of Planning Scheme Map 3



PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C161port Part 1



LEGEND

- GRZ - General Residential Zone
- Local Government Area

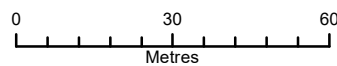


Part of Planning Scheme Map 7

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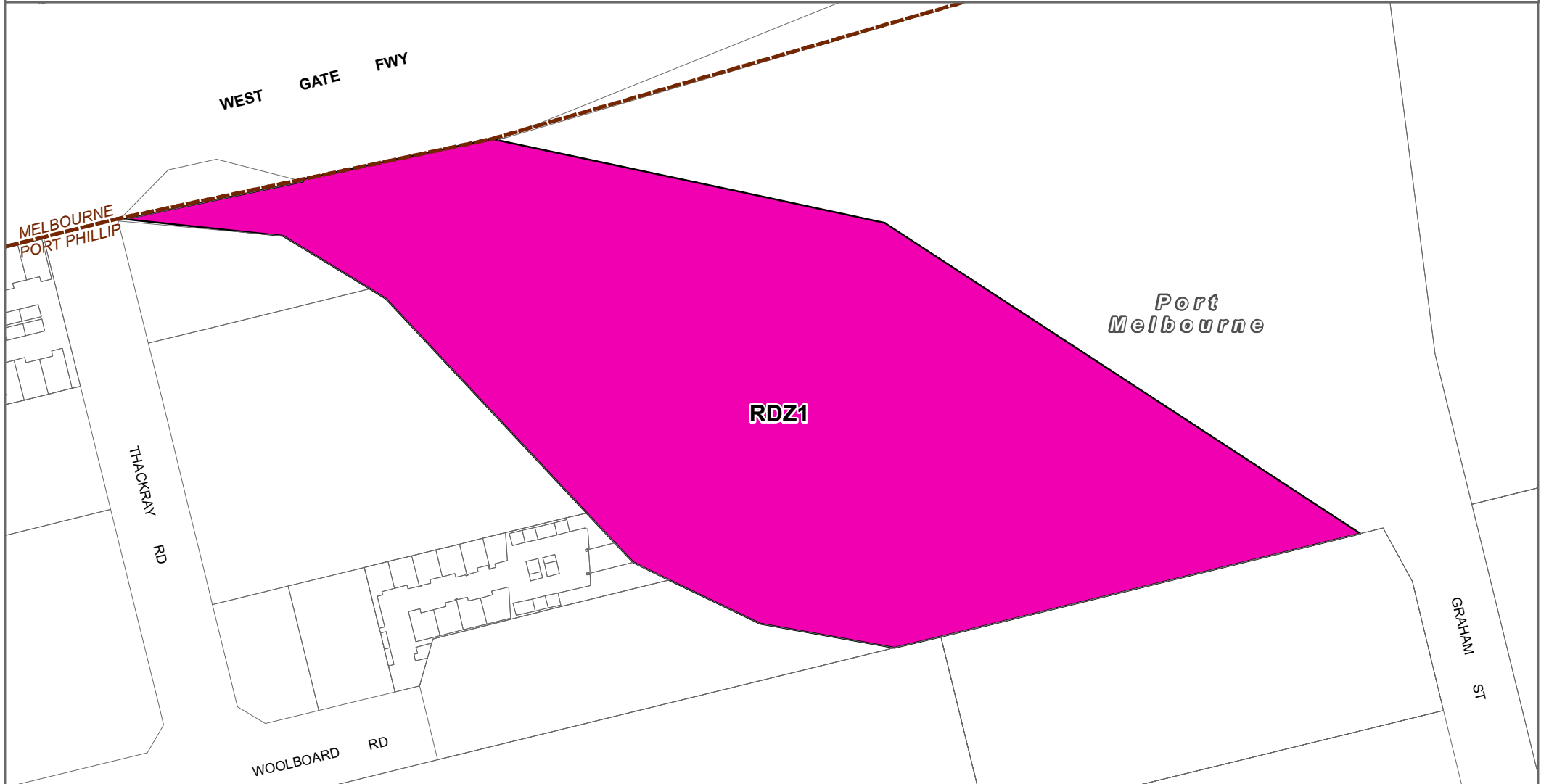
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PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C161port Part 1



LEGEND

- RDZ1 - Road Zone-Category 1
- Local Government Area

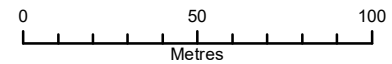
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Part of Planning Scheme Map 2



PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION AMENDMENT C161port Part 1



LEGEND

- HO - Heritage Overlay
- Local Government Area



Part of Planning Scheme Map 3HO

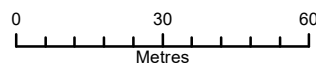
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21.07

INCORPORATED DOCUMENTS

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Proposed C161port
Part 1

Changes proposed by
Amendment C161port
Part 1 limited to the Port
Phillip Heritage Review
documentation

St Kilda Foreshore Urban Design Framework (2002)

Port Phillip Heritage Review - Volumes 1-6 (Adoption Version Amendment C161port Part 1, September 2020), (Includes the City of Port Phillip Heritage Policy Map [Adoption Version Amendment C161port Part 1, September 2020] and the City of Port Phillip Neighbourhood Character Policy Map [Adoption Version Amendment C161port Part 1, September 2020]).

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)

St Kilda Road South Urban Design and Land Use Framework (2015)

22.04

29/11/2018
C151

HERITAGE POLICY

This policy applies to all land within a Heritage Overlay.

22.04-1

27/06/2011
C62

Policy Basis

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

27/06/2011
C62

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.
- 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

08/12/2011
C72

Policy

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).

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

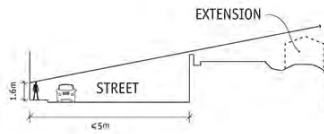


Illustration 2

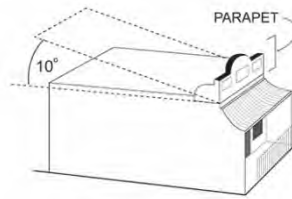
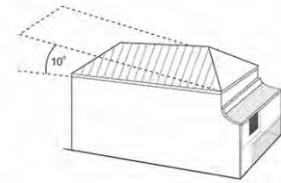


Illustration 3



- 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 facade(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

--/--/--

Proposed C161port

Change proposed by
Amendment C161port
Part 1

Incorporated Document

Port Phillip Heritage Review - Volumes 1-6 (Adoption Version Amendment C161port Part 1, September 2020), (Includes the City of Port Phillip Heritage Policy Map [Adoption Version Amendment C161port Part 1, September 2020] and the City of Port Phillip Neighbourhood Character Policy Map [Adoption Version Amendment C161port Part 1, September 2020]).

22.04-7

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Proposed C161port

Reference Documents

Port Phillip Design Manual, 2000 including:

- Fishermans Bend Guidelines (Updated 2010)
- Garden City Guidelines (Updated 2010)
- Dunstan Estate Guidelines (2007)

PORT PHILLIP PLANNING SCHEME

- 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)

Heritage Appraisal: 16-20A & 44 Wellington Street, St Kilda (Lovell Chen, May 2015)

Heritage Review – Wellington Street, St Kilda (Lovell Chen (Revised) March 2017)

Heritage Assessment, 588-590 City Road, South Melbourne (Context Pty Ltd, May 2017)

Change proposed
by Amendment
C161port Part 1

31/01/2019
C157port

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0

Application requirements

18/10/2018
C122

None specified.

2.0

Heritage places

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Proposed C161port
Part 1

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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | 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 Orrong Rd to the west | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|--|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO7 | <i>St Kilda, Elwood, Balaclava, Ripponlea</i> Area generally bound by Carlisle St to the north, Glenhuntly Rd to the south, Hotham St to the east and Mitford St and Broadway to the west | Yes | No | No | No | No | No | No |
| HO8 | <i>Elwood-Glenhuntly Rd, Ormond Rd</i> Area generally comprising Glenhuntly Rd as the east-west spine, extending north just beyond Shelley St between Marine Parade and the Elwood Canal, and south generally between Ormond Rd and Ormond Esplanade | Yes | No | No | No | No | No | No |
| HO8 Interim Control Expiry date: 30/06/2020 | <i>Elwood-Glenhuntly Rd, Ormond Rd</i> 3, 5, 7 and 15 Tiuna Grove, Elwood | Yes | No | No | No | No | No | No |
| HO318 | <i>Brighton Rd (Elwood)</i> Brighton Rd, Burns St, Glenhuntly Rd, Heaton St | Yes | No | No | No | No | No | No |
| HO316 | Carlisle St (East Carlisle St, Hawsleigh Ave | Yes | No | No | No | No | No | No |
| HO30 | <i>Emerald Hill Estate</i> Bank, Clarendon, Park, Cecil, Dorcas, Marshall, Fishley, Layfield and Perrins Streets, South Melbourne | - | - | - | - | Yes Ref No H1136 | Yes | No |
| HO317 | <i>Hotham St (Balaclava)</i> Nos. 113-125 Hotham St | Yes | No | No | No | No | No | No |
| HO315 | <i>Inkerman St (East)</i> Chapel St, Inkerman St | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|--|--|--|----------------------------|----------------------------|
| HO258 | <i>St Vincent Place Precinct</i> 1-99 St Vincent Place South and 2-94 St Vincent Place North and St Vincent Gardens East and St Vincent Gardens West and 10 Merton St and Montague St (Part), Albert Park | - | - | - | - | Yes Ref No H1291 (see also HO340/ H813) | Yes | No |
| HO382 | <i>Swallow Street Precinct</i> 49-77 Swallow Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO385 | <i>Chusan Street Precinct</i> 1-37 Chusan Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO386 | <i>Godfrey Av/Raglan Street Precinct</i> 1-41, 2-36 Godfrey Avenue and 9-23 Raglan Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO387 | <i>Hammerdale Av Precinct</i> 2-24, 28-32, 3-17 Hammerdale Avenue, 2-8 Jervois Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO388 | <i>Holroyd Court Precinct</i> 1-7 Holroyd Court, East St Kilda | Yes | No | Yes – 4 mature camphor laurel street trees (cinnamomum camphora) | No | No | No | No |
| HO389 | <i>Kalymna Grove/Inkerman St Precinct</i> 1-35, 2-30 Kalymna Gr, 342-374 Inkerman Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO390 | <i>Mooltan Av Precinct</i> 10-16, 9-15 Mooltan Avenue, East St Kilda | Yes | No | No | No | No | No | No |
| HO391 | <i>Murchison St/Alma Road Precinct</i> | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 1-29, 2-24 Murchison St, 20, 22, 26 Lansdowne Street, 160-188, 183-211 Alma Road, East St Kilda | | | | | | | |
| HO392 | <i>Orange Grove Precinct</i> 4-30, 11-33 Orange Gr and 331 Inkerman Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO402 | <i>Elwood Canal Precinct</i> Area covered by Elwood Canal and riparian margins, from Port Phillip Bay foreshore to St Kilda Street municipal boundary. | No | No | Yes | Yes | No | No | No |
| HO403 | <i>Addison Street /Milton Street Precinct (Elwood)</i> 2 – 74 & 11-75 Addison St; 296 – 350 & 323 - 377 Barkly St; 77 – 85 Dickens St; 7 Hood St, 1 – 7 & 2 - 10 Lawson St; 1 – 12 Lytton St; 52 – 54 Marine Pde; 6 – 56 & 9 – 37 Meredith St; 53 – 83 & 66 – 100 Milton St; 6 – 24, 29 & 46 - 84 Ruskin St; 1 – 23 & 2 - 8 Thackeray St; Elwood | Yes | No | No | No | No | No | No |
| HO404 | <i>Byron Street / Mason Avenue Precinct (Elwood)</i> 2 – 24 & 9 -23 Byron St; 1 – 17 & 2 –18 Cyril St; 1 – 37 Mason St; 1 – 33 & 2 - 28 Moore St; Elwood | Yes | No | No | No | No | No | No |
| HO405 | <i>McCrae Street Precinct (Elwood)</i> 31 – 33 John St; 1 – 13 & 2 – 14 McCrae St; Elwood | Yes | No | No | No | No | No | No |
| HO439 | <i>Nightingale Street Precinct (Balaclava)</i> 31 – 55 Marlborough St, 24 – 58 Rosamond St, 27 – 57 Rosamond St, | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 32 - 58 Nightingale St, 19 - 47 Nightingale St, 19 & 21 Woodstock St, 1 – 17 Gibbs St, 2 – 20 Gibbs St and 1 to 5 Railway Place, Balaclava. | | | | | | | |
| HO440 | <i>Emerald Hill Residential Precinct</i> Area generally bound by Pickles St, York St and Kings Way to the north, Queens Rd to the east, Albert Rd to the south and Nelson and Ferrars St to the west | Yes | No | No | No | No | No | No |
| HO441 | <i>St Vincent Place East</i> South Melbourne Bound By Park St, Cecil St, Albert Rd and Ferrars St | Yes | No | No | No | No | No | No |
| HO442 | <i>Albert Park Residential Precinct / Part Montague Precinct</i> Area generally bound by Pickles St to the North, Ferrars St to the east, Kerferd Rd to the south and Beaconsfield Parade to the west (including shops and dwellings along City Road / Montague Street) | Yes | No | No | No | No | No | No |
| HO442 Interim Control Expiry date: 30/10/2020 | <i>Albert Park Residential Precinct / Part Montague Precinct Extension</i> 496, 498, 500-502, 506, 508-510, 530, 532, 534, 536, 540-542, 544-546 City Road and 151, 153, 155, 157-161, 163 Montague Street, South Melbourne | Yes | No | No | No | No | No | No |
| HO443 | <i>Bridport Street / Victoria Avenue Commercial Precinct</i> | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | Albert Park | | | | | | | |
| HO444 | <i>Middle Park and St Kilda West Precinct</i> Bound by Kerferd Rd, Canterbury Rd, Fitzroy St and Beaconsfield Parade | Yes | No | No | No | No | No | No |
| HO445 | <i>Armstrong Street Commercial Precinct</i> Middle Park | Yes | No | No | No | No | No | No |
| HO446 | <i>Albert Park Lake Precinct</i> Area generally bound by Fitzroy St to the south, Queens Road to the east, Albert Road to the North and Canterbury Road to the west Incorporated plan Albert Park Master plan | Yes | No | No | No | No | No | No |
| HO9 | <i>Christ Church complex</i> 14 Acland St and 1 St Leonards Ave, St Kilda | - | - | - | - | Yes Ref No H996 | Yes | No |
| HO10 | <i>Linden</i> 26 Acland St, St Kilda | - | - | - | - | Yes Ref No H213 | Yes | No |
| HO11 | <i>Halcyon</i> 53 Acland St, St Kilda | - | - | - | - | Yes Ref No H775 | Yes | No |
| HO12 | <i>South African Soldiers Memorial</i> 29A Albert Rd, Melbourne | - | - | - | - | Yes Ref No H1374 | Yes | No |
| HO319 | <i>Former BP House</i> 1-29 Albert Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO320 | <i>Offices</i> 31-33 Albert Rd, Melbourne | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO334 | <i>Former Residence</i> 42 Albert Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO361 | <i>Houses</i> 140-144 Albert Road, South Melbourne | Yes | No | No | No | No | No | No |
| HO312 | <i>Flats</i> 194 Albert Rd, South Melbourne | Yes | No | No | No | No | No | No |
| HO13 | <i>Dalkeith</i> 314 Albert Rd, South Melbourne | - | - | - | - | Yes Ref No H840 | Yes | No |
| HO489 | <i>Former Royal Australian Corps of Signals Drill Hall</i> Albert Road Drive, Albert Park | - | - | - | - | Yes Ref No H2362 | Yes | No |
| HO14 | <i>Corroboree Tree</i> Albert Park | No | No | Yes | No | No | No | Yes |
| HO15 | <i>South Melbourne Cricket and Football Club grandstand</i> Albert Road Drive, Albert Park | Yes | Yes | No | No | No | No | No |
| HO393 | <i>Houses</i> 31-35 Alexandra Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO19 | <i>Holmwood, including Canary Island date palm (6) jacaranda (2) Bhutan cypress (1)</i> 61 Alexandra St, Balaclava | Yes | Yes | Yes | No | No | No | No |
| HO18 | <i>South African War Memorial</i> 9 Alfred Square, St Kilda | - | - | - | - | Yes Ref No H1375 | Yes | No |
| HO16 | <i>House</i> | Yes | Yes | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 1 Alfred Square, St Kilda | | | | | | | |
| HO17 | <i>House</i> 2 Alfred Square, St Kilda | Yes | Yes | No | No | No | No | No |
| HO31 | <i>Presbyterian Church</i> 2 Alma Rd, St Kilda | Yes | Yes | No | No | No | No | No |
| HO20 | <i>Former Priory Ladies School</i> 61 Alma Rd, St Kilda | - | - | - | - | Yes Ref No H726 | Yes | No |
| HO21 | <i>Belmont Flats</i> 86 Alma Rd, St Kilda | - | - | - | - | Yes Ref No H805 | Yes | No |
| HO350 | <i>House</i> 127 Alma Rd, St Kilda East | Yes | No | No | No | No | No | No |
| HO23 | <i>House</i> 200 Alma Rd, St Kilda East | Yes | No | No | No | No | No | No |
| HO25 | <i>House</i> 217 Alma Rd, St Kilda East | Yes | No | No | No | No | No | No |
| HO26 | <i>House</i> 63 Argyle St, St Kilda | Yes | Yes | No | No | No | No | No |
| HO407 | <i>House</i> 6 Austin St, Elwood | Yes | No | No | No | No | No | No |
| HO408 | <i>Zone Substation</i> 36 Austin St, Elwood | Yes | No | No | No | No | No | No |
| HO313 | <i>House</i> 13 Baker St, St Kilda | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO394 | <i>Former Factory</i> 5-7A Balston Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO395 | <i>Cottage</i> 16 Balston Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO396 | <i>Substation</i> 52 Balston Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO369 | Terrace Row, houses and Algerian Oak (<i>Quernac canariensis</i>) at the rear of 145 Bank Street and land beneath the canopy for a distance of five metres from the canopy edge. 141-147 Bank Street, 1-5 Palmer Street and 2-4 Wilson Street, South Melbourne | Yes | No | Yes | No | No | No | No |
| HO27 | <i>Former South Melbourne Post Office</i> 195-207 Bank St, South Melbourne | - | - | - | - | Yes Ref No H1771 | No | No |
| HO28 | <i>South Melbourne Town Hall</i> 208-220 Bank St, South Melbourne | - | - | - | - | Yes Ref No H217 | Yes | No |
| HO29 | <i>South Melbourne Court House and Police Station</i> 209-213 Bank St, South Melbourne | - | - | - | - | Yes Ref No H1486 | Yes | No |
| HO341 | <i>Former Lauders Riding School (Emerald Hill)</i> 295 Bank St, South Melbourne | - | - | - | - | Yes Ref No H1749 | Yes | No |
| HO32 | <i>The Manse</i> 42 Barkly St, St Kilda | - | - | - | - | Yes Ref No H212 | Yes | No |
| HO285 | <i>House</i> 52 Barkly St, St Kilda | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO370 | <i>Hampden, including two mature Canary Island Date Palms, scoria rock edging and tapered rough cast gate posts.</i> 74 Barkly Street, St Kilda | Yes | No | Yes | No | No | No | No |
| HO33 | <i>Village Belle Hotel</i> 202 Barkly St, St Kilda | Yes | Yes | No | No | No | No | No |
| HO34 | <i>House</i> 269 Barkly St, St Kilda | Yes | No | No | No | No | No | No |
| HO35 | <i>Flats</i> 289 Barkly St, St Kilda | Yes | No | No | No | No | No | No |
| HO409 | <i>Jerry's Milk Bar</i> 345 Barkly St, Elwood | Yes | No | No | No | No | No | No |
| HO38 | <i>Former Morley's Coal Depot</i> 2-6 Bay St, Port Melbourne | Yes | Yes | No | No | No | No | No |
| HO39 | <i>Former Post Office and Naval drill hall</i> 40 Bay St, Port Melbourne | - | - | - | - | Yes Ref No H1378 | Yes | No |
| HO452 | <i>Former National Bank</i> 96 Bay Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO40 | <i>Port Melbourne Court house, Police station and lock up</i> 111 and 113-119 Bay St and Graham St, Port Melbourne | - | - | - | - | Yes Ref No H1318 | Yes | No |
| HO41 | <i>Port Melbourne Town Hall</i> 333 Bay St, Port Melbourne | Yes | Yes | Yes | No | No | No | No |
| HO42 | <i>Shop</i> | Yes | Yes | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 397 Bay St, Port Melbourne | | | | | | | |
| HO43 | <i>Princes Pier</i> Beach St, Port Melbourne | - | - | - | - | Yes Ref No H981 | Yes | No |
| HO465 | <i>Station Pier</i> 110 Beach St, Port Melbourne | - | - | - | - | Yes Ref No H985 | Yes | No |
| HO46 | <i>Port Melbourne railway station</i> 101 Beach St, Port Melbourne | - | - | - | - | Yes Ref No H983 | Yes | No |
| HO47 | <i>Centenary bridge pillar</i> Beach St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO48 | Maskell and McNab Memorial Beach St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO49 | <i>Band Rotunda (opposite Stokes Street)</i> Beach St, Port Melbourne | - | - | - | - | Yes Ref No. H1735 | No | No |
| HO50 | <i>Public toilets</i> Beach St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO51 | <i>Bi-Centennial memorial</i> Beach St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO362 | <i>WW1 Memorial</i> Beach St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO52 | <i>Port Melbourne Yacht Club</i> Beach St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO286 | <i>Sandridge Hotel</i> 69 Beach St, Port Melbourne | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO44 | <i>Leading lights</i> Beacon Vista and Hobsons Bay, Port Melbourne | - | - | - | - | Yes Ref No H982 | Yes | No |
| HO53 | <i>Cast iron lamp standards</i> Beaconsfield Pde, St. Kilda | Yes | No | No | No | No | No | No |
| HO348 | <i>Catani Gardens</i> Beaconsfield Pde and Jacka Blvd, St Kilda | - | - | - | - | Yes Ref No H1805 | No | No |
| HO54 | <i>Open sea bathing house</i> Beaconsfield Pde, St. Kilda | Yes | Yes | Yes | No | No | No | No |
| HO450 | <i>Sea Wall and Promenade</i> Beaconsfield Parade (south side), between Cowderoy Street and McGregor Street, St Kilda West and Middle Park Incorporated plan Sea Wall and Promenade - September 2008 | Yes | No | No | No | No | No | No |
| HO55 | <i>Duart</i> 121 Beaconsfield Pde | Yes | Yes | No | No | No | No | No |
| HO56 | <i>Hotel Victoria</i> 123 Beaconsfield Pde, Albert Park | - | - | - | - | Yes Ref No H820 | Yes | No |
| HO57 | <i>Hughenden</i> 177 Beaconsfield Pde, Middle Park | Yes | Yes | No | No | No | No | No |
| HO287 | <i>Flats</i> 333 Beaconsfield Parade, St Kilda | Yes | No | No | No | No | No | No |
| HO58 | <i>Shandon</i> 361 Beaconsfield Pde, St Kilda | - | - | - | - | Yes Ref No H669 | Yes | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|---|----------------------|--|--|----------------------------|----------------------------|
| HO59 | <i>The Belford</i> 24 Belford St, St. Kilda | Yes | No | No | No | No | No | No |
| 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 |
| HO64 | <i>Primary School No. 1479</i> 2 Brighton Rd, St Kilda | - | - | - | - | Yes Ref No H1712 | Yes | No |

PORT PHILLIP PLANNING SCHEME

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO371 | <i>Moreton Bay fig in the northwest corner of 43 Brighton Road and land beneath the canopy for a distance of five metres from the canopy edge.</i> 39-43 Brighton Road (part), 4 Dickens Street (part) and 1-5 Mozart Street (part), St Kilda | No | No | Yes | No | No | No | No |
| HO65 | <i>Holy Trinity complex</i> 2 Brighton Rd, St Kilda | Yes | Yes | No | No | No | No | No |
| HO355 | <i>House</i> 148 Brighton Road, Ripponlea | Yes | No | No | No | No | No | No |
| HO66 | <i>Fire Station complex</i> 201 Brighton Rd, Elwood | Yes | No | No | No | No | No | No |
| HO67 | <i>Windermere Flats</i> 49 Broadway, Elwood | - | - | - | - | Yes Ref No H911 | Yes | No |
| HO411 | <i>Houses</i> 2, 4 & 6 Browning St, Elwood | Yes | No | No | No | No | No | No |
| HO68 | <i>Wilgah</i> 6 Burnett St, St Kilda | - | - | - | - | Yes Ref Nos H760 | Yes | No |
| HO453 | <i>Wilgah</i> 8 Burnett St, St Kilda | - | - | - | - | Yes Ref No H761 | Yes | No |
| HO69 | <i>Fenagh Cottage</i> 7 Burnett St, St Kilda | - | - | - | - | Yes Ref No H629 | Yes | No |
| HO343 | <i>Marion Terrace</i> 14-24 Burnett St, St Kilda | - | - | - | - | Yes Ref No H1802 | Yes | No |
| HO70 | <i>Oberwyl</i> | - | - | - | - | Yes | Yes | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 33-35 Burnett St, St Kilda | | | | | Ref No H214 | | |
| HO71 | <i>Fleurs</i> 48 Burnett St, St Kilda | - | - | - | - | Yes Ref No H753 | Yes | No |
| HO412 | <i>House</i> 32 Byron St, Elwood | Yes | No | No | No | - | No | No |
| HO413 | <i>Ravensmead House</i> 38 Byron St, Elwood | Yes | No | No | No | - | No | No |
| HO72 | <i>Former Salvation Army Citadel</i> 17 Camden St, Balaclava | Yes | No | No | No | No | No | No |
| HO378 | <i>Pepper tree at the rear of 208 Canterbury Road and land beneath the canopy for a distance of five metres from the canopy edge.</i> 208-209 Canterbury Road, St Kilda West | No | No | Yes | No | No | No | No |
| HO73 | <i>The Canterbury</i> 236 Canterbury Rd, St Kilda West | - | - | - | - | Yes Ref No H1836 | No | No |
| HO74 | <i>National Theatre</i> 20 Carlisle St, St Kilda | - | - | - | - | Yes Ref No H2092 | Yes | No |
| HO288 | <i>Funeral Parlour</i> 88 Carlisle St, St Kilda | Yes | No | No | No | No | No | No |
| HO75 | <i>St. Colman's Church</i> 291 Carlisle St, Balaclava | Yes | Yes | No | No | No | No | No |
| HO76 | <i>Luna Park</i> 18 Cavell St, St Kilda | - | - | - | - | Yes Ref No H938 | Yes | No |
| HO454 | <i>Luna Park- local significance</i> | Yes | No | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 18 Cavell St, St Kilda Incorporated plan Luna Park | | | | | | | |
| HO289 | <i>Southern Cross Hotel</i> 78 Cecil St, South Melbourne | Yes | No | No | No | No | No | No |
| HO77 | <i>Port View House</i> 153 Cecil St, South Melbourne | - | - | - | - | Yes Ref No H702 | Yes | No |
| HO78 | <i>Finn Barr</i> 155 Cecil St, South Melbourne | - | - | - | - | Yes Ref No H715 | Yes | No |
| HO79 | <i>Former Mechanics Institute (Italian Club Cavour)</i> 170-172 Cecil St, South Melbourne | - | - | - | - | Yes Ref No H537 | Yes | No |
| HO466 | <i>Former St Vincent de Paul Boys Orphanage</i> 231-241 Cecil St and 199-201 Napier St and 34 Church St, South Melbourne | - | - | - | - | Yes Ref No H2170 | Yes | No |
| HO80 | <i>Former Free Presbyterian Church</i> Chapel St, St Kilda East | Yes | Yes | No | No | No | No | No |
| HO81 | <i>All Saints Church, Hall and former Vicarage</i> 2 Chapel St, St Kilda East | - | - | - | - | Yes Ref No H1364 | Yes | No |
| HO82 | <i>St Georges Uniting Church</i> 4 Chapel St, St Kilda | - | - | - | - | Yes Ref No H864 | Yes | No |
| HO83 | <i>The Astor Theatre</i> 1-9 Chapel St, St Kilda | - | - | - | - | Yes Ref No H1751 | No | No |
| HO84 | <i>Drill Hall</i> | Yes | Yes | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 10 Chapel St, St Kilda East | | | | | | | |
| HO85 | <i>Cloyne</i> 12 Chapel St, St Kilda | - | - | - | - | Yes Ref No H733 | Yes | No |
| HO86 | <i>Rondebosch, also known as Elmwood</i> 25 Chapel St, St Kilda | - | - | - | - | Yes Ref No H754 | Yes | No |
| HO351 | <i>Flats</i> 45-47 Chapel Street, St Kilda | Yes | No | No | No | No | No | No |
| HO87 | <i>Mahnud</i> 65 Chapel St, St Kilda | Yes | No | No | No | No | No | No |
| HO290 | <i>Police Station</i> 92 Chapel St, St Kilda | Yes | No | No | No | No | No | No |
| HO88 | <i>Charnwood Oaks</i> 4-8 Charnwood Cr, St Kilda | Yes | Yes | No | No | No | No | No |
| HO89 | <i>St Kilda Hebrew Congregation Synagogue</i> 10-12 Charnwood Grove, St Kilda | - | - | - | - | Yes Ref No 1968 | Yes | No |
| HO90 | <i>Houses</i> 80-82 Chaucer St, St. Kilda | Yes | No | No | No | No | No | No |
| HO91 | <i>House</i> 9 Church St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO92 | <i>Ballarat</i> 51 Church St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO93 | <i>Wayside Inn Hotel</i> 448 City Rd, South Melbourne | Yes | No | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO291 | <i>Shop</i> 155 Clarendon St, South Melbourne | Yes | No | No | No | No | No | No |
| HO367 | <i>Prefabricated Cottage</i> 17 Coventry Place, South Melbourne | - | - | - | - | Yes Ref No H1958 | Yes | No |
| HO96 | <i>House</i> 378 Coventry St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO97 | <i>Bellhouse Iron House and Iron House</i> 399 Coventry St and 6 Patterson Place, South Melbourne | - | - | - | - | Yes Ref No H220 & Ref No H1888 | Yes | No |
| HO98 | <i>Beaconsfield Hotel</i> 20 Cowderoy St, St Kilda | Yes | Yes | No | No | No | No | No |
| HO99 | <i>Fountain Inn</i> 1 Crockford St, Port Melbourne | Yes | Yes | No | No | No | No | No |
| HO100 | <i>Eden Terrace</i> 4-18 Dalgety St, St Kilda | - | - | - | - | Yes Ref No H847 | Yes | No |
| HO414 | <i>Electrical Substation</i> 13 Daley St, Elwood | Yes | No | No | No | - | No | No |
| HO101 | <i>Ornamental Tramway Overhead Poles</i> Dandenong Rd, St Kilda | - | - | - | - | Yes Ref No H1023 (see also HO125) | Yes | No |
| HO102 | <i>Park Keeper's Lodge</i> Alma Park, Dandenong Rd, St Kilda | Yes | Yes | No | No | No | No | No |
| HO103 | <i>St Mary's Church</i> | - | - | - | - | Yes | Yes | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 208 Dandenong Rd, St Kilda | | | | | Ref No H750 | | |
| HO104 | <i>Former Ardoch Educational Centre</i> 216-238 Dandenong Rd and 1-9 Ardoch Ave and 2-8 Pilley St and 2-10 Ardoch Ave, St Kilda East | - | - | - | - | Yes Ref No H969 | Yes | No |
| HO455 | <i>St Kilda Cemetery</i> 260-288 Dandenong Rd, St Kilda East | - | - | - | - | Yes Ref No H1081 | Yes | No |
| HO105 | <i>House</i> 70 Dickens St Elwood | Yes | No | No | No | No | No | No |
| HO106 | <i>Glenronald</i> 75 Dickens St, St. Kilda | Yes | No | No | No | No | No | No |
| HO415 | <i>Antigone Flats</i> 34 Docker St, Elwood | Yes | No | No | No | No | No | No |
| HO107 | <i>Monterey Flats</i> 35 Docker St, Elwood | Yes | No | No | No | No | No | No |
| HO108 | <i>St Luke's Church</i> 210 Dorcas St, South Melbourne | - | - | - | - | Yes Ref No H218 | Yes | No |
| HO109 | <i>Former Salvation Army Citadel</i> 232 Dorcas St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO110 | <i>Former Baptist Church</i> 250 Dorcas St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO111 | <i>Primary School No 1253</i> 284 Dorcas St, South Melbourne | - | - | - | - | Yes Ref No H1346 | Yes | No |
| HO112 | <i>Former Presbyterian Church</i> | Yes | Yes | No | No | No | No | No |

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 327 Dorcas St, South Melbourne | | | | | | | |
| HO113 | <i>Former Queens Arms Hotel</i> 330-334 Dorcas St, South Melbourne | - | - | - | - | Yes Ref No H1827 | No | No |
| HO114 | <i>House</i> 337 Dorcas St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO115 | <i>Former Morley and Carrick Warehouse</i> 93 Dow St, Port Melbourne | Yes | Yes | No | No | No | No | No |
| HO116 | <i>State School</i> 113 Eastern Rd, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO347 | <i>Biltmore</i> 36 Eildon St, St Kilda | - | - | - | - | Yes Ref No H1809 | No | No |
| HO119 | <i>Albert Park railway station complex</i> 365 Ferrars St, South Melbourne | - | - | - | - | Yes Ref No H1558 | Yes | No |
| HO120 | <i>South Melbourne railway station complex</i> 221 Ferrars St, South Melbourne | - | - | - | - | Yes Ref No H1593 | Yes | No |
| HO121 | <i>Balladonia</i> 40 Ferrars Pl, South Melbourne | - | - | - | - | Yes Ref No H772 | Yes | No |
| HO122 | <i>Former Freemasons Hall</i> 254-256 Ferrars St, South Melbourne | - | - | - | - | Yes Ref No H538 | Yes | No |
| HO336 | <i>Emerald Hill Estate Residences</i> 2 Fishley St, South Melbourne | - | - | - | - | Yes Ref No H1727 | Yes | No |
| HO438 | <i>Emerald Hill Estate Residences</i> 6 Fishley St, South Melbourne | - | - | - | - | Yes Ref No H1728 | Yes | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO125 | <i>Ornamental Tramway Overhead Poles</i> Fitzroy St, St Kilda | - | - | - | - | Yes Ref No H1023 (see also HO101) | Yes | No |
| HO345 | <i>Summerland Mansions</i> 17-27 Fitzroy St, St Kilda | - | - | - | - | Yes Ref No H1808 | Yes | No |
| HO126 | <i>Tolarno Hotel</i> 42 Fitzroy St, St Kilda | - | - | - | - | Yes Ref No H2207 | Yes | No |
| HO123 | <i>Former St Kilda railway station complex</i> 60 Fitzroy St and 352 Canterbury Rd, St Kilda | - | - | - | - | Yes Ref No H1719 | Yes | No |
| HO366 | <i>St Kilda Bowling Club</i> 66 Fitzroy Street, St Kilda | - | - | - | - | Yes Ref No H1913 | Yes | No |
| HO124 | <i>Primary School No 2460</i> 70 Fitzroy St, St Kilda | - | - | - | - | Yes Ref No H1637 | Yes | No |
| HO127 | <i>George Hotel</i> 123-127 Fitzroy St and 2-10 Grey St, St Kilda | - | - | - | - | Yes Ref No H706 | Yes | No |
| HO128 | <i>Former Wesleyan Methodist Church</i> 167 Fitzroy St, St Kilda | - | - | - | - | Yes Ref No H818 | Yes | No |
| HO129 | <i>Ritz Mansions</i> 171 Fitzroy St, St Kilda | Yes | Yes | No | No | No | No | No |
| HO416 | <i>Duplex</i> 22 – 22A Foam St, Elwood | Yes | No | No | No | No | No | No |
| HO131 | <i>House</i> | - | - | - | - | Yes | Yes | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 108 Gladstone St, Southbank | | | | | Ref No H834 | | |
| HO132 | <i>House</i> 110 Gladstone St, Southbank | - | - | - | - | Yes Ref No H835 | Yes | No |
| HO133 | <i>House</i> 112 Gladstone St, Southbank | - | - | - | - | Yes Ref No H836 | Yes | No |
| HO134 | <i>House</i> 114 Gladstone St, Southbank | - | - | - | - | Yes Ref No H837 | Yes | No |
| HO135 | <i>House</i> 116 Gladstone St, Southbank | - | - | - | - | Yes Ref No H838 | Yes | No |
| HO372 | <i>Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet, Bhutan cypress and concrete pond.</i> 3 Glen Eira Road, Ripponlea | Yes | No | Yes | No | No | No | No |
| HO373 | <i>House and Gleneira, including the black locust trees at the front and rear western boundary of 12 Glen Eira Road and land beneath the canopy of these trees for a distance of five metres from the canopy edge.</i> 10-12 Glen Eira Road and 3 Victoria Avenue, Ripponlea | Yes | No | Yes | No | No | No | No |
| HO137 | <i>Ripponlea railway station complex</i> 11-13 Glen Eira Rd, Ripponlea | - | - | - | - | Yes Ref No H1588 | Yes | No |
| HO136 | <i>Brinsmeads Pharmacy</i> 71-73 Glen Eira Rd, Ripponlea | - | - | - | - | Yes Ref No H725 | Yes | No |
| HO219 | <i>St Columbas Church complex</i> | Yes | Yes | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 24 and 26 Glenhuntly Rd and 2 Normandy Rd, Elwood | | | | | | | |
| HO354 | <i>Flats</i> 60-66 Glenhuntly Road, Elwood | Yes | No | No | No | No | No | No |
| HO138 | <i>House</i> 136 Glenhuntly Rd, Elwood | Yes | No | No | No | No | No | No |
| HO139 | <i>Former Gasworks complex with wall</i> Graham St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO140 | <i>Palmville</i> 240 Graham St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO141 | <i>Former shop and house</i> 249 Graham St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO142 | <i>State School</i> 415 Graham St, Port Melbourne | Yes | Yes | Yes | No | No | No | No |
| HO143 | <i>Ripplemere</i> 34 Grey St, St Kilda | - | - | - | - | Yes Ref No H747 | Yes | No |
| HO144 | <i>Eildon</i> 51 Grey St, St Kilda | - | - | - | - | Yes Ref No H746 | Yes | No |
| HO145 | <i>Residences</i> 77-79 Grey St, St Kilda | - | - | - | - | Yes Ref No H796 | Yes | No |
| HO146 | <i>Sacred Heart Church, Hall and Presbytery</i> 83-87 Grey St, St Kilda | - | - | - | - | Yes Ref No H1765 | No | No |
| HO147 | <i>Rail overbridge</i> | Yes | No | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | Grosvenor Street, Balaclava | | | | | | | |
| HO374 | <i>Stone pine (Pinu pinea) in rear garden and land beneath the canopy for a distance of five metres from the canopy edge.</i> 3, 5, 5A and 7 Hammerdale Ave, St Kilda East | No | No | Yes | No | No | No | No |
| HO375 | <i>Hawsleigh Court and central courtyard garden, including two mature Liquidambers (Liquidamber styraciflua), and silver birch.</i> 2B Hawsleigh Court, Balaclava | Yes | No | Yes | No | No | No | No |
| HO417 | <i>Hood's Court Flats</i> 2 Hood St, Elwood | Yes | No | No | No | No | No | No |
| HO418 | <i>House</i> 2 Hotham Gve, Ripponlea | Yes | No | No | No | No | No | No |
| HO419 | <i>Houses</i> 7 – 9 Hotham Gve, Ripponlea | Yes | No | No | No | No | No | No |
| HO149 | <i>House</i> 23 Hotham Gve, Elsternwick | Yes | No | No | No | No | No | No |
| HO150 | <i>Road overbridge</i> Hotham St, Elsternwick | Yes | Yes | No | No | No | No | No |
| HO397 | <i>House</i> 42 Hotham Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO292 | <i>House</i> 45 Hotham St, St Kilda East | Yes | No | No | No | No | No | No |
| HO293 | <i>Flats</i> 50 Hotham St, St Kilda East | Yes | No | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO152 | <i>Congregational Church</i> 72 Hotham St, Elsternwick | Yes | Yes | No | No | No | No | No |
| HO337 | <i>B'nai B'rith House</i> 99 Hotham St, Balaclava | Yes | No | No | No | No | No | No |
| HO153 | <i>Robert Russell House and former Congregational Church Hall</i> 30-33 Howe Cr, South Melbourne | - | - | - | - | Yes Ref No H574 | Yes | No |
| HO154 | <i>Former Congregational Church</i> 34-36 Howe Cr, South Melbourne | - | - | - | - | Yes Ref No H573 | Yes | No |
| HO155 | <i>Hazelwood Terrace</i> 46 Howe Cr, South Melbourne | - | - | - | - | Yes Ref No H221 | Yes | No |
| HO156 | <i>Hazelwood Terrace</i> 47 Howe Cr, South Melbourne | - | - | - | - | Yes Ref No H222 | Yes | No |
| HO157 | <i>Hazelwood Terrace</i> 48 Howe Cr, South Melbourne | - | - | - | - | Yes Ref No H223 | Yes | No |
| HO158 | <i>Experimental Concrete Houses</i> 324-326 Howe Pde, Port Melbourne | - | - | - | - | Yes Ref No H1863 | Yes | No |
| HO164 | <i>Former J. Kitchen and Sons Pty Ltd offices</i> Ingles St, Port Melbourne | Yes | Yes | No | No | No | No | No |
| HO165 | <i>Former Australian Motor Industries Factory</i> 289 Ingles St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO294 | <i>Former St Kilda Council Depot Offices- Destructor Building</i> 33 Inkerman St, St Kilda | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO159 | <i>House</i> 59 Inkerman St, St Kilda | Yes | No | No | No | No | No | No |
| HO160 | <i>Telephone exchange</i> 62 -78 Inkerman St, St Kilda | Yes | No | No | No | No | No | No |
| HO161 | <i>Shops</i> 77-79 Inkerman St, St Kilda | Yes | No | No | No | No | No | No |
| HO162 | <i>Shops</i> 268-276 Inkerman St, St Kilda | Yes | No | No | No | No | No | No |
| HO163 | <i>House</i> 290 Inkerman St, St Kilda | Yes | No | No | No | No | No | No |
| HO356 | <i>Flats</i> 290A Inkerman St, St Kilda | Yes | No | No | No | No | No | No |
| HO398 | <i>Houses</i> 316-320 Inkerman Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO167 | <i>Former bandstand</i> Jacka Boulevard, St. Kilda | Yes | Yes | No | No | No | No | No |
| HO168 | <i>St Kilda Seabaths</i> Jacka Boulevard, St Kilda | Yes | Yes | No | No | No | No | No |
| HO169 | <i>Catani arch</i> Jacka Boulevard, St. Kilda | Yes | No | No | No | No | No | No |
| HO170 | <i>Obelisks</i> Jacka Boulevard, St. Kilda | Yes | No | No | No | No | No | No |
| HO171 | <i>The Stoke House</i> | Yes | No | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 30 Jacka Boulevard, St. Kilda | | | | | | | |
| HO172 | <i>Dressing Pavilion</i> 40 Jacka Boulevard, St. Kilda | Yes | Yes | No | No | No | No | No |
| HO173 | <i>Wattle House</i> 53 Jackson St, St Kilda | - | - | - | - | Yes Ref No H632 | Yes | No |
| HO420 | <i>Houses</i> 24 – 30 John St, Elwood | Yes | No | No | No | No | No | No |
| HO342 | <i>Terrace</i> 27-35 Kerferd Rd, Albert Park | - | - | - | - | Yes Ref no H1831 | Yes | No |
| HO176 | <i>MacRobertson Girls High School</i> 350 Kings Way, Melbourne | - | - | - | - | Yes Ref No H1641 | Yes | No |
| HO177 | <i>Houses</i> 328 Kings Way, South Melbourne | Yes | No | No | No | No | No | No |
| HO175 | <i>Kingsley Court</i> 4-6 Kingsley St, Elwood | Yes | No | No | No | No | No | No |
| HO421 | <i>Cromer Court</i> 22 – 24 Kingsley St, Elwood | Yes | No | No | No | No | No | No |
| HO295 | <i>House</i> 40 Kingsley St, Elwood | Yes | No | No | No | No | No | No |
| HO178 | <i>McAdam House</i> Lakeside Drive, Albert Park | Yes | Yes | No | No | No | No | No |
| HO179 | <i>Tecoma</i> 18 Lansdowne Rd, St. Kilda East | Yes | No | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO180 | <i>House</i> 26 Lansdowne Rd, St. Kilda East | Yes | No | No | No | No | No | No |
| HO296 | <i>House</i> 40 Lansdowne Rd, St Kilda East | Yes | No | No | No | No | No | No |
| HO182 | <i>Former Fire Station</i> 147 Liardet St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO422 | <i>House</i> 19 Lindsay Ave, Elwood | Yes | No | No | No | No | No | No |
| HO226 | <i>St Kilda Pavilion</i> Off Lower Esplanade, St Kilda | - | - | - | - | Yes Ref No 1533 | Yes | No |
| HO184 | <i>Palais Theatre</i> 14 Lower Esplanade, St Kilda | - | - | - | - | Yes Ref No H947 | Yes | No |
| HO186 | <i>Tintara</i> 20 Lyndon St, Ripponlea | - | - | - | - | Yes Ref No H842 | Yes | No |
| HO187 | <i>Beacon</i> Marine Pde, Elwood | Yes | No | No | No | No | No | No |
| HO298 | <i>Houses</i> 1-2 Marine Pde, Elwood | Yes | No | No | No | No | No | No |
| HO299 | <i>House</i> 19 Marine Parade | Yes | No | No | No | No | No | No |
| HO300 | <i>House</i> 29 Marine Parade, Elwood | Yes | No | No | No | No | No | No |
| HO188 | <i>House</i> | Yes | No | No | No | No | No | No |

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 32 Marine Pde, St Kilda | | | | | | | |
| HO423 | <i>Garden Court Flats</i> 73 Marine Pde, Elwood | Yes | No | No | No | No | No | No |
| HO301 | <i>House</i> 77 Marine Parade, Elwood | Yes | No | No | No | No | No | No |
| HO365 | <i>Flats</i> 4 & 4A Meredith St, Elwood | Yes | No | No | No | No | No | No |
| HO191 | <i>Hartpury</i> 9 Milton St, Elwood | Yes | Yes | No | No | No | No | No |
| HO190 | <i>Hartpury Court complex</i> 9-11 Milton St, Elwood | - | - | - | - | Yes Ref No H767 | Yes | No |
| HO192 | <i>Birnam apartments</i> 15 Mitford St, Elwood | Yes | No | No | No | No | No | No |
| HO368 | <i>Residence and Air Raid Shelter</i> 23 Mitford St, St Kilda | - | - | - | - | Yes Ref No H616 | Yes | No |
| HO376 | <i>Poets Corner, including Bhutan cypress and two Italian cypress.</i> 38 Mitford St, Elwood | Yes | No | Yes | No | No | No | No |
| HO194 | <i>Houses</i> 86-88 Mitford St, Elwood | Yes | No | No | No | No | No | No |
| HO195 | <i>House</i> 96 Mitford St, Elwood | Yes | No | No | No | No | No | No |
| HO196 | <i>Rail overbridge</i> | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | Montague St, South Melbourne | | | | | | | |
| HO218 | <i>Former Dunlop Pneumatic Tyre Co. mill</i> 66 Montague Street, South Melbourne (see also 223-229 Normanby Rd, South Melbourne) | Yes | No | No | No | No | No | No |
| HO197 | <i>Residence</i> 83 Montague St, Southbank | - | - | - | - | Yes Ref No H830 | Yes | No |
| HO198 | <i>Residence</i> 85 Montague St, Southbank | - | - | - | - | Yes Ref No H831 | Yes | No |
| HO199 | <i>Residence</i> 87 Montague St, Southbank | - | - | - | - | Yes Ref No H832 | Yes | No |
| HO200 | <i>Residence</i> 89 Montague St, Southbank | - | - | - | - | Yes Ref No H833 | Yes | No |
| HO201 | <i>State School</i> 90 Montague St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO202 | <i>Golden Fleece Hotel</i> 120 Montague St, South Melbourne | Yes | No | No | No | No | No | No |
| HO203 | <i>Former Talbot Inn</i> 144 Montague St, South Melbourne | Yes | No | No | No | No | No | No |
| HO272 | <i>Former residence and shop</i> 146 Montague St, South Melbourne | Yes | No | No | No | No | No | No |
| HO204 | <i>St Peter and Paul Church and school complex</i> 217 Montague St, South Melbourne | Yes | Yes | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO302 | <i>Flats</i> 8 Mooltan Ave, East St Kilda | Yes | No | No | No | No | No | No |
| HO205 | <i>Maori Chief Hotel</i> 117-119 Moray St, South Melbourne | Yes | No | No | No | No | No | No |
| HO206 | <i>Former Freer's Family Hotel</i> 147 Moray St, South Melbourne | Yes | No | No | No | No | No | No |
| HO207 | <i>Temperance House</i> 175 Moray St, South Melbourne | Yes | No | No | No | No | No | No |
| HO208 | <i>House</i> 347 Moray St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO209 | <i>Park House</i> 352 Moray St, South Melbourne | - | - | - | - | Yes Ref No H224 | Yes | No |
| HO210 | <i>House</i> 1 Morris St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO377 | <i>WA Flowering Gum at 27 Murchison Street and land beneath the canopy for a distance of five metres from the canopy edge.</i> 27 Murchison Street, East St Kilda | No | No | Yes | No | No | No | No |
| HO211 | <i>House</i> 88 Napier St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO212 | <i>Former St Vincent de Pauls Girls Orphanage</i> 179-197 Napier St, South Melbourne | - | - | - | - | Yes Ref No H1531 | Yes | No |
| HO213 | <i>Former Temperance Hall</i> 199-207 Napier St, South Melbourne | Yes | Yes | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO214 | <i>Kindergarten, including Pepper tree at rear of property.</i> 23 Nelson St, St. Kilda East | Yes | No | Yes | No | No | No | No |
| HO215 | Rail Overbridge Nightingale St, Balaclava | Yes | No | No | No | No | No | No |
| HO216 | <i>House</i> 8 Nightingale St, Balaclava | Yes | No | No | No | No | No | No |
| HO217 | <i>Former Laycock Son and Co. woollen mills</i> 179-185 Normanby Rd, South Melbourne | Yes | No | No | No | No | No | No |
| HO218 | <i>Former Dunlop Pneumatic Tyre Co. mill</i> 223-229 Normanby Rd, South Melbourne (see also 66 Montague Street, South Melbourne) | Yes | No | No | No | No | No | No |
| HO338 | <i>Jubilee Terrace</i> 118-130 Nott St, Port Melbourne | - | - | - | - | Yes Ref No H1829 | Yes | No |
| HO339 | <i>Queens Terrace</i> 132-144 Nott St, Port Melbourne | - | - | - | - | Yes Ref No H1830 | Yes | No |
| HO358 | <i>Houses</i> 14-18 Octavia Street, St Kilda | Yes | No | No | No | No | No | No |
| HO353 | <i>Flats</i> 46 Ormond Esplanade, Elwood | Yes | No | No | No | No | No | No |
| HO424 | <i>Flats</i> 51 Ormond Esplanade, Elwood | Yes | No | No | No | No | No | No |
| HO425 | <i>House</i> | Yes | No | No | No | No | No | No |

PORT PHILLIP PLANNING SCHEME

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 123 Ormond Esplanade, Elwood | | | | | | | |
| HO426 | <i>Beach Kiosk</i> Ormond Esplanade, Elwood Foreshore | Yes | No | No | No | No | No | No |
| HO427 | <i>Community Centre & Cafe</i> Ormond Esplanade, Elwood Foreshore | Yes | No | No | No | No | No | No |
| HO428 | <i>Surf Lifesaving Club</i> Ormond Esplanade, Elwood Foreshore | Yes | No | No | No | No | No | No |
| HO220 | <i>Surry Court</i> 71 Ormond Rd, Elwood | Yes | No | No | No | No | No | No |
| HO303 | <i>House</i> 77 Ormond Rd, Elwood | Yes | No | No | No | No | No | No |
| HO221 | <i>Former Chemist shop</i> 90 Ormond Rd, Elwood | - | - | - | - | Yes Ref No H782 | Yes | No |
| HO222 | <i>Avalon</i> 285 Orrong Rd, St. Kilda East | Yes | No | No | No | No | No | No |
| HO223 | <i>House</i> 311 Orrong Rd, St Kilda East | Yes | No | No | No | No | No | No |
| HO224 | <i>Former Church of Christ</i> 96 Pakington St, St. Kilda | Yes | No | No | No | No | No | No |
| HO304 | <i>Shops & Residence</i> 116 Park St, South Melbourne | Yes | No | No | No | No | No | No |
| HO225 | <i>Royal Melbourne Yacht Squadron</i> Pier Rd, St. Kilda | Yes | No | No | No | No | No | No |

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO458 | <i>Abercrombie House</i> 8 Patterson Place, South Melbourne | - | - | - | - | Yes Ref No H404 | Yes | No |
| HO429 | <i>Flats</i> 33 Pine Ave, Elwood | Yes | No | No | No | No | No | No |
| HO227 | <i>Point Ormond and Surrounding Landscape</i> Point Ormond Rd, Elwood | No | No | Yes | No | No | No | Yes |
| HO228 | <i>House</i> 4 Pozieres Ave, St. Kilda | Yes | No | No | No | No | No | No |
| HO229 | <i>Residence, also known as Berkeley Hall</i> 11 Princes St, St Kilda | - | - | - | - | Yes Ref No H491 | Yes | No |
| HO230 | <i>House</i> 24 Princes St, St Kilda | Yes | Yes | No | No | No | No | No |
| HO231 | <i>Vacunce</i> 112 Princes St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO232 | <i>Former shop and residence</i> 14-16 Punt Rd, St Kilda | Yes | Yes | No | No | No | No | No |
| HO463 | <i>St Kilda Cricket Ground</i> Queens Road and Fitzroy Street and Lakeside Drive, St Kilda | - | - | - | - | Yes Ref No H2234 | Yes | No |
| HO233 | <i>Netherby</i> 8 Queens Rd, South Melbourne | Yes | No | No | No | No | No | No |
| HO330 | <i>Sports Pavillion</i> Queens Rd, Melbourne | Yes | No | No | No | No | No | No |

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO321 | <i>Lancaster House</i> 18 Queens Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO234 | <i>Former Bendigonia</i> 25 Queens Rd, Melbourne | - | - | - | - | Yes Ref No H909 | Yes | No |
| HO235 | <i>Newburn flats</i> 30 Queens Rd, Melbourne | - | - | - | - | Yes Ref No H578 | Yes | No |
| HO335 | <i>Former Brookwood Flats</i> 32 Queens Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO346 | <i>Stanhill</i> <i>The heritage place includes Residential apartment building</i> 33-34 Queens Rd, Melbourne | - | - | - | - | Yes Ref No H1875 | No | No |
| HO322 | <i>Formerly Lanark</i> 55 Queens Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO323 | <i>Former John Bateman Motor Inn</i> 69 Queens Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO324 | <i>Avalon</i> 70 Queens Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO325 | <i>Former residence</i> 72 Queens Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO326 | <i>Former Queenslodge Motor Inn</i> 81 Queens Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO328 | <i>The Mansion</i> | Yes | No | No | No | No | No | No |

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 83 Queens Rd, Melbourne | | | | | | | |
| HO236 | <i>Chinese Temple</i> 76 Raglan St, South Melbourne | - | - | - | - | Yes Ref No H219 | Yes | No |
| HO237 | <i>House</i> 115 Raglan St, South Melbourne | Yes | Yes | No | No | No | No | No |
| HO238 | <i>Our Lady of Mt Carmel complex</i> Richardson St, Middle Park | Yes | Yes | No | No | No | No | No |
| HO239 | <i>Primary School No 2815</i> 194 Richardson St, Middle Park | - | - | - | - | Yes Ref No H1711 | Yes | No |
| HO240 | <i>House</i> 21 Ross St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO241 | <i>Denmark Villa</i> 123 Ross St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO242 | <i>The Presbytery</i> 127 Ross St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO305 | <i>Shop</i> 207 Ross St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO243 | <i>St Joseph's Mission complex</i> 268-274 Rouse St, and 93-95 Stokes St, Port Melbourne | Yes | Yes | No | No | No | No | No |
| HO306 | <i>House</i> 41 Ruskin St, Elwood | Yes | No | No | No | No | No | No |
| HO246 | <i>Gunnersens Pty. Ltd.</i> | Yes | No | No | No | No | No | No |

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|---|----------------------------|----------------------------|
| | 112 Salmon St, Port Melbourne | | | | | | | |
| HO488 | <i>St Kilda Road</i> Melbourne and <i>Tram shelter</i> St Kilda Rd and Lorne St Melbourne and <i>Tram shelter</i> St Kilda Rd and Dorcas St, Melbourne | - | - | - | - | Yes Ref No H2359 and Yes Ref No H1867 and Yes Ref No H1869 | No | No |
| HO248 | <i>Shops</i> 170-172 St Kilda Rd, St Kilda | Yes | No | No | No | No | No | No |
| HO249 | <i>Shop</i> 228 St Kilda Rd, St Kilda | Yes | No | No | No | No | No | No |
| HO250 | <i>Linton</i> 238 St. Kilda Rd, St. Kilda | Yes | No | No | No | No | No | No |
| HO251 | <i>Post Office</i> 306A St Kilda Rd, St Kilda | Yes | Yes | No | No | No | No | No |
| HO252 | <i>First Church of Christian Scientist, Melbourne</i> 336-340 St Kilda Rd, Melbourne | - | - | - | - | Yes Ref No H1766 | Yes | No |
| HO253 | <i>Airlie</i> 452 St Kilda Rd, Melbourne | - | - | - | - | Yes Ref No H722 | Yes | No |
| HO254 | <i>Rathgael – The Willows</i> 462 St Kilda Rd, Melbourne | - | - | - | - | Yes Ref No H96 | Yes | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO307 | <i>Offices</i> 464 St Kilda Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO329 | <i>Charsfield</i> 478 St Kilda Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO331 | <i>Landene</i> 490 St Kilda Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO332 | <i>Warwilla</i> 572 St Kilda Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO255 | <i>Former Gas Valve House</i> 617 St Kilda Rd, Melbourne | - | - | - | - | Yes Ref No H675 | Yes | No |
| HO333 | <i>Flats</i> 628 St Kilda Rd, Melbourne | Yes | No | No | No | No | No | No |
| HO256 | <i>Ulimaroa</i> 630 St Kilda Rd, Melbourne | - | - | - | - | Yes Ref No H658 | Yes | No |
| HO257 | <i>Luzmore Terrace</i> 641-649 St Kilda Rd, Windsor | Yes | No | No | No | No | No | No |
| HO461 | <i>St Kilda Street Bridge</i> St Kilda St, Elwood | - | - | - | - | Yes Ref No H2080 | No | No |
| HO435 | <i>Park Court Flat</i> 473 St Kilda St, Elwood | Yes | No | No | No | No | No | No |
| HO340 | <i>Rochester Terrace</i> 33-51 St Vincent Place South, Albert Park | - | - | - | - | Yes Ref No H813 and Yes Ref No H1291 | Yes | No |

PORT PHILLIP PLANNING SCHEME

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|------------|---|--------------------------------|-------------------------------------|---|--|--|----------------------------|----------------------------|
| HO259 | <i>House</i> 20 Scott St, Elwood | Yes | No | No | No | No | No | No |
| HO431 | <i>Scots Church</i> 31a Scott St, Elwood | Yes | No | No | No | No | No | No |
| HO432 | <i>Elwood Children's Centre</i> 31a Scott St, Elwood | Yes | No | No | No | No | No | No |
| HO260 | <i>State School</i> 201 Scott St and 161 Mitford Street, Elwood | Yes | No | No | No | No | No | No |
| HO399 | <i>Shirley Court</i> 20 Shirley Grove, East St Kilda | Yes | No | No | No | No | No | No |
| HO400 | <i>House, including iron gateway</i> 22 Shirley Grove, East St Kilda | Yes | No | Yes - Canary Island (2) date palm (Phoenix canariensis) | No | No | No | No |
| HO433 | <i>House</i> 54 Southey St, Elwood | Yes | No | No | No | No | No | No |
| HO261 | <i>Elenora</i> 51 Spenser St, St. Kilda | Yes | No | No | No | No | No | No |
| HO262 | <i>Los Angeles Court flats</i> 81A Spenser St, St Kilda | Yes | No | No | No | No | No | No |
| HO352 | <i>House</i> 2A Spray Street, Elwood | Yes | No | No | No | No | No | No |
| HO434 | <i>House</i> 54 & 56 Spray St, Elwood | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO244 | <i>Former Swallow & Ariell Biscuit Factory</i> 1 Stokes St and 241-265 Rouse St and 40-44 Princes St and 29-53 Stokes St and 2-14 Capistrano Pl and 2-10 Murtons Way, Port Melbourne | - | - | - | - | Yes Ref No H567 | Yes | No |
| HO263 | <i>Former Masonic Hall</i> 18 Stokes St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO264 | <i>Longwell Terrace</i> 20-24 Stokes St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO497 | <i>Edith</i> 26 Stokes Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO265 | <i>Former Swallow and Ariell offices</i> 60 Stokes St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO308 | <i>Thelma</i> 106 Stokes St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO309 | <i>Carmel</i> 108 Stokes St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO266 | <i>Former St. Osyth Hotel</i> 135 Stokes St, Port Melbourne | Yes | Yes | No | No | No | No | No |
| HO267 | <i>Woodlands</i> 168 Stokes St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO310 | <i>House</i> 169 Stokes St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO268 | <i>Former shop and residence</i> | - | - | - | - | Yes | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 175 Stokes St, Port Melbourne | | | | | Ref No H1789 | | |
| HO269 | <i>Bundalohn</i> 6 Tennyson St, St Kilda | Yes | Yes | No | No | No | No | No |
| HO436 | <i>Flats</i> 63 - 69 Tennyson St, St Kilda | Yes | Yes | No | No | No | No | No |
| HO270 | <i>Glanfell</i> 87 Tennyson St, Elwood | Yes | No | No | No | No | No | No |
| HO437 | <i>Flats</i> 104 - 108 Tennyson St, St Kilda | Yes | Yes | No | No | No | No | No |
| HO271 | <i>House</i> 109 Tennyson St, Elwood | Yes | No | No | No | No | No | No |
| HO117 | <i>The Esplanade Hotel</i> 11 The Esplanade, St Kilda | Yes | Yes | No | No | No | No | No |
| HO118 | <i>Belvedere</i> 22 The Esplanade, St Kilda | - | - | - | - | Yes Ref No H812 | Yes | No |
| HO272 | <i>Factory</i> 79 Thistlethwaite St, South Melbourne | Yes | No | No | No | No | No | No |
| HO273 | <i>House</i> 28 Vale St, St Kilda | Yes | No | No | No | No | No | No |
| HO274 | <i>House</i> 30/30A Vautier St, Elwood | Yes | Yes | No | No | No | No | No |
| HO61 | <i>Primary School No 1181 (and former Wesleyan Methodist Church)</i> | - | - | - | - | Yes Ref No H1629 | Yes | No |

PORT PHILLIP PLANNING SCHEME

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|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 2-38 Victoria Avenue, Albert Park | | | | | | | |
| HO275 | <i>Mona</i> 12 Waterloo Cr, St Kilda | Yes | No | No | No | No | No | No |
| HO276 | <i>Residence</i> 34 Waterloo Cr, St Kilda | - | - | - | - | Yes Ref No H780 | Yes | No |
| HO363 | <i>Flats</i> 22 Wellington Street, St Kilda | Yes | No | No | No | No | No | No |
| HO364 | <i>House</i> 67 Wellington Street, St Kilda | Yes | No | No | No | No | No | No |
| HO359 | <i>House</i> 99 Wellington Street, St Kilda | Yes | No | No | No | No | No | No |
| HO360 | <i>Former Tramway Engine House</i> 105 Wellington Street, St Kilda | Yes | No | No | No | No | No | No |
| HO277 | <i>House</i> 48 Westbury St, St. Kilda East | Yes | No | No | No | No | No | No |
| HO278 | <i>Frenchay</i> 89 Westbury St, St Kilda East | Yes | No | No | No | No | No | No |
| HO279 | <i>Flats</i> 54-56 Wilgah St, St. Kilda East | Yes | No | No | No | No | No | No |
| HO282 | <i>Former BALM Paints offices</i> 339 Williamstown Rd, Port Melbourne | Yes | No | No | No | No | No | No |
| HO280 | <i>Fire Station complex</i> 425 Williamstown Rd, Port Melbourne | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO281 | <i>Former Disco Manufacturing corporation P.L. factory</i> 477 Williamstown Rd, Port Melbourne | Yes | No | No | No | No | No | No |
| HO283 | <i>Petrol filling station complex</i> north-west cnr, Williamstown Rd and Salmon St, Port Melbourne | Yes | No | No | No | No | No | No |
| HO284 | <i>House</i> 33 Wordsworth St, St. Kilda | Yes | No | No | No | No | No | No |
| HO401 | <i>House</i> 34 Young Street, East St Kilda | Yes | No | No | No | No | No | No |
| HO311 | <i>Former Albion Hotel</i> 172 York St, South Melbourne | Yes | No | No | No | No | No | No |
| HO447 | <i>Port Melbourne Cricket Ground</i> 525 Williamstown Road, Port Melbourne | Yes | No | No | No | No | No | No |
| HO448 | <i>Edwards Park</i> 219 Esplanade East, Port Melbourne | No | No | Yes | No | No | No | No |
| HO470 | <i>Substation</i> 98 Johnson Street (corner of Johnson and Munro Streets) | Yes | No | No | No | No | No | No |
| HO471 | <i>Horse Trough</i> Ingles Street, near intersection of Ingles Street and Williamstown Road | Yes | No | No | No | No | No | No |
| HO472 | <i>Former Commonwealth WWII Facility and Rootes Factory</i> 19 Salmon Street, Port Melbourne | Yes | Yes – tower component only | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| HO449 | <i>Former WJ Carr Warehouse</i> 95 Bay Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO451 | <i>Exchange Hotel</i> 39 Bay Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO456 | <i>Former Australasian Sugar Refining Company complex</i> Land bounded by Beach, Rouse, Dow Streets and Esplanade West except the north western corner | Yes (10 Beach Street only) | No | No | No | No | No | No |
| HO457 | <i>Former Army and Navy Hotel, 95 Dow Street</i> Part 100-128 Bay Street, Port Melbourne - fronting Dow Street | Yes | No | No | No | No | No | No |
| HO459 | <i>Four shops</i> 79-85 Bay Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO462 | <i>Pier Hotel</i> 1 Bay Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO464 | <i>Former Mission to Seamen</i> 49 Beach Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO485 | <i>Local Hotel</i> 22 Bay Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO486 | <i>Shop</i> Part 100-128 Bay Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO487 | <i>Three houses</i> 183-187 Rouse Street, Port Melbourne | Yes | No | No | No | No | No | No |
| HO488 | <i>Tecoma Court</i> | 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 not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|----------------------------|----------------------------|
| | 16-20a Wellington Street, St Kilda | | | | | | | |
| HO489 | <i>Earls Court</i> 44 Wellington Street, St Kilda | Yes | No | No | No | No | No | No |
| HO491 | <i>Duplex</i> 38-40 Wellington Street, St Kilda | Yes | No | No | No | No | No | No |
| HO492 | <i>Terraces</i> 56-58 Wellington Street, St Kilda | Yes | No | No | No | No | No | No |
| HO493 | <i>Shops with residences</i> 81-81a Wellington Street, St Kilda | Yes | No | No | No | No | No | No |
| HO494 | <i>Residence</i> 129 Wellington Street, St Kilda | Yes | No | No | No | No | No | No |
| HO504 | <i>Former church</i> 77 Park Street, South Melbourne | Yes | No | No | No | No | No | No |
| HO509 | <i>Shops and Residences</i> 588 and 590 City Road, South Melbourne Statement of Significance: 588 and 590 City Road, South Melbourne, "Shops and Residences", June 2020 | No | No | No | No | No | No | No |

Amendment
C161port Part 1
addition proposed

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME**1.0**

-/-/-/-/-

Proposed C161port
Part 1**Incorporated documents**

| Name of document | Introduced by: |
|---|-----------------------|
| 10, 11, 12 / 339 Williamstown Road, Port Melbourne, Transitional Arrangements, January 2017 | C136 |
| 114-124 Albert Road, South Melbourne | NPS1 |
| 12 Acland Street, St Kilda | NPS1 |
| 12B Chapel Street, St Kilda, September 2013 | C96 |
| 1-29 Albert Road, South Melbourne | NPS1 |
| 132-134 Bank Street and 223-227 Moray Street, South Melbourne | NPS1 |
| 14-16 The Esplanade, St Kilda | NPS1 |
| 167 Fitzroy Street, St Kilda | NPS1 |
| 29 Fitzroy Street, St Kilda | NPS1 |
| 315-317 Beaconsfield Parade and 109-111 Park Street, St Kilda | NPS1 |
| 360-370 St Kilda Road, Melbourne, Revised November 2001 | C33 |
| 400 - 430 City Road, Southbank, December 2010 | C85 |
| 400-410 City Road, 2-48 Cecil Street and 127-135 Whiteman Street, South Melbourne | NPS1 |
| 414-416 and 418 St Kilda Road, Melbourne | NPS1 |
| 582-584 St Kilda Road, Melbourne | NPS1 |
| 89 Fitzroy Street, St Kilda | NPS1 |
| Acland Courtyard Development Plan | NPS1 |
| Acland Street Upgrade Project Incorporated Document, December 2015 | C124 |
| Albert Park Master Plan | NPS1 |
| Beacon Cove Development, Port Melbourne (revised) 2013 (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) | C104 |
| Becton, Port Melbourne Development Concept Plan and Building Envelope Plan | NPS1 |
| City of Port Phillip Heritage Policy Map (Adoption Version Amendment C161port Part 1, September 2020) (Part of Port Phillip Heritage Review) | C161port Part 1 |
| City of Port Phillip Neighbourhood Character Map (Adoption Version Amendment C161port Part 1, September 2020) (Part of Port Phillip Heritage Review) | C161port Part 1 |
| Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017 | GC49 |
| Incorporated Plan - Sea Wall and Promenade - September 2008 | C70 |
| Luna Park | NPS1 |
| M1 Redevelopment Project, October 2006 | C58 |
| Major Promotion Signs – Permit Provisions December 2008 | C100 |
| Melbourne CityLink Project – Advertising Sign Locations, November 2003 | VC20 |

Changes to
Heritage and
Neighbourhood
Character Maps
proposed in
Amendment
C161port Part 1

PORT PHILLIP PLANNING SCHEME

| Name of document | Introduced by: |
|---|-----------------|
| Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016 | GC44 |
| Melbourne Metro Rail Project Incorporated Document, May 2018 | GC82 |
| Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, May 2016 | GC67 |
| Melbourne Sports & Aquatic Centre, Albert Park | NPS1 |
| Montague Community Park and associated Streetscape Works, August 2017 | C135 |
| Part 61 Bertie Street, Port Melbourne, November 2001 | C33 |
| Port Melbourne Mixed Use Area Development Contributions Plan (Streetscape Works) July 1999 | C13 |
| Port Phillip Heritage Review - Volumes 1-6 (Adoption Version Amendment C161port Part 1, September 2020) | C161port Part 1 |
| Prince Apartments Stage 2 Development Plans – 29 Fitzroy Street, St Kilda (December 2013) | C94 |
| Shrine of Remembrance Vista Controls, April 2014 | C140 |
| St Kilda Foreshore Urban Design Framework, 2002 | C36 |
| St Kilda Seabaths | NPS1 |
| St Kilda Station Redevelopment plans prepared by Billard Leece Partnership dated July 1999 | C9 |
| State Sports Facilities Project Albert Park, September 2009 (amended May 2012) | C120 |
| Stokehouse – 30 Jacka Boulevard, St Kilda, July 2014 | C110 |
| Tramway Infrastructure Upgrades Incorporated Document, May 2017 | GC68 |
| Victorian Cricket and Community Centre, St Kilda Cricket Ground, May 2016 | C119 |
| Victorian Pride Centre Incorporated Document, September 2018 | C149port |
| West Beach Pavilion Precinct Incorporated Plan, 2004 | C36 |
| Statement of Significance: 588 and 590 City Road, South Melbourne, "Shops and residences", June 2020 | C161port Part 1 |

Change proposed by
Amendment C161port
Part 1

Change proposed by
Amendment C161port
Part 1



Adoption Version – Extract only.
Showing the proposed changes to the
Port Phillip Heritage Review
Incorporated Document.

Port Phillip Heritage Review

Volume I – ~~Version 32, July 2020~~ [CI6 | port –](#)
[Part I Adoption Version](#)
~~July 2020~~ [September 2020](#)



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Prepared for the City of Port Phillip by Andrew Ward, Architectural Historian

1. Introduction

1.1 Port Phillip Heritage Review¹

The initial Review of the cultural heritage of the City of Port Phillip was commissioned in October, 1996. The consultant team was lead by Andrew Ward, architectural historian and supported by Francine Gilfedder, horticulturalist and garden historian. Data base management and map generation was undertaken by Ian Perry of Big Picture Software Pty. Ltd. and research assistance was provided by Jenny Dalrymple of Andrew Ward's office. The project was directed by Jim Holdsworth, manager, Urban Design and Strategic Planning at the City of Port Phillip and he was assisted during the early stages of the Study by Peter Boyle, architect, as project officer.

The project was undertaken simultaneously with the City of Port Phillip Urban Character Study and a joint project steering committee was established to give support to the consultant teams. The membership of the committee was as follows:

- Councillor Dick Gross (chair),
- Councillor Pat Browne,
- Councillor Liz Johnstone
- Jim Holdsworth, manager Urban Design and Strategic Planning,
- David Spokes, general manager, Community Planning,
- Steve Dunn, manager Business and Industry,
- Geoff Austin, Department of Infrastructure,
- Dale Wardlaw, Department of Infrastructure,
- Kim Dovey, University of Melbourne,
- Lyn Harrison, community representative,
- Adair Bunnett, community representative,
- Andrew Heslop, community representative, and
- David Brand, community representative.

The support of the members of this committee throughout the course of the Study is acknowledged with thanks, their knowledge of the Municipality, their expertise and commitment to the task being highly valued.

¹ The Port Phillip Heritage Review (Version 2) was gazetted as a part of Amendment C5 to the Port Phillip Planning Scheme in December 2000.

The City of Port Phillip, having been formed by the amalgamation of the Cities of Port Melbourne, South Melbourne and St. Kilda, had inherited several urban conservation studies. They had been prepared at different times, commencing in 1975 and using different criteria for the evaluation of the significance of places. Furthermore, the municipal boundaries represented discontinuities in the identified urban conservation areas, placing the integrity of the new City's conservation strategy at risk. The studies were as follows:

- Yuncken Freeman Ashton Wilson: South Melbourne Conservation Study (1975),
- Jacobs Lewis Vines: Port Melbourne Conservation Study (1979),
- Allom Lovell Sanderson Pty. Ltd.: South Melbourne Conservation Study (1987),
- Nigel Lewis and Associates: St. Kilda Conservation Study Area 1 (1982),
- David Bick: St. Kilda Conservation Study Area 2 (1985),
- Robert Peck von Hartel Trethowan with Henshall Hansen Associates: City of St. Kilda Twentieth Century Architectural Study (1992), and
- Allom Lovell and Associates: Port Melbourne Conservation Study Review (1995).

1.2 Updating the Port Phillip Heritage Review

Since the gazettal of the original Port Phillip Heritage Review in 2000, additional assessments of places and areas of heritage significance have been completed. The following heritage studies were commissioned:

- Graeme Butler and Associates: *Swallow Street (2004)*
- Heritage Alliance: *East St Kilda Heritage Study (2004)*
- Heritage Alliance: *Elwood Heritage Review (2005)*
- Heritage Alliance: *Nightingale Street Heritage Study (2008)*
- Heritage Alliance & Built Heritage: *Review of Heritage Overlay 3 (2009 / 2010)*
- Lovell Chen: *Review of Heritage Overlay 1 (2011)*.
- Lovell Chen: *Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review (2012)*
- Peter Andrew Barrett: *Tiuna Grove, Elwood (2019)*
- RBA Architects and Conservation Consultants: *Fishermans Bend Heritage Review: Montague Commercial Precinct (2019)*
- David Helms Heritage Planning: *Port Phillip Heritage Review Update (2019)*
- [David Helms: HO6 St Kilda East Precinct Review \(2020\)](#)
- [Context: Heritage Assessment 588-590 City Road, South Melbourne \(2017\)](#)

The resultant findings have been included in the Port Phillip Heritage Review through the Planning Scheme Amendment process.²

The assessment framework used in each of the above heritage assessments is based upon the framework developed by Andrew Ward as outlined in the following chapters.

² The Port Phillip Heritage Review is an incorporated document in the Port Phillip Planning Scheme. Planning Scheme Amendments C24, C29, C32, C46, C52, C54, C70, C72, C74, C89 and C103 enabled new information on heritage places and heritage areas within the municipality to be included in the Port Phillip Heritage Review.

2. Brief

The project brief was designed to address the inconsistencies inherent in the previous studies when viewed together. The objectives were stated in the brief as follows:

- *“to provide a consistent approach to building grading and the recording of building significance across the municipality, for all architectural/historical periods including the twentieth century;*
- *to identify and fill gaps in building records, e.g., to ensure that significant 20th century buildings across the municipality are identified;*
- *to ensure that building gradings are updated, e.g., some buildings have been demolished;*
- *to identify historically significant streetscapes, other public spaces, parks or elements within them worthy of protection;*
- *to provide the strategic basis for any future statutory heritage controls in the Planning Scheme using the new Heritage Place Control.”*

The project tasks were to:

- Review the building gradings and assessments from the earlier studies.
- Assess 20th century buildings across the whole of the municipality to complement the work previously undertaken in the former City of St. Kilda.
- Investigate and complete building identification forms and citations for the commercial and industrial areas of Port Melbourne that were not included in the 1995 review.
- Review the Port Melbourne recommendations for area controls based on the new Model Heritage Place control.
- Prepare plans identifying the location of all graded buildings and existing and proposed urban conservation area boundaries.
- List those buildings recommended for inclusion in the Register of the National Estate and the Victorian Historic Buildings Register.
- Identify and assess the public spaces and parks within the City of Port Phillip and their contents including significant trees, monuments and sculptures.

3. Study Method

3.1 Thematic Environmental History

A working paper was prepared (no.1) summarising the findings of the environmental histories prepared by earlier consultants so as to establish an historical context for the forthcoming field work. It was, however, agreed at an early stage, that the Review should be founded in a new thematic history of the whole of the Municipality using the trial framework of themes contained in the report entitled “Principal Australian Historic Themes: A Guide for heritage agencies” (draft), being a document prepared under the Australian Heritage Commission’s National Heritage Co-ordination Strategy. This work was carried out and constitutes section 4 of the Report. The work previously undertaken by the consultants in the reports noted above was used as a source of information in the thematic history which also drew on available published histories of the former Cities of Port Melbourne, South Melbourne and St. Kilda. This work was undertaken by Andrew Ward.

3.2 Field Survey

The Thematic Environmental History provided a basis for the identification and evaluation of the significance of places in the field. The criteria for the assessment of cultural heritage significance adopted by the Australian Heritage Commission in April, 1990 were used in conjunction with the history and the field inspections to provide preliminary assessments of significance for all properties in the Municipality. A working paper (no.4) was prepared to explain how these criteria would be applied and used in the generation of computerised maps. These maps recorded information according to a system of ranking which can be explained in the following terms:

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.

It is important to note when interpreting the maps produced in this way that they represent a “picture” of the Municipality that is in many instances based upon imperfect data. A quick visual inspection of the exterior of a building, after all, cannot be said to constitute a thorough appraisal. By the same token, however, if a data sheet has been prepared for a place, then the recommendations arising from the review of this data sheet have been incorporated in the maps and may therefore be counted as a firm basis for future planning decisions. The maps are therefore of greatest value for their capacity to graphically present an overview of the Municipality, not only in terms of its evolution but also in terms of the cultural value of neighbourhoods. They have been used to assist the consultant to identify potential heritage overlay areas.

The maps themselves used a digital base supplied to Council by the State Government. One of the layers of this base consists of a series of polygons representing the boundaries of properties. The mapping software allows data fields to be attached to each property with the result that the map becomes a front end to a data base table. Data generated during this Review, however, was included on the map by adding a separate data base table, linked to the map table by a unique identifying number. In this way, one can work on the data in the heritage table independently of the map. In its final form, the Review consists of data sheets for individual places linked to the map by the appropriate identifying

numbers. The mapping software was Mapinfo, having the capability of linking with Microsoft Access97 for the storage of linked data.

3.3 Heritage Overlay Areas

These areas were identified using the maps in conjunction with the work of the previous consultants. Further inspection was then undertaken in the field to verify this Consultant's findings. There are important changes between the work of the earlier consultants and this Review that can be accounted for in the following ways:

- in some instances, places have been altered since the earlier surveys. In extreme circumstances, contributory buildings have been demolished. This was, not surprisingly, most evident in the areas that had not been protected by planning scheme control.
- given the new planning scheme provisions and more particularly the urban character provisions, it was determined that heritage controls should only apply to those areas where the fabric of the place was considered to be so important that it should not be demolished. In other words, the areas of lesser cultural value could not unreasonably be managed by the urban character provisions of the Scheme. It is for this reason that the proposed heritage overlay areas have been drawn with precision and form highly irregular patterns. Their focus, after all, is on the conservation of fabric as well as character. It is argued in this Review that discrete areas, bounded more or less neatly by streets and natural boundaries are best managed by the urban character controls with heritage overlay controls applying only to those areas within the urban character areas where demolition control is required. It is partly as a consequence, therefore, of the new planning provisions, that the approach to the identification of the heritage overlay areas has changed.
- finally, and as a consequence of the computerised mapping process, changes were made on the basis of data that had been prepared consistently over the whole of the Municipality, irrespective of past municipal boundaries. Consistency carries with it the fact that comparative evaluations were made for places in this Review over a much larger area than had previously been subject to consideration. In other words, some areas, which when assessed in terms of the former municipal boundaries, were arguably the most important of their respective types, were of much lesser importance when assessed comparatively over the wider municipality of Port Phillip.

Once identified, the areas were documented in terms of their present circumstances and the elements which give them distinction. Their history was then summarised and their position in the thematic framework identified prior to preparing statements of significance with consequent recommendations.

3.4 Data Sheets

Data sheets have been prepared for several additional places previously undocumented. They include the heritage overlay areas themselves, individually significant places situated outside of the areas and a number of additional places. A standard format has been used that is similar to the heritage overlay area data sheets. Big Picture Software Pty. Ltd. was engaged during the course of the Study period to prepare a data base incorporating the data sheets for the individual places undertaken as a part of this Study as well as the work of all previous consultants. The findings of the past consultants have been reviewed as a part of this Study using the same criteria, thereby introducing consistency to the assessments. This data base forms an additional four volumes of this report.

3.5 Schedule to the Heritage Overlay Table

This schedule was prepared using the assessments arising from the field survey and checking them wherever possible against the assessments of the earlier consultants. It includes the identified heritage overlay areas and all places of individual significance outside of those areas. Within the areas, only those

places considered to be of regional or state importance have been listed. It follows that there are many places of individual significance at the local level within the identified heritage overlay areas that have not been separately listed.

Generally speaking, paint colour scheme controls have been proposed only in the retail streets of the heritage overlay areas. These controls are not proposed in the residential areas except where a place is individually listed. Interior controls for individually listed places have only been proposed where elements of the interior of a place are known to contribute to its significance in an important way. This may be on account of their architectural or aesthetic value or simply because a building of a certain type is expected to have rooms of a certain type, the absence or defacement of which would impact on its significance. By way of example, a post office would be expected to have a public space; a railway station, waiting rooms, and so on. Planning decisions impacting on the significance of the building should respect the integrity of these spaces, irrespective of their aesthetic values.

4. Recommendations

It is recommended that the findings of the Port Phillip Heritage Review Version 3, February 2005 be adopted by Council for application in the following ways:

4.1 Port Phillip Heritage Review

List the Heritage Review document as an Incorporated Document in Clause 81 of the Port Phillip Planning Scheme. This will have the effect of incorporating the Statements of Significance for the 8 heritage areas and the citations for individually significant heritage buildings into the Planning Scheme.

4.2 Heritage Place

(including heritage overlay areas and individually significant heritage buildings, structures, gardens and trees)

Inclusion of the recommendations of the Heritage Review in the schedule and maps to Clause 43.01 of the Port Phillip Planning Scheme. This would include the nominated heritage areas and the list of individual heritage places that have been identified and substantiated.

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”,

for the purpose of developing policy and administering the recommendations of the Heritage Review.

A map identifying significant, contributory and non-contributory buildings in Heritage Overlays is provided as a Heritage Policy map to assist the Council in interpreting how to apply Clause 22.04 ‘Port Phillip Heritage Policy’ of the Port Phillip Planning Scheme. A Neighbourhood Character Policy Map is provided which identifies contributory buildings outside the Heritage Overlays.

Where a permit is required for demolition of a significant or contributory building, it should be policy to:

- Require all applications 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.
- Not support the demolition of a significant building unless and only to the extent that;
 - The building is structurally unsound or cannot be feasibly reused.
 - The replacement building and / or works displays design excellence which clearly and positively supports the ongoing heritage significance of the area.
- Not support the demolition of a contributory building unless and only to the extent that:
 - The buildings is structurally unsound or cannot be feasibly reused, 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.
-

4.3 Conservation Principles and Guidelines

Integration of conservation principles and guidelines into the Port Phillip Heritage Policy, at Clause 22.04 of the Port Phillip Planning Scheme and the Port Phillip Design Manual, Version 3 August 2000, which will be a referenced document in the Port Phillip Planning Scheme.

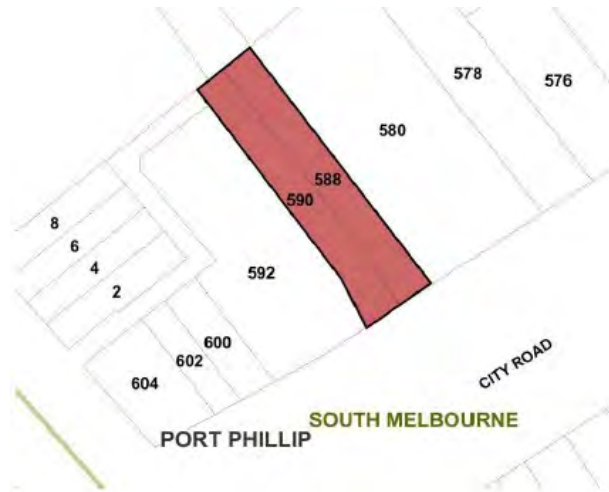
4.4 Heritage Register Nominations

Nominate all 'A' graded heritage places (that have not previously been nominated) for inclusion by Heritage Victoria on the Victorian Heritage Register.

City of Port Phillip Heritage Review

Place name: Shops and residences
Other names: -

Citation No:
2410



Address: 588-590 City Road, South Melbourne

Heritage Precinct: None

Category: Retail & Wholesale: Shops and residences

Heritage Overlay: HO509

Style: Victorian

Graded as: Significant

Constructed: 1879

Victorian Heritage Register: No

Designer: Unknown

Amendment: C161port Part I

Comment: New citation

Significance

What is significant?

The pair of double storey Victorian era shops with residences, constructed in 1879 for Robert Henderson, at 588-590 City Road, South Melbourne is significant.

Non-original alterations and additions are not significant.

How is it significant?

The pair of shops with residences at 588-590 City Road, South Melbourne is of local historic and representative significance to the City of Port Phillip.

Why is it significant?

It is significant as an early (pre-1880) and relatively rare remaining example of a commercial building in this once thriving commercial locale close to the border of South Melbourne and Port Melbourne. (Criterion A)

It is significant as a relatively rare example of an unpainted bluestone commercial building. The upper façade is representative of a relatively simple commercial façade of the pre-1880 period, pre-dating the more

elaborate shopfronts of the boom period of the 1880s. Detailing includes the face bluestone finish, the parapet with dentil cornice below a moulded string course, the arched pediments inscribed with the date of construction (1879) and flanked by scrolls, the rendered pilasters at the outer edges of the building, the paired rectangular window openings (sills and lintels and quoining have been painted), and rendered chimneys. Also important are the original windows, which survive in 588 City Road, and the bluestone plinth and threshold at 590 City Road. (Criterion D)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late Nineteenth Century boom

History

This pair of shops and residences was constructed in 1879 as an investment for Robert Henderson who owned multiple properties in the immediate vicinity.

Edward Wallis, a builder, purchased this property (part of CA 10, Section 51, Township of Emerald Hill in October 1867. He was recorded (as Edward 'Wallace') in the 1868 South Melbourne Rate Book as the owner of land '40 & 160 feet' with a Net Annual Value (N.A.V.) of 6 pounds.

In 1868, he transferred the land to Robert Henderson. The rate books record that Robert Henderson owned many properties in the surrounding area during the late nineteenth century. By 1876 his holdings included the four, four-roomed brick houses at 1-7 Boundary Street, the land and timber cottages to the rear of these houses off Clyde Place, the City Road Hotel and several shops immediately to the north at nos. 201 to 207 (he was listed as owner/occupier of no.207) and 211 Sandridge Road (now City Road). This property was vacant at that time, and remained so in 1878 (RB).

Henderson himself is a little elusive and appears to have moved around a bit. From 1869 to 1871 a Robert Henderson, cab proprietor, lived at 112 Bank Street, Emerald Hill just three blocks to the south east of Sandridge Road. He had moved out the following year but a Robert Henderson, no recorded occupation, lived at 207 Sandridge Road in 1872 – 1876, and then appeared in neighbouring Pickles Street in 1879 when he began renting 207 Sandridge Road along with his other investment properties (SM 1867-1882).

This pair of shops is first listed in 1879 rate book. No. 199 (the present no.590) was vacant and described containing seven rooms and constructed of stone with a N.A.V. of 70 pounds. No. 197 was occupied by John Brown, a baker, and was described as a seven-roomed stone building with a brick house and a higher N.A.V. of 100 pounds (RB). Mr Henderson continued as owner of these buildings and the surrounding properties described above.

This pair of shops, by then numbered as 191 and 193, is shown on the MMBW Detail Plan No. 492 produced in 1895. By that time, the surrounding area had been almost fully developed with shops and residences. The City Road Hotel was at the corner of Boundary Street and Meagher's Hotel was diagonally opposite at the corner of Pickles Street.

Henderson (if he remained the owner) rented these two properties out to a variety of tenants. Number 191 (588) was occupied by John Brown baker, William McLean grocer, and then Jones & Son Undertakers from c.1896 to c.1915. By 1920 the building had been renumbered 588 City Road and was occupied by Robert Patterson, a carrier.

Number 193 (590) was occupied by a number of different tenants with an occasional vacancy until the early 20th century when William Taylor began operating a laundry there for at least twenty years.

References

Land Victoria (LV), Certificate of title Vol. 1983 Fol. 409

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 492, dated 1895

Sands & McDougall Directories (SM) 1865-1942

South Melbourne Council rate books (RB), 1868 (no. in rate 3046), 1876 (4186-4194, 4197-4200), 1877 (4225), 1878 (4312), 1879 (5489, 5490).

Notes from David Helms, Heritage Advisor, City of Port Phillip

Description

This pair of Victorian era, double story bluestone shops and residences is located on the northern side of City Road, between Montague Street and Boundary Street, close to the boundary between South Melbourne and Port Melbourne. The streetscape of this section of City Road is currently dominated by commercial properties built or substantially altered in relatively recent times. A nineteenth century shop front with intact upper facade is still evident at number 602. On the southern side of the road, buildings are mostly residential, with an intact row of Federation era houses remaining. A nineteenth century hotel building on the corner of Pickles Street still operates as a hotel.

The building is set right on the street frontage. The upper façade of both shops is very intact. Designed as a pair, the detailing is simple with a moulded parapet running across the width of the unpainted bluestone face. A moulded stringcourse has a dentil cornice below. Each shop has an arched pediment inscribed with the date of construction (1879) flanked by scrolls. Rendered pilasters run down the outer edges of the pair of shops. Pairs of rectangular window openings punctuate the upper façade with stone sills, lintels and quoining currently painted white. Each building has a hipped roof with corrugated iron cladding and there are rendered chimneys with cornices.

At the ground level, the shopfronts have been remodelled - number 590 retains a bluestone plinth and threshold, but these have been removed on number 588. Windows have been replaced in number 590 but may be original in number 588. Canvas window hoods have been added on number 588.

Comparative analysis

588-590 City Road, South Melbourne is comparable to the following shops in the City of Port Phillip, which are located outside the original Emerald Hill subdivision and development, and were constructed pre-1880.

397 Bay St, Port Melbourne (HO87)

The citation for this shop states:

397 Bay Street is of local significance. Constructed probably before 1863, it is among the earliest surviving shops in Bay Street, and its bluestone construction is unusual in the area.

The building at 588-590 City Road is comparable as an unusual example of a surviving bluestone shop/residence building in the area. Both buildings were constructed prior to 1880, although the Bay Street example is earlier (c.1863). The Bay Street building has a coursed rubble façade, now painted white, and transverse gabled roof whereas the City Road building has a smoother, unpainted bluestone façade and a hipped and gable roof set behind a parapet. At ground level, shopfronts have been altered on both buildings.

235-237 & 239-241 Bay Street, Port Melbourne (Both Significant in precinct HO1)



The citations for these property state:

235 - 37 Bay Street is of local significance. Like the adjacent pair of shops at 239 - 41 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah. They are important streetscape elements.

239 – 41 Bay Street is of local significance. Like the adjacent pair of shops at 235 - 7 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah.

The City Road shop/residences compare favourably with these two other paired shop/residence buildings. All are dated pre-1880, although the examples above are earlier than the City Road building (235-237 dated 1869 and 239-241 dated 1871). All three buildings have intact upper facades with the simplified detailing typical of the pre-1880s boom period, including corniced parapets and paired rectangular window openings. Number 239-241 also has quoining to the building edges and urn finials at either end of the parapet. The Bay Street examples have a rendered finish to the façade. The City Road building compares favourably with detailing including pediments over each shop and a dentil cornice. Importantly, the building also has a face bluestone finish visible to the front and sides of the building.

Assessment

No information.

Recommendations

2017: Site specific heritage overlay in the Port Phillip Planning Scheme

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Primary source

Context Pty Ltd, *Heritage Assessment. 588-590 City Rd, South Melbourne*, 25 May 2017

Other studies

-

Other images

-

Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip
Heritage Policy Map (Incorporated Document)



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Map 1 of 9

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Current

- Contributory Heritage Place - inside HO
- Significant Heritage Place - inside HO

Proposed

- Significant Heritage Place - inside HO



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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip
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Map 2 of 9

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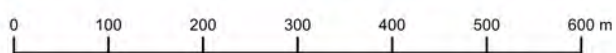
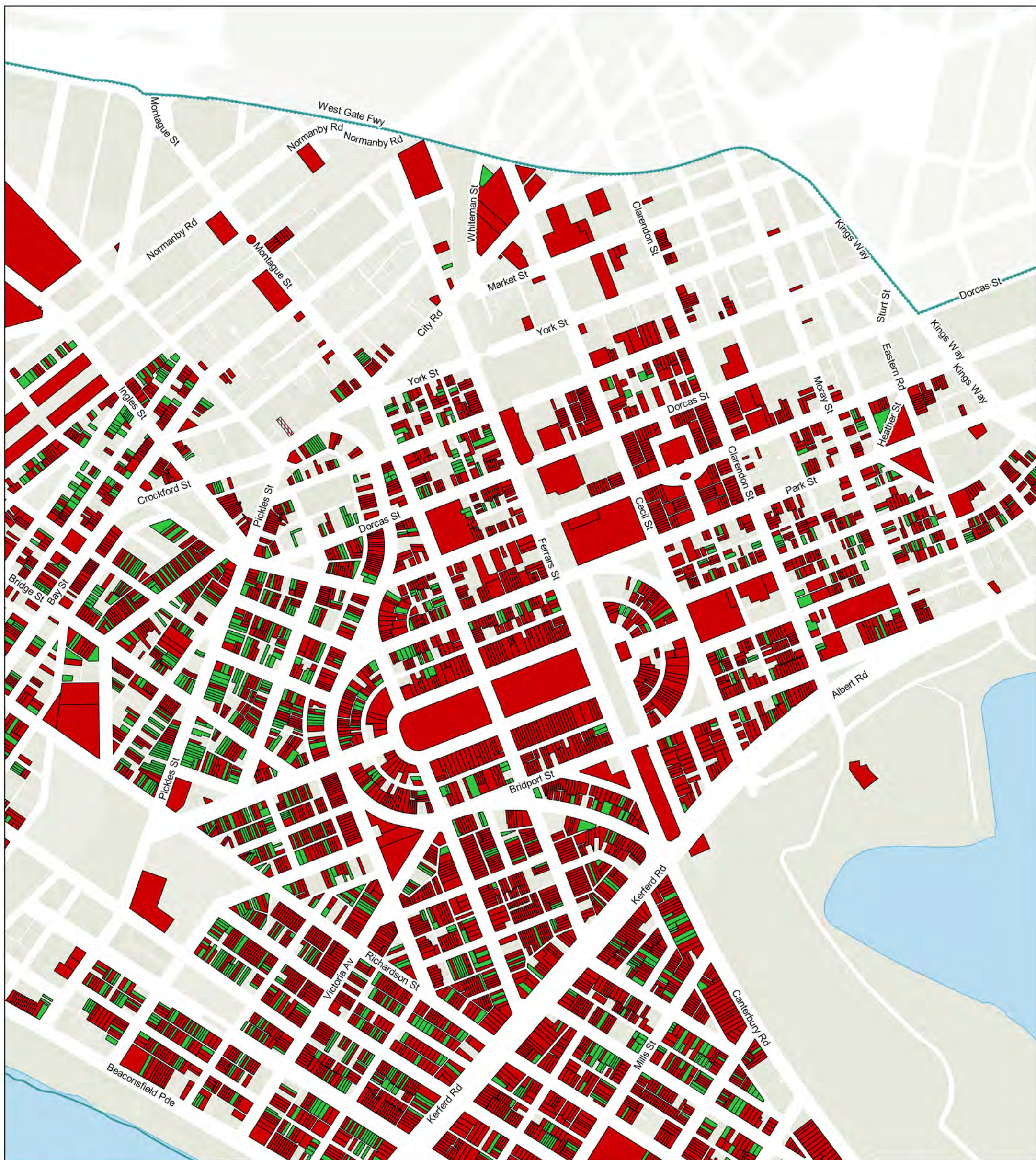
Proposed

- Significant Heritage Place - inside HO



Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 3 of 9

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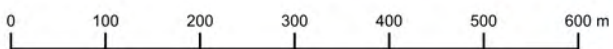
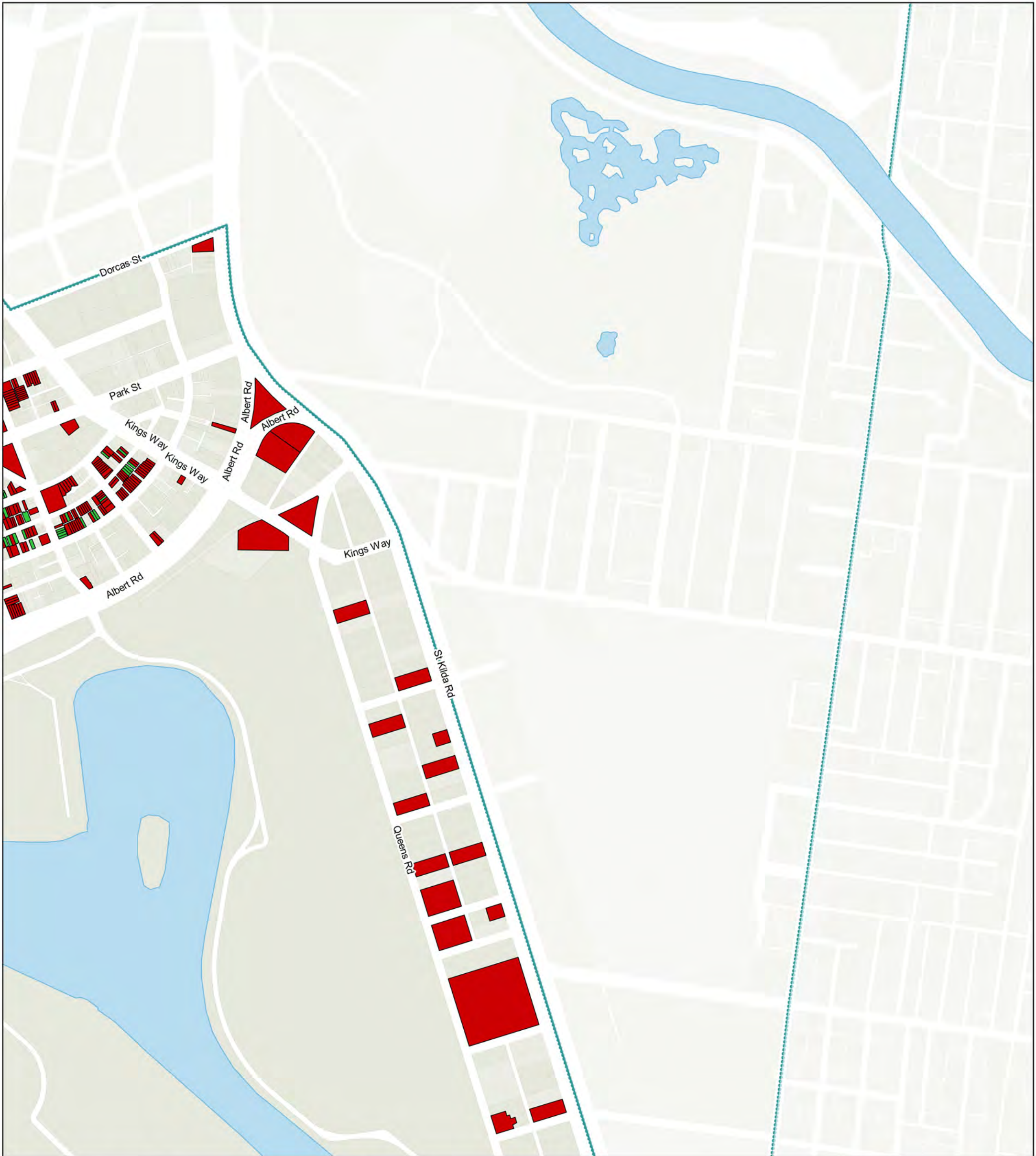
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- Significant Heritage Place - inside HO



Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip
Heritage Policy Map (Incorporated Document)



Map 4 of 9

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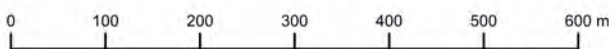
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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 5 of 9

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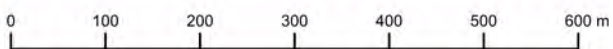
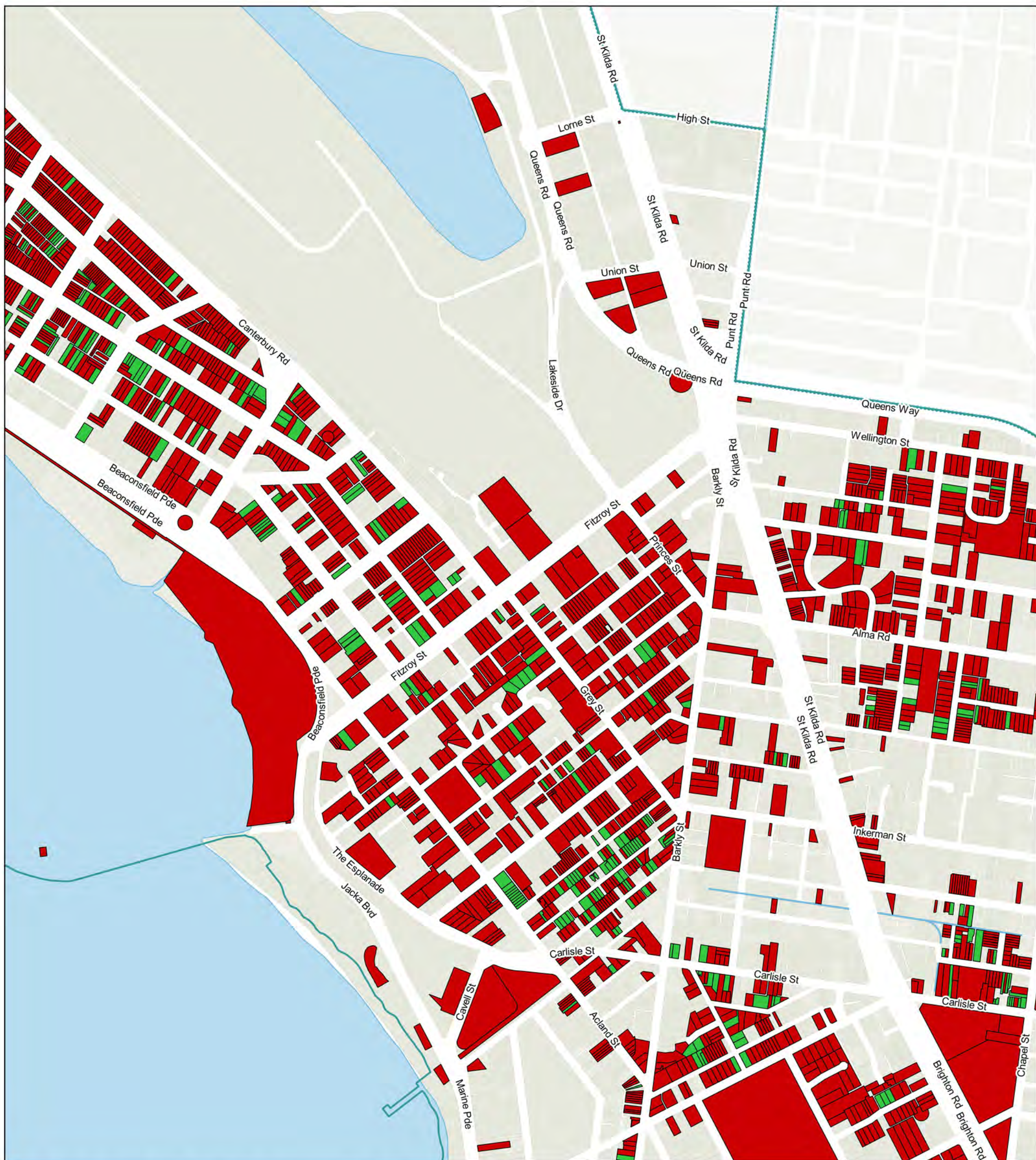
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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 6 of 9

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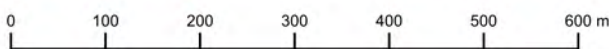
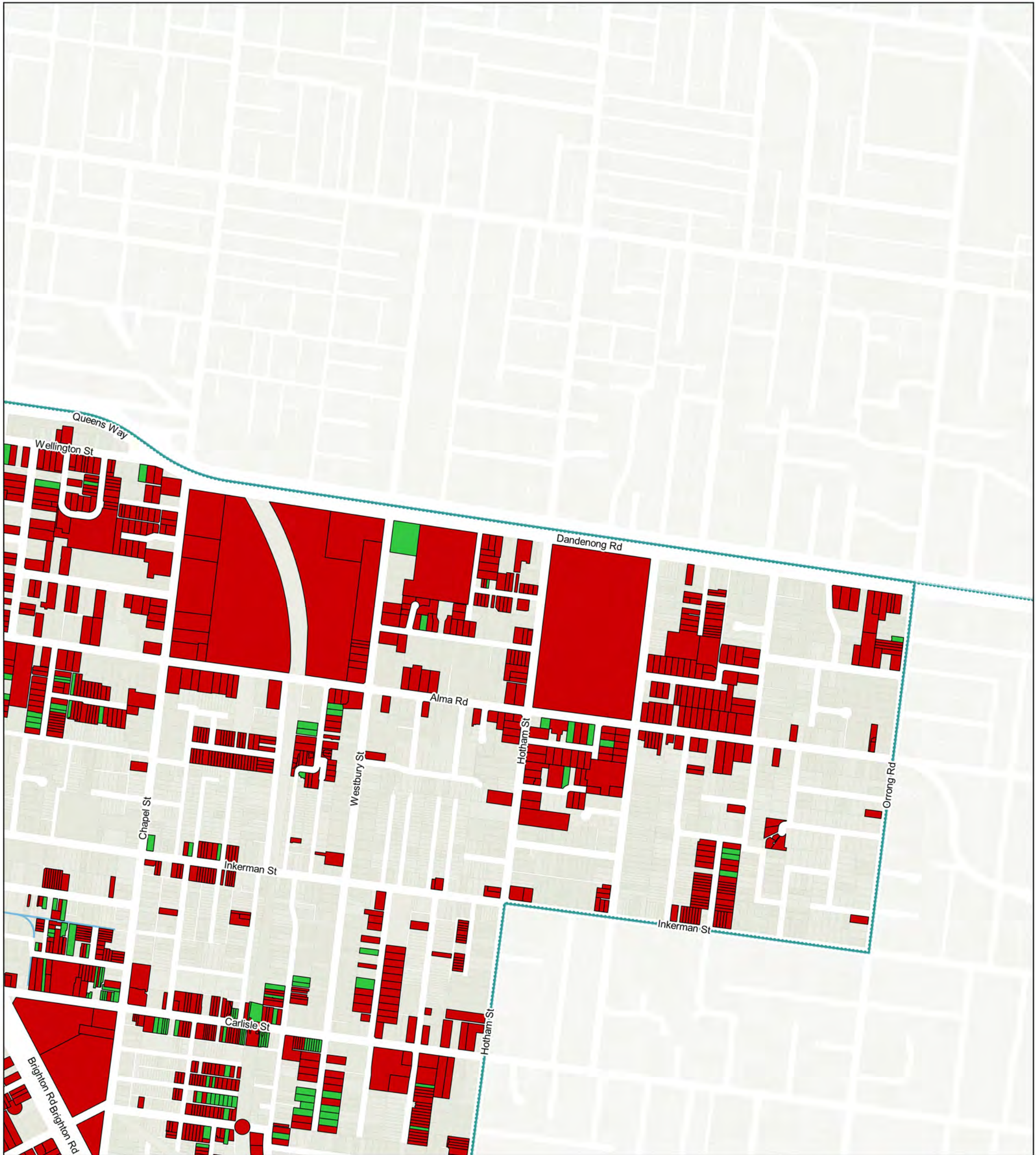
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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 7 of 9

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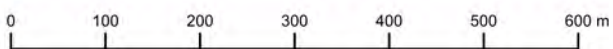
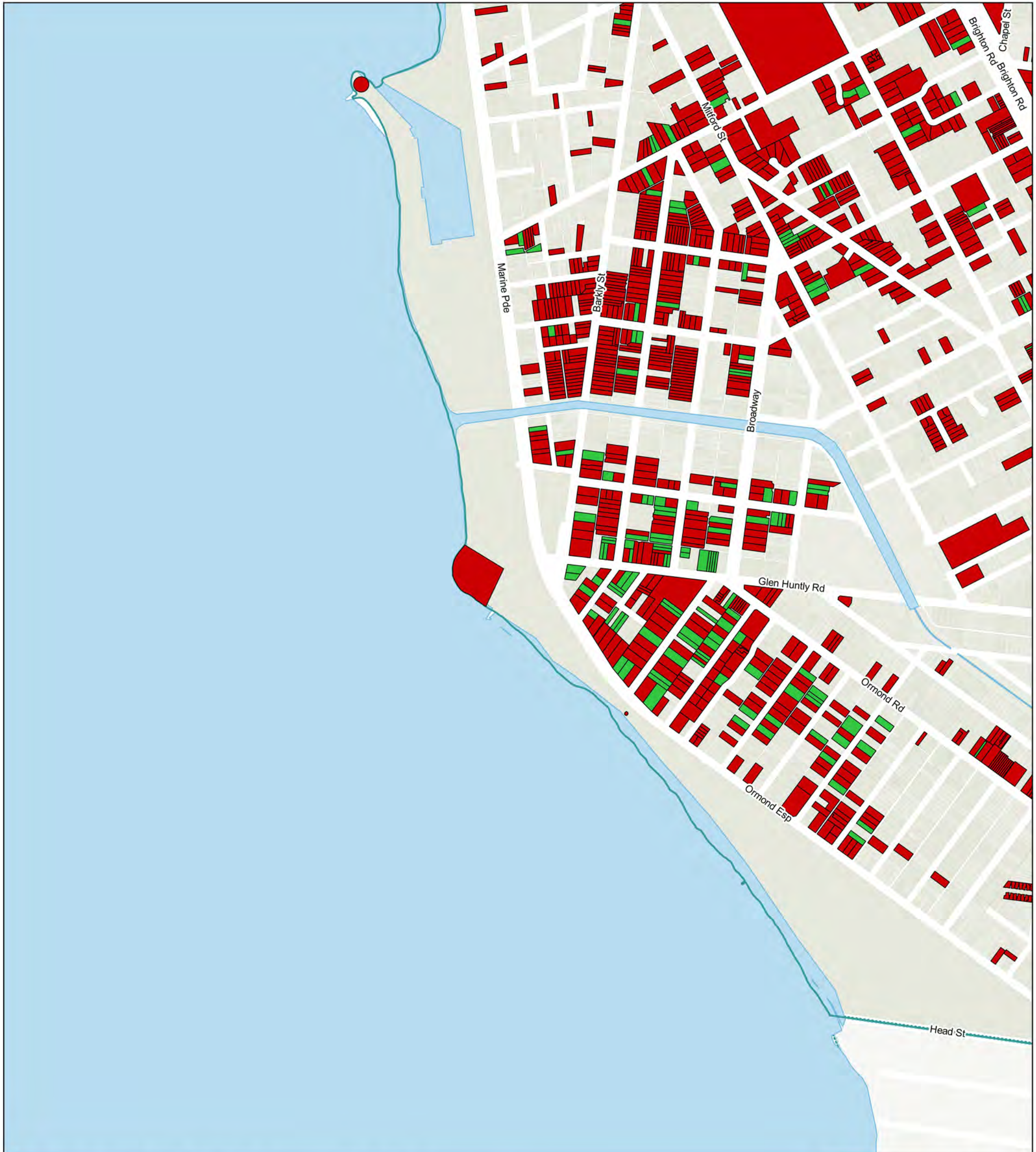
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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip
Heritage Policy Map (Incorporated Document)



Map 8 of 9

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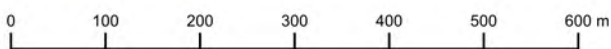
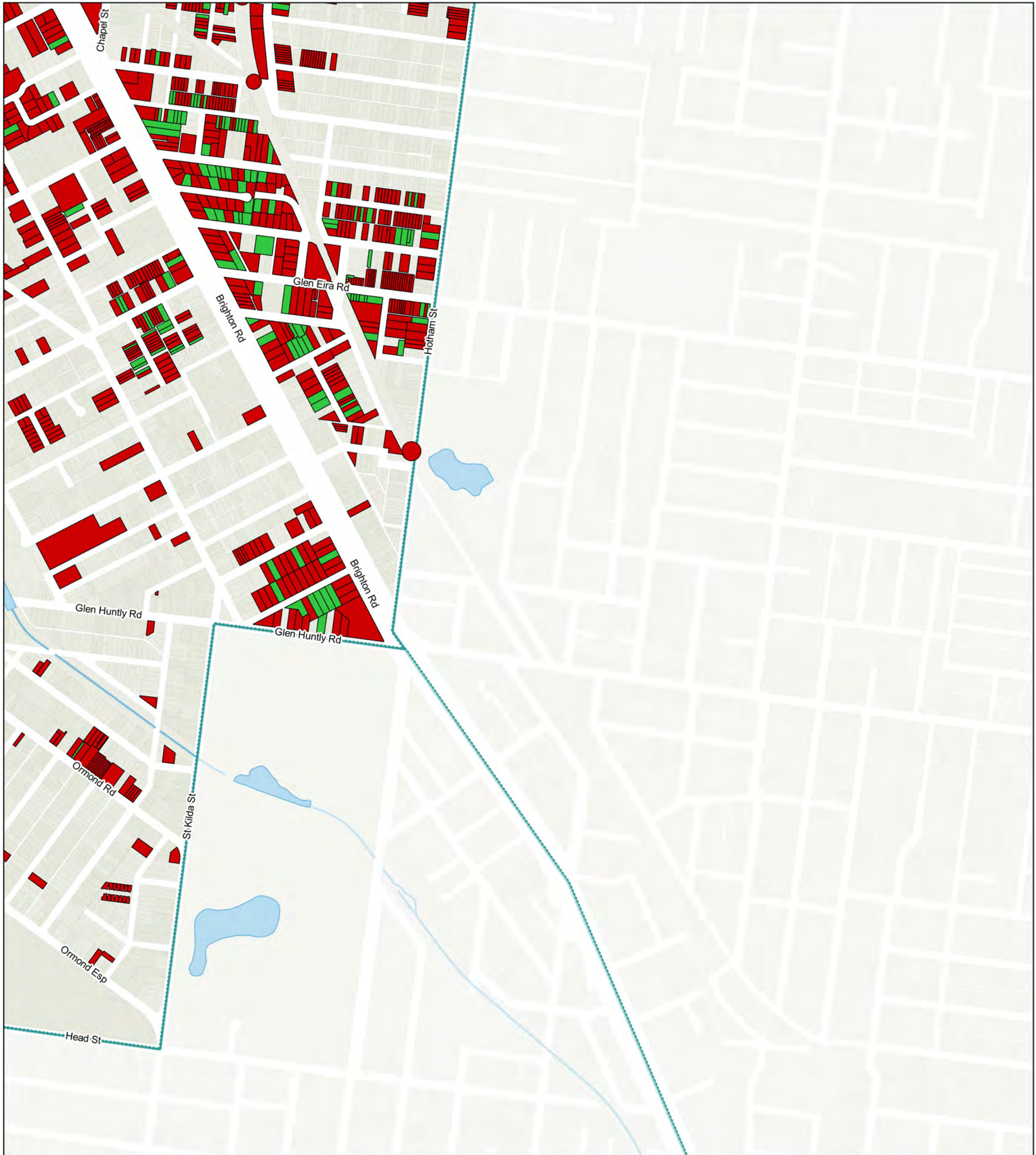
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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 9 of 9

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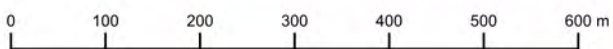
Proposed

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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip
Neighbourhood Character Map (Incorporated Document)



Map 1 of 9

Current

 Contributory Heritage Place - outside HO

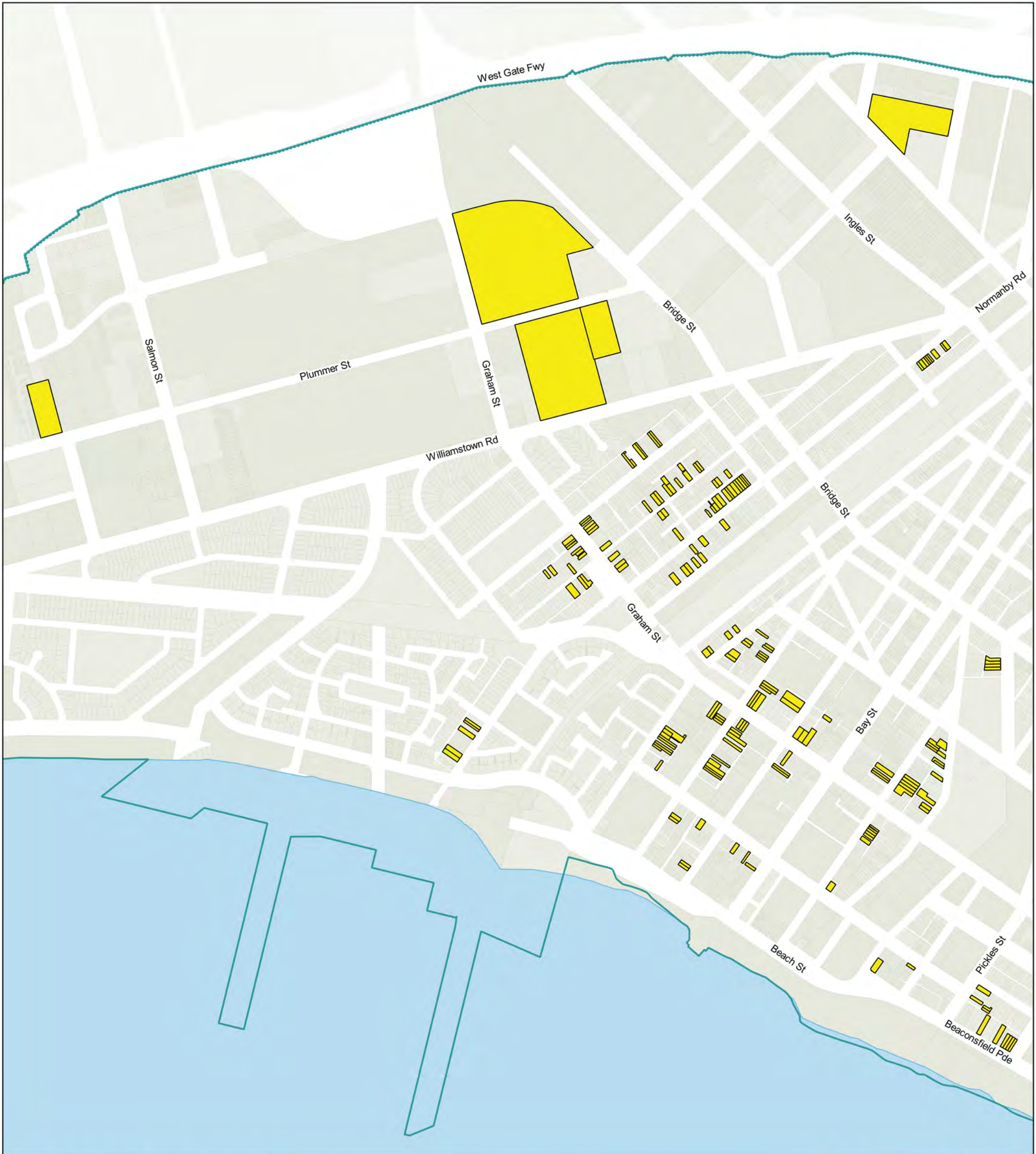
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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



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Map 2 of 9

Current

 Contributory Heritage Place - outside HO

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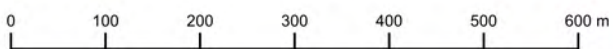
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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 4 of 9

Current

-  Contributory Heritage Place - outside HO

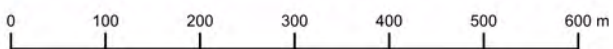
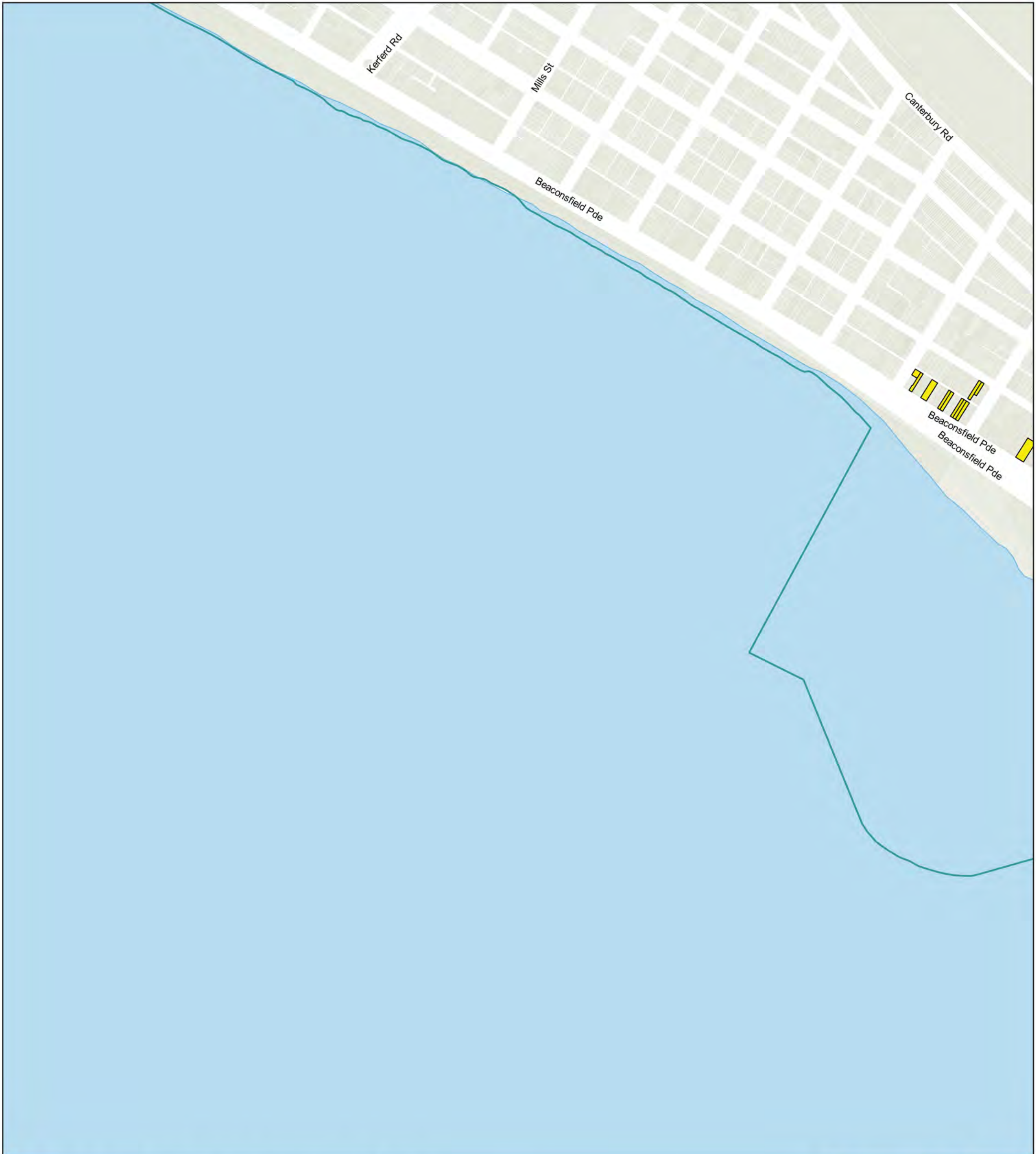
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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 5 of 9

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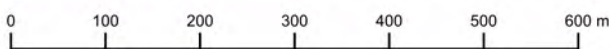
Current

-  Contributory Heritage Place - outside HO



Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 6 of 9

Current
 Contributory Heritage Place - outside HO

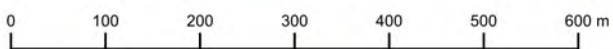
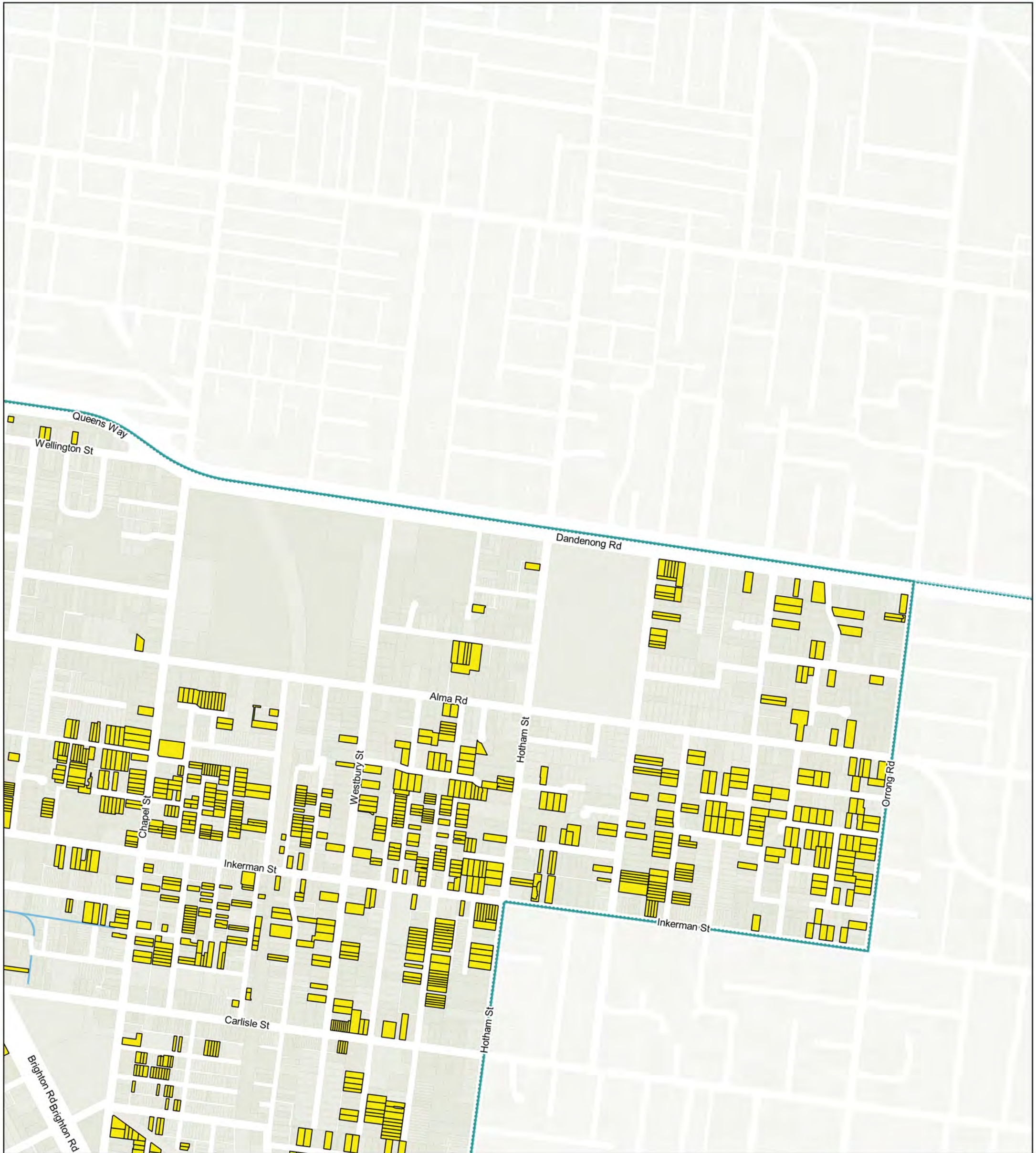
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Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 7 of 9

Current
 Contributory Heritage Place - outside HO

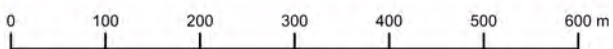
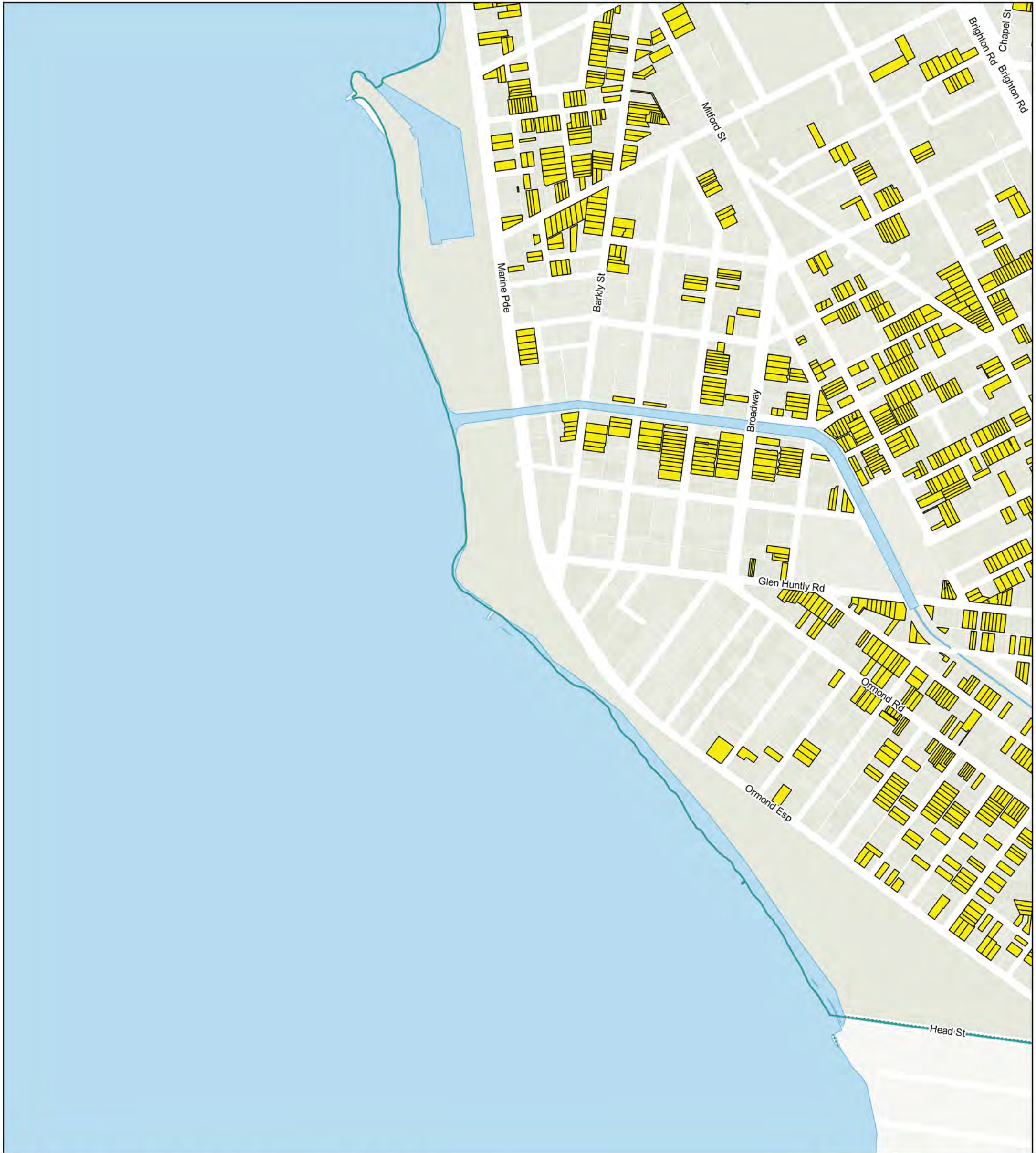
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Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 8 of 9

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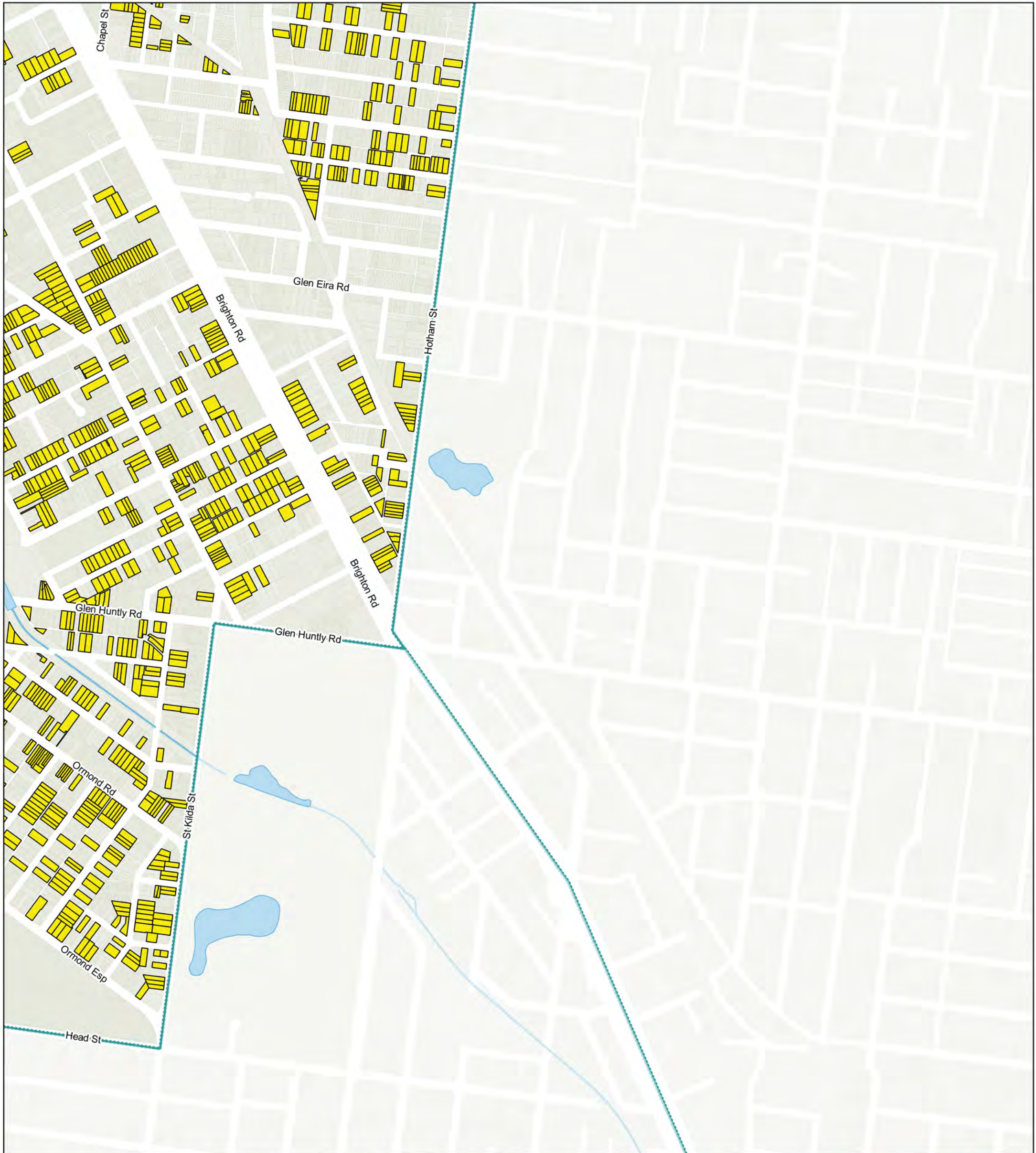
Current

 Contributory Heritage Place - outside HO



Amendment C161port (Part 1) to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



0 100 200 300 400 500 600 m

Map 9 of 9

Current

 Contributory Heritage Place - outside HO

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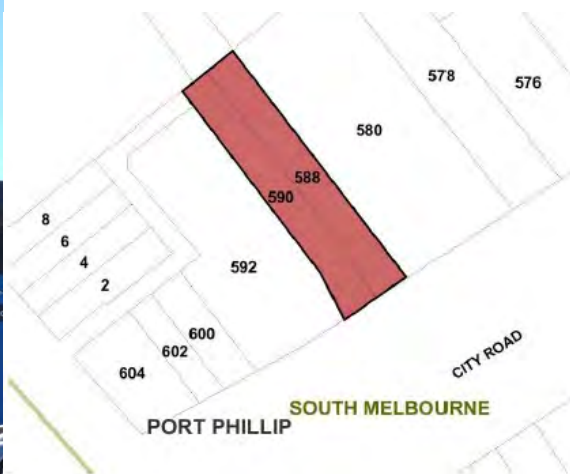
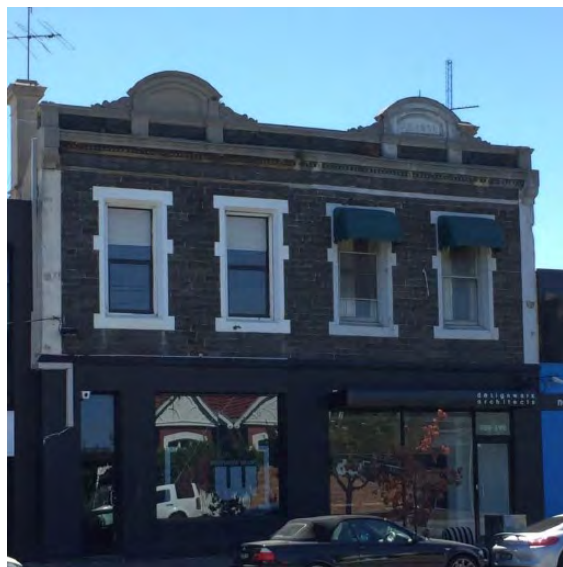
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Statement of Significance: Shops and residences

| | |
|---|-----------------------------------|
| Address: 588-590 City Road, South Melbourne | Name: Shops and residences |
| Place type: Commercial and residential: shops and residences | Grading: Significant |
| PS map ref (Heritage Overlay): HO509 | Constructed: 1879 |



What is significant?

The pair of double storey Victorian era shops with residences, constructed in 1879 for Robert Henderson, at 588-590 City Road, South Melbourne is significant.

Non-original alterations and additions are not significant.

How is it significant?

The pair of shops with residences at 588-590 City Road, South Melbourne is of local historic and representative significance to the City of Port Phillip.

Why is it significant?

It is significant as an early (pre-1880) and relatively rare remaining example of a commercial building in this once thriving commercial locale close to the border of South Melbourne and Port Melbourne. (Criterion A)

It is significant as a relatively rare example of an unpainted bluestone commercial building. The upper façade is representative of a relatively simple commercial façade of the pre-1880 period, pre-dating the more elaborate shopfronts of the boom period of the 1880s. Detailing includes the face bluestone finish, the parapet with dentil cornice below a moulded string course, the arched pediments inscribed with the date of construction (1879) and flanked by scrolls, the rendered pilasters at the outer edges of the building, the paired rectangular window openings (sills and lintels and quoining have been painted), and rendered chimneys. Also important are the original windows, which survive in 588 City Road, and the bluestone plinth and threshold at 590 City Road. (Criterion D)

Primary source

Context Pty Ltd, *Heritage Assessment. 588-590 City Rd, South Melbourne*, 25 May 2017

Port Phillip Heritage Review - Volumes 1-6 (Adoption Version Amendment C161port, September 2020)

people place heritage

CONTEXT

HERITAGE ASSESSMENT

588-590 City Rd,
South Melbourne

25 May, 2017

Prepared for
City of Port Phillip

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Report Register

This report register documents the development and issue of the report titled *Heritage Assessment 588-590 City Rd, South Melbourne, 25 May 2017* which was undertaken by Context Pty Ltd in accordance with our internal quality management system.

| Project No. | Issue No. | Notes/description | Issue Date | Issued to |
|-------------|-----------|-------------------|------------|-------------|
| 2206 | 1 | | 25.05.17 | Eli Grieg |
| 2206 | 2 | | 13.02.18 | Kelly White |

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1 INTRODUCTION

1.1 Background

In March 2017, the City of Port Phillip commissioned Context Pty Ltd to undertake a preliminary heritage assessment of the building at 588-590 City Rd, South Melbourne. On the basis of information gathered in the preliminary study, a recommendation was made to undertake a full assessment of the properties. In response to the recommendation, the City of Port Phillip commissioned Context Pty Ltd to undertake this full heritage assessment of the site.

1.2 Existing Heritage Protection

The pair of shops is not currently covered by any statutory heritage protection in the form of a Heritage Overlay or other mechanism.

1.3 Methodology

This report has been prepared in accordance with the Australia ICOMOS *Charter for Place of Cultural Significance*, 2013 (the Burra Charter) and its guidelines. All terminology is consistent with the Burra Charter.

Assessment of the subject properties has been carried out with reference to the HERCON criteria for assessing cultural heritage significance.

In assessing the building, a desktop review of relevant documents, reports and maps was undertaken. The building was inspected from the street/public domain during a site visit in March 2017.

2 HISTORY

2.1 Thematic

These themes are taken from the Victoria's framework of historical themes:

5.3 Marketing and retailing

6.7 Making homes for Victorians

2.2 Thematic History

South Melbourne, located as it was close to the centre of Melbourne and the main road out of the city, the Yarra River, and the port, has undergone waves of changes since European settlement in the 1840s. During the gold rush of the 1850s a 'Canvastown' established itself for a couple of years. The thousands of canvas tents and rapid flow of gold seekers in and out of the area very quickly turned the place into a slum. The real name of the area, Emerald Hill, was more appealing and with new land sales in 1852, and then the proclamation of Emerald Hill as a borough in 1855, the area quickly transformed into a desirable location. In 1872, a town was proclaimed.

By this time also Sandridge Road, the former name for City Road, stretched from St Kilda Road to the corner of Boundary Road and Crockford Street (which was also the continuation of Sandridge Road). Several industries had established themselves on the north side of Sandridge Road extending from St Kilda Road, but on the south side there was nothing. Residences and businesses had sprung up along both sides of the stretch between Moray Street and Boundary Road however, which also included the railway crossing.

By 1879, when the two bluestone shops and residences were built at what was to become 588 and 590 City Road between Montague Street and Boundary Road they joined a couple of butchers, a furniture dealer, a cab proprietor, architect, tobacconist, tailor, grocer, druggist, several residences, and two hotels.

This mix of shops, dwellings and services continued along City Road and the nearby main roads for many decades. In 1942, the block between Montague and Boundary Streets still reveals a similar mix of drying cleaning services, fruiterers, fish suppliers, butchers, chemists, pawn brokers, confectioners, sporting goods, hardware, cartage, furniture manufacturers and residences. One change was in the mix of names, by now with a smattering of Chinese and European names.

2.3 Place History

This pair of shops and residences was constructed in 1879 as an investment for Robert Henderson who owned multiple properties in the immediate vicinity.

Edward Wallis, a builder, purchased this property (part of CA 10, Section 51, Township of Emerald Hill) in October 1867. He was recorded (as Edward ‘Wallace’) in the 1868 South Melbourne Rate book as the owner of land ‘40 & 160 feet’ with a N.A.V. of 6 pounds.

In 1868, he transferred the land to Robert Henderson. The rate books record that Robert Henderson owned many properties in the surrounding area during the late nineteenth century. By 1876 his holdings included the four, four-roomed brick houses at 1-7 Boundary Street, the land and timber cottages to the rear of these houses off Clyde Place, the City Road Hotel and several shops immediately to the north at nos. 201 to 207 (he was listed as owner/occupier of no.207) and 211 Sandridge Road. This property was vacant at that time, and remained so in 1878 (RB).

Henderson himself is a little elusive and appears to have moved around a bit. From 1869 to 1871 a Robert Henderson, cab proprietor, lived at 112 Bank Street, Emerald Hill just three blocks to the south east of Sandridge Street. He had moved out the following year but a Robert Henderson, no recorded occupation, lived at 207 Sandridge Road in 1872 – 1876, and then appeared in neighbouring Pickles Street in 1879 when he began renting 207 Sandridge along with his other investment properties. (S&M 1867-1882).

This pair of shops is first listed in 1879 rate book. No. 199 (the present no.590) was vacant and described containing seven rooms and constructed of stone with a N.A.V. of 70 pounds. No. 197 was occupied by John Brown, a baker, and was described as a seven-roomed stone building with a brick house and a higher N.A.V. of 100 pounds (RB). Mr Henderson continued as owner of these buildings and the surrounding properties described above.

This pair of shops, by then numbered as nos. 191 and 193, is shown on the MMBW Detail Plan #492 produced in 1895. By that time, the surrounding area had been almost fully developed with shops and residences. The City Road Hotel was at the corner of Boundary Street and Meagher’s Hotel was diagonally opposite at the corner of Pickles Street.

Henderson (if he remained the owner) rented these two properties out to a variety of tenants. Number 588 (originally 197 then 191 Sandridge Road) was occupied by John Brown baker, William McLean grocer, and then Jones & Son Undertakers from c1896 to c1915. By 1920 the house had been renumbered 588 and was occupied by Robert Patterson, a carrier.

Number 590 (originally 199 then 193 Sandridge Road) was occupied by a number of different tenants with an occasional vacancy until the early 20th century when William Taylor began operating a laundry there for at least twenty years.

Sources:

Land Victoria (LV), Certificate of title Vol. 1983 Fol. 409

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 492, dated 1895

Sands & McDougal Directories (M&M) 1865-1942, various

South Melbourne Council rate books (RB), 1868 (no. in rate 3046), 1876 (4186-4194, 4197-4200), 1877 (4225), 1878 (4312), 1879 (5489, 5490).

Notes from David Helms, Heritage Advisor, City of Port Phillip

3 DESCRIPTION

3.1 Place Description

This pair of Victorian era, double story bluestone shops and residences (588-590) is located on the northern side of City Road, between Montague Street and Boundary Street, close to the boundary between South Melbourne and Port Melbourne. The streetscape of this section of city road is currently dominated by commercial properties built or substantially altered in relatively recent times. A nineteenth century shop front with intact upper facade is still evident at number 602. On the southern side of the road, buildings are mostly residential, with an intact row of Federation era houses remaining. A nineteenth century hotel building on the corner of Pickles St still operates as a hotel.



Figure 1. Image shows the pair of shops buildings with 588 to the right of the photo and 590 to the left. (Context 2017)

The pair of double storey bluestone shops with residences is set right on the street frontage. At the ground level, the shopfronts have been remodelled - number 590 retains a bluestone plinth and threshold, but these have been removed on number 588.

The upper façade of both shops is very intact. Designed as a pair, the detailing is simple with a moulded parapet running across the width of the unpainted bluestone face. A moulded string course has a dentil cornice below. Each shop has an arched pediment inscribed with the date of construction - 1879. Rendered pilasters run down the outer edges of the pair of shops. Pairs of rectangular window openings punctuate the upper façade with stone sills, lintels and quoining currently painted white.

Windows have been replaced in number 590 but may be original in number 588. Canvas window hoods have been added on number 588.

Each building has a hipped roof with early corrugated iron cladding evident. Rendered chimneys are intact.

4 ASSESSMENT OF SIGNIFICANCE

This section brings together all the evidence gathered to provide an assessment of the architectural and historical values associated with the building at 588-590 City Rd, South Melbourne. A comparative analysis will compare the heritage values of this site, with those of similar sites/buildings in the City of Port Phillip. A Statement of Significance will summarise the heritage values associated with the site.

4.1 Assessment against criteria

Historic significance

Importance to the course, or pattern, of the City of Port Phillip's cultural history. (Criterion A)

The pair of shops with residences at 588-590 City Rd, South Melbourne is significant as early (pre-1880) and relatively rare surviving example of commercial buildings in this once thriving commercial locale close to the border of South Melbourne and Port Melbourne.

Architectural significance

Importance in demonstrating the principal characteristics of a class of cultural places and objects. (Criterion D).

The pair of shops with residences at 588-590 City Rd, South Melbourne is significant as an unusual and intact example of an unpainted bluestone commercial building within this locality. The upper façade is intact and is representative of the relatively simple commercial façade of the pre-1880 period, pre-dating the more elaborate shopfronts of the boom period of the 1880s.

4.2 Comparative analysis

588-590 City Rd, South Melbourne is comparable to the following shops in the City of Port Phillip, which are located outside the original Emerald Hill subdivision and development, and were constructed pre-1880.

397 Bay St, Port Melbourne (HO87)

The citation for this shop states:

397 Bay Street is of local significance. Constructed probably before 1863, it is among the earliest surviving shops in Bay Street, and its bluestone construction is unusual in the area.

The building at 588-590 is comparable as an unusual example of a surviving bluestone shop/residence buildings in the area. Both buildings were constructed prior to 1880, although the Bays St example is earlier (c.1863). The Bay St building has a coursed rubble façade, now painted white, and transverse gabled roof whereas the City Rd building has a smoother,

unpainted bluestone façade and a hipped and gable roof set behind a parapet. At ground level, shopfronts have been altered on both buildings.

235-237 Bay St, Port Melbourne (significant in precinct HO1)

The citations for this property states:

235 - 7 Bay Street is of local significance. Like the adjacent pair of shops at 239 - 41 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah. They are important streetscape elements.

239-241 Bay St, Port Melbourne (significant in precinct HO1)

The citations for this property states:

239 – 41 Bay Street is of local significance. Like the adjacent pair of shops at 235 - 7 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah.

The pair of shop/residences on City Road compares favourably with these two other paired shop/residence buildings. All are dated pre-1880, although the examples above are earlier than the City Rd building (235-237 dated 1869 and 239-241 dated 1871). All three buildings have intact upper facades with the simplified detailing typical of the pre-1880s boom period, including corniced parapets and paired rectangular window openings. Number 239-241 also has quoining to the building edges and urn finials at either end of the parapet. The Bay St examples have a rendered finish to the façade. The City Road building compares favourably with additional detailing including pediments over each shop and a dentil cornice. Importantly, the building also has a face bluestone finish visible to the front and sides of the building.

4.3 Statement of Significance

What is significant?

The pair of shops with residences at 588-590 City Rd, South Melbourne.

How is it significant?

The pair of shops at 588-590 City Rd, South Melbourne is of local aesthetic (architectural) and historic significance to the City of Port Philip.

Why is it significant?

The pair of shops with residences at 588-590 City Rd, South Melbourne is significant as an early (pre-1880) and relatively rare remaining example of a commercial building in this once thriving commercial locale close to the border of South Melbourne and Port Melbourne. *(Criterion A)*

The pair of shops with residences at 588-590 City Rd, South Melbourne is significant as a relatively rare example of an unpainted bluestone commercial building. The upper façade is intact and is representative of a relatively simple commercial façade of the pre-1880 period, pre-dating the more elaborate shopfronts of the boom period of the 1880s. Detailing includes the face bluestone finish, the corniced parapet with dentil cornice below a moulded string course, the arched pediments inscribed with the date of construction (1879), the rendered pilasters at the outer edges of the building, the paired rectangular window openings (sills and lintels and quoining have been painted), and rendered chimneys. Also important are the original windows which survive in 588 City Road, and the bluestone plinth and threshold at 590 City Road. *(Criterion D)*

5 RECOMMENDATIONS

- The pair of shops with residences at 588-590 City Rd, South Melbourne is of local significance to the City of Port Phillip. It is recommended that it be included on the Heritage Overlay of the City of Port Phillip Planning Scheme to the extent of the whole title boundaries, as shown below.

