

**PRECINCT INFORMATION SHEET  
- AMENDMENT C304STON**



# Toorak Road Precinct (HO150) Lee Terrace Precinct (HO641)

Toorak Road is a highly representative commercial streetscape, illustrative of the process and style of development in the inner ring of Melbourne. Lee Terrace is significant for the evidence it provides of the middle-class suburban residential development in South Yarra in the 1880s.

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

- » Extend HO150 to include properties at 1–63 Toorak Road, South Yarra.
- » Extend HO150 to include the platforms and canopies at South Yarra Railway Station.
- » Relocate 6-18 Avoca Street from HO150 to the new HO641, which provides a more specific citation for Lee Terrace.
- » Apply external paint controls to Lee Terrace through HO641.
- » Make appropriate changes to building gradings within the existing precinct.
- » Make appropriate changes to the Activity Centre Zone (Schedule 1) regarding setback requirements for places added to the Heritage Overlay.
- » Remove the Heritage Overlay from South Yarra Siding Reserve.

**MAP**



# Toorak Road Precinct (HO150)

## Lee Terrace Precinct (HO641)



**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.

Toorak Road Precinct (HO150)			
Place address	Proposed grading	Place address	Proposed grading
1 Toorak Road	Non-contributory	35 Toorak Road	Contributory
9 Toorak Road	Non-contributory	37 Toorak Road	Contributory
11-13 Toorak Road	Contributory	39 Toorak Road	Contributory
15 Toorak Road	Contributory	41 Toorak Road	Contributory
17 Toorak Road	Non-contributory	43 Toorak Road	Contributory
19-21 Toorak Road	Contributory	45-47 Toorak Road	Non-contributory
23-25 Toorak Road	Contributory	49 Toorak Road	Non-contributory
27 Toorak Road	Contributory	51 Toorak Road	Contributory
29 Toorak Road	Contributory	53-61 Toorak Road	Non-contributory
29A-31 Toorak Road	Contributory	63 Toorak Road	Contributory
33 Toorak Road	Contributory		

### Activity Centre Changes:

Addresses	Existing setback above the streetwall requirement	Proposed setback above the streetwall requirement
1-63 (odds) Toorak Road, South Yarra	4 metres	10 metres

**Existing Heritage Overlay:** The following places are already within the Heritage Overlay. As part of Amendment C304, they are proposed to remain within the Toorak Road Precinct (HO150). The proposed Heritage Gradings reflect the precinct citation being exhibited as part of the Amendment.

Place address	Proposed grading	Place address	Proposed grading
65 Toorak Road	Contributory	159-161 Toorak Road	Non-contributory
67 Toorak Road	Contributory	163-165 Toorak Road	Significant
69 Toorak Road	Contributory	167 Toorak Road	Significant
71 Toorak Road	Contributory	169,171,173,175 Toorak Road	Contributory
75-79 Toorak Road	Contributory	177 Toorak Road	Contributory
81 Toorak Road	Contributory	189 Toorak Road	Significant
85 Toorak Road	Contributory	180 Toorak Road	Contributory
87 Toorak Road	Contributory	176 Toorak Road	Non-contributory
91, 93, 93A Toorak Road	Contributory	172-174 Toorak Road	Contributory
95 Toorak Road	Contributory	168-170 Toorak Road	Contributory
97 Toorak Road	Contributory	3/166 Toorak Road	Non-contributory
99 Toorak Road	Contributory	2/166 Toorak Road	Non-contributory
101-105 Toorak Road	Contributory	1/166 Toorak Road	Non-contributory
107 Toorak Road	Contributory	166 Toorak Road	Non-contributory
109-111 Toorak Road	Contributory	162 Toorak Road	Significant
153,153A Toorak Road	Non-contributory	158-160 Toorak Road	Contributory
155-157 Toorak Road	Contributory	156 Toorak Road	Contributory

# Toorak Road Precinct (HO150)

## Lee Terrace Precinct (HO641)

### Existing Heritage Overlay (Continued)

Place address	Proposed grading	Place address	Proposed grading
154 Toorak Road	Contributory	50, 50A Toorak Road	Contributory
152 Toorak Road	Contributory	48, 48A Toorak Road	Contributory
148 Toorak Road	Contributory	44 Toorak Road	Contributory
134-146 Toorak Road	Contributory	42, 39B Toorak Road	Contributory
130-132 Toorak Road	Contributory	36-38, 40 Toorak Road	Contributory
126-128 Toorak Road	Non-contributory	34 Toorak Road	Contributory
118-124, 124A Toorak Road	Contributory	26-32 Toorak Road	Non-contributory
114-116 Toorak Road	Non-contributory	24 Toorak Road	Contributory
102 Toorak Road	Non-contributory	22 Toorak Road	Contributory
96-100 Toorak Road	Non-contributory	16, 16A Toorak Road	Contributory
92, 92A Toorak Road	Contributory	41-43 Toorak Road	Contributory
90 Toorak Road	Contributory	14, 14A Toorak Road	Non-contributory
80 Toorak Road	Non-contributory	12 Toorak Road	Contributory
78 Toorak Road	Non-contributory	2-4 Toorak Road	Contributory
76 Toorak Road	Contributory	3 Avoca Street	Contributory
74 Toorak Road	Contributory	2 Avoca Street	Contributory
72 Toorak Road	Significant	1A, 1B, 1C Murphy Street	Contributory
68-70 Toorak Road	Significant	52-54 Davis Avenue	Contributory
66 Toorak Road	Contributory	69, 71, 73, 75, 77-79, 81, 85 Davis Avenue	Contributory
64 Toorak Road	Contributory	9 Macfarlan Place	Significant
60-62 Toorak Road	Non-contributory	48 Macfarlan Place	Non-contributory
56-58 Toorak Road	Non-contributory	41-45 Ralston Street	Contributory
54, 54A Toorak Road	Non-contributory		
52, 52A Toorak Road	Contributory		

### New Heritage Precinct – Lee Terrace (HO641)

Lee Terrace at 6-18 Avoca Street is already within the Heritage Overlay. Amendment C304 proposes to relocate the place from HO150 to a new precinct, HO641. The new Heritage Citation identifies it as a single place with a grading of significant.

External paint controls apply to the place in order to ensure the external colour scheme of the terraces is co-ordinated.

#### 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](http://stonnington.vic.gov.au/C304ston)

or Department of Environment, Land, Water and Planning:  
[planning.vic.gov.au/public-inspection](http://planning.vic.gov.au/public-inspection)