

PORT PHILLIP PLANNING SCHEME

AMENDMENT C209PORT

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Port Phillip City Council, which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to 295 properties located in the suburbs of St Kilda, St Kilda East, Balaclava, Elwood and Ripponlea as described in the table below.

What the amendment does

The amendment proposes to give statutory effect to the 'Review of Heritage Overlay 7 and Surrounds' (HO7 Review) comprising the following reports commissioned by the City of Port Phillip:

- *Review of Heritage Precinct HO7: Elwood, St Kilda, Balaclava and Ripponlea – Stage 2 Report* (RBA Architects and Conservation Consultants, 2022)
- *Heritage Overlay 7 Review - Citations Update Report* (David Helms and Peter Barrett, 2022)

The amendment implements the recommendations of the Review of HO7 and Surrounds by applying the Heritage Overlay on an interim basis for a period of 12 months expiring **[to be confirmed]**.

The amendment applies to 18 individual places, 6 serial listings, 2 new precincts and 2 precinct extensions.

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

1. Amend the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Maps 6HO and 7HO, 8HO and 9HO to apply the Heritage Overlay on an interim basis to the following individual places and list the Statement of Significance:

Individual Places	
Heritage Place Name and Address	Proposed HO Number
<i>Maison Parisienne</i> 122 Brighton Road, Ripponlea	HO529
<i>Chapel Lodge</i> 16A Chapel Street, St Kilda	HO540
<i>Attached houses</i> 79 and 81 Chapel Street, St Kilda	HO542
<i>Shop residences</i> 93 and 95 Chapel Street, St Kilda	HO543
<i>Chudleigh Court</i> 9 Dickens Street, Elwood	HO544
<i>Park View</i> 5 Herbert Street, St Kilda	HO545

<i>House</i> 101A Hotham Street, Balaclava	HO546
<i>Dalgety</i> 191 Inkerman Street, St Kilda	HO547
<i>House</i> 5 Wando Grove, St Kilda East	HO549
<i>Cambury and Lynton</i> 58 and 58A Westbury Street St, Kilda East	HO550
<i>Bellevue Lodge</i> 342 Carlisle Street, Balaclava	HO552
<i>Dick Whittington Tavern</i> 34 Chapel Street, St Kilda	HO553
<i>Duke of Edinburgh Hotel (former)</i> 374 St Kilda Road, St Kilda	HO554
<i>Attached Houses</i> 2 and 4 Queen Street, St Kilda East	HO555

2. Amend the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Maps 6HO and 7HO, 8HO and 9HO to apply the Heritage Overlay on an interim basis to the following group listing places and list the Statement of Significance:

Group Listing Places		
Name of Group Listing	Address	Proposed HO number
Joseph Tarry Houses	149 Argyle Street, St Kilda East 151 Argyle Street, St Kilda East 1 Queen Street, St Kilda East	HO558
Feldhagen Flats Group Listing 1	99 Westbury Street, Balaclava	HO559
Benshemesh Flats Group Listing 2 (1960)	306 Dandenong Road, St Kilda East 16 Lansdowne Road, St Kilda East 8 Westbury Street, St Kilda East	HO560
Sheffield Manor and Wansbeck Sheffield Manor and Wansbeck	110 Westbury Street, Balaclava 125 Westbury Street, Balaclava	HO561
Arden & Woodside	12 Hotham Grove, Ripponlea	HO418
Benshemesh Flats Group Listing 1	62 Hotham Street, St Kilda East. 38 Westbury Street, St Kilda East.	HO35

--	--	--

3. Amend the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Maps 6HO and 7HO, 8HO and 9HO to apply the Heritage Overlay on an interim basis to the following new precincts and list the Statement of Significance:

New Precincts		
Name of Precinct	Properties in the precinct	Proposed HO number
Balston Street Precinct	2-14, 18-20, 24-50 Balston Street and 9-27, 33-35 Balston Street, Balaclava	HO532
Inkerman Street Commercial Precinct	244-268 & 270-280 Inkerman Street, St Kilda East and 353-355 Inkerman Street, St Balaclava	HO534

4. Amend the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Maps 6HO and 7HO, 8HO and 9HO to apply the Heritage Overlay on an interim basis to the following new precinct extensions:

Precinct Extensions		
Name of Precinct	Properties in the precinct	Proposed HO number
St Kilda, Elwood, Balaclava, Ripponlea Precinct Extension	95-103, 96-106, 107-115, 167A, 169-173, 179-181 Acland Street 263-269, 271, 271A, 275 – 281 & 320-330 Carlisle Street, Balaclava 1, 3, 4 & 6 The Avenue, Balaclava 39-57 & 42-60 Sycamore Grove, Balaclava 1-9, 2, 4, 8-14, 13-23, 18 & 20 Gordon Avenue, Elwood 1, 3, 8, 10 – 14, 15, 19 & 21 Hartpur Avenue, Elwood 10&12 Hennessy Avenue, Elwood 2-12 & 3, 7 & 9 Irymple Avenue, St Kilda 2-40 & 39-45 Mason Avenue, Elwood 10A, 12, 14, 11, 13, 17-23, 78 & 80 Mitford Avenue, Elwood 7-13 Browning Street, Elwood 12, 17-21, 25-33, 32-40 & 44 Milton Street, Elwood 27 Brighton Road, St Kilda 151-157, 161, 167, 169-183 Brighton Road, Elwood 26 & 28 Byron Road, Elwood 3 & 5 Broadway, Elwood	HO7

	3 Wimbledon Avenue, Elwood 9, 27 & 29 Dickens Street, Elwood 7, 9A, 37 – 41, 45 - 51, 78, 80, 86, 90 Tennyson Street, Elwood 3, 4, 5 & 6 Southey Court, Elwood 35-43, 47, 49, 69, 80 & 82 Blessington Street, St Kilda 5 & 7 Foster Street, Elwood	
Carlisle Street (East) Precinct Extension	311-313, 332 – 336, 342 and 360 Carlisle Street 2-24 Hawsleigh Avenue, Balaclava	HO316

5. Amends the Schedule to Clause 43.01 (Heritage Overlay) to update the precinct name of the 'Carlisle St (East)' (HO315) to the 'Carlisle Street (East)' and the name of individual heritage place 'Flats' (HO35) to 'Benshemesh Flats Group Listing 1' and 'House' (HO418) to 'Ardern'.
6. Amend the Schedule to Clause 72.04 (Documents incorporated in this scheme) to include 21 new incorporated documents, being the Statements of Significance for:
 - a. precinct extension HO316
 - b. new precincts HO532 and HO534
 - c. new individually significant properties HO529, HO540, HO542, HO543, HO544, HO545, HO546, HO547, HO549, HO550, HO552, HO553, HO554 and HO555.
 - d. new group listings HO35, HO418, HO558, HO559, HO560 and HO561; and
7. Amend Clause 22.04 (Heritage Policy) to:
 - a. List the RBA Architects and Conservation Consultants: *Review of Heritage Precinct HO7: Elwood, St Kilda, Balaclava and Ripponlea – Stage 2 Report (2022)* and *David Helms and Peter Barrett: Heritage Overlay 7 Review - Citations Update Report (2022)* as background documents.
8. Update the incorporated *Port Phillip Heritage Review Volumes 1-6* to:
 - a. Include two new precinct citations for HO532 and HO534
 - b. Replace the precinct citations for HO316 with new citations.
 - c. Include 14 new citations for new individually significant properties.
 - d. Include 6 new citations for new group listings.
9. Update the incorporated City of Port Phillip Heritage Policy Map to apply 'Significant' heritage gradings to all properties included in the individual or group Heritage Overlay. All properties included in the new and extended Heritage Overlay precinct receive a 'Contributory' grading with the exception of 248-250 and 278 Inkerman Street, St Kilda East and 27 Brighton Road, St Kilda, which receive a 'Significant' grading.
10. Update the incorporated City of Port Phillip Neighbourhood Character Map to show removal of 'Contributory Outside HO' grading applying to 274 properties now included within the Heritage Overlay.
11. Make other 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*).

Strategic assessment of the amendment

Why is the amendment required?

HO7 is a large precinct-based Heritage Overlay that applies to many properties within the St Kilda, Balaclava, Ripponlea and Elwood area and has not been holistically reviewed since its introduction in 2001. The precinct was identified as a priority for review in the *Port Phillip Planning Scheme Review Audit Report 2018*.

The Heritage Review of HO7 and Surrounds (HO7 Review) ensures that heritage controls in the Port Phillip Planning Scheme remain current and reflect best practice to assist in the conservation of heritage places.

The amendment is required to apply, update and remove the Heritage Overlay as recommended by the HO7 Review, revise the incorporated *Port Phillip Heritage Review Volumes 1-6 (Exhibition Version)* and associated maps (*Heritage Policy Map* and *Neighbourhood Character Map*) to reflect changes to property heritage gradings and existing citations as well as the introduction of citations for new properties. The citations and statements of significance have been updated, or prepared, consistent with the principles outlined in *Planning Practice Note 1: Applying the Heritage Overlay*.

Specifically, the amendment is required to apply the Heritage Overlay on an interim basis while equivalent permanent controls are progressed as part of Amendment C206port. The amendment is intended to provide more certainty for landowners.

Implementing the findings of the HO7 Review on an interim basis will minimise the need to seek future site-specific planning scheme amendments for heritage places that are under threat of demolition. The application of the Heritage Overlay will enable any proposed buildings and works to be considered by council and assessed against the purpose and decision guidelines of the Heritage Overlay.

The interim controls will expire on [to be confirmed].

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

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

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

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

The amendment will have a positive environmental impact by protecting a place of historic significance and allowing the reuse and recycling of existing building stock. The amendment will have a positive social effect through the preservation of a historically and culturally significant place for the benefit of current and future generations. The amendment is not expected to have any significant economic impact.

Does the amendment address relevant bushfire risk?

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

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

The amendment is consistent with *Ministerial Direction No. 9 – Metropolitan Strategy*, pursuant to Section 12 of the *Planning and Environment Act 1987*, which requires planning authorities to have regard to the Metropolitan Strategy (*Plan Melbourne 2017-2050*).

Direction 4.4 of *Plan Melbourne 2017-2050* seeks to “respect our heritage as we build for the future”. The amendment is consistent with this policy direction as it proposes to make changes to ensure the Planning Scheme continues to guide appropriate development in the municipality, and that the built heritage of the municipality is maintained.

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

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

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

Clause 15.03-1S Heritage Conservation:

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

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

Provide for the protection of natural heritage sites and man-made resources.

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

Encourage appropriate development that respects places with identified heritage values.

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

Encourage the conservation and restoration of contributory elements of a heritage place.

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

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

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

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

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

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

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

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

- To retain and conserve all significant and contributory heritage places.
- To discourage the demolition of significant and contributory heritage places.
- To ensure all new development and redevelopment of significant and contributory places is respectfully and harmoniously integrated with the surrounding character.
- To promote design excellence (in terms of building siting, scale, massing, articulation and materials) which clearly and positively supports the heritage significance of all Heritage Overlay areas.

- To ensure that new development and any publicly visible additions and/or alterations in or to a heritage place maintains the significance of the heritage place and employs a contextual design approach.
- To encourage development, in particular use of materials, that responds to the historic character of laneways and to minimise elements that adversely impact on that character.
- To ensure that reconstruction and repair of significant heritage bluestone kerb and channelling, bluestone laneways and significant concrete kerb and channel is carried out in a way that reflects as closely as possible the original appearance.

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

Not applicable.

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

The amendment makes proper use of the Victorian Planning Provisions by maintaining the approach of a schedule to the Heritage Overlay to place heritage controls over the properties identified to be of heritage significance.

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

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

The amendment does not affect any agency.

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

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

Resource and administrative costs

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

The amendment will increase the number of properties affected by the Heritage Overlay and therefore increase the number of permits triggered. However, a more detailed and relevant heritage citation and Statement of Significance for Precincts, Individual Places and Group Listings in the HO7 Review area will provide for improved decision making by Council. The amendment is therefore not expected to have any significant impact upon the resources and administrative costs of Council.

Where you may inspect this amendment

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

The amendment may also be viewed online at the City Port Phillip website: <http://www.portphillip.vic.gov.au/planning-scheme-amendments.htm>

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
St Kilda, HO7	Land bound by Albert Street, Chaucer Street, Blessington Street and Shakespeare Grove	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Acland Street, Shakespeare Grove, Chaucer Street and Blessington Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Foster Street, Carlisle Street, Barkly Street and Blessington Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Smith Street, Barkly Street, Blessington Street and Brighton Road	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Area generally bound by Blessington Street, Tennyson Street, Mozart Street and Brighton Road	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Blessington Street, Mitford Street, Dickens Street and Hebert Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Mitford Street, Barkly Street and Dickens Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Blessington Street, Mitford Street, Dickens Street and Herbert Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Dickens Street, Mitford Street, Avoca Avenue and Tennyson Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Dickens Street, Tennyson Street, Hennessy Avenue and Brighton Road	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Avoca Avenue, Southey Street, Tennyson Street and Milton Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Avoca Avenue, Southey Street, Tennyson Street and Milton Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Avoca Avenue, Browning Street, Tennyson Street and Milton Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Avoca Avenue, Browning Street, Tennyson Street and Southey Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Brighton Road, Hennessy Avenue, Tennyson Street and Milton Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Brighton Road, Hennessy Avenue, Tennyson Street and Milton Street	C209port 001hoMaps06_08_09 Exhibition

Location	Land /Area Affected	Mapping Reference
St Kilda, HO7	Land bound by Milton Street, Southey Street, Byron Street and Tennyson Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Milton Street, Southey Street, Byron Street and Tennyson Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Milton Street, Southey Street, Byron Street and Tennyson Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Hartpury Avenue, Milton Street, Tennyson Street and Mason Avenue	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Brighton Road, Milton Street, Tennyson Street and Mason Avenue	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Hartpury Avenue, Milton Street, Brighton Road and Mason Avenue	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Milton Street, Mitford Street, Clarke Avenue and Southey Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Mason Avenue, Tennyson Street, Byron Street and Brighton Road	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Mason Avenue, Tennyson Street, Byron Street and Brighton Road	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Goldsmith Street, Broadway and Byron Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Brighton Road, Byron Street, Cyril Street and Rainsford Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Brighton Road, Byron Street, Cyril Street and Rainsford Street	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO7	Land bound by Carlisle Street, Blenheim Street and Orange Grove	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO7	Land bound by Carlisle Street, William Street, Carlisle Avenue and The Avenue	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO7	Land bound by Carlisle Street, Westbury Street, The Avenue and Hotham Street	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO7	Land bound by The Avenue, William Street, Gourlay Street and Hotham Street	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO7	Land bound by Grosvenor Street, Hotham Street, Oak Grove and Railway Place	C209port 001hoMaps06_08_09 Exhibition

Location	Land /Area Affected	Mapping Reference
St Kilda, HO554	Land bound by St Kilda Road, Carlisle Street, Pakington Street and Chapel Street	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO532	Land bound by Orange Grove, Carlisle Street, Chusan Street and Inkerman Street	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO316	Land bound by Orange Grove, Balston Street, Carlisle Street and Inkerman Street	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO316	Land bound by Inkerman Street, Westbury Street, Carlisle Street and Orange Grove	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO316	Land bound by Carlisle Street, Carlisle Avenue, The Avenue and Hawsleigh Avenue	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO316	Land bound by Carlisle Street, Hawsleigh Avenue, The Avenue and Hotham Street	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO552	Land bound by Inkerman Street, Orange Grove, Carlisle Street and Balston Street	C209port 001hoMaps06_08_09 Exhibition
Balaclava, HO546	Land bound by Carlisle Street, Hawsleigh Avenue, The Avenue and Hotham Street	C209port 001hoMaps06_08_09 Exhibition
St Kilda, HO7	Land bound by Smith Street, Brighton Road, Blessington Street and Foster Street	C209port 002hoMaps07_09 Exhibition
St Kilda HO7	Land bound by Blessington Street, Tennyson Street, Mozart Street and Brighton Road	C209port 002hoMaps07_09 Exhibition
Elwood, HO7	Land bound by Dickens Street, Tennyson Street and Brighton Road	C209port 002hoMaps07_09 Exhibition
St Kilda, HO554	Land bound by Pakington Street, St Kilda Road, Martin Street and Chapel Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO547	Land bound by Inkerman Street, St Kilda Road, Pakington Street and Chapel Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO540	Land bound by Chapel Street, Argyle Street and Phillips Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO542	Land bound by Kipling Street, St Kilda Road, Inkerman Street and Chapel Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO553	Land bound by Chapel Street, Inkerman Street, Crews Street and Queen Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO543	Land bound by Chapel Street, Argyle Street, St Kilda Road and Inkerman Street	C209port 002hoMaps07_09 Exhibition

Location	Land /Area Affected	Mapping Reference
Balaclava, HO555	Land bound by Godfrey Avenue, Queen Street, Raglan Street and Inkerman Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO550	Land bound by Westbury Grove, Westbury Street, Inkerman Street and Hotham Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO534	Land bound by Alma Road, Westbury Street, Inkerman Street and Hotham Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO534	Land bound by Alma Road, Westbury Street, Inkerman Street and Hotham Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO532	Land bound by Inkerman Street, Orange Grove, Carlisle Street and Hotham Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO7	Land bound by Inkerman Street, Blenheim Street, Carlisle Street and Orange Grove	C209port 002hoMaps07_09 Exhibition
Balaclava, HO7	Land bound by Carlisle Street, William Street, The Avenue and Carlisle Avenue	C209port 002hoMaps07_09 Exhibition
Balaclava, HO7	Land bound by Carlisle Street, William Street, The Avenue and Hotham Street	C209port 002hoMaps07_09 Exhibition
St Kilda East, HO7	Land bound by The Avenue, William Street and Hotham Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO316	Land bound by Inkerman Street, Westbury Street, Carlisle Street and Orange Grove	C209port 002hoMaps07_09 Exhibition
Balaclava, HO316	Land bound by Balston Street, Inkerman Street, Orange Grove and Carlisle Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO316	Land bound by Carlisle Street, Carlisle Avenue, The Avenue and Hawsleigh Avenue	C209port 002hoMaps07_09 Exhibition
Balaclava, HO316	Land bound by Carlisle Street, Hawsleigh Avenue, The Avenue and Hotham Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO552	Land bound by Inkerman Street, Orange Grove, Carlisle Street and Balston Street	C209port 002hoMaps07_09 Exhibition
Balaclava, HO546	Land bound by Carlisle Street, Hawsleigh Avenue, The Avenue and Hotham Street	C209port 002hoMaps07_09 Exhibition
Elwood, HO7	Land bound by Dickens Street, Southey Street, Avoca Avenue and Tennyson Street	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Dickens Street, Tennyson Street, Hennessy Avenue and Brighton Road	C209port 003hoMaps07_08_09 Exhibition

Location	Land /Area Affected	Mapping Reference
Elwood, HO7	Land bound by Avoca Avenue, Southey Street, Milton Street and Tennyson Street	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Avoca Avenue, Brownning Street, Milton Street and Tennyson Street	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Brownning Street, Dryden Street, Southey Street and Milton Street	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Milton Street, Southey Street and Tennyson Street	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Milton Street, Southey Street and Tennyson Street	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Milton Street, Southey Street and Tennyson Street	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Milton Street, Mitford Street, Clarke Street and Southey Street	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Broadway and Goldsmith Street	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Wimbledon Avenue, Tennyson Street, Milton Street and Brighton Road	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Wimbledon Avenue, Tennyson Street, Milton Street and Brighton Road	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Milton Street, Hartpury Avenue, Alfriston Street and Brighton Road	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Milton Street, Tennyson Street and Hartpury Avenue	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Alfriston Street / Hartpury Avenue, Tennyson Street, Mason Avenue and Brighton Road	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Mason Avenue, Tennyson Street, Bryon Street and Brighton Road	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Mason Avenue, Tennyson Street, Bryon Street and Brighton Road	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Bryon Street, Tennyson Street and Brighton Road	C209port 003hoMaps07_08_09 Exhibition
Elwood, HO7	Land bound by Bryon Street, Tennyson Street and Brighton Road	C209port 003hoMaps07_08_09 Exhibition

Location	Land /Area Affected	Mapping Reference
Balaclava, HO7	Land bound by The Avenue, William Street, Gourlay Street and Hotham Street	C209port 003hoMaps07_08_09 Exhibition
Balaclava, HO7	Land bound by Grosvenor Street, Railway Place, Oak Grove and Hotham Street	C209port 003hoMaps07_08_09 Exhibition