



MEETING OF THE PORT PHILLIP CITY COUNCIL

AGENDA

17 JULY 2024



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MEETING OF THE PORT PHILLIP CITY COUNCIL

17 JULY 2024



Welcome

Welcome to this Meeting of the Port Phillip City Council.

Council Meetings are an important way to ensure that your democratically elected representatives are working for you in a fair and transparent way. They also allow the public to be involved in the decision-making process of Council.

About this meeting

There are a few things to know about tonight's meeting. The first page of tonight's Agenda itemises all the different parts to the meeting. Some of the items are administrative and are required by law. In the agenda you will also find a list of all the items to be discussed this evening.

Each report is written by a Council officer outlining the purpose of the report, all relevant information and a recommendation. Council will consider the report and either accept the recommendation or make amendments to it. All decisions of Council are adopted if they receive a majority vote from the Councillors present at the meeting.

Public Question Time and Submissions

Provision is made at the beginning of the meeting for general question time from members of the public.

All contributions from the public will be heard at the start of the meeting during the agenda item 'Public Questions and Submissions.' Members of the public have the option to either participate in person or join the meeting virtually via Teams to ask their questions live during the meeting.

If you would like to address the Council and /or ask a question on any of the items being discussed, please submit a 'Request to Speak form' by 4pm on the day of the meeting via Council's website:

[Request to speak at a Council meeting - City of Port Phillip](#)



MEETING OF THE PORT PHILLIP CITY COUNCIL 17 JULY 2024



MEETING OF THE PORT PHILLIP CITY COUNCIL

To Councillors

Notice is hereby given that a **Meeting of the Port Phillip City Council** will be held in **St Kilda Town Hall and Virtually via Teams** on **Wednesday, 17 July 2024 at 6:30pm**. At their discretion, Councillors may suspend the meeting for short breaks as required.

AGENDA

- 1 **APOLOGIES**
- 2 **MINUTES OF PREVIOUS MEETINGS**
Minutes of the Meeting of the Port Phillip City Council 3 July 2024.
- 3 **DECLARATIONS OF CONFLICTS OF INTEREST**
- 4 **PUBLIC QUESTION TIME AND SUBMISSIONS**
- 5 **COUNCILLOR QUESTION TIME**
- 6 **SEALING SCHEDULE**
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- 8 **PRESENTATION OF CEO REPORT**
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 - 10.1 *St Kilda Triangle Live Music Venue - Stage 2 – Targeted Market Engagement Outcomes And Next Steps* 53
- 11 **SUSTAINABLE PORT PHILLIP**
Nil
- 12 **VIBRANT PORT PHILLIP**
Nil

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- 13.1 *Station Pier and Waterfront Place – Draft Scheme Amendment GC187.....* 66
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- 14.1 *Notice of Motion – Councillor Bond - Fitzroy Street Seating 184*
- 14.2 *Notice of Motion – Mayor Cunsolo - Barak Beacon 186*

15 REPORTS BY COUNCILLOR DELEGATES

16 URGENT BUSINESS

17 CONFIDENTIAL MATTERS 187

The information contained in the following Council reports is considered to be Confidential Information in accordance with Section 3 of the Local Government Act 2020.

17.1 *Plumbing & Gasfitting Services Contract Award*

- 3(1)(g(i)). *private commercial information, being information provided by a business, commercial or financial undertaking that relates to trade secrets*
- 3(1)(g(ii)). *private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.*

Reason - The report outlines a proposed contracting arrangement and commercially sensitive information that if made public would potentially expose parties to unfavourable disadvantage.

17.2 *Contract Award - St Kilda Festival Production Management Services*

- 3(1)(a). *Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.*

Reason - Confidential tender recommendations presented to Council for decision.

MEETING OF THE PORT PHILLIP CITY COUNCIL 17 JULY 2024



1. APOLOGIES

2. MINUTES OF PREVIOUS MEETINGS

RECOMMENDATION:

That the minutes of the Meeting of the Port Phillip City Council held on 3 July 2024 be confirmed.

3. DECLARATIONS OF CONFLICTS OF INTEREST

4. PUBLIC QUESTION TIME AND SUBMISSIONS

5. COUNCILLOR QUESTION TIME

6. SEALING SCHEDULE

Nil

7. PETITIONS AND JOINT LETTERS

7.1	<i>Frank's Sculptures – Danks Street Petition Response.....</i>	<i>6</i>
7.2	<i>Petition for Port Phillip Council to Cease the Proposed Fitzroy St Seating Plan</i>	<i>9</i>



Item 7.1 Frank's Sculptures – Danks Street Petition Response

A Petition/Joint Letter containing 734 signatures, was received from citizens which draws the attention of the Council to a complaint made by one person to the placement of sculptures on Council land in Danks Street between Mills Street and Kerferd Road.

Noting that these artistic sculptures:

- 1. Are not affixed to any council structure and are easily moved by one adult person*
- 2. Are only placed outside dwellings where residents have given their permission*
- 3. Are carefully located away from all traffic so as to avoid loss or injury to persons*
- 4. Have been on display for up to ten years*
- 5. Are created from discarded materials destined for landfill and all collected from within the city of Port Phillip boundaries*
- 6. Are regularly maintained*
- 7. Enhance the local amenity and create a unique arts precinct that differentiates the area from surrounding localities*
- 8. Generally create a sense of community*
- 9. Are admired by most who pass by, are frequently photographed and are great conversation pieces*

While we accept that love of art is not universal, the complainant has not, to our knowledge, demonstrated any significant injury.

We therefore request that Council rejects the complaint and allows the ongoing display of Mr Frank Artuso's generally valued art.

At the Council meeting on the 19th June 2024 it was moved

That Council:

1. Receives and notes the Petition.
2. Thanks the petitioner for the petition.
3. Requests officers to place the request to remove the sculptures on hold while an investigation into this matter takes place, including whether the sculptures are permissible under the Nature Strip Guidelines or Public Art Policy and any changes that may be required to the Guidelines to allow the sculptures to remain.
4. Requests officers to bring a report back to a future Council meet

OFFICER COMMENT

Background

In June 2024 a resident notified Council about a number of sculptures on nature strips and the median strip on Danks Street between Mills Street and Kerferd Road with concerns for pedestrian safety and whether they were permitted.

MEETING OF THE PORT PHILLIP CITY COUNCIL

17 JULY 2024



Officers inspected the location and on 17th May 2024 sent a letter asking the artist to remove the sculptures from the nature strip and median strip as they were in contravention of Local Law 23 Clause 14.

A person must not:

- a) *Interfere with or use Council assets in such a way that causes damage or detriment;*

Or

- b) *Any other person could be injured or suffer loss as a result of that interference or use;*

And

- c) *Attach anything to the Council asset*

Since the letter was sent, Council has received 11 direct customer requests, 14 written submissions in support, as well as the 734 signature petition lodged at Council. Danks Street is a Council managed road including the median strip. There are approximately 20 sculptures in the foliage in the median strip and approximately 20 on nature strips clustered around street trees near 250 Danks Street.

Local Law and Policy Context

Public Art Context

Public art reflects and enriches our society and adds meaning to place and uniqueness to our communities as outlined in the Public Art Guidelines 2017.

The internal Public Art Working Group made the decision not to take the Danks Street artworks to the Art Acquisition Reference Committee for consideration for the following reasons.

1. It does not meet the following acquisition principle for public artworks under the current Port Phillip City Collection Policy:
“A public artwork has the necessary allocated resources to resolve specific issues related to conservation and presentation.”
2. The acquisition of these artworks into the collection could encourage other artists to initiate public art projects on Council land/ assets without seeking the necessary approvals.

Unfortunately, this kind of scenario is not covered under the CoPP's Public Art Guidelines.

Instead, we would recommend that the artworks in the nature strip become part of a 'legacy garden', which is the responsibility of the artist/community to maintain.

Sculptures in the median strip

Danks Street Bio Link

As part of the Greening Port Phillip Strategy the next phase of the Danks Street Bio-link project has begun. This project is extending the current biodiverse planting in the median along Danks Street. Some of the sculptures are within the project area and we can look to integrate them into the design. Artwork currently on the nature strip could also be relocated into this area.



Sculptures on the nature strip

Nature Strip Guidelines

The Nature Strip Guidelines were adopted in 2022, they set out what residents can plan, plant and maintain on the nature strips.

The Nature Strip Guidelines is an incorporated document in the Local Law which means that anything permitted under the Nature Strip Guidelines overrides the Local Law.

Under these guidelines a nature strip is defined as the area of public space between the boundary of private property and the road kerb but does not include the paved footpath area, kerb or driveway.

Under these guidelines only plants can be incorporated into a nature strip garden as other items could pose a safety risk, block sightlines or cause injury if fallen on. Art is included as an item not permitted within a nature strip garden.

The guidelines include an opportunity for legacy gardens which were already in place (prior to adoption in 2022) to be assessed if a safety concern was raised. In these instances, the commitment was for Council to work with affected residents to modify and maintain the gardens and ensure public safety. Only in circumstances where the conflict could not be safely remedied would the items/garden be removed.

In this circumstance the artwork in question would be considered under the legacy garden provision as the sculptures have been in place for approximately 10 years.

Officers have been in touch with the artist to discuss options to improve the safety of the sculptures.

OFFICER RECOMMENDATION

That Council:

1. Thanks the community for their petition and acknowledges the community benefits and. social connectiveness these sculptures have created on Danks Street.
2. Notes that the sculptures on the nature strip can be considered under the Nature Strip Guidelines as legacy gardens and that under this provision they can be retained if they meet safety requirements.
3. Requests that officers conduct safety assessments on the sculptures to ensure they limit risk to the broader public, noting that through these assessments the sculptures may need to be modified, moved or removed.
4. Notes that the sculptures in the median strip of Danks Street between Mills Street and Kerferd Road will be included in the design of the Danks Street Biolink Project and retained.
5. Requests that no further installations of sculptures in public space is to take place without Council consent

ATTACHMENTS

Nil



Item 7.2 Petition for Port Phillip Council to Cease the Proposed Fitzroy St Seating Plan

A Petition containing 209 signatures, was received from local residents.

The Petition states the following:-

We the following Petitioners hereby request that the City of Port Phillip,

- a) Recognise that the installation of public seating at the known 'hotspots' on Fitzroy St, St Kilda will enable further drug crime, anti-social behaviour and loss of amenity for the residents and traders in Fitzroy St.*
- b) Recognise that the installation of public seating on Fitzroy St, will place further demands on the already scarce resources of the Victorian Police.*
- c) Recognise that the majority of Fitzroy St traders and residents, visitors and members of the Victorian Police force do not want the installation of public seating on Fitzroy St.*

We the undersigned ask that you cease the proposed installation of seating along the known trouble plagued hotspot area's of Fitzroy St, St Kilda.

OFFICER RECOMMENDATION

That Council:

1. Thanks the petitioner for their Petition.
2. Receives and notes the Petition and provides a response at a future Council meeting.

ATTACHMENTS

Nil



8. PRESENTATION OF CEO REPORT

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MEETING OF THE PORT PHILLIP CITY COUNCIL

17 JULY 2024



8.1 PRESENTATION OF CEO REPORT ISSUE 108 - MAY, 2024

EXECUTIVE MEMBER: JOANNE MCNEILL, EXECUTIVE MANAGER, GOVERNANCE AND ORGANISATIONAL PERFORMANCE

PREPARED BY: JACKY BAILEY, HEAD OF CORPORATE PLANNING
KIHM ISAAC, CORPORATE PLANNING AND PERFORMANCE ADVISOR

1. PURPOSE

- 1.1 To provide Council with a regular update from the Chief Executive Officer regarding Council's activities and performance.

2. EXECUTIVE SUMMARY

- 2.1 In March 2014, the City of Port Phillip introduced a program of more regular performance reporting through the CEO Report.
- 2.2 The attached CEO Report – Issue 108 (Attachment 1) focuses on Council's performance for May 2024.

3. RECOMMENDATION

That Council:

- 3.1 Notes the CEO Report – Issue 108 (provided as Attachment 1).
- 3.2 Authorises the CEO or their delegate to make minor editorial amendments that do not substantially alter the content of the report.

4. OFFICER DIRECT OR INDIRECT INTEREST

- 4.1 No officers involved in the preparation of this report have any material or general interest in the matter.

ATTACHMENTS 1. CEO Report Issue 108 - May  [Download](#)



CEO Report

May 2024

Volume 108

Council respectfully acknowledges the Traditional Owners of this land, the people of the Kulin Nations. We pay our respect to their Elders, past and present. We acknowledge and uphold their continuing relationship to this land.

portphillip.vic.gov.au

Message from the CEO



Welcome to the May CEO Report which includes an update on the priorities that Council has set for me.

Deliver the Council Plan

Overall project portfolio delivery status for January is 66 per cent on-track progressing as planned, 18 per cent at-risk, and 15 per cent off-track. Off-track projects are slightly lower than last month caused by cost pressures and some delays. The percentage of projects on track has increased, with many still finalising procurements for delivery at this stage of the financial year. Off Track projects are being managed back into on track by proactive management of issues, and risks.

In May, we completed works for the JL Murphy baseball lighting project. JL Murphy Reserve has the only baseball field within the municipality and the new lighting will increase utilisation in the winter months where previously the park was unlit in the evenings.

In May, Council endorsed changes to the Inkerman Safety Improvement project based on the extensive community consultation held from October to December last year. After listening to community feedback, Council determined to proceed with Option B: Safety improvements with on-road buffered bike lanes. This will result in a significantly less loss of parking bays whilst still achieving safety benefits. We are excited to progress this project with our community.

We also made significant achievements on ongoing projects this month, including completing detailed designs for Bell Street Laneway and Eville Street Laneway, as we completed construction on the Sea Bee replacement and Broadway Road construction.

From 18 April to 13 May, we invited the community to provide feedback on draft Council Plan and Budget (Year 4) and the proposed changes to local rates. In particular, the proposed rate increase of 2.75 per cent in 2024/25 for property

owners and increasing rates for certain land types that have a negative impact on the amenity of the City of Port Phillip including derelict, unactivated and vacant land. At the time of writing, we are pleased that this Plan and Budget has been adopted, and I look forward to updating you on the roll out of this plan in coming reports.

Governance and Advocacy

In May, Council held its third citizenship ceremony for the year, with all 178 approved Port Phillip residents invited to attend. City of Port Phillip is leading the way among neighbouring councils with 93 per cent of approved applicants attending a ceremony within three months of being approved.

We also continue to progress our work on the upcoming Council Elections, being held by postal vote in October. There have been some changes to how Council -enrolled voters must enrol for this election, so in May, we sent letters to people who are eligible to be a Council-enrolled voter with an

Message from the CEO

application form to enrol. We also promoted this across our various communications channels and will continue to do so until the close of roll in August.

Community, Stakeholder, and Customer

For May, 91 per cent of community complaints were resolved within agreed timeframes, exceeding the target of 70 per cent and the result the previous year (80 per cent for May 2023). For May, 86 per cent of community service requests were resolved within agreed timeframes. This result surpassed the 80 per cent target as well as performance for the same time last year (81 per cent for May 2023).

Kerbside bin collection requests for May dropped to 14.25 requests against a monthly target of less than 25 requests per 1,000 households. This has been the best result this financial year as officers continue to work with Citywide to improve bin collection services through more regular contract meetings and system improvements. Kerbside

missed bins have been trending positively closer to target in recent months settling at 9.12 missed collections per 10,000 bins in May against a benchmark of less than five missed per 10,000 collections.

We had a range of projects out for community consultation during May including our Coastal Future plan, our Reconciliation Action Plan, our Digital Parking Permits project and the Footpath trading guidelines.

In May, we were also proud to celebrate local design excellence at our Port Phillip Design and Development Awards night. The award has been held every two years since 1998 and encourage and celebrate design excellence in our City and help raise awareness of what quality design looks like, while recognising the great homes and infrastructure that help make our city such a vibrant place to live. This year exceeded expectations with a 25 per cent increase in entries

received compared to 2022. You can find out more about the recipients on our website.

Finance, assets, and value for money

As at 31 May 2024 the full year forecast for 2023/24 is a cumulative cash surplus of \$0.14 million which is the same as April and \$0.72 million below budget.

City of Port Phillip has an overall low risk rating using the Victorian Auditor General's Office (VAGO) financial sustainability indicators, a forecasted positive net operating result of \$7.6 million (2.9 per cent of total revenue) and a healthy working capital ratio of 350 per cent.

We have also met our return-on-investment KPIs and Corporate Social Responsibility targets, which is a great outcome in the current economic climate.

Message from the CEO

Culture and capability

Staff turnover has improved for May, dropping to 11.4 per cent from 12.1 per cent in April. Our yearly turnover rate is continuing to improve at 12.5 per cent this year compared to a 19.3 per cent average turnover rate for last year.

In May, the percentage of occupational health and safety incidents reported within 24 hours was 79 per cent, which is above the 75 per cent target and tracking at 81.4 per cent year-to-date. Additional communications are being undertaken to understand any issues and remind staff and leaders of the importance of immediate reporting of incidents.

In May, the Safety and Wellbeing team also rolled out the WeCare program for leaders, aimed at upskilling our leaders to help them assist staff who are suffering with their mental health. We also completed Safety Incident Investigation training with our leaders.



Chris Carroll
CEO, City of Port Phillip

Strategic Direction 1

Inclusive Port Phillip

A City that is a place for all members of our community, where people feel supported and comfortable being themselves and expressing their identities.



CEO message

Inclusive
Port PhillipLiving
Port PhillipSustainable
Port PhillipVibrant
Port PhillipWell-governed
Port Phillip

Key highlights

JL Murphy baseball field lighting upgrade

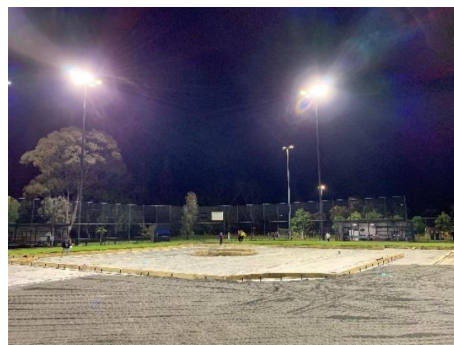
In May, we completed works for the JL Murphy baseball lighting project.

The upgrade included six new poles, that utilise latest technology to light the field to Australian standards. The high-performance exterior lighting has the latest LED and dimming technology which limits power consumption, eliminates upward light and increases lamp light. The poles are positioned to allow light to focus directly on the sports ground whilst eliminating light spill to surrounding areas. Timing is controlled remotely so the lights will turn off automatically.

JL Murphy Reserve has the only baseball field within the municipality and the new lighting will increase utilisation in the winter months where previously the park was unlit in the evenings.

Works continue the upgrade of the baseball infield which will complement the lighting project. The

field is expected to be fully operational for the summer sport season.



JL Murphy baseball field new lighting and field works

J Talbot Reserve basketball upgrade

In May we completed construction of new basketball facilities at J Talbot Reserve. The highly utilised existing basketball hoop and gravel area at J Talbot Reserve was installed around 15 years ago and reached the end of its functional life. This project will relocate the basketball hoop and create a formal three-point court, improving

usability and avoiding conflict with both playground users and people entering the theatre school.

The new basketball three-point court is built of noise-minimising materials, including noise-reduction backboards and a low-noise surface. The surrounding vegetation and screening has been designed to minimise the visual appearance and avoid balls bouncing onto Barkly Street.



J Talbot Reserve Basketball upgrade

Update regarding Aged Care Changes – Month of May

The Australian Government is continuing the direct selection process for non-for-profit organizations to deliver in home support services to support client independence and autonomy. The implementation of the single assessment service continues, with the Regional Assessment Service continuing to deliver assessment services until 30 June, 2024. Further communication has been sent to clients confirming that once the providers are known, further information, consent forms and preferences for service providers will be supplied to ensure that we can support continuity of care for clients.

Parent information session: strength based parenting

In collaboration with New Pathways Coaching and Education, Council hosted a workshop on strength based parenting, providing parents with skills on how to best support their children's wellbeing and create a solid foundation to support the family's wellbeing. The session explored the strengths of the family, the importance of change, adapting to the transitions a child will go through, and building strong family unity.

This session was held as part of Council's Parenting Information Program, which provides free information sessions for parents, carers and guardians who live, work or learn in the City of Port Phillip. Each session is tailored to meet current and emerging topics of interest, ensuring that Council engages with community needs in an effective and accessible manner.

The Parent Information Program delivers on commitments made in our Council Plan and Children's Services Policy: Every Child, Our Future.

Maternal and Child Health visits the libraries

In May, the Maternal and Child Health team collaborated with the libraries to commence *Feed, Play, Sleep, Repeat* sessions at St Kilda and Emerald Hill Libraries. The Early Parenting Practitioner presented age-appropriate information sessions on introducing solid foods, sleep and routines in the relaxed environment of the children's section of the library.

The sessions provide a meeting place for parents who are embarking on their journey with introducing food and the opportunity to connect and meet new families.



Maternal and Child Health visit the libraries

CEO message

Inclusive
Port Phillip

Liveable
Port Phillip

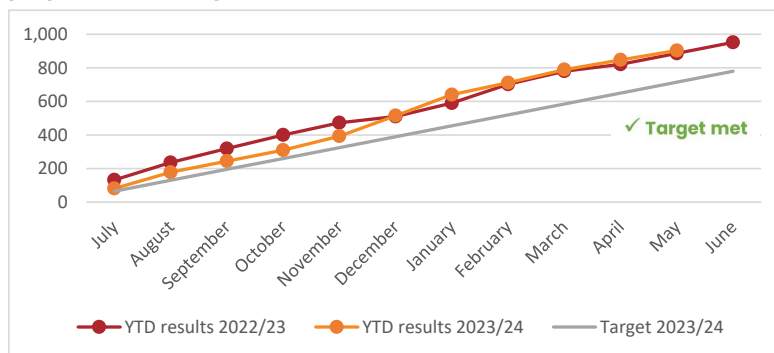
Sustainable
Port Phillip

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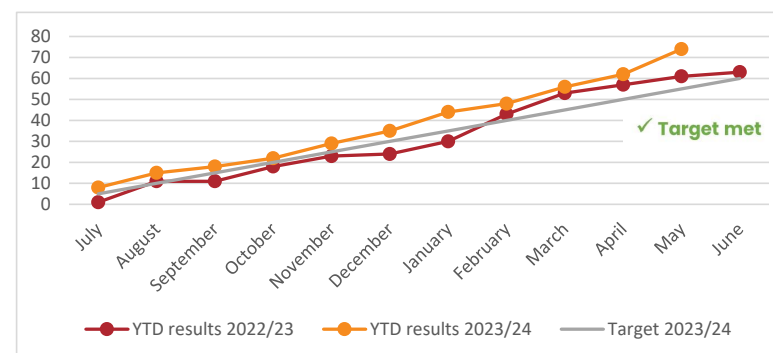
People are supported to find pathways out of homelessness

Number of direct hours of housing assistance supporting older local people (cumulative year to date)



The number of direct hours of housing assistance for May 2024 was 56 hours, bringing the year-to-date total to 903 hours of assistance provided, exceeding the target of 650 hours. Performance for this measure is also above the 821 hours provided year to date for the same period last year.

Number of older local persons housed (cumulative year to date)



For May 2024, the number of older persons housed was 12 – an increase from 6 last month. The result varies depending on the availability of social housing properties. Year-to-date, the result is above target at 62 older persons housed against a target of 50. This result is also above last year's performance of 57.

Strategic Direction 2

Liveable Port Phillip

A City that is a great place to live, where our community has access to high quality public spaces, development and growth are well-managed, and it is safer and easy to connect and travel within.



Key highlights

Leading the way with Citizenship Ceremony wait times

In May, Council held its third citizenship ceremony for the year, with all 178 approved Port Phillip residents invited to attend. Presided by Mayor Cunsolo, with Deputy Mayor Crawford and Cr Pearl also in attendance, we welcomed 148 new Australian Citizens to our City. Those who were unable to attend will be invited to our next citizenship ceremony.

City of Port Phillip is leading the way among neighbouring councils with an impressive 93% of approved applicants attending a ceremony within three months of being approved (data correct as of 30 April 2024).¹



Citizenship Ceremony, January 2024

Inkerman Safety Improvement Project

At the 15 May meeting, Council endorsed changes to the Inkerman Safety Improvement project based on the extensive community consultation held from October to December last year.

After listening to community feedback, Council determined to proceed with Option B: Safety improvements with on-road buffered bike lanes. This will result in a significantly less loss of parking bays whilst still achieving the desired safety benefits.

Further information on the project can be found on our website [Help Improve Road Safety on Inkerman Street | Have Your Say Port Phillip](#).

¹ Source: Department Home Affairs
<https://immi.homeaffairs.gov.au/citizenship/citizenship-processing-times/ceremony-wait-times>

City of Port Phillip Design and Development Awards 2024

In May, we were proud to celebrate local design excellence at our Port Phillip Design and Development Awards night. The award has been held every two years since 1998 and encourage and celebrate design excellence in our City and help raise awareness of what quality design looks like, while recognising the great homes and infrastructure that help make our city such a vibrant place to live.

The are free to enter, and this year exceeded expectations with a 25 per cent increase in entries received compared to 2022. Good design benefits our community in many ways including:

- improving the quality and usability our neighbourhoods and public places
- contributing to a positive lifestyle through well designed apartments, homes, shops and offices or art and public spaces
- protecting and enhancing our heritage by investing in durable and timeless designs
- showcasing sustainable design
- supporting the local design and construction industry.

We're delighted with the high standard of this year's entries, and we thank all the entrants for their creative contributions to our City.

Alongside many exemplary private projects, three of Council's own projects received recognition by the jury:

- Dickens Street Activation Project
- South Melbourne Market External Food Hall
- Marlborough Street Community Housing.



Award winners and commendations 2024 City of Port Phillip Design & Development Awards 2024

Walkable Neighbourhoods in the City of Port Philip

During May, a major update was made to our Nearme maps to update the aerial photography and expand the list of available information to over twenty-one pieces of information accessible.

[Nearme](#) is an online map which helps residents, community and businesses find nearby services, amenities and places to visit. Walkable cities are gaining traction, and finding the balance of where to live and what's nearby has never been more important. Encouraging our community and residents to explore local services and promote active transport (like walking or bike riding) to reach work, shopping, education and entertainment is now easier with Nearme.

To use the online map, simply enter a local address and Nearme shows you handy information such as bin collection dates, childcare centres, kindergarten, community centres, parks and playgrounds, off leash dog parks, sporting grounds and contact details for councillors and the distance from the address you are at.

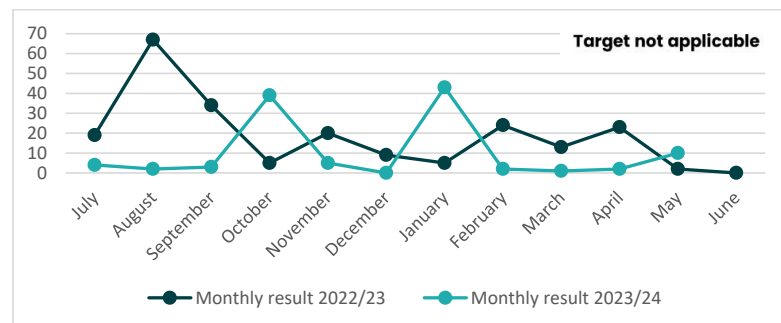
Nearme map works on web enabled devices including smart phones and tablets can be accessed our website here: [Near Me \(ticloud.com\)](https://nearme.ticloud.com)

CEO message

Inclusive
Port PhillipLiveable
Port PhillipSustainable
Port PhillipVibrant
Port PhillipWell-governed
Port Phillip

Port Phillip is safer with liveable streets and public spaces for people of all ages and abilities to enjoy

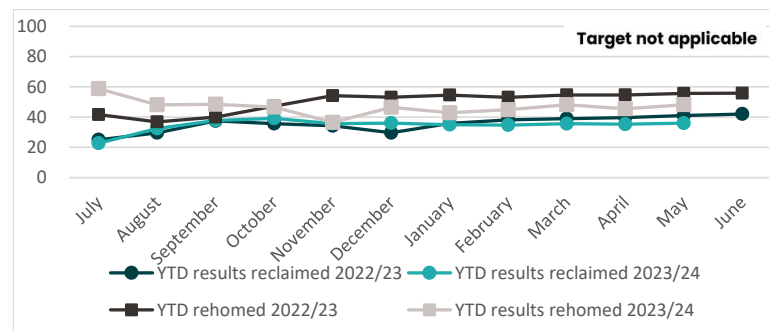
Number of fines issued related to animal management



For May, there were 10 fines issued related to animal management. Seven infringements were issued for 'Contravening Council Order', two infringements were issued for 'Non serious injury by non-dangerous dog' and one infringement was issued for 'failure to apply to register a dog or cat'.

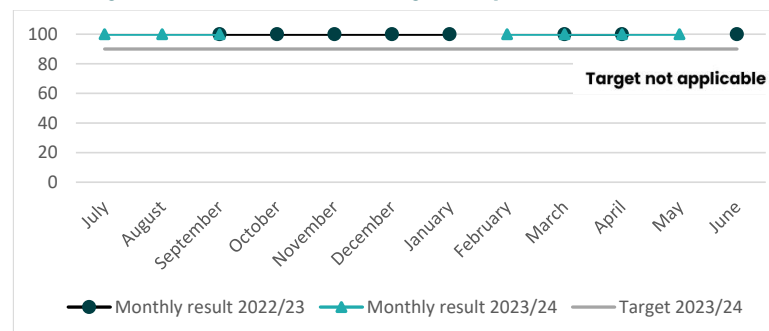
The peak in January relate to morning patrols in hotspot areas issuing dog off leash fines and the peak in October was due to the increased number of fines issued to pet owners who failed to renew their annual pet registration.

Percentage of collected animals reclaimed and rehomed (year to date)



For July 2023 to May 2024, 214 animals were collected. This is an increase of 10 per cent (19 animals) compared to the same period last year. Of these animals, 77 (36 per cent) were reclaimed by their owners which is a decline compared to the same time last year. Of the remaining 137 animals, 66 animals were rehomed (48 per cent). The percentage of animals rehomed has decreased YTD compared to 55 per cent (64 animals) during the same period last year.

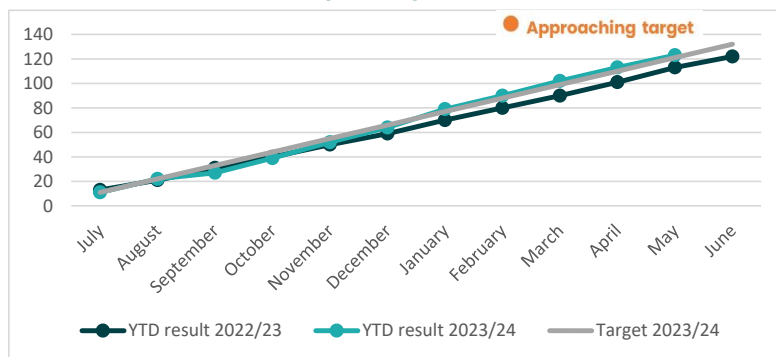
Percentage of successful animal management prosecutions



For May 2024, there were four animal management prosecutions. Year-to-date there has been 100 per cent success with animal management prosecutions.

The City is well connected and easy to move around with options for sustainable and active transport

Number of sealed local road requests* (year to date)



Council received 10 sealed local road requests in May which within the monthly threshold target of target of not more than 11 requests per month.

Year to date (from 1 July) there have been a total of 123 requests against a cumulative target of 121. Compared to the same time last year we have received 9 per cent more requests (113 compared to 123).

Strategic Direction 3

Sustainable Port Phillip

A city that has a sustainable future, where our environmentally aware and active community benefits from living in a bayside city that is greener, cooler, cleaner and climate resilient.



Key highlights

'Winter comfort for renters' community webinar

In May, the Sustainability and Climate Change team continued its partnership with energy experts Renew to deliver a series of online webinars to the community.

The 'Winter comfort for renters' webinar provided renters with practical tips on how to stay warm and comfortable this winter and how to keep energy bills down.

This webinar was the last in a series of four.



Winter comfort for renters

High Life Expo Waste in Apartments Webinar

City of Port Phillip supported the 'High Life Expo' online seminar series on 20 May 'Waste not: how to reduce and optimise waste management and recycling in apartment buildings'. This was the first webinar in a series of three. The High Life Expo is for apartment owners, renters, Strata Managers, and Facility Managers to learn about sustainability and resilience solutions tailored for apartments, apartment buildings, and units.

High Life Expo '24

Free online Seminar Series

Waste Not
How to reduce and optimise waste management and recycling in apartment buildings

MON 20 MAY, 6 - 7 PM

[HIGHLIFEEXPO.AU](https://highlifeexpo.au)

High Life Expo, Waste Webinar

Urban Forest Strategy community consultation

Work on the new Urban Forest Strategy continued in May, with community Consultation to open from 10 June to 7 July.

The Urban Forest Strategy will set the vision for Port Phillip's Urban Forest to 2040 and includes the following objectives:

- Increase canopy cover on public and private land for a liveable, sustainable, and vibrant city.
- Cooler and greener city, which is more climate ready (or resilient) to face more extreme weather and changes in rainfall.
- Our community is engaged, and trees and plants are valued and we build partnerships to green our urban environment across all land types.
- A well-managed forest, including healthy trees and tree quality, pest and disease management and succession planning for iconic species and locations
- A biodiverse urban forest with diverse species, healthy ecosystems, and habitat

The strategy will be supported by an action plan that will outline how Council and the community can work towards a greener City of Port Phillip. The draft includes actions to:

- further green Council managed public space
- support residents to green their properties or neighbourhoods
- strengthen protections for trees and vegetation on private land.

For more information and to provide feedback on the draft strategy, please see our website [Urban Forest Strategy | Have Your Say Port Phillip](#).



Tree canopy, City of Port Phillip

South Melbourne Market and the University of Melbourne's Innovation Practice Program

During the first semester of 2024, the Operations Team at South Melbourne Market mentored a group of five Master of Engineering students as part of the University of Melbourne's Innovation Practice Program. The students were presented with a challenge: to propose at least one innovative intervention to help drive a dramatic reduction in waste going to landfill from the Market, in line with the Market's 2023-2027 Sustainability Strategy.

Over the 12-week semester, the students conducted in-depth research, interviewed traders and key stakeholders, drew insights, ideated solutions, and validated their solutions. At the end

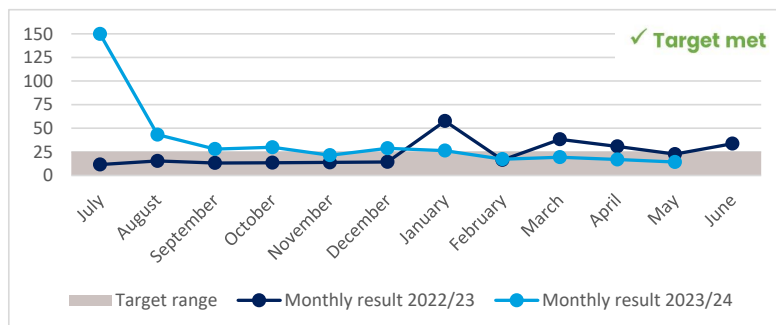
of May, the students presented their findings to the Market Management during their final showcase. Their presentation impressed the Market Management and as a result, the project will continue beyond the semester. In the coming weeks, the Market Management team will be refining the students' solutions into actions. Future updates will be shared on the Market's website as we work towards achieving our sustainability targets.



The Soap Shop has been encouraging shoppers to reduce and recycle for over 20 years.

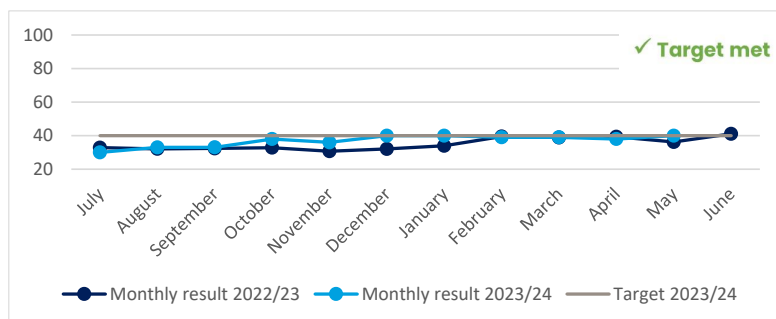
Port Phillip manages waste well, maximises reuse and recycling opportunities and supports the circular economy

Kerbside bin collection requests (per 1,000 households)



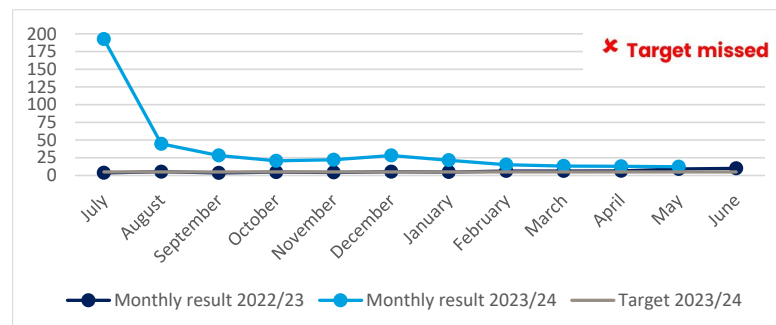
Kerbside bin collection requests for May dropped to 14.25 requests against a monthly threshold of 25 per 1,000 households. This has been the best result this financial year as officers continue to work with Citywide to improve bin collection services through more regular contract meetings and system improvements.

Kerbside collection waste diverted from landfill



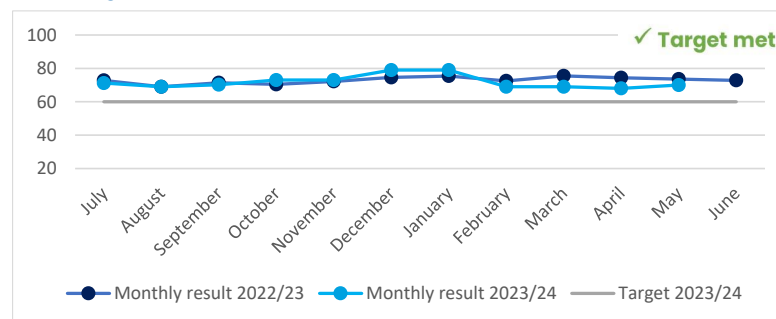
In May 2024, 40 per cent of kerbside collection waste was diverted from landfill which is at monthly performance target levels and a slight uplift on previous months. Year-to-date, waste diverted from landfill is trending positively at 36.9 per cent compared to 34.6 per cent for the same period last year.

Kerbside collection bins missed (per 10,000 scheduled kerbside bin lifts)



Kerbside missed bins have been trending positively closer to target in recent months settling at 9.12 missed collections per 10,000 bins in May against a benchmark of less than five. The improvement trend is continuing since the significant issues of July. Officers continue to work with Citywide to improve missed bin services through regular contract meetings and system improvements.

Percentage of investment in fossil-free institutions



Investment in fossil-free investment for May was 70 per cent, still tracking above a 60 per cent target. The percentage of investment in fossil-free institutions has been relatively stable over the past year and consistently above the target.

Strategic Direction 4

Vibrant Port Phillip

A City that has a flourishing economy, where our community and local businesses thrive, and we maintain and enhance our reputation as one of Melbourne's cultural and creative hubs.



Key highlights

New public artwork at South Melbourne Market

In May, a new public artwork was unveiled at the South Melbourne Market which honours 150 years of the South Melbourne Bloods.

The project was a collaboration between the City of Port Phillip and Sydney Swans Football Club and represents the club's rich history, featuring a selection of key figures from the club's South Melbourne days: Bob Skilton, Ron Clegg and Peter Burns as well as Hall of Fame member John Rantall and the club's first Indigenous player, Elkin Reily.

The mural was designed and painted by Indigenous artist Jesse Wright, (aka JESWRI), from Gadigal land, best known for his large-scale public art collaborations.

The mural was launched ahead of the 150-year celebration game between the Swans and the Bulldogs at Marvel Stadium, with a traditional Welcome to Country and smoking ceremony performed by Alex Kerr. In attendance at the launch was Rebecca Skilton, number one ticketholder for the Sydney Swans and

granddaughter of Bloods legend, Bob Skilton, Bloods legend, Peter Bedford, City of Port Phillip Mayor Cr Heather Cunsolo, alongside South Melbourne Market customers and Swans members.



Artist: JESWRI, Photo courtesy of Yoshi_Travel

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Cinema Chronicles: Exhibition Commemorating 40 Years of St Kilda Film Festival

This year marks the 40th anniversary of St Kilda Film Festival. To celebrate, we have presented an exclusive look at the last 40 years of the film festival using pieces curated from the City of Port Phillip Collection and local historical societies.

Showcasing how it went from a weekend add-on to an Academy Awards® qualifying event, the exhibition also chronicles the last century of local film history. Going all the way back to the very beginning of cinema in Port Phillip, visitors can follow the evolution of local film from its silent era to its boundary breaking present and discover what led St Kilda to being the home of Australia's longest-running short film festival.

The exhibition opening included an entertaining panel conversation hosted by St Kilda Film Festival director Richard Sowada, with previous directors Lisa French and Paul Harris.



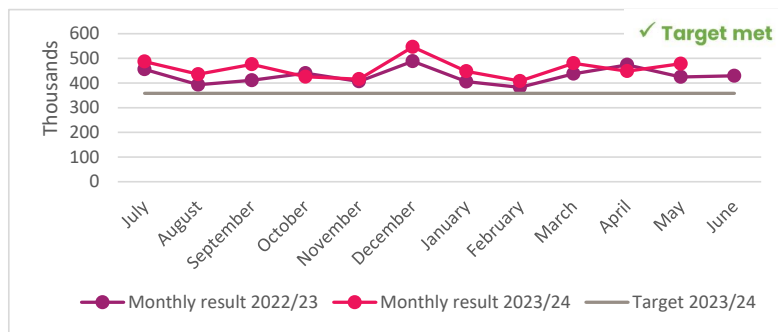
Jim Lee, St Kilda Film Festival Opening Event, Palais Theatre, 2014

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Port Phillip's main streets, activity centres and laneways are vibrant and activated

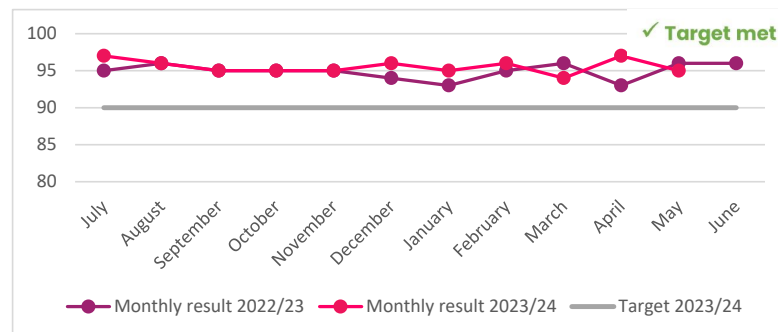
Visits to South Melbourne Market



Visitation was high again during May with 478,285 visits to South Melbourne Market. This was an increase of 30,000 visits (7 per cent) compared to April and 53,495 (13 per cent) compared to the May last year. Visitation levels are now exceeding pre-pandemic levels.

Visits for 2023/24 are consistently trending above the 358,333 monthly target and exceeding the year-to-date target visitation by 28 per cent (5.05m actual visits compared to a target of 3.94m visits).

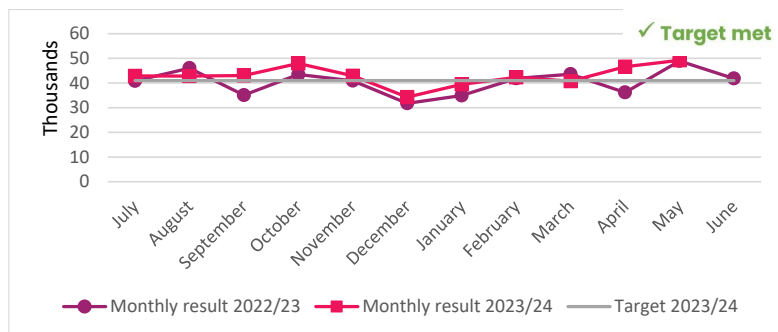
Per centage of street cleaning audit compliance



The street cleaning audit compliance score for May 2024 decreased slightly by two percentage points to 95 per cent which is above the 90 per cent target and slightly above on par to the same time last year (96 per cent in May 2023). Overall, results for street cleaning audit compliance are relatively stable and consistently above target.

Arts, culture, learning, and creative expression are part of everyday life

Visits to libraries*



Visits to libraries in May was the second highest monthly visitation this financial year with 46,616 visits (against a target of 41,000 visits). This was also 29 per cent higher than the same month last year (36,189 visits). Ongoing network issues affecting Middle Park Community Centre affected visitor statistics from that site.

For the current financial year (1 July to 30 April) visitation is 13,126 (3 per cent) higher than the year-to-date target.

*The door counter at St Kilda Library was broken for several months for the financial year 2022/23. Library visits during that time have been estimated by calculating the ratio of the visitor numbers between Albert Park and Middle Park for July and June where we had complete data, then using the median value between to project the St Kilda visitor statistics.

Strategic Direction 5

Well Governed Port Phillip

A city that is a leading local government authority, where our community and our organisation are in a better place as a result of our collective efforts



Key highlights

Council Plan and Budget 2024 –25 update

From 18 April to 13 May, we invited the community to provide feedback on draft Council Plan and Budget (Year 4) and the proposed changes to local rates. In particular, the proposed rate increase of 2.75 per cent in 2024/25 for property owners and increasing rates for certain land types that have a negative impact on the amenity of the City of Port Phillip including derelict, unactivated and vacant land.

The communications program to encourage participation included direct letters to potentially affected property-owners of the proposed changes to differential rates, emails to community organisations and other interested individuals, social media campaigns, articles in Council's electronic newsletters and hard copy facts sheets at the St Kilda Town Hall.

A total of 382 people and organisations provided feedback on the draft Council Plan and Budget, including online feedback (via survey, Q&A and email) from 244 participants. There were approximately 118 participants at the eight pop-up

conversations held around the municipality, with an additional 20 speakers at the Council Meeting.

The feedback was collated for Councillors on 14 May in an interim report. This feedback will inform changes to the draft Council Plan and Budget with a final report to be presented at a Council meeting on 26 June.

You can find more information here: [Council Plan & Budget \(Year 4\) | Have Your Say Port Phillip](#)

Community engagement in May

Other projects open for Community Consultation during May include:

- Help Shape our Coastal Future
- Reconciliation Action Plan
- Safe Crossings – Williamstown Road
- Johnson Street Park, South Melbourne: Your New Green Space
- Parking Smarter with Digital Parking Permits
- Footpath trading guidelines.

For a full list of current and closed projects, please visit [Home | Have Your Say Port Phillip](#).



The Council Plan sets out the long-term vision for City of Port Phillip. It ensures that our key strategies, services, projects, and initiatives align with our community's priorities. It also addresses changing community expectations and needs, plans for population growth, and waste management.

Council Election Update

The 2024 Victorian Council election will be held in October. In May, we sent letters to people eligible to be a Council-enrolled voter with an application form to enrol. Forms need to be signed and returned by early August using the included postage paid envelope or in-person at our ASSIST counter. We also have online forms available on our website.

State-enrolled voters are automatically enrolled to vote in the 2024 Council elections. For more information and the online enrolment form please visit [Council elections – City of Port Phillip](#)

Safety and wellbeing initiatives

In May, the Safety and Wellbeing team continued with the delivery of key initiatives:

- Internal safety audits were undertaken for the Procurement Contract and Fleets Department, and of Safety Management System implementation.
- The We Care program for leaders was rolled out to approximately 80 leaders aimed at upskilling on addressing staff mental health concerns.
- Safety incident investigation training (for leaders) was completed by 35 leaders.

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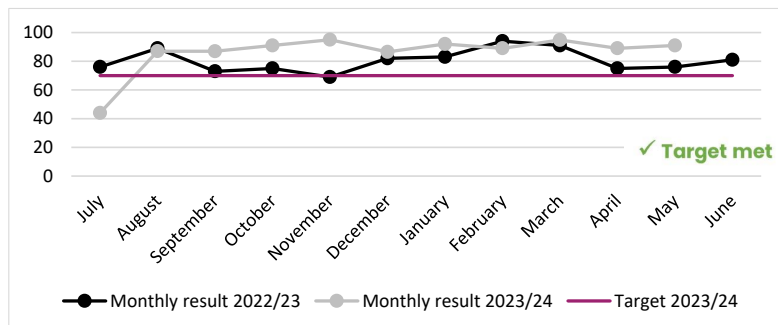
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Vibrant
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Well-Governed
Port Phillip

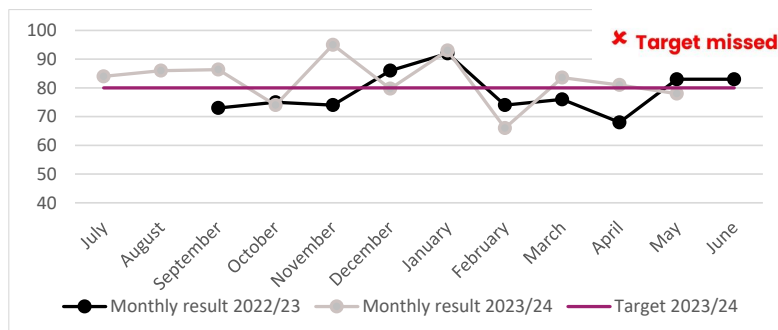
Port Phillip Council is cost-effective, efficient and delivers with speed, simplicity and confidence

Percentage of community complaints resolved within agreed timeframes



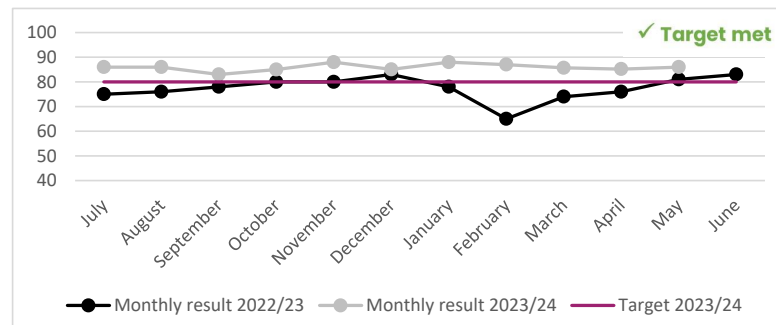
For May, 91 per cent of community complaints were resolved within agreed timeframes, exceeding the target of 70 per cent and the result the previous year (80 per cent for May 2023). This shows consistent high level of service since July 2023, which was impacted by the waste contractor transition.

Percentage of Councillor requests resolved within agreed timeframe



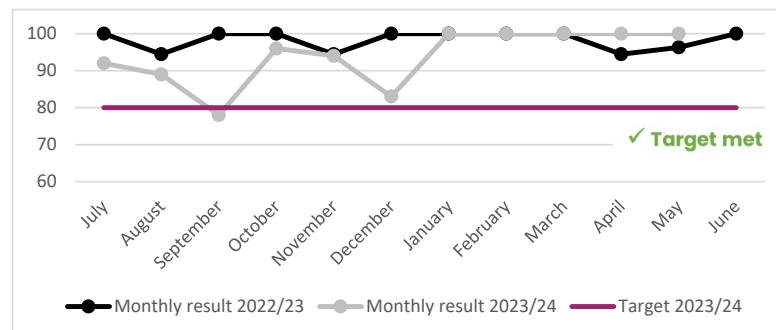
In May, Councillor request volume peaked to the highest volume in the past 12 month as we move towards caretaker period. Seventy-eight percent of requests were resolved in the agreed timeframe which is slightly under the 80 per cent target.

Percentage of community requests resolved within agreed timeframes



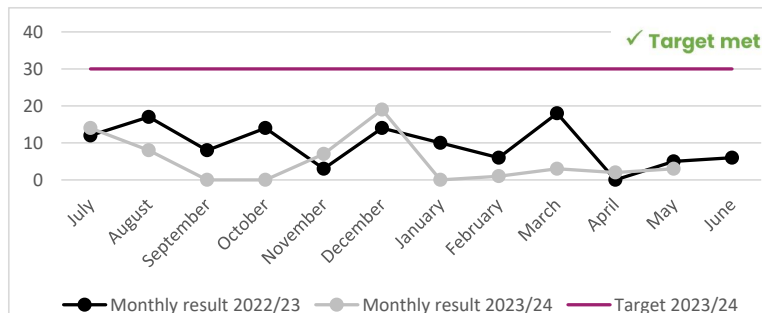
For May, 86 per cent of community service requests were resolved within agreed timeframes. This result surpassed the 80 per cent target as well as performance for the same time last year (81 per cent for May 2023).

Percentage of Councillor attendance at council meetings*

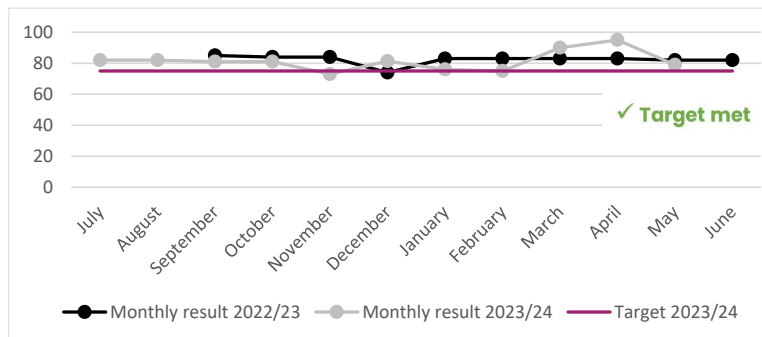


There was 100 per cent attendance for May Council meetings. No Council meetings were held in January 2024.

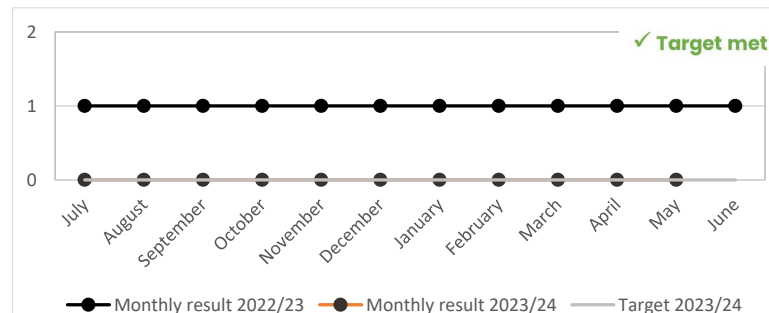
* Amendments made to 2022/23 data after annual review process.

Percentage of Council decisions made at meetings closed to the public

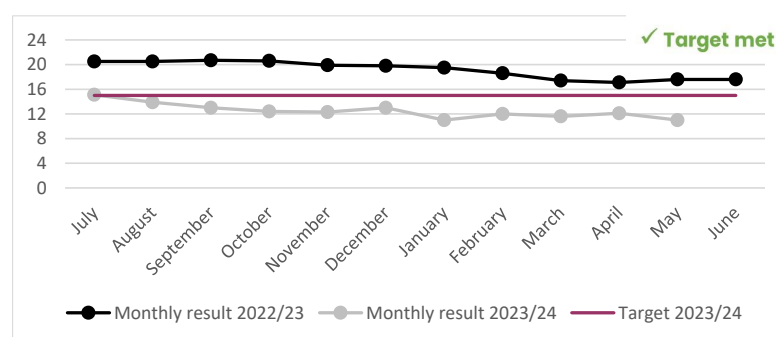
A total of 22 decisions were made at meetings held in May 2024. Of these, three decisions were made in a meeting that was closed to the public.

Percentage of occupational health and safety incidents reported within 24 hours (cumulative)

In May, the percentage of occupational health and safety incidents reporting within 24 hours was 79 per cent which is above the 75 per cent target and tracking at 81.4 per cent year-to-date. Additional communications are being undertaken to understand any issues and remind staff and leaders of the importance of immediate reporting of incidents.

Number of material legislative breaches

There were no material legislative breaches for May 2024.

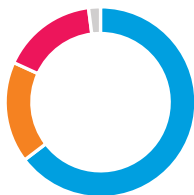
Staff turnover (rolling 12-month average)

May staff turnover has improved, dropping to 11.4 per cent from 12.1 per cent in April. Our turnover rate is continuing to improve at 12.5 per cent this year compared to a 19.3 per cent average turnover rate for last year.

Project Portfolio

Overall status

The project portfolio is made up of projects and programs which achieve the initiatives set out in the Council Plan and Budget 2021- 2031.



On track 66% Latest result has achieved target for measure. On track across all elements.	At risk 18% Latest result experienced a minor miss in relation to target for measure. One or more elements	Off track 15% There is a significant variation from targeted result for measure. Off track for one or more elements.	No report 1% Status update was not available at the time this report was generated.
---	--	--	---

The percentage of projects on track has increased with many still finalising procurements for delivery at this stage of the financial year. Off Track projects are being managed back into on track by proactive management of issues, and risks

Portfolio status trend

	12-month average	Feb-24	Mar-24	Apr-24	May-24
On track	68%	66%	61%	64%	66%
At risk	19%	22%	21%	17%	18%
Off track	11%	11%	13%	16%	15%
No report	2%	1%	5%	2%	1%

Portfolio financial performance

	Number of projects	Annual budget (\$ million)	Annual forecast (\$ million)	YTD forecast (\$ million)	YTD actuals (\$ million)	YTD variance (\$ million)
Capital	140	62.8	43.6	32.9	28.1	4.8
Operating	82	13.8	10.5	8.0	7.5	0.5
Total	222	76.6	54.1	40.9	35.6	5.3

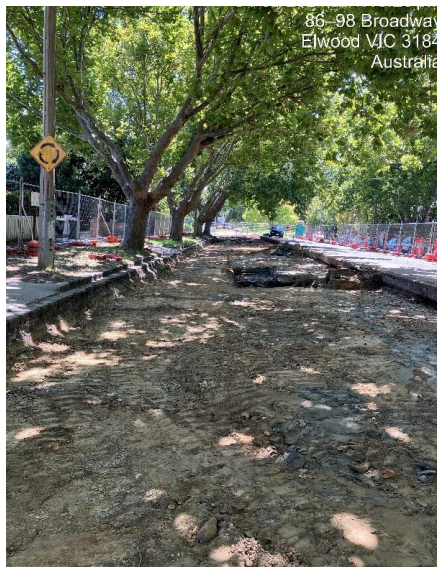
Project Achievements for May

- Bell Street Laneway - upgrade detail design completed
- Eville Street - laneway upgrade detailed designs completed
- SeaBee Replacement - construction completed
- Road Construction - Broadway construction completed



*Images left: SeaBee Replacement
Beacon Cove, Port Melbourne*

Seabees are a coastal defence structure that protect against strong waves and tides by capturing sand and discharging wave energy. Replacement of the missing and damaged SeaBees is required to continue to protect the surrounding Beacon Cove area.



*Images left: Broadway Street road upgrade,
Elwood*

Financial update

As at 31 May 2024 the full year forecast for 2023/24 is a cumulative cash surplus of \$0.14 million representing no change since April, which is \$0.72 million below budget. The movements to the full year cumulative cash surplus are due to:

- The inclusion of a provision for the partial return of government funding for aged care services because of service delivery challenges impacting the achievement of contracted performance targets. There are several factors that have impacted Council's ability to deliver aged care service targets including the implementation of the Aged Care Reforms as the Federal Governments moves to a competitive marketplace reducing the volume of service referrals that Council receives, industry resourcing challenges, and the growing cost of delivering services above funding rates.

- Additional spend approved for the St Kilda Triangle engagement and market testing, feasibility works at Fishermans Bend Gymnastics Club and Elwood Reserve Change Rooms and Toilets (predominately reserve funded) and the re-instatement of budget for contracted parking ticket machine maintenance as budgeted efficiencies were not achieved through procurement of a new contract. As a result, the existing contract for parking machine maintenance has been extended with a second round of procurement underway.
- Economic conditions and changes in service utilisations have also impacted Council's financial position. This includes a decline in utilisation of Council's long day care services increasing the cost to Council of operating the services and a reduction in street occupation income caused by declining building activity in the municipality. There

have also been changes in income generated through paid parking and parking infringements also noting an improvement in collection of outstanding fines reducing Council's provisions for doubtful debts.

There have also been several favourable improvements including changes in grant income, supplementary rates, increased interest income because of higher than anticipated cash available for investment and higher investment returns.

While not impacting the cumulative cash surplus, forecast open space developer contributions have been reduced by \$2.40 million. This has been caused by a reduction in subdivision activity and the rise in 'build to rent' development which does not trigger an Open Space Contribution. Build to rent developments have already resulted in \$4.8m foregone contributions.

CEO message

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Summarised income statement converted to cash

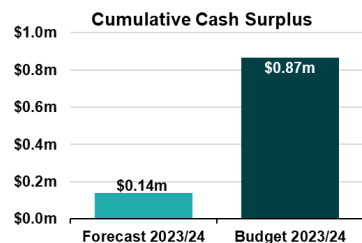
	Year to Date				Full Year			
	Actual (\$,000's)	Forecast (\$,000's)	Variance (\$,000's)	%	Forecast (\$,000's)	Budget (\$,000's)	Variance (\$,000's)	%
Total Income	227,600	227,177	423	0%	258,493	261,944	(3,451)	(1%)
Total Expenses	210,313	210,052	(261)	(0%)	250,921	251,544	623	0%
Operating Surplus/ (Deficit)	17,286	17,125	161	1%	7,572	10,400	(2,828)	(27%)
Income Statement Converted to Cash:								
Capital Expenditure	(29,725)	(32,857)	3,133	10%	(39,711)	(57,972)	18,262	32%
Non-cash operating items	22,546	22,348	198	1%	31,465	32,251	(786)	(2%)
Financing Items	(1,232)	(1,584)	352	(22%)	(1,733)	(2,233)	500	(22%)
Net Reserves Movement	0	0	0	0%	(5838)	10,049	(15,888)	(158%)
Current Year Cash Surplus/(Deficit)	8,876	5,032	3,844	76%	(8,246)	(7,505)	(740)	(10%)
Opening cash surplus balance	8,386	8,386	0	0%	8,386	8,370	16	0%
Accumulated Cash Surplus	17,262	13,418	3,844	29%	140	865	(724)	(84%)

Key Financial Highlights and Indicators:

- Overall low risk rating using the Victorian Auditor General's Office (VAGO) financial sustainability indicators.
- Forecasted positive net operating result of \$7.6 million (2.9 per cent of total revenue).
- A healthy working capital ratio of 350 per cent.
- Proposed efficiency savings of \$1.6 million for 2024/25, working towards a target of \$1.8 million efficiency savings for Budget 2024/25. Noting efficiency savings are becoming increasingly hard to achieve.
- A forecast cumulative cash surplus balance of \$0.14 million noting ongoing risk of changing economic conditions and persistent inflationary pressures.
- Current investment portfolio of \$156.2m is earning the average interest rate on our portfolio increased to 5.17% on 31 May (5.16% on 30 Apr) exceeding the 4.85% benchmark (BBSW 90 plus 0.5%).

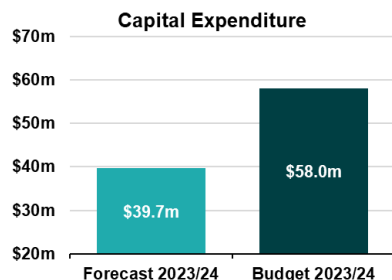
Financial statement snapshot

→ Income Statement



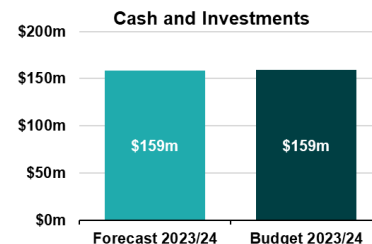
The decrease in the cash surplus is predominately due to a provision for return of government funding for aged care due to service delivery challenges, low utilisation in childcare services, additional projects such as the St Kilda Triangle market testing, feasibility works at Fishermans Bend Gymnastics Club and a decrease in development activity reducing income for permits relating to street occupations. This has been partially offset by identifying efficiencies, an increase in grant income, additional supplementary rates and interest income.

↑ Capital Works



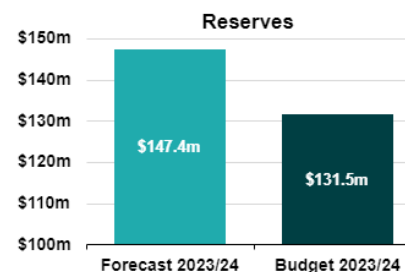
The decrease in capital expenditure is due to net capital project deferrals to 2024/25 and future years. Project deferrals have been caused by various factors including limited availability of project managers, supply chain issues (initially due to the pandemic and more recently from global conflict).

→ Cash and Investments



The forecast cash and investments balance is on budget. This is predominately due to project deferrals to future years (funds held in reserves) partially offset by increased receivables projected during 2023/24 and a decrease in anticipated developer contributions, partially offset by project deferrals. Despite this, Council's return on investment KPIs and Corporate Social Responsibility targets were achieved. Over \$141m of this balance is held in reserves and tied to specific delivery of projects and services (e.g., open space developer contributions, project deferrals and specific grants)

→ Reserves



Council reserves have increased predominately due to project deferrals to 2024/25 and future years. This has been partially offset by the anticipated reduction in open space developer contributions (funds ringfenced in reserves). While the balance of reserves appears significant, these funds are held for specific purposes and will help to fund the significant capital portfolio over the next ten years.

Detailed financial statements and notes will be published on a quarterly basis as part of the quarterly financial updates and mid-year review.

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City of Port Phillip

99a Carlisle Street, St Kilda, VIC 3182

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普通話 9679 9858 Русский 9679 9813 Other 9679 9814



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- TTY users, dial **133677**, then ask for **03 9209 6777**
- Voice Relay users, phone **1300 555 727**, then ask for **03 9209 6777**

🌐 relayservice.gov.au



9. INCLUSIVE PORT PHILLIP

9.1 *City of Port Phillip Rental Crisis - Petition Response*.....42

MEETING OF THE PORT PHILLIP CITY COUNCIL

17 JULY 2024



9.1 CITY OF PORT PHILLIP RENTAL CRISIS - PETITION RESPONSE

EXECUTIVE MEMBER: TARNYA MCKENZIE, INTERIM GENERAL MANAGER,
COMMUNITY WELLBEING AND INCLUSION

PREPARED BY: LEO KELLY, ACTING MANAGER COMMUNITY BUILDING AND
INCLUSION

1. PURPOSE

- 1.1 Provide an officer report on the City of Port Phillip Rental Crisis petition and consideration of the seven proposed actions identified.

2. EXECUTIVE SUMMARY

At the 6 March 2024 Ordinary Council Meeting a petition containing 5 signatures, was received from residents titled 'City of Port Phillip Rental Crisis'. The petition outlined the following key requests:

1. *'Establish an emergency rental relief fund for low-income residents and partner with a relevant agency, e.g., Launch Housing to manage such a fund on behalf of Council.'*
 2. *'Establish a dedicated page on the Port Phillip Council website that will provide information for renters about their rights and where they can access assistance and support.'*
 3. *'Nominate a Council Housing Officer to provide support, information, and advice for renters in Port Phillip and liaise with relevant local support agencies.'*
 4. *'Re-establish financial support for Southside Justice to provide legal assistance for tenants facing eviction and/or unfair treatment at the hands of Landlords and Real Estate Agencies.'*
 5. *'Ensure that there is a funding allocation in the next Council Budget to meet the costs associated with these initiatives.'*
 6. *'Advocate to the State Government for introduction of a 'fairness formula' by which maximum rent increases would be calculated (as recommended by Tenants Victoria in their submission to the Victorian Government's recent Inquiry into the Rental and Housing Affordability Crisis).'*
 7. *'Advocate to, and partner with, State and Federal Governments for substantial expansion of social housing (inclusive of public housing) in Port Phillip. There is currently no Council funded hardship/rent relief available for tenants in City of Port Phillip.'*
- 2.1 Council resolved to receive and note the petition and 'provide a response to a future Council meeting'. Officers have considered the petition received, consulted with local service and housing providers, and prepared a response to each of the seven requests.



3. RECOMMENDATION

That Council:

- 3.1 Acknowledges the availability of established State Government emergency rental relief programs, currently administered by local external agencies, particularly the Private Rental Assistance Program (PRAP) and Rental Stress Support Package (RSSP).
- 3.2 Does not replicate the State Government emergency rental relief programs.
- 3.3 Works with partners to advocate to the State Government for a review of the income thresholds of PRAP / RSSP to enabling the extension of services to those currently ineligible.
- 3.4 Notes that Council maintains a dedicated website page to affordable housing information, including tenancy assistance and support.
- 3.5 Notes that Council's Housing and Homelessness Team will continue to respond to enquiries, including those from individual renters facing challenges. Officers will continue to direct people to suitable services and supports.
- 3.6 Notes there are established annual budget allocations to deliver affordable housing and homelessness programs, and project contributions through the 'In Our Backyard' project reserve.
- 3.7 Notes that a budget submission was considered for direct funding to South Side Justice as part of the 2024/25 Council Plan and Budget and additional funding was not included in the budget.
- 3.8 In partnership with South Side Justice, advocates to Consumer Affairs Victoria for a targeted dedicated Tenancy Assistance and Advocacy Program (TAAP) in the inner south, with a full-time tenancy lawyer to directly support and address issues facing the community.
- 3.9 Notes that people renting in the City of Port Phillip hold equal access to services provided by Council and are not restricted due to status.
- 3.10 Includes the following as part of Council's Advocacy priorities in 2025/2026:
 - 3.10.1 Strategies to improve outcomes for tenants' security, and equitability and conditions that will generate investment in rental supply and affordability (State)
 - 3.10.2 Extend welfare supports around Rent Assistance (Federal)
 - 3.10.3 Review for consideration of the impacts of the PRAP thresholds (55% of household income) and the need to consider and address through their programs the higher local private rental costs in Port Phillip when compared to the metropolitan average (State)
 - 3.10.4 Advocate to Consumer Affairs Victoria for a targeted Tenancy Assistance and Advocacy Program (TAAP) in the inner south to directly support and address issues facing the community (State).

4. KEY POINTS/ISSUES

- 4.1 At the 6 March 2024 Ordinary Council Meeting a petition containing 5 signatures, was received from residents titled 'City of Port Phillip Rental Crisis'. The petition outlined the following requests:

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1. *'Establish an emergency rental relief fund for low-income residents and partner with a relevant agency, e.g., Launch Housing to manage such a fund on behalf of Council.*
 2. *Establish a dedicated page on the Port Phillip Council website that will provide information for renters about their rights and where they can access assistance and support.*
 3. *Nominate a Council Housing Officer to provide support, information, and advice for renters in Port Phillip and liaise with relevant local support agencies.*
 4. *Re-establish financial support for Southside Justice to provide legal assistance for tenants facing eviction and/or unfair treatment at the hands of Landlords and Real Estate Agencies.*
 5. *Ensure that there is a funding allocation in the next Council Budget to meet the costs associated with these initiatives.*
 6. *Advocate to the State Government for introduction of a 'fairness formula' by which maximum rent increases would be calculated (as recommended by Tenants Victoria in their submission to the Victorian Government's recent Inquiry into the Rental and Housing Affordability Crisis).*
 7. *Advocate to, and partner with, State and Federal Governments for substantial expansion of social housing (inclusive of public housing) in Port Phillip. There is currently no Council funded hardship/rent relief available for tenants in City of Port Phillip.'*
- 4.2 Council resolved to receive and note the petition and 'provide a response to a future Council meeting'. Officers have considered each of the items and consulted with local service providers. This report provides consideration and recommended response to each of the seven requests.

Request 1 - Low-income emergency rent relief

- 4.3 The first request related to establishing emergency rental relief fund for low-income residents with a partner agency (Launch Housing) to manage on behalf of Council. Officers have evaluated the emergency rental relief initiatives available in other local government areas and existing state government funded programs. In consultation with our partnering agency Launch Housing, it is advised Council does not replicate current emergency rental relief efforts such as the PRAP or RSSP.
- 4.4 Council should direct resources towards advocacy to the State Government to extend the eligibility criteria.

State Government - Private Rental Assistance Program (PRAP)

- 4.5 While Council does not fund any private rental support in the municipality, support is available to eligible residents through Launch Housing who administer the State Government's Private Rental Assistance Program (PRAP) in select local government areas across metropolitan Melbourne, including Port Phillip. Through PRAP and PRAP Plus (complimentary program to build capacity to assist when tenancies are at risk, to build their capacity to manage their tenancy), Launch Housing are engaged to provide financial support for eligible people in rental arrears and rent in advance. The service aims to:
- 4.5.1 Rapidly rehouse people capable of sustaining private rental after initial support.

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4.5.2 Support 'at risk' households to sustain affordable and appropriate housing in the private rental market.

4.5.3 Assist people who currently live in crisis, transitional or social housing to become independent in the private rental market.

4.6 Launch Housing has indicated relief averages generally equate to \$4,000 per household (where a total limit of \$7,000 per household per annum applies). Launch Housing have confirmed there are 2.5 FTE (PRAP) and 1 FTE (PRAP Plus) workers, funded across Bayside area (Port Phillip to Frankston) and a level of brokerage funds to support private rental tenancies (new or established).

Eligibility

4.7 Established with the intent that renters can't take out rental agreements above their capacity, program eligibility is tied to income. Rent cannot constitute more than 55% of the household income as well as eligible personal income limits. The strict eligibility criteria apply to both support and brokerage services. For many private rentals particularly in inner-city rental markets like Port Phillip, this poses a challenge.

State Government - Rental Stress Support Package (RSSP)

4.8 In May 2024 the Victorian Government announced successful applicants of the Rental Stress Support Package. This included funding announced for Launch Housing of \$1,021,74 million and 4.15 FTE. The RSSP funding, provided as part of the Housing Statement, will help address the high demand for rental assistance, advocacy and legal services sought by organisations working to prevent homelessness and support renters in maintaining their homes.

City of Yarra - Rent Relief

4.9 Officers have looked to other Council's. An example of the role that Councils can play in providing rental relief can be found in the City of Yarra. In a recent decision, Yarra Council increased its existing Community Housing grants stream for the 2023/2024 period by an additional \$100,000. This was with the intent of 'providing initiatives that help sustain tenancies, including emergency rent relief to those experiencing financial rental distress, supporting people out of homelessness, reducing, and addressing the social and cultural impacts for tenants of community housing and those at risk of homelessness'.

4.10 This program operates alongside the PRAP, with funds managed by a local housing and homelessness service. During the 2022 to 2023, the program assisted seventy-six tenancies in arrears, with an average of \$1057 per renter. In addition, it supported eighteen new tenancies, providing an average of four weeks' rent per new renter. Eligibility for accessing funds requires individuals to be housed within the housing portfolio overseen by the fund's manager. Direct applications cannot be made from the general community.

4.11 While this example presents an option for Council consideration, it's worth noting eligibility and demand, would best be provided through existing organisations that provide tenancy support and rent relief which in the case of Port Phillip, our partner agency is Launch Housing. In discussion with Launch Housing, they have noted this type of funding may duplicate existing state funded programs and that Council might be better placed to direct advocacy efforts to the State Government to reconsider the income thresholds of PRAP to address issues presented by Port Phillip's rental market.

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- 4.12 In relation to Request 1 – Low-income emergency rent relief, it is advised Council does not replicate current emergency rental relief efforts such as PRAP or RSSP. Council efforts may best be placed in advocating to the State Government for a review of the income thresholds of “PRAP / PRAP Plus”, in response to issues presented. Council should further note, officers through the Housing and Homelessness program can provide support information and referral pathways to existing services for those experiencing rental stress.

Request 2 – Use of Council website

- 4.13 The second request relates to the establishment of a dedicated page on the Port Phillip Council website for renters about their rights and where they can access assistance and support.
- 4.14 In relation to Request 2 – Officers have reviewed Council’s website and provided additional information to direct our residents to services and supports when experiencing difficulty finding or affording private rental. This information will be regularly monitored to ensure its currency with local resources and services available, which will be received through Council’s regular service coordination meetings.

Request 3 – Nominated Housing Officer

- 4.15 The third request relates to nominating a Council Housing Officer to provide support, information, and advice for renters in Port Phillip and liaise with relevant local support agencies.
- 4.16 In responding to this request, it should be noted Council has a housing and homelessness service consisting of 1.8 FTE. This includes 1.0 FTE to provide direct assessment, referral, and interim case management to support ‘older persons’ in housing stress, at risk of housing loss or homelessness. They also direct general enquiries about rental stress to relevant services and supports. In addition, through a 0.8 FTE, Council integrates multi-agency response to public homelessness through the Port Phillip Zero project. Council also funds an enhanced outreach worker that focuses specifically on people experiencing homelessness or that are sleeping rough in our municipality. This is delivered through Launch Housing.
- 4.17 In relation to Request 3 – While Council does not have a dedicated private rental officer, Council’s housing and homelessness officers can continue to provide information and advice for renters through their knowledge and connection to services including direct linkages to local housing providers, legal assistance, or food relief.

Request 4 – Legal Assistance

- 4.18 The fourth request relates to financial support for Southside Justice to provide legal assistance for tenants facing eviction and/or unfair treatment.
- 4.19 Officers have met with Southside Justice to discuss this request with advice focused on the value of a tenancy support program delivered by a dedicated qualified tenancy lawyer enabling direct provision of legal advice, representation, and advocacy. Such a program would provide direct service to tenants facing eviction, unfair treatment, and related housing instability. The defining feature of this approach being targeted advice and legal representation to residents of Port Phillip, based on face-to-face service with outreach capacity that is locally accessible. Such a proposal would include a full-time tenancy lawyer to directly support, and address issues facing the Port Phillip community and have the capability to work with Council and partner agencies in service provision and directly support for advocacy around systemic rental and tenancy issues.

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- 4.20 Council currently contributes \$74,521 per annum to SouthPort Community Legal Service (SPCLS) to provide legal advice, assistance, and referrals to approximately 500 service users per annum that live, study or work in the City of Port Phillip, and who are experiencing disadvantage or vulnerability. Their service agreement extends to legal advice for tenants.
- 4.21 It should be further noted the State funded PRAP and PRAP Plus programs provides capacity for communications and brokerage between tenants, rent providers and landlords. This can be used to support or negotiate rent arrears and other legal tenancy aspects (for those eligible). There are also number of agencies such as Tenant's Victoria, Peninsula Community Legal Service and Justice Connect which provide tenant legal services. Officers note through discussions with Launch Housing, they impressed, Council may best address ineligible renters and assistance by focusing resources to enhance targeted tenancy, legal support, and advocacy.
- 4.22 Victorian Government funding rounds on the Rental Stress Support Packages announced in May 2024, a number of not-for-profit organisations that deliver rental services advice, advocacy and legal assistance that include Port Phillip within their service area were funded (in addition to Launch PRAP funding noted above). These included Launch Housing, Justice Connect, Housing for the Aged Action Group, and Tenants Victoria.
- 4.23 City of Port Phillip Mayor and CEO have recently met with representatives from Southside Justice to discuss the vision and benefit of a dedicated a full-time tenancy lawyer to directly support and address issues facing the Port Phillip community. Discussions included shared advocacy opportunities for a Tenancy Assistance and Advocacy Program (TAAP) directly targeting the inner south.
- 4.24 Council considered a budget submission for direct funding to South Side Justice as part of the 2024-2025 Council Plan and Budget. While additional funding was not approved in the 2024-2025 Council budget. Council will join with South Side Justice in joint advocacy for a dedicated a tenancy support program delivered locally.
- 4.25 In relation to Request 4 - Officers recommend that Council not fund direct legal services. Instead, information should be made available via Council's website to direct residents to the numerous free legal services available to renters (e.g., South Side Justice, Anika Legal, Victoria Legal Aid, Justice Connect, Tenants Victoria). Council should however advocate alongside local legal providers including Southside Justice, seeking funding for targeted tenancy assistance and legal service in Melbourne's inner south.

Request 5 – Budget

- 4.26 The fifth request was to ensure that there is funding allocated in the next Council Budget to meet the costs associated with these initiatives.
- 4.27 Council allocates \$1,097,000 annually through operational expenditure to deliver its affordable housing and homelessness programs. Additionally, it has provided historically \$500,000 of project contributions to social and affordable housing projects through the 'In Our Backyard' project reserve.
- 4.28 In relation to Request 5 - Each item can be covered through existing service delivery and costs in the current financial year.

Request 6 – Advocacy 'Fairness Formula'



- 4.29 The sixth request was to advocate to the State Government to introduce a 'fairness formula' by which maximum rent increases would be calculated.
- Tenants Victoria provided a submission in response to the Victorian Government Inquiry into the Rental and Housing Affordability Crisis in Victoria in mid-2023. Victoria already has a version of a fairness formula that has been applied in the new Homes Victoria affordable housing program, which includes a rent cap. This measure aims to maintain housing affordability for low-income households. Under this program, after the initial 3-year lease, rent can be increased annually by a maximum of 5%.
 - Tenants Victoria are requesting legislation to provide for a 'fairness formula' by which maximum rent increases can be calculated across private rentals. In their submission, under the Residential Tenancies Act 1997, there is no fixed formula to calculate a rent increase. *'There are rules about how often rent can be increased and how a landlord is to notify the renter of their intention to do so. But the missing piece in these arrangements in our state is the lack of a prescribed method to arrive at the dollar value of the rent increase that is fair to both the renter and the landlord'*. Consumer Affairs Victoria, further notes the law doesn't say exactly how much a rental provider can put the rent up by, although under the Residential Tenancies Act 1997 a rental provider is required to give the tenant information about how they have calculated the increase.
 - Consumer Affairs Victoria note that renters can challenge a rent increase if they think it is higher than the market range.
- 4.30 Council regularly advocates on issues relating to housing affordability and homelessness. In the last year alone, this has included:
- 4.30.1 National Housing & Homelessness Plan-Issues Paper, Oct 2023
 - 4.30.2 Inquiry into the Rental & Housing Affordability Crisis in Victoria, July 2023
 - 4.30.3 Federal Inquiry into Homelessness in Australia, June 2020
 - 4.30.4 Parliamentary Inquiry into Homelessness in Victoria, Jan 2020
 - 4.30.5 Planning Mechanisms for Affordable Housing- Ministerial Advisory Committee 2019.
- 4.31 When considering whether Council would support advocating for changes to the Residential Tenancies Act 1997, it's important to recognise that regulating provision should also consider the impact on investment and therefore potentially local housing supply. Officer's support ongoing advocacy to the State Government to address strategies to improve outcomes for tenants' security and equitability, but also for conditions that support investment in supply and therefore affordability being faced by renters in Port Phillip
- 4.32 In relation to Request 6 - It is recommended that Council's advocacy priorities to the State Government in 2025/2026 should include strategies to improve outcomes for tenants' security and equitability and conditions to support investment in rental supply and affordability.



Request 7 – Advocacy Increase Social Housing and Funded Rent Relief

- 4.33 The final request was to advocate to, and partner with, State and Federal Governments for substantial expansion of social housing (inclusive of public housing) in Port Phillip, and also notes there is currently no Council funded hardship/rent relief available for tenants in City of Port Phillip.
- 4.34 This request points to, responsibility for addressing issues underlying the rental crisis extending across all levels of government. Council has a long history of advocating for, and additionally, actively contributing to the increase in social and affordable housing in our municipality. As noted above, Council, through both its affordable housing and homelessness programs, regularly advocates on issues relating to housing affordability.
- 4.35 Our advocacy efforts have been unpinned through two key strategies:
- 4.35.1 'Think and Act: Homelessness Action Strategy, as Council's specific homelessness strategy, and
 - 4.35.2 In Our Backyard, Growing Affordable Housing in Port Phillip
- 4.36 An integrated review of both strategies will commence in late 2024 and as noted above will consider and define Council's advocacy priorities.
- 4.37 As previously noted, Council advocate to the State and Federal Government through submissions on a range of affordable and social housing matters. Council also actively contributes and advocates for direct project contributions for local social and affordable housing projects (demonstrated most recently through the Marlborough Street community housing project and Wellington Street Common Ground). It should be further noted, in the upcoming review and integration of the Council's affordable housing and homelessness strategies (to commence in late 2024), consideration will be given to define our advocacy priorities.

Request for hardship rent relief.

- 4.38 Council provides integrated responses to people at risk of homelessness and supports those who might be impacted by the rising costs to age in place by aiding the cost of living through assistance with food security programs and supports provided by Council and through state government initiatives including:
- 4.38.1 Hardship support for homeowners: to aid those who need assistance, particularly residents having trouble meeting rate payments. Support is provided in the form of financial counselling, interest-free payment plans, deferrals, and, in exceptional circumstances, waivers.
 - 4.38.2 Pensioner rates rebate options available via the Victorian Government Pension Rebate – up to 50% of your rates (to a maximum of \$253.20) and the Port Phillip rebate – up to \$210 or a maximum of 50% of rates payable when combined with the Victorian Government rebate.
- 4.39 Direct financial hardship support for people experiencing rental stress or at risk of homelessness are directed by officers to our service partner agencies that are funded through the State Government's PRAP program. In discussion with our partner agency, Launch Housing, it is recommended that council seek to support renters in need through:
- 4.39.1 Advocacy to Federal Government around rent assistance

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4.39.2 Advocacy to the State Government around considering the impacts of the PRAP thresholds (55% of household income) and the need to consider and address in their programs the impact of the higher local private rental costs in Port Phillip when compared to the metropolitan average.

4.40 In relation to Request 7 - These items should be identified and considered as part of the council's advocacy priorities for 2024/2025.

5. CONSULTATION AND STAKEHOLDERS

5.1 City of Port Phillip Mayor and CEO have recently met with representatives from Southside Justice to discuss tenancy assistance and advocacy opportunities.

5.2 Officers have consulted with Launch Housing and The City of Yarra to inform the response provided to establishing an emergency rental relief fund, and advocacy to increase social housing and rent relief. The details of these consultations have been incorporated into the above discussion of issues and officer response and recommendations.

6. LEGAL AND RISK IMPLICATIONS

6.1 In response to request 3 to nominate a *Council Housing Officer to provide support, information, and advice for renters in Port Phillip*, it is recommended that renters be directed to relevant local support agencies for assistance. Council officers are not positioned to mediate disputes between landlords and tenants, including issues related to rental payments, property maintenance, or lease terms. Resolving these disputes often require legal intervention or advocacy.

6.2 The recommendations in response to the petition involve directing renters requiring assistance to the appropriate legal services and agencies operating in the local area. The proposed approach aims to mitigate these risks by connecting renters with specialised legal resources.

7. FINANCIAL IMPACT

7.1 Council allocates \$1,097,000 annually through operational expenditure to deliver its affordable housing and homelessness programs. Additionally, through the delivery of the life of 'In Our Backyard' Council's Affordable Housing Strategy, it has provided an annual \$500,000 project reserve to social and affordable housing projects across the city.

7.2 In terms of future budget implications concerning proposed recommendations, these can be covered through existing service delivery and costs.

8. ENVIRONMENTAL IMPACT

8.1 Providing adequate support to ensure access to sustainable and secure long-term housing, not only addresses Council's commitment to social justice, but can yield environmental benefits through stronger and more resilient communities.

9. COMMUNITY IMPACT

9.1 Ensuring our community has access to affordable and secure housing and are provided with supports, will strengthen Council's commitment to an inclusive and liveable communities. This will deliver social cohesion, fostering economic stability and improve the health and wellbeing of our those in need in our community.

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10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 10.1 Council's response to the rental crisis petition is covered under the delivery of Council's bedrock services. They are further supported in the Council Plan Strategic Direction 1 Inclusive, '*A City that is a place for all members of our community, where people feel supported...*'. A number of the requests relating to the supply and availability of social and affordable housing are addressed through Council's core strategy '*In Our Backyard*'.

11. IMPLEMENTATION STRATEGY

11.1 TIMELINE

- 11.1.1 Council's website will be updated immediately following Council's resolution.
- 11.1.2 Advocacy will be included through Council's advocacy priorities through the 2024-2025 year.

11.2 COMMUNICATION

- 11.2.1 Council has reviewed the rental crisis petition to determine its role in addressing the outlined requests.
- 11.2.2 Safe and secure housing is a fundamental human right. Given current social and economic conditions, renters in Port Phillip face numerous challenges, heightening the risk of homelessness.
- 11.2.3 The rental crisis in Port Phillip is exacerbated by a shortage of affordable housing throughout the city, reflecting a broader trend seen across Australia.
- 11.2.4 Council remains committed to leveraging its networks and partnerships to guide those in need towards local support services and agencies.
- 11.2.5 Council will actively advocate at all government levels for increased availability of affordable housing options and relevant support services within our city.

12. OFFICER MATERIAL OR GENERAL INTEREST

- 12.1 No officers involved in the preparation of this report have any material or general interest in the matter

ATTACHMENTS

Nil



10. LIVEABLE PORT PHILLIP

10.1	<i>St Kilda Triangle Live Music Venue - Stage 2 – Targeted Market Engagement Outcomes And Next Steps</i>	53
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10.1 **ST KILDA TRIANGLE LIVE MUSIC VENUE - STAGE 2 –
TARGETED MARKET ENGAGEMENT OUTCOMES AND NEXT
STEPS**

EXECUTIVE MEMBER: **JOANNE MCNEILL, EXECUTIVE MANAGER, GOVERNANCE AND
ORGANISATIONAL PERFORMANCE**

PREPARED BY: **MICHELLE RYSANEK, SENIOR PROJECT MANAGER –
STRATEGIC PROJECTS**

1. PURPOSE

- 1.1 To present the outcomes from the St Kilda Triangle Live Music Venue - Stage 2 - Targeted Market Engagement undertaken in response to Council's direction provided at the public Council Meeting on 6 December 2023 to clarify the level of interest in and capacity for investing in a new live music and performance venue on the St Kilda Triangle and understand the quantum of funding contribution that is possible.
- 1.2 To provide options and a recommendation for the next steps for the project for consideration and endorsement by Council.

2. EXECUTIVE SUMMARY

- 2.1 Council, at a meeting on 7 September 2022, elected to progress feasibility work for the St Kilda Triangle to assess the viability of a live music led / performance venue development, inform Council decision making about investment, and support subsequent stages should Council decide to progress.
- 2.2 This stage 1 feasibility work concluded late 2023 when, at a public meeting on 6 December 2023, Council was presented with several key documents collating the outcome of various streams of work undertaken as part of the feasibility assessment. These included the *St Kilda Triangle Design Feasibility for a Live Music and Performance Venue*, the *St Kilda Triangle Potential Live Music / Performance Venue Market Sounding Report*, *The St Kilda Triangle Commercial Feasibility Analysis & Development Options Report*, *St Kilda Triangle Planning Pathway Options Assessment* and the *St Kilda Triangle – Proposal for a Live Music and Performance Venue - Engagement Summary Report*.
- 2.3 At this 6 December 2023 public meeting, Council elected to progress work beyond the stage 1 feasibility stage to:
 - Advocate to the Victorian Government for investment in a business case for a new live music and performance venue on the St Kilda Triangle, with a possible contribution from Council to the business case to be confirmed.
 - Approve a project budget of \$110k for Officers to engage with the market to further clarify the level of interest in investing in a new live music and performance venue on the St Kilda Triangle and understand the level of funding contribution that is possible. This could include discussions with any interested parties that were involved in the market sounding, parties that have already expressed interest in the project and an invitation to other interested parties who haven't yet made contact with Council.
- 2.4 To address Council's direction, a targeted market engagement, with input from probity consultants, was implemented from April to June 2024. A portion of those contacted



declined to participate for various reasons including wanting to protect their IP should this project eventuate in a procurement process or being occupied with other priorities, while others were willing to be interviewed and divulge some level of relevant information in response to requests for information included in a participant pack issued well ahead of the meeting.

- 2.5 Attachment 1 includes a *confidential* Targeted Market Engagement Report detailing the process and protocols adopted, parties contacted and those who participated (and those who didn't including their rationale), the key findings from the discussions and possible next steps.
- 2.6 Given the nature of the targeted engagement, the results of this stage will remain confidential and have been combined here with previous market sounding findings to provide a summary of what we know based on all the work undertaken, rather than on the specific interviews held in this round.
- 2.7 The key findings across all market sounding activities relevant to the questions posed for this round are as follows:
 - There is market appetite to provide significant private funding for a new venue. However, public funding would likely be needed to fund the carparking and public realm components.
 - There may be one or more parties willing to fully fund the venue (order of cost has previously been estimated as \$80 to \$100M excluding carpark and public realm) without a public contribution. However, a tender that relies on full funding being provided by the market would likely lead to a smaller tender field should a procurement process progress.
 - A public capital contribution to the Triangle development cost may make the opportunity more viable for interested parties and should therefore increase the potential number of participants in any open market process.
 - The amount of rent that may be derived from the tenure arrangement on the site has a direct relationship to the upfront capital contribution for the development of the venue. For example, a peppercorn rent, with the potential to offer this as part of a tender process, could increase the capital contribution from the market and therefore reduce requirement for public funding. On the other hand, a commercial rent derived year by year over the course of the lease could reduce the capital contribution and therefore increase the need for public funding upfront to develop the venue, and the site.
 - A ground lease term in the order of 50 years appears preferred by the market to justify an upfront significant capital contribution, with the improvements reverting to Council at lease expiry.
 - There will likely be a desire from the market to reduce the capital cost and reduce risks of any venue it funds (or significantly funds). Council will need to consider what design outcomes are mandatory vs preferred so it is clear as part of a procurement process.
 - Flexibility in use (e.g. allowing other uses in addition to the live music venue (e.g. Nightclub) may increase offers due to the opportunity to diversify income streams and financial sustainability. However, impacts on amenity in the precinct will need to be considered.



- The live venue market is generally expecting an open market process should the project continue to progress. This is supported by the fact that some businesses chose not to participate in the process as they indicated they were wanting to maintain their competitive advantage.
- 2.8 A number of advances have been made to State Government, advising of the concept for the site and community sentiment (general support) and seeking funding for a business case. Now that the targeted engagement has concluded, there is an opportunity to test whether there is increased interest from state government regarding support for next steps given that the targeted market engagement confirmed our understanding that there is significant interest from the market in participating in a competitive process for the opportunity to develop and manage a live music and performance venue on the St Kilda Triangle.
- 2.9 There are three options proposed for consideration by Council for next steps for this project. These are:
- **Option 1 (Recommended):** Undertake Advocacy to State Government while other project works pause.
 - **Option 2:** Begin preparation for a Competitive Market Process whilst continuing to advocate to State Government.
 - **Option 3:** Pause All St Kilda Triangle Live Music Venue Work and review next steps with the newly elected Council.
- 2.10 An assessment of the benefits and risks of each option has been undertaken with the outcomes summarised in the body of the report. Option 1 is recommended as the pathway forward for the project works, with further engagement on the project to occur with Council post-election.

3. RECOMMENDATION

That Council:

- 3.1 Notes that Council, at a public meeting on 6 December 2023, was presented with a number of documents collating the outcome of various streams of work undertaken as part of the Stage 1 St Kilda Triangle Live Music Venue feasibility assessment work including the *St Kilda Triangle Design Feasibility for a Live Music and Performance Venue*, *St Kilda Triangle Potential Live Music / Performance Venue Market Sounding Report* and *The St Kilda Triangle Commercial Feasibility Analysis & Development Options Report* and the *St Kilda Triangle – Proposal for a Live Music and Performance Venue - Engagement Summary Report*
- 3.2 Notes the following key findings across the various components of work:
- There is demand for a flexible 5000 standing live music and performance venue.
 - The 'proof of concept' layout shows that a venue can be effectively accommodated on the St Kilda Triangle with carparking, public realm and other uses.
 - There is strong industry support for a new venue to be located in St Kilda.
 - There is majority support for a live music and performance venue, including strong support by representatives of the Traders Associations for Acland Street and Fitzroy Street, though there is some local opposition to the idea.



- There was concern expressed by destination venues immediately adjacent about a reduction in parking leading to loss of business.
 - Carparking and traffic movement, the scale of the building and ongoing activation of or need for the venue were raised as concerns by those who did not support the concept and there were mixed views regarding parking.
 - The likely cost of the 'proof of concept' idea that has been explored for a new live music and performance venue is estimated as a range between \$113m-\$139m, including the venue, basement carparking and public realm.
 - The cost estimate that has been developed is useful for understanding the type of cost for a development such as this but would need to be reassessed to reflect any key changes that have been incorporated to the final design and cost of construction at the time.
 - Operators are likely to have capacity to include a significant capital contribution as part of a bid in a competitive procurement process for a new venue in future, with the quantum being directly related to the length of tenure.
 - Given the regional significance and civic nature of the project, it is likely that public funding or other subsidy will be required to support private investment in the development, to achieve an overall outcome for the site that will realise the full benefits possible.
- 3.3 Notes the process and outcomes of the Targeted Market Engagement undertaken with selected live music industry organisations and those that have previously contacted Council, as set out in the confidential *St Kilda Triangle Live Music Venue – Stage 2 – Targeted Market Engagement Report*.
- 3.4 Notes that the *St Kilda Triangle Live Music Venue – Stage 2 – Targeted Market Engagement Report* collating the work undertaken as part of Stage 2 undertaken to date has been provided confidentially to Council due to the commercially sensitive nature of the contents but that a summary of the findings within the context of the broader market engagement findings has been included in the body of this report.
- 3.5 Notes that three options have been provided to Council for consideration, these are:
- **Option 1:** Undertake Advocacy to State Government while other project works pause.
 - **Option 2:** Begin preparation for a Competitive Market Process while continuing to advocate to State Government.
 - **Option 3:** Pause All St Kilda Triangle Live Music Venue Work and review next steps with the newly elected Council.
- 3.6 Instructs the CEO or delegates to proceed with implementation of Option [insert], including authorising any budget required for implementation.

4. KEY POINTS/ISSUES

Background

- 4.1 Council, at a meeting on 7 September 2022, elected to progress feasibility work for the St Kilda Triangle to assess the viability of a live music led / performance venue development, inform Council decision making about investment, and support subsequent stages should Council decide to progress.



4.2 This stage 1 feasibility work concluded late 2023 with the outcomes summarised as follows:

- There is demand for a flexible 5000 standing live music and performance venue.
- The 'proof of concept' layout shows that a venue can be effectively accommodated on the St Kilda Triangle with carparking, public realm and other uses.
- There is strong industry support for a new venue to be located in St Kilda.
- There is majority support for a live music and performance venue, including strong support by representatives of the Traders Associations for Acland Street and Fitzroy Street, though there is some local opposition to the idea.
- There was concern expressed by destination venues immediately adjacent about a reduction in parking leading to loss of business.
- Carparking and traffic movement, the scale of the building and ongoing activation of or need for the venue were raised as concerns by those who did not support the concept and there were mixed views regarding parking.
- The likely cost of the 'proof of concept' idea that has been explored for a new live music and performance venue is estimated as a range between \$113m-\$139m, including the venue, basement carparking and public realm.
- The cost estimate that has been developed is useful for understanding the type of cost for a development such as this but would need to be reassessed to reflect any key changes that have been incorporated to the final design and cost of construction at the time.
- Operators are likely to have capacity to include a capital contribution as part of a bid in a competitive procurement process for a new venue in future, with the quantum being directly related to the length of tenure.
- Given the regional significance and civic nature of the project, it is likely that significant public funding or other subsidy will be required to support private investment in the development to achieve an outcome that will realise the full benefits possible for the site.

4.3 At a public meeting on 6 December 2023, Council, informed by St Kilda Triangle Design Feasibility for a Live Music and Performance Venue and the St Kilda Triangle Potential Live Music / Performance Venue Market Sounding Report and The St Kilda Triangle Commercial Feasibility Analysis & Development Options Report, elected to progress work beyond the stage 1 feasibility stage to:

- Advocate to the Victorian Government for investment in a business case for a new live music and performance venue on the St Kilda Triangle, with a possible contribution from Council to the business case to be confirmed.
- Approve a project budget of \$110k for Officers to engage with the market to further clarify the level of interest in investing in a new live music and performance venue on the St Kilda Triangle and understand the level of funding contribution that is possible. This could include discussions with any interested parties that were involved in the market sounding, parties that have already



expressed interest in the project and an invitation to other interested parties who haven't yet made contact with Council.

Targeted Market Engagement

- 4.4 To address Council's direction, an *Approach* to engage further with the live music industry was developed with probity advice. The purpose was to understand, more specifically (than what we have been able to determine to date), the level of funding contribution that is possible from the market, the organisational capability and level of genuine interest.
- 4.5 Key considerations that underpinned the approach included:
- Identify which/how many parties have the interest and capacity to fund and develop a live performance venue.
 - Assess the market's capability to be a developer of the venue vs owner/operator
 - Quantify what level of funding could be expected to then refine our current understanding of the funding gap.
 - Explore what conditions would be attached to funding being made available e.g.: development/delivery structures, operational conditions, lease tenure, additional allowable uses or concessions, does the operating strategy affect the funding available? Is there a strong view on management structures e.g. vertically integrated.
 - Identify any changes that impact the market sounding to date or provide opportunities.
 - Seek feedback on the market's appetite and willingness to develop carpark and public realm and operate the carpark.
- 4.6 In developing an approach to this work, Council has:
- Built on the intel received through the two previous market soundings undertaken in 2023 as part of Stage 1. The first was to assess demand, and the second to test the outcomes of Council's feasibility work.
 - Underpinned the work with a robust probity framework to avoid compromising a possible future procurement process.
 - Established a pathway for a future public procurement process should feedback from the market suggest this is, at this point, a realistic possibility.
 - Considered a balance between keeping the market interested and engaging with key parties, while avoiding fatiguing those who have had input to date (in the initial market soundings).
 - Avoided building expectation from the market or community that we are entering into a procurement process that will lead to the delivery of a new venue (given the current uncertainty in funding).
 - Build in a mechanism to manage the interaction between this work and advocacy to the State Government.
- 4.7 A targeted market engagement, with input from probity consultants, was implemented from April to June 2024. A portion of those contacted declined to participate for various reasons including wanting to protect their IP should this project eventuate in a



procurement process or being occupied with other priorities, while others were willing to be interviewed and divulge some level of relevant information in response to requests for information included in a participant pack issued well ahead of the meeting.

- 4.8 The targeted engagement involved detailed discussions with key parties that may have the capacity to provide a significant capital contribution towards the whole or most of the cost of the venue. This included parties that have been previously engaged, those that have indicated willingness to engage, and any others that were identified through a further scan of the broader global market.

Targeted Market Engagement Key Findings

- 4.9 Attachment 1 contains a *confidential* Targeted Market Engagement Report detailing the process and protocols adopted, parties contacted and those who participated (and those who didn't including their rationale), the key findings from the discussions and possible next steps. While the details included in the report are confidential, a public summary of the key components of the report is provided below.
- 4.10 Given nature of the targeted engagement, the results of this stage will remain confidential and have been combined here with previous market sounding findings to provide a summary of what we know based on all the work undertaken, rather than on the specific interviews held in this round.
- 4.11 The key findings across all market sounding activities relevant to the questions posed for this round are as follows:
- There is market appetite to provide significant private funding for a new venue. However, public funding would likely be needed to fund the carparking and public realm components.
 - There may be one or more parties willing to fully fund the venue (order of cost has previously been estimated as \$80 to \$100M excluding carpark and public realm) without a public contribution. However, a tender that relies on full funding being provided by the market would likely lead to a smaller tender field should a procurement process progress.
 - A public capital contribution to the Triangle development cost may make the opportunity more viable for interested parties and should therefore increase the potential number of participants in any open market process.
 - The amount of rent that may be derived from the tenure arrangement on the site has a direct relationship to the upfront capital contribution for the development of the venue. For example, a peppercorn rent, with the potential to offer this as part of a tender process, could increase the capital contribution from the market and therefore reduce requirement for public funding. On the other hand, a commercial rent derived year by year over the course of the lease could reduce the capital contribution and therefore increase the need for public funding upfront to develop the venue, and the site.
 - A ground lease term in the order of 50 years appears preferred by the market to justify an upfront significant capital contribution, with the improvements reverting to Council at lease expiry.
 - There will likely be a desire from the market to reduce the capital cost and reduce risks of any venue it funds (or significantly funds). Council will need to consider



what design outcomes are mandatory vs preferred so it is clear as part of a procurement process.

- Flexibility in use (e.g. allowing other uses in addition to the live music venue (e.g. Nightclub) may increase offers due to the opportunity to diversify income streams and financial sustainability. However, impacts on amenity in the precinct will need to be considered.
- The live venue market is generally expecting an open market process should the project continue to progress. This is supported by the fact that some businesses chose not to participate in the process as they indicated they were wanting to maintain their competitive advantage.

Status of Advocacy to State Government

- 4.12 Upon conclusion of the design work that formed a key part of the study investigating the feasibility of a live music venue and subsequent community engagement undertaken from September to October 2023 (refer to Council report dated 6 December 2023), various advances were made to State Government advising of the concept for the site and community sentiment (general support) and seeking funding for a business case.
- 4.13 While there has been some positive feedback about the value of the opportunity, no commitment has been made to date to provide support for a business case to progress the project.
- 4.14 Now that the targeted engagement has concluded, there is an opportunity to test whether there is increased interest from state government regarding the live music venue given that the targeted market engagement confirmed that there is significant interest from the market in participating in a competitive process for the opportunity to develop and manage a live music and performance venue on the St Kilda Triangle.
- 4.15 An advocacy strategy for the St Kilda Triangle Live Music Venue has been developed for consideration as part of options for next steps which will be refined once an option for the way forward is selected.

Options for the Next Steps

- 4.16 Three options are presented for consideration. These are:
- **Option 1 (Recommended):** Undertake Advocacy to State Government while other project works pause.
 - **Option 2:** Begin preparation for a Competitive Market Process whilst continuing to advocate to State Government.
 - **Option 3:** Pause All St Kilda Triangle Live Music Venue Work and review next steps with the newly elected Council.
- 4.17 **Option 1 (Recommended): Refined Advocacy Approach to State Government while other project works pause:**
- This involves advocacy to State Government, built on the outcomes of the targeted market engagement to seek support and funding for a business case. The outcomes of the advocacy would inform options for next steps for consideration by the new Council early 2025.
 - Cost to Council:



- For immediate project work - \$0 (internal resources use to advocate)
- Program:
 - Advocacy: August 2024 to April 2025
- 4.18 **Option 2: Begin preparation for a Competitive Market Process while continuing to advocate to State Government.** Begin preparing for a competitive market process while continuing to advocate state government support for the project. This involves:
 - Initial engagement with the State Government on the outcomes of the targeted market engagement to seek support for the work being undertaken to prepare for a market process and to seek funding for a business case as per Option 1.
 - Begin preparation for an open market process, including identifying the design parameters critical to Council, assessment criteria and approach, consideration of the appropriate planning pathway to support implementation of the desired outcome and other work required to support Council investing in the project. This work would be brought to Council for consideration next year.
 - Cost to Council:
 - Initial cost approximately \$100k. This amount would need to be confirmed through detailed project planning for this piece of work.
 - Program:
 - Advocacy: August 24 to April 25, with future work subject to direction from the new Council in March/April 2025.
 - Project planning to determine cost, timeline and procurement approach and other initial work to begin preparation for procurement: October 24 to March 2025 (hold point for review and approval by the new Council to proceed to tender documentation and market process go live).
- 4.19 **Option 3: Pause All St Kilda Triangle Live Music Venue Work.** Pause all work for the St Kilda Triangle and prepare a briefing for the new Council in March/April 2025 to confirm the way forward. This involves:
 - Light touch engagement or basic monitoring by Council of:
 - The live music venue market to understand the changes, interest in the Triangle venue and impacts on the demand assessment work undertaken to date
 - Changes in State Government's priorities and budget allocations to assess future potential support for the Live Music Venue on the Triangle site
 - Cost to Council - \$0.00
 - Program - Recommence consideration of the way forward in March/April 2025 with a briefing to the new Council

Assessment of Options

- 4.20 An assessment of the benefits and risks of each option has been undertaken and is summarised below. Option 1 is recommended as the pathway forward for the project works.



- **Option 1** presents a moderate or balanced approach. It is beneficial in that it uses new information from recent investigations to re-institute advocacy works to potentially create or access opportunities for funding for a business case that were not previously available. In doing so it maintains project momentum while using minimal project resources (including no immediate requirements for funding).
- **Option 2** uses more resources and some budget (approx. \$100k) to increase project momentum and capitalise on recent market interactions to progress project planning and preparation work required to undertake an open market process in the first part of 2025. In doing so, it minimises the time lag in the other options where work on progressing the planning for an open market process is paused for a considerable period of time. This option requires further investment by this Council and progresses a project that may not have the same level of support from the new Council.
- **Option 3** pauses all work and defers a decision about any project progress to be made by the new Council in March/April 2025. This means that more time will lapse before any next steps are undertaken (which increases the risk of changes in the live music venue market compromising the proposed concept), and any possible opportunities for funding from State Government over the next 6-8 months may be missed. However, resources can be re-diverted to focus on other pressing issues until the new Council has had time to evaluate their priorities.

5. CONSULTATION AND STAKEHOLDERS

- 5.1 Extensive community and stakeholder engagement informed the development of the St Kilda Triangle Masterplan 2016. There has also been significant community consultation over the years for pieces of work that preceded the 2016 Masterplan. As such there is likely to be significant interest and scrutiny of the project by the community, government, stakeholders and the market.
- 5.2 As part of the Stage 1 feasibility work, the live music and performance industry was consulted in terms of demand for a venue in the proposed location via a market sounding process and subsequently consulted upon completion of the design feasibility work.
- 5.3 Community engagement was undertaken in the first stage to understand the sentiment and feedback about the outcomes of the design feasibility work and new direction for the site. The Council Report for the 6 December 23 public meeting presented the findings of that engagement program.
- 5.4 While it is intended that the feedback from the community informs subsequent stages of the project, this stage has focussed on State Government advocacy and further market engagement. The community will be updated on the next steps as part of a public meeting in July when Council will be requested to confirm a preferred option.
- 5.5 State Government partners, particularly DEECA have been kept informed of project progress.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 Procuring appropriate legal and probity advice and input to a procurement and planning process will be key to the success of the project.



- 6.2 Partnering as appropriate with State Government bodies throughout any future stages of the project will be important to ensure suitable legislative processes are undertaken and risks related to State Government requirements are managed.

7. FINANCIAL IMPACT

- 7.1 The budget approved for the current stage of works (stage 2) is \$110,000 which covers strategic commercial advice to support the market engagement strategy and probity advice to ensure any future procurement processes are not compromised.
- 7.2 An estimate of costs for each option has been provided in the body of the report.
- 7.3 These costs do not factor in the cost of existing officer time, including project management, property, urban design, transport, sustainability, planning and commercial expertise, that are being utilised to support the project.

8. ENVIRONMENTAL IMPACT

- 8.1 There are no environmental impacts from this stage of the project.
- 8.2 However, a range of environmental considerations have been incorporated in the design related planning for the site at a high level and will be considered in more detail should further stages progress.

9. COMMUNITY IMPACT

- 9.1 The concept of a live music venue, carparking and public realm redevelopment of the high-profile St Kilda Triangle site, currently an aging carpark, proposes a solution that responds directly to a gap in the live music industry market to enable not only St Kilda, but Melbourne, to maintain its reputation as a live music hub.
- 9.2 It has the potential to unlock considerable local and broader community benefits attached to this prominent foreshore site, including access to significantly improved amenity and activation of the site and supports the work of Council in delivering Victoria's first live music precinct.
- 9.3 Should the project progress to a business case, planning and design work to resolve key community concerns raised as part of the engagement program in late 2023 will need to be undertaken.

10. GENDER IMPACT ASSESSMENT

- 10.1 A gender impact assessment will be undertaken as part of a business case should it be supported to progress.

11. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 11.1 While the St Kilda Triangle project has been specifically identified to align with **Liveable Port Phillip**, the work and intended outcomes align with all five strategic directions in the Council Plan:
- **Inclusive Port Phillip** – A City that is a place for all members of our community where people feel supported and comfortable being themselves and expressing their identities.
 - **Liveable Port Phillip** – A City that is a great place to live, where our community has access to high quality public spaces, development and growth are well-managed, and it is safer and easy to connect and travel within.

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- **Sustainable Port Phillip** – A City that has a sustainable future, where our environmentally aware and active community benefits from living in a bayside city that is greener, cooler, cleaner and climate resilient.
- **Vibrant** - A City that has a flourishing economy, where our community and local businesses thrive, and we maintain and enhance our reputation as one of Melbourne's cultural and creative hubs.
- **Well-Governed Port Phillip** – A city that is leading local government authority, where our community and our organisation are in a better place as a result of our collective efforts.

12. IMPLEMENTATION STRATEGY

12.1 TIMELINE

- 12.1.1 The options for the next steps presented in the body of the report for Council consideration include broad timelines for works proposed.

12.2 COMMUNICATION

- 12.2.1 The Council website will be updated with Council's decision, approach and next steps.
- 12.2.2 The Triangle Project database of interested community members, key stakeholders and other interested parties is being used to provide updates at key points of the project such as when key reports are released or when recommendations regarding options for the St Kilda Triangle are to be considered by Council. This database will continue to be updated as people advise their interest in the project.
- 12.2.3 The State Government Advocacy approach will be implemented to align with the option chosen.

13. OFFICER MATERIAL OR GENERAL INTEREST

- 13.1 No officers involved in the preparation of this report have any material or general interest in the matter.

ATTACHMENTS

1. **Confidential-** St Kilda Triangle Live Music Venue Feasibility Stage 2 - Targeted Market Engagement Report Final July 24.



11. SUSTAINABLE PORT PHILLIP

Nil

12. VIBRANT PORT PHILLIP

Nil

13. WELL GOVERNED PORT PHILLIP

13.1	<i>Station Pier and Waterfront Place – Draft Scheme Amendment GC187</i>	
	66
13.2	<i>Investment and Treasury Management Policy.....</i>	138
13.3	<i>South Melbourne Town Hall - ANAM Schematic Design.....</i>	151

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13.1 STATION PIER AND WATERFRONT PLACE – DRAFT SCHEME AMENDMENT GC187

EXECUTIVE MEMBER: BRIAN TEE, GENERAL MANAGER, CITY GROWTH AND DEVELOPMENT

PREPARED BY: LUKE ROGERS, STRATEGIC PLANNER

1. PURPOSE

- 1.1 To seek a decision on the Minister for Planning's request for consent to amend the Port Phillip Planning Scheme boundary and consideration of draft planning scheme Amendment GC187 to the Port Phillip Planning Scheme.

2. EXECUTIVE SUMMARY

- 2.1 The municipal district of the City of Port Phillip contains Station Pier and associated land, including the TT Lines Freight Yard, which sits adjacent to the Waterfront Place Precinct. The Waterfront Place Precinct includes the Station Pier car park, land used for restaurants adjacent to the carpark (9, 11 and 13 Waterfront Place), Port Plaza, Beach Street Car Park, 101 and 103 Beach Street and 1-7 Waterfront Place.
- 2.2 On 24 October 2023, the Minister for Planning, through Department of Transport and Planning (DTP), wrote to Council requesting its consent to amend the Port Phillip Planning Scheme boundary under Section 6(6)(d) of the Planning and Environment Act 1987 (the Act) and seeking its views on draft planning scheme Amendment GC187 to the Port Phillip Planning Scheme. The letter from the Minister for Planning is **Attachment 1** and a copy of the draft amendment documentation is **Attachment 2**.
- 2.3 GC187 has been prepared by the Minister for Planning who is the planning authority for this amendment at the request of the Department of Transport and the Minister for Ports. It is a fixup amendment that will align the Port of Melbourne Planning Scheme with the declared Port of Melbourne Area under the Port Management Act 1995.
- 2.4 The amendment applies to land in the following planning schemes: Port Phillip, Maribyrnong; Melbourne, Port of Melbourne and Hobsons Bay.
- 2.5 Proposed changes to the Port Phillip Planning Scheme include:
 - removing the area in the Port Zone (Station Pier and the TT Lines Freight Yard) from the Port Phillip Scheme and include that land within the Port of Melbourne Planning Scheme (PoM Planning Scheme);
 - incorporating a nearby area of beachfront and water at Port Melbourne – St Kilda Coastal Reserve and South Melbourne Beachfront Reserve, adjoining Beaconsfield Parade into the Port Phillip Planning Scheme (currently in the Port of Melbourne Planning Scheme); and
 - consequential changes to the heritage overlay, Port Zone and operational provisions to reflect the preceding changes.
- 2.6 If the proposal is progressed, further formal notification to Council, or the public, on the change would not be required.
- 2.7 The proposal is administrative in nature.

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2.8 The following options are available to Council in response to the request from the Minister for Planning:

- Option 1: Refuse consent for excision and inclusion of land from Port Phillip scheme and provide comment on amendment.
- Option 2: Withhold consent for excision and inclusion of land from Port Phillip scheme at this time and provide comment on amendment.
- Option 3: Consent for excision and inclusion of land from Port Phillip scheme and provide comment on amendment.

3. RECOMMENDATION

That Council:

- 3.1 Notes the request from the Minister for Planning seeking consent to amend the Port Phillip Planning Scheme boundary under Section 6(6)(d) of the Planning and Environment Act 1987 (the Act) and views on draft planning scheme Amendment GC187 to the Port Phillip Planning Scheme.
- 3.2 Endorses the content in **attachment 3** to this report as the submission to the proposed Ministerial Amendment GC187 and request for consent under Section 6(6)(d) of the Planning and Environment Act 1987.
- 3.3 Authorises the CEO, or their delegate, to prepare a formal Council submission consistent with clause 3.2 above and submit to the Minister for Planning.

4. KEY POINTS/ISSUES

Background

- 4.1 The proposed amendment GC187 seeks to realign planning scheme boundaries and remove consequently redundant provisions from the Port Phillip Planning Scheme. The proposed amendment is a fixup amendment. It is the final part of the process to align the Port of Melbourne Planning Scheme with the declared Port of Melbourne Area under the Port Management Act 1995.
- 4.2 This process commenced in March 2016 when the Victorian Infrastructure (Port of Melbourne Lease Transaction) Act 2016 (the Act) enabled a market process to lease the commercial operations of the Port of Melbourne (PoM).
- 4.3 The Act facilitated a lease agreement. Implementation of the lease agreement included Planning Scheme Amendment GC54 to the Hobsons Bay, Maribyrnong, Melbourne, Port Phillip and Port of Melbourne Planning Schemes which rezoned all land and water subject to the port lease transaction.
- 4.4 Amendment GC54 made the Minister for Planning the Responsible Authority for land within the Port Zone. As such the Minister for Planning is currently responsible for determining planning permit applications for Station Pier and the adjoining TT Lines Freight Yard.
- 4.5 The current request (GC187) consolidates all areas in the Port Zone within the Port of Melbourne Planning Scheme, to ensure consistent management of State strategic planning matters by a singular Responsible Authority.
- 4.6 The proposal does not remove the land and water from the municipal district of the City of Port Phillip, only from the Port Phillip Planning Scheme. So other powers and



obligations of Council within the municipal district will not be impacted. It does not transfer assets, only changes the planning framework that affect existing assets.

- 4.7 The Port Melbourne – St Kilda Coastal Reserve and South Melbourne Beachfront Reserve is included in the PoM Planning Scheme but is not part of the PoM Lease. It is also currently within the Public Park and Recreation Zone and not the Port Zone. Including this land in the Port Phillip Planning Scheme would make Council the Responsible Authority. The land would remain in the Public Park and Recreation Zone.

Background – land management

- 4.8 Station Pier is the main point of arrival into Victoria for cruise ships and is a local point of interest. It is part of the declared Port of Melbourne Area which is the centre of docking and shipping operations for Greater Melbourne.
- 4.9 Currently, Station Pier, the TT Lines Freight Yard and the Waterfront Place Precinct are covered by the Port Phillip Planning Scheme, as well as being in the municipal district of the City of Port Phillip.
- 4.10 Station Pier and the TT Line freight yard are managed by Ports Victoria, a body responsible for shipping traffic control within Port Phillip Bay, among other services. Ports Victoria is the Committee of Management for this land. Ports Victoria are required to undertake ongoing maintenance of the Pier.
- 4.11 The City of Port Phillip (CoPP) is the Committee of Management for the Station Pier car park and for Waterfront Place in Figure 1.
- 4.12 The proposed amendment does not remove any land from the Port Phillip Planning Scheme for which Council is the Committee of Management (i.e. Waterfront Place and the Station Pier car park in Figure 1).
- 4.13 Council is already the Committee of Management for the land proposed to be included in the Planning Scheme, Port Melbourne – St Kilda Coastal Reserve.

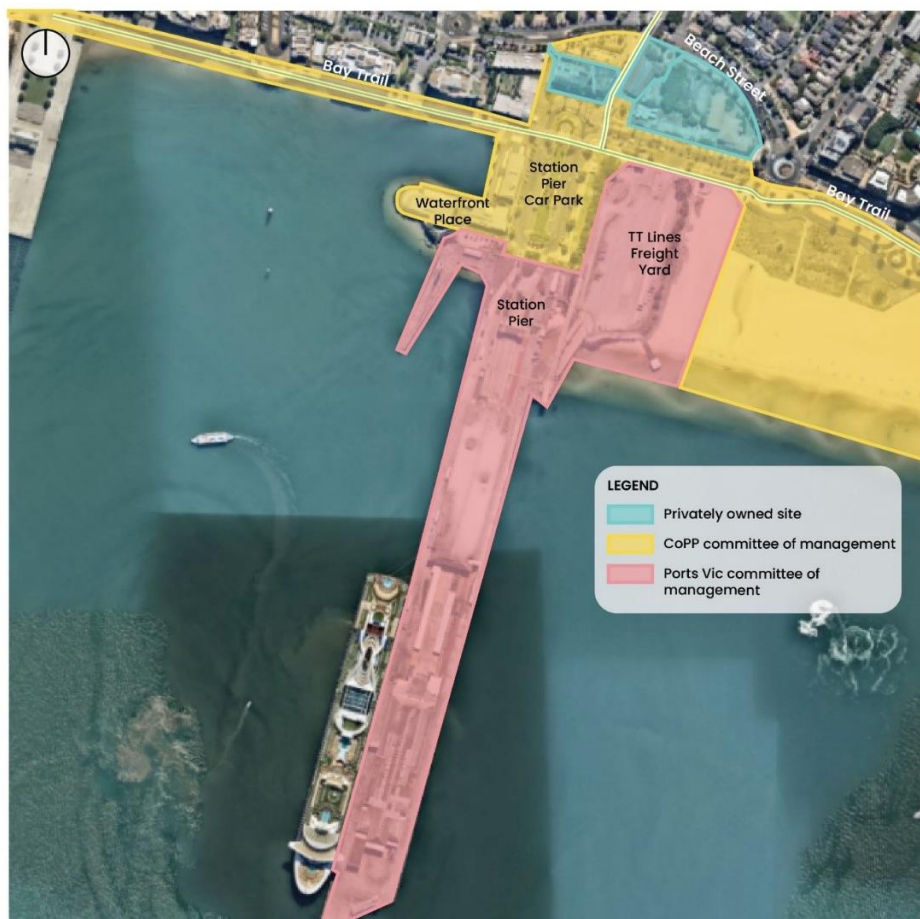


Figure 1 – Committee of Management areas

Draft Amendment GC187

4.14 The draft amendment GC187 proposes the following changes to the Port Phillip Planning Scheme:

- Incorporate the area of land along the Port Phillip foreshore and on the corner of The Blvd, Port Melbourne adjoining South Melbourne Beach from the PoM Scheme. This land has the Public Park and Recreation Zone applied, this will remain the zoning upon incorporation of the land to the Port Phillip Planning Scheme.
- Excise Station Pier and the surrounding water from the Port Phillip Planning Scheme.
- Consequential change to delete Clause 37.09 (Port Zone) from the scheme as this zone will no longer cover any land in the Port Phillip Planning Scheme.
- Consequential changes to remove Station Pier from Port Phillip Heritage Overlay and include it in PoM Scheme Heritage Overlay. The existing heritage protections would remain.
- Consequential update to Clause 72.01 (Responsible Authority for this Planning Scheme) to remove the Minister for Planning as the responsible authority for

administering and enforcing the scheme as it pertains to land and water within the Port Zone as this zone would no longer exist in the Port Phillip Planning Scheme.

- See Figure 2.

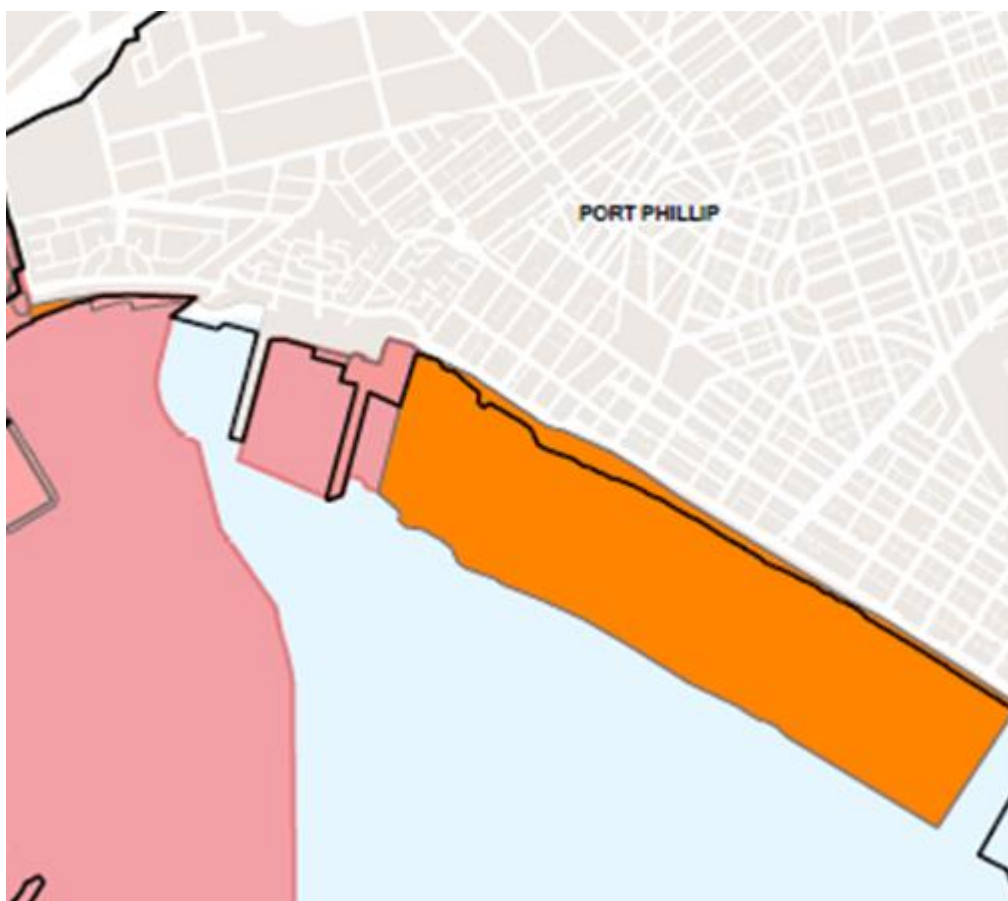


Figure 2 – DTP Map of GC187 - The pink shows Land/water proposed to be within PoM Planning Scheme, including land and water to be excised from Port Phillip Scheme. The orange shows land and water included in Port Phillip Scheme.

Ministerial Request for Council consent

- 4.15 Given the draft amendment proposes to excise land from the Port Phillip Planning Scheme, the consent of Council is required under Section 6(6)(d) of the Planning and Environment Act 1987 (the Act). Section 6(6)(d) of the Act does not provide for any specific ability to appeal the decision of Council to withhold consent.
- 4.16 If the change is approved, the land would remain within the municipal boundary of the City of Port Phillip.
- 4.17 There is no ability to apply to VCAT to review Council's decision. There is the possibility to challenge the decision to provide or withhold consent through judicial review proceedings in the Supreme Court. Judicial review proceedings do not consider the merits of a decision. Instead, they consider the exercise of discretion associated with the making of the statutory decision.



Amendment Impact – Officer Assessment

- 4.18 Officers consider that the fixup amendment is largely administrative in nature with limited operational impact.
- 4.19 The fixup amendment will enable the fair, orderly, economic and sustainable use, and development of land in accordance with the objectives of the Planning and Environment Act 1987 and its role and function as part of the PoM.
- 4.20 The excision of land will allow it to be managed by the appropriate authority, consistent with similar land across the port.
- 4.21 Council is not currently the Responsible Authority (RA) for planning applications within the land proposed to be excised. The land that would be excised is in the Port Zone, which gives the Minister for Planning the role of Responsible Authority for planning applications.
- 4.22 Council's ability to administer planning controls or impact the outcome of planning applications are not impacted by this change.
- 4.23 Council still has the opportunity to advocate and submit to proposals on any development projects.
- 4.24 Council currently cannot prepare a planning scheme amendment specific to the Port of Melbourne Area. This amendment will not change that outcome.
- 4.25 Council is not a referral authority for any application on the land within the Port Zone and does not hold any specific powers or responsibilities within the planning scheme regarding Station Pier and the TT Lines Freight Yard.
- 4.26 While Ports Victoria are the Committee of Management over Station Pier and the TT Lines Freight Yard, they have no specific powers or responsibilities within the planning system. Ports Victoria submit applications to the Minister for Planning for planning permit or planning scheme amendments. The proposed amendment does not have any impact on the current Committees of Management in these areas.
- 4.27 The area proposed to be included in the Port Phillip Planning Scheme, Port Melbourne – St Kilda Coastal Reserve and South Melbourne Beachfront Reserve and adjoining water, would allow Council to act as Responsible Authority for any planning applications over this land. Council is currently, and would remain, the Committee of Management over this land.

Options for Response to draft Amendment

- 4.28 The following options are available to Council in response to the Minister for Planning's letter:
 - **Option 1:** Refuse consent for excision of land from Port Phillip scheme and provide comment on amendment.
 - **Option 2:** Withhold consent for excision of land from Port Phillip scheme at this time and provide comment on amendment.
 - **Option 3:** Give consent for excision of land from Port Phillip scheme and provide comment on amendment.
- 4.29 **Options 3** is recommended for the reasons set out below:

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- Excision of the land removes confusion regarding decision making from a planning perspective in the declared Port of Melbourne Area.
- The inclusion of land within the Port Phillip Planning Scheme at Port Melbourne – St Kilda Coastal Reserve and South Melbourne Beachfront Reserve - provides Council oversight powers as the Responsible Authority for this land. The inclusion would align the role of Council as Committee of Management with Council's decision making for planning applications as a Responsible Authority.

4.30 Additionally, as Council is, and will remain, both the Committee of Management and the Responsible Authority for much of the Waterfront Place Precinct, Council is a key stakeholder in any planning and development of the land adjacent to Station Pier and TT Line Freight Yard. This provides the opportunity to advocate for a holistic precinct plan for this area, and to continue to be involved in any discussions relating to the future of these sites.

5. CONSULTATION AND STAKEHOLDERS

- 5.1 The Minister for Planning is seeking affected councils' views on draft Amendment GC187 in accordance with section 20(5) of the Planning and Environment Act 1987. Broader community engagement has not been undertaken.
- 5.2 Discussions have been held with DTP and PoM officers to gain information on the Amendment.
- 5.3 Council's advocacy and engagement with the community and key stakeholders on the future of Station Pier and Waterfront Place Precinct can continue separate to this request.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 Legal advice was sought to understand Council's obligations under Section 6(6)(d) of the Planning and Environment Act 1987 and any associated risk. This is outlined from Section 4.22 – 4.24.
- 6.2 There is limited risk to Council in consenting to, or withholding consent for, the excision of the land from the Port Phillip Planning Scheme.

7. FINANCIAL IMPACT

- 7.1 Regarding the proposed inclusion of additional foreshore reserve into the Port Phillip Planning Scheme, there is minimal additional costs to Council as administration costs for the processing of planning applications would be offset by fees. The excision of land from the Port Phillip Planning Scheme, or retention of that land, would have little to no financial impact.

8. ENVIRONMENTAL IMPACT

- 8.1 There are no foreseen environmental impacts resulting from draft Amendment GC187 as it is largely administrative in nature.

9. COMMUNITY IMPACT

- 9.1 There are limited community impacts resulting from draft Amendment GC187 as it is largely administrative in nature.
- 9.2 Advocacy and communication with key stakeholders on Station Pier Precinct can continue.



10. GENDER IMPACT ASSESSMENT

- 10.1 There are no gender impacts resulting from draft Amendment GC187 as it is largely administrative in nature.

11. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 11.1 Providing a response to a request from the Minister for Planning and aligning planning scheme boundaries for ease of administration delivers on Direction 5 of the Council Plan (Well Governed Port Phillip), by providing a transparent and good governance approach to decision making.

12. IMPLEMENTATION STRATEGY

12.1 TIMELINE

- 12.1.1 Should Council support the recommended option, a response will be provided to the Minister for Planning and Department of Transport and Planning.

12.2 COMMUNICATION

- 12.2.1 If the proposed amendment to the Port Phillip Planning Scheme, as other planning schemes, is to proceed, notification will be provided by the Department of Transport and Planning in the manner set out by the Planning and Environment Act 1987.

13. OFFICER MATERIAL OR GENERAL INTEREST

- 13.1 No officers involved in the preparation of this report have any material or general interest in the matter.

ATTACHMENTS

1. Attachment 1 - Letter from Minister for Planning re GC187  [Download](#)
2. Attachment 2 - GC187 Port Phillip Amendment Documents  [Download](#)
3. Attachment 3 - Outline of submission to minister on draft Amendment GC187  [Download](#)



The Hon Sonya Kilkenny MP

Minister for Planning
Minister for the Suburbs

Ref: BMIN-1-23-154

Councillor Heather Cunsolo
Mayor
City of Port Phillip
Private Bag 3
ST KILDA VIC 3182

Dear Mayor

In response to a request from the Department of Transport and Planning (DTP) on behalf of the Port of Melbourne Operations, I have decided to write to Port Phillip City Council to request the council's consent to amend the Port of Melbourne Planning Scheme boundary and to seek the council's views on draft Amendment GC187, under section 20(5) of the *Planning and Environment Act 1987*.

On 1 November 2016, a 50-year lease of the Port of Melbourne commenced between Melbourne Port Lessor Pty Ltd, a state-owned entity, and the Lonsdale Consortium, commonly known now as Port of Melbourne Operations.

As a result of the port lease transaction, the Victorian Government agreed to make changes to the planning framework affecting the Port of Melbourne. This resulted in the need to change the declared Port of Melbourne Area and planning scheme boundaries, zones, overlays and ordinance provisions operating in the Port of Melbourne to be consistent across the extent of the land and water subject to the port lease transaction.

Proposed Amendment GC187 to the Hobsons Bay, Maribyrnong, Melbourne, Port of Melbourne and Port Phillip planning schemes has been drafted to change the planning scheme boundaries and planning provisions accordingly.

The amendment applies to the following land:

- Station Pier and surrounding waters.
- The foreshore and water extending from McGregor St, Albert Park, to Station Pier.
- Land on the corner of The Boulevard, Port Melbourne, near Sandridge Beach.

As the Port of Melbourne Planning Scheme is proposed to apply to land within the municipal district of Melbourne, consent from your council is required under section 6(6)(d) of the *Planning and Environment Act 1987*. Specifically, your council's consent is required to:

- Excise from the Port Phillip Planning Scheme the area of Station Pier that is within the municipal boundary of Port Phillip and incorporate it into the Port of Melbourne Planning Scheme.

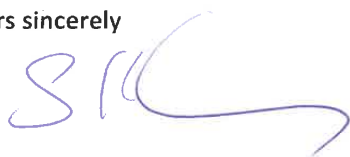
In summary, the other proposed changes to the Melbourne Planning Scheme are:

- Excise the area of land along the Port Phillip foreshore and on the corner of The Boulevard, Port Melbourne, near Sandridge Beach from the Port of Melbourne Planning Scheme and incorporate into the Port Phillip Planning Scheme. The Public Park and Recreation Zone will be applied upon incorporation of the land to the Port Phillip Planning Scheme.
- Excise land and water along the Port Phillip foreshore extending from McGregor St, Albert Park, to Station Pier from the Port of Melbourne Planning Scheme and incorporate it into the Port Phillip Planning Scheme. The Public Park and Recreation Zone will be applied upon incorporation of the land to the Port Phillip Planning Scheme.
- Delete Clause 37.09 'Port Zone' from the planning scheme.
- Amend the Schedule to Clause 43.01 'Heritage Overlay' to assign a new planning scheme reference number to heritage places that will now be incorporated into the Port Phillip Planning Scheme.
- Amend the Schedule to Clause 72.01 'Responsible Authority for this Planning Scheme' to remove the Minister for Planning as the responsible authority for administering and enforcing the scheme as it pertains to land and water within the Port Zone, as this land and water will be incorporated into the Port of Melbourne Planning Scheme.

I ask for the council's written consent to amend the planning scheme boundary within eight weeks of the date of this letter. DTP officers will be available to brief council officers if required. Please find enclosed a copy of the draft Amendment GC187 for your information.

If you have any questions about this matter, please contact Stuart Menzies, Director State Planning Services, DTP, on email stuart.menzies@delwp.vic.gov.au.

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

24/10/23



Planning and Environment Act 1987

HOBSONS BAY PLANNING SCHEME
MARIBYRNONG PLANNING SCHEME
MELBOURNE PLANNING SCHEME
PORT OF MELBOURNE PLANNING SCHEME
PORT PHILLIP PLANNING SCHEME
AMENDMENT GC187
EXPLANATORY REPORT

Who is the planning authority?

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

The amendment has been made at the request of the Department of Transport and Minister for Ports.

Land affected by the amendment

The amendment applies to the following land:

Maribyrnong Planning Scheme

- 2 Somerville Road, Footscray, 111-151 Whitehall Street, Footscray, and 221A and 221B Whitehall Street, Yarraville in the Maribyrnong Planning Scheme.

Melbourne Planning Scheme

- Land and water west of the 'drip-line' of the Bolte Bridge and areas of land near the West Gate Bridge and road providing access to Webb Dock.

Port of Melbourne Planning Scheme

- Land and water generally along the Williamstown Foreshore and land in the Williamstown shipyard area.
- A portion of land at Docklands Studio.
- Land along the Port Phillip foreshore.

Port Phillip Planning Scheme

- Station Pier and land on the corner of The Blvd, Port Melbourne near Sandridge Beach.

What the amendment does

The amendment amends the boundary of the Hobsons Bay, Maribyrnong, Melbourne, Port of Melbourne and Port Phillip planning schemes and applies zoning and overlay provisions to reflect the changes in boundaries of the port of Melbourne following the award of a 50-year lease by the Victorian Government to Port of Melbourne Operations Pty Ltd. The land and water affected by the amendment generally represents land and water controlled by Port of Melbourne Operations Pty Ltd in accordance with the port lease transaction.

The amendment will also make the land and water is consistent with the declared Port of Melbourne Area.

OFFICIAL

The amendment also applies the most appropriate planning provisions upon incorporation of land and water into a new planning scheme.

Hobsons Bay Planning Scheme

The changes to the Hobsons Bay Planning Scheme are as follows:

- Land and water generally along the Williamstown Foreshore and land in the Williamstown shipyard area is incorporated into the scheme.
- Applies the Special Use Zone (Schedule 5) to land in the Williamstown shipyard area.
- Inserts a new Schedule 7 to Clause 37.01 (Special Use Zone) for land at the Williamstown foreshore area, the Strand and Nelson Place which is the applied zone to this area of land.
- Inserts a new Schedule 8 to Clause 37.01 (Special Use Zone) for waters of the Port of Melbourne which is the applied zone to the body of water off the Williamstown foreshore area and near Gellibrand Pier.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to assign a new planning scheme reference number to heritage places that will now be incorporated into the scheme.

Maribyrnong Planning Scheme

The changes to the Maribyrnong Planning Scheme are as follows:

- Land at 2 Somerville Road, Footscray and 221A and 221B Whitehall Street, Yarraville is excised from the Maribyrnong Planning Scheme and incorporated into the Port of Melbourne Planning Scheme.
- Amends the Schedule to Clause 72.01 (Responsible Authority for this Planning Scheme) to no longer list the Minister for Planning as the responsible authority for administering and enforcing the scheme as it pertains to land at 2 Somerville Road, Footscray, 111-151 Whitehall Street, Footscray and 221A and 221B Whitehall Street, Yarraville because these land parcels will be incorporated into the Port of Melbourne Planning Scheme.

Melbourne Planning Scheme

The changes to the Melbourne Planning Scheme are as follows:

- A part of Docklands Studio is excised from the Port of Melbourne Planning Scheme and is incorporated into the Melbourne Planning Scheme. This land will have the Docklands Zone (Schedule 6) and City Link Project Overlay applied upon incorporation into the Melbourne Planning Scheme.
- The area of land and water areas of land near the West Gate Bridge and road providing access to Webb Dock is excised from the Melbourne Planning Scheme and is incorporated into the Port of Melbourne Planning Scheme.
- Deletes Clause 37.09 (Port Zone) from the scheme.
- Amends the *Port Capacity Project, Webb Dock Precinct Incorporated Document, October 2012 (Amended August 2016)* to remove reference to Clause 37.09 (Port Zone) and provides a notation at Figure 1 about the amended planning scheme boundaries shown on the 'Concept Plan'.
- Amends the Schedule to Clause 51.01 (Specific Sites and Exclusions) to insert an amended *Port Capacity Project, Webb Dock Precinct Incorporated Document, October 2012 (Amended August 2021)*.
- Amends the Schedule to Clause 72.01 (Responsible Authority for this Planning Scheme) to remove the Minister for Planning as the responsible authority for administering and enforcing the scheme as it pertains to land and water within the Port Zone which will be deleted from the scheme.

- Amends the Schedule to Clause 72.04 (Documents Incorporated into this Planning Scheme) to to insert an amended *Port Capacity Project, Webb Dock Precinct Incorporated Document, October 2012 (Amended August 2021)*.

Port of Melbourne Planning Scheme

The changes to the Port of Melbourne Planning Scheme are as follows:

- Excises the area of land and water along the Williamstown shipyard and foreshore and incorporates this land and water into the Hobsons Bay Planning Scheme.
- Excises part of Docklands Studio and incorporates this land into the Melbourne Planning Scheme.
- Incorporates land at 2 Somerville Road, Footscray, 111-151 Whitehall Street, Footscray and 221A and 221B Whitehall Street, Yarraville from the Maribyrnong Planning Scheme. This land is to have the Port Zone applied upon incorporation of the land to the Port of Melbourne Planning Scheme for port purposes.
- Incorporates an area of land and water immediately west of the 'drip line' of the Bolte Bridge is excised from the Melbourne Planning Scheme. This land and water have the Port Zone or Special Use Zone (Schedule 4) applied upon incorporation of the land and water.
- Incorporates land generally areas of land near the West Gate Bridge and road providing access to Webb Dock into the planning scheme from the Melbourne Planning Scheme. This land has the Port Zone applied upon incorporation of the land to the Port of Melbourne Planning Scheme.
- Excises the area of land along the Port Phillip foreshore and on the corner of The Blvd, Port Melbourne near Sandridge Beach and incorporates this land into the Port Phillip Planning Scheme.
- Incorporates Station Pier into the planning scheme from the Port Phillip Planning Scheme. This land and water has the Port Zone applied upon incorporation of the land and water to the Port of Melbourne Planning Scheme.
- Deletes Schedules 2 and 3 to Clause 37.01 (Special Use Zone) from the scheme.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to assign a new, or remove reference to, planning scheme reference numbers for heritage places that will be incorporated into the scheme or incorporated into the Hobsons Bay or Port Phillip planning schemes.

Port Phillip Planning Scheme

The changes to the Port Phillip Planning Scheme are as follows:

- Incorporates the area of land along the Port Phillip foreshore and on the corner of The Blvd, Port Melbourne near Sandridge Beach from the Port of Melbourne Planning Scheme. This land has the Public Park and Recreation Zone applied upon incorporation of the land to the Port Phillip Planning Scheme.
- Excises Station Pier and the surrounding water
- Deletes Clause 37.09 (Port Zone) from the scheme.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to assign a new planning scheme reference number to heritage places that will now be incorporated into the scheme.
- Amends the Schedule to Clause 72.01 (Responsible Authority for this Planning Scheme) to remove the Minister for Planning as the responsible authority for administering and enforcing the scheme as it pertains to land and water within the Port Zone as this land and water will be incorporated into the Port of Melbourne Planning Scheme.

Strategic assessment of the amendment

Why is the amendment required?

OFFICIAL

The amendment is required to update the planning schemes applying to the port of Melbourne to reflect the land and water being used and developed by Port of Melbourne Operations Pty Ltd during its 50-year lease to operate the port. The amendment ensures the land and water is consistent with the declared Port of Melbourne Area under the *Port Management Act 1995*.

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

- The amendment will implement the objectives of planning in Victoria under section 4 of the *Planning and Environment Act 1987* (the Act). The Amendment will assist in providing for the fair, orderly, economic and sustainable use and development of land by updating the boundary of the planning schemes affected the port of Melbourne and ensuring that the land is appropriately zoned.

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

The amendment will have no adverse environment, social or economic effects as it is administrative in nature.

Does the amendment address relevant bushfire risk?

The land affected by the amendment are not covered by a Bushfire Management Overlay or are within areas prone to bushfire.

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

The amendment complies with *Ministerial Direction No. 11 Strategic Assessment of Amendments* and the *Minister's Direction on the Form and Content of Planning Schemes* under section 7(5) of the Act.

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

The amendment is administrative in nature and there are no implications for the Planning Policy Framework.

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

The amendment is administrative in nature and there are no implications for the Local Planning Policy Framework.

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

No Municipal Planning Strategy operates in the applicable planning schemes.

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

The amendment makes proper use of the Victoria Planning Provisions as the appropriate zoning and overlay provisions will apply to land included within planning schemes affecting and adjoining the port of Melbourne.

The most appropriate zoning and overlay provisions contained within each planning scheme will be applied to the land and water as follows:

Hobsons Bay Planning Scheme

- The Special Use Zone (Schedule 5) Marine Engineering Area recognises the importance of the Port of Melbourne and its environs as a focus for major marine industrial development. The SUZ5 supports the special importance of shipbuilding operations and its contribution to State economic development and employment and provides for development which protects the amenity, safety and character of nearby areas.
- The Special Use Zone (Schedule 7) Foreshore Area, the Strand and Nelson Place provides for areas in the vicinity of Port Phillip Bay for small boat building and associated uses. The SUZ7 provides for development that protects amenity, safety and character of nearby areas.
- The Special Use Zone (Schedule 8) Waters of Port of Melbourne to provides navigable channels and access for shipping to the Port of Melbourne as a key area of the State for the interchange, storage and distribution of goods. The SUZ8 provides for boating and recreational uses within the waters of the Port of Melbourne.
- The Heritage Overlay seeks to conserve and enhance heritage places of natural of cultural significance. The HO ensures that development does not adversely affect the significance of heritage places.

Melbourne Planning Scheme

- Docklands Zone (Schedule 6) which provides for a range of commercial, residential, educational, technology and business and leisure uses within a mixed use environment. The application of Docklands Zone (Schedule 6) to land incorporated to the Melbourne Planning Scheme is appropriate as the land is part of Docklands Studio.
- The City Link Project Overlay seeks to ensure the efficient construction, operation and maintenance of the Melbourne City Link Project, the Exhibition Street Extension Project and CityLink Tulla Widening Project.

Port of Melbourne Planning Scheme

- The Special Use Zone (Schedule 4) Waters of Port of Melbourne to provides navigable channels and access for shipping to the Port of Melbourne as a key area of the State for the interchange, storage and distribution of goods. The SUZ8 provides for boating and recreational uses within the waters of the Port of Melbourne.
- The Port Zone recognises the significant transport, logistics and prime maritime gateway roles of Victoria's commercial trading ports in supporting Victoria's economy. The PZ provides for shipping, road and railway access and the development of each of Victoria's commercial trading ports as key areas of the State for the interchange, storage and distribution of goods.
- The Heritage Overlay seeks to conserve and enhance heritage places of natural of cultural significance. The HO ensures that development does not adversely affect the significance of heritage places.
- The City Link Project Overlay seeks to ensure the efficient construction, operation and maintenance of the Melbourne City Link Project, the Exhibition Street Extension Project and CityLink Tulla Widening Project.

Port Phillip Planning Scheme

- The Public Park and Recreation Zone recognises areas for public recreation and open space. The PPRZ protects and conserves area of significance where appropriate and provides for commercial uses where appropriate.
- The Heritage Overlay seeks to conserve and enhance heritage places of natural of cultural significance. The HO ensures that development does not adversely affect the significance of heritage places.

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

The views of the following agencies were considered in the preparation of the amendment:

- Department of Jobs, Precincts and Regions

OFFICIAL

- Department of Transport
- Ports Victoria
- Development Victoria
- Hobsons Bay City Council
- Maribyrnong City Council
- Melbourne City Council
- Port Phillip City Council.

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

The amendment does not trigger the requirements of the *Transport Integration Act 2010*.

Resource and administrative costs

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

There will be minimal impact on the resource and administrative costs of the responsible authorities.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Hobsons Bay City Council
Civic Centre
115 Civic Parade
Altona 3018
www.hobsonsbay.vic.gov.au

Maribyrnong City Council
Municipal Office
61 Napier Street
Footscray 3011
www.maribyrnong.vic.gov.au

Melbourne City Council
120 Swanston Street
Melbourne 3000
www.melbourne.vic.gov.au

Port Phillip City Council
99a Carlise Street
St Kilda 3182
www.portphillip.vic.gov.au

The amendment can also be inspected free of charge at the Department of Transport and Planning website at [Planning documents on exhibition](#).

Planning and Environment Act 1987
HOBSONS BAY PLANNING SCHEME
MARIBYRNONG PLANNING SCHEME
MELBOURNE PLANNING SCHEME
PORT OF MELBOURNE PLANNING SCHEME
PORT PHILLIP PLANNING SCHEME
AMENDMENT GC187
INSTRUCTION SHEET

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

The Hobsons Bay Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 4 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 11, 18 and 19 in the manner shown on the 3 attached maps marked "Hobsons Bay Planning Scheme, Amendment GC187".

Overlay Maps

2. Amend Planning Scheme Map No. 19HO in the manner shown on the 1 attached map marked "Hobsons Bay Planning Scheme, Amendment GC187".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Zones** – Clause 37.01, insert a new Schedule 7 in the form of the attached document.
4. In **Zones** – Clause 37.01, insert a new Schedule 8 in the form of the attached document.
5. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

The Maribyrnong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Zoning Maps

6. Amend Planning Scheme Map Nos. 8 and 12 in the manner shown on the 1 attached map marked "Maribyrnong Planning Scheme, Amendment GC187".

OFFICIAL

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

7. In **Operational Provisions** – Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.

The Melbourne Planning Scheme is amended as follows:

Planning Scheme Maps

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

Zoning Maps

8. Amend Planning Scheme Map Nos. 7 and 10 in the manner shown on the attached maps marked “Melbourne Planning Scheme, Amendment GC187”.

Overlay Maps

9. Amend Planning Scheme Map No. 7CLPO in the manner shown on the attached map marked “Melbourne Planning Scheme, Amendment GC187”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

10. In **Zones** – delete Clause 37.09.
11. In **Particular Provisions** – Clause 51.01, replace the Schedule with a new Schedule in the form of the attached document.
12. In **Operational Provisions** – Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.
13. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

The Port of Melbourne Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of **8** attached map sheets.

Zoning Maps

14. Amend Planning Scheme Map Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in the manner shown on the 6 attached maps marked “Port of Melbourne Planning Scheme, Amendment GC187”.

Overlay Maps

15. Amend Planning Scheme Map Nos. 2CLPO, 4CLPO and 7HO in the manner shown on the **2** attached maps marked “Port of Melbourne Planning Scheme, Amendment GC187”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

OFFICIAL

16. In **Zones** – Clause 37.01, delete Schedules 2 and 3.
17. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
18. In **Particular Provisions** – Clause 51.01, replace the Schedule with a new Schedule in the form of the attached document.
19. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

The Port Phillip Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 3 attached map sheets.

Zoning Maps

20. Amend Planning Scheme Map Nos. 1, 2, 3 and 5 in the manner shown on the 2 attached maps marked "Port Phillip Planning Scheme, Amendment GC187".

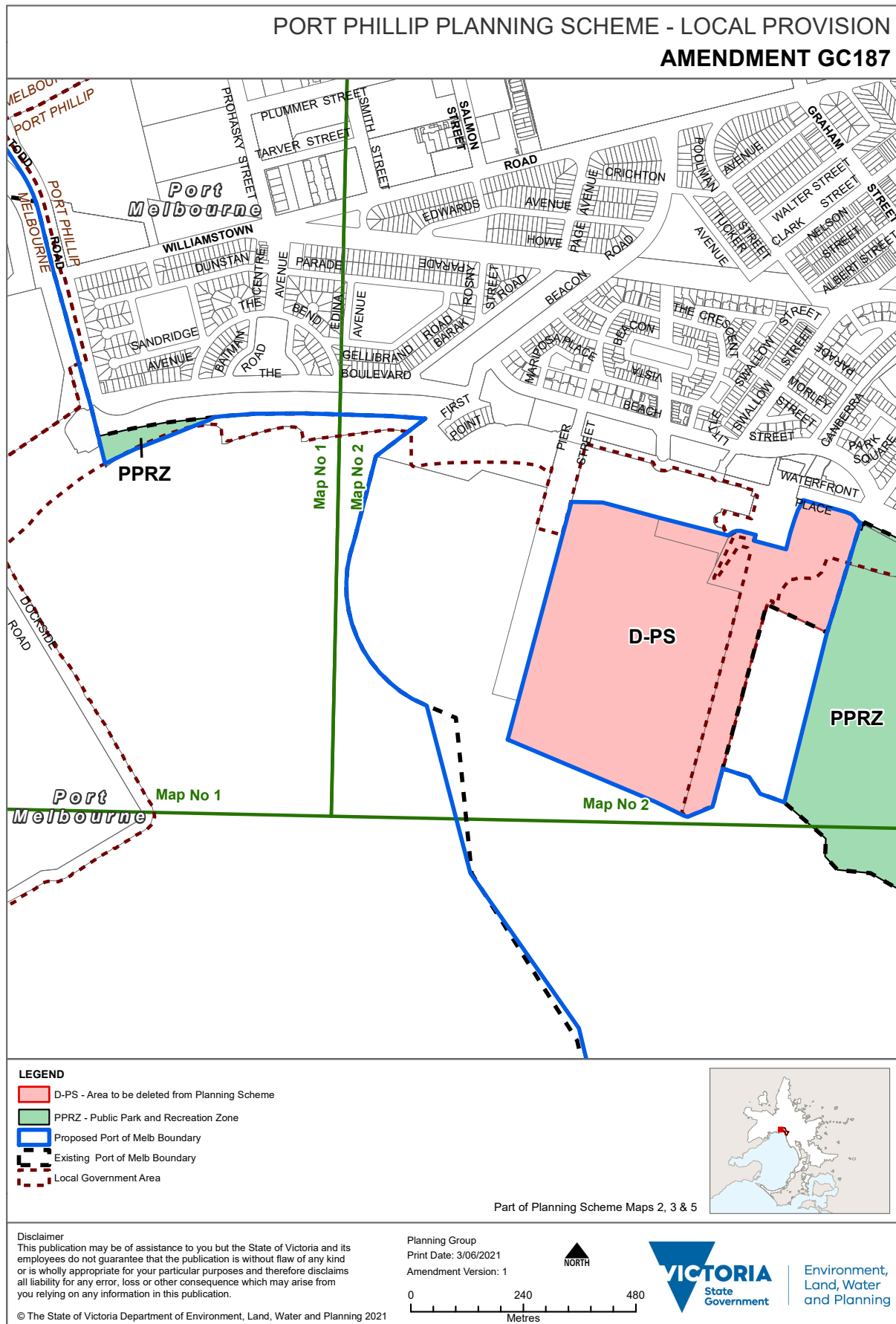
Overlay Maps

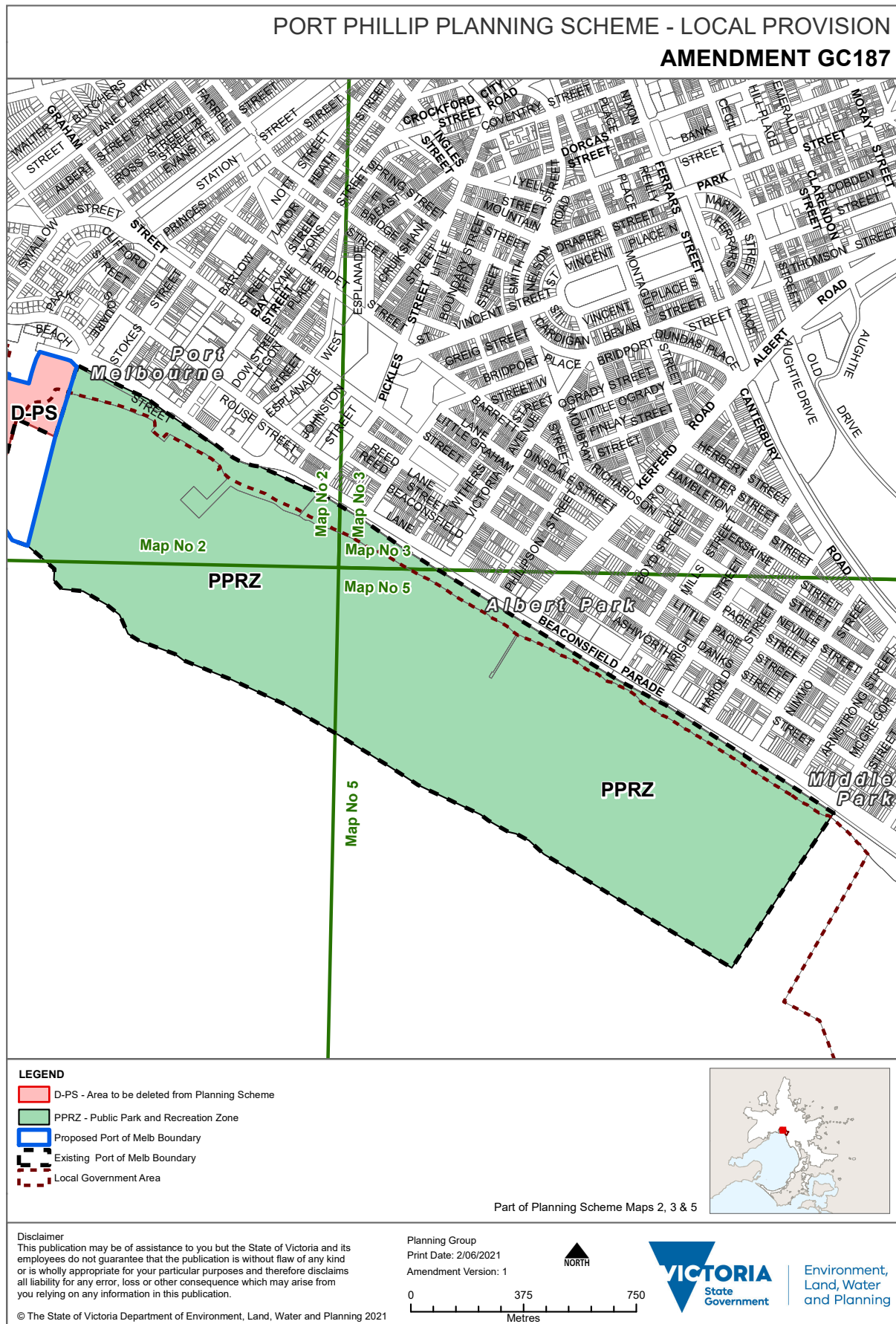
21. Amend Planning Scheme Map No. 5HO in the manner shown on the 1 attached map marked "Port Phillip Planning Scheme, Amendment GC187".

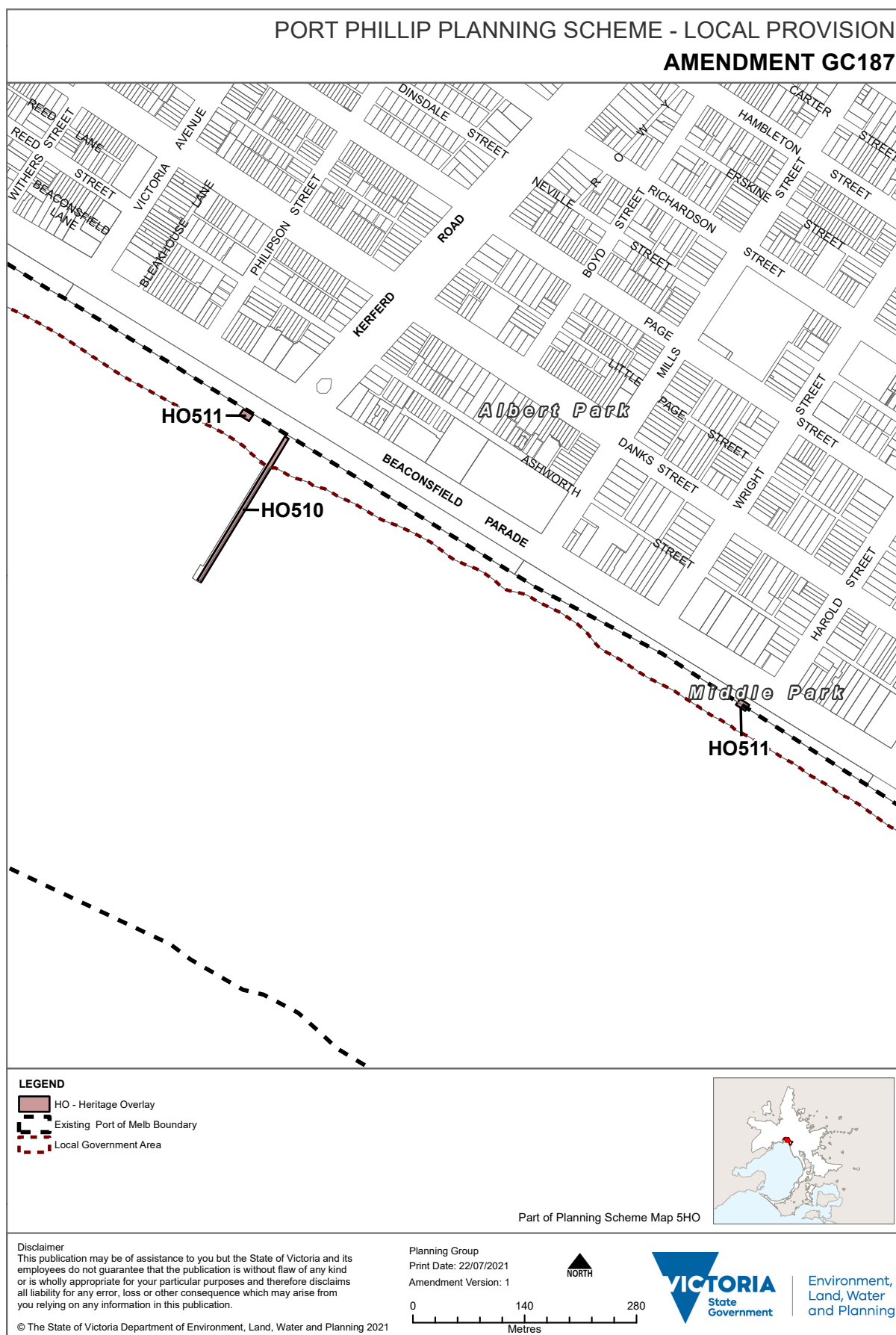
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

22. In **Zones** – delete Clause 37.09.
23. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
24. In **Operational Provisions** – Clause 72.01, replace the Schedule with a new Schedule in the form of the attached document.







PORT PHILLIP PLANNING SCHEME

31/01/2019
C157port**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**18/10/2018
C122**Application requirements**

None specified.

2.008/07/2024
G162port**Heritage places**

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



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	<i>Port Melbourne</i> Area generally bound by Clark Street to the north, Ingles and Boundary Streets to the east, Pickles Street to the south and Graham Street to the west	Yes	No	Yes – but limited to the Port Melbourne Light Rail Reserve, area zoned PPRZ.	No	No	No	No
HO2	<i>The Garden City Housing Estates</i> Port Melbourne	Yes	No	No	No	No	No	No
HO4	<i>City Rd Industrial Area</i> South Melbourne	Yes	No	No	No	No	No	No
HO5	<i>St Kilda Hill</i> Area generally bound by Fitzroy St to the North, Barkly St to the east, Carlisle St to the south and Port Phillip Bay to the west	Yes	No	No	No	No	No	No
HO6	<i>St Kilda East</i> Area generally bound by Wellington Rd and Dandenong Rd to the north, Inkerman Rd to the south, St Kilda Rd to the west and Orrong Rd to the east	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	<i>St Kilda, Elwood, Balaclava, Ripponlea</i> Area generally bound by Carlisle St to the north, Glenhuntly Rd to the south, Hotham St to the east and Mitford St and Broadway to the west	Yes	No	No	No	No	No	No
HO7 Interim Control Expiry date: 01/10/2021	<i>St Kilda, Elwood, Balaclava, Ripponlea Precinct Extension</i> 41-57 Dickens Street, 1-3 Ruskin Street, 1 Addison Street, 49-51 and 59-61 Mitford Street, Elwood	Yes	No	No	No	No	No	No
HO8	<i>Elwood-Glen Huntly Rd, Ormond Rd</i> Area generally comprising Glen Huntly Rd as the east-west spine, extending north just beyond Shelley St between Marine Parade and the Elwood Canal, and south generally between Ormond Rd and Ormond Esplanade	Yes	No	No	No	No	No	No
HO318	<i>Brighton Rd (Elwood)</i> Brighton Rd, Burns St, Glenhuntly Rd, Heaton St	Yes	No	No	No	No	No	No
HO316	Carlisle St (East Carlisle St, Hawsleigh Ave	Yes	No	No	No	No	No	No
HO30	<i>Emerald Hill Estate</i> Bank, Clarendon, Park, Cecil, Dorcas, Marshall, Fishley, Layfield and Perrins Streets, South Melbourne	-	-	-	-	Yes Ref No H1136	Yes	No
HO317	<i>Hotham St (Balaclava)</i> Nos. 113-125 Hotham St	Yes	No	No	No	No	No	No
HO315	<i>Inkerman St (East)</i> Chapel St, Inkerman St	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO258	<i>St Vincent Place Precinct</i> 1-99 St Vincent Place South and 2-94 St Vincent Place North and St Vincent Gardens East and St Vincent Gardens West and 10 Merton St and Montague St (Part), Albert Park	-	-	-	-	Yes Ref No H1291 (see also HO340/ H813)	Yes	No
HO382	<i>Swallow Street Precinct</i> 49-77 Swallow Street, Port Melbourne	Yes	No	No	No	No	No	No
HO385	<i>Chusan Street Precinct</i> 1-37 Chusan Street, East St Kilda	Yes	No	No	No	No	No	No
HO386	<i>Godfrey Av/Raglan Street Precinct</i> 1-41, 2-36 Godfrey Avenue and 9-23 Raglan Street, East St Kilda	Yes	No	No	No	No	No	No
HO387	<i>Hammerdale Av Precinct</i> 2-24, 28-32, 3-17 Hammerdale Avenue, 2-8 Jervois Street, East St Kilda	Yes	No	No	No	No	No	No
HO388	<i>Holroyd Court Precinct</i> 1-7 Holroyd Court, East St Kilda	Yes	No	Yes – 4 mature camphor laurel street trees (cinnamomum camphora)	No	No	No	No
HO389	<i>Kalymna Grove/Inkerman St Precinct</i> 1-35, 2-30 Kalymna Gr, 342-374 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO390	<i>Mooltan Av Precinct</i> 10-16, 9-15 Mooltan Avenue, East St Kilda	Yes	No	No	No	No	No	No
HO391	<i>St Kilda East: Murchison Street & Wavenhoe Avenue Precinct</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1-29, 2-24 Murchison St, 20, 22, 26 Lansdowne Street, 160-188, 183-211 Alma Road, 57, 69, 71, 73, 75 and 77 Alexandra Street, 157, 159 and 161 Alma Road, 28, 30, 32, 34, 36, 38, 40, 42 and 44 Hotham Street, 18 and 26A Lansdowne Road, 1-13, 15, 17, 19 and 21 Wavenhoe Avenue, 2 and 4 Mooltan Avenue (duplex at corner of Hotham Street only), St Kilda East							
HO392	<i>Orange Grove Precinct</i> 4-30, 11-33 Orange Gr and 331 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO402	<i>Elwood Canal Precinct</i> Area covered by Elwood Canal and riparian margins, from Port Phillip Bay foreshore to St Kilda Street municipal boundary.	No	No	Yes	Yes	No	No	No
HO403	<i>Addison Street /Milton Street Precinct (Elwood)</i> 2 – 74 & 11-75 Addison St; 296 – 350 & 323 - 377 Barkly St; 77 – 85 Dickens St; 7 Hood St, 1 – 7 & 2 - 10 Lawson St; 1 – 12 Lytton St; 52 – 54 Marine Pde; 6 – 56 & 9 – 37 Meredith St; 53 – 83 & 66 – 100 Milton St; 6 – 24, 29 & 46 - 84 Ruskin St; 1 – 23 & 2 - 8 Thackeray St; Elwood	Yes	No	No	No	No	No	No
HO404	<i>Byron Street / Mason Avenue Precinct (Elwood)</i> 2 – 24 & 9-23 Byron St; 1 – 17 & 2 – 18 Cyril St; 1 – 37 Mason St; 1 – 33 & 2 - 28 Moore St; Elwood	Yes	No	No	No	No	No	No
HO405	<i>McCrae Street Precinct (Elwood)</i> 31 – 33 John St; 1 – 13 & 2 – 14 McCrae St; Elwood	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

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HO439	<i>Nightingale Street Precinct (Balaclava)</i> 31 – 55 Marlborough St, 24 – 58 Rosamond St, 27 – 57 Rosamond St, 32 - 58 Nightingale St, 19 - 47 Nightingale St, 19 & 21 Woodstock St, 1 – 17 Gibbs St, 2 – 20 Gibbs St and 1 to 5 Railway Place, Balaclava.	Yes	No	No	No	No	No	No
HO440	<i>Emerald Hill Residential Precinct</i> Area generally bound by Pickles St, York St and Kings Way to the north, Queens Rd to the east, Albert Rd to the south and Nelson and Ferrars St to the west	Yes	No	No	No	No	No	No
HO441	<i>St Vincent Place East</i> South Melbourne Bound By Park St, Cecil St, Albert Rd and Ferrars St	Yes	No	No	No	No	No	No
HO442	<i>Albert Park Residential Precinct</i> Area generally bound by Pickles St to the North, Ferrars St to the east, Kerferd Rd to the south and Beaconsfield Parade to the west	Yes	No	No	No	No	No	No
HO443	<i>Bridport Street / Victoria Avenue Commercial Precinct</i> Albert Park	Yes	No	No	No	No	No	No
HO444	<i>Middle Park and St Kilda West Precinct</i>	Yes	No	No	No	No	No	No

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	Bound by Kerferd Rd, Canterbury Rd, Fitzroy St and Beaconsfield Parade							
HO445	<i>Armstrong Street Commercial Precinct</i> Middle Park	Yes	No	No	No	No	No	No
HO446	<i>Albert Park Lake Precinct</i> Area generally bound by Fitzroy St to the south, Queens Road to the east, Albert Road to the North and Canterbury Road to the west Incorporated plan Albert Park Master plan	Yes	No	No	No	No	No	No
HO513	<i>Montague Commercial Precinct</i> Area including 496-546 City Road and 151-163 Montague Street, South Melbourne Statement of Significance: Montague Commercial Precinct, February 2021	No	No	No	No	No	No	No
HO9	<i>Christ Church complex</i> 14 Acland St and 1 St Leonards Ave, St Kilda	-	-	-	-	Yes Ref No H996	Yes	No
HO10	<i>Linden</i> 26 Acland St, St Kilda	-	-	-	-	Yes Ref No H213	Yes	No
HO11	<i>Halcyon</i> 53 Acland St, St Kilda	-	-	-	-	Yes Ref No H775	Yes	No
HO12	<i>South African Soldiers Memorial</i> 29A Albert Rd, Melbourne	-	-	-	-	Yes Ref No H1374	Yes	No
HO319	<i>Former BP House</i> 1-29 Albert Rd, Melbourne	Yes	No	No	No	No	No	No

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HO320	<i>Offices</i> 31-33 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO334	<i>Former Residence</i> 42 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO361	<i>Houses</i> 140-144 Albert Road, South Melbourne	Yes	No	No	No	No	No	No
HO312	<i>Flats</i> 194 Albert Rd, South Melbourne	Yes	No	No	No	No	No	No
HO13	<i>Dalkeith</i> 314 Albert Rd, South Melbourne	-	-	-	-	Yes Ref No H840	Yes	No
HO489	<i>Former Royal Australian Corps of Signals Drill Hall</i> Albert Road Drive, Albert Park	-	-	-	-	Yes Ref No H2362	Yes	No
HO14	<i>Ngargee Tree</i> Albert Park	No	No	Yes	No	No	No	Yes
HO15	<i>South Melbourne Cricket and Football Club grandstand</i> Albert Road Drive, Albert Park	Yes	Yes	No	No	No	No	No
HO393	<i>Houses</i> 31-35 Alexandra Street, East St Kilda	Yes	No	No	No	No	No	No
HO19	<i>Holmwood, including Canary Island date palm (6) jacaranda (2) Bhutan cypress (1)</i> 61 Alexandra St, Balaclava	Yes	Yes	Yes	No	No	No	No
HO18	<i>South African War Memorial</i>	-	-	-	-	Yes	Yes	No

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	9 Alfred Square, St Kilda					Ref No H1375		
HO16	<i>House</i> 1 Alfred Square, St Kilda	Yes	Yes	No	No	No	No	No
HO17	<i>House</i> 2 Alfred Square, St Kilda	Yes	Yes	No	No	No	No	No
HO31	<i>Presbyterian Church</i> 2 Alma Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO20	<i>Former Priory Ladies School</i> 61 Alma Rd, St Kilda	-	-	-	-	Yes Ref No H726	Yes	No
HO21	<i>Belmont Flats</i> 86 Alma Rd, St Kilda	-	-	-	-	Yes Ref No H805	Yes	No
HO350	<i>House</i> 127 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No
HO23	<i>House</i> 200 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No
HO25	<i>House</i> 217 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No
HO407	<i>House</i> 6 Austin St, Elwood	Yes	No	No	No	No	No	No
HO408	<i>Zone Substation</i> 36 Austin St, Elwood	Yes	No	No	No	No	No	No
HO313	<i>House</i> 13 Baker St, St Kilda	Yes	No	No	No	No	No	No

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HO394	<i>Former Factory</i> 5-7A Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO395	<i>Cottage</i> 16 Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO396	<i>Substation</i> 52 Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO369	Terrace Row, houses and Algerian Oak (<i>Quernac canariensis</i>) at the rear of 145 Bank Street and land beneath the canopy for a distance of five metres from the canopy edge. 141-147 Bank Street, 1-5 Palmer Street and 2-4 Wilson Street, South Melbourne	Yes	No	Yes	No	No	No	No
HO27	<i>Former South Melbourne Post Office</i> 195-207 Bank St, South Melbourne	-	-	-	-	Yes Ref No H1771	No	No
HO28	<i>South Melbourne Town Hall</i> 208-220 Bank St, South Melbourne	-	-	-	-	Yes Ref No H217	Yes	No
HO29	<i>South Melbourne Court House and Police Station</i> 209-213 Bank St, South Melbourne	-	-	-H	-	Yes Ref No H1486	Yes	No
HO341	<i>Former Lauders Riding School (Emerald Hill)</i> 295 Bank St, South Melbourne	-	-	-	-	Yes Ref No H1749	Yes	No
HO32	<i>The Manse</i> 42 Barkly St, St Kilda	-	-	-	-	Yes Ref No H212	Yes	No
HO285	<i>House</i> 52 Barkly St, St Kilda	Yes	No	No	No	No	No	No

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HO370	<i>Hampden, including two mature Canary Island Date Palms, scoria rock edging and tapered rough cast gate posts.</i> 74 Barkly Street, St Kilda	Yes	No	Yes	No	No	No	No
HO33	<i>Village Belle Hotel</i> 202 Barkly St, St Kilda	Yes	Yes	No	No	No	No	No
HO34	<i>House</i> 269 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO35	<i>Flats</i> 289 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO409	<i>Jerry's Milk Bar</i> 345 Barkly St, Elwood	Yes	No	No	No	No	No	No
HO38	<i>Former Morley's Coal Depot</i> 2-6 Bay St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO39	<i>Former Post Office and Naval drill hall</i> 40 Bay St, Port Melbourne	-	-	-	-	Yes Ref No H1378	Yes	No
HO452	<i>Former National Bank</i> 96 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO40	<i>Port Melbourne Court house, Police station and lock up</i> 111 and 113-119 Bay St and Graham St, Port Melbourne	-	-	-	-	Yes Ref No H1318	Yes	No
HO41	<i>Port Melbourne Town Hall</i> 333 Bay St, Port Melbourne	Yes	Yes	Yes	No	No	No	No
HO42	<i>Shop</i>	Yes	Yes	No	No	No	No	No

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	397 Bay St, Port Melbourne							
HO43	<i>Princes Pier</i> Beach St, Port Melbourne	-	-	-	-	Yes Ref No H981	Yes	No
HO465	<i>Station Pier</i> 110 Beach St, Port Melbourne	-	-	-	-	Yes Ref No H985	Yes	No
HO46	<i>Port Melbourne railway station</i> 101 Beach St, Port Melbourne	-	-	-	-	Yes Ref No H983	Yes	No
HO47	<i>Centenary bridge pillar</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO48	Maskell and McNab Memorial Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO49	<i>Band Rotunda (opposite Stokes Street)</i> Beach St, Port Melbourne	-	-	-	-	Yes Ref No. H1735	No	No
HO50	<i>Public toilets</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO51	<i>Bi-Centennial memorial</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO362	<i>WW1 Memorial</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO52	<i>Port Melbourne Yacht Club</i> Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO286	<i>Sandridge Hotel</i> 69 Beach St, Port Melbourne	Yes	No	No	No	No	No	No

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HO44	<i>Leading lights</i> Beacon Vista and Hobsons Bay, Port Melbourne	-	-	-	-	Yes Ref No H982	Yes	No
HO53	<i>Cast iron lamp standards</i> Beaconsfield Pde, St. Kilda	Yes	No	No	No	No	No	No
HO348	<i>Catani Gardens</i> Beaconsfield Pde and Jacka Blvd, St Kilda	-	-	-	-	Yes Ref No H1805	No	No
HO54	<i>Open sea bathing house</i> Beaconsfield Pde, St. Kilda	Yes	Yes	Yes	No	No	No	No
HO450	<i>Sea Wall and Promenade</i> Beaconsfield Parade (south side), between Cowderoy Street and McGregor Street, St Kilda West and Middle Park Incorporated plan Sea Wall and Promenade - September 2008	Yes	No	No	No	No	No	No
HO55	<i>Duart</i> 121 Beaconsfield Pde, Albert Park	Yes	Yes	No	No	No	No	No
HO56	<i>Hotel Victoria</i> 123 Beaconsfield Pde, Albert Park	-	-	-	-	Yes Ref No H820	Yes	No
HO57	<i>Hughenden</i> 177 Beaconsfield Pde, Middle Park	Yes	Yes	No	No	No	No	No
HO287	<i>Flats</i> 333 Beaconsfield Parade, St Kilda	Yes	No	No	No	No	No	No
HO58	<i>Shandon</i> 361 Beaconsfield Pde, St Kilda	-	-	-	-	Yes Ref No H669	Yes	No

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HO59	<i>The Belford</i> 24 Belford St, St. Kilda	Yes	No	No	No	No	No	No
HO410	<i>Houses</i> 1 – 5 Bell St, Ripponlea	Yes	No	No	No	No	No	No
HO357	<i>Former Australian Natives Association Hall</i> 49A Blanche Street, St Kilda	Yes	No	No	No	No	No	No
HO344	<i>St Kilda Botanical Gardens</i> 55 Blessington St, St Kilda	-	-	-	-	Yes Ref No H1804	Yes	No
HO60	<i>House</i> 4 Blessington St, St Kilda	Yes	No	No	No	No	No	No
HO349	<i>Public Reserve</i> Bowen Cres, Melbourne	No	No	Yes	No	No	No	No
HO62	<i>Biltmore private hotel</i> 152 Bridport St, Albert Park	-	-	-	-	Yes Ref No H475	Yes	No
HO63	<i>St Kilda Town Hall</i> Brighton Rd, St Kilda	Yes	Yes – but limited to the interior of the original 1890 and 1939 Town Hall building only	Yes	No	No	No	No
HO64	<i>Primary School No. 1479</i> 2 Brighton Rd, St Kilda	-	-	-	-	Yes Ref No H1712	Yes	No

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

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

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	Luna Park							
HO289	<i>Southern Cross Hotel</i> 78 Cecil St, South Melbourne	Yes	No	No	No	No	No	No
HO77	<i>Port View House</i> 153 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H702	Yes	No
HO78	<i>Finn Barr</i> 155 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H715	Yes	No
HO79	<i>Former Mechanics Institute (Italian Club Cavour)</i> 170-172 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H537	Yes	No
HO466	<i>Former St Vincent de Paul Boys Orphanage</i> 231-241 Cecil St and 199-201 Napier St and 34 Church St, South Melbourne	-	-	-	-	Yes Ref No H2170	Yes	No
HO80	<i>Former Free Presbyterian Church</i> Chapel St, St Kilda East	Yes	Yes	No	No	No	No	No
HO81	<i>All Saints Church, Hall and former Vicarage</i> 2 Chapel St, St Kilda East	-	-	-	-	Yes Ref No H1364	Yes	No
HO82	<i>St Georges Uniting Church</i> 4 Chapel St, St Kilda	-	-	-	-	Yes Ref No H864	Yes	No
HO83	<i>The Astor Theatre</i> 1-9 Chapel St, St Kilda	-	-	-	-	Yes Ref No H1751	No	No
HO84	<i>Drill Hall</i> 10 Chapel St, St Kilda East	Yes	Yes	No	No	No	No	No
HO85	<i>Cloyne</i>	-	-	-	-	Yes	Yes	No

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	12 Chapel St, St Kilda					Ref No H733		
HO86	<i>Rondebosch and Elmwood</i> 25-27 Chapel St, St Kilda	-	-	-	-	Yes Ref No H754	Yes	No
HO351	<i>Flats</i> 45-47 Chapel Street, St Kilda	Yes	No	No	No	No	No	No
HO87	<i>Mahnud</i> 65 Chapel St, St Kilda	Yes	No	No	No	No	No	No
HO290	<i>Police Station</i> 92 Chapel St, St Kilda	Yes	No	No	No	No	No	No
HO88	<i>Charnwood Oaks</i> 4-8 Charnwood Cr, St Kilda	Yes	Yes	No	No	No	No	No
HO89	<i>St Kilda Hebrew Congregation Synagogue</i> 10-12 Charnwood Grove, St Kilda	-	-	-	-	Yes Ref No 1968	Yes	No
HO90	<i>Houses</i> 80-82 Chaucer St, St. Kilda	Yes	No	No	No	No	No	No
HO91	<i>House</i> 9 Church St, South Melbourne	Yes	Yes	No	No	No	No	No
HO92	<i>Ballarat</i> 51 Church St, South Melbourne	Yes	Yes	No	No	No	No	No
HO93	<i>Wayside Inn Hotel</i> 448 City Rd, South Melbourne	Yes	No	No	No	No	No	No
HO291	<i>Shop</i> 155 Clarendon St, South Melbourne	Yes	No	No	No	No	No	No

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HO367	<i>Prefabricated Cottage</i> 17 Coventry Place, South Melbourne	-	-	-	-	Yes Ref No H1958	Yes	No
HO96	<i>House</i> 378 Coventry St, South Melbourne	Yes	Yes	No	No	No	No	No
HO97	<i>Bellhouse Iron House and Iron House</i> 399 Coventry St and 6 Patterson Place, South Melbourne	-	-	-	-	Yes Ref No H220 & Ref No H1888	Yes	No
HO98	<i>Beaconsfield Hotel</i> 20 Cowderoy St, St Kilda	Yes	Yes	No	No	No	No	No
HO99	<i>Fountain Inn</i> 1 Crockford St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO100	<i>Eden Terrace</i> 4-18 Dalgety St, St Kilda	-	-	-	-	Yes Ref No H847	Yes	No
HO414	<i>Electrical Substation</i> 13 Daley St, Elwood	Yes	No	No	No	-	No	No
HO101	<i>Ornamental Tramway Overhead Poles</i> Dandenong Rd, St Kilda	-	-	-	-	Yes Ref No H1023 (see also HO125)	Yes	No
HO102	<i>Park Keeper's Lodge</i> Alma Park, Dandenong Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO103	<i>St Mary's Church</i> 208 Dandenong Rd, St Kilda	-	-	-	-	Yes Ref No H750	Yes	No
HO104	<i>Former Ardoch Educational Centre</i>	-	-	-	-	Yes	Yes	No

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	216-238 Dandenong Rd and 1-9 Ardoch Ave and 2-8 Pilley St and 2-10 Ardoch Ave, St Kilda East					Ref No H969		
HO455	<i>St Kilda Cemetery</i> 260-288 Dandenong Rd, St Kilda East	-	-	-	-	Yes Ref No H1081	Yes	No
HO105	<i>House</i> 70 Dickens St Elwood	Yes	No	No	No	No	No	No
HO106	<i>Glenronald</i> 75 Dickens St, St. Kilda	Yes	No	No	No	No	No	No
HO415	<i>Antigone Flats</i> 34 Docker St, Elwood	Yes	No	No	No	No	No	No
HO107	<i>Monterey Flats</i> 35 Docker St, Elwood	Yes	No	No	No	No	No	No
HO108	<i>St Luke's Church</i> 210 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H218	Yes	No
HO109	<i>Former Salvation Army Citadel</i> 232 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO110	<i>Former Baptist Church</i> 250 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO111	<i>Primary School No 1253</i> 284 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H1346	Yes	No
HO112	<i>Former Presbyterian Church</i> 317-329 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO113	<i>Former Queens Arms Hotel</i>	-	-	-	-	Yes	No	No

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	330-334 Dorcas St, South Melbourne					Ref No H1827		
HO114	<i>House</i> 337 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO115	<i>Former Morley and Carrick Warehouse</i> 93 Dow St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO116	<i>State School</i> 113 Eastern Rd, South Melbourne	Yes	Yes	No	No	No	No	No
HO347	<i>Biltmore</i> 36 Eildon St, St Kilda	-	-	-	-	Yes Ref No H1809	No	No
HO119	<i>Albert Park railway station complex</i> 365 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H1558	Yes	No
HO120	<i>South Melbourne railway station complex</i> 221 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H1593	Yes	No
HO121	<i>Balladonia</i> 40 Ferrars Pl, South Melbourne	-	-	-	-	Yes Ref No H772	Yes	No
HO122	<i>Former Freemasons Hall</i> 254-256 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H538	Yes	No
HO336	<i>Emerald Hill Estate Residences</i> 2 Fishley St, South Melbourne	-	-	-	-	Yes Ref No H1727	Yes	No
HO438	<i>Emerald Hill Estate Residences</i> 6 Fishley St, South Melbourne	-	-	-	-	Yes Ref No H1728	Yes	No
HO125	<i>Ornamental Tramway Overhead Poles</i> Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1023	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						(see also HO101)		
HO345	<i>Summerland Mansions</i> 17-27 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1808	Yes	No
HO126	<i>Tolarno Hotel</i> 42 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H2207	Yes	No
HO123	<i>Former St Kilda railway station complex</i> 60 Fitzroy St and 352 Canterbury Rd, St Kilda	-	-	-	-	Yes Ref No H1719	Yes	No
HO366	<i>St Kilda Bowling Club</i> 66 Fitzroy Street, St Kilda	-	-	-	-	Yes Ref No H1913	Yes	No
HO124	<i>Primary School No 2460</i> 70 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1637	Yes	No
HO127	<i>George Hotel</i> 123-127 Fitzroy St and 2-10 Grey St, St Kilda	-	-	-	-	Yes Ref No H706	Yes	No
HO128	<i>Former Wesleyan Methodist Church</i> 167 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H818	Yes	No
HO129	<i>Ritz Mansions</i> 171 Fitzroy St, St Kilda	Yes	Yes	No	No	No	No	No
HO416	<i>Duplex</i> 22 – 22A Foam St, Elwood	Yes	No	No	No	No	No	No
HO131	<i>House</i> 108 Gladstone St, Southbank	-	-	-	-	Yes Ref No H834	Yes	No
HO132	<i>House</i>	-	-	-	-	Yes	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	110 Gladstone St, Southbank					Ref No H835		
HO133	<i>House</i> 112 Gladstone St, Southbank	-	-	-	-	Yes Ref No H836	Yes	No
HO134	<i>House</i> 114 Gladstone St, Southbank	-	-	-	-	Yes Ref No H837	Yes	No
HO135	<i>House</i> 116 Gladstone St, Southbank	-	-	-	-	Yes Ref No H838	Yes	No
HO372	<i>Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet and concrete pond.</i> 3 Glen Eira Road, Ripponlea	Yes	No	Yes	No	No	No	No
HO373	<i>House and Gleneira, including the black locust trees at the front and rear western boundary of 12 Glen Eira Road and land beneath the canopy of these trees for a distance of five metres from the canopy edge.</i> 10-12 Glen Eira Road and 3 Victoria Avenue, Ripponlea	Yes	No	Yes	No	No	No	No
HO137	<i>Ripponlea railway station complex</i> 11-13 Glen Eira Rd, Ripponlea	-	-	-	-	Yes Ref No H1588	Yes	No
HO136	<i>Brinsmeads Pharmacy</i> 71-73 Glen Eira Rd, Ripponlea	-	-	-	-	Yes Ref No H725	Yes	No
HO219	<i>St Columbas Church complex</i> 24 and 26 Glenhuntly Rd and 2 Normandy Rd, Elwood	Yes	Yes	No	No	No	No	No
HO354	<i>Flats</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	60-66 Glenhuntly Road, Elwood							
HO138	<i>House</i> 136 Glenhuntly Rd, Elwood	Yes	No	No	No	No	No	No
HO139	<i>Former Gasworks complex with wall</i> Graham St, South Melbourne	Yes	Yes	No	No	No	No	No
HO140	<i>Palmville</i> 240 Graham St, Port Melbourne	Yes	No	No	No	No	No	No
HO141	<i>Former shop and house</i> 249 Graham St, Port Melbourne	Yes	No	No	No	No	No	No
HO142	<i>State School</i> 415 Graham St, Port Melbourne	Yes	Yes	Yes	No	No	No	No
HO143	<i>Ripplmere</i> 34 Grey St, St Kilda	-	-	-	-	Yes Ref No H747	Yes	No
HO144	<i>Eildon</i> 51 Grey St, St Kilda	-	-	-	-	Yes Ref No H746	Yes	No
HO145	<i>Residences</i> 77-79 Grey St, St Kilda	-	-	-	-	Yes Ref No H796	Yes	No
HO146	<i>Sacred Heart Church, Hall and Presbytery</i> 83-87 Grey St, St Kilda	-	-	-	-	Yes Ref No H1765	No	No
HO147	<i>Rail overbridge</i> Grosvenor St, Balaclava	Yes	No	No	No	No	No	No
HO374	<i>Stone pine (Pinu pinea) in rear garden and land beneath the canopy for a distance of five metres from the canopy edge.</i>	No	No	Yes	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	3, 5, 5A and 7 Hammerdale Ave, St Kilda East							
HO375	<i>Hawsleigh Court and central courtyard garden, including two mature Liquidambers (Liquidamber styraciflua), and silver birch.</i> 2B Hawsleigh Court, Balaclava	Yes	No	Yes	No	No	No	No
HO417	<i>Hood's Court Flats</i> 2 Hood St, Elwood	Yes	No	No	No	No	No	No
HO418	<i>House</i> 2 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO419	<i>Houses</i> 7 – 9 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO149	<i>House</i> 23 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO150	<i>Road overbridge</i> Hotham St, Elsternwick	Yes	Yes	No	No	No	No	No
HO292	<i>House</i> 45 Hotham St, St Kilda East	Yes	No	No	No	No	No	No
HO293	<i>Flats</i> 50 Hotham St, St Kilda East	Yes	No	No	No	No	No	No
HO152	<i>Congregational Church</i> 72 Hotham St, St Kilda East	Yes	Yes	No	No	No	No	No
HO337	<i>B'nai B'rith House</i> 99 Hotham St, Balaclava	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO153	<i>Robert Russell House and former Congregational Church Hall</i> 30-33 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H574	Yes	No
HO154	<i>Former Congregational Church</i> 34-36 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H573	Yes	No
HO155	<i>Hazelwood Terrace</i> 46 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H221	Yes	No
HO156	<i>Hazelwood Terrace</i> 47 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H222	Yes	No
HO157	<i>Hazelwood Terrace</i> 48 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H223	Yes	No
HO158	<i>Experimental Concrete Houses</i> 324-326 Howe Pde, Port Melbourne	-	-	-	-	Yes Ref No H1863	Yes	No
HO164	<i>Former J. Kitchen and Sons Pty Ltd offices</i> Ingles St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO165	<i>Former Australian Motor Industries Factory</i> 289 Ingles St, Port Melbourne	Yes	No	No	No	No	No	No
HO294	<i>Former St Kilda Council Depot Offices-Destructor Building</i> 33 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO159	<i>House</i> 59 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO160	<i>Telephone exchange</i> 62 -78 Inkerman St, St Kilda	Yes	No	No	No	No	No	No

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HO161	<i>Shops</i> 77-79 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO162	<i>Shops</i> 268-276 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO163	<i>House</i> 290 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO356	<i>Flats</i> 290A Inkerman St, St Kilda East	Yes	No	No	No	No	No	No
HO398	<i>Houses</i> 316-320 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO168	<i>St Kilda Seabaths</i> Jacka Boulevard, St Kilda	Yes	Yes	No	No	No	No	No
HO169	<i>Catani arch</i> Jacka Boulevard, St. Kilda	Yes	No	No	No	No	No	No
HO170	<i>Obelisks</i> Jacka Boulevard, St. Kilda	Yes	No	No	No	No	No	No
HO172	<i>Dressing Pavilion</i> 40 Jacka Boulevard, St. Kilda	Yes	Yes	No	No	No	No	No
HO173	<i>Wattle House</i> 53 Jackson St, St Kilda	-	-	-	-	Yes Ref No H632	Yes	No
HO420	<i>Houses</i> 24 – 30 John St, Elwood	Yes	No	No	No	No	No	No
HO342	<i>Terrace</i>	-	-	-	-	Yes	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	27-35 Kerferd Rd, Albert Park					Ref no H1831		
HO176	<i>MacRobertson Girls High School</i> 350 Kings Way, Melbourne	-	-	-	-	Yes Ref No H1641	Yes	No
HO177	<i>Houses</i> 328 Kings Way, South Melbourne	Yes	No	No	No	No	No	No
HO175	<i>Kingsley Court</i> 4-6 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO421	<i>Cromer Court</i> 22 – 24 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO295	<i>House</i> 40 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO178	<i>McAdam House</i> Lakeside Drive, Albert Park	Yes	Yes	No	No	No	No	No
HO296	<i>House</i> 40 Lansdowne Rd, St Kilda East	Yes	No	No	No	No	No	No
HO182	<i>Former Fire Station</i> 147 Liardet St, Port Melbourne	Yes	No	No	No	No	No	No
HO422	<i>House</i> 19 Lindsay Ave, Elwood	Yes	No	No	No	No	No	No
HO226	<i>St Kilda Pavilion</i> Off Lower Esplanade, St Kilda	-	-	-	-	Yes Ref No 1533	Yes	No
HO184	<i>Palais Theatre</i> 14 Lower Esplanade, St Kilda	-	-	-	-	Yes Ref No H947	Yes	No

PORT PHILLIP PLANNING SCHEME

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HO186	<i>Tintara</i> 20 Lyndon St, Ripponlea	-	-	-	-	Yes Ref No H842	Yes	No
HO187	<i>Beacon</i> Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO298	<i>Houses</i> 1-2 Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO299	<i>House</i> 19 Marine Parade	Yes	No	No	No	No	No	No
HO300	<i>House</i> 29 Marine Parade, Elwood	Yes	No	No	No	No	No	No
HO188	<i>House</i> 32 Marine Pde, St Kilda	Yes	No	No	No	No	No	No
HO423	<i>Garden Court Flats</i> 73 Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO301	<i>House</i> 77 Marine Parade, Elwood	Yes	No	No	No	No	No	No
HO365	<i>Flats</i> 4 & 4A Meredith St, Elwood	Yes	No	No	No	No	No	No
HO191	<i>Hartpury</i> 9 Milton St, Elwood	Yes	Yes	No	No	No	No	No
HO190	<i>Hartpury Court complex</i> 9-11 Milton St, Elwood	-	-	-	-	Yes Ref No H767	Yes	No
HO192	<i>Birnam apartments</i>	Yes	No	No	No	No	No	No

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	15 Mitford St, Elwood							
HO368	<i>Residence and Air Raid Shelter</i> 23 Mitford St, St Kilda	-	-	-	-	Yes Ref No H616	Yes	No
HO376	<i>Poets Corner, including Bhutan cypress and two Italian cypress.</i> 38 Mitford St, Elwood	Yes	No	Yes	No	No	No	No
HO194	<i>Houses</i> 86-88 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO195	<i>House</i> 96 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO196	<i>Rail overbridge</i> Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO218	<i>Former Dunlop Pneumatic Tyre Co. mill</i> 66 Montague Street, South Melbourne (see also 223-229 Normanby Rd, South Melbourne)	Yes	No	No	No	No	No	No
HO197	<i>Residence</i> 83 Montague St, Southbank	-	-	-	-	Yes Ref No H830	Yes	No
HO198	<i>Residence</i> 85 Montague St, Southbank	-	-	-	-	Yes Ref No H831	Yes	No
HO199	<i>Residence</i> 87 Montague St, Southbank	-	-	-	-	Yes Ref No H832	Yes	No
HO200	<i>Residence</i> 89 Montague St, Southbank	-	-	-	-	Yes Ref No H833	Yes	No

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HO201	<i>State School</i> 90 Montague St, South Melbourne	Yes	Yes	No	No	No	No	No
HO202	<i>Golden Fleece Hotel</i> 120 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO203	<i>Former Talbot Inn</i> 144 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO272	<i>Former residence and shop</i> 146 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO204	<i>St Peter and Paul Church and school complex</i> 217 Montague St, South Melbourne	Yes	Yes	No	No	No	No	No
HO302	<i>Flats</i> 8 Mooltan Ave, East St Kilda	Yes	No	No	No	No	No	No
HO205	<i>Maori Chief Hotel</i> 117-119 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO206	<i>Former Freer's Family Hotel</i> 147 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO207	<i>Temperance House</i> 175 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO208	<i>House</i> 347 Moray St, South Melbourne	Yes	Yes	No	No	No	No	No
HO209	<i>Park House</i> 352 Moray St, South Melbourne	-	-	-	-	Yes Ref No H224	Yes	No
HO210	<i>House</i>	Yes	Yes	No	No	No	No	No

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	1 Morris St, South Melbourne							
HO377	<i>WA Flowering Gum at 27 Murchison Street and land beneath the canopy for a distance of five metres from the canopy edge.</i> 27 Murchison Street, East St Kilda	No	No	Yes	No	No	No	No
HO211	<i>House</i> 88 Napier St, South Melbourne	Yes	Yes	No	No	No	No	No
HO212	<i>Former St Vincent de Pauls Girls Orphanage</i> 179-197 Napier St, South Melbourne	-	-	-	-	Yes Ref No H1531	Yes	No
HO213	<i>Former Temperance Hall</i> 199-207 Napier St, South Melbourne	Yes	Yes	No	No	No	No	No
HO214	<i>Kindergarten, including Pepper tree at rear of property.</i> 23 Nelson St, St. Kilda East	Yes	No	Yes	No	No	No	No
HO215	<i>Rail overbridge</i> Nightingale St, Balaclava	Yes	No	No	No	No	No	No
HO216	<i>House</i> 8 Nightingale St, Balaclava	Yes	No	No	No	No	No	No
HO217	<i>Former Laycock Son and Co. woollen mills</i> 179-185 Normanby Rd, South Melbourne	Yes	No	No	No	No	No	No
HO218	<i>Former Dunlop Pneumatic Tyre Co. mill</i> 223-229 Normanby Rd, South Melbourne (see also 66 Montague Street, South Melbourne)	Yes	No	No	No	No	No	No
HO338	<i>Jubilee Terrace</i>	-	-	-	-	Yes	Yes	No

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	118-130 Nott St, Port Melbourne					Ref No H1829		
HO339	<i>Queens Terrace</i> 132-144 Nott St, Port Melbourne	-	-	-	-	Yes Ref No H1830	Yes	No
HO358	<i>Houses</i> 14-18 Octavia Street, St Kilda	Yes	No	No	No	No	No	No
HO353	<i>Flats</i> 46 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO424	<i>Flats</i> 51 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO425	<i>House</i> 123 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO426	<i>Beach Kiosk</i> Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO427	<i>Community Centre & Cafe</i> Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO428	<i>Surf Lifesaving Club</i> Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO220	<i>Surry Court</i> 71 Ormond Rd, Elwood	Yes	No	No	No	No	No	No
HO303	<i>House</i> 77 Ormond Rd, Elwood	Yes	No	No	No	No	No	No
HO221	<i>Former Chemist shop</i> 90 Ormond Rd, Elwood	-	-	-	-	Yes Ref No H782	Yes	No

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HO222	<i>Avalon</i> 285 Orrong Rd, St. Kilda East	Yes	No	No	No	No	No	No
HO223	<i>House</i> 311 Orrong Rd, St Kilda East	Yes	No	No	No	No	No	No
HO224	<i>Former Church of Christ</i> 96 Pakington St, St. Kilda	Yes	No	No	No	No	No	No
HO304	<i>Shops & Residence</i> 116 Park St, South Melbourne	Yes	No	No	No	No	No	No
HO225	<i>Royal Melbourne Yacht Squadron</i> Pier Rd, St. Kilda	Yes	No	No	No	No	No	No
HO458	<i>Abercrombie House</i> 8 Patterson Place, South Melbourne	-	-	-	-	Yes Ref No H404	Yes	No
HO429	<i>Flats</i> 33 Pine Ave, Elwood	Yes	No	No	No	No	No	No
HO227	<i>Point Ormond and Surrounding Landscape</i> Point Ormond Rd, Elwood	No	No	Yes	No	No	No	Yes
HO228	<i>House</i> 4 Pozieres Ave, St. Kilda	Yes	No	No	No	No	No	No
HO229	<i>Residence, also known as Berkeley Hall</i> 11 Princes St, St Kilda	-	-	-	-	Yes Ref No H491	Yes	No
HO230	<i>House</i> 24 Princes St, St Kilda	Yes	Yes	No	No	No	No	No
HO231	<i>Vacunce</i>	Yes	No	No	No	No	No	No

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	112 Princes St, Port Melbourne							
HO232	<i>Former shop and residence</i> 14-16 Punt Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO463	<i>St Kilda Cricket Ground</i> Queens Road and Fitzroy Street and Lakeside Drive, St Kilda	-	-	-	-	Yes Ref No H2234	Yes	No
HO233	<i>Netherby</i> 8 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO330	<i>Clive Fairbairn Pavillion</i> 494-498 & 500-520 St Kilda Road, Melbourne	Yes	No	No	No	No	No	No
HO321	<i>Lancaster House</i> 18 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO234	<i>Former Bendigonia</i> 25 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H909	Yes	No
HO235	<i>Newburn flats</i> 30 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H578	Yes	No
HO335	<i>Former Brookwood Flats</i> 32 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO346	<i>Stanhill</i> <i>The heritage place includes</i> <i>Residential apartment building</i> 33-34 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H1875	No	No
HO322	<i>Formerly Lanark</i>	Yes	No	No	No	No	No	No

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	55 Queens Rd, Melbourne							
HO323	<i>Former John Bateman Motor Inn</i> 69 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO324	<i>Avalon</i> 70 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO325	<i>Myer House (former)</i> 72 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO326	<i>Former Queenslodge Motor Inn</i> 81 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO328	<i>The Mansion</i> 83 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO236	<i>Chinese Temple</i> 76 Raglan St, South Melbourne	-	-	-	-	Yes Ref No H219	Yes	No
HO237	<i>House</i> 115 Raglan St, South Melbourne	Yes	Yes	No	No	No	No	No
HO238	<i>Our Lady of Mt Carmel complex</i> Richardson St, Middle Park	Yes	Yes	No	No	No	No	No
HO239	<i>Primary School No 2815</i> 194 Richardson St, Middle Park	-	-	-	-	Yes Ref No H1711	Yes	No
HO240	<i>House</i> 21 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO241	<i>Denmark Villa</i> 123 Ross St, Port Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO242	<i>The Presbytery</i> 127 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO305	<i>Shop</i> 207 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO243	<i>St Joseph's Mission complex</i> 268-274 Rouse St, and 93-95 Stokes St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO306	<i>House</i> 41 Ruskin St, Elwood	Yes	No	No	No	No	No	No
HO246	<i>Gunnersens Pty. Ltd.</i> 112 Salmon St, Port Melbourne	Yes	No	No	No	No	No	No
HO488	<i>St Kilda Road</i> Melbourne and <i>Tram shelter</i> St Kilda Rd and Lorne St Melbourne and <i>Tram shelter</i> St Kilda Rd and Dorcas St, Melbourne	-	-	-	-	Yes Ref No H2359 and Yes Ref No H1867 and Yes Ref No H1869	No	No
HO248	<i>Shops</i> 170-172 St Kilda Rd, St Kilda	Yes	No	No	No	No	No	No
HO249	<i>Shop</i> 228 St Kilda Rd, St Kilda	Yes	No	No	No	No	No	No
HO250	<i>Linton</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	238 St. Kilda Rd, St. Kilda							
HO251	<i>Post Office</i> 306A St Kilda Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO252	<i>First Church of Christian Scientist, Melbourne</i> 336-340 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H1766	Yes	No
HO253	<i>Airlie</i> 452 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H722	Yes	No
HO254	<i>Rathgael – The Willows</i> 462 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H96	Yes	No
HO307	<i>Offices</i> 464 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO329	<i>Charsfield</i> 478 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO331	<i>Landene</i> 490 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO332	<i>Warwilla</i> 572 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO255	<i>Former Gas Valve House</i> 617 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H675	Yes	No
HO333	<i>Flats</i> 628 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO256	<i>Ulimaroa</i> 630 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H658	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO257	<i>Luzmore Terrace</i> 645-649 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO461	<i>St Kilda Street Bridge</i> St Kilda St, Elwood	-	-	-	-	Yes Ref No H2080	No	No
HO435	<i>Park Court Flat</i> 473 St Kilda St, Elwood	Yes	No	No	No	No	No	No
HO340	<i>Rochester Terrace</i> 33-51 St Vincent Place South, Albert Park	-	-	-	-	Yes Ref No H813 and Yes Ref No H1291	Yes	No
HO259	<i>House</i> 20 Scott St, Elwood	Yes	No	No	No	No	No	No
HO431	<i>Scots Church</i> 31a Scott St, Elwood	Yes	No	No	No	No	No	No
HO432	<i>Elwood Children's Centre</i> 31a Scott St, Elwood	Yes	No	No	No	No	No	No
HO260	<i>State School</i> 201 Scott St, Elwood	Yes	No	No	No	No	No	No
HO399	<i>Shirley Court</i> 20 Shirley Grove, East St Kilda	Yes	No	No	No	No	No	No
HO400	<i>House, including iron gateway</i> 22 Shirley Grove, East St Kilda	Yes	No	Yes - Canary Island (2) date palm (<i>Phoenix canariensis</i>)	No	No	No	No
HO433	<i>House</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	54 Southey St, Elwood							
HO261	<i>Elenora</i> 51 Spenser St, St. Kilda	Yes	No	No	No	No	No	No
HO262	<i>Los Angeles Court flats</i> 81A Spenser St, St Kilda	Yes	No	No	No	No	No	No
HO352	<i>House</i> 2A Spray Street, Elwood	Yes	No	No	No	No	No	No
HO434	<i>House</i> 54 & 56 Spray St, Elwood	Yes	No	No	No	No	No	No
HO244	<i>Former Swallow & Ariell Biscuit Factory</i> 1 Stokes St and 241-265 Rouse St and 40-44 Princes St and 29-53 Stokes St and 2-14 Capistrano Pl and 2-10 Murtons Way, Port Melbourne	-	-	-	-	Yes Ref No H567	Yes	No
HO263	<i>Former Masonic Hall</i> 18 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO264	<i>Laywell Terrace</i> 20-24 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO497	<i>Edith</i> 26 Stokes Street, Port Melbourne	Yes	No	No	No	No	No	No
HO265	<i>Former Swallow and Ariell offices</i> 60 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO308	<i>Thelma</i> 106 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO309	<i>Carmel</i> 108 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO266	<i>Former St. Osyth Hotel</i> 135 Stokes St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO267	<i>Woodlands</i> 168 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO310	<i>House</i> 169 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO268	<i>Former shop and residence</i> 175 Stokes St, Port Melbourne	-	-	-	-	Yes Ref No H1789	No	No
HO269	<i>Bundalohn</i> 6 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO436	<i>Flats</i> 63 - 69 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO270	<i>Glanfell</i> 87 Tennyson St, Elwood	Yes	No	No	No	No	No	No
HO437	<i>Flats</i> 104 - 108 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO271	<i>House</i> 109 Tennyson St, Elwood	Yes	No	No	No	No	No	No
HO117	<i>The Esplanade Hotel</i> 11 The Esplanade, St Kilda	Yes	Yes	No	No	No	No	No
HO118	<i>Belvedere</i>	-	-	-	-	Yes	Yes	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	22 The Esplanade, St Kilda					Ref No H812		
HO272	<i>Factory</i> 79 Thistlethwaite St, South Melbourne	Yes	No	No	No	No	No	No
HO273	<i>House</i> 28 Vale St, St Kilda	Yes	No	No	No	No	No	No
HO274	<i>House</i> 30/30A Vautier St, Elwood	Yes	Yes	No	No	No	No	No
HO61	<i>Primary School No 1181 (and former Wesleyan Methodist Church)</i> 2-38 Victoria Avenue, Albert Park	-	-	-	-	Yes Ref No H1629	Yes	No
HO275	<i>Mona</i> 12 Waterloo Cr, St Kilda	Yes	No	No	No	No	No	No
HO276	<i>Residence</i> 34 Waterloo Cr, St Kilda	-	-	-	-	Yes Ref No H780	Yes	No
HO363	<i>Flats</i> 22 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO364	<i>House</i> 67 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO359	<i>House</i> 99 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO360	<i>Former Tramway Engine House</i> 105 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO277	<i>House</i>	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	48 Westbury St, St. Kilda East							
HO278	<i>Frenchay</i> 89 Westbury St, St Kilda East	Yes	No	No	No	No	No	No
HO279	<i>Flats</i> 54-56 Wilgah St, St. Kilda East	Yes	No	No	No	No	No	No
HO282	<i>Former BALM Paints offices</i> 339 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO280	<i>Fire Station complex</i> 425 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO281	<i>Former Disco Manufacturing corporation P.L. factory</i> 477 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO283	<i>Petrol filling station complex</i> north-west cnr, Williamstown Rd and Salmon St, Port Melbourne	Yes	No	No	No	No	No	No
HO284	<i>House</i> 33 Wordsworth St, St. Kilda	Yes	No	No	No	No	No	No
HO401	<i>House</i> 34 Young Street, East St Kilda	Yes	No	No	No	No	No	No
HO311	<i>Former Albion Hotel</i> 172 York St, South Melbourne	Yes	No	No	No	No	No	No
HO447	<i>Port Melbourne Cricket Ground</i> 525 Williamstown Road, Port Melbourne	Yes	No	No	No	No	No	No
HO448	<i>Edwards Park</i>	No	No	Yes	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	219 Esplanade East, Port Melbourne							
HO470	<i>Substation</i> 98 Johnson Street (corner of Johnson and Munro Streets)	Yes	No	No	No	No	No	No
HO471	<i>Horse Trough</i> Ingles Street, near intersection of Ingles Street and Williamstown Road	Yes	No	No	No	No	No	No
HO472	<i>Former Commonwealth WWII Facility and Rootes Factory</i> 19 Salmon Street, Port Melbourne	Yes	Yes – tower component only	No	No	No	No	No
HO449	<i>Former WJ Carr Warehouse</i> 95 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO451	<i>Exchange Hotel</i> 39 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO456	<i>Former Australasian Sugar Refining Company complex</i> Land bounded by Beach, Rouse, Dow Streets and Esplanade West except the north western corner	Yes (10 Beach Street only)	No	No	No	No	No	No
HO457	<i>Former Army and Navy Hotel, 95 Dow Street</i> Part 100-128 Bay Street, Port Melbourne - fronting Dow Street	Yes	No	No	No	No	No	No
HO459	<i>Four shops</i> 79-85 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO462	<i>Pier Hotel</i> 1 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO464	<i>Former Mission to Seamen</i> 49 Beach Street, Port Melbourne	Yes	No	No	No	No	No	No
HO485	<i>Local Hotel</i> 22 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO486	<i>Shop</i> Part 100-128 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO487	<i>Three houses</i> 183-187 Rouse Street, Port Melbourne	Yes	No	No	No	No	No	No
HO488	<i>Tecoma Court</i> 16-20a Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO489	<i>Earls Court</i> 44 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO491	<i>Duplex</i> 38-40 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO492	<i>Terraces</i> 56-58 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO493	<i>Shops with residences</i> 81-81a Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO494	<i>Residence</i> 129 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO503	<i>Maisonettes</i> 21 Redan Street, St Kilda	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: 21 Redan Street, St Kilda, "Maisonettes", February 2020							
HO504	<i>Former church</i> 77 Park Street, South Melbourne	Yes	No	No	No	No	No	No
HO505	<i>Concrete House</i> 226 Alma Road, St Kilda East Statement of Significance: 226 Alma Road, St Kilda East. "House (Concrete House)", February 2020	Yes	No	No	No	No	No	No
HO506	<i>Shop and Residence</i> 264-266 St Kilda Road, St Kilda Statement of Significance: 264-266 St Kilda Road, St Kilda "Shops & Residence", February 2020	Yes	No	No	No	No	No	No
HO509	<i>Shops and Residence</i> 588 and 590 City Road, South Melbourne Statement of Significance: 588 and 590 City Road, South Melbourne, "Shops and Residences", February 2021	No	No	No	No	No	No	No
HO510	<i>Kerferd Road Pier</i> Off Kerferd Road, Albert Park	No	No	No	No	Yes Ref No H1534	No	No
HO511	<i>Beach Shelters</i> Beaconsfield Parade, South Melbourne	Yes	No	No	No	No	No	No

PORT PHILLIP PLANNING SCHEME

31/07/2018
VC148**SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME****1.0**31/07/2018
VC148**Responsible authority for administering and enforcing this planning scheme:**

The Port Phillip City Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.008/07/2024
G162portProposed GC187**Responsible authority for administering and enforcing a provision of this planning scheme:**

The Minister for Planning is the responsible authority for administering and enforcing the planning scheme for:

- Land comprising Melbourne Convention Centre Development Southbank and associated Northbank redevelopment Docklands, Precinct Plan area, generally bounded by the southern alignment of the West Gate Freeway, Ford Street, Munro Street, Doran Street, and Normanby Road, South Melbourne.
- Land within Albert Park including the Lakeside Oval precinct on Albert Road Drive and the Sports Fields Precinct on Aughtie Drive, Albert Park to be developed for the purposes of the State Sport Facility.
- Land within Albert Park being the St Kilda Cricket Ground, generally bounded by Lakeside Drive, Queens Road, St Kilda Road and Fitzroy Street in St Kilda.

Land and water within the Port Zone:

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2, and 3 of Part 4 and Part 4AA of the Act and for matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority in relation to:

- Land in the Fishermans Bend Urban Renewal Area as shown in Maps 1 and 2 for matters limited to one or more of the following:
 - Development with a building height of 4 storeys or greater.
 - Use and/or development for 60 or more dwellings.
 - Use and/or development with a gross floor area exceeding 10,000 square metres.
 - Use and/or development where any part of the land is owned by a public authority and/or municipal council and the estimated cost of development is more than \$10,000,000.

Victorian Planning Authority (formerly Growth Areas Authority, or the Metropolitan Planning Authority) is the responsible authority for matters under Division 2 of Part 9 of the Act in relation to any agreement that makes provision for development contributions for land in the Fishermans Bend Urban Renewal Area as shown in Map 3.

Despite anything to the contrary stated in this schedule, the Port Phillip City Council is the responsible authority for administering and enforcing the scheme for applications for subdivision or consolidation of land including buildings or airspace and other applications made under the *Subdivision Act 1988* within the municipal district of the City of Port Phillip and is the responsible authority in relation to all permits that were issued by Port Phillip City Council prior to 5 July 2012 in relation to land that is included in the Fishermans Bend Urban Renewal Area as shown in Map 3.

The Minister for Planning is the responsible authority for administering and enforcing:

- Clause 51.01 of the planning scheme with respect of the Melbourne Metro Rail Project Incorporated Document (May 2018).
- Any other provision of the planning scheme as it applies to the use or development of land for the purposes of the Melbourne Metro Rail Project.

Attachment 2 - GC187 Port Phillip Amendment Documents

Person or responsible authority for issuing planning certificates:

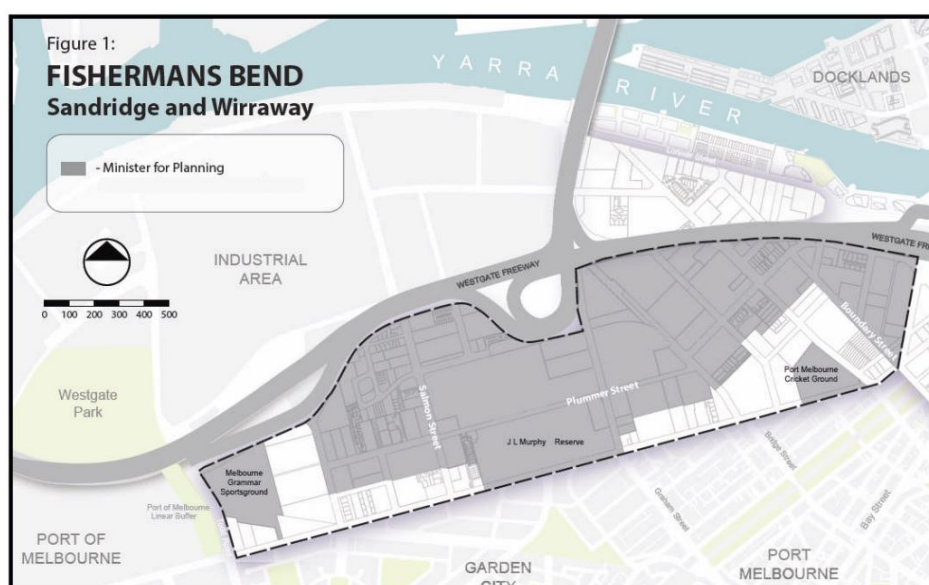
Minister for Planning.

Responsible authority for VicSmart applications:

The Chief Executive Officer of Port Phillip City Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Port Phillip City Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

Figure 1 – Fishermans Bend Urban Renewal Area - Sandridge and Wirraway



PORT PHILLIP PLANNING SCHEME

Figure 2 – Fishermans Bend Urban Renewal Area – Montague

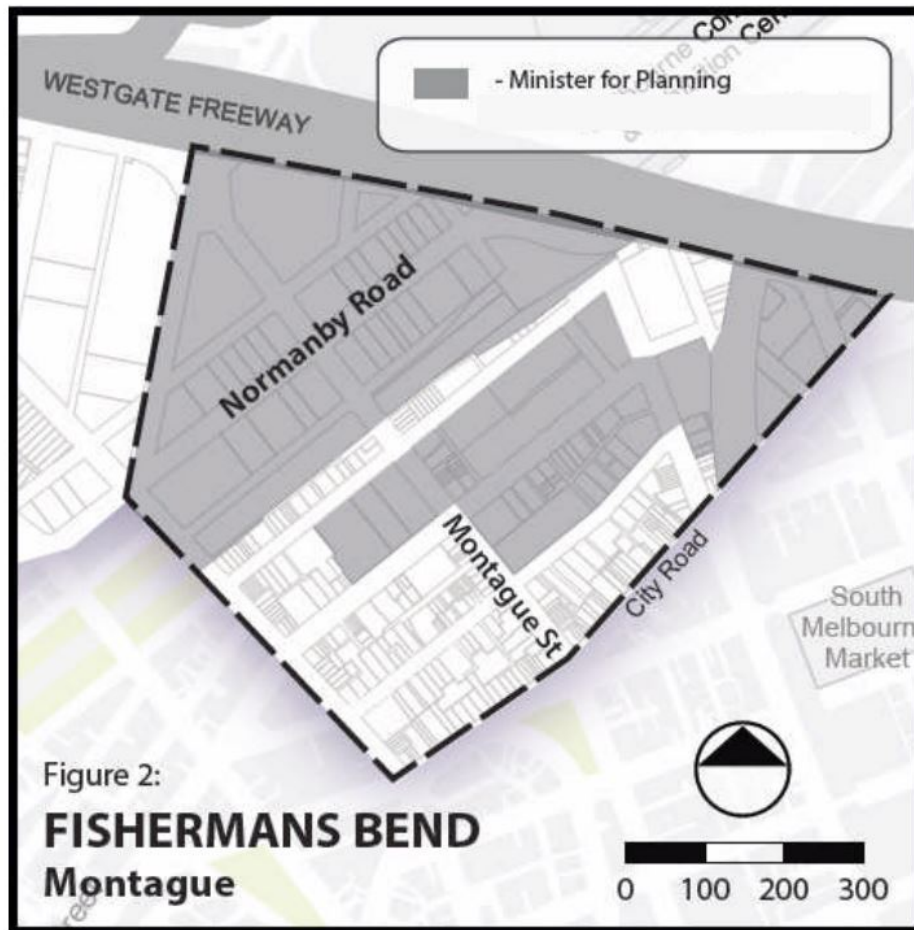
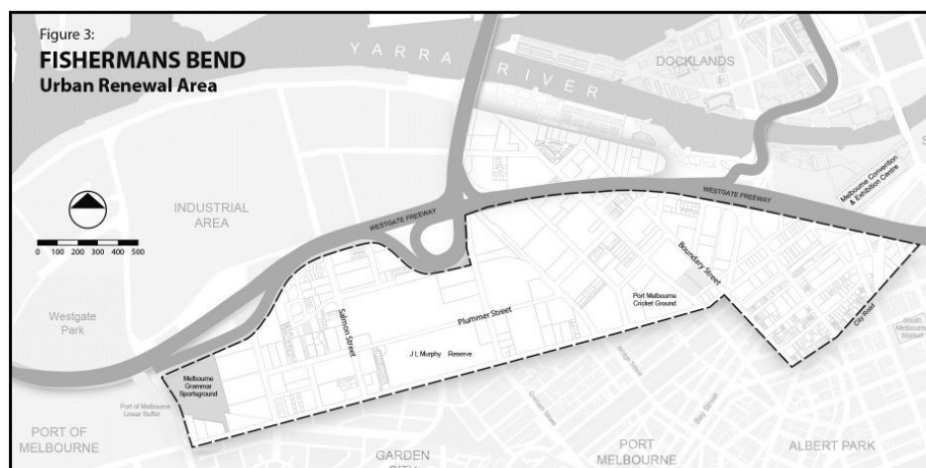


Figure 3 – Fishermans Bend Urban Renewal Area





Attachment 3 - City of Port Phillip – Key points to inform Submission to Minister for Planning on draft Amendment GC187

Full submission to Minister for Planning regarding draft Amendment GC187 that is to be prepared will cover the following points:

- Council gives its consent under Section 6(6)(d) of the *Planning and Environment Act 1987* for the proposed excision and inclusion of land from and to the City of Port Phillip Planning Scheme as proposed in draft Amendment GC187 for the following reasons:
 - Excision of the land removes confusion regarding decision making from a planning perspective in the declared Port of Melbourne Area. The excision is a finalisation of the lease of the Port of Melbourne that begun in 2016 and is a fix-up to the boundaries of the Port of Melbourne planning Scheme.
 - The inclusion of land within the Port Phillip Planning Scheme at Port Melbourne – St Kilda Coastal Reserve and South Melbourne Beachfront Reserve - provides Council oversight powers as the Responsible Authority for this land. The inclusion would align the role of Council as Committee of Management with Council's decision making for planning applications as a Responsible Authority.
- Station Pier and Waterfront Place are of regional and local importance to City of Port Phillip.
- Council has an ongoing interest in the future of and planning for Station Pier and surrounds, including the adjoining Waterfront Place Precinct. The Waterfront Place Precinct consists of Station Pier car park, land used for restaurants adjacent to the carpark (9, 11 and 13 Waterfront Place), Port Plaza, Beach Street car park, 101 and 103 Beach Street, and 1-7 Waterfront Place.
- The strategy for future operations of Station Pier by Ports Victoria is unclear, however there is an opportunity to think holistically about the future use and development of Station Pier, the TT Lines freight yard and the Waterfront Place Precinct.
- There is significant potential for this prominent precinct and key tourist entry point into Melbourne and Victoria due to its proximity and connections to the CBD, Fisherman's Bend Urban Renewal Area, Bay Street and South Melbourne. In addition, the site lies at the head of Port Phillip Bay and is furnished with valuable cultural and maritime heritage. On this basis the precinct is seen as having unique and significant potential.



- Council advocates for a holistic approach to precinct planning for this area, through the development of a Station Pier/Waterfront Place Precinct Plan. Council officers have developed a set of principles to inform any precinct plan, which are derived around five key themes being:
 - Public space (public access to the area including the water should be improved and designed with consideration of the site's inherent characteristics)
 - Transport (the safety and connectivity of the area for diverse transport modes be improved)
 - Economy and activation (consider opportunities to enhance the local economy)
 - Sustainability (alignment with Council's sustainability goals)
 - Buildings and development (the area's history and maritime character should be celebrated and complemented by any new development).
- Council wishes to partner with the respective Minister/s, the Victorian Government and key stakeholders in the development of such a plan.

MEETING OF THE PORT PHILLIP CITY COUNCIL

17 JULY 2024



13.2 INVESTMENT AND TREASURY MANAGEMENT POLICY

EXECUTIVE MEMBER: LACHLAN JOHNSON, GENERAL MANAGER, OPERATIONS AND INFRASTRUCTURE

PREPARED BY: PETER LIU, CHIEF FINANCIAL OFFICER
ELIZABETH ERSKINE, HEAD OF FINANCIAL ACCOUNTING AND SERVICES

1. PURPOSE

- 1.1 To present to Council for approval of the updated Investment & Treasury Management Policy, which sets out the principles to be followed by officers investing funds with financial institutions.

2. EXECUTIVE SUMMARY

- 2.1 Council must ensure that our assets, including monies collected, are protected on behalf of ratepayers and residents.
- 2.2 The Investment & Treasury Management Policy seeks to optimise investment returns while minimising risk, balancing liquidity, and achieving Council's environmental and social objectives.
- 2.3 The policy contains minimum credit rating criteria for financial institutions to meet for short and long-term investments to ensure the security of Council's investments.
- 2.4 Maximum thresholds for investment in individual financial institutions are included and to ensure portfolio diversification and to minimise potential risk exposure.
- 2.5 Investment types are restricted to those allowable under the Local Government Act.
- 2.6 Investment limits and terms are stipulated to balance our risk exposure with interest earning potential and fund availability.
- 2.7 The updated policy allows for investing in Victorian Funds Management Corporation (VFMC) Enhanced income funds which is approved by the Minister for Local Government.
- 2.8 The Policy should be reviewed every two years to reflect the current operating environment.

3. RECOMMENDATION

That Council:

- 3.1 Adopts the Investment & Treasury Management Policy 2024 as set out in Attachment 1 to this report.
- 3.2 Delegates authority to the CEO to reflect any changes made by Council at tonight's meeting, and to make minor typographical corrections and administrative changes.

4. KEY POINTS/ISSUES

- 4.1 To ensure Council's exposure to financial risk is minimised investments can only be placed in higher rated banks meeting the minimum credit rating criteria.



- 4.2 Credit ratings are obtained from Standard and Poor's and Moody's, with Fitch ratings to be accessed under the updated policy as well.
- 4.3 Credit ratings are set for investments held short or long term to allow portfolio diversification and capital preservation and each institution Council invests with must meet the following minimum criteria (unchanged):
 - 4.3.1 Investments for 365 days or longer must be with institutions with a long-term rating of BBB+/Baa1 or above.
 - 4.3.2 Investments for less than 365 days must be with institutions with a short-term rating of A-2/P-2/F-2 or above.
- 4.4 The policy limits the maximum investments allowable with each financial institution, to further reduce exposure to financial risk and diversify the portfolio as follows:
 - 4.4.1 Investments in individual institutions rated A+/A-1 or above capped at 40 percent of the portfolio.
 - 4.4.2 Investments in individual institutions rated BBB+/A-2 or above capped at 20 percent.
 - 4.4.3 To strengthen our investment in environmentally and socially responsible institutions and achieve Council's objective institutions rated BBB+/A-2 who meet the Corporate Social Responsibility criteria are granted a special threshold of 30 percent.
- 4.5 The updated policy allows for investing in Victorian Funds Management Corporation (VFMC) Enhanced income funds due to:
 - 4.5.1 Product approved by Minister for Local Government.
 - 4.5.2 A low-risk investment where monies can be invested by the fund in multiple institutions of various ratings – on evidence will be classified as an equivalent AAA rated investment.
 - 4.5.3 A large portion of this fund is directed towards floating notes, therefore will be classified as Floating Notes.
 - 4.5.4 Product is a suitable a long-term investment option given its rating equivalent of AAA and Floating Notes.
 - 4.5.5 Yields are relatively higher than AAA rated institution such as CBA.
 - 4.5.6 Highly liquid investment option which can be redeemed within a business day (may require a longer notice period for large redemptions).
- 4.6 With the inclusion of VFMC investment option, floating rate notes will be capped at 20% of the total portfolio, increased from 10%. This allows Council to realise the benefits of VFMC as highlighted above.
- 4.7 The performance benchmark remains the same and is split for cash in At-Call accounts and direct investments:
 - 4.7.1 At-Call target- the Reserve Bank of Australia cash rate
 - 4.7.2 Direct investments- the 90-day Bank Bill Swap rate plus 50 basis points.



5. CONSULTATION AND STAKEHOLDERS

- 5.1 The policy was reviewed and endorsed by the Executive Leadership Team and the Audit and Risk Committee.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 The policy meets the requirements of the Local Government Act.
- 6.2 The policy limits Council's financial risks due to the strict criteria that must be met before an investment can be placed including:
- 6.2.1 The types on investment allowed.
 - 6.2.2 The maximum amount allowed to be invested.
 - 6.2.3 The maximum percentage of the fund allowed to be invested with individual entities based on their credit rating.
 - 6.2.4 The threshold for individual entities ensuring the portfolio is spread across several institutions and not concentrated with one or two.
 - 6.2.5 The short and long-term credit ratings that must be satisfied before surplus funds can be invested.
- 6.3 The policy provides direction in the event of a credit rating downgrade placing the portfolio in breach and the funds at risk.

7. FINANCIAL IMPACT

- 7.1 There is limited financial impact from the proposed changes. Council may achieve a slightly higher rate of return through the increased availability to invest in floating rate notes and the VFMC fund.

8. ENVIRONMENTAL IMPACT

- 8.1 The policy supports Council to increase its investment in financial institutions that maximise social and environmental outcomes.
- 8.2 The policy stipulates that Council will not invest in companies that produce nuclear weapons and will preference those who do not fund activities in the Arms Industry.

9. COMMUNITY IMPACT

- 9.1 The policy enables Council to strengthen its ability to invest in financial institutions that are socially responsible.
- 9.2 This policy ensures the security and safeguarding of public monies, to enable Council to deliver its commitments to our community.

10. GENDER IMPACT ASSESSMENT

- 10.1 Not applicable.

11. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 11.1 Direction 3 – Sustainable Port Phillip - The proposed policy enables surplus funds to be placed with institutions that have proven alignment with Council's environmental commitments.
- 11.2 Strategic Direction 5 – Well Governed Port Phillip - The proposed policy aims to maximise returns on investment and enable the preservation of capital and the

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maintenance of liquidity. This assists the organisation in achieving optimum financial sustainability ratios and performance benchmarks.

12. IMPLEMENTATION STRATEGY

12.1 TIMELINE

12.1.1 The new Policy will have immediate effect once adopted.

12.2 COMMUNICATION

12.2.1 Responsible officers who place funds for investment on behalf of Council will be advised of changes to the policy following adoption by Council.

13. OFFICER MATERIAL OR GENERAL INTEREST

13.1 No officers involved in the preparation of this report have any material or general interest in the matter.

ATTACHMENTS 1. Investment and Treasury Management Policy 2024  [Download](#)



Investment & Treasury Management Policy

Policy outcome	Investment returns are optimised as funds are placed at the most advantageous rate of interest available, while considering the preservation of capital, liquidity, investment return target, and corporate social responsibility.
Responsible area	Financial Accounting team is responsible for the cash flow management, identification, and preparation of day-to-day investment decisions.
Version	
Date approved/adopted	
Planned review date	June 2026

1. Purpose

The Council's overall objective is to optimise investment returns by investing funds at the most advantageous rate of interest available at the time, for that investment type.

This policy ensures that:

- Responsible Council officers invest surplus funds with approved financial institutions.
- All funds are invested in accordance with legislative and Council requirements.
- All investment transactions are appropriately authorised and documented.
- Reporting requirements are clearly stated.
- Effective internal controls are in place to minimise investment risk and unauthorised appropriation of Council funds.
- Investments are timed to ensure sufficient funds are available to meet all operational requirements.

Risk Statement

As a government body responsible for the collection of public monies and the provision of services, the City of Port Phillip must ensure that Council assets are protected on behalf of ratepayers and residents. This policy has been developed to ensure the minimisation of risk associated with the investment of surplus funds and the management of cash.

2. Scope

This policy is applicable to all Council employees responsible for the investment and management of Council funds.



3. Policy

As custodians of public money this policy aims to balance the security of investments in times of economic downturn and global uncertainty, with interest earning potential and supporting environmentally and socially responsible investments in times of climate emergency. The number one criterion for Investment decisions is:

Preservation of Capital

All investments are placed to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.

Additionally, investment decisions should aim to balance the following criteria:

Maintenance of Liquidity

The investment portfolio will maintain sufficient liquidity to meet all reasonably anticipated operating cash flow requirements.

Investment Return Target

Investments are targeted to achieve a benchmarked rate of return of 50 basis points above the 90-day Bank Bill Swap rate (BBSW90). In addition to maximising the returns, factors such as investing with local branches, risk diversification, ethical and climate change impact will be considered. Funds may be invested with institutions not offering the highest interest rate of return for the chosen term.

Corporate Social Responsibility (CSR)

Council is committed to maximising social and environmental outcomes through the selection of financial institutions and investment products. This commitment supports Council's Declaration of a Climate Emergency (18 September 2019), the support for the Treaty on the Prohibition of Nuclear Weapons (16 October 2019) and *the Council Plan*.

Council actively and regularly reviews its investment portfolio to identify and minimise investments that directly or indirectly support fossil fuel companies. Each year fossil free investment targets are set in the Council Plan with progress reported throughout the financial year. Investments that are exposed to the fossil fuel industry are only kept at the minimum required to comply with the organisation's financial risk management objectives.

Council does not invest directly in companies that produce nuclear weapons. Wherever practical, Council preferences financial institutions and investment products that do not directly or indirectly fund any activities in the Arms industry.

Social Responsibility

Council prefers not to invest with financial institutions or in financial products that directly or indirectly funds activities related to offshore detention, tobacco, gambling, or entertainment involving animals including racing. Council actively and regularly seeks investment alternatives that also meet organisation's financial risk management objectives.

City of Port Phillip Investment & Treasury Management Policy



Authorised investments

Council can invest in the following:

- Term deposits
- At-Call accounts
- Floating rates notes
- Victorian Funds Management Corporation (VFMC) – Enhanced income fund
- Federal & State government bonds.

All investments are to be denominated in Australian dollars.

Credit ratings requirements

Each institution that Council places funds with must meet the following criteria:

- investments for 365 or more days the **long-term rating** must be at least **BBB+ /Baa1** or above
- investments for less than 365 days the **short-term rating** must be least **A-2/P-2/F-2** or above.
- VFMC Enhanced income fund are allowable highly liquid long-term investments where monies placed by Council are invested by the fund in multiple institutions of various ratings. This has been approved by the Minister for Local Government and is classified as AAA rated.

Investment capping

Floating Rate Notes - capped at 20% of the total portfolio on the day the investment is placed and for a maximum term of 5 years. Floating Rate Notes can only be placed with institutions that meet the long-term rating criteria in this policy. VFMC enhanced income fund investments are included within this cap.

VFMC Enhanced income fund - capped at 20% of the total portfolio on the day the investment is placed for a maximum term of 7 years as they can be liquidated at any time without penalty. Floating rate note investments are included within this cap.

Federal & State government bonds- investment amount is unlimited but placed for a maximum term of 5 years.

All investment types contribute to the total investment portfolio of Council and must fall within the percentage caps of each financial institution as prescribed below. *Refer section Threshold requirements

Minimum and maximum investments

The minimum investment principal should exceed \$1 million, but a single investment parcel should not exceed \$5 million.

City of Port Phillip Investment & Treasury Management Policy

**Threshold requirements**

Credit limits will differ depending on the investment term. Investments that mature within 365 days are classified as short term.

Council reduces risk by limiting the maximum investments for each financial institution.

To achieve this, new investments shall not be placed with institutions if the total amount invested with one entity exceeds:

Individual Counterparty Limit	S&P Long Term	S&P Short Term	Moody's Long Term	Moody's Short Term	Fitch Long Term	Fitch Short Term
40%	A+ or above	A-1	A1 or above	P-1 (Prime 1)	A+ or above	F1/F1+
20%	A to BBB+	A-2	A2 to Baa1	P-2 (Prime 2) to P-1	A to BBB+	F1 to F2
30%	A to BBB+ *CSR special	A-2 *CSR special	A2 to Baa1 *CSR special	P-2 (Prime 2) to P-1 *CSR special	A to BBB+ *CSR special	F1 to F2 *CSR special

The CSR special is granted to investments that have proven alignment with Council's environmental and social sustainability commitment. Investment products will be recommended by Chief Financial Officer (CFO) for CSR category and endorsed by General Manager, Operations & Infrastructure. The counterparty limits apply to the combined percentage hold in long and short-term investments.

Threshold for operational cash and At-Call cash holdings

At-Call (11am) holdings are considered an investment as the deposit is an exposure to the bank. As such, these balances are included in credit concentration limits.

Operational cash accounts are not included in credit concentration limits. Council's operational account balances are actively managed and hold sufficient funds to meet immediate cash flow requirements only.

Exceeded investment thresholds

Investment threshold limits may be exceeded when investments are redeemed to fund cash flow and there is limited capacity to rebalance the portfolio. All new investments must be placed to rebalance the above thresholds as soon as practical.

If thresholds are exceeded when placing an investment, Council will take steps to rebalance the portfolio within 60 days to ensure that all investments adhere to the above threshold limits, taking into consideration risk, penalties, and lost interest.

City of Port Phillip Investment & Treasury Management Policy



Treatment of subsidiaries

Where Council invests with institutions that have multiple subsidiaries, they need to be treated as a single entity, such as Commonwealth Bank/Bankwest, Westpac/St. George/Bank SA/Bank of Melbourne, Bendigo and Adelaide Bank/Rural Bank, BOQ/Members Equity, and NAB/UBank.

In the absence of any evidence to the contrary, unrated wholly owned subsidiaries of a rated financial institution will be taken to have the same credit rating as their parent entity.

Before an investment is placed with a financial institution for the first time the ownership needs to be confirmed. The ultimate ownership of each institution Council invests with is to be reviewed annually.

Downgrade

If the credit rating of any counterparty is downgraded such that any investments held with such party no longer comply with this policy, the Council will take steps to divest such investments as soon as practicable, subject to due consideration of risk, penalties, and lost interest.

Credit agency rating review

Council uses the credit ratings of Standard & Poor's, Moody's, and Fitch when assessing the suitability of a financial institution. The credit ratings of each institution Council invest with is to be reviewed half-yearly with any changes to be communicated in the Monthly Financial Report (MFR). In times of economic volatility this review will occur on a more frequent basis.

Reporting and benchmarking

A monthly update is included in the Monthly Financial Report (MFR) to inform ELT of the total portfolio balance and performance to target and the percentage invested in CSR/fossil free investments. The fossil free percentage and investment performance is also included in the CEO report which is presented to Council monthly..

The report to ELT should confirm that investment limits for instruments have been adhered to or provide details of any breaches and remedial actions taken. The performance of the investments measured against the benchmark and the budgeted interested rate should also be included in the report.

Any breach of the investment limits should be notified to the CFO and the Divisional GM OI within 24 hours of the breach being detected and reported in the Monthly Financial Report (MFR) as described above.

The interest earned on Council's investment portfolio will be reported monthly. The performance of At-Call Accounts and the performance of other investments under this policy will be bench marked against the following rates:

City of Port Phillip Investment & Treasury Management Policy



INVESTMENT	PERFORMANCE BENCHMARK
Cash in At-Call Accounts	11am Cash Rate
Direct Investments	AFMA BBSW Rate: Average Mid - 90 day plus 50 basis points

Cash Management - Investment decisions

The general fund bank account balance of Council is to be kept at a level that is sufficient to meet Council's immediate cash flow requirements, with any surplus funds being applied to reducing debt if beneficial or placed on investment.

Funds available for investment will be determined following a review of expected future cash flows. Timing of investment maturities will also be considered.

Placing new investments requires written authorisation from the CFO or Divisional GM

The responsible officer can call back investments that have matured for cash flow purposes without written authorisation.

Transfer of funds

Funds may be transferred electronically or via direct debit and these transfers will be authorised by two officers who have delegation to approve transfers from the general fund bank account in Council's banking system.

Interest earned on investments being rolled over must be redeemed to Council's general fund bank account at the time of maturity. Exemptions apply for interest earned on investments tied to capital funding / capital grants.

All funds that are being redeemed, or interest being paid, must be directly credited to Council's general fund bank account.

Divestment of funds

Where the organisational cash requirements indicate a shortfall in available funds, investments can be recalled with the approval of the Chief Financial Officer. Finance officers must adhere to the requirements of the financial institutions where the funds are held.

Ethics and probity

All investments are to be made exercising care, diligence, and skill that a prudent financial officer would exercise in managing the affairs of other persons. When acting under the provisions of this policy Council officers should always maintain a professional balance of risk and return and act as a steward of Council funds.

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A member of Council staff who has a conflict of interest in a matter requiring a decision to be made by the member of Council staff as delegate must, immediately upon becoming aware of the conflict of interest, provide a written notice to the Chief Executive Officer explaining the nature of the conflict of interest. Any declaration must be made in accordance with the Conflict of Interest policy and be made publicly available via Councils Conflicts of Interest register. Governance will review the conflict and advise on the next steps before further investment activity can proceed.

Real Estate Rental Bonds

Where Council holds real estate rental bonds on behalf of tenants, including South Melbourne Market stallholders, these are required to be returned to the tenant upon full satisfaction of the terms of the lease agreement. It is a legislative requirement that these funds are to be returned with interest earned by Council over the term of the lease agreement.

Officers will apply interest on rental bonds at the weighted average rate of return earned by Council and compounded annually on 30 June each relevant financial year.

Delegation

The Investment and Treasury Management Policy must be endorsed by the Executive Leadership Team prior to being presented to the Audit and Risk Committee.

The Audit and Risk Committee are responsible for reviewing and endorsing as part of the committees calendar of events.

The Policy is then presented to Council for final approval and adoption prior to implementation by the Finance Department.

4. Supplementary policy documents

5. Related legislation and documents

All investments are to comply with Local Government Act 2020 (LGA) Section 103 and Australian Accounting Standards.

Investment Types permitted under S103 of the Local Government Act:

- in Government securities of the Commonwealth
- in securities guaranteed by the Government of Victoria
- with an authorised deposit-taking institution
- with any Financial institution guaranteed by the Government of Victoria
- On deposit with an eligible money market dealer within the meaning of the Corporations Act
- Any other manner approved by the Minister after consultation with the Treasurer either generally or specifically, to be an authorised manner of investment for the purposes of this section¹

Child Safe

The City of Port Phillip is a Child Safe organisation and has a legal and moral responsibility to understand and activate their role in preventing, detecting, responding, and reporting any Child

¹ This includes investments in Victorian Funds Management Corporation Enhanced Income Funds

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Safety concerns. Council has zero tolerance for child abuse and is actively committed to embedding a culture of safety, wellbeing and inclusion for children and young people.

Consideration has been given to the Child Safe Standards in the development of this policy.

Gender Equality

Under the *Gender Equality Act 2020*, Council has a positive duty to advance gender equality in our organisation and our community.

Through the development of this policy, Council have assessed any impacts for people of different genders (women/girls, men/boys and people who are gender diverse). While gender impact assessment starts with gender, it also has considered impacts of other social factors such as age, Aboriginality, race, religion, (dis)ability, sexual orientation, and socio-economic status.

Definitions

Term	Definition
AFMA	Australian Financial Markets Association
At-Call	Refers to investments where the investment can be redeemed within 30 days without penalty. It does not contemplate the trade of investments such as floating rate notes and bonds in the secondary securities market.
BBSW90	Interest rate for Bank Accepted Bills for a term of 90 days or Negotiable Certificates of Deposit for a term of 3 months. The monthly average is published on the RBA homepage: http://www.rba.gov.au/statistics/tables/index.html#interest-rates
Bonds	A bond is an instrument of indebtedness of the bond issuer to the holders. Bondholders have a creditor stake in the company. Therefore, bondholders have priority over stockholders but will rank behind secured creditors in the event of bankruptcy. Bonds usually have a defined term, or maturity, after which the bond is redeemed.
Credit ratings	A forward-looking opinion about the credit worthiness of the financial institution. The credit rating used under this policy are assigned by Standard & Poor's, Fitch and Moody's.
Divestment	It is the process of selling/redeeming an investment to achieve financial, social or environmental goals. It is commonly used to describe actions taken by organisations to reduce investments that don't comply with Corporate Social Responsibility commitments.
Financial institution	An authorised deposit-taking institution within the meaning of the Banking Act 1959 (Commonwealth).
Victorian Funds Management Corporation (VFMC)	VFMC (managed fund) is a semi-government organisation which manages \$80 billion of assets and are approved by the Minister for Local Government to invest with.
Long-term and short-term credit ratings	A credit rating can be either short-term or long-term. A short-term rating is assigned to investments with an original maturity of no more than 365 days. Conversely, a long-term rating is greater than 365 days.
Term deposit	A term deposit is a fixed rate, fixed term investment. Funds are placed for a predetermined amount of time, to earn a predetermined amount of interest.

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7. Document history

Version	Date of approval/adoption	Changes made	ECM record



13.3 **SOUTH MELBOURNE TOWN HALL - ANAM SCHEMATIC DESIGN**

EXECUTIVE MEMBER: **LACHLAN JOHNSON, GENERAL MANAGER, OPERATIONS AND INFRASTRUCTURE**

PREPARED BY: **VICKI TUCHANT, ACTING MANAGER PROPERTY AND ASSETS**

1. PURPOSE

- 1.1 To present to Council, and recommend conditional approval of, the schematic design submitted by the Australian Academy of Music (ANAM) in accordance with their Agreement for Lease (AFL) with Council for the redevelopment of the South Melbourne Town Hall (SMTH).

2. EXECUTIVE SUMMARY

- 2.1 The South Melbourne Town Hall ('the SMTH') is located on City of Port Phillip freehold land at 208-220 Bank Street South Melbourne, within the Emerald Hill arts and culture precinct.
- 2.2 The Australian National Academy of Music (ANAM) has been the major tenant of the SMTH since 1996, following an agreement reached by the City of Port Phillip and the Victorian Government.
- 2.3 Following a ceiling collapse in 2018, the SMTH has been temporarily closed to the public and Council is committed to reopening this valuable community asset.
- 2.4 At its ordinary meeting on 15 March 2023, following an extensive community engagement process, Council resolved to enter into an Agreement for Lease ('the AFL') and subsequent Lease of the SMTH with ANAM.
- 2.5 The Lease is intended to:
- Secure ongoing use of the SMTH as a cultural hub.
 - Support its restoration, renewal, and ongoing maintenance.
 - Over time, boost use and visitation.
- 2.6 The AFL also requires Council to bring the SMTH to a basic, tenantable condition, including being structurally sound ('Landlord's Works').
- 2.7 The Lease term:
- Will be for up to 35 years and begin after ANAM has contributed \$20.5 million in capital investment to the building.
 - Has a further 15-year option if ANAM provides a further \$19.5 million in capital investment.
- 2.8 In 2023 Council delivered an early works package to prepare the town hall for the main works.
- 2.9 In May 2024, Council entered into a contract for the delivery of the Landlord's works. These works have now commenced and will be delivered throughout 2024 and 2025.
- 2.10 ANAM completed a Concept Design for the Tenant's Works, which was presented to Council in late January 2024.



- 2.11 In accordance with the provisions of the AFL between Council and ANAM, the Schematic Design for Tenant's Works ('the Schematic Design') has been submitted by ANAM for Council approval.
- 2.12 The Schematic Design has been reviewed against the requirements of the AFL, particularly the Project Brief.
- 2.13 The review has included consideration of the following items:
- Compliance with the project brief in the AFL.
 - Achievement of community benefits.
 - Alignment with the Asset Management Plan.
- 2.14 The Schematic Design generally accords with the AFL and the Project Brief and, when implemented will help to deliver the objectives espoused in the AFL.
- 2.15 There are a several deviations from the Project Brief, particularly when it comes to expanding the building footprint and some restoration works to the heritage building fabric.
- 2.16 As outlined in this report, Council relies upon the expertise of Heritage Victoria as both the preeminent authority on heritage matters and as the approval authority for relevant works to the building.
- 2.17 The deviations from the Project Brief, whilst relatively minor compared to the overall works, do raise concerns for Council that will need to be worked through as ANAM continue to evolve their design and secure the remaining funding for their works. As such, it is recommended that Council provide conditional approval for the Schematic Design, outlining the matters still to be resolved.

3. RECOMMENDATION

That Council:

- 3.1 Acknowledges the collaborative work between the Australia National Academy of Music (ANAM) and Council in progressing the refurbishment of the South Melbourne Town Hall.
- 3.2 Notes that the Schematic Design submitted by ANAM for Council's consideration meets the shared objectives of Council and ANAM for the highly valued community asset.
- 3.3 Provides conditional approval for the Schematic Design, noting the following key matters to be resolved:
- 3.3.1 Heritage Victoria approval of the design including specifically for the proposed eastern extension (Student Common Room), demolition of the north-western apartment, modifications to the main stage, and other associated works that will impact the heritage significance of the building.
 - 3.3.2 Detailed investigation and clarification on window repairs and double-glazing, noting the requirements of the Project Brief.
 - 3.3.3 Rendering of the exterior of the building.
 - 3.3.4 Provision of energy storage as per the Project Brief requirements.

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- 3.4 Delegates to the Chief Executive Officer, or their delegate, through the joint project control group, to resolve the outstanding matters to the satisfaction of Council.

4. KEY POINTS/ISSUES

- 4.1 The site of the South Melbourne Town Hall is bound by Daly Street to the north, Layfield Street to the west, Fishley Street to the east, and Bank Street to the south, in South Melbourne, Victoria.
- 4.2 Opening on 30 June 1880, the SMTH comprises a two storey, heritage listed building with a floor area of approximately 6,000m², on a site of approximately 3,650m².
- 4.3 It is an historically significant building, that shapes the character of Emerald Hill, and provides a focal point for community activities and events.
- 4.4 The SMTH was constructed between 1878 and 1880 on land of the Wurundjeri people. Emerald Hill has a significant Indigenous history as a gathering place for ceremonies, conciliation, and exchange, and is also of architectural and social significance to the state of Victoria.
- 4.5 A town hall is traditionally where the business of local government is conducted, and public gatherings are held. In the case of SMTH, the building was originally constructed to house the Emerald Hill Mechanics Institute, Post Office, Police Station, and Court House, as well as the Emerald Hill Town Council (later becoming the City of South Melbourne, prior to amalgamation in 1994 with the cities of St Kilda and Port Melbourne to form the City of Port Phillip). Following amalgamation, most Council services were relocated from SMTH to St Kilda Town Hall.
- 4.6 The original parts of the SMTH were built in the late 19th century and the site has significant architectural, aesthetic, historical and social significance.
- 4.7 The Australian National Academy of Music (ANAM) has been the major tenant of the SMTH since 1996, following an agreement reached by the City of Port Phillip and the Victorian Government.
- 4.8 The SMTH is temporarily closed to the public and Council is committed to reopening this valuable community asset as a matter of priority.
- 4.9 At its ordinary meeting on 15 March 2023, Council resolved to enter into an Agreement for Lease ('the AFL') and subsequent Lease of the SMTH with ANAM.
- 4.10 Established in 1994, ANAM is one of eight national performing arts training organisations funded by the Federal Government to support Australia's creative economy and promote artistic and cultural excellence.
- 4.11 Council values and acknowledges ANAM's use of the town hall and the contributions it has made to the Emerald Hill area as an internationally recognised music training organisation.
- 4.12 In November 2023, Council signed the Agreement for Lease (AFL) with ANAM, which outlined that Council would carry out Landlord's Works to provide a compliant and tenable building and that ANAM would subsequently carry out the Tenant's Works.
- 4.13 The AFL allows for two stages for the Tenant's Works (Stage 1 and Stage 2). Stage 2 works are subject to ANAM raising the required funding.
- 4.14 The AFL requires ANAM to develop their design and to request Council approval in a progressive manner.

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- 4.15 The AFL includes provisions whereby ANAM may request Council to vary the scope of Landlord's Works to suit their future Tenant's Works.
- 4.16 ANAM completed their Concept Design in January 2024, and through this process, has formally requested changes to the scope of Landlord's Works in part to suit their works and to avoid, where possible, redundant work by Council.
- 4.17 Council is currently in the process of resolving these change requests in coordination with ANAM on the basis the Landlord's Works still achieve a compliant building with a certificate of occupancy at the end of the works.
- 4.18 ANAM submitted their Schematic Design for both Stage 1 and Stage 2 works for Council approval on the 3 June 2024. The AFL allows 15 business days for review of the Schematic Design and to approve or reject the design. ANAM has agreed to extend the review period to enable Council's formal approval of their design.
- 4.19 The Schematic Design has been compared with the project brief included in the AFL and is included at Attachment 1.

Schematic Design – Key Variances

- 4.20 The key variances of the Schematic Design from the Project Brief are described below.

Schematic Design Variance	Council Response
1. The Project Brief did not envisage the build of a new space above the loading dock area for a student lounge (Student Common Room). The student lounge was anticipated to be incorporated in the existing building footprint.	<p>It is noted that this work is subject to Stage 2 funding.</p> <p>Council has concerns about the heritage impact of this extension but defers to Heritage Victoria (HV) as the relevant authority for their determination.</p> <p>Council provides conditional approval subject to funding and satisfactory resolution of heritage considerations and requirements with HV.</p>
2. The Project Brief did not provide for any works to the main hall stage however the design incorporates a significant extension of the stage and access to the existing stage.	<p>The proposed modifications to the stage will provide an improved community outcome. The stage is to be increased in footprint and the proposed staging plan for the main hall will provide greater flexibility for use by community groups (schools, etc.).</p> <p>Council does have some concerns about the potential impact on the heritage elements in the main hall but defers to the relevant authority, HV, on this matter.</p> <p>As such, Council provides conditional approval for the stage modifications as outlined subject to HV approval.</p>
3. The Project Brief allowed for the refurbishment of the apartment studios, not the demolition of the apartment and reconstruction of a new performance space and stairwell as detailed in the Tenant's Schematic Design.	<p>This is a substantial departure from the Project Brief. The demolition and construction of a new building in this area</p>

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	<p>will have impacts on existing heritage elements.</p> <p>The proposed extension will provide a significantly improved space, with the roof top terrace, that will provide benefit to community hirers, but this may have been achievable through refurbishment instead of demolition.</p> <p>Council defers to HV to consider the extension, the impact on the relevant heritage elements, including the façade.</p> <p>Council provides conditional approval for the demolition and extension subject to HV feedback and all conditions being met. It is noted that it is anticipated that some modifications to the Schematic Design will be made through this process.</p>
Schematic Design Variance	Council Response
4. The Project Brief included a requirement for an external goods lift from the Courtyard to the Supper Room Terrace however this was a 'to be confirmed' item. The design has allowed for the expansion of the existing lift to cater for goods and larger items to the Level 1 and the Performance Studio.	This is considered an acceptable non-compliance with the Project Brief as it still ensures practical use of the first-floor.
5. The Project Brief requires the installation of a goods lift to transport goods from the basement to the Main Hall and stage levels however this was listed as a 'to be confirmed' item.	This is not being provided however this is considered an acceptable non-compliance with the Project Brief, because of the planned upgrades and increased size of the other lifts in the building ensuring practical use of the upper levels of the building.
6. The Project Brief requires replacement of blinds and painting throughout however the design only allows for where required.	<p>It is accepted that some windows may not require painting and that it does not make sense for some windows to have blinds fitted.</p> <p>It is recommended that Council provides conditional approval subject to a detailed listing and inventory of each window be provided and agreed.</p>
7. The Project Brief requires double glazing throughout the SMTH. The design specifies double glazing only to areas required for acoustic performance.	<p>The current approach to only replace windows with double glazing in areas where improved acoustic performance is required is not in keeping with the Project Brief.</p> <p>The intent of the glazing upgrades was to improve acoustics but also, importantly, to improve the thermal efficiency of the building helping to deliver on the</p>



	<p>environmental sustainability outcomes from the lease.</p> <p>It is accepted that a few windows may not require double glazing, but the vast majority are expected to be double glazed.</p> <p>It is recommended that Council provides feedback that the current approach is not acceptable and that, similar to the window painting and blinds requirement, that an audit of all windows be provided through the Joint-PCG where individual exceptions to the double-glazing requirement are considered and approved by Council representatives.</p>
8. The Project Brief requires external building rendering (west, north, and east facades). This is at risk as this is a 'to be confirmed' item in the design and is subject to sufficient budget being available.	<p>It is a requirement that the rendering be provided.</p> <p>Noting this is a requirement subject to Stage 2 funding and that Council would require this requirement to be met prior to final specification approval for Stage 2 works.</p>
9. Solar batteries are advised to be dependent on assessment on roof strength and amount of excess power, if any generated by the solar panels.	<p>Council approval to these works is conditional on this requirement being met prior to approval of the final specifications.</p>

- 4.21 Considering the nature of deviations from Project Brief approval of the design to date can only be conditional as described against each non-compliance and to cover other design issues identified below.

Schematic Design – Key Issues

- 4.22 Aside from the key deviations from the Project Brief, the following issues have been identified that are continuing to be resolved through the Joint PCG.
- 4.23 Key areas that remain to be further documented, pending design evolution and HV feedback and approval, include:
- Introduction of acoustic treatment and audiovisual equipment and impact on internal heritage fabric – ceiling mouldings and windows.
 - Introduction of new services mezzanines, acoustic treatment and AV equipment and impact on existing structure due to additional weight.
 - Liability concerns with design outside of the property boundary (access ramp at the front of the building) and impacts on public safety and public realm cleaning.
 - Removal of significant flooring and change of floor levels.
 - Removal of flooring and introduction of OSD (on-site detention) / rainwater under the building.

Asset Management Considerations

- 4.24 As part of finalising the AFL, ANAM and Council officers worked together to finalise an asset management plan for the SMTH. The Asset Management Plan (AMP) included in



the agreement allowed for update post the completion of the capital works (Landlord's Works and Tennant's Works).

- 4.25 Tenant and Council responsibility for the maintenance and renewal of spaces will be considered and addressed in the Lease.
- 4.26 Consistent with the AMP, under Schedule 3 of the Lease it is proposed that Council and the Lessee will have respective responsibilities for maintenance, repair, and replacement. To assist in the monitoring and management of these works, Council's AMP for an up to 50-year period includes:
- A 50-year Capital Expenditure and associated Repairs & maintenance forecast.
 - A Routine Maintenance Schedule.
 - An Asset Register including Minimal Maintenance Items.

5. CONSULTATION AND STAKEHOLDERS

5.1 The key areas of stakeholder consultation are:

- ANAM – weekly design interface meetings and monthly Joint Project Control Group (JPCG) meetings to coordinate design, address any change requests, provide progress updates, and discuss any decisions required.
- Heritage Victoria (HV) – a Heritage Permit for the landlord works has been received, and there is ongoing communication with HV to manage approvals needed for the proposed changes. The submission of an application for a Heritage Permit for ANAM's Tenant's Works is imminent.
- Local Community / Residents – General messaging to public and site closure signage/notifications at time of building closure due to potential impact both works, and reactivation of building may have on them.
- Councillors – Endorsed overall project, several updates, and briefings over last few years following building closure, design, and recent budget update and contract award for Landlord's Works. ANAM presented their schematic design at a briefing of Councillors on 22 May 2024.
- Other Council departments (internal delivery partners): Planning, Building Services, Sustainability, and Heritage – Regularly updated and engaged to ensure design and construction complies with relevant regulations and standards.
- Other Council departments (directly impacted by works/site): Waste Management, Building Maintenance, Access and Inclusion, Arts (heritage register) – Have been updated and engaged as required throughout the project, especially during design to review and identify opportunities within the project.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 There is a risk that ANAM and Council may not reach consensus on how to address key variances and issues. This could delay the Tenant's Works.
- 6.2 The SMTH is an historically significant building and heritage approval will be required. The position of HV is paramount and will guide Council's view on the Tenant's Works.
- 6.3 ANAM are yet to confirm funding for the Stage 2 Tenant's Works. There is a risk that ANAM may not progress with Stage 2 Tenant's Works due to insufficient funding.



7. FINANCIAL IMPACT

- 7.1 The AFL sets out the financial commitments required from ANAM for each stage of the Tenant's Works. The required capital investment for Stage 1 and Stage 2 Tenant's Works is \$20.5m and \$19.5m respectively.
- 7.2 ANAM are yet to confirm funding for the Stage 2 Tenant's Works.
- 7.3 ANAM is designing both the Stage 1 and Stage 2 Tenant's Works concurrently and Council is currently awaiting ANAM's formal advice on the quantum of funding raised to date for Stage 2.

8. ENVIRONMENTAL IMPACT

- 8.1 An initial Sustainability Report has been provided as part of the designer's concept design which will continue to be developed in more detail through the design process.
- 8.2 Environmentally Sustainable Design (ESD) opportunities been identified for inclusion in the design, and opportunities for the ANAM works have been identified in the Schematic Design report. The opportunities will be further detailed as the design progresses.
- 8.3 ESD requirements for the Council renewal works have been incorporated in the renewal construction documentation to be implemented by the contractor.
- 8.4 Council's Sustainability Team have been identified as a stakeholder for design consultation to assist in ensuring that project outcomes incorporate Council's sustainability outcomes in the proposed works as much as reasonably possible.

9. COMMUNITY IMPACT

- 9.1 The Schematic Design allows for the upgrade and addition of several spaces within the SMTH including the Main Hall and other performance, recording, and event spaces that will facilitate benefits to the community from a social, economic, cultural heritage, and civic point of view. Such benefits include:
 - The refurbishment of the Council Chambers and ancillary services, which provides the opportunity for Council to hold Council meetings at the SMTH. The lease in the AFL allows for up to 9 Council meetings annually within the facility.
 - The refurbishment of the Main Hall and provision of other performance spaces with much improved acoustics, provision of a commercial kitchen, refurbishment and expansion of toilet facilities and an outdoor terrace provides for flexible event hire spaces available for the public or Council for community or private events as well as ANAM specific events. The lease in the AFL allows for Council to conduct up to 5 citizenship ceremonies annually within the main hall.
 - The refurbishment of the Main Hall and performance spaces for hire facilitates the AFL requirement for an access licence to be provided by the Tenant to permit the South Melbourne Symphony Orchestra access to the main hall and other performance spaces for performances and rehearsals and storage of equipment.
 - The AFL also provides for ANAM to provide free annual memberships for Port Phillip residents to experience ANAM events.
 - Once the works are completed ANAM is obligated under the AFL to establish the South Melbourne Town Hall Cultural Fund. The fund's purpose is funding the



presentation of arts and cultural activities including subsidising venue hire charges at the SMTH.

- The design in general includes preservation of the historical features of the SMTH in accordance with the Conservation Management Plan.

9.2 The local community and stakeholders that utilise the site have been impacted due to the closure of the SMTH.

9.3 Council Assist services at the town hall have been temporarily closed due to building closure.

9.4 Other community stakeholders who utilise space at the town hall have been advised of the closure, with many in the process of moving to or identifying alternate locations in the interim while repairs and renewal works are undertaken.

10. GENDER IMPACT ASSESSMENT

10.1 A gender impact assessment has been undertaken on the redevelopment of the SMTH and the results of the assessment have been incorporated into the Landlord's works.

11. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

11.1 The South Melbourne Town Hall renewal and upgrade aligns to the following Council Plan Strategic Direction:

- Strategic Direction 4 – Vibrant Port Phillip

11.2 An upgraded and re-opened open Town Hall fosters creative, diverse and inclusive participation in our arts and culture while supporting community activation as well as the heritage and unique identity of Port Phillip.

12. IMPLEMENTATION STRATEGY

12.1 TIMELINE

12.1.1 Council and ANAM will continue to work on key variances and issues.

12.1.2 Council's Landlord works are underway and will continue through 2024 and 2025 with works forecast to be completed in the first half of 2026.

12.1.3 ANAM's Tenant Works would commence immediately on completion of the Landlord's Works or earlier if early access or staged handover of the building can be achieved.

12.2 COMMUNICATION

12.2.1 The conditional approval of the Schematic Design will be formally conveyed to ANAM through the Joint PCG.

13. OFFICER MATERIAL OR GENERAL INTEREST

13.1 No officers involved in the preparation of this report have any material or general interest in the matter.

ATTACHMENTS

1. ANAM South Melbourne Town Hall Renewal Project - Schematic Design  [Download](#)





South Melbourne Town Hall *The Vision*

- The Town Hall will be re-awakened and energised, as a cultural venue for the community
- Large scale adaptive re-use project
- Extensive acoustic upgrades delivered to all parts of the building
- Re-open the Bank Street front door as the main entry
- Expanded front-of-house spaces, lounge/bar, reception/box office
- Main Hall flexible venue with new acoustic and theatre infrastructure
- New 150 seat contemporary public performance venue in the former Library
- Suite of practice & rehearsal studios
- Increased number of venues, studios and meeting rooms for community hire, including new outdoor terrace
- Expanded environment sustainability initiatives including increased solar PV installation
- New north-west annexe and east infill

ANAM SMTH | The Vision for the Town Hall



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ANAM is an international, dynamic and outward facing cultural institution, training and performance company, with a demonstrated commitment to servicing and engaging with its communities. It is internationally renowned as the only purely performance classical music training academy in Australia, and one of the few in the world.

ANAM has industry partnerships with over 20 organisations, including the Australian Chamber Orchestra, the Sydney, Tasmanian, Melbourne and West Australian Symphony Orchestras, the Auckland Philharmonia, Musica Viva Australia, a range of national music and arts festivals, and internationally with the Berlin Philharmonic Orchestra, the Bavarian State Opera Orchestra (Munich), Mahler Chamber Orchestra (Berlin) and London's Royal College of Music. ANAM is one of the Commonwealth Government's group of ARTS8 performance and screen arts training organisations, which ensure that Australia has a pipeline of talent to sustain the country's future creative life.

ANAM SMTH | About ANAM

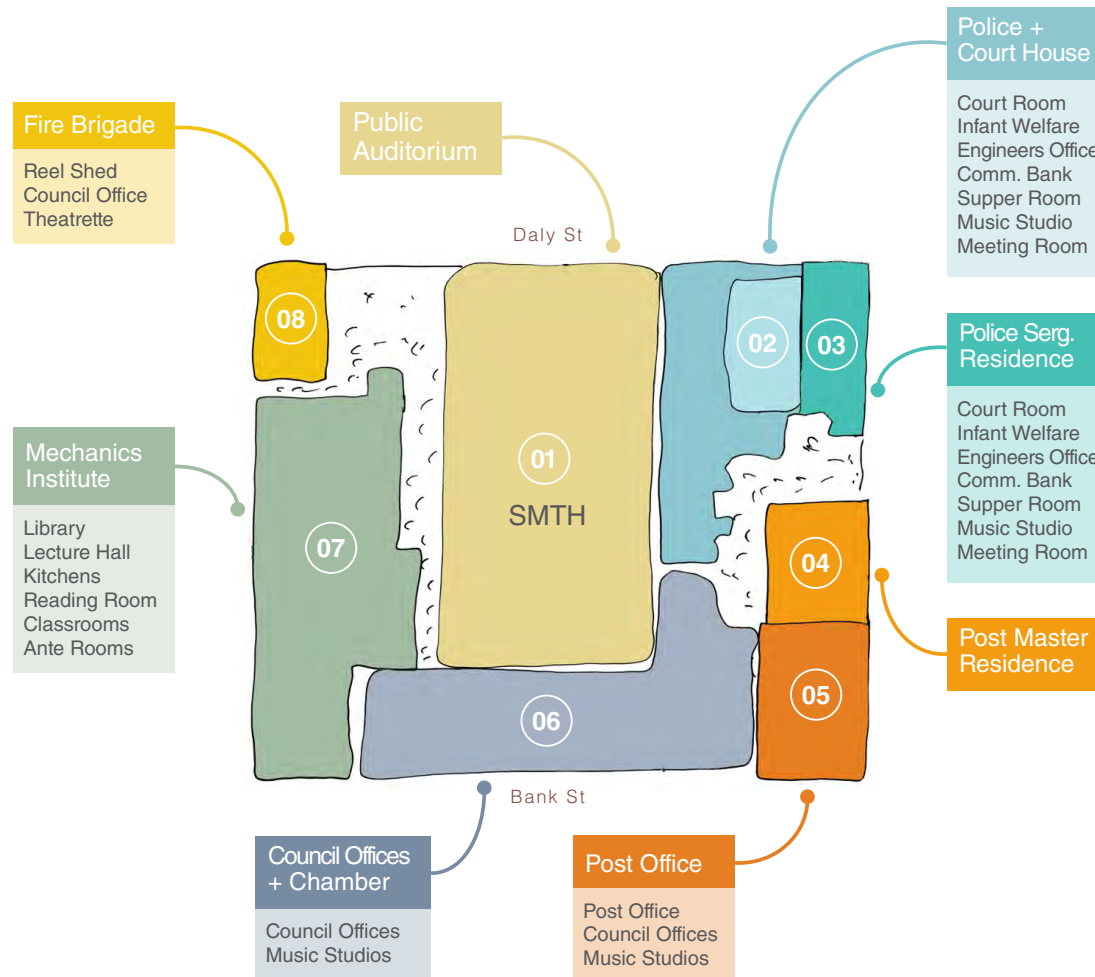


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South Melbourne Town Hall *History of Adaptive Re-uses from 1880 onwards*

The project objective is to transform the 1879 South Melbourne Town Hall into a welcoming 21st century cultural and community performing arts destination venue, and a secure home for the Australian National Academy of Music. It will become a dynamic creative hub which simultaneously will enfold and nurture the training and growth of the country's finest young musicians who come to Melbourne to train at ANAM.



ANAM SMTH | History of Adaptive Re-use



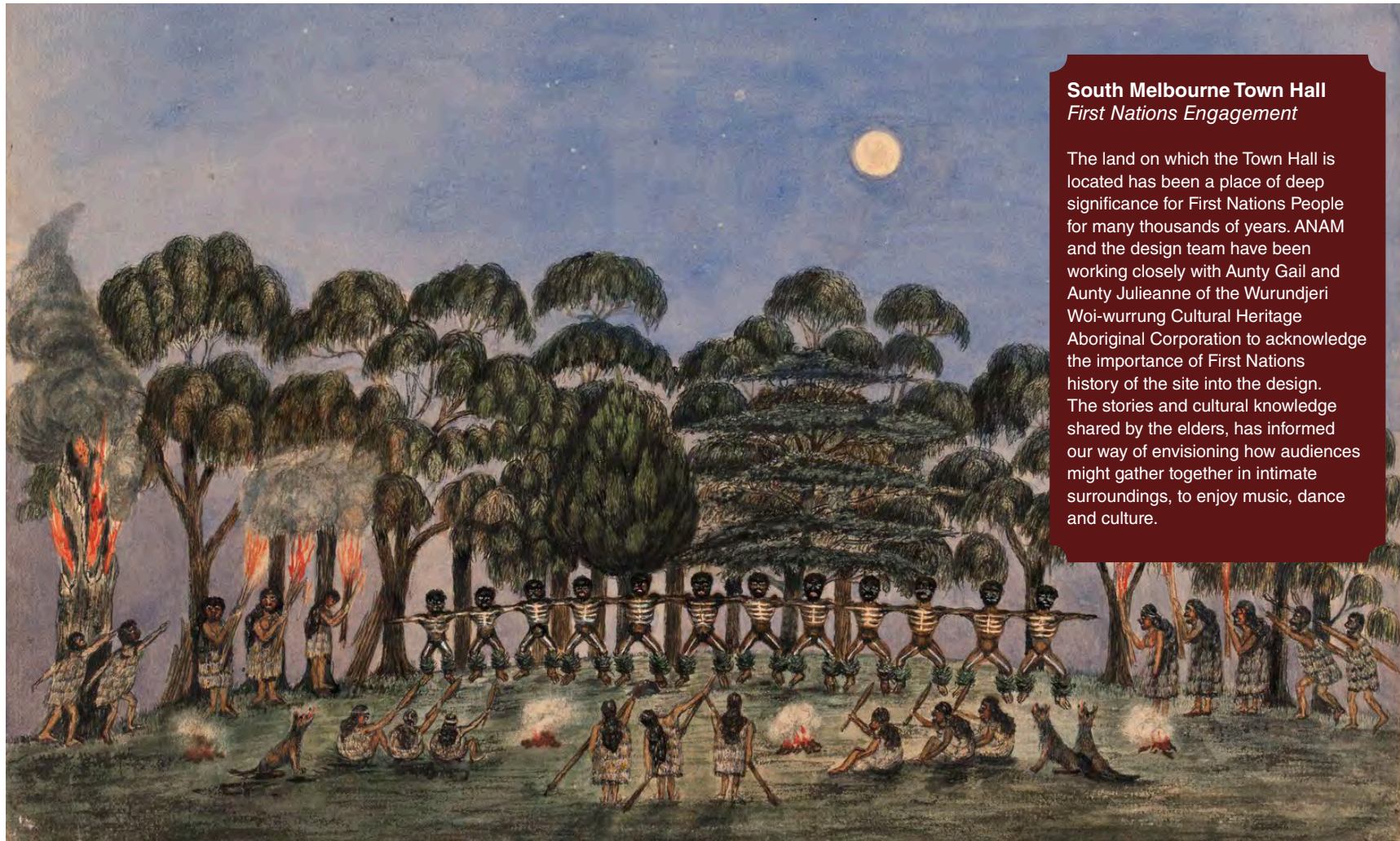
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ANAM SMTH | Corroboree on Emerald Hill (1840)



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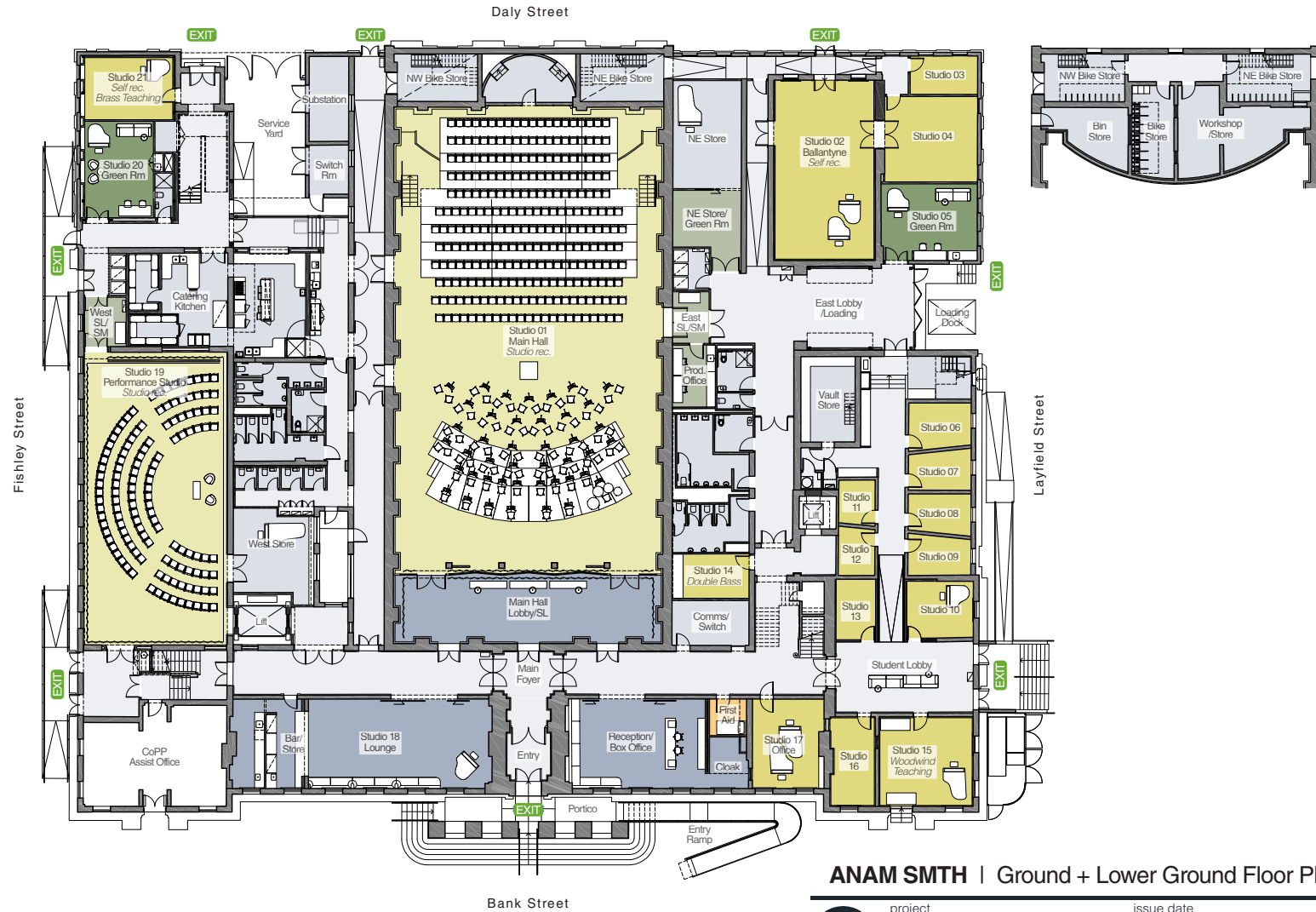
**ANAM SMTH | First Nations Engagement**

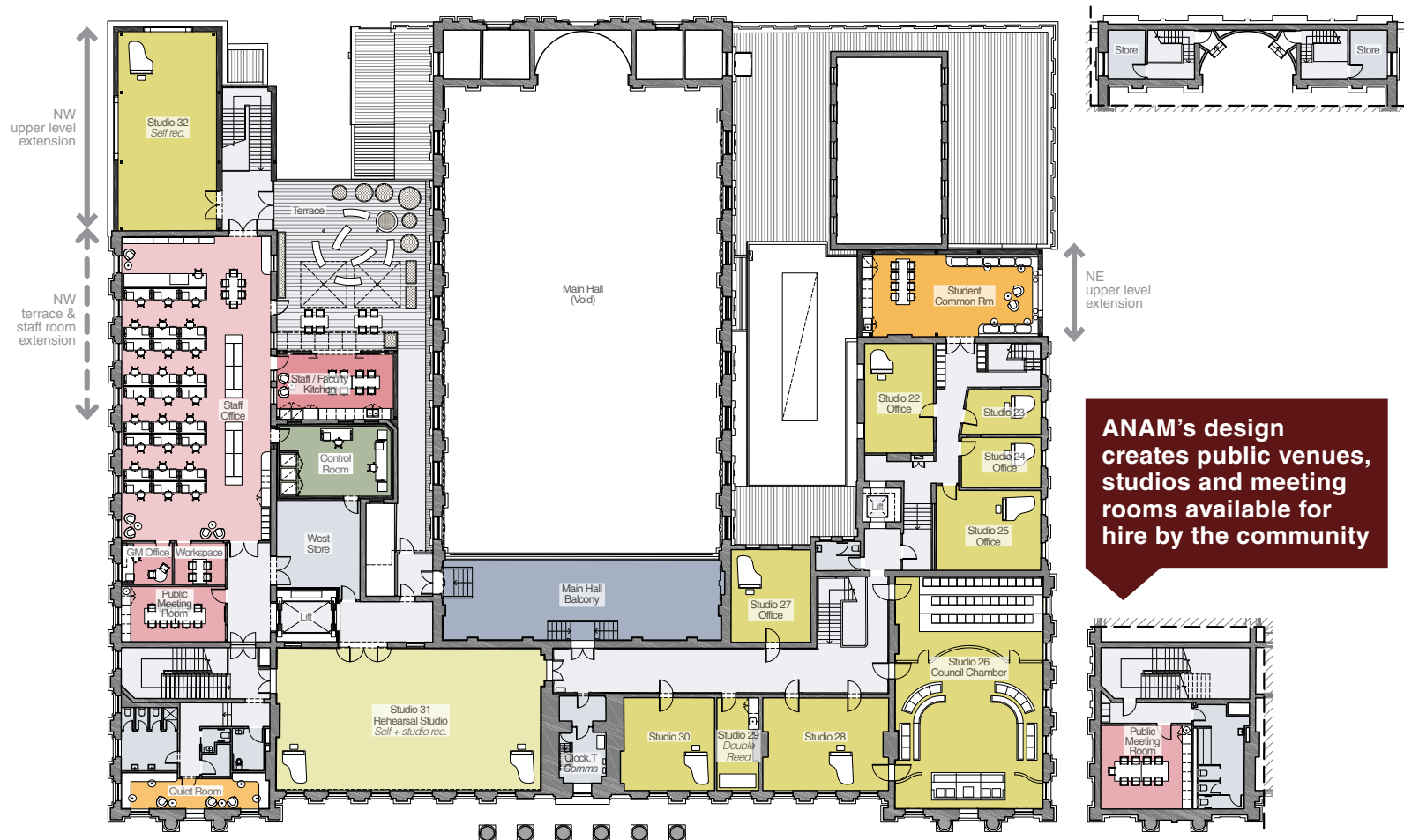
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ANAM SMTH | First Floor + Mezzanine Plans



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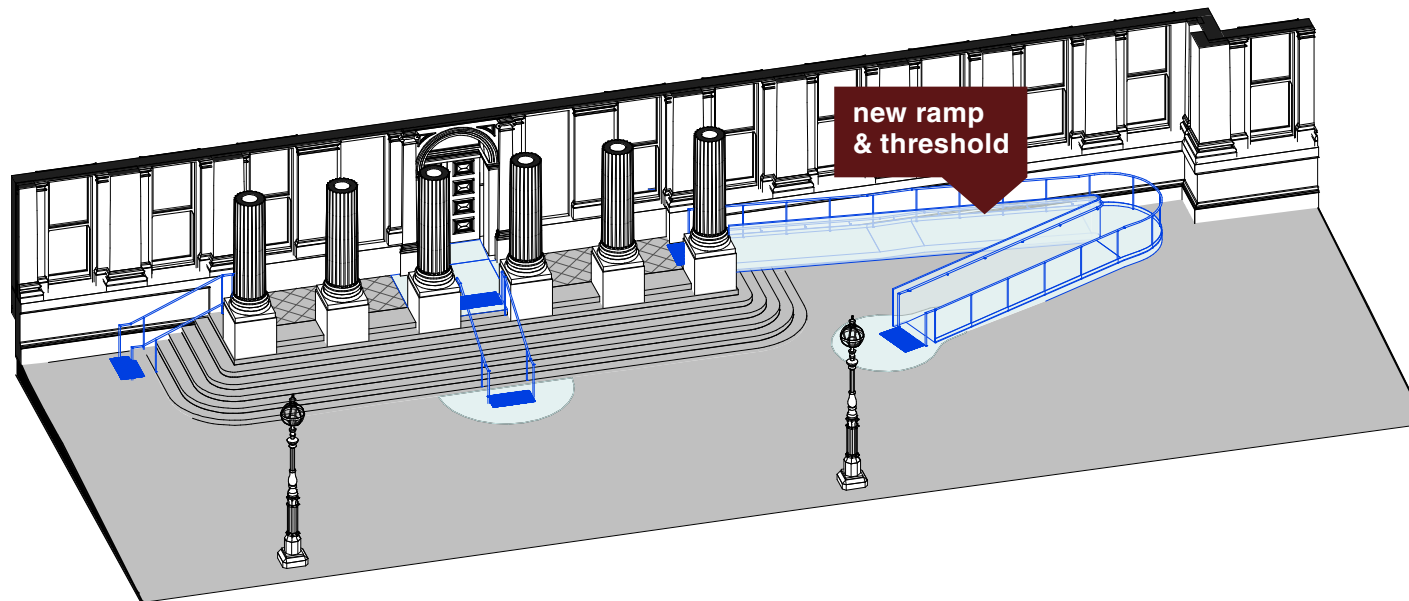
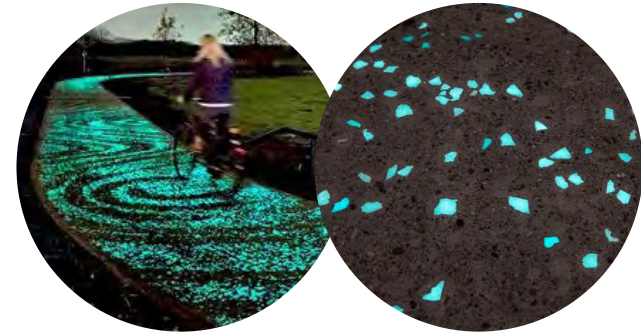
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1:250 @ A3



a welcoming and inclusive entrance that enables people of all abilities to enter the Town Hall through the building's original front doors under the portico

bringing Country into the building in a continuous flow from outside to inside



ANAM SMTH | Main Entry Ramp Study View



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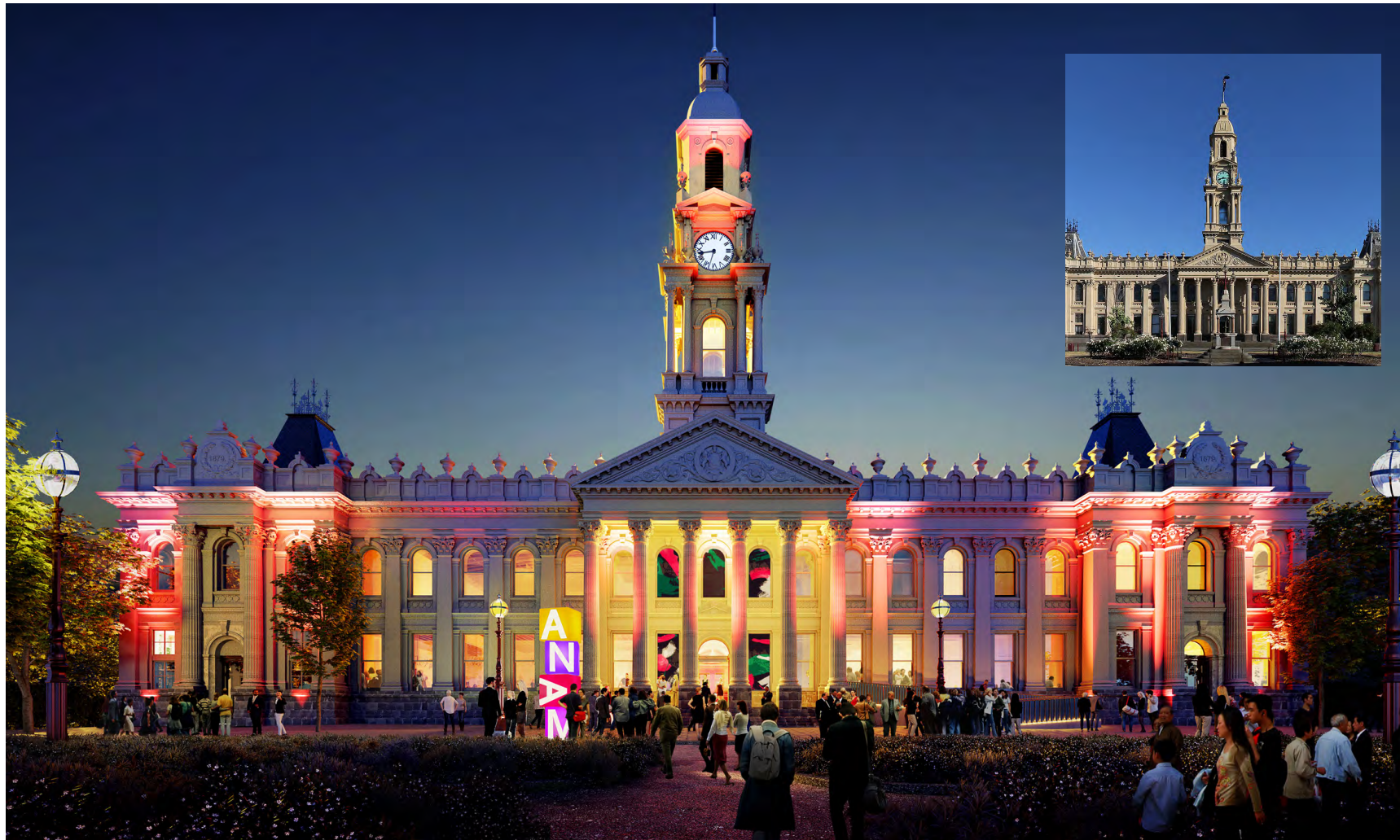


Image by Tilt Projects

ANAM SMTH | Bank Street Frontage Render



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Image by Tilt Projects & Pause Paradiso

ANAM SMTH | Bar / Lounge



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Image by Tilt Projects & Pause Paradiso

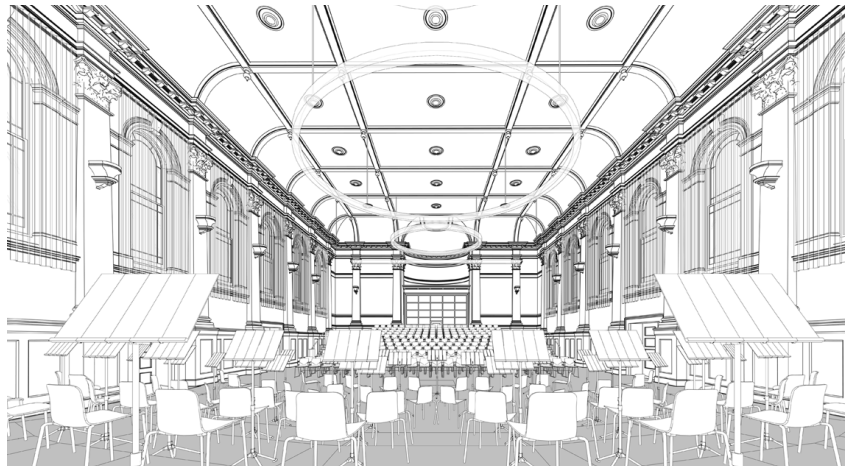
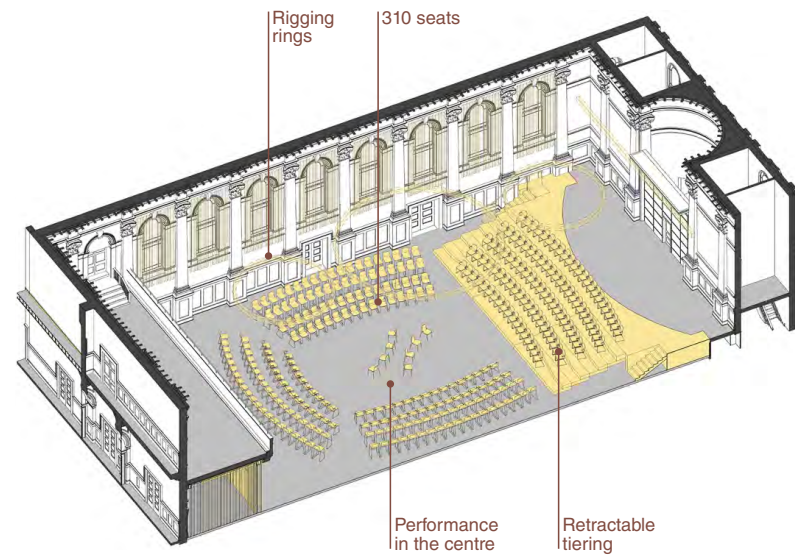
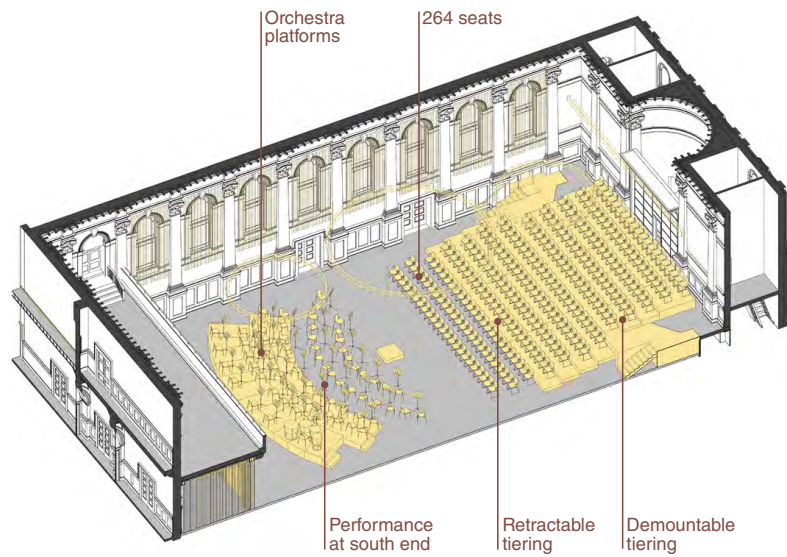
ANAM SMTH | Main Hall



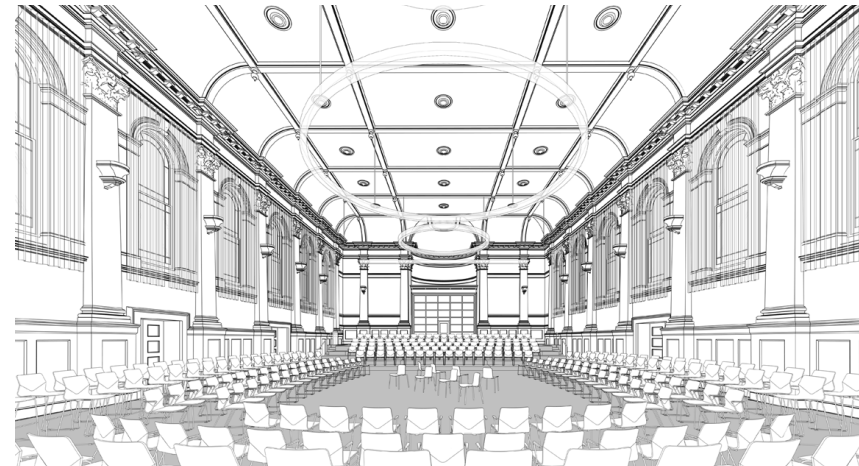
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Tiering Mode - South End Orchestra



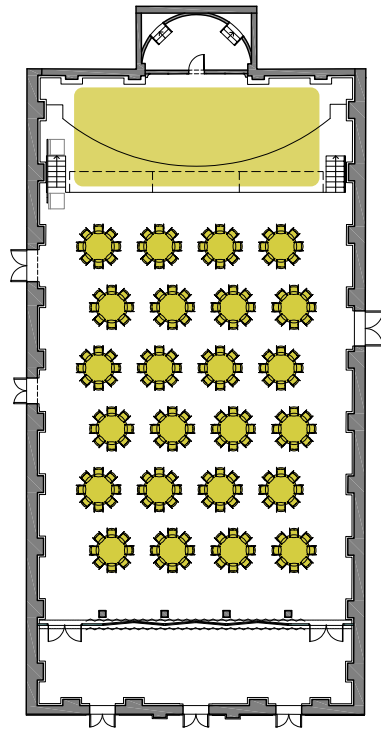
Tiering Mode - In-the-Round | Main Hall



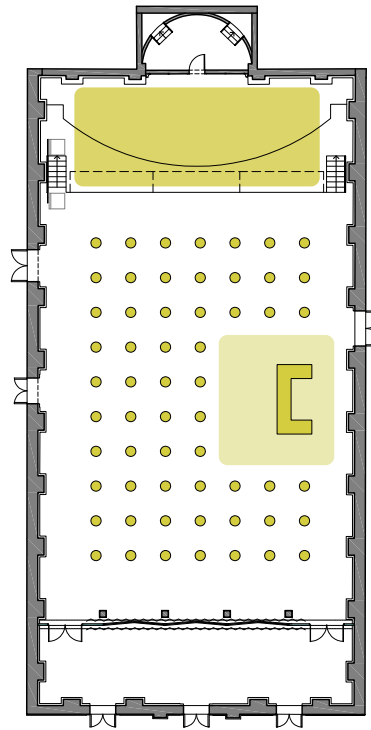
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EVENT MODE
END STAGE (6.2x15m)
24 ROUND TABLES
192 SEATS (8 SEATER)
240 SEATS (10 SEATER)



COCKTAIL MODE
END STAGE (6.2x15m) / SIDE BAR
58 COCKTAIL TABLES
450 PEOPLE (0.93m² pp)



Event Hire Modes | Main Hall



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SMTH 1944 | Former Mechanics Institute / Library



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Image by Tilt Projects & Pause Paradiso

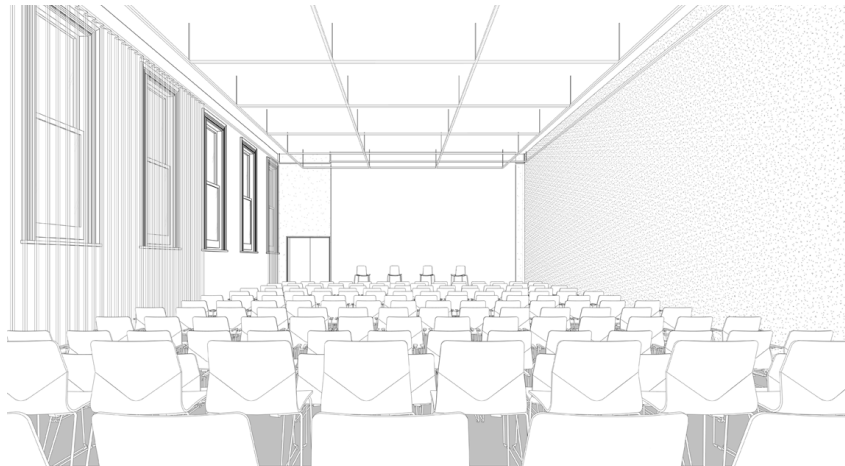
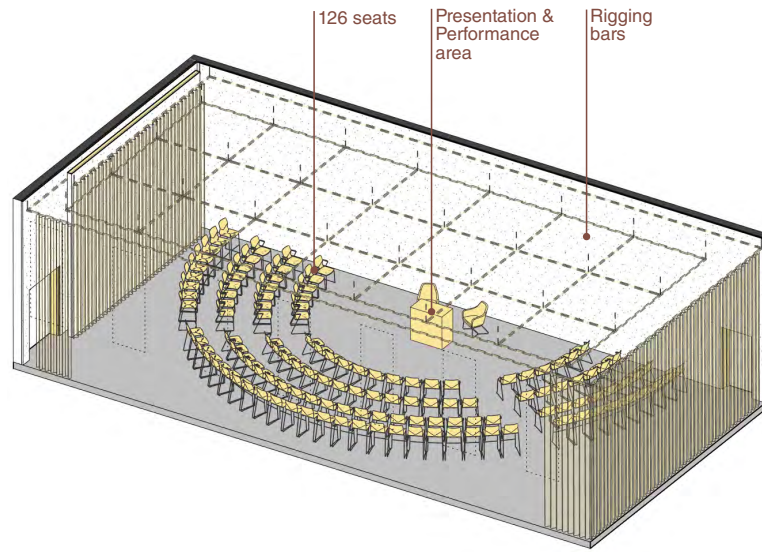
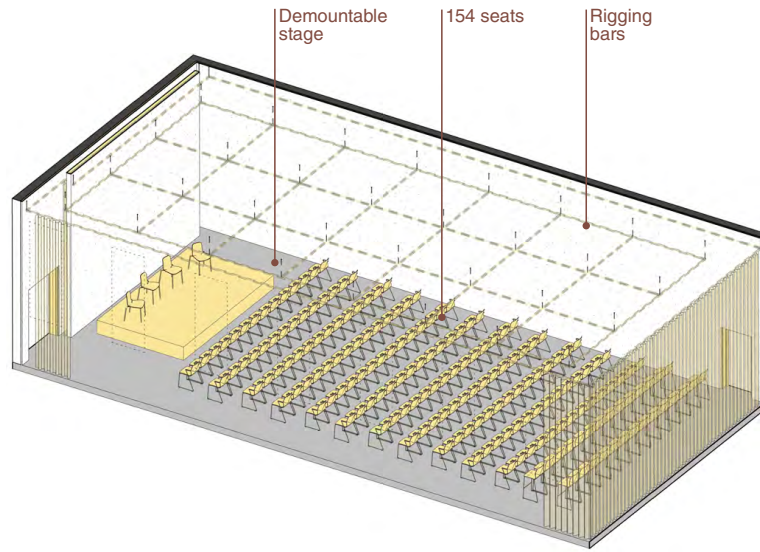
ANAM SMTH | Performance Studio



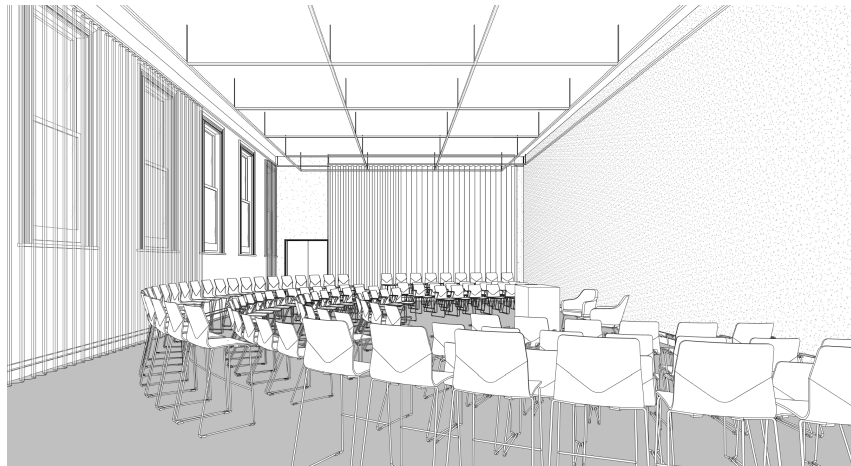
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Traditional Mode - Demountable Stage



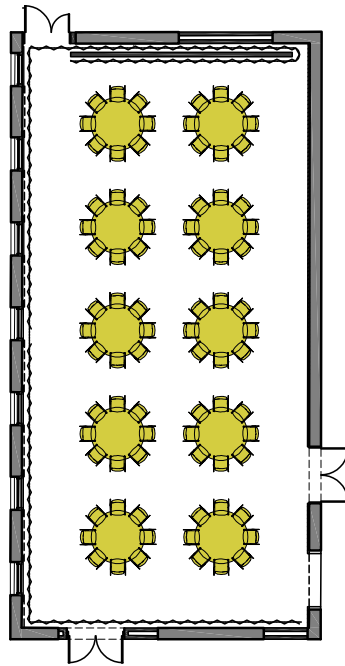
In-the-Round Mode | Performance Studio



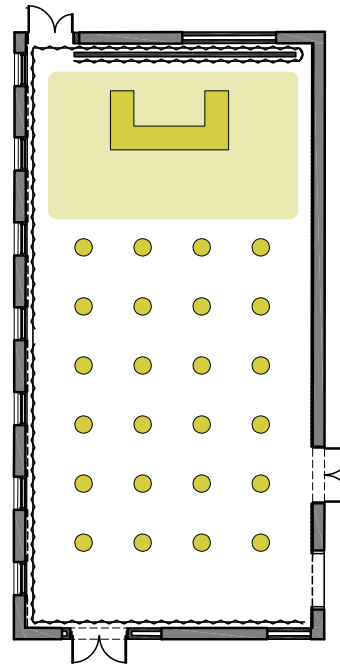
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DINNER MODE
NO STAGE
10 ROUND TABLES
80 SEATS (8 SEATER)
100 SEATS (10 SEATER)



COCKTAIL MODE
END BAR
24 COCKTAIL TABLES
190 PEOPLE (0.93m² pp)



Event Hire Modes | Performance Studio

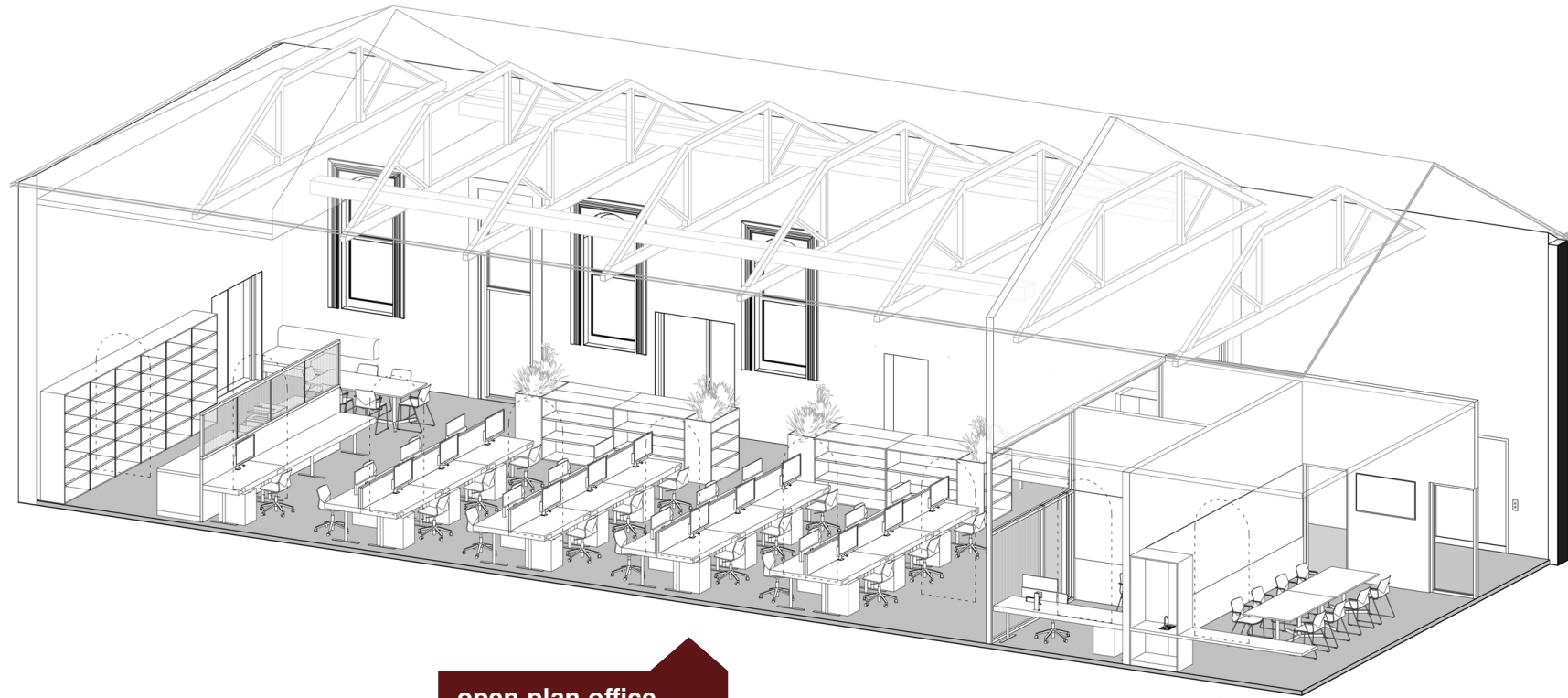


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open plan office
returning room to
original volume with
exposed trusses

SMTH public
meeting room

ANAM SMTH | Staff Room, Office & Meeting Room



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a gathering place
a place for reflection
& connection for staff,
students & guests

sky country
catenary lights

calming presence
of water

climate effective
plants & trees

embedded site
history & stories



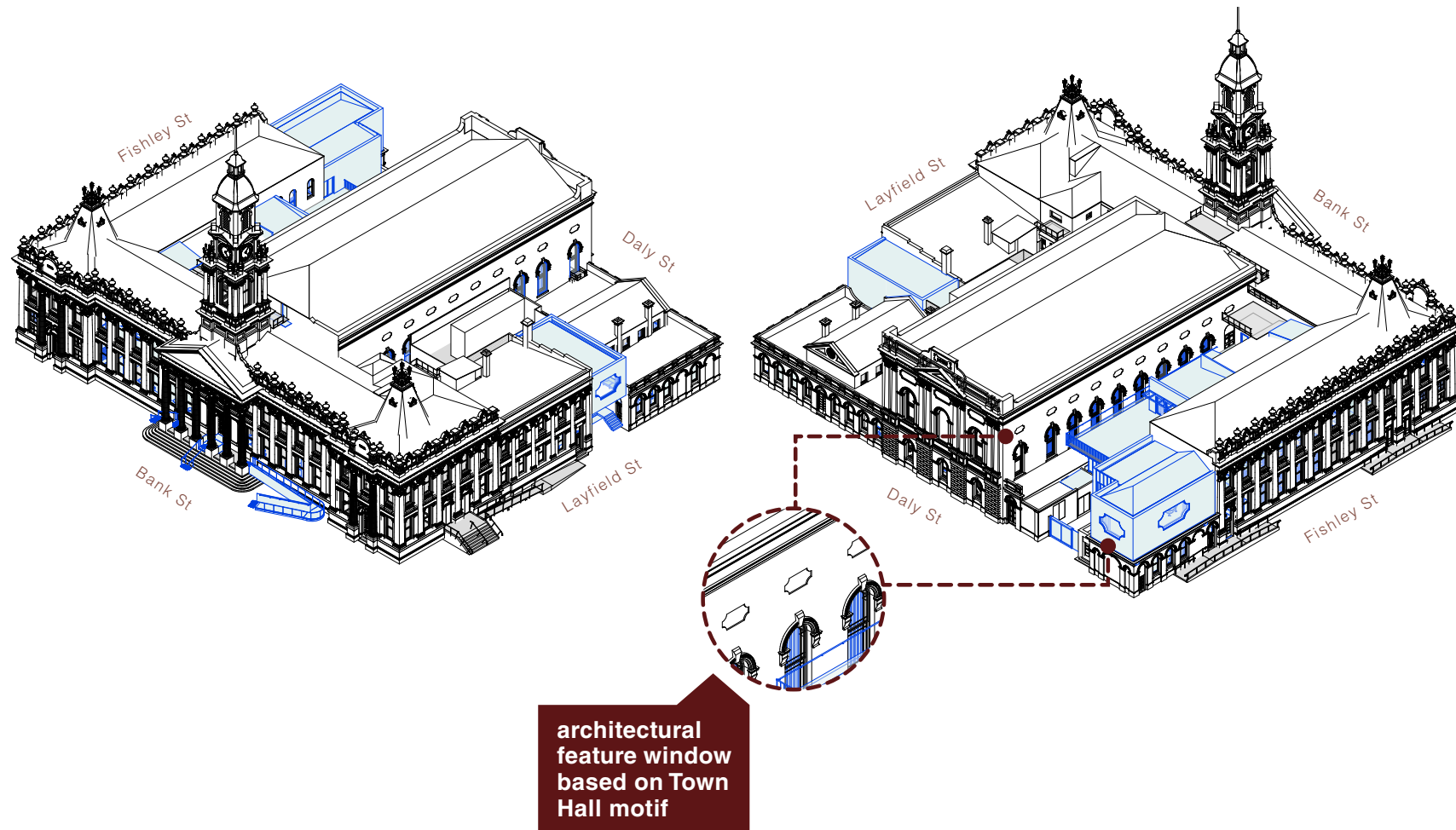
ANAM SMTH | ANAM Terrace



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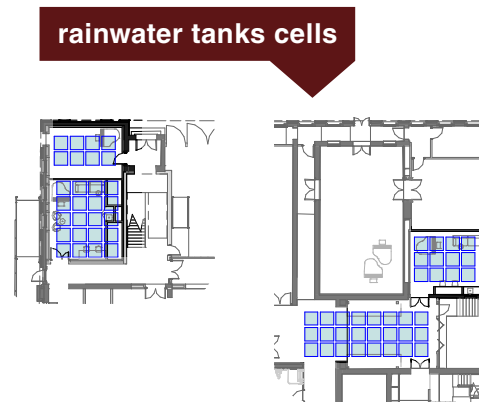
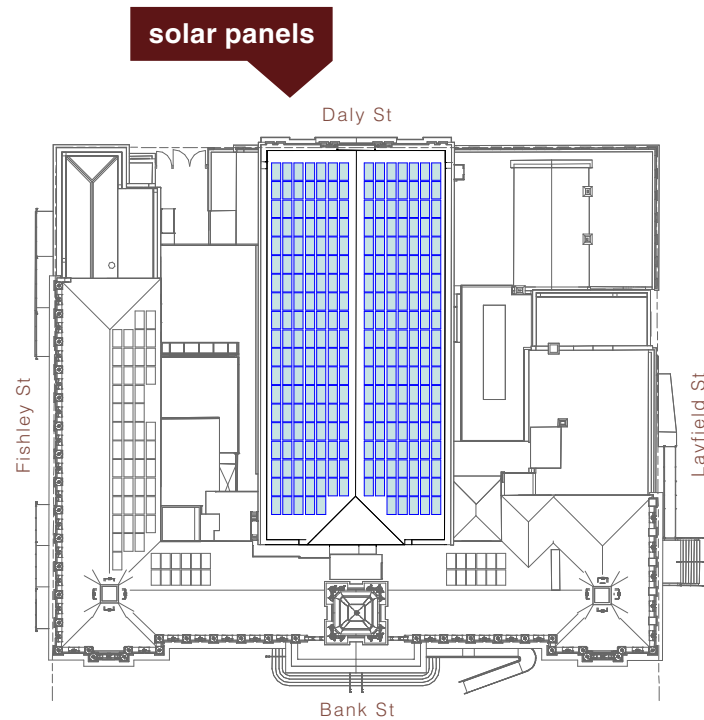
ANAM SMTH | Proposed Extensions



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South Melbourne Town Hall ESD Initiatives

- Fully electric infrastructure, fittings and operation
- Improved thermal envelope
- Energy efficient lighting and controls
- Additional solar PV installation (on main hall roof)
- Water efficient fixtures and fittings
- Rainwater capture, storage and re-use for toilet flushing
- Glare and daylight control
- Low VOC paints, adhesives and sealants
- FSC certified timber products
- Low carbon concrete
- Construction and operational waste management
- Bike store and end of trip
- Recycled materials

ANAM SMTH | ESD Initiatives



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14. NOTICES OF MOTION

14.1 Notice of Motion – Councillor Bond - Fitzroy Street Seating..... 184

14.2 Notice of Motion – Mayor Cunsolo - Barak Beacon..... 186



14.1 Notice of Motion for Fitzroy Street Seating

I, Councillor Andrew Bond, give notice that I intend to move the Motion outlined below at the Ordinary Meeting of Council on 17 July 2024:

That Council:-

1. Requests officers to install 10 public seats on Fitzroy Street, St Kilda at the below locations:
 - Site 1: 3-5 Fitzroy St, Cleve Gardens – 2 x chairs
 - Site 5: 43 Fitzroy St, Chemist Warehouse – 2 x chairs
 - Site 7.5: 77 Fitzroy St, CareMore Pharmacy – 1 x chair plus bike hoops to be added. The existing mushroom stools will be removed from this site
 - Site 11A: 107 Fitzroy St, Tom's Liquor – 1 x chair
 - Site 11: 123 Fitzroy St, The Hive Coworking space - 1 x chair
 - Site 13: 161 Fitzroy St, Anytime Fitness - 3 x chairs
2. Notes that all sites will be contingent on no underground services being identified below.
3. Install barriers consisting of small metal hoops around Fitzroy Street Garden Beds to ensure the maintenance and vibrancy of greenery planted.

Supporting Information

- As an outcome of a street audit on Fitzroy Street in November 2023, Officers consulted stakeholders about replacing public furniture on Fitzroy Street that was not fit for purpose. This included the 'mushroom stools' located outside the chemist near Jackson St, which are not DDA compliant, and the bench on the corner of Fitzroy and Grey St which had been obstructed with planters for some time.
- Engagement occurred with Lake Ward Councillors and the plan was also tested with the wider Council at a briefing.
- Council's Older Persons Advisory Group (OPAC) has strongly advocated for greater public seating on Fitzroy St.
- Local Police were consulted and requested that officers undertake a Crime Prevention through Environmental Design (CPTED) analysis to inform the type of chairs purchased. This was carried out accordingly, with the Fitzroy Street Business Association (FSBA) committee invited to participate.
- Based on the CPTED, the chairs procured were similar to those used by neighbouring councils – DDA compliant stainless steel single chairs with arm rests. It was agreed that these would appear in clusters of 2-3 along the street.
- Requisite seats have been ordered with an expected delivery date in July/August 2024.

Trader consultation

Officers presented the proposal for new seating at two separate Fitzroy Street Business Association (FSBA) meetings. Options for seating were discussed, including versions with seating outside the CareMore Pharmacy and without. The Traders present at those meetings were supportive of both proposals, noting that their priority was to see seats installed in the precinct, rather than focusing on specific locations. Council advised all Fitzroy Street traders on our email database of the proposal and

MEETING OF THE PORT PHILLIP CITY COUNCIL 17 JULY 2024



invited them to provide feedback. Several attempts were also made to contact specific traders impacted by the proposal. Negative feedback received from one trader was considered within the final proposal.

Community consultation

The proposal has received social media commentary. Council has received correspondence from one community member opposing the placement of chairs outside 121 Fitzroy Street (which is near the corner of Grey Street). This has been taken into consideration by separating the two seats proposed with the large planter box already in situ. There has been consultation with the Pride Centre (located next door) and they are supportive of the bike hoop placement.

Police consultation

Council has engaged senior staff at St Kilda Police on this issue on several occasions. On Wednesday 3 July, Council received formal advice regarding this proposal, which has been distributed to all Councillors in full. The key item of note is:

Victoria Police is supportive of public seating to cater for the diverse needs of our community in public spaces. (However) I oppose on behalf of Victoria Police, the installation of new seating infrastructure specifically outside 77 Fitzroy Street and 121/123 Fitzroy Street St Kilda.

In consideration of this advice, council is proposing to limit seating in the location to one seat (plus bike hoops). Similarly, the proposal for seating at 121 Fitzroy St, has been reduced to one seat.

Proposed seating locations

Figure 1: Fitzroy Street West (The Esplanade - Grey Street)



Figure 2: Fitzroy Street East (Grey Street – St Kilda Road)



Proposed seating concept

Figure 3: Concept for seating to be installed





14.2 Notice of Motion – Councillor Cunsolo - Barak Beacon

I, Councillor Heather Cunsolo, give notice that I intend to move the Motion outlined below at the Ordinary Meeting of Council on 17 July 2024:

That Council:-

1. Expresses its concern about the impacts of the Barak-Beacon Public Housing development proposal, specifically:
 - Failure to relocate two crossovers to Beacon Road (ideally utilising two of the five existing, soon to be obsolete crossovers on Beacon Road) in order to reduce the impact associated with all vehicle access from Barak Road, being a small street. This will cause congestion, delays, safety concerns.
 - Failure to provide appropriate building setbacks to ensure that the development better integrates with the surrounding residential areas.
2. Requests that the Mayor write to the State Government expressing its disappointment at the failure of the Government to consider the amenity, safety and other impacts on the community.



15. REPORTS BY COUNCILLOR DELEGATES

Nil

16. URGENT BUSINESS

Nil

17. CONFIDENTIAL MATTERS

17.1 *Plumbing & Gasfitting Services Contract Award* 187

17.2 *Contract Award - St Kilda Festival Production Management Services* 187

RECOMMENDATION

That Council resolves to move into confidential to deal with the following matters pursuant to section 66(2) of the *Local Government Act 2020*:

17.1 Plumbing & Gasfitting Services Contract Award

3(1)(g(i)). private commercial information, being information provided by a business, commercial or financial undertaking that relates to trade secrets

3(1)(g(ii)). private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

Reason - The report outlines a proposed contracting arrangement and commercially sensitive information that if made public would potentially expose parties to unfavourable disadvantage.

17.2 Contract Award - St Kilda Festival Production Management Services

3(1)(a). Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

Reason - Confidential tender recommendations presented to Council for decision