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**Disclosure:**

The City of Stonnington does not warrant the accuracy or completeness of information in this document and any person using or relying upon such information does so on the basis that the City of Stonnington bears no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

The information in this document was prepared as a background document to inform further considerations and recommendations in further planning work and documents developed in relating to this project.

**Note:** Reference to community uses in this document include both private and public operators which currently provide services and facilities to the community.
Introduction

The Neighbourhood Framework Plan report forms the background document for Chapel reVision Structure Plan. This document provides a concise overview of the existing attributes and elements which make each neighbourhood unique. It consists of detailed analysis of each of the 10 existing neighbourhoods defined throughout the Centre. Each chapter explores the vibe and influences which distinguish each neighbourhood’s distinctive urban characteristic. A suite of existing analysis look at existing land uses, built from characteristics, community assets and public open spaces. Looking forward, such analysis synthesize in the identification of key opportunities and recommendations in relation to 4 thematic Framework Plans:

- Movement
- Public Realm
- Development and Land Use
- Response Sites throughout

Further recommendations and opportunities may contribute to a strategic response that achieves the objectives of the Structure Plan. The opportunities and recommendations listed in each chapter of this document form part of the broader implementation initiatives within the Structure Plan.

Neighbourhood Plans aim to outline realistic ways to achieve the broader objectives of themes outlined in the Chapel reVision Discussion Paper and Structure Plan. Some neighbourhoods are not within the Activity Centre boundary as defined in Chapel reVision but form part of the broader study area.

FORREST HILL

TOORAK RD CENTRAL/SOUTH YARRA SIDINGS

TOORAK ROAD WEST

SURREY ROAD

JAM FACTORY DISTRICT

GROSVENOR GARDENS

PRINCES GARDENS

MARKET DISTRICT

GREVILLE VILLAGE

WINDSOR VILLAGE
at a glance

The Vibe

- Cosmopolitan
- Sophisticated
- Inner-urban
- Intelligent and smart
- Inspirational
- Entrepreneurial
- Finesse and savvy
- Contemporary and designer
- Blue chip
- Lifestyle, more informal way of doing business
- Understated area in transition, big buildings replacing smaller industrial ones
- Busy
- Inner-urban professionals with edge
- Emerging coffee culture
- Old money made new
- Prime
at a glance

**Buildings**

- Area in transition
- Existing larger buildings in Chapel Street north
- High density inner urban living
- Views from larger buildings, partially to the city, Yarra, the Bay and Dandenong
- River Street east side lower scale, undercroft parking, 1960 warehouse factory
- Yarra Street and Claremont Street large towers, footpath widening commenced
- Streets in transition from industrial to residential
- Congested with parking and vehicle traffic
- Train line along Yarra Street with no link into station
- Predominately hard surfaces, large structures
- Boulevard landscaping in Chapel Street north
- Landscaping within existing private land in Chapel Street north, east side, within River Street, along the Yarra River, the railway line, Yarra Street north and Melbourne High School along the boundary
at a glance

**Uses**
- Offices
- Residential apartments
- Shopping Centre
- Como shopping centre and cinemas
- Channel Ten
- Hotels and serviced apartments
- Yarra Lane - cafes, small business/commercial
- Light industrial

**Open Spaces**
- Melbourne High School Oval
- Yarra River and environs
- Rockley Gardens (located nearby)
- Darling Gardens
- Como Green

**Influences**
- High development capacity
- Creativity and business
- Entrepreneurial
- Live, work and play
- Residential market dominating uses in the precinct causing lack of true mixed use outcomes
- Displacement of commercial floor space particularly former industrial and warehouse uses

**Features to Note**
- Church Street Bridge
- Yarra River
- Vogue
- Como Centre
- Yarra Street larger buildings
- Yarra Lane
- South Yarra Station and railway line
- Railway Bridge across Yarra
- Claremont Street buildings with interesting design
- Daly Street former substation
- Olsen Hotel
- SY11

**Community Uses & Facilities**
- Refer to Community Framework Plan
- Melbourne High School
- Melbourne High School Hockey & Sports Field
**Opportunities**

<table>
<thead>
<tr>
<th>Recommendation/ Opportunity</th>
<th>Rationale</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MOVEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Continue to provide a north/south pedestrian link through the South Yarra Corporate Centre site (269 Toorak Road) to connect Daly Street with Toorak Road.</td>
<td>To improve north/south pedestrian connectivity from Toorak Road to Daly Street.</td>
</tr>
<tr>
<td>Improve links to South Yarra Sidings Reserve and South Yarra Station. Improve pedestrian connectivity to public transport and open space.</td>
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</tr>
<tr>
<td>Enhance pedestrian connections to Darling Gardens from the Forrest Hill Precinct.</td>
<td>Improve pedestrian connections to existing open space.</td>
</tr>
<tr>
<td>Investigate opportunities and advocate for a new regional shared trail and bike link, north/south along railway line or along Yarra Street.</td>
<td>To implement an off road shared trail to form part of the regional network.</td>
</tr>
<tr>
<td>Investigate the potential for a new east/west pedestrian link to improve pedestrian connectivity from Malcolm Street to Kensington Road.</td>
<td>To improve pedestrian connectivity to Chapel Street from the surrounding residential street network.</td>
</tr>
<tr>
<td>Advocate for formalised pedestrian/cycle links through Melbourne High School to improve connectivity from Yarra/Claremont Street to Alexandra Avenue and Chapel Street.</td>
<td>To provide off street links to improve pedestrian connectivity.</td>
</tr>
<tr>
<td>Advocate for a new access to South Yarra Station from Yarra Street at Yarra Lane.</td>
<td>To provide direct access to Yarra Street from the east-west pedestrian link connecting Chapel Street to Yarra Street.</td>
</tr>
<tr>
<td>Reduce car dependency and car parking rates/ reduction of off street car parking and encourage car free development.</td>
<td>To reduce vehicle congestion. The Forrest Hill Precinct is strategically located in close proximity to public transport and the regional bicycle network and encourage a more sustainable approach to high density living.</td>
</tr>
<tr>
<td>Investigate the opportunity to restrict a right hand vehicle turn into Toorak Road from Yarra Street.</td>
<td>To reduce congestion and potential vehicular conflicts.</td>
</tr>
<tr>
<td>Activate traffic signals at the corner of Yarra Street and Alexandra Avenue.</td>
<td>To improve safer vehicular movements and provide a signalised pedestrian crossing at this point.</td>
</tr>
<tr>
<td>Encourage removal of conflict frontages and a reduction of vehicle crossings and entries.</td>
<td>Limit crossovers and non active commercial frontages at ground level and to improve pedestrian safety.</td>
</tr>
<tr>
<td>Undertake a way finding signage program in Forest Hill.</td>
<td>To improve locating business within the precinct.</td>
</tr>
<tr>
<td>Investigate opportunities to create Claremont Street as a shared space.</td>
<td>To reduce speeds of vehicles and prioritise pedestrians.</td>
</tr>
<tr>
<td>Utilise the existing east/west vehicle carriageway from the Daly Street car park to Claremont Street as a pedestrian link and improve this link pedestrian use.</td>
<td>To improve pedestrian connectivity.</td>
</tr>
<tr>
<td>Advocate and work with VicRoads for improvements to the cycle lane along Chapel Street, north of Toorak Road and improve links to existing Yarra path.</td>
<td>To encourage sustainable forms of transport and improve existing cycle infrastructure.</td>
</tr>
<tr>
<td>Daly Street West of Almeida Crescent as a shared space.</td>
<td>To create a pedestrian priority space in Daly Street west of Almeida Crescent.</td>
</tr>
<tr>
<td><strong>PUBLIC REALM</strong></td>
<td></td>
</tr>
<tr>
<td>Implement the Forrest Hill Precinct Streetscape Improvements Program and Masterplan in partnership with developers and the State Government.</td>
<td>To transition the area into a new mixed use precinct and implement the Forrest Hill Precinct South Yarra Public Realm Streetscape Improvement Masterplan (2008).</td>
</tr>
<tr>
<td>Explore opportunities for public use of Melbourne High School oval and recreational facilities.</td>
<td>To better utilise existing infrastructure and open space for the whole community.</td>
</tr>
<tr>
<td>Formalise publicly accessible plaza to the front of the South Yarra Corporate Centre (269 Toorak Road South Yarra)</td>
<td>Utilise existing setbacks within private property to provide pedestrian priority space and a pocket plaza along Toorak Road.</td>
</tr>
<tr>
<td>Require a minimum 2 metre setback to all levels of a building to properties north of Toorak Road between Claremont Street and Chapel Street.</td>
<td>To provide footpath space if sites redevelop.</td>
</tr>
</tbody>
</table>
opportunities

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<td><strong>DEVELOPMENT AND LAND USE</strong></td>
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<tr>
<td>Activate east/west pedestrian link.</td>
<td>To encourage activation of the east west pedestrian link with retail and commercial uses to provide a safer and more vibrant pedestrian environment.</td>
</tr>
<tr>
<td>Explore opportunity for horizontal connections between towers.</td>
<td>To improve connectivity between buildings within this high density area.</td>
</tr>
<tr>
<td>Explore opportunities for green roofs as part of large scale developments.</td>
<td>Incorporate green roofs as part of redevelopment proposals in Forrest Hill to encourage sustainable building design.</td>
</tr>
<tr>
<td>Provide up to 3 metre setbacks from property boundary within private land holdings for all levels to a building to widen footpaths and provide improved pedestrian spaces along both sides of Chapel Street, north of Toorak Road.</td>
<td>To provide pedestrian oriented space and the planting of canopy trees to create a boulevard effect along Chapel Street north.</td>
</tr>
<tr>
<td>Require a new publicly accessible plaza on private land to the east side of Claremont Street at the east/west link at the corner of Chapel Street and Daly Street at 627 Chapel Street.</td>
<td>To provide a public heart to the Forrest Hill Precinct along the east/west link and increase the amount of public open space in this mixed use high density development area.</td>
</tr>
<tr>
<td>Provide a minimum 1.5 metre setback within private land holdings along the eastern side of Claremont Street from 2 Claremont Street to 58 Claremont Street.</td>
<td>To increase the width of the footpath to allow adequate space for increased pedestrian movement.</td>
</tr>
<tr>
<td>Widen laneway along the west side of River Lane south of Victoria Terrace and south of the unnamed laneway behind Toorak Road.</td>
<td>To improve pedestrian safety along River Street through the removal of conflict driveway crossings.</td>
</tr>
<tr>
<td>Create a new laneway to the rear of 2-12 River Street.</td>
<td>To provide continuous commercial and active street frontage along River Street by removing the number of crossovers and vehicle entries. Create passing bays as sites gradually transition. To provide greater setbacks to sensitive interfaces such as residential land along Tivoli Road.</td>
</tr>
<tr>
<td>Investigate status of widening, including requiring lanes to be allocated as road reserve and vested into Council as part of the subdivision process in order to cater for the urban intensification and management of the area.</td>
<td>To provide for active and safe continuous frontages along primary streets.</td>
</tr>
</tbody>
</table>

Legend
- neighbourhood boundary
- railway station
- strategic area
- street setback to widen footpath
- street setback (1.5m min)
- street setback (2m min)
- street setback (up to 3m)
- proposed laneway widening
- landmark point
- view line
- existing open space
opportunities

RESPONSE SITES

Como Site: Require setbacks at ground level to all levels of buildings to provide adequate space for footpaths along Chapel Street and Toorak Road, and nominate this space as road reserve.
To provide footpaths as part of the road reserve.

Como site: Footpath widening along the north side of Toorak Road along the Como Centre frontage.
To ensure a wide footpath is retained if any development occurs on this site.

Como Site: Provide wayfinding to guide use of links and isolated open space within Como (Como Green).
To improve use and connectivity to the Como Green.

Como Site: Enhance entries to Como Green which invite the public to use this space and which recognises the space as public open space and not private.
To enhance existing entries into Como Green from Chapel Street and River Street as this park is underutilised and hidden.

Como Site: Continue internal links through the Como complex to Como Green and through this site.
To provide internal connections through Como to Como Green and east west link through the Como Green.

Capitol Bakery Site: provide a true mixed use outcome with office, retail and residential development.
To provide a true mixed use outcome at the junction of Toorak Road and Chapel Street.

Capitol Bakery Site: provide setbacks to all levels of a building fronting Toorak Road and Chapel Street to provide a footpath which is designated as road reserve once subdivided and streetscape improvements to this pedestrian space as part of the development.
Current titles on this site extend to the curb. A footpath environment should be provided as part of any redevelopment of this site.

Capitol Bakery Site: provide widening of Almeida Crescent and streetscape improvements to this space as part of the development.
To provide a two way traffic flow in Almeida Crescent and streetscape improvements.