

Palermo Estate Precinct (HO128) Chapel Street North Precinct (HO642)

The Palermo Estate Precinct is of historical significance as tangible evidence of the influence of public transport and employment centres on the construction of housing in South Yarra. The Chapel Street North Precinct is of historical significance for its ability to demonstrate a major development phase of commercial retail centres in South Yarra.

As part of Amendment C304, the City of Stonnington is proposing the following changes to the Heritage Overlay:

- » Remove commercial properties on Chapel Street and Toorak Road from HO128 and replace with HO642 – Chapel Street North Precinct, which will relate to the commercial precinct.
- » Extend the Heritage Overlay to include properties at 2-18A and 26-30 Palermo Street in HO128.
- » Extend the Heritage Overlay to include properties at 248 and 250 Toorak Road and 575-593 Chapel Street in HO642.
- » Make appropriate changes to building gradings within the existing precinct.
- » Make appropriate changes to the Activity Centre Zone (Schedule 1) regarding setback above streetwall requirements for places added to the Heritage Overlay.
- » Remove Capitol Grand from the Heritage Overlay.

MAP



Palermo Estate Precinct (HO128)

Chapel Street North Precinct (HO642)



Additions to Heritage Overlay: The following places are proposed to be added to the Heritage Overlay as part of Amendment C304. The proposed Heritage Gradings reflect the precinct citation being exhibited as part of the Amendment.

Additions to Chapel Street North Precinct (HO642)		Additions to Palermo Estate Precinct (HO128)	
Place address	Proposed grading	Place address	Proposed grading
575 Chapel Street	Contributory	2 Palermo Street	Contributory
577 Chapel Street	Contributory	4 Palermo Street	Contributory
579 Chapel Street	Non-Contributory	6 Palermo Street	Contributory
581 Chapel Street	Contributory	12 Palermo Street	Contributory
583 Chapel Street	Contributory	14 Palermo Street	Contributory
585 Chapel Street	Contributory	16 Palermo Street	Contributory
587 Chapel Street	Contributory	18 Palermo Street	Contributory
589 Chapel Street	Contributory	18A Palermo Street	Non-Contributory
591 Chapel Street	Contributory	28 Palermo Street	Contributory
593 Chapel Street	Contributory	30 Palermo Street	Contributory
248 Toorak Road	Contributory		
250 Toorak Road	Contributory		

Activity Centre Changes:

Addresses	Existing setback above the streetwall requirement	Proposed setback above the streetwall requirement
575-593 Chapel Street, South Yarra	4 metres	5 metres
248-250 Toorak Road, South Yarra	5 metres	10 metres

Existing Heritage Overlay: The following places are already within the Heritage Overlay. As part of Amendment C304, they are proposed to be moved to Chapel Street North Precinct (HO642). The proposed Heritage Gradings reflect the precinct citation being exhibited as part of the Amendment.

Chapel Street North Precinct (HO642)			
Place address	Proposed grading	Place address	Proposed grading
594-602 Chapel Street	Contributory	574 Chapel Street	Contributory
592 Chapel Street	Contributory	572 Chapel Street	Contributory
590 Chapel Street	Contributory	570 Chapel Street	Contributory
588 Chapel Street	Contributory	568 Chapel Street	Contributory
586 Chapel Street	Contributory	566 Chapel Street	Contributory
584 Chapel Street	Non-Contributory	262 Toorak Road	Contributory
582 Chapel Street	Non-Contributory	260 Toorak Road	Contributory
580 Chapel Street	Non-Contributory	258 Toorak Road	Contributory
578 Chapel Street	Non-Contributory	256 Toorak Road	Contributory
576 Chapel Street	Non-Contributory	252 Toorak Road	Contributory
574A Chapel Street	Contributory		

Palermo Estate Precinct (HO128)

Chapel Street North Precinct (HO642)

The following places are already within the Heritage Overlay. As part of Amendment C304, they are proposed to remain within the Palermo Estate Precinct (HO128). The proposed Heritage Gradings reflect the precinct citation being exhibited as part of the Amendment.

Palermo Estate Precinct (HO128)					
Place address	Proposed grading	Place address	Proposed grading	Place address	Proposed grading
1 Cunningham Street	Contributory	8 Cunningham Street	Contributory	1 Palermo Street	Contributory
3 Cunningham Street	Contributory	10 Cunningham Street	Contributory	3 Palermo Street	Contributory
5 Cunningham Street	Contributory	12 Cunningham Street	Contributory	5 Palermo Street	Contributory
7 Cunningham Street	Contributory	16 Cunningham Street	Non-contributory	7 Palermo Street	Contributory
9 Cunningham Street	Contributory	18 Cunningham Street	Non-contributory	9 Palermo Street	Contributory
11 Cunningham Street	Contributory	20 Cunningham Street	Contributory	11 Palermo Street	Contributory
13 Cunningham Street	Contributory	22 Cunningham Street	Non-contributory	13 Palermo Street	Contributory
15 Cunningham Street	Contributory	24 Cunningham Street	Contributory	15 Palermo Street	Contributory
17 Cunningham Street	Contributory	26 Cunningham Street	Contributory	17 Palermo Street	Contributory
19 Cunningham Street	Contributory	28 Cunningham Street	Contributory	19 Palermo Street	Contributory
21 Cunningham Street	Contributory	30 Cunningham Street	Contributory	21 Palermo Street	Contributory
23 Cunningham Street	Contributory	32 Cunningham Street	Contributory	23 Palermo Street	Contributory
25 Cunningham Street	Contributory	14 Forster Street	Contributory	25 Palermo Street	Contributory
27 Cunningham Street	Contributory	12 Oxford Street	Contributory		
29 Cunningham Street	Contributory	14 Oxford Street	Contributory		
31 Cunningham Street	Contributory	16 Oxford Street	Contributory		
33 Cunningham Street	Contributory	11 Oxford Street	Contributory		
35 Cunningham Street	Contributory	13 Oxford Street	Contributory		
37 Cunningham Street	Contributory	20 Palermo Street	Contributory		
2 Cunningham Street	Non-contributory	22 Palermo Street	Contributory		
4 Cunningham Street	Non-contributory	24 Palermo Street	Contributory		
6 Cunningham Street	Contributory	26 Palermo Street	Contributory		

Grading Definitions:

Significant: Significant heritage places are individually important places of state, municipal or local cultural heritage significance. They can be listed individually in the Schedule to the Heritage Overlay. They can also be places that, when combined within a precinct, form an important part of the cultural heritage significance of the precinct. They may be both individually significant and significant in the context of the heritage precinct.

Contributory: Contributory heritage places are places that contribute to the cultural heritage significance of a precinct and have been given this status in a heritage study. They are not considered to be individually important places of state, municipal or local cultural heritage significance, however, when combined with other significant and/or contributory heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.

Non-contributory: Non-contributory places are places within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

For full citations and more information visit:
stonnington.vic.gov.au/c304ston

or Department of Environment, Land, Water and Planning
delwp.vic.gov.au/public-inspection