



Fact Sheet



City of
STONNINGTON

Amendment C304 to the Stonnington Planning Scheme proposes to apply permanent heritage controls to one heritage precinct, three individual places and extensions to four existing precincts.

What places have been identified for heritage protection?

The following places have been identified as warranting heritage protection as part of a precinct and are proposed to be added to the Heritage Overlay:

New Brocklesby Precinct (HO640)

- » 116–134 (even) Kooyong Road, Armadale
- » 1002–1012 (even) Malvern Road, Armadale
- » 2B Erskine Street, Armadale

Revised Toorak Road Precinct (HO150):

- » 1–63 (odd) Toorak Road, South Yarra
- » South Yarra Station platforms including canopies

Revised Palermo Estate Precinct (previously Cunningham and Oxford Street Precinct) (HO128):

- » 2–18A and 28–30 (even) Palermo Street, South Yarra

Revised Chapel Street North Precinct (HO642):

- » 575–593 Chapel Street, South Yarra
- » 248–250 Toorak Road, South Yarra

Revised Airlie Avenue Precinct (HO178):

- » 546–574 High Street, Prahran
- » 74–100 (even) Chomley Street, Prahran
- » 1–5 (odd) and 2–28 (even) Willis Street, Prahran

Revised Chomley Street Precinct (HO386):

- » 73–95 (odd) Chomley Street, Prahran
- » 15–21 (odd) and 34–38 (even) Packington Place, Prahran

As individual places, the following have been identified as warranting heritage protection:

- » 151 Finch Street, Glen Iris
- » 546 Orrong Road, Armadale
- » 37 Larnook Street, Prahran

Amendment C304ston also proposes to remove South Yarra Siding Reserve and 625 Chapel Street, South Yarra (the Capitol Grand site) from the Heritage Overlay. This will be achieved through revisions to the boundaries of HO150 and HO128.

Does Amendment C304ston propose any other changes?

Yes, Amendment C304ston also proposes:

- » Updates to existing citations for HO150, HO128, HO178 and HO386 to align with current best practice. Citation reviews will include the regrading of properties where appropriate.
- » The separation of residential and commercial places within HO150 and HO128 to align with current best practice, and the subsequent forming of a new residential precinct HO641 and a commercial precinct HO642.

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- » For sites added to the Heritage Overlay along Toorak Road and Chapel Street, there will be changes to site-specific street wall and setback provisions set out in Schedule 1 of the Activity Centre Zone.
- » For places on Packington Place proposed to be included in HO386, the Heritage Overlay will replace the existing Neighbourhood Character Overlay and the Design and Development Overlay.
- » Individual Heritage Overlays HO533 (2B Erskine Street), HO602 (120 Kooyong Road) and HO240 (116 Kooyong Road) will be replaced with HO640 so the properties can form part of Brocklesby Precinct.

Heritage Overlay

What is the Heritage Overlay?

The Heritage Overlay is a planning tool, which is applied to properties with demonstrated local and/or state heritage significance. The Heritage Overlay proposes to conserve heritage places of significance and ensures development does not adversely affect their heritage significance.

Once a Heritage Overlay has been applied, a planning permit is typically required to subdivide, demolish, alter or add to existing heritage places (including external alterations, fences, signs, and outbuildings) and construction of new buildings (including outbuildings and fences).

Unless specified, a planning permit is generally not required for internal alterations, external painting, maintenance and the removal of vegetation.

- » Internal alteration controls are proposed for 151 Finch Street, Glen Iris (HO643).
- » External paint controls are proposed for Lee Terrace at 6–18 Avoca Street, South Yarra (HO641).

Currently no tree, fence or outbuilding controls are recommended by Amendment C304.

Please refer to Clause 43.01 Heritage Overlay in the Stonnington Planning Scheme for a full list of requirements for properties in a Heritage Overlay.

Why have these places been identified for inclusion in the Heritage Overlay?

As part of Council's ongoing program of identifying and protecting heritage places of aesthetic and cultural significance, heritage consultants were commissioned to undertake investigations that support the inclusion of places identified in Amendment C304ston in the Heritage Overlay.

Citations produced by Ray Tonkin, Context Pty Ltd, Landmark Heritage, Built Heritage Pty Ltd and Bryce Raworth Pty Ltd are being exhibited as part of Amendment C304ston on the City of Stonnington and DELWP websites.

What is a citation?

A citation is a report by a qualified heritage expert on the heritage significance of a place or precinct. This Amendment comprises one new precinct citation, four updated precinct citations and three individual heritage citations.

The citations prepared for each place include:

- » The history of the place;
- » A comparative analysis to substantiate the significance of the place;
- » A statement of significance using the three-part format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'; and
- » The level of significance and a heritage grading.

What is a Heritage Grading?

Heritage places in the Heritage Overlay are either listed individually or listed as part of a heritage precinct. Heritage places in a heritage precinct are graded either 'significant', 'contributory' or 'non-contributory'.

- » **Significant:** Significant places either in their own right or in the context of a precinct.
- » **Contributory:** buildings and other places in a heritage precinct which are contributory to the built form attributes and significance of a heritage precinct.
- » **Non-contributory:** buildings and other places which do not contribute to the significance of a heritage precinct.

Why is Council protecting Post-War houses in the Heritage Overlay?

The City of Stonnington has a rich and diverse natural and cultural heritage that illustrates the historic occupation, use, adaptation and development of the land since the arrival of Aboriginal people. This in turn promotes a greater understanding of the history of Victoria and Australia as a whole. This history is demonstrated in the City of Stonnington by a wide range of heritage places.

Post-war architecture in the City of Stonnington provides evidence of the rapid expansion and transformation of Melbourne in the post-war period as a result of State and Federal Government policies that, among other things led to increased immigration, expansion of manufacturing and greater use of the motor car. Post-war development also reflects the policy of State Governments over many years to increase housing densities.

The post-war period saw design move toward bright, open plan living spaces with features such as north-facing structures, large windows, skillion roofs and spacious outdoors, which were considered better suited to the local climate.

These places are considered to be an important part of Stonnington's rich built form history.

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How will heritage controls impact my property?

If your property is included in the Heritage Overlay you may need to apply to Council for a planning permit to undertake development on the property. Under the Heritage Overlay, a planning permit is required from Council to (but not limited to):

- » Subdivide land
- » Demolish or remove a building
- » Construct a building or construct or carry out works including: domestic services, a fence, domestic swimming pool or spa, pergola or verandah
- » Construct or display a sign
- » Externally paint an unpainted surface
- » Internally alter a building (but only where internal alteration controls apply to the heritage place)
- » Carry out works, repairs and routine maintenance which change the appearance of the heritage or which are not undertaken to the same details, specifications and materials.

Clause 43.01 Heritage Overlay in the Stonnington Planning Scheme contains a full list of requirements for properties in a Heritage Overlay.

Amendment Process

What is the process for this Amendment?

Amendment C304 is being exhibited from 29 October 2020 to 9 December 2020. If you make a submission, you will be advised in writing of the timing and next steps in the process.

Following exhibition, a report will be brought to Council with responses to submissions received.

If Council cannot properly resolve all submissions, an independent Panel will be requested and appointed by the Minister for Planning to consider the Amendment in relation to the submissions received.

Council will then consider the Panel's recommendations and make a decision on how to proceed.

The following proposed panel hearing dates have been set for this Amendment:

- » Directions Hearing: week of 12 April 2021
- » Panel Hearing: week of 17 May 2021

How do I make a submission?

You may make a submission in writing (typed or clearly written) to Council. The submission should clearly state the submitter's name and contact details (contact address), the grounds on which the Amendment is supported or opposed, and indicate what changes (if any) you wish to suggest.

Name and contact details of submitter/s are legally required for Council to consider submissions and to notify submitter/s of the opportunity to attend Council meetings and any public hearing held to consider submissions. Please note: in accordance with the *Planning and Environment Act 1987*, Council must make a copy of any submission available for public inspection.

Address your submission to Council by either email or post:

- » Email:
strategicplanning@stonnington.vic.gov.au
- » Post:
City Strategy
City of Stonnington
PO Box 58
MALVERN VIC 3144

Where can I get more information?

The Amendment documents and information will be available to view from 29 October 2020 at

- » Council's website:
stonnington.vic.gov.au/c304ston
- » Department of Environment, Land, Water and Planning website: planning.vic.gov.au/public-inspection

If you have any questions please email strategicplanning@stonnington.vic.gov.au or call (03) 8290 1395.