

SUMMARY OF SUBMISSIONS AND RECOMMENDED RESPONSES

This document provides a consideration and analysis of the issues raised in submissions received during public Exhibition of Amendment C161port. It comprises three parts:

- Part 1: An overview of submissions received to Amendment C161port.
- Part 2: A response and recommendations to key issues raised by multiple submissions.
- Part 3: Response to individual submissions.

PART 1 – OVERVIEW OF SUBMISSIONS RECEIVED TO AMENDMENT C161PORT

Submissions summary

- 150 in total, including:
 - 134 in support
 - 16 submissions with objections, requesting changes to the amendment

Submission supporting whole of amendment (Submission 136)

Submissions in support relating to site-specific proposals for the following properties:

- 58-60 Queens Road, Melbourne (Submissions 6-9, 11, 12, 14-32, 34-51, 54-65, 67-92, 94-96, 98-107, 110-113, 115-118, 120-122, 126, 128, 134, 137-140, 144-150)
- 45 and 47 Dickens Street, Elwood (Submission 2)
- 45, 47 and 49 Dickens Street, Elwood (Submission 4)
- 47 Dickens Street, Elwood (Submission 5)
- 47 Dickens Street, Elwood (submission 33)
- 207 Little Page Street, Middle Park (Submissions 13, 130)
- 12 Marine Parade, St Kilda (Edgewater towers) (Submissions 25, 52 and 53)
- 2, 4, 6, 8 Milton Street, Elwood (Submission 97)
- 210-218 Dorcas Street, South Melbourne (Submission 135)

Submissions in support requesting changes relating to site-specific proposals for the following properties:

- 210-218 Dorcas Street, South Melbourne (Clarendon Centre) (Submission 119)

Submissions with objections and requesting site-specific changes related to the following properties:

- 146 Dow Street, Port Melbourne (Submission 1)
- 58-60 Queens Road, Melbourne (Submissions 3, 10 and 132)
- 335 Ferrars Street, South Melbourne (Submission 66)
- 61 Farrell Street, Port Melbourne (Submission 93)
- 10-18 Jacka Boulevard, St Kilda (St Kilda Sea Baths) (Submission 108)
- 273 Bridge Street, South Melbourne (Submission 109)
- 9 Maryville Street, Ripponlea (Submission 114)
- 341 Ferrars Street, South Melbourne (Submission 123)
- 14 Woodruff Street, Port Melbourne (submission 124)
- 154 Mitford Street, Elwood (Submission 125)

- 152 Mitford Street, Elwood (Submission 129)
- 2 Carlisle Street, St Kilda 3, 5 and 9 Havelock Street, St Kilda (Cosmopolitan Hotel) (Submission 131)
- 137-139 Fitzroy Street, St Kilda (Submission 133)
- 118 Barkly Street and 2A Blanche Street, St Kilda (submission 141)
- Various schools – Victorian School Building Authority (Submission 142)
- 96 Grey Street, St Kilda (Submission 143)

Submissions to form part of Amendment C161port - Part 1

Note: Recommended for adoption by Council

Submission in support relating to site-specific proposals for the following properties:

- 2, 4, 6, 8 Milton Street, Elwood (Submission 97)

Submissions to form part of Amendment C161port – Part 2

Note: Recommended to be referred to independent planning panel for review

Submissions in support relating to site-specific proposals for the following properties:

- 58-60 Queens Road, Melbourne (Submissions 6-9, 11, 12, 14-32, 34-51, 54-65, 67-92, 94-96, 98-107, 110-113, 115-118, 120-122, 126, 128, 134, 137-140, 144-150)
- 45 and 47 Dickens Street, Elwood (Submission 2)
- 45, 47 and 49 Dickens Street, Elwood (Submission 4)
- 47 Dickens Street, Elwood (Submission 5)
- 47 Dickens Street, Elwood (submission 33)
- 207 Little Page Street, Middle Park (Submissions 13, 130)
- 12 Marine Parade, St Kilda (Edgewater towers) (Submissions 25, 52 and 53)
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- 273 Bridge Street, South Melbourne (Submission 109)

- 9 Maryville Street, Ripponlea (Submission 114)
- 341 Ferrars Street, South Melbourne (Submission 123)
- 14 Woodruff Street, Port Melbourne (submission 124)
- 154 Mitford Street, Elwood (Submission 125)
- 152 Mitford Street, Elwood (Submission 129)
- 2 Carlisle Street, St Kilda 3, 5 and 9 Havelock Street, St Kilda (Cosmopolitan Hotel) (Submission 131)
- 137-139 Fitzroy Street, St Kilda (Submission 133)
- 118 Barkly Street and 2A Blanche Street, St Kilda (submission 141)
- Various schools – Victorian School Building Authority (Submission 142)
- 96 Grey Street, St Kilda (Submission 143)

PART 2 – RESPONSE TO KEY ISSUES RAISED BY MULTIPLE SUBMISSIONS

The following section summarises the key issues raised in multiple submissions and provides a response to those issues. The submissions that raised each key issue are noted in the table below. Please note that a response to each individual submission is included in Part 3 of this document.

Key issues:

1. Object to heritage overlay / change in heritage grading on the basis of:
 - a) Loss of development potential for individual properties
 - b) Financial burden associated with upkeep of a heritage property / Building improvements
 - c) Personal financial impact / Loss of property value.
 - d) Degree of alterations diminishing heritage significance
 - e) Tension between heritage value and flooding impact

2. Support for heritage overlay on the basis of:
 - a) Restriction of development potential

The above issues are not listed in order of the number of submissions received. Please see the table below which identifies the number of submissions that raised each key issue.

Key theme	Sub. No.	Council response
<p>1a.</p> <p>Loss of development potential / ability to make building improvements</p>	<p>3, 131, 132, 141, 143</p>	<p>The inclusion of a property in the heritage overlay or strengthening of heritage controls (through revised heritage gradings) does not prevent development, but rather ensures that heritage matters are considered at the planning permit stage, with the intent to retain and reuse significant heritage fabric. However, it is acknowledged that on larger sites, the inability to demolish the existing heritage fabric will have an impact on the overall redevelopment potential of a site. This seems to be the largest perceived potential impact on property owners in terms of loss of development potential.</p> <p>Requests for demolition for places within a heritage overlay are considered on a case by case basis. It is noted that complete demolition is not supported under Clause 22.04 of the Port Phillip Planning Scheme for properties with a Contributory or Significant Heritage Grading unless the property is structurally unsound. An engineering report is required to be submitted with any planning application made to demonstrate this.</p> <p>It is noted that routine repairs and maintenance to buildings within the Heritage Overlay do not require a planning permit. The heritage overlay does not prevent the ability to make building improvements or alterations, rather it may trigger the need for a planning permit to consider the impact of the proposed changes on the heritage significance of the property itself or the wider heritage place. It is noted that most minor buildings and works applications for properties within a Heritage Overlay can be processed through Councils' Fast Track Service which is a faster process typical planning applications. Further, internal changes do not trigger the need for planning permission unless specific internal heritage controls apply.</p> <p>Recommended position / changes: No changes recommended.</p>
<p>1b.</p> <p>Financial burden associated with upkeep of a heritage property / Building improvements</p>	<p>3, 114</p>	<p>Heritage buildings, just like any other, require regular maintenance. Maintenance is important to conserve heritage and retain property values. However, in determining whether to apply the heritage overlay, the individual financial costs associated with upkeep of a heritage building are balanced with the wider public benefits of retaining heritage buildings for future generations to enjoy. Heritage buildings are an important part of Port Phillip's character which is highly valued by the community and is part of what makes Port Phillip a great place to live.</p> <p>The heritage overlay does not prevent the ability to make building improvements or alterations. Application of a heritage overlay may trigger the need for a planning permit for some external building alterations and will ensure that heritage is a consideration.</p> <p>It is noted that routine repairs and maintenance to buildings within the Heritage Overlay does not require a planning permit. The heritage overlay does not prevent the ability to make building improvements or alterations, rather it may trigger the need for a planning permit to consider the impact of the proposed changes on the heritage significance of the property itself or the wider heritage place. It is noted that most minor buildings and works applications for properties</p>

		<p>within a Heritage Overlay can be processed through Councils' Fast Track Service which is much quicker than typical planning applications. Further, internal changes do not trigger the need for planning permission unless specific internal heritage controls apply.</p> <p>Recommended position / changes: No changes recommended.</p>
<p>1c.</p> <p>Personal financial impact / Property value</p>	<p>3, 10</p>	<p>Impact upon property values is not a consideration in determining whether to apply a heritage overlay. This is a principle that has been consistently held by numerous Independent Panels appointed to consider heritage amendments. A report prepared for Heritage Victoria in 2001 comments on the impact of heritage listings upon property values. While it was prepared some time ago, the principles are still valid. It concludes:</p> <p><i>'Research studies, both domestic and international, indicate that heritage listing on a macro level, is not a significant factor in determining property value either at the time of listing or following. However, there are individual cases where the effects are more significant, either positive or negative.</i></p> <p><i>It is often difficult to estimate the specific effects of heritage listing on the value of a property since heritage controls do not prohibit development, subdivision or demolition but require that approval be obtained. Where there is some capacity to develop the particular place, and achieve additional development on the land without seriously compromising the heritage significance of the place, the impact on values may not be as great as where the capacity for further development is more limited.'</i></p> <p>Whilst property has a role for many property investors as their sole property investment, building stock also has a role in forming the wider urban structure and character of the City and it is important for Council to balance of the needs of current and future generations, and consider the wider community benefit. On balance, it is considered that the preservation of this historically significant building for current and future generations to enjoy will achieve a net community benefit.</p> <p>Recommended position / changes: No changes recommended.</p>
<p>1d.</p> <p>Degree of alterations to property/extent of demolition diminishing heritage significance</p>	<p>1, 93, 108, 109, 114, 127, 131, 133, 142, 143</p>	<p>Each of the heritage assessments providing the strategic basis for changes to the heritage controls has assessed the level of intactness and integrity of each heritage place, including the degree of alterations undertaken at each property, and has factored this into the recommendations made.</p> <p>It is noted that <i>Port Phillip Heritage Review Update</i> (David Helms Heritage Planning, 2019) has identified numerous properties in which alterations or demolition of heritage fabric has impacted the heritage significance of a place, resulting in a recommendation to reflect this through an amended heritage grading to 'Contributory or Non-Contributory' or to be removed from the heritage overlay entirely.</p>

		<p>Where appropriate, non-original alterations have been noted in the heritage controls as not forming part of the heritage significance of the relevant property. Council's statutory planners who assess planning applications will be able to take note of this and assess the application accordingly.</p> <p>For some properties proposed to be affected by this amendment, submissions have brought to light alterations that have occurred after the completion of the <i>Port Phillip Heritage Review Update</i> was prepared in 2019. For example, buildings and works that have been approved through planning permits that have transformed the buildings and diminished heritage or demolished the building entirely. Where this is the case, officers have recommended changes to the amendment. This is outlined in the response to individual submissions Part 3 of this document.</p> <p>Recommended position / changes:</p> <p>Changes proposed in response to site-specific proposals outlined in Part 3 of this document.</p>
<p>1e.</p> <p>Tension between heritage value and flooding impact</p>	<p>125, 129</p>	<p><u>Development under a heritage overlay / balancing of heritage and flood-mitigation outcomes</u></p> <p>The heritage overlay does not prevent the redevelopment or demolition of a heritage place, rather it will trigger the need for a planning permit application. This would allow heritage matters, including any potential impacts of development on the heritage significance of the site, to be considered in Council's assessment of any future development proposal.</p> <p>Where the Special Building Overlay (SBO) applies, this will ensure that flood management is also a consideration. The SBO identifies land that may be subject to inundation by overland flows from urban drainage systems and includes a referral requirement for applications to be referred to Melbourne Water or Council pending the drainage asset owner. It is noted that Melbourne Water impose mandatory finished floor level requirements in flood-prone areas where the Special Building Overlay (SBO) applies.</p> <p>Complete demolition of a heritage property is discouraged under clause 22.04 of the Port Phillip Planning Scheme, with partial demolition, internal renovation and/or additions / extensions being the preferred outcome. However, planning applications are assessed on a case-by-case basis and assessment under the heritage provisions of the Port Phillip Planning Scheme would need to be balanced with other (and often competing) objectives and requirements in the Scheme, including flood-risk and mitigation to achieve an appropriate outcome.</p> <p>It is noted that the inclusion of a property within the Heritage Overlay does not restrict property owners from raising the internal finished floor levels of a property where it does not impact the roof structure or height of a dwelling. Impacts to the roof structure or height would be assessed against the relevant heritage provisions of the planning scheme.</p> <p>Recommended position / changes:</p>

		No change recommended.
2a Support for addition of Heritage Overlay based on restriction of development potential	11, 16, 18, 20, 26, 39, 40, 41, 45, 47, 54, 86, 89, 95, 96, 100, 107, 113, 145, 148	<p>The heritage overlay is proposed to apply to 58-60 Queens Road, Melbourne to preserve the heritage significance of the flat complex, which has been identified as being of local significance in the <i>58, 59 and 60 Queens Road Melbourne Heritage Assessment</i> (Peter Andrew Barrett, 2017).</p> <p>While it is recognised that this will have implications for the development potential of this site, it should be acknowledged that the heritage overlay is not proposed by Council with the intention of limiting or restricting development to preserve private views from or of nearby buildings. This is not considered to be an appropriate use of the heritage overlay, which has the primary purpose of conserving heritage significance.</p> <p>Further, off-site amenity impacts or potential traffic impacts resulting from potential development at this site is more appropriately considered as part of the assessment of a development proposal and is not a determining factor for deciding whether or not to apply the heritage overlay. These matters are more appropriately dealt with through the planning permit process and are outside the scope of this amendment.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

PART 3 – RESPONSE TO INDIVIDUAL SUBMISSIONS

Section 1 – Submissions in support to form part of Amendment C161port – Part 1

Submission No	Relevant property address	Changes proposed in Amendment C161port	Submission summary	Officer response and recommendation
97 Joint submission from affected property owners	2, 4, 6 and 8 Milton Street, Elwood	Rezone properties at 2, 4, 6 and 8 Milton Street, Elwood from the Commercial 1 Zone (C1Z) to the General Residential Zone (GRZ1).	Support the proposed rezoning of these properties on the following basis: <ul style="list-style-type: none"> The current commercial zoning does not reflect that they are homes built in 1888. The commercial zoning is an anomaly and has exposed property owners to unfair treatment by regulations in relation to planning decisions.	Support noted. Recommended position / changes: No changes recommended.

Section 2 – Submissions in support to form part of Amendment C161port – Part 2

Submission No	Relevant property address	Changes proposed in Amendment C161port	Submission summary	Officer response and recommendation
2 Affected property owners Dickens Street, Elwood	45 and 47 Dickens Street (Submission also refers to 41, 43, 49, 51, 53, 55 and 57 Dickens Street, Elwood)	Properties proposed to be added to existing Heritage Overlay HO7 with various gradings.	Submitter supports the proposal to apply a heritage overlay to the southern side of Dickens Street, in particular: <ul style="list-style-type: none"> 45 Dickens Street being given a 'Significant' grading 47 Dickens Street being given a 'Significant' grading. Submitter notes the principal façade and primary building volume of 47 Dickens Street remains largely intact despite the rear of the building having been demolished and a structure added to the rear (which remain partially incomplete).	Support noted. Recommended position / changes: No change recommended.

			The heritage overlay will help to ensure that any future development of that site respects the heritage precinct within which it is located and comprises a respectful addition to the dwelling itself.	
4 Affected property owners Dickens Street, Elwood	45, 47 and 49 Dickens Street (Submission also refers to 41, 43, 51, 53, 55 and 57 Dickens Street, Elwood)	Properties proposed to be added to existing Heritage Overlay HO7 with various gradings.	<p>Submitter supports the proposal to apply a heritage overlay to the southern side of Dickens Street, in particular:</p> <ul style="list-style-type: none"> • 45 Dickens Street being given a 'Significant' grading • 47 Dickens Street being given a 'Significant' grading. • 49 Dickens Street being given a 'Significant' grading <p>Submitter notes the principal façade and primary building volume of 47 Dickens Street remains largely intact despite the rear of the building having been demolished and a structure added to the rear (which remain partially incomplete).</p> <p>The heritage overlay will help to ensure that any future development of that site respects the heritage precinct within which it is located and comprises a respectful addition to the dwelling itself.</p> <p>Submitter is pleased the façade of 47 Dickens Street is retained its current form.</p>	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
5 Nearby resident Addison Street, Elwood	47 Dickens Street (Submission also refers to 41, 43, 45, 49, 51, 53, 55 and 57 Dickens	Property proposed to be added to existing Heritage Overlay HO7 with a 'Significant' grading.	<p>Submitter supports the proposal to apply a heritage overlay and 'Significant' grading to 47 Dickens Street.</p> <p>Submitter notes the principal façade and primary building volume of 47 Dickens Street remains largely intact despite the rear of the building having been demolished and a structure added to the rear (which remain partially incomplete).</p>	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

	Street, Elwood)		<p>The heritage overlay will help to ensure that any future development of that site respects the heritage precinct within which it is located and comprises a respectful addition to the existing building.</p> <p>Submitter requests to be kept informed of this amendment.</p>	
6	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • It is a great example of local heritage significance on a large scale, due to the size of the footprint • Prime location • The original aesthetics remain intact today • Both Queens Road and St Kilda Road are famous internationally for their original architecture and significance within the Melbourne precinct. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
7	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Admiration of these heritage blocks helped form intention to purchase nearby • It would be a tragedy if they were demolished and something else erected in their place • Too many key landmarks that define the beauty of Queens Road have already gone, this site must not face the same fate. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>9</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They are good examples of the Functionalist style which is now lacking locally. • They significantly add to the history and architecture of the area. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>8, 14, 15, 19, 51, 70, 72, 74, 75, 76, 77, 79, 80, 81, 92, 104, 106, 128, 140, 144</p> <p>Nearby residents</p> <p>St Kilda Road Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • These flats were built in World War 2 by Charles Hector Young and represent the functionalist style of architecture which is now sadly lacking locally. • They add to the diminishing history and architecture of the area • They bring joy to the eye when going for walks because of historic element of a bygone era that they bring • The spirit and energy that the buildings emanate is immeasurable. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>11</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • It would continue to allow unrestricted views over Albert Park Reserve and Port Phillip Bay bring enjoyment • The contribution of these buildings to the gentle mix of old and new, and it brings enjoyment to see the local architecture of times past. These residents were drawn to live in this precinct because of its diverse history, architecture and character, and it would be shame to see any erosion of what makes the precinct so special. • They were built by Charles Hector Young in the early stages of World War 2 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

			<ul style="list-style-type: none"> • The buildings were designed to be functional, affordable homes • It would be a shame to lose any more of our 20th Century heritage. • Only a small amount of 1940's buildings stood the test of time due to the wartime restrictions on materials, resulting in very little heritage of this period able to be preserved. • There is also a modern functional aspect to consider – Queens Lane is already very congested with car traffic due to the considerable number of residential apartments that have garages opening onto it. Should another several hundred cars be added to this congestion, everyone's quality of life would be substantially impacted. 	
12 Nearby business owner St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Melbourne is losing its heritage, history and architectural legacy without the protection afforded by Heritage protection • It is important to have a high quality environment to pass on to future generations, rather than a fostering or the tear down and rebuild culture that inevitably follows sites that are not protected. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
13 Nearby property owner McGregor Street, Middle Park	207 Little Page Street, Middle Park	Proposed to be regraded from 'NIL/Non-Contributory' to 'Significant heritage place' within HO444.	<p>Submitter supports the change in grading of the property as it would further protect and enhance the heritage character of the Middle Park area.</p> <p>Submitter states that the existing Federation cottage is consistent with other residential buildings along the adjacent streets and laneways.</p>	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

			<p>Submitter states that protecting this intact Federation building from demolition or external alteration is vital to preserving the character and appearance of the adjacent laneways and streets which are noted for their “cohesion” and “largely intact streetscapes of Victorian and Edwardian housing”.</p>	
<p>16, 20</p> <p>Nearby residents St Kilda Road, Melbourne</p> <p>Interested party</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, ‘Glen Eagles, Kinross and Kinfauns’ at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • There is a synergistic co-existence between the three buildings • The compound and multiple garden areas are in immaculate condition. • They are grateful that these three buildings still exist amongst a ‘forest of high rise, heartless buildings’. • That these complexes almost alone helped change the thinking of the time in regard to flat living in inner city Melbourne. • Personally know owners and tenants living in the complex who love the liveability and uniqueness of the site. • It will protect the buildings against predatory high rise developers • We do not need any more half empty high rises in Melbourne which diminish the uniqueness and beauty of our city. <p>Submitter 20 further added that:</p> <ul style="list-style-type: none"> • They have been interested in purchasing an apartment in this complex in the past and as such did lots of research into the history of the complex. • The submitters also spoke to those living in the complex and found that they loved living there. 	<p>Support noted.</p> <p>See response provided to key issue 2a. Recommended position / changes:</p> <p>No change recommended.</p>

			<ul style="list-style-type: none"> • The flat that they inspected was roomy and functional • They ultimately chose not to purchase within the complex due to it being a prime target for developer purchase and subsequent tear down and rebuild. 	
17 Nearby residents St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay.	Support noted. Recommended position / changes: No change recommended.
18 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • They are a great example of a well designed complex with a lovely landscaped garden and are different to the modern glass structures of the 21st Century. • The Yve car park has its entry located on Queens Lane directly behind 58-60 Queens Road. Development of this site would add further congestion to Queens Lane. • If the 58-60 Queens Road site was developed, views from Yve across the bay from western facing apartments would be blocked, thereby reducing their attraction. 	Support noted. See response provided to key issue 2a. Recommended position / changes: No change recommended.

<p>21</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> The architecture is beautiful and it brings you memories of the past, helping you to calm down and relax. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>22</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> The buildings are a beautiful reminder of the use of this area for low-rise housing before newer, larger buildings were constructed. The architecture is attractive and functional as well as being a part of Melbourne's history. The buildings include attractive gardens which increase local amenity by adding green space and supporting wildlife. The buildings have been maintained to a high standard, making them one of the few remaining examples of such buildings in Melbourne, adding to their heritage value. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>23</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> They were built by Charles Hector Young during WW2. It is the right decision to keep some historical buildings for our future generations. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>24</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They make a valuable contribution to our identity and culture. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>25</p> <p>Affected property owner</p>	<p>12 Marine Parade, St Kilda (Edgewater towers)</p>	<p>Proposed new individual heritage overlay (HO510) at 12 Marine Parade St Kilda (Edgewater Towers)</p>	<p>Support the inclusion of the property in the heritage overlay on the basis that the amendment will preserve the important building future generations.</p> <p>Requests in future reviews that Council consider protecting the stone wall along Marine Parade opposite Edgewater Towers which was constructed at the time of the original development and features prominently in the lobby of Edgewater Towers.</p>	<p>Support noted.</p> <p>Officers suggest that consideration of the stone wall could be completed through a subsequent review of the St Kilda precinct (Heritage Overlay 5), which is currently scheduled for a subsequent year under Council's Heritage Program and should include a review of all heritage overlays along the St Kilda foreshore.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>26</p> <p>Resident living in Port Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Together with St Kilda Road and Beaconsfield Parade, Queens Road is one of the three beautiful gateways to Melbourne from the South. • A lot of fine properties along these roads have been bulldozed over the years in the pursuit of 'progress' and replaced by more tasteless buildings. • In Queens Road, 58-60 constitute an outstanding example of what must be saved. • The overall site has the largest and best frontage to Queens Road of whats left. 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

			<ul style="list-style-type: none"> The frontages include a carefully manicured hedge and an abundance of mature trees. Given the size of the site, if it were to be bought by a developer, there would be very little left to save in Queens Road. 	
27 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> The three blocks are a fine example of architecture and development from its era It is notable in its planning and design It has aesthetic quality and historical value 	Support noted. Recommended position / changes: No change recommended.
28 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> Tourists and long-time residents are able to witness the aesthetic and cultural identity of an area by seeing historic buildings. A city needs old buildings to maintain a sense of permanency and heritage It is a beautiful example of architecture As a community we need to do all we can to preserve buildings that hold such high heritage importance. 	Support noted. Recommended position / changes: No change recommended.
29 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> It is a positive move to preserve the history of the area 	Support noted. Recommended position / changes: No change recommended.

30 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • Living along St Kilda Road just to the west of this building the submitter goes past it every day • There is value in preserving the history of the area and supporting its heritage. 	Support noted. Recommended position / changes: No change recommended.
31 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • This property built in the 40s is a classic example of the architectural style used in that period. • The property brings a breath of fresh air to the confining shadow of the many tall buildings around. • It represents the ambience of an age gone by whilst providing a park like refuge. 	Support noted. Recommended position / changes: No change recommended.
32 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • As Churchill said, you don't know where you are going if you don't know where you came from. • We must keep heritage buildings as their design, etc, is where architecture emerged from. 	Support noted. Recommended position / changes: No change recommended.
33 Nearby property owner Dickens Street, Elwood	47 Dickens Street (Submission also refers to 41, 43, 45, 49, 51, 53, 55 and 57 Dickens	Property proposed to be added to existing Heritage Overlay HO7 with a 'Significant' grading.	Submitter supports the proposal to apply a heritage overlay to the southern side of Dickens Street, in particular 47 Dickens Street. Submitter values the heritage significance of Dickens Street and the area. The heritage overlay will help ensure that any future development of that site respects the heritage precinct within which it is located, and	Support noted. Recommended position / changes: No change recommended.

	Street, Elwood)		comprises a respectful addition to the dwelling itself. Submitter is pleased the façade of 47 Dickens Street is retained its current form.	
34 Port Phillip resident	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • The 1940s buildings have local aesthetic and heritage significance • They sit appropriately next to the Grosvenor Mansion, representing the diversity of cultural heritage in our neighbourhood. • Any future development at 58-60 Queens Road would devalue the streetscape. 	Support noted. Recommended position / changes: No change recommended.
35 Interested person	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • The buildings are significant in the view of the submitter and as such should be protected. 	Support noted. Recommended position / changes: No change recommended.
36 Nearby resident Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • It would be a sad loss for Victoria and Australia if the buildings were destroyed for some short-sighted commercial purpose • Buildings such as these should be protected for future generations to enjoy. 	Support noted. Recommended position / changes: No change recommended.

			<ul style="list-style-type: none"> The demolition of these buildings would take away pride as residents of Queens Road. 	
37 Nearby resident Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> They were a resident of the subject site in the 1980s It should never be demolished. 	Support noted. Recommended position / changes: No change recommended.
38 Interested person	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Supports inclusion of 58-60 Queens Road in heritage overlay.	Support noted. Recommended position / changes: No change recommended.
39 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> They are an asset to Queens Road, which is losing a lot of its appeal and significance with the newer high rise development which is all very similar in nature The builder, Charles Hector Young, left us with a legacy worth keeping They have a grandness about them due to always being well maintained, with elegant garden areas, which is a change 	Support noted. See response provided to key issue 2a. Recommended position / changes: No change recommended.

			<p>from the glass/cement towers now along Queens Road.</p> <ul style="list-style-type: none"> • The apartments are in keeping with the beautiful Cricket Clubhouse and buildings further along, near Sky, which are also believed to have a heritage listing. • Additionally, Queens Lane struggles with traffic now and further high rise development would be of further detriment to this situation. 	
40 Interested person	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • There is urgent need to prevent potential high rise development on this site, which would block the views of most western facing apartments [no information provided as to which building this relates to] • Development of this site would also lead to increased traffic congestion • The beauty and historical significance of this iconic area has already been compromised by inappropriate and uncontrolled development of high rise office / apartment blocks. • Classifying 58-60 Queens Road as heritage would be a significant step to redemption. 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
41 Nearby resident Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Views from 55 Queens Road would be restricted if any future development higher than the current built form took place. • It would safeguard the wellbeing of 55 Queens Road residents by having future 	<p>Support noted.</p> <p>See response provided to key issue 2a. Notification requirements for Amendments are prescribed under Section 19 of the <i>Planning and Environment Act 1987</i>. This requires owners and occupiers of affected properties who are considered to be materially affected by an amendment to be notified. Public notices are also published in the</p>

			<p>development at 58-60 Queens Road restricted.</p> <ul style="list-style-type: none"> Noise and traffic generated during and after construction would be untenable. 	<p>Government Gazette, in a newspaper distributed locally (on this occasion, The Age), as well as notices on Council's website.</p> <p>Despite this, Council officers acknowledge that often nearby property owners and occupiers are both impacted and interested in potential changes to the Planning Scheme and every effort is made to ensure notification is provided, where is it practical to do so. Due to the size of this Amendment, it was not considered feasible in this case to provide written notification to nearby landowners.</p> <p>Council officers responded directly to the resident outlining the history of heritage controls on the site. In summary this</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
42	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> These buildings built in the 1940s are memories of Melbourne 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
43	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> They are significant, having been constructed in the 1940s, and are of local aesthetic and historical significance to the Albert Park area. It would be a travesty if the buildings were not preserved in the way they were constructed. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>44</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • It is distressing to see so many wonderful examples of our architectural heritage being rezoned for large impersonal buildings. • This is a prime example of our national heritage • Keeping sites like these is what differentiates our city from others. • These flats were built in the early stages of WW2 by Charles Hector Young and are very good and intact examples of the Functionalist style of architecture which is lacking locally. • This is one of the many heritage sites that should be preserved. <p>The submitter also provided a general comment that the complete list of amendments makes one more aware of what the architects and council planning staff are endeavouring to preserve for us all.</p>	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>45</p> <p>Nearby residents</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The submitters have lived in St Kilda Road and Port Phillip for many years and during that time have seen many similar blocks of flats in the St Kilda area which have been demolished and replaced by buildings of inferior design and function. • The owners and Owners Corporation have maintained the blocks of flats and their gardens very well and it is rare to see such beautiful gardens surrounding flats of that era 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

			<ul style="list-style-type: none"> • The owners clearly appreciate the significance and historic value of their buildings • Residents in the west facing apartments at Yve would suffer significant loss of value should there be any high rise development at 58-60 Queens Road. • Traffic in Queens Lane is already extremely busy and dangerous which would increase if there were any large development of 58-60 Queens Road. <p>General comment congratulating Council for taking this initiative to preserve the heritage of these buildings and the beauty of the surroundings.</p>	
46 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Over the past 35 years the submitter has witnessed the loss of many beautiful and historically important buildings in the City of Port Phillip. It is therefore very important to retain as much of what remains for the benefit of current and future generations. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
47 Nearby resident Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Potential future development on the site would reduce daylight to submitters living room. • Potential future development would also cause traffic congestion which would be detrimental as parking space is already very limited. 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>48</p> <p>Nearby residents</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • 1940s apartment buildings such as these are scarce in the areas of Port Phillip along Queens Road and St Kilda Road • The addition of a heritage overlay will represent our past architectural history and culture of Melbourne that should not be forgotten as it forms part of our community integrity. • It enables enjoyment of these irreplaceable historic buildings and areas for future generations • The buildings at 58-60 Queens Road enhance our society with features such as internal court yards and lovely gardens, which are what many new apartments are lacking. • The design fosters chance interaction between its residents and neighbours, the importance of which has become exacerbated during the COVID-19 lock down. The submitters had observed a cellist playing in an internal courtyard for the entertainment of fellow apartment dwellers, who were able to listen from their balconies, and a hobby furniture and woodwork maker who works from his garage and engages with residents about his craft. • These incidental meetings portray good design from the 1940s and build a sense of community which is needed today and in the future. • The history of our local area is so easily lost when it is only mansions that are protected. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
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			<ul style="list-style-type: none"> The development forms part of the enjoyment of the area. 	
49 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> These flats are a significant milestone in the history of the area and they add to the history and architectural value of the area. 	Support noted. Recommended position / changes: No change recommended.
50 Nearby residents St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> As residents and owners of various properties in the area the submitters feel the need to retain the important character and history of the area 	Support noted. Recommended position / changes: No change recommended.
52 Affected property owner	12 Marine Parade, St Kilda (Edgewater towers)	Proposed new individual heritage overlay (HO510) at 12 Marine Parade St Kilda (Edgewater Towers)	Support the inclusion of the property in the heritage overlay on the basis that: <ul style="list-style-type: none"> The Edgewater community has proactively restored the building, the lobby, corridors, gardens, rooftop and the carpark at the rear of the building (including installing beautiful Chinese Elms that will one day form a boulevard of trees). Community is proactively restoring the building as close as possible to original design. 	Support noted. Recommended position / changes: No change recommended.

			<ul style="list-style-type: none"> The site gives a snapshot of a rare period in Melbourne and St Kilda's history. The views of the building from Peanut Farm Reserve, up the tree lined carpark to the building are just as beautiful as the views from the bay. 	
53 Affected property owner	12 Marine Parade, St Kilda (Edgewater towers)	Proposed new individual heritage overlay (HO510) at 12 Marine Parade St Kilda (Edgewater Towers)	<p>Support the inclusion of the property in the heritage overlay.</p> <p>Requests further update to heritage controls to consider internal features such as the curved stone wall in the lobby, original block fence on Marine Parade, terrazzo floor in the lobby, bank of copper-faced letter boxes in the lobby.</p>	<p>Support noted.</p> <p>Officers note that there is a high threshold for application of internal controls and that they are currently applied sparingly within the Port Phillip Planning Scheme. Further assessment is required that would need to include more comparative analysis with other similar buildings in the Heritage Overlay (e.g., 333 Beaconsfield Parade) to determine whether this is warranted. Officers note this would require internal inspections which are currently not feasible given COVID-19 restrictions in place. However, suggest that this is something that could be considered as part of the strategic review of the St Kilda precinct (Heritage Overlay 5), which is currently scheduled for a subsequent year under Council's Heritage Program.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
54 Nearby residents Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> They add an enormous amount of character, aesthetic and architectural beauty to both Queens Road and Beatrice Street. If they are not heritage listed there is risk that they could be destroyed and a multi 	<p>Support noted.</p> <p>See response provided to key issue 2a.Recommended position / changes:</p> <p>No change recommended.</p>

			<p>level residential block be built in its place.</p> <ul style="list-style-type: none"> • If a development such as this were to go ahead it would significantly affect the ambience, character and charm of Beatrice Street as well as its safety, function and historical significance. • The potential future development of this site would negatively impact the numerous families with young children that reside in this area. • These buildings are nearly 100 years old and the submitters strongly urge Council to protect them. 	
55 Resident of Armadale	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Melbourne is losing its historical value, particularly from the period following WW2 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
56, 57 Nearby residents Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They are significant to people that live nearby • The 80 years worth of history contained in these buildings is of local aesthetic and historical significance to Melbourne, as no one can bring history back once it is gone. • It will retain the character and distinctiveness of the buildings, which are fundamental to creating a 'sense of place' for the community. • They are an excellent local educational resource for people of all ages, are likely to increase tourism and overall the 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

			protection of these buildings will make Melbourne a better place to live and work.	
58 Interested party	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • Melbourne has already lost much of its architectural heritage, so every opportunity should be taken to safeguard what is left. • Many of the new buildings that have replaced beautiful old buildings on Queens Road have not been an improvement. 	Support noted. Recommended position / changes: No change recommended.
59 Interested party	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • Too many buildings have been replaced by modern square boxes • They represent an era gone by • It is rare to have a conglomerate of three such buildings together <p>The submitter is pleased to see the spirit of conservation that this amendment entails, and on behalf of future generations thanks Port Phillip for the work they are doing.</p>	Support noted. Recommended position / changes: No change recommended.

60 Nearby resident Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> No reason provided – submitter simply outlined their strong support for Councils intention to do this. 	Support noted. Recommended position / changes: No change recommended.
61 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> Commercial interests too often override 'quality of life' considerations The preservation of history enriches our lives It is extremely rare to have three (four if you count "Grosvenor Mansion") buildings adjacent to each other, celebrating a by gone era. The buildings are in remarkably good condition and enhance the feel of Queens Road, providing a welcome break from the monotony of high rise buildings. 	Support noted. Recommended position / changes: No change recommended.
62 Port Phillip resident	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> The submitter, having lived in Port Phillip for 40 years and at one stage having lived in Queens Road itself, feels and has always felt that the properties offer some sense of history in a quickly changing era. They provide an important role in reminding people what the area has grown from. They represent a cultural change that took place in the early to mid part of the century from boarding houses through flats and then on to complete 'bungalow 	Support noted. Recommended position / changes: No change recommended.

			<p>blocks' with landscaped gardens and a little feel of the suburbs in the city.</p> <ul style="list-style-type: none"> • It would be disappointing to see this type of dwelling disappear to become the multi level apartment towers that are so prevalent in the area today • A sense of our history would be lost if the buildings were allowed to disappear under the guise of moving with the times. 	
63	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They have historical significance and are an example of local Australian 1940s architecture. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
64	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They are excellent examples of early 1940s flat complexes and add both aesthetic and historic value to the City of Port Phillip. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
65	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Whilst the submitter doesn't live in the area they are well aware of the beauty of the area and believe that as much action should be taken as possible to maintain their character and appearance. • The community should not allow any more degradation of our wonderful city, views and skyline. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>67</p> <p>Nearby resident.</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Without preservation of these buildings will help to stem the tide of diminishing history and architecture from our community. • The scale and design of these buildings contribute greatly to a sense of community in this unique part of Melbourne • Charles Hector Young buildings are an important part of the personality of our neighbourhood. • They are a physical reminder of our city's history and provide a spirit and energy that enriches all who interact with them. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>68</p> <p>Nearby residents.</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • It is great to see that Council is proposing to classify this site as a heritage listed property • They are a great example of quality low level architecture • The way in which the property is so pristinely maintained and is a wonderful example of a bygone era. • They add shape to the Queens Road skyline 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>69</p> <p>Nearby resident of</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They were built in WW2 by Charles Hector Young, a local builder of the time and represent a Functionalist style of architecture, which is seldom seen in todays modern architecture. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

			<ul style="list-style-type: none"> • The preservation of these buildings will help stem the tide of diminishing history and architecture from our community. • The scale and design of these buildings contribute greatly to the sense of community in this unique part of Melbourne • The buildings are a very important part of the personality of our neighbourhood • They are an important physical reminder of our city's history they provide a spirit and an energy that enriches all who interact with them. 	
71 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They were built in WW2 by Charles Hector Young, a local builder of the time and represent a Functionalist style of architecture, which is seldom seen in todays modern architecture. • They are representative of the history and architecture of this area • They are beautifully built and a handsome reminder of the past • They are cherished by a large number of occupants and by all residents of this area • There are too few remaining examples of the past in this area, all having been erased for modern blocks 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>73</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They were built in WW2 by Charles Hector Young, a local builder of the time and represent a Functionalist style of architecture, which is seldom seen in todays modern architecture. • They add to the diminishing history and architecture of the area • There is a need to preserve as much of our history as possible in this area rather than continue to create the feel of a concrete jungle • Guests often comment on the attraction of that particular sight and the fact they are becoming a rarity across the greater Melbourne area. • The submitter often goes on regular walks and admire the fact that there is a historic element on their doorstep and particular in the CBD. • We need to preserve the spirit that our history brings us and particularly with all that's going on in the world. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>77</p> <p>Resident of Carlton</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The original integrity of these functional Moderne structures remains preserved, as does the garages and gardens. <p>The submitter also congratulates Port Phillip on the high quality of the supporting documentation attached to the proposal, specifically the Heritage Assessment of November 2017 authored by conservation consultant Peter Andrew Barrett.</p>	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

78 Nearby residents	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> The Councils proposal to protect iconic buildings of a bygone era like these buildings is a great initiative as it maintains a balance of architecture from both the old and new world. 	Support noted. Recommended position / changes: No change recommended.
82 Nearby residents St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> As residents of Yve Apartments the submitters enjoy views of both Albert Park and of these interesting functionalist style flats. The post war flats built post World War 2 by Charles Hector Young provide an interesting contrast to the apartment building of the submitters and represent a historical progression in architectural styles in Melbourne. Such buildings are becoming a rarer sight in Melbourne 	Support noted. Recommended position / changes: No change recommended.
83 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> The buildings by Charles Hector Young represent a style of architecture that adds to the beauty and heritage of this wonderful and history parkland area of the City of Port Phillip. They are necessary for both young and old to remember a bygone style of building and improve our amenity and living in this area. 	Support noted. Recommended position / changes: No change recommended.

<p>84</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The development is a beautiful and well maintained property • It is a unique composite example of the architecture of its time. • The considered layout and landscaping when compared to todays compact high rise living is a refreshing example of days gone by, adding to the historical architectural diversity of the area. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>85</p> <p>Interested party</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The three adjacent blocks of flats, built in the 1940s, have aesthetic and historic value to the City of Port Phillip 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>86</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • It is one of the last brick developments of its kind left in the Queens Road / St Kilda Road precinct • It is a beautiful and well maintained example of the architecture of its time and adds to the diversity of the building design that makes living in the area such a joy • When viewed from Albert Park the development is particularly striking, as it is nestled in front of another design icon in the Yve building • Seeing both of these buildings in all of their glory highlights the beautiful historical architectural diversity in the precinct. 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>87</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They were built during World War 2 by a local builder • Despite their age of nearly 80 years they remain as excellent examples of architecture of that time • They have been very well maintained and provide pleasure when passing by on a walk • Their preservation is made all the more important because of the recent (and ever ongoing) sacrifice of apartment complexes of similar vintage in the immediate vicinity. • Australia's [European] history is very short, yet much of the architecture that represents the various stages of Europeans brief existence has been ripped up and thrown away • As such we should not make the same mistake again 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>88</p> <p>Nearby resident.</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The buildings are a representation of architecture built by people earlier in our history • The buildings constitute the submitters definition of aesthetically pleasing • They remind people of the era before us. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>89</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The buildings represent a form of architecture that needs to be preserved along Queens Road • The low level of the built form allows light and space around the surrounding area and into the Albert Park lake district. • Queens Road is already overbuilt with multistorey buildings • Any further additions of multistorey permits to 58-60 Queens Road would diminish the charm and character of what little is left 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>90</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The cluster of flats epitomise local, historical and architectural significance dating back to WW2. • Giving them heritage status would preserve the only remaining history and heritage of the area. • These buildings, built by Charles Hector Young, architecturally represent the development of the building industry in a significant time in our country's history. • Aesthetically they continually remind the submitter of the historic importance of this bygone era. • It would be a historical and heritage travesty if these dwellings of heritage significance were not subject to heritage controls in the Port Phillip Planning Scheme. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>91</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Built by Charles Hector Young before the end of the second world war they represent a functionalist style seldom seen today • As such they are a constructive addition to the diminishing history and architecture of our area. • Increasingly we seem to lack any real sense of history and diversity in our built environment and we seem only too ready to settle for the pedestrian sameness in our modern cities • We should take every opportunity to save something worthwhile of our past for our future generations. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>94</p> <p>Nearby residents</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The submitters endorse the conclusion reached by Andrew Barrett in his heritage assessment that the property is of local historical significance and local aesthetic significance to Port Phillip. • The Statement of Significance proposed provides a clear rationale for this conclusion • The submitters views on the heritage, architectural and aesthetic value of this property have been informed by numerous professional roles in both statutory and strategic planning for various departments and boards. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>95</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The likes of these buildings add significant historical and architectural value to this area. • The local area has already lost far too many buildings of this architectural style and having this amendment in place would reduce any further losses • The mix of low, medium and high rise with a mixture of historic and modern make it a very appealing suburb to live and visit. • By placing a heritage listing on this property it would prevent the destruction of these wonderful buildings and their replacement with more high rise which would add to the 'canyon' effect in Queens Lane which detracts from its liveability. 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>96</p> <p>Nearby residents</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Aside from who built them and when they were built, and the architecture and history that goes with them, it is pleasant to see buildings that are not high rise apartments • Newer apartment buildings do not bring the same joy as these buildings when admiring them on walks • It would be a tragedy to turn another one of these sites into a tower for no reason other than profit. 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>98</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They are of historic significance and clearly define the architecture of the time on Queens Road. • This is one of the few remaining sites of significant character left on this major road • The style of architecture, including face brick treatment and hipped terra cotta tiled roofs are seldom seen in todays modern architecture. • It would be beneficial for the tree lined part of the suburb to be maintained. • The building adds significant character to the area and forms part of the history of this wonderful part of Melbourne dating back to 1942. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>99</p> <p>Nearby residents</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The iconic architecture of these buildings is an integral part of the city landscape • Their loss would diminish the quality of the Queens Road landscape and architectural diversity of the area. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>100</p> <p>Nearby residents</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The current building importantly provides magnificent views of Albert Park Lake and beyond. • It is an important milestone for the history of the area and should stay standing to preserve the remaining history and heritage of the area. • The submitters often walk around the block admiring the group of flats 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

			<ul style="list-style-type: none"> • The submitters find it joyful to wake in the morning and overlook them with the birds chirping in the trees in between • The size of the buildings allow views of the sky and sunshine from the submitters apartment • The buildings provide a sense of history in what the submitters feels like is their own back yard. 	
101 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The block of flats, built by Charles Hector Young, represent the functionalist style of architecture, which is seldom seen in todays modern architecture • They add to the diminishing history and architecture of the area • The destruction of buildings such as these is changing our streetscapes for the worse • The integrity of our city is being diminished with massive apartments that neither contribute to or enhance liveability. • Human scale and engagement within a suburb is lost amongst monolithic glass structures 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
102 Nearby resident Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The current buildings have historical significance and should never be demolished • They are an important part of the history of Melbourne 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

103 Resident of Port Phillip	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> Queens Road has its own character and protection and retention of these properties and their unique place in Melbourne's history overlooking Albert Park is paramount. 	Support noted. Recommended position / changes: No change recommended.
105 Port Phillip residents living in St Kilda	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> They were built during the early stages of WW2 by Charles Hector Young, a local builder. Experts believe they are very good and intact examples of the functionalist style of architecture which is now sadly lacking locally. <p>The submitters also made general commentary that it is great news that Port Phillip has proposed to heritage list these properties and that they wish to congratulate Council for their wisdom and appreciate the heritage listing with regard to 1940s buildings as there are too few left.</p>	Support noted. Recommended position / changes: No change recommended.
107 Nearby residents St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> They were built by Charles Hector Young, a local builder, in WW2 and represent the functionalist style of architecture, which is seldom seen in today's modern architecture. They add to the diminishing history and architecture of the area The owners of this block of flats keep the gardens and surrounds in excellent condition and obviously appreciate the historic value of their homes. 	Support noted. See response provided to key issue 2a. Recommended position / changes: No change recommended.

			<ul style="list-style-type: none"> • If a large development was built on this site the submitters would have concern about the traffic impact to Queens Lane • At the moment Queens Lane is already very busy and the footpaths are so narrow that it is dangerous to walk along at any time of the day. 	
110 Nearby residents St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • They add to the history and architecture of the area • They are pleasing to view and the submitters love the art deco style and enjoy the gardens and history that they provide the area 	Support noted. Recommended position / changes: No change recommended.
111, 112 Interested parties	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • They are significant in representing our local history and provide a fantastic addition to the streetscape • They contribute to the diversity and character 	Support noted. Recommended position / changes: No change recommended.
113 Nearby residents St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • They value the functionalist style of architecture which is lacking in the area • The few remaining historic buildings in Queens Road and St Kilda Road and they will disappear forever if they are not preserved for the future. • There are more than enough towers in the area • If they amendment is not successful it may mean further development in the future of the site. 	Support noted. See response provided to key issue 2a. Recommended position / changes: No change recommended.

<p>115</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The Queens Road area is changing rapidly and too many excellent examples of historical buildings have been lost • The Character of a sophisticated city is being able to view its progression in the architectural styles of building design. • The functionalist style of this development is unique to the Era and adds to the architecture character of the area. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>116</p> <p>Nearby residents</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The submitters walk past the block of flats regularly and consider that they are a wonderful example of Functionalist style • The submitters considers that the interiors are excellent with high ceilings and solid walls. • The gardens are wonderful with mature trees providing shade in the summer and acting as a traffic noise dampener from Queens Road. • It is obvious that the current residents take great pride in living there • The buildings undoubtedly add to the diminishing history and architecture of the area. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>117</p> <p>Nearby residents</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The submitter values the remaining examples of buildings from previous eras, most of which have been replaced with apartments and office buildings such as their own 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

			<ul style="list-style-type: none"> • The buildings include examples from different times in the areas' history • The submitters support the efforts of Port Phillip to retain these types of buildings as they contribute to the story of this historic region of Melbourne • The current COVID-19 pandemic has demonstrated that the advantages of these low rise buildings and may well become the best option for the future. 	
118 Port Phillip resident	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • This is a positive and intelligent move by the City of Port Phillip • Progress does not have to involve the destruction of what we have, it should also include preservation of items which reflect our past, including fine examples of architecture like these buildings 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
119 Submission made by Planning consultancy on behalf of adjoining property owner	210-218 Dorcas Street South Melbourne	<ul style="list-style-type: none"> • Proposed rezoning of a parcel of land at the rear of the St Luke's church site from the Commercial 1 Zone (C1Z) to the General Residential Zone – Schedule 1 (GRZ1). 	<p>Submitter broadly supports the exhibited amendment and requests a further change to the planning controls applying to the site. Submitter requests Council consider an extension of the C1Z and Design and Development Overlay 8 (DDO8) along part of the north-east edge of the site, adjacent to St Luke's Lane (currently General Residential Zone) on the basis that:</p> <ul style="list-style-type: none"> • Submitter is seeking to rectify the current loading activity arrangements and enable a more contemporary back of house for the Coles supermarket by constructing a new state of the art loading facility for the supermarket within a new basement level. • Submitter states that this cannot be achieved without an extension to the existing Commercial 1 Zoned land to the south along St Luke's Lane. 	<p><u>Proposal to change the planning controls through AmC161port</u></p> <p>Officers agree that there is merit in reconsidering the loading and associated operational activities of the existing supermarket, with a view to improving streetscape amenity, traffic flow and general imposition on the public realm.</p> <p>However, it's considered that further strategic work and justification is required to support an extension of the Commercial 1 Zone (C1Z) and Design and Development Overlay 8 (DDO8) in the manner proposed by the submitter, to consider the appropriateness of additional commercial land within the centre generally, and to consider an appropriate built form response and level of guidance to inform future development on that portion of land.</p>

			<ul style="list-style-type: none"> • Submitter notes that loading activities currently occur partly across the Coventry Street footpath and road, which generates frequent conflict with pedestrian and vehicular safety, and creates an unsightly area when waste is left for collection. • Submitter state that this arrangement is often the subject of concern for Council and complaints by local residents and business operators. • Submitter considers this proposal would deliver the following benefits: <ul style="list-style-type: none"> ○ Daily loading activities would occur off the street, therefore improving vehicular and pedestrian safety and avoiding wait times due to trucks reversing. ○ Waste receptors would be contained within a future basement, and will not be visible from the street. ○ Reduce noise impacts to nearby sensitive uses. ○ The expansion of the Coles Supermarket would benefit from a modernisation in terms of layout, size and amenity, also improving the Coventry Street appearance. • Submitter considers the proposed change is consistent and compatible with the intent of Amendment C161port and will directly further key policy goals of the Port Phillip Planning Scheme. <p>Submitter recognises that the proposed change to the Amendment may require consultation with property owners and occupiers immediately adjoining the site and considers that a further public notification process could be undertaken at the direction of the Panel. Submitter requests that Council request the Panel to direct further</p>	<p>Overall, whilst Council officers consider that this proposal is considered to be outside the scope of Amendment C161port, as outlined in the explanatory report, which deals with technical corrections and updates, (which is a view supported by officers at the Department of Land, Environment and Water), officers are open to seeking direction from an independent planning panel on this matter. Direction is sought particularly in relation to whether Amendment C161port is a suitable pathway for facilitating the additional zoning change (and associated Design and Development Schedule 8 realignment required) proposed by the submitter.</p> <p>Officers note that alternate pathways exist that could allow this proposal to be further considered with a view to facilitating an alternative development outcome as sought by the submitter, including:</p> <ul style="list-style-type: none"> • As part of a combined planning permit / planning scheme amendment application under <i>Section 96A of the Planning and Environment Act</i>. • Through the preparation of a new structure plan for the South Melbourne Activity Centre (within which the subject site is located) which is in the early stage of development, and subsequent planning scheme amendment process to update planning controls in the area. <p>Recommended position / changes:</p> <p>No changes recommended.</p>
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			notification of our client's proposed change to Amendment C161port.	
120 Residents of Moonee Ponds	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • These traditional apartments preserve the ambience and character of the Melbourne of the past • Walks around this area would be poorer without the ambience of the buildings • Without this proposed overlay there could be a loss for the Melbourne of the future. • The heritage is enriched by the flats being a group and the attractive traditional gardens. 	Support noted. Recommended position / changes: No change recommended.
121 Interested party	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • The submitter holds the buildings in question in a high regard • Each is remarkably intact and represents a significant period of development in Melbourne's history • Submitter highlights 'Cairo Flats' at 98 Nicholson Street, Fitzroy, of being of equal merit, and 'Newburn Flats' at 30 Queens Road of similar significance. • This stretch of Queens Road, with its collection of important Modernist influence buildings in Melbourne, is accompanied by the three apartment buildings on the subject site. 	Support noted. Recommended position / changes: No change recommended.

			<ul style="list-style-type: none"> They preserve their garden setting and contribute to the neighbourhood that will otherwise be overwhelmed with buildings of less architectural merit and significance with no landscape contribution and place the motor vehicle as the dominant influence on landscape and design at street level. 	
122 Former resident of Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> These buildings are a rare example of architecture of an age that will never be repeated The heritage value of these buildings cannot be measured in dollars They are a gift to Victorians and should be appreciated 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
126 Nearby residents Queens Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> They are significant examples of 1940s-era architecture The submitters enjoy the aesthetic that these buildings bring A family member used to own one of the apartments at 58-60 Queens Road They admire and appreciate the beautiful gardens and trees on the property as well as the general surroundings. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
130 Planning consultant on behalf of nearby property owner	207 Little Page Street, Middle Park	Proposed to be regraded from 'NIL/Non-Contributory' to 'Significant heritage place' within HO444.	<p>Submitter supports the proposed regrading of this heritage place, stating the building is part of an important heritage precinct.</p> <p>Submitter supports Council's efforts in protecting the significant heritage fabric of the area.</p>	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>134</p> <p>Nearby resident</p> <p>St Kilda Road, Melbourne</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • As they were built during WW2 they represent a difficult era that the community have been through. • They remind us of this period in history • The community ought to have something to remind us of the era, not just for current but future generations. • The classic style of these flats differs from the modern architecture commonly seen in the area • The flats add variety to the architecture of the area 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>135</p> <p>Church Parish occupying part of the site</p>	<p>210-218 Dorcas Street, South Melbourne</p>	<p>Rezone a parcel of land at 210-218 Dorcas Street from Commercial 1 Zone (C1Z) to General Residential Zone – Schedule 1 (GRZ1)</p>	<p>Support for the zoning change despite the use of the particular parcel of land having changed from a mens shed to an outdoor morning tea and community arts area.</p>	<p>The original reason for the change in zoning being proposed was due to the use of this specific parcel of land being a 'mens shed' rather than a commercial use, as the zoning currently stipulates.</p> <p>Despite the submission outlining that the use of this land has since changed to an outdoor morning tea and community arts area, Council officers still see benefit in the proposal to align the zoning with this revised land use.</p> <p>Recommended position / changes:</p> <p>No changes recommended.</p>
<p>136</p> <p>Port Melbourne Historical & Preservation Society</p>	<p>Relates to whole of Amendment</p>	<p>Relates to whole of Amendment</p>	<p>Commends the emphasis placed on heritage preservation.</p> <p>Submitter recommended position / changes:</p> <p>No changes recommended.</p>	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

137 Port Melbourne residents	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • The submitters love the irreplaceable low rise buildings (and landscape) of this area • There has been far too much development of St Kilda Road and Queens Road with many significant buildings lost • This heritage proposal will not only benefit the residents of the buildings but the wider community by retaining this charming streetscape. 	Support noted. Recommended position / changes: No change recommended.
138 Port Melbourne resident	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • Living in Port Phillip all their life, the submitter has witnessed the devastation of the demolition of many stately homes and mansions that did not have any heritage protection • The site is an excellent and well preserved complex of the 1940s apartment era. • By adding heritage protection it will be preserved for our current and future generations, culture and history • The streetscape is softened by low rise buildings and there are few remaining low rise on Queens Road. 	Support noted. Recommended position / changes: No change recommended.
139 Port Phillip resident	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	Support for the inclusion of the properties in the heritage overlay on the basis that: <ul style="list-style-type: none"> • Over the years lots of demolition of buildings worthy of heritage protection has occurred • The submitter supports the recommendations and comments noted in the Heritage Assessment of 58, 59 	Support noted. Recommended position / changes: No change recommended.

			<p>and 60 Queens Road prepared by Peter Andrew Barrett.</p> <ul style="list-style-type: none"> • This complex, along with several others mentioned in the Queens Road precinct, are prime examples of the early changing patterns and evolving social needs of Melbournians during this period. • The landscape setting reflects the usage of common land by its occupants • They are symptomatic of Melbourne's growth and 'residential settlement'. 	
145	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They look as though they belong to a certain era and have been carefully maintained. • If the site was not afforded heritage protection and was developed, YVE apartment building would be largely obscured from view when viewed from Queens Road / Albert Park Lake. • The expansive frontage onto Queens Road represents a green break which blends well into the golf course and parkland. 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
146	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • There are very few period buildings left in Queens Road and 58-60 is an excellent example of what should be retained. • Any future development at 58-60 Queens Road would represent a major diminution of the heritage-built environment. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

<p>147</p> <p>Port Melbourne resident</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • There is so little heritage left in the area • The 58-60 Queens Road apartment complex is well built and beautifully maintained, making it a prominent example of architecture in the 1940s. • It deserves to be heritage listed 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
<p>148</p> <p>Owners Corporation of nearby building St Kilda Road Melbourne.</p>	<p>58-60 Queens Road, Melbourne</p>	<p>Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road</p>	<p>Submission endorses the arguments articulated by Peter Barrett.</p> <p>Provided supporting evidence from Roger Beeson Architects + Conservation Consultants (RBA Architects) which concludes that that the findings of Peter Barrett in his Heritage Assessment of 58-60 Queens Road were correct and that the application of an individual Heritage Overlay (HO512), as proposed in Amendment C161port, is supported.</p> <p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • If the heritage overlay were not applied, and the site was developed in future, views of YVE from the west, across Albert Park Lake, the parkland and Queens Road, would be blocked. • Again should any future development take place, the zoning would allow a building of up to 40 metres in height, meaning from Albert Park Lake only the top few floors of YVE would be visible at best. • If 58-60 Queens Road was demolished in future, part of the 'heritage value' of YVE would be demolished at the same time. 	<p>Support noted.</p> <p>See response provided to key issue 2a.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

			<ul style="list-style-type: none"> • Together with St Kilda Road and Beaconsfield Parade, Queens Road is one of the three beautiful gateways to Melbourne from the south. • They constitute an outstanding example of what must be saved. • The property has the largest and best frontage of the remaining properties along the Boulevard, which is comprised of carefully manicured hedge and an abundance of mature trees. • The fine period buildings themselves seem to have been well-maintained. 	
149 Nearby resident St Kilda Road, Melbourne	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support for the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • They are of aesthetic and historical significance <p>The submitter also thanks Port Phillip for taking this step to protect these buildings for the future.</p>	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
150 Affected property owner	58-60 Queens Road, Melbourne	Proposed new individual heritage overlay (HO512) for complex of flats, 'Glen Eagles, Kinross and Kinfauns' at 58-60 Queens Road	<p>Support the inclusion of the properties in the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • The buildings, parking and grounds are a real landmark in the Port Phillip community. • The submitter is proud to own this piece of Port Phillip history • The submitter purchased the property on the understanding that the building and grounds were to be protected. 	<p>Support noted.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>

Section 3 – Submissions raising objections and requesting changes – submissions all proposed to be included in C161port – Part 2

Submission No	Relevant property address	Changes proposed in Amendment C161port	Submission summary	Officer response and recommendation
1 Affected property owner	146 Dow Street Port Melbourne	<ul style="list-style-type: none"> • Rezone part of property from Neighbourhood Residential Zone – Schedule 2 to General Residential Zone – Schedule 1 • Delete HO1 from the rear of property. • Show property as 'Contributory Heritage Place Outside the Heritage Overlay' on the Neighbourhood Character Map. (Current grading Part Significant inside HO, part contributory inside HO and part 	Submitter objects to the inclusion of the property as a 'contributory heritage place outside the heritage overlay' on the basis that the property has been demolished in accordance with approved permit 308/2018/A and B.	<p>Given the building has been demolished the inclusion of the property as a 'Contributory Heritage Place outside the Heritage Overlay is no longer considered to be appropriate.</p> <p>The Neighbourhood Character Map should be amended accordingly.</p> <p>Recommended position / changes:</p> <p>Changes recommended to Amendment C161port to remove the proposed 'Contributory Heritage Place Outside the Heritage Overlay' grading for 146 Dow Street from the Neighbourhood Character Map.</p>

		Contributory outside HO).		
3 Affected property owner	58-60 Queens Road Melbourne	New individual heritage overlay (HO512) Currently contributory outside the heritage overlay	<p>Submitter opposes the heritage overlay for the following reasons:</p> <p><u>1. Heritage value.</u></p> <p>The submitter states the perceived heritage value of the complex is less than that outlined in the heritage study. The submitter questions the validity of the 'Moderne Style' and state that the average rate payer would consider these blocks the same as any other block of flats built in the 1970s. It is stated that they do not have any of the appeal that the Victorian, Edwardian or Art Deco styles have, and point out that all of the buildings of a similar style along Queens Road have already been redeveloped, highlighting the lack of heritage value.</p> <p><u>2. Maintenance / building improvements</u></p> <p>The submitter states that the constant maintenance required on these buildings is extraordinary and the owners of the buildings should not be made to prop them up just because one person finds them interesting.</p> <p>The submitter states that the proposed heritage overlay will restrict the property owners from making any improvements to the properties.</p> <p><u>3. Personal financial impact</u></p> <p>The loss in value resulting from the introduction of a heritage overlay on these buildings will have a substantial detrimental impact upon the investments of property owners within the buildings. For many this is their sole property investment and represents what is effectively their superannuation.</p>	<p>1. <u>Heritage Value</u></p> <p>The heritage significance of this complex is established in the <i>58, 59 and 60 Queens Road Melbourne Heritage Assessment</i> (Peter Andrew Barrett, 2017) ('Heritage Assessment' which has been prepared in accordance with the ICOMOS Burra Charter (2013) and makes an assessment against the HERCON criteria consistent with <i>Planning Practice Note 1: Applying the Heritage Overlay</i> (August, 2018).</p> <p>The assessment finds <i>the complex of flats is to be significant at a local level, as it has aesthetic and historic value to Port Phillip as a large and intact 1940s flat complex designed in a Moderne style. The scale and quality of the complex demonstrate the wave of flat development in the 1930s and 1940s in Port Phillip, in which Queens Road played a significant part, as it was a locale considered suitable.</i></p> <p>2. <u>Maintenance / building improvements</u></p> <p>See response to key issue 1b.</p> <p>3. <u>Personal financial impact</u></p> <p>See response to key issue 1c.</p> <p>Land tax and Council rates are adjusted based on the planning controls applicable to the property.</p> <p>4. <u>Site is more appropriate for provision of housing</u></p> <p>Council has an important role in providing opportunities for a diverse range of housing needs,</p>

			<p>Submitter states that the land tax paid on these apartments each year is currently inflated due to them being a prime location for redevelopment.</p> <p><u>4. Site is more appropriate for provision of housing</u></p> <p>Submitter states that Council must show a commitment to the provision of adequate housing to meet a growing population, and this site is a prime site for housing. This would provide a much higher revenue for the city of Port Phillip than the current block of flats.</p>	<p>and significant opportunities for housing growth exist within Port Phillip. The need to accommodate housing growth is carefully balanced with protecting Port Phillip's valued heritage and neighbourhood character.</p> <p>Recommended position / changes:</p> <p>No changes recommended.</p>
10 Affected property owner	58-60 Queens Road, Melbourne	<p>New individual heritage overlay (HO512)</p> <p>Currently contributory outside the heritage overlay</p>	<p>Submitter objects to the proposal on the basis that this is an investment property and the proposal will damage their abilities of small-time property investing.</p> <p>Submitter notes the outcome will affect their vote in the next Council election.</p>	<p><u>Property value / financial impact</u></p> <p>See response to key issue 1c.</p> <p>Recommended position changes:</p> <p>No changes recommended.</p>
66 Lawyer on behalf of affected property owner	335 Ferrars Street, South Melbourne	<p>Heritage grading proposed to be amended from 'Non Contributory' to 'Significant Heritage Place' within HO441 (St Vincent Place East)</p>	<p>Submitter objects to the revised heritage grading and requests this proposal be abandoned on the basis that:</p> <ul style="list-style-type: none"> Heritage control of the Site has not been warranted to date and there is no reason for this to change. The submitter considers the amendment to be based on the railway cutting and three bluestone bridges, the closest of which is 250-300m to the north of the site. 	<p>Officers note that 335 Ferrars Street is currently included within HO440 as a 'Non-contributory' property. The heritage grading of the property is proposed to be amended through this amendment.</p> <p>The intent of Amendment C161port is to address anomaly that exists where an individual citation exists for the Railway cutting and bridges (Citation 2311) however the grading is non-contributory.</p> <p>In terms of background, the reason this property has been included in the Significant Heritage Place is because it is an un-subdivided parcel of land that forms part of the original railway reserve which is proposed to be included as 'Significant'. It is acknowledged that the parcel of land associated with the railway cutting and bridges also includes a number of buildings which do not relate to its significance, including the building referred to by the</p>

				<p>submitter. Officers consider that this should be acknowledged in the Citation so that it is clear.</p> <p>However this particular building is the former premises of the South Melbourne Cycle Club at 335-337 Ferrars Street <i>which is a red brick building, apparently of Edwardian or inter-war vintage, which is enlivened by rendered stringcourses, scotia cornices and flat-arched windows with steel-framed casement sashes</i> (note that this association is demonstrated by an original plaque on the building), and while not associated with the railway cutting or bridges, may be of potential significance as an individual place. On that basis officers agree that changes should be made to note that the significance of the building has not been established, however recommend a further review to establish its significance.</p> <p>Recommended position / changes:</p> <p>Update Amendment C161port to make the following changes:</p> <ul style="list-style-type: none"> Amend the Revised Citation 2311 to specify those buildings which do not contribute to the significance of the railway cutting and bridges, including the former premises of the South Melbourne Cycle Club.
93 Affected property owner	61 Farrell Street, Port Melbourne	Heritage grading proposed to be amended from a 'Contributory Heritage Place' to 'Significant Heritage Place' inside HO1 (Port Melbourne)	<p>Object to the amendment and request the property be removed from the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> There is a lack of demonstrated and substantiated reasons for the upgrading of the significance of the property to "significant" as well as the current grading of contributory. 	<p>The significance of the Heritage Overlay 1 (HO1) precinct, and contribution of this place within the precinct has been established. It is noted that the review of the HO1 Port Melbourne Precinct, completed in 2011, did not recommend any changes to the precinct in Farrell Street.</p> <p>Amendment C161port has been prepared to make technical corrections and updates to address anomalies within the planning scheme. This includes</p>

			<ul style="list-style-type: none"> • The Port Phillip Heritage Review Update February 2019 contains no detailed reference to the site or why it is now considered to be significant. • The only description of the house is that it is a “relatively intact bi-chrome Victorian house”, however the following non original features have been installed since 1990: <ul style="list-style-type: none"> ○ verandah roofing, supporting timber, soffit lining, aluminium decorative trims and timber posts; ○ roof (zincalume); ○ gutters; ○ front door; ○ front fence and gate; and ○ fuse box on the eastern wall of the house. • HO1 is a large area, it is not stated how 61 Farrell St is part of the significance of HO1. • The property is located on a streetscape which is not intact or consistent. 	<p>changes to heritage gradings of places already within the heritage overlay, including 61 Farrell Street.</p> <p>The <i>Port Phillip Heritage Review Update</i> (David Helms Heritage Planning, 2019) has assessed the intactness and integrity of this property, including consideration of the degree of alterations, and considered the appropriate grading based on a comparative analysis of properties within the precinct. The Review recommends it be regraded from ‘Contributory’ to ‘Significant’ on that basis.</p> <p>The non-contributory buildings in the surrounding area do not change the fact that this is a relatively intact bi-chrome Victorian House, which is comparable to similar buildings within HO1.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
108 Affected property owner	10-18 Jacka Boulevard (St Kilda Sea Baths)	Proposed heritage grading change from ‘Non Contributory’ to ‘Contributory Heritage Place’ within Heritage Overlay 168 (Seabaths).	<p>The site should be removed from the heritage overlay on the basis that:</p> <ul style="list-style-type: none"> • Council’s heritage advisor (in a report tabled at Council Meeting in May 2018) states the current seabaths have no heritage value. • The statement of significance is misleading, stating the building was constructed in 1931, but references demolition of the 1930s building. • The statement of significance notes that none of the original building fabric remains and therefore there is no justification for the proposed alteration of the heritage citation to ‘contributory’. • There are considerable overlays that already exist relating to the property and adding more will create 	<p>Heritage Overlay 168 (HO168) is an existing overlay which applies to the Seabaths. This amendment seeks to correct an anomaly being that the current grading is ‘Non-contributory’ despite it being included within a site-specific overlay.</p> <p>It is considered that the appropriate grading should be ‘Contributory heritage place’ to accurately reflect the significance of this place. It is noted that a regrading of this place will not result in additional permit triggers.</p> <p>The original seabaths building has been demolished, and a new building constructed. This is described in the Exhibited Citation. However officers agree this could be stated more clearly. It is recommended that the Citation include the date of</p>

			<p>additional expense, time, and debate to an already cumbersome planning process.</p>	<p>reconstruction to more clearly distinguish between date of original construction and reconstruction.</p> <p>With respect to the significance of this place, the exhibited Citation explains the significance of the Seabaths relates to it ongoing historic use as sea baths, and it's historical and social associations with the St Kilda foreshore. Further, the cupolas on the towers are original heritage fabric.</p> <p>While Amendment C161port proposes to correct what is considered to be an anomaly (i.e. the seabaths are included in a site-specific overlay with a non-contributory grading), it is also recognised that this site would benefit from further strategic work to better understand the significance of this site.</p> <p>Recommended position / changes:</p> <p>Make changes to Amendment C161port to amend the Citation for the Seabaths to include the date of reconstruction of the Seabaths building.</p>
<p>109 Affected property owner</p>	<p>273 Bridge Street Port Melbourne</p>	<p>Proposed heritage grading change from 'Non Contributory to 'Contributory Heritage Place' within Heritage Overlay 1 (Port Melbourne)</p>	<p>Objects to the proposed heritage grading change on the basis that:</p> <ul style="list-style-type: none"> • The architectural integrity of the property is not in line with surrounding properties as it has been considerably altered during the 1960s, 70s and 80s. • Council's heritage architects acknowledge that the façade and boundary wall have been lost. • The loss of the Victorian heritage façades, along with the out of place minimal visual chimneys supports an out of place appearance. • The building fabric is misleading and is a mismatch of decades. • The integrity of the building has been lost through use of materials such as steel and aluminium 	<p>This place is currently included with precinct HO1 (Port Melbourne) as a non-contributory graded property. The <i>Port Phillip Heritage Review Update</i> (David Helms Heritage Planning, 2019) acknowledges that this is an altered Federation/Edwardian house, however that it is consistent with other contributory buildings within the precinct. While the façade has been altered, the house retains the traditional form with very intact chimneys with original pots, original side walls with some original openings, and even a decorative timber barge board to the project gable end. Because of this it is consistent with the definition of a Contributory Place in Clause 22.04 of the Port Phillip Planning Scheme ie that they <i>may have been</i></p>

			windows, wrought iron and variety of brick patterns.	<p><i>considerably altered but have the potential to be conserved.</i></p> <p>Recommended position / changes:</p> <p>No changes recommended.</p>
114 Affected property owner	9 Maryville Street Ripponlea	Proposed heritage grading change from 'Contributory Heritage Place' to 'Significant Heritage Place' within Heritage Overlay 7.	<p>The submitter opposes the proposed upgraded heritage grading to 'Significant Heritage Place on the basis that:</p> <ol style="list-style-type: none"> 1. The property has been rendered within the last 25 years and does not have historic or architectural significance. 2. The streetscape character is not intact as Maryville St has two blocks of flats at No. 8 and No. 10 which were built around 1970-1980. 3. The Victorian Heritage Council doesn't list the property of sufficient significance for it to be listed on its database, therefore the decision to consider the property to be individually important and to satisfy the subjective criteria for it to be classified as a significant heritage place is arbitrary. 4. Grants or loans for restoration work or incentivise programs should be provided by Council to offset the imposition of the planning process. 	<ol style="list-style-type: none"> 1. The Port Phillip Heritage Review Update (2019) states that the property is an intact interwar duplex with original front fence. Council's heritage consultant considers that if the façade has been re-rendered, this has been done in a sympathetic manner. The house maintains a high degree of integrity with few visible changes and warrants a Significant grading. 2. Amendment C161port has been prepared to make technical corrections and updates to address anomalies within the planning scheme. This includes changes to heritage gradings of places already within the heritage overlay, including 9 Maryville Street. The significance of this place and contribution to the Heritage Overlay 7 (HO7) precinct has been established through previous reviews. Notwithstanding, it is noted that besides the blocks of flats at 8 and 10 Maryville Street which are included within the precinct as 'non-contributory' heritage places, the remainder of buildings within the Maryville streetscape are of heritage significance and make a contribution to the precinct. 3. HO7 is of local significance to Port Phillip. The Victorian Heritage Register has a separate classification for Heritage properties and only lists the State's most significant heritage places, objects and shipwrecks that are protected under the <i>Heritage Act 2017</i>.

				<p>4. Maintenance is important to conserve heritage and retain property values. Heritage buildings are an important part of Port Phillip's character which is highly valued by the community and is part of what makes Port Phillip a great place to live. It is noted that routine repairs and maintenance to buildings within the Heritage Overlay (HO) generally do not require a planning permit, however that permit triggers for properties for buildings and works within the HO will increase. The economic effects of requiring a planning permit may be reduced through the availability of advice from the City of Port Phillip's heritage advisor and planning officers prior to, during, or following the planning permit application process.</p> <p>Recommended position / changes:</p> <p>No changes recommended.</p>
123 Affected property owner	341 Ferrars Street South Melbourne	Proposed to be upgraded from Non-Contributory to Significant within HO441	<ol style="list-style-type: none"> 1. Supports protection of railway bridges as they are of aesthetic and historic significance to Port Phillip and provide evidence of early development in Melbourne 2. Opposes amended heritage grading of 341 Ferrars Street on the basis that: <ul style="list-style-type: none"> • the property was constructed in the late twentieth-century and is outside the period identified in the Citation • The contemporary townhouses at 333-351 Ferrars Street do not demonstrate any of the significant features of the HO as identified in the Citation and Statement of Significance. • The properties could be demolished without causing harm to the heritage significance of the railway 	<ol style="list-style-type: none"> 1. Support noted. 2. It is acknowledged that the address and mapping of the proposed 'Significant' heritage place shown on the Exhibited Heritage Policy Map and Citation map includes contemporary properties at 333, 341-355 Ferrars Street and that this should be corrected so those places remain 'non-contributory' as they are not of significance. <p>Recommended position / changes:</p> <p>Make changes to Amendment C161port to amend the heritage grading of 341-355 Ferrars Street as 'non-contributory', including:</p> <ul style="list-style-type: none"> • Amend the citation address and map to remove 333, 341-351 Ferrars Street.

			<p>cutting or HO440 and should not be protected as significant.</p> <ul style="list-style-type: none"> The land on which 341 Ferrars Street is located provides limited to no evidence of the historic railway cutting, does not relate to the identified significance of the precinct and is not worthy of a significant grading. The house has no historic, aesthetic or relational value within the Heritage Overlay. 	<ul style="list-style-type: none"> Amend the proposed heritage grading of 333, 341-351 Ferrars Street to 'non-contributory' as shown on the Heritage Policy Map.
124 Planning consultant on behalf of affected property owner	14 Woodruff Street, Port Melbourne	<ul style="list-style-type: none"> Remove Heritage Overlay 164 (HO164) from the land bounded by Boundary Road, Munro Street, Ingles Street and Woodruff Street, <u>apart</u> from 164 Ingles Street and 14 Woodruff Street, Port Melbourne. Update the <i>City of Port Phillip Heritage Policy Map</i> to show the retention of 14 Woodruff Street and 164 Woodruff Street as 'significant heritage places'. The properties to be removed from HO164 will be re- 	<p>Submitter objects to proposed changes and requests:</p> <ul style="list-style-type: none"> HO164 be removed entirely from 14 Woodruff Street. 14 Woodruff Street be shown as 'non-contributory' (in lieu of Significant as proposed). Citation 48 be amended to exclude 14 Woodruff Street. Schedule to Clause 43.01 be updated to remove reference to 14 Woodruff Street. <p>Changes requested on the basis that:</p> <ul style="list-style-type: none"> Site has been substantially redeveloped in accordance with approved under Planning Permit 640/2017. Works included part demolition, refurbishment, and extension of the existing building to provide for a mixed-use development (comprising retail, office space and residential apartments). Submitter considers that building at 14 Woodruff Street does not have sufficient heritage value to warrant retention in the Heritage Overlay and should be re-graded to 'non-contributory'. Submitter refers to heritage impact statement prepared by Lovell Chen to support planning permit which: <ul style="list-style-type: none"> Notes the current Statement of Significance does not mention the building at 14 Woodruff Street and that the focus of the current Heritage 	<p>The development approval includes the retention of the original façade and the reinstatement of sympathetic features including windows.</p> <p>Council's heritage consultant considers that this building remains legible as part of the former factory complex and together with the surviving office building provides the only remaining evidence of the once vast complex.</p> <p>It is appropriate that the heritage overlay continue to apply to this site to ensure that heritage matters are a consideration in any future works.</p> <p>On that basis, retention of the Heritage Overlay is justified.</p> <p>Recommended position / changes.</p> <p>No changes recommended.</p>

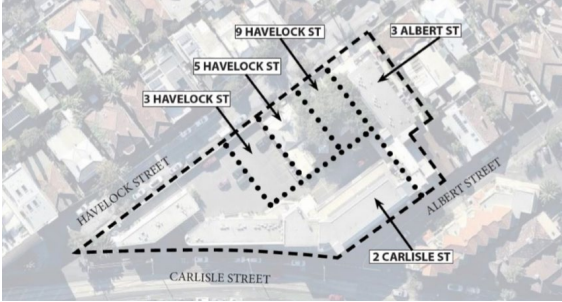
		<p>graded as 'non-contributory'.</p> <ul style="list-style-type: none"> • Update Citation 48 to include 14 Woodruff Street. • Update property address in the schedule to Clause 43.01. 	<p>Overlay is on the former office building (289 Ingles Street).</p> <ul style="list-style-type: none"> ○ Considers the extent of works underway across the site would see a fundamental change in the character of the place. ○ Considers the buildings at 14 Woodruff Street and 289 Ingles Street are the only remnants of the earlier use of the site and are located at some distance from each other, separated by new development. ○ Considers the proposal for 14 Woodruff Street to represent an appropriate balance of adaptation and development, with the focus on retaining the front section of the Ingles Street building, whilst stating that building is much altered and of limited significance. • Submitter notes recently approved works on the site were supported by Port Phillip City Council, and that the existing planning controls provide a comprehensive planning framework for this area including a permit requirement for demolition. • Submitter states that the building at 14 Woodruff is of limited significance, which has been considered and appropriately incorporated in the design of the substantially renovated building. • Submitter states that the heritage overlay is no longer required. 	
125 Affected property owner	154 Mitford Street Elwood	Proposal to apply a new heritage overlay (HO511) to 152-154 Mitford Street Elwood	<p>The submitter does not support the proposed heritage overlay for the following reasons:</p> <p><u>Property is in an area of high flood-risk causing threat to property and personal safety.</u></p> <p>Evidence of the properties being located within a 'High-Risk' area prone to flooding is provided by way of:</p> <ul style="list-style-type: none"> • Map showing location of the property at the high watermark of where the the former Elwood swamp meets Elster Creek. Submitter observes that during 	<p><u>Strategic basis for heritage overlay</u></p> <p>The heritage overlay is proposed to apply to 152-154 Mitford Street on the basis that the <i>Port Phillip heritage Review Update</i> (David Helms Heritage Planning, 2019) has found the attached houses at 152-54 Mitford Street, Elwood to be of local architectural and aesthetic significance to the City of Port Phillip. The heritage assessment has been prepared in accordance with the ICOMOS Burra Charter (2013) and makes an assessment against</p>

			<p>floods, stormwater events or heavy rains that water pools around the property.</p> <ul style="list-style-type: none"> • A flash flooding map produced by Melbourne Water and City of Port Phillip showing the property located within a 20 year flood zone and with surrounding roads that are subject to 'Major flooding'. Submitter observes that in a stormwater or flood event, water rushes to the lowest landfall available (152-142 Mitford Street) which can be extremely dangerous to life and property alike. • Submitter refers to mitigation measures undertaken to address areas of highest risk to deal with the 19th century planning decision to build a suburb on a swamp. Mitigation measures have included water collection points at Elwood Primary, Elwood Secondary and in nearby Elsternwick Park which surround 152-154 Mitford Street and are evidence that local authorities are aware that this address is among the highest risk properties in the suburb. • Area including 152-154 Mitford Street, is prone to flash flooding. Submitter describes personal experience of flash flooding event in 2011 whereby water entered the property from underneath the floorboards. Submitter also describes recent experience of flash flooding threat in December 2017, whereby the house was sandbagged and fortunately the tide turned at the right moment to prevent Glenhuntly Road culvert from flooding. Submitter states they do not enjoy living with this ongoing threat to their family's safety. • Submitter has observed increased frequency of flooding events due to global warming and Council's own advice to residents is that major storm events will be increasing in frequency and severity. • Submitter states the home was badly flooded in 2011 and the building was uninhabitable for 18 months, with a bill of over \$100,000 for restoration works alone. 	<p>the HERCON criteria consistent with <i>Planning Practice Note 1: Applying the Heritage Overlay</i> (August, 2018). The heritage overlay is proposed for the purpose of protecting the significance of the site and ensuring that heritage is a matter for consideration in any future development proposal.</p> <p><u>Development under a heritage overlay / balancing of heritage and flood-mitigation outcomes</u> See response to key issue 1e.</p> <p>In the context of 152-154 Mitford Street, it is noted that the Special Building Overlay (SBO) applies which ensures that flood-risk is also a consideration in planning permit decisions.</p> <p><u>Flood-risk and Council action on flooding in Elwood</u> Council is aware that areas of Elwood within the Elster Creek Catchment have a history of flooding. We are committed to working with Victorian Government, Catchment Managers and our community to mitigate and plan for flooding. In 2019, Council partnered with Melbourne Water, Glen Eira, Kingston, and Bayside City Councils to develop the Elster Creek Flood Management Plan, which outlines how we will work together to reduce flood risk. The plan outlines actions that contribute to:</p> <ul style="list-style-type: none"> • The implementation of on-ground solutions that minimise flooding and its impact on the community • Influencing development across the catchment that seeks to minimise run-off and reduce flood risk • Ensuring the community is informed, actively engaged and understands the challenges of managing flooding in the catchment and what is being done about it.
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			<ul style="list-style-type: none"> • Submitter obtained personal injury relating to a stormwater event in 2011 impacting 154 Mitford Street resulting in pneumonia from moving soil that was beneath the flooded property and inhaling spores. This resulted in months off work. • Submitter raises concerns that Council is exposing themselves to public liability by ignoring advice from the Federal Government recommended in the 2015 <i>Towards a Water Sensitive Elwood</i> study and requests that Council take this matter more seriously. <p><u>Heritage Overlay would prevent development of a modern house and/or current house from being able to provide an appropriate response to flood-risk through increased floor height</u></p> <ul style="list-style-type: none"> • Submitter is concerned about the low-lying floor level of their family home, which makes them very vulnerable to major flood events and contemplates that future redevelopment of the current property or demolition and construction of a new modern property may be a necessary outcome to respond to flood-risk. • Submitter states that the current Council regulations ensure appropriate floor height for the flood prone area, which recently constructed neighbouring properties at 29-31 Austin Avenue benefitted from in the last flood event in 2011. • Submitter states that use of the Heritage Overlay would not allow for 152-154 Mitford St to benefit from increased floor heights and would prevent the property owner from being able to renovate or build a new property which is more responsive to the flooding conditions of the area (by raising the floor height), as recommended in the 2015 <i>Towards a Water Sensitive Elwood</i> study. <p><u>Misuse of Heritage Overlay</u></p>	<p>Recommended position / changes:</p> <p>No change recommended.</p>
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			<ul style="list-style-type: none"> • Submitter requests Council to consider the <i>‘Toward a Water Sensitive Elwood’</i> study 2015 which states that [misuse of?]* <i>‘the extent of the Heritage and Special Building overlays, suggesting that the increase in the minimum floor height of a proportion of Elwood properties at risk of flood will be delayed more than it might have otherwise been.’</i> The “misuse of?” is submitters words, as they question the motivation behind Council’s use of a heritage overlay in this instance. • Submitter claims statements made by Cr Dick Gross at Council Meeting March 2019 suggested that Council using Heritage Overlay to limit development. Submitter notes this is not what the Heritage Overlay is designed to do. • Submitter questions whether Council’s use of Heritage Overlay is legal, and states they are considering bringing this matter to the attention of the Local Government Minister (Council officer note: Ministers for Planning and Local Government were sent a copy of this submission from the submitter). • Submitter states they were prevented from recording the March Council Meeting referred to above. 	
129 Affected property owner	152 Mitford Street, Elwood	Proposal to apply a new heritage overlay (HO511) to 152-154 Mitford Street Elwood	<p>Submitter objects to the heritage overlay for the following reasons:</p> <ul style="list-style-type: none"> • Building is prone to flooding, a Heritage Overlay will not protect us from future floods, nor address the many problems caused by the floods to this building. • The property is subject to a number of problems including: <ul style="list-style-type: none"> ○ It has experienced numerous floodings in that time, so the foundations of the buildings are in poor condition. ○ Council planted a large plane tree planted on the nature strip too close to the side wall (since removed) - this caused permanent 	<p>Please refer to response provided to submission 125 regarding the strategic basis for application of the heritage overlay and Council action on flooding in Elwood.</p> <p>Refer to response to key issue 1e regarding the balancing of heritage and flood mitigation in planning application assessments.</p> <p>The statement made regarding the damage caused by Council’s planting of a large plane tree is acknowledged. The submitter has been provided with a Request for Compensation form, which once</p>

			<p>damage to the building's structure that has not been rectified.</p> <ul style="list-style-type: none"> ○ The surrounding drains are also extremely old and block up every time it rains. ○ Parts of the building are not within current building codes. 	<p>completed will be submitted to Council's Risk Management Department for investigation.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
127	293 The Boulevard Port Melbourne	Proposed heritage grading change from 'Significant Heritage Place' to 'Contributory Heritage Place' within Heritage Overlay 2.	<p>Submitter requests that the current heritage grading of Significant Heritage Place be further downgraded to Non-Contributory Heritage Place rather than Contributory Heritage Place on the basis that:</p> <ul style="list-style-type: none"> • Planning Permit 1161/2017 was approved via VCAT appeal P198/2019. The Permit approved the existing building to be largely demolished. • Robyn Rivett (Heritage Advisor) gave evidence on behalf of the applicant at the hearing, drawing on a substantial review of the property and heritage place, finding that this dwelling is the most significantly altered in The Boulevard and within the heritage precinct more broadly and concluded that it should be graded as a Non-Contributory Heritage Place. 	<p>On the basis of the changes approved in the issued permit officers agree this place should be amended to Non-contributory as the integrity will be further reduced once construction approved under this permit commences.</p> <p>It is noted that development has not yet commenced, however that it is a condition of the issued permit that it must commence within 2 years from the date of approval.</p> <p>Recommended position / changes:</p> <p>Make changes to Amendment C161port to amend the heritage grading of 293 The Boulevard, Port Melbourne to 'Non-Contributory'.</p>
131	2 Carlisle Street, St Kilda 3, 5 and 9 Havelock Street, St Kilda Cosmopolitan Hotel site	2 Carlisle Street Is proposed to become Non-Contributory within HO5. Currently 'partly significant' within HO5. 3 Havelock Street is not proposed to be affected by the amendment. Currently	<p>Submitter objects to changes proposed in amendment and requests further changes to the heritage overlay and heritage gradings of the affected properties on the basis that:</p> <ul style="list-style-type: none"> • The site is strategically important within and area of St Kilda in need of dire revitalisation: <ul style="list-style-type: none"> ○ the southern side of Havelock Street does not provide an intact heritage streetscape ○ There is low heritage value of the remaining buildings, further compromised by the immediate context of the hotel buildings and separation from contributory heritage buildings ○ There is a need to identify and facilitate strategic redevelopment sites that can contribute to 	<p><u>Strategic importance of site</u></p> <p>Noted. Council officers have previously engaged in conversations with Meydan Group about the potential to redevelop the Cosmopolitan Hotel at this site within the existing planning controls and have provided without prejudice comments on non-compliant proposals. In line with previous advice provided to the Meydan Group, a review of the planning controls and potential contribution of this site to the St Kilda Activity Centre (noting the site is located at the edge of the Acland Street retail strip and is within the General Residential Zone) is outside the scope of this amendment and would be more appropriately explored as part of the</p>

		<p>'Significant within HO5'.</p> <p>5 Havelock Street proposed to be regraded from 'Contributory Heritage Place' within HO5 to a 'Significant Heritage Place'</p> <p>9 Havelock Street is not proposed to be affected by amendment. Currently 'Significant' heritage place within Heritage Overlay 5.</p>	<p>Council obligations such as economic growth and viability of Acland St and providing housing</p> <ul style="list-style-type: none"> • 3 Havelock Street should be regraded from Significant to non-contributory, given it is a car park. • 5 Havelock Street should be removed from the HO entirely, due to: <ul style="list-style-type: none"> ○ The condition of the building and the fact that it has undergone modifications ○ Its location being physically separate from any other intact heritage dwellings, • 9 Havelock Street should be removed from the HO completely, due to: <ul style="list-style-type: none"> ○ The extent of modifications to the dwelling including the overbearing second story addition ○ It is within a fragmented part of the streetscape and as such does not contribute to the heritage overlay • Both 5 and 9 Havelock Street are enveloped by a commercial enterprise of larger scale modern buildings, resulting in their immediate context being severely compromised. • The Amendment prioritises the retention of heritage fabric over other objectives of planning in Victoria. <p>Map of site provided in submission:</p> 	<p>development of the St Kilda Activity Centre structure plan. It is recommended that Meydan Group be consulted through the structure planning process to explore opportunities for this site.</p> <p><u>Regrading of 3 Havelock Street</u> Agreed that 3 Havelock Street is a car park. Council officers recommend Amendment C161port be amended to include a further correction of the heritage grading of 3 Havelock Street from 'Significant' to 'Non-contributory'.</p> <p><u>Removal of 5 and 9 Havelock Street from Heritage Overlay</u> Amendment C161port has been prepared to make technical corrections and updates, including a series of heritage updates to controls in the Port Phillip Planning Scheme.</p> <p>The current grading of 5 Havelock Street as a 'Contributory' heritage place has been identified as an anomaly, having regard to an assessment of its intactness and integrity compared to other similar properties within the precinct as outlined in the <i>Port Phillip Heritage Review Update</i>, the strategic document underpinning this change. On that basis, a 'Significant' heritage place grading is considered appropriate and recommended to be applied through the amendment.</p> <p>9 Havelock Street is not proposed to be affected by this amendment, and the changes requested by the submitter are considered to be outside the scope of this amendment.</p> <p>It is acknowledged that there is a degree of fragmentation along Havelock Street and officers consider that a review of the significance of these places and contribution to the precinct would be</p>
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				<p>more appropriately considered as part of a strategic review of the Heritage Overlay 5 precinct. This is scheduled for a subsequent year under Council's Heritage Program.</p> <p>Recommended position / changes:</p> <p>Amendment C161port be amended to include a further correction to amend the heritage grading of 3 Havelock Street from 'Significant' to 'Non-Contributory' inside HO5.</p>
132 Affected property owner	58-60 Queens Road, Melbourne	<p>New individual heritage overlay (HO512)</p> <p>Currently 'Contributory outside the Heritage Overlay'</p>	<p>Submitter opposes the heritage overlay and requests the proposal be removed from the amendment for the following reasons:</p> <p><u>Heritage value</u></p> <ul style="list-style-type: none"> • Submitter suggests that Queens Road and St Kilda Road are remembered more for the many mansions, rather than flat development noting that many buildings more suitable for the heritage overlay have since been demolished. • Submitter states that nothing has changed since the original designation as 'Contributory outside the Heritage Overlay' and the buildings are less original. • Submitter states buildings are typical low-rise apartment complexes of the 1930s or 1940s that are plain, utilitarian structures with nothing particularly noteworthy about them. People are more likely to liken them to college dormitories than buildings with any beauty, charm or historical significance. Submitter also questions whether the buildings are Art Moderne. • The landscaping is not original and is a much later addition. 	<p><u>Heritage value</u></p> <p>This complex of flats was assessed previously at a municipal-wide scale through Andrew Ward's <i>Port Phillip Heritage Review</i> (1998) resulting in the current Contributory Outside of Heritage Overlay grading. However, in light of the further research and more detailed site-specific assessment undertaken by Peter Andrew Barrett, there is a greater understanding of the complex's heritage value and contribution at a local level. Further, appreciation and understanding of heritage can change over time. In that respect Council has a proactive approach to identifying places of heritage value and updating existing heritage controls through its Heritage Program.</p> <p>The heritage significance of this complex is established in the <i>58, 59 and 60 Queens Road Melbourne Heritage Assessment</i> (Peter Andrew Barrett, 2017) ('Heritage Assessment' which has been prepared in accordance with the ICOMOS Burra Charter (2013) and makes an assessment against the HERCON criteria consistent with <i>Planning Practice Note 1: Applying the Heritage Overlay</i> (August, 2018).</p>

			<ul style="list-style-type: none"> the developers are not noteworthy. <p><u>Site is more suitable for housing to accommodate significant population growth</u></p>	<p>The assessment finds <i>the complex of flats is to be significant at a local level, as it has aesthetic and historic value to Port Phillip as a large and intact 1940s flat complex designed in a Moderne style. The scale and quality of the complex demonstrate the wave of flat development in the 1930s and 1940s in Port Phillip, in which Queens Road played a significant part, as it was a locale considered suitable.</i></p> <p>Regarding the landscaped setting, the Heritage Assessment considers the aesthetic quality of the complex as a whole <i>is enhanced by its garden setting, which despite encroachment by vehicle parking and a denser planting arrangement, has not significantly impacted upon this aesthetic value.</i> It is considered that <i>these garden settings, combined with the modest scale of the blocks (three-storey) and their hips roofs, provide a residential scale and character to this complex, absent in many Post-war flat developments in Port Phillip</i> and which attribute to the complex being representative of this important phase of development.</p> <p>In relation to the developers, the Heritage Assessment considers that Margot O'Donohue and Frank Lynch were key flat developers in Queens Road and contribute to the significant role that Queens Road played in flat development in the municipality from the Interwar period.</p> <p><u>Suitability of location for housing</u> Council has an important role in providing opportunities for a diverse range of housing needs, and significant opportunities for housing growth exist within Port Phillip. The need to accommodate housing growth is carefully balanced with protecting Port Phillip's valued heritage and neighbourhood character.</p>
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133 Affected property owner	Shop 1 137-139 Fitzroy Street St Kilda	Proposed to amend heritage grading from 'Non-Contributory' to 'Significant Heritage Place' within Heritage Overlay 5.	<p>Submitter objects to the proposed regrading on the basis that the property has had many modifications, including a rebuild due to fire damage and addition of a new awning in 1995.</p> <p>Submitter states the property is therefore not suitable for the proposed upgrade to Significant Heritage Place.</p>	<p>Council's heritage consultant notes that the upper level façade has been carefully and accurately restored. <i>The detail is very fine and includes Corinthian capitals to the pilasters, arched head windows (which have fine scalloped detail below the sill), the parapet with arched pediment (with Rivoli Buildings within the panel), cornice and stringcourse. The integrity of the detail to the first floor facade warrants a Significant grading.</i></p> <p>The accurate restoration of the building's façade was confirmed by investigation of Planning Permit 270/137/P3 issued 21/5/993, which demonstrates the extent of the changes approved, being refurbishment of the existing building together with two new units in accordance with the endorsed plans. The endorsed plans also approved the addition of a 'Victorian Style' verandah over the Fitzroy Street footpath.</p> <p>Recommended position / changes:</p> <p>No change recommended.</p>
141 Affected property owner	118 Barkly and 2A Blanche Street, St Kilda	Apply a new individual Heritage Overlay (HO507) to the properties at 110-118 Barkly Street, St Kilda and 2-6 Blanche Street, St Kilda	<p>Opposes the proposal to include the properties in the heritage overlay on the following basis:</p> <ul style="list-style-type: none"> • The heritage assessment notes that 118 Barkly and 2A Blanche Street are not of as much architectural importance as the dwellings 2, 4 and 6 Blanche Street and 110-116 Barkly Street. • Applying a residential based heritage overlay does not align with the commercial zoning of the land. 	<ul style="list-style-type: none"> • Despite specific properties within this group of dwellings being more ornate or intact than others, the heritage assessment by Context Pty Ltd clearly states that "<i>aesthetically, the group of houses at 2-6 Blanche Street and 110-118 Barkly Street are significant as a cohesive and distinctive group due to their shared materials, detail, setback and form</i>". This highlights that despite there being varying degrees of relative

			<ul style="list-style-type: none"> The heritage overlay will restrict future development, which will be detrimental to the area as a whole. 	<p>importance between the dwellings themselves, their cohesiveness as a group contributes to their high heritage value, and should specific dwellings not be protected by an overlay, and thus be modified or demolished over time, the appeal and significance of the cluster of dwellings as a whole would wane.</p> <ul style="list-style-type: none"> The heritage overlay is proposed to conserve the heritage significance of these buildings, which has been identified through the heritage assessment (outlined above). This does not seek to control the use of the land, which is guided by the commercial zoning. See response to key issue 1a. <p>Recommended position / changes:</p> <p>No changes recommended.</p>
142	<p>Submission received from Statutory Authority (Victorian School Building Authority)</p> <p>194 Richardson Street, Middle Park (Middle Park Primary School)</p> <p>29A Albert Road Drive, Albert Park (South Melbourne Park Primary School)</p> <p>161 Mitford Street, Elwood</p>	<p>Middle Park PS Proposed minor changes to Citation 1106, including corrections to place name, address and school number. A new detailed thematic context section is also included.</p> <p>South Melbourne Park PS Revised Citation.</p>	<p>The Victorian School Building Authority (VSBA) opposes the extent of the heritage overlays proposed for Middle Park Primary School (HO239), Elwood Primary School (HO260) and MacRobertson Girls' High School (HO176) and requests changes to the amendment.</p> <p>It has identified a range of typographical anomalies in the amendment, such as inaccurate names and addresses of the heritage places in the Schedule to Clause 43.01 Heritage Overlay, and inaccurate descriptions of the effect of the amendment in the explanatory report and requests that these be rectified.</p> <p>Middle Park Primary School Submitter requests the following corrections:</p> <ul style="list-style-type: none"> The 'Significant heritage place' grading on the Policy Map extends beyond the heritage overlay and 	<p>Some of the changes put forward by the VSBA in their submission request further corrections to the planning scheme, and do not directly respond to changes proposed through Amendment C161port. However, officers generally support most of the changes requested by VSBA as they are of a correctional nature and are aligned with the purpose of Amendment C161port and should therefore be included. A response to each of the requested changes is outlined below.</p> <p>Middle Park Primary School</p> <ul style="list-style-type: none"> <u>Not supported.</u> While the school buildings form site specific Heritage Overlay 239 (HO239) with a Significant Heritage Place grading, the rest of the school site to the rear of these buildings (play area and portable classrooms) forms part

	<p>(Elwood Primary School)</p> <p>350-370 Kings Road, Melbourne (MacRobertson Girls' High School)</p>	<p>Heritage grading proposed to be upgraded from NIL/Non-Contributory Heritage Place to Significant Heritage Place in HO489.</p> <p>Elwood PS HO260 extended to encompass 161 Mitford Street, and apply a proposed heritage grading of Significant Heritage Place to 161 Mitford Street.</p> <p>MacRobertson Girls' HS Updating the zone boundaries (Public Use Zone Schedule 2 and Public Parks and Recreation Zone) to align with the title boundaries of the School.</p>	<p>Victorian Heritage Register applying to this place. This should be corrected.</p> <ul style="list-style-type: none"> Update the property address listed in the revised citation from "194 Richardson Street" to "194 Richardson Street (part)", to reflect the extent of heritage overlay. Update the Schedule to Clause 43.01 to refer to the school name and correct reference to the address "194 Richardson Street (part)". <p>South Melbourne Park Primary School Submitter requests the following corrections:</p> <ul style="list-style-type: none"> The Explanatory Report is not clear in the way that it explains how the Amendment affects this site. HO489 applies to the entire site, and there is an existing citation (no. 2152) applicable to part of the site. The explanatory report should indicate that it is fixing an error in the Planning Policy Map, rather than changing the heritage grading of the site from nil to significant. HO489 is a duplicate, which also applies Earls Court at 44 Wellington Street, St Kilda in the Schedule to the Heritage Overlay. A new HO number should be provided. The Explanatory Report and "List of All Affected Properties" lists the address as being in the suburb of South Melbourne rather than Albert Park, which is the correct suburb for this property. This should be revised. The name and address of this heritage place has not been updated in the Schedule to Clause 43.01 to be consistent with the in the proposed revised citation. Amend the place name and add the street number "29A" to the address. <p>Elwood Primary School Submitter requests the following corrections:</p>	<p>of precinct wide Heritage Overlay 444 (HO444). This half of the site is also graded as a Significant Heritage Place under this overlay. As such the site is shown correctly on the Heritage Policy Map prepared as part of the Amendment C161port exhibited documents and Council officers do not recommend any changes to this.</p> <ul style="list-style-type: none"> <u>Change supported.</u> This will provide further clarity regarding the location of the heritage overlay and should be included in Amendment C161port. <u>Change supported.</u> This will provide further clarity regarding the location of the heritage overlay and should be included in Amendment C161port. <p>South Melbourne Park Primary School</p> <ul style="list-style-type: none"> <u>Changed not supported.</u> The nature of this change is reflected in the fact that Amendment C161port is a correctional amendment and does not need to be restated for each of the changes outlined. The resulting change will amend the heritage grading from Nil to Significant. <u>Change supported.</u> This is clearly an error in the existing schedule to clause 43.01 and should be included in Amendment C161port. <u>Change supported.</u> This is clearly an error and should be rectified. <u>Change supported.</u> This will ensure consistency across all references to the heritage place name and should be included in Amendment C161port. <p>Elwood Primary School</p> <ul style="list-style-type: none"> <u>Change partially supported.</u> Council officers support complete removal of the heritage overlay from the remaining shed, as while the shed may have once been a typical skillion
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			<ul style="list-style-type: none"> • 161 Mitford Street has undergone substantial redevelopment involving demolition of buildings in the northern part of the site and reconstruction of new classrooms. Only one timber shelter shed remains at 161 Mitford Street, located in the north western corner of the site. The VSBA has not established whether this shed is of an age or condition to warrant protection. Subject to review and confirmation by Council’s heritage advisor regarding the remaining shed, the submitter suggest that the reference in the citation to “other early buildings including some timber, skillion roof shelter sheds that probably date from the mid-twentieth century” be replaced with a specific reference to the one remaining shelter shed at 161 Mitford Street and add further information about its heritage significance. • In response to the extent of demolition works, reduce the extent of the area of 161 Mitford Street covered by HO260 to the footprint of the 1926 infants’ school building and (subject to review and confirmation by Council’s heritage advisor), the one remaining timber skillion roof shelter shed through updates to the heritage overlay mapping, heritage policy map and address listed in schedule to clause 43.01 and the citation. • Update the Schedule to the Heritage Overlay to accurately refer to the school name contained within the citation by replacing “State School” with the name “Elwood Central School No. 3942”, and replacing the address from “201 Scott Street and 161 Mitford Street, Elwood” with “49 Scott Street and 161 Mitford Street (part)”. • Update the description of how the amendment proposes to change the Schedule to the Heritage Overlay in relation to HO260 in the Explanatory Report – Table F. 	<p>shelter shed, the alterations and additions have reduced its integrity and it now has limited heritage value. As such Council officers find it appropriate to remove any reference to it in the citation and exclude it from the Heritage Overlay extent.</p> <ul style="list-style-type: none"> • <u>Change supported</u>. Reduce extent of 161 Mitford Street covered by HO260 as proposed, with remaining timber skillion roof shelter shed not included for reasons provided above. <u>Change supported</u>. While part of this change is referred to in the explanatory report, the respective changes are not included in the Exhibited clause 43.01. This should be rectified. Officers also agree that the property address should be corrected. • <u>Change supported</u>. This will ensure the explanatory report reflects the changes proposed through the amendment. <p>MacRobertson Girls’ High School</p> <ul style="list-style-type: none"> • <u>Change supported</u>. Whilst the Citation does not form part of the Exhibited Amendment Documentation, officers agree that the Citation map should align with the extent of the heritage overlay. This correction should be included in Amendment C161port. • <u>Change supported</u>. This will provide further clarity regarding the location of the heritage overlay and should be included in Amendment C161port. • <u>Change supported</u>. This will provide further clarity regarding the location of the heritage overlay and should be included in Amendment C161port. • <u>Change supported</u>. This will provide further clarity regarding the location of the property affected by Amendment C161port.
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			<p>MacRobertson Girls' High School Submitter requests the following corrections:</p> <ul style="list-style-type: none"> • Update the Citation map to apply only to Allotment 2104 only, consistent with the extent of the heritage overlay, Heritage Policy Map and the Victorian Heritage Register. • Update the address in the citation and the Schedule to the Heritage Overlay to reflect the limited extent of HO176 to only part of the site "350-370 Kings Way, Melbourne (part)". • Update the place name and address in the Schedule to the Heritage Overlay to be consistent with the Citation. • Update the address of this site throughout the Explanatory Report and List of Properties Affected to 350-370 Kings Way, Melbourne, rather than South Melbourne. 	<p>Recommended position / changes:</p> <p>Recommend changes to the Amendment C161port documentation to reflect the supported changes outlined above and requested by the submitter, being:</p> <p>Middle Park Primary School</p> <ul style="list-style-type: none"> • Amend the Exhibited Heritage Policy Map to reduce the extent of the Significant Heritage Place grading to 194 Richardson Street, Middle Park to align with the extent of the Heritage Overlay. • Update the proposed address listed within the revised citation from "194 Richardson Street" to "194 Richardson Street (part)". • Amend the listing of HO239 in the schedule to the Heritage Overlay to include 'Middle Park' in the school name and correct the address to "194 Richardson Street (part)". <p>South Melbourne Park Primary School</p> <ul style="list-style-type: none"> • Replace HO489 applying to South Melbourne Park Primary School with a new HO number to remove duplication. • Correct the Exhibited Explanatory Report and supporting document 'List of Affected Properties' to refer to Albert Park as the correct suburb the school is located in. • Amend the Schedule to the Heritage Overlay to change the place name to ' Army Signal Corps Drill Hall (former)' in line with the revised Citation, and add '29A' to the property address. <p>Elwood Primary School</p> <ul style="list-style-type: none"> • Amend the citation to remove any reference to the skillion shelter shed.
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				<ul style="list-style-type: none"> Update the planning scheme maps and Port Phillip Heritage Policy Map to reduce the extent of HO260 and the 'significant heritage place' grading to the footprint of the 1926 infants building and appropriate curtilage. Amend the listing of HO260 in the Schedule to the Heritage Overlay to refer to "Elwood Central School No. 3942" and correct the address to "49 Scott Street and 161 Mitford Street (part)". Amend the Exhibited Explanatory Report to include reference to the changes above. <p>MacRobertson Girls' High School</p> <ul style="list-style-type: none"> Recommend an amendment to the existing Citation (not part of Exhibited amendment documentation) to make the following corrections: <ul style="list-style-type: none"> Amend the Citation map to reduce the extent of the Heritage Overlay to Allotment 2104 only. Update the address to "350-370 Kings Way, Melbourne (part). Amend the schedule to the Heritage Overlay to make the following corrections: <ul style="list-style-type: none"> Update the address to "350-370 Kings Way, Melbourne (part). Update the place name to MacRobertson Girls' High School. Update the address of this site throughout the Explanatory Report and List of Properties Affected to 350-370 Kings Way, Melbourne, rather than South Melbourne.
143 Affected property owner	96 Grey Street, St Kilda	Proposed to be added to Heritage Overlay 5 as a 'Significant Heritage Place'.	Submitter objects to heritage overlay on the basis that: <u>Property is not of heritage value</u> <ul style="list-style-type: none"> The property has no intrinsic heritage value 	<u>Heritage value</u> The <i>Port Phillip Heritage Review Update</i> (2019) outlines the significance of 'Greycourt', 96 Grey Street St Kilda as being of local historic and architectural significance for its associations with the

		<p>Currently 'Contributory Outside the Heritage Overlay' on the Port Phillip Neighbourhood Character Map.</p>	<ul style="list-style-type: none"> • The justification for including the site as a significant heritage place in the Port Phillip Heritage Review Update (2019) relies on an obscure journal citation. • The property comprising 4 single storey units has the appearance of extremely run down and ordinary Edwardian buildings. • Significant alterations have diminished any heritage value (if the buildings had any heritage value), including: <ul style="list-style-type: none"> (a) building in the original balconies (b) replacing the original roof (c) constructing a new brick fence and gates (d) significant fencing within the internal courtyards (e) external painting of all buildings (f) other significant external alterations. <p><u>Development potential of site</u></p> <ul style="list-style-type: none"> • Land is currently used for very modest, low amenity accommodation. • The property is on a large allotment (900m²) with very low residential density, which could be redeveloped for quality affordable housing to benefit the local community. • Owners consider this site could accommodate a multi-level apartment development with ample carparking similar to other low-cost public housing similar others on Grey/ Inkerman Street. • Locking up this site without having a solid heritage basis is not in the interests of the community or planning policy. 	<p>building of flats in St Kilda and as an early example of 'Bungalow Court' flats. As the building adjoins the HO5 precinct, and is historically related to it, it is recommended for inclusion in the precinct rather than as an individual place. No specific HO controls (e.g., external painting, internal alterations, trees, outbuildings) are required. PPHR (p6).</p> <p>Further to this, the Exhibited Revised Citation 2002 outlines the significance of 'Greycourt', 96 Grey Street St Kilda as being an early example of the 'Bungalow Court' type, that demonstrates the experimentation with multi dwelling and flat types occurring in St Kilda during the early twentieth century and forms part of an important collection of flats within the St Kilda Hill area.</p> <p>The Exhibited Citation outlines that all "Non-original alterations and additions are not significant". As such, the alterations made to the properties have been acknowledged and do not diminish the value of the block in heritage terms.</p> <p><u>Development potential of site</u> See response to key issue 1a.</p> <p>Recommended position / changes:</p> <p>No changes recommended.</p>
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