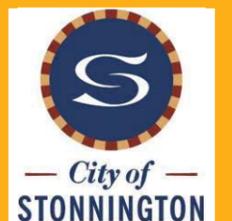


CHAPEL STREET ACTIVITY CENTRE

CHAPEL reVISION

STRUCTURE PLAN
2012-2031

Prepared 11 April 2013
Adopted 7 July 2014
Updated 7 September 2015



Prepared by City of Stonnington
and **hansen partnership** in collaboration

Acknowledgements

Prepared by Hansen Partnership in collaboration with the City of Stonnington.

Based on work undertaken by the following consultants:

- SGS Economics and Planning
- Rothe Lowman Architects
- GTA Consultants
- Capire
- Glossop Town Planning

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Thank you to the many land owners and occupiers, individuals, community interest groups, the Department of Transport, Planning and Local Infrastructure and all other State Government stakeholders who attended meetings and have provided feedback in the development of Chapel Vision 2007 and the Chapel reVision Structure Plan. Your involvement has been invaluable.



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1 Introduction

The *Chapel reVision* project is a review of the *Chapel Vision Structure Plan* adopted by Council in December 2007. *Chapel Vision* is the 2007-2031 Structure Plan for the Prahran/South Yarra Principal Activity Centre and the Windsor and Toorak Road Large Neighbourhood Activity Centres. It was prepared by MGS Architects for the City of Stonnington between 2005-2007.

As *Chapel reVision* is a review and an update of the previous policy, it is not a completely new policy. It takes into account significant trends and changes that have occurred in the area over the past five years, as well as changing planning policies at both State and Local levels. *Chapel reVision* replaces *Chapel Vision 2007*.

The area to which the Structure Plan applies is shown in Figure 1, which shows the 'Activity Centre Boundary', four precincts (Windsor, Prahran, South Yarra and Forrest Hill) and ten sub-precincts also commonly referred to as 'neighbourhoods'. These neighbourhoods include areas outside the Activity Centre Boundary, which are within the 'study area boundary' and geographically associated with the Chapel Street Activity Centre. Some recommendations from *Chapel reVision* affect land within the study area, but it is not the principal focus of the Structure Plan. The Activity Centre Boundary represents the main area affected by recommendations and generally applies to land that is proposed to be rezoned and included in the Activity Centre Zone.

The consultant team engaged to assist Council in the preparation of *Chapel reVision* includes:

- Hansen Partnership – Planning and Urban Design
- Rothe Lowman – Architecture and Urban Design
- SGS Economics – Economics and Planning
- GTA Consultants – Sustainable Transport Approach
- Capire – Social Impact Assessment

Chapel reVision comprises a package of studies and documents:

- Background documents:
 - *Chapel reVision* Population Profiling (SGS Economics, 2013)
 - *Chapel reVision* Development Projections (SGS Economics, 2013)
 - *Chapel reVision* Transport Strategy (GTA Consultants, 2013)
 - *Chapel reVision* Social Impact Assessment (Capire, 2013)
 - *Chapel reVision* Neighbourhood Framework Plans (2013)



legend

-  study area boundary
-  activity centre boundary
-  DDO8 boundary-forrest hill precinct
-  freeway
-  main street
-  railway line
-  railway station
-  overhead bridge



Figure 1. Activity Centre Boundary

- *Chapel reVision Discussion Paper* and actions - A summary paper that distils the information derived from the background reports, and provides more detail in terms of the actions required to implement the *Structure Plan 2013* - This document.
- *Chapel reVision Structure Plan 2013* - This document.

Figure 8 in Section 8 shows the neighbourhoods that make up the Activity Centre. The *Chapel reVision Neighbourhood Framework Plans* relate to these areas. The neighbourhoods form the basis of the Neighbourhood Framework Plan background report that accompanies the Structure Plan.

How to use the Structure Plan

- Refer to the Structure Plan for the strategies and objectives that provide the overarching directions for the planning and development of the Activity Centre.
- Refer to the Neighbourhood Framework Plans in Section 8 for detailed opportunities and recommendations in relation to each neighbourhood.
- Refer to the Discussion Paper for detailed actions that elaborate on how to achieve the objectives and strategies presented in the Structure Plan.

Refer to Background Reports if any further information is required as to how or why matters are included in the Structure Plan.



2 Purpose of the Structure Plan

The purpose of *Chapel reVision* is to provide a plan to guide change and the future planning and development of the Chapel Street Activity Centre until 2031.

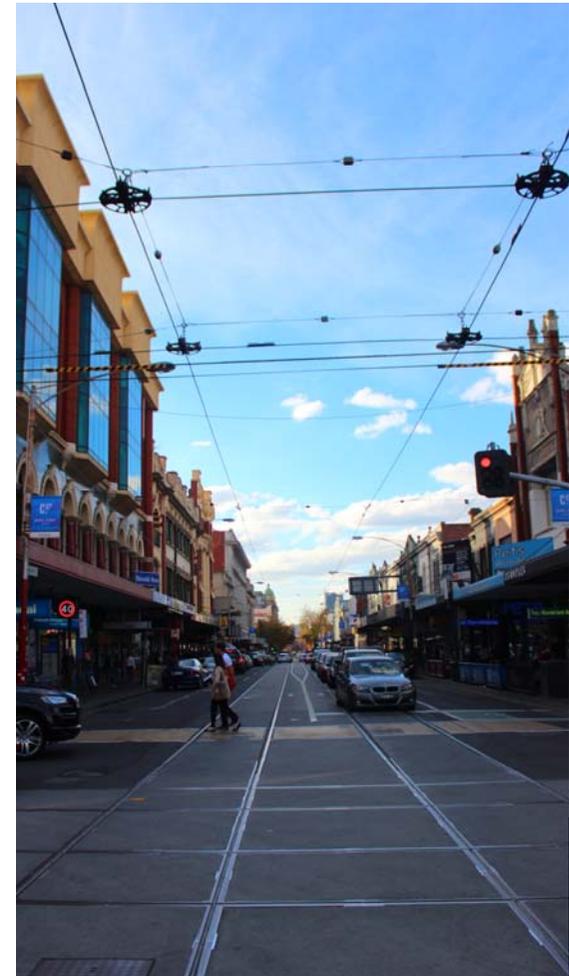
Chapel reVision is consistent with the planning policies embodied in State planning policies such as Plan Melbourne, Melbourne 2030 and Melbourne @ 5Million, and also supports the objectives of Council's Municipal Strategic Statement (2013).

Chapel reVision provides guidance to:

- Both business and private development sectors - in terms of identifying locations where different levels of building development will be encouraged, and by providing direction regarding locations in which different land uses and building heights will be encouraged.
- Council and other government agencies – in terms of identifying the population growth that may result as a consequence of the development envisaged to occur, and providing a plan for the provision of public works and community services and facilities that will be required to accommodate the future needs of the community.

- The community – in terms of identifying the locations where development of different scales and intensity will be encouraged and identifying measures that will be put in place by Council to manage activity and development, having regard to the ongoing amenity of adjoining and nearby areas.

Chapel reVision provides a vision for the Chapel Street Activity Centre to 2031. That vision is comprised of 10 elements, each of which has an objective that sets out what Council and the Community is aiming to achieve and strategies to achieve those objectives. The 10 elements have been grouped into the themes of land use and activity, built form, movement, public realm and community. These are outlined in Section 6 of this document.



3 Community views

Extensive consultation was undertaken during the development of the original Chapel Vision between 2005 and 2007. Formal community consultation occurred during February and March 2007.

Council has undertaken further community and stakeholder consultation as part of the preparation of *Chapel reVision* between 2012 and 2014. The aim was to understand community views on the Chapel Street area, how it should change in the future, and how effective Chapel Vision has been in guiding the planning and development in the area to date.

The most important issues identified through consultation included:

- Keeping heritage buildings;
- Restoring heritage buildings;
- Improving car, bicycle and pedestrian congestion; and
- Enhancing the public realm.

Parking was raised, but not as one of the most important issues.

Other issues identified as important were:

- High-rise buildings and concerns that construction of multi-story, poorly designed, and characterless apartments and flats did nothing to enhance or contribute to a sense of immediate community.

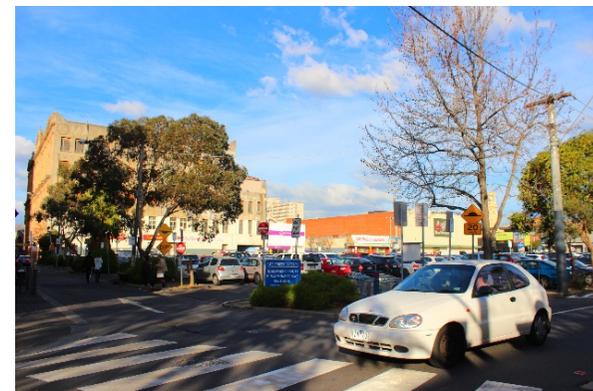
- Retaining the diversity of business and entertainment venues and a view that the street should be for everyone and represent the diverse interests of all people who actually live in and visit the area, not just one age group.
- Cleanliness, alcohol / safety, particularly binge drinking and the need for stricter control of venues.
- The need for cultural facilities and open areas suitable for community and cultural events and gatherings, and activities such as street markets, entertainment events, music etc.

The things people identified as needing to change included:

- Less traffic;
- Improving pedestrian and bicycle movement;
- Attracting more unique stores;
- Improving the quality of bars and restaurants;
- Reducing the number of bars;
- Improving vacancy rate;
- Cato Street car park; and
- Overall urban form.

The things people identified as important to preserve included:

- The three train stations;
- Parks and community facilities – South Yarra Siding, Grattan Gardens and Princes Gardens;
- Prahran Market;
- Prahran Central;
- Cato Street car park;
- Coles supermarket;
- Maples building;
- Swinburne University;
- Melbourne Bowling Club; and
- Presentation College (and Council car park on same parcel of land).



4 Metropolitan context

The Chapel Street Activity Centre has a significant metropolitan role in terms of specialist shopping, entertainment, and apartment living. It is particularly well placed in the context of inner and metropolitan Melbourne:

- It is central and accessible to the wider metropolitan area due to its location on the metropolitan rail network, its accessibility to the Monash Freeway and wider metropolitan freeway network, and to other major metropolitan arterial roads.
- It is in close proximity (approximately 4km) to the Melbourne Central Activities District and is well connected by frequent and public transport options such as trains, trams and buses.
- It is close to St Kilda Road, a major office / employment corridor and high density residential area to the south of the Melbourne Central Activities District, and is well connected by a strong and frequent grid of east / west arterial roads with tram routes.
- It is located at the 'apex' of the south-eastern sector of Melbourne's urban area (the Bayside suburbs). This sector of Melbourne includes a very significant residential population, major employment clusters (i.e. Monash cluster), and is relatively employment rich. The Frankston, Sandringham and Dandenong railway lines all run to and through to the Centre, as do the major south-east metropolitan arterial roads of Dandenong Road and Nepean Highway, which intersect close to the Centre.
- Chapel Street itself provides a direct and convenient route north into the higher density and employment rich inner urban areas of Richmond / Cremorne and other localities in the City of Yarra, to the north of the Yarra River.
- Hospitals and associated medical facilities at the nearby Alfred Hospital contribute to the range of professional skills, employment and visitors to the area.
- A wide range of educational facilities within and close to the Centre, as well as along St Kilda Road, further add to the critical mass of activity within and close to the Centre.
- Proximity to the high amenity residential areas of Stonnington and Port Phillip, past examples of medium density development within and close to the Centre, when combined with significant new high density housing within the Centre and the location of major concentrations of social housing within the Centre, provide a diverse resident population within the local catchment of the Centre.



Figure 2. Chapel Street in its metropolitan context

5 The Chapel Street Activity Centre

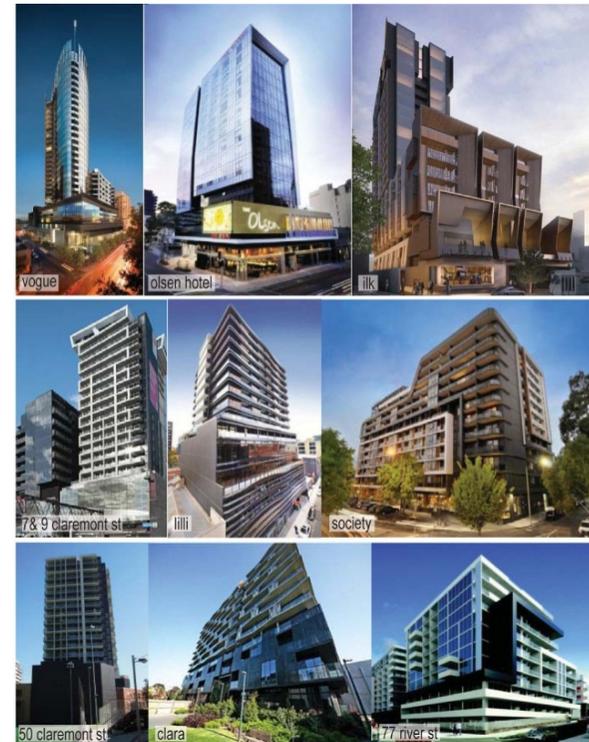
The Chapel Street area comprises a designated Principal Activity Centre (under State planning policy) that is centred on Chapel Street Prahran and South Yarra, and two adjoining neighbourhood activity centres, which are centred on Chapel Street Windsor and Toorak Road (west) South Yarra.

The roles and functions performed by the Centre are many and varied:

- It is a regional retail, entertainment and tourist centre, which also has local precincts within it which perform a neighbourhood role to the surrounding residential population.
- It is a metropolitan destination for hospitality and entertainment activities and is the home of many and varied types and qualities of restaurants, cafes, bars, clubs and hotels.
- It is a destination for tourists and visitors for its shopping and entertainment functions, as well as for those seeking a true 'Inner Melbourne' experience and is attractive to local visitors and well as to visitors from interstate and overseas.
- It is a major employment centre, offering a wide range of employment options, not only in the retail and hospitality sectors, but also in both conventional and more creative and innovative professions and industries.
- Over the past 5 years it has been one of Melbourne's fastest growing inner city residential areas, primarily

for private residential apartments, but is also a metropolitan focal point for social housing.

- It has a strong education role, with primary and secondary schools within or close to the centre as well as a tertiary institution, with students benefitting from the high level of public transport services that run through the area.
- It is a municipal civic centre and centre for municipal and local community and cultural services and facilities for residents of the City of Stonnington and the surrounding residential areas.
- It is located close to major hospital and medical facilities and provides a service role for staff, patients and visitors to those facilities.
- It is a metropolitan public transport interchange, being at the junction of two railway lines and numerous intersecting tram and bus routes.





Considerable change has occurred since *Chapel Vision* was adopted in 2007 (to November 2012):

- Almost 2,000 new dwellings have been constructed.
- There has been a net increase of around 20,000 sqm of new office / commercial floorspace due to a tower in Forrest Hill. However, a substantial decline/reduction in commercial / employment space across the Activity Centre has occurred as former industrial commercial sites are redeveloped into largely residential apartments.
- Approximately 28,000 sqm of additional retail and hospitality floorspace has been constructed (particularly due to the implementation of a new shopping mall 'Vogue' in South Yarra).

The outlook for development forecast by ID Consultants SGS Economics over the next 20 years to 2031 includes potential for an additional:

- 13,644 people living in the area (to be confirmed), bringing to a total of 19,643 in 2031.
- 7,189 additional apartments (to be confirmed), bringing to a total of 10,718 in 2013.
- 31,000 sqm of retail floorspace.
- 115,200 sqm of commercial / office floorspace.
- 49,500 sqm of hospitality floorspace i.e. restaurants, bars, hotels etc.

6 The Vision

The Vision – In 2031 the Chapel Street area will be...

A thriving, creative and unique cultural place where people are proud of their community and have a strong sense of belonging. The people, their communities, the environment and the businesses of the Chapel Street area will be supported and sustained into the future, and its role as a 'destination' will be reinforced.

The Chapel Street area will continue to develop as a focus for inner city living and evolve as a desirable place for shopping, business and employment, particularly in creative industries.

It will have a diverse range of uses, activities and interests and will be a thriving, colourful, people-focussed community with a strong sense of place, pride and belonging, living in a resilient and sustainable urban environment which supports their wellbeing.

The public realm (parks, village squares, streets, footpaths) will provide a high standard of amenity and will be functional, accessible, well-designed, interesting, and safe public spaces.

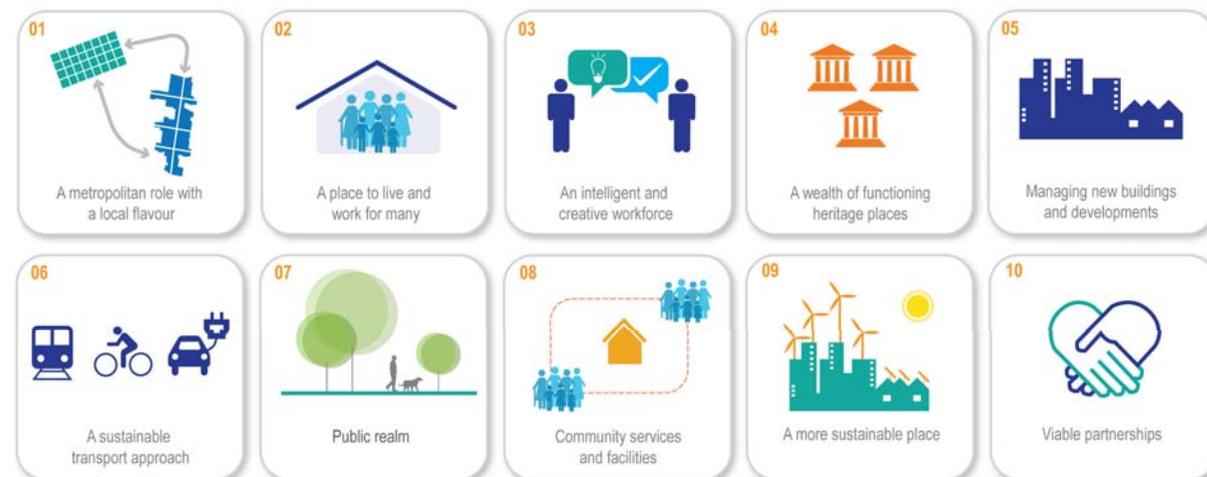
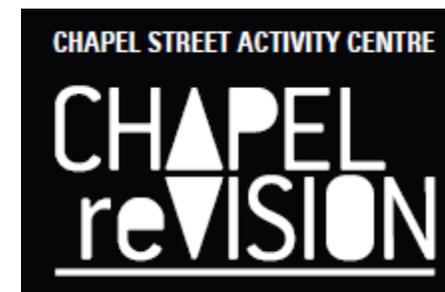
A range of transport options will be available to move people to, from and through the area with a priority on sustainable transport options such as walking, cycling and public transport.

New buildings will be of high quality / design and incorporate best practice in environmental sustainability. New development will be sympathetic to the valued heritage character and sense of place and provide points of interest throughout the area to contribute to the uniqueness and make it a series of special places.

Lifestyles will be supported with an appropriate mix of health, education, community, recreational, welfare and care services to establish a resilient well provided for local community.

The distinct neighbourhoods throughout the Centre will be valued and preserved, with the features that make them unique local communities protected and, where possible, enhanced.

The Vision is based on ten elements that underpin *Chapel reVISION*. Figure 3 on the following page explains each element, lists an objective for each and relates the element to a general theme developed as part of this long term planning strategy. These elements form the basis of this Structure Plan report.



THE VISION EXPLAINED		
Key elements of the Vision	Objectives	Theme
1. A metropolitan role with a local flavour	To retain and enhance the Chapel Street area's role as a premier metropolitan and higher order shopping, entertainment, tourism, business, civic, community and cultural destination, with a strong local community role that continues to serve the needs of people living and working in the area.	Land use and Activity
2. A place to live and work for many	To recognise that the Centre is a metropolitan focal point for significant new inner city living and employment, and to provide a wide range of housing and employment choices including: higher density, affordable, community and mixed use housing; corporate, boutique and incubator offices; creative jobs focused on the new economy.	Land use and Activity
3. An intelligent and creative workforce	To provide greater opportunity for business and employment space throughout the Centre, to balance the influx of new housing, particularly work environments for the 'creative' sector of the economy.	Land use and Activity
4. A wealth of functioning heritage places	To retain valued heritage buildings and places, reuse the heritage building stock, and encourage sympathetic and respectful additions to heritage buildings to maintain the distinctive character of the Chapel Street area, in particular the Chapel Street corridor itself.	Built form
5. Managing new buildings and development	To achieve high quality, well designed and responsive higher density buildings that have regard to the valued heritage and character qualities of the area, the sense of place and neighbourhood, the context of the precincts, neighbourhoods and sub precincts, to the spacing and relationships between buildings, to the level of amenity within the street, and to the level of internal amenity within the buildings.	Built form
6. A sustainable transport approach	To accommodate the movement needs of an increased number of people living, working and visiting the area in a convenient, safe and sustainable way, with greater emphasis on pedestrians, public transport and measures to address traffic congestion.	Movement
7. Public realm	To provide quality streets and public spaces to meet the needs of an increasing number of people that will live, work and visit the area in the future, with a focus on providing an adequate, attractive, accessible, greener, safer network of streets and public spaces, and providing opportunities for public art and cultural expression.	Public realm
8. Community services and facilities	To ensure that any changes in the demographic of the community living, working and visiting the Activity Centre establishes a strong, resilient and well-connected and provided for community, with a wide range of services and facilities that provide for the needs of the changing and growing population, whilst having regard to its local, municipal and metropolitan roles, and its role as a community and cultural destination.	Community
9. A more sustainable place	To ensure planning of the area and of new development meets Environmentally Sustainable Design (ESD) principles, including the re-use of existing heritage buildings and/or buildings which contribute to the rich character and sense of place of the area. To ensure social, cultural and economic diversity in order to enrich the liveability, character and performance of the area.	Built form
10. Viable partnerships	To build partnerships between Local and State Government agencies, community organisations and the development community, to achieve priority objectives as stated in the Structure Plan.	Implementation

Figure 3. The Vision explained

7 Planning framework

7.1 Land use and activity

Discussion

The Chapel Street area will accommodate a wide range of uses and activities given its role as a metropolitan destination for shopping, entertainment, tourism, business, living and working. In addition it will be a Centre that will continue to accommodate the daily needs of the diverse range of people that will live and work in and around the Centre.

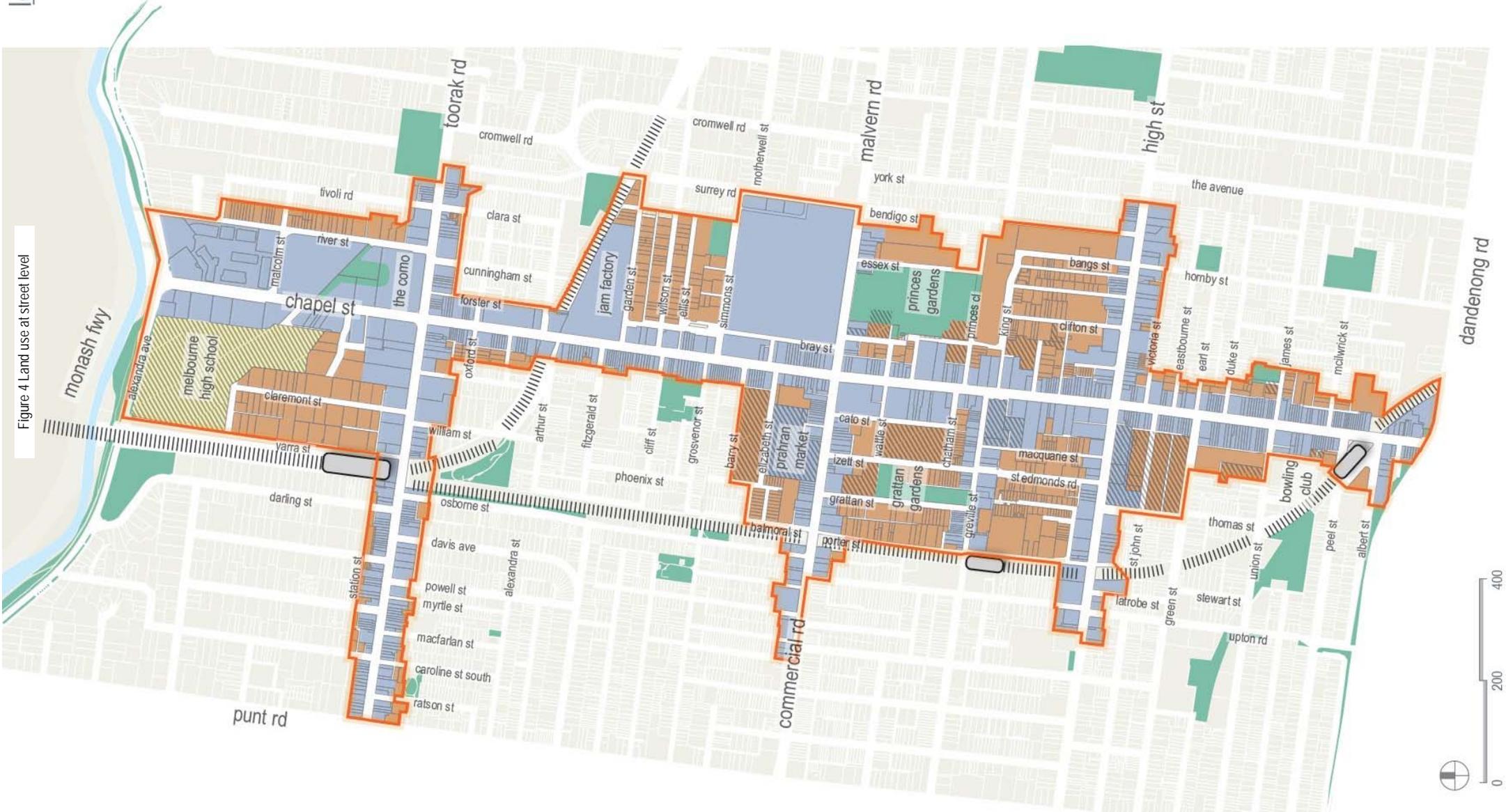
Chapel Street is also a long main street strip centre of 2.2km that comprises a number of different precincts such as Windsor, Prahran, South Yarra and Forrest Hill. The precincts are distinguished by the different communities attracted to them, the type of uses and services provided, the scale / character and the history of their evolution. All these attributes have changed over time and will continue to do so into the future. It is a combination of these characteristics that make the Chapel Street area such a special place. It is important to ensure that metropolitan development pressures are managed in a manner that has regard to the interest, diversity and variety that is a characteristic of this richly grained inner city Activity Centre, as well as to the needs of the local community.

Significantly more people will be living, working and visiting the Centre in the next twenty years. The needs of people and of the community will change over time. These many and varied needs are to be provided for in an appropriate manner with high levels of amenity and liveability throughout the Centre at all times of the day and night. A reasonable level of flexibility needs to be provided in the buildings being constructed to provide for change and evolution in uses and activities over time.

A new economy is emerging moving into the 21st Century. It will rely on creativity, adaptability and flexibility. It will involve smaller and more adaptable businesses and individuals than in the past. People involved in such an economy will be attracted to an area by the lifestyle and the quality of life it offers and by its accessibility. Chapel Street will offer an outstanding lifestyle and quality of life and will be a focal point for the new creative economy. New development over the past 5 years has been dominated by residential development, with relatively little new floor space provided for employment uses. It is important to ensure the building stock provided into the future has the flexibility to be able to be used for a variety of both residential and non-residential / employment uses (or work/live environment).



Figure 4 Land use at street level



-  activity centre boundary
-  railway line
-  railway station
-  main street uses
-  side street/laneway uses
-  education
-  public use zone (PUZ)
-  existing open space



Objectives and strategies

Objective: To retain and enhance the Chapel Street area's role as a premier metropolitan and higher order shopping, entertainment, tourism, business, civic, community and cultural destination, with a strong local community role that continues to serve the needs of people living and working in the area.

Strategies

1. Ensure that the Chapel Street area continues to develop and evolve as a strong and resilient shopping, entertainment and tourism centre with a combination of metropolitan and local roles that have the potential to change and evolve over time in response to changing market conditions and customer desires.
2. Recognise the difference between the various localities, precincts and neighbourhoods within the centre, the varying roles they play and the importance of each in creating the diversity and interest that contributes to the success, character and experience that is provided by the overall Activity Centre.
3. Provide opportunities for the expansion of retail and hospitality uses, as well as employment, housing and other community and social uses in accordance with anticipated demand.
4. A major focus for a new activity or 'hub' in the Prahran Precinct, linking key retail destinations such as premises along Izett Street and Cato Street, to link Greville Street with the Prahran Market and environs.
5. For the Prahran area to be a re-vitalised civic, entertainment, social and historic core and to be the heart of the Prahran community. An enhanced precinct role and identity as a community, retail, commercial, social, residential and creative hub, with enhanced land use capabilities and improved interfaces between conflicting night / daytime and visitor / residential uses.
6. For the Windsor area to be a distinctive, community orientated, lower rise, urban village that is distinguished by its fine grain heritage buildings and the interaction and diversity of creative, retail, commercial, educational, residential and community uses.
7. For the South Yarra area to grow as a strategic retail and hospitality hub for local convenience and weekly shopping, to primarily meet the needs of residents and workers in South Yarra and Forrest Hill.





Objective: To recognise the important entertainment and hospitality role of the Centre and to achieve a balance between the amenity considerations of daytime and night-time users, and the needs of residents and visitors, all of which contribute to the role of the Centre.

Strategies

1. Recognise the continued contribution of entertainment and hospitality uses to the vibrancy and appeal of the Activity Centre, on sites that are suitable for those activities and which do not detrimentally affect surrounding residential uses and areas and which contribute to revitalising the Centre area.
2. Minimise the impacts and conflicts between hospitality uses and residential amenity throughout the Centre and on residential areas on the edge of the Centre by:
 - Discouraging development of new venues in locations close to surrounding residential areas.
 - Improving the management of arrival and discharge of customers from venues and movement both in and out of the precinct.
 - Constraining growth in sensitive locations.
 - Upgrading acoustic treatments for new residential developments in and around the Activity Centre.
3. Continue to provide recreational, cultural and social opportunities for young adults and to seek the involvement of young adults in the planning and implementation of those services and facilities.
 - Upgrading lighting and surveillance.
4. Provide levels of residential amenity that are appropriate in an Activity Centre that includes both a higher density and mix of uses, as well as a Centre that performs a metropolitan and tourist role as a major retail, entertainment and hospitality destination.
5. Recognise levels of residential amenity that respond to the differences between various precincts and neighbourhoods throughout the Centre.
6. Improve links from entertainment and hospitality venues to public transport and car parking, and improved transport opportunities and connections such as late night public transport, on going review and monitoring of taxi ranks etc.
7. Review late night public transport and taxi services, mainly operating on Friday and Saturday nights with a view to alter or provide additional services to meet needs.

Objective: To recognise that the Centre is a metropolitan focal point for significant new inner city living and employment, and to provide a wide range of housing and employment choices including: higher density, affordable, community and mixed use housing; corporate, boutique and incubator offices; creative jobs focused on the new economy.

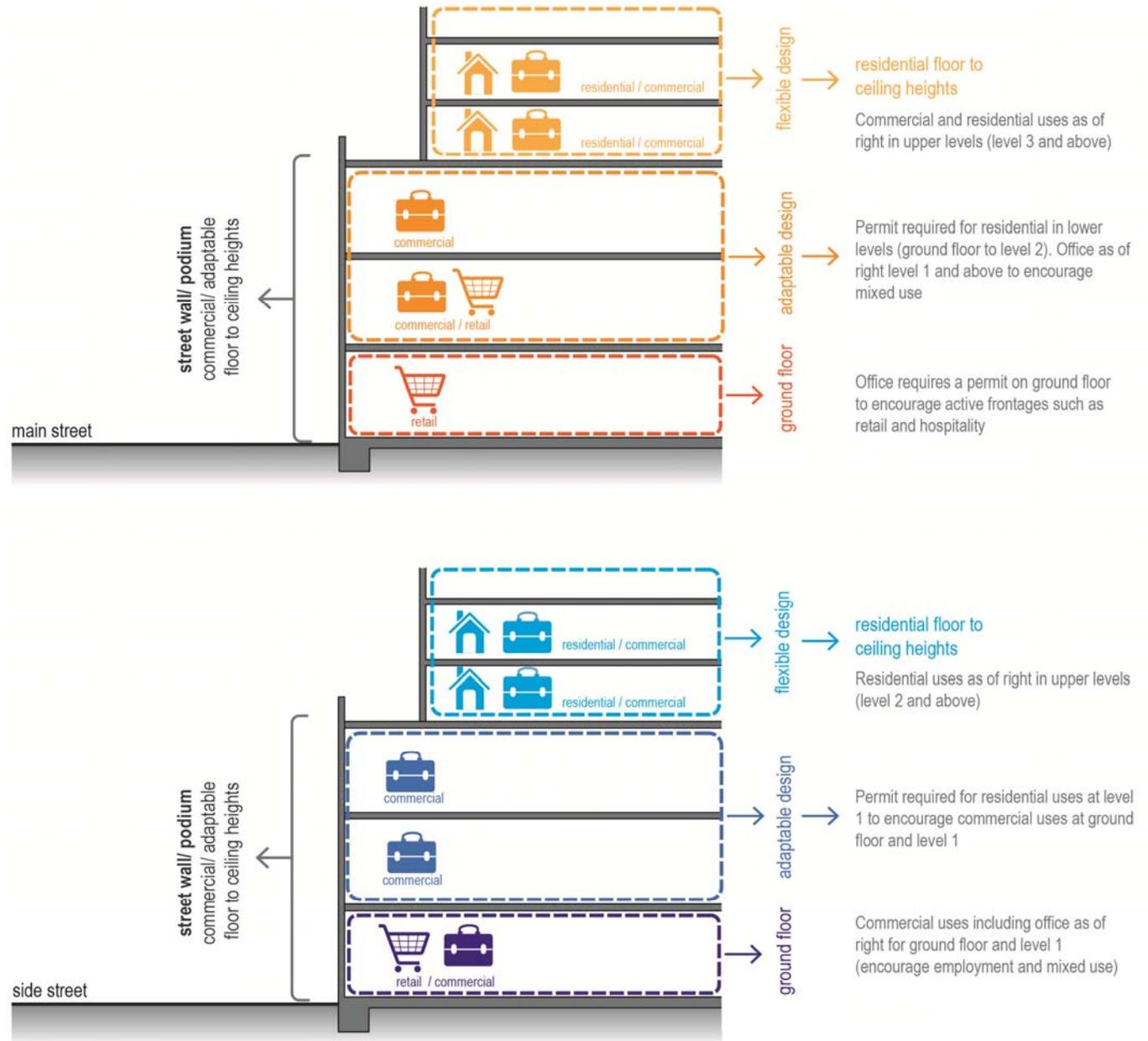
Strategies

1. Facilitate housing growth to meet existing and future needs, including higher density, affordable, social, community and shop-top housing, as well as housing as part of mixed use developments.
2. Encourage greater diversity in the range of housing types provided to meet existing and future needs, including smaller households, as well as large households and families, low income residents, independent / aged care, home / office, and housing for special needs groups within the community.
3. Encourage adaptable dwelling and apartment building designs, for at least part of large developments that allow the potential for variations in apartment size and type at the time new developments are proposed, as well as the possibility for reconfiguration of apartments over time in response to changing needs.
4. Encourage flexibility for housing development to occur as-of-right on the upper levels of buildings throughout the entire Activity Centre, but with restrictions on dwellings at street level, in order to establish and retain active uses, business and related uses at street level throughout the Activity Centre.
5. Provide greater flexibility than presently exists in planning controls to allow for a mix of uses, residential and offices etc, in the upper levels of buildings, whilst managing amenity considerations within mixed use buildings, by addressing issues that trigger the need for planning permits where common access is used for residential and office uses.
6. A strong and ongoing role for social housing in the Chapel Street area, and support for the redevelopment and enhancement of existing areas of social housing to meet contemporary social housing needs and design standards.
7. Greater provision of affordable housing by both the private sector and also by housing associations, with active support to facilitate not-for-profit affordable housing proposals.
8. New growth and development in former light industrial areas to be managed as urban renewal sites, with new development creating new mixed use neighbourhoods and contributing to creating a sense of place.

Objective: To provide greater opportunity for business and employment space throughout the Centre, to balance the influx of new housing, particularly work environments for the 'creative' sector of the economy.

Strategies

1. Implement Council's *Economic Development Strategy 2012*, which has a strong emphasis on creative jobs, with specific attention to the economic and employment role and opportunities presented by the Chapel Street area.
2. Recognise the important role of arts and culture in generating an environment in which people become more curious, more imaginative and more creative; which fosters greater community participation and wellbeing, and leads to stronger and more resilient communities from a social, economic and environmental perspective.
3. Increase the capacity, skills and resilience of the business community within the Chapel Street area and throughout the municipality generally.
4. Provide an attractive, vibrant and accessible Centre that is embraced by residents, visitors and workers, to which businesses are attracted and in which businesses thrive.



7.2 Built form

Discussion

The Chapel Street area is a special place in Melbourne. The heritage qualities of the main streets and surrounds contribute greatly to the reason why the area is such a popular and sought after location. Chapel Street in particular is a feature element of the area; it is the economic spine and the movement corridor that links the various parts of the Centre together. The heritage and character qualities of Chapel Street and its surrounds are a key to the existing and future vibrancy and vitality of the Centre. A priority will be placed on retaining and enhancing the valued heritage qualities and associated contributing features/buildings in the area, and on ensuring that new development responds to those qualities in an appropriate way.

The Chapel Street area is a popular sought after location. Significant levels of new development have occurred during the past decade and are expected to continue into the future. *Chapel reVision* provides the potential to accommodate predicted growth from new buildings and development whilst aiming to retain the essence of the Chapel Street area and the different precincts and neighbourhoods within the Centre. However, the emphasis will be shifted from the design and response of buildings in isolation, to the design and response of buildings in the context of the wider

precincts and neighbourhoods in which they will be sited, and to their relationship to adjoining and nearby buildings (existing and likely future) and to the streets in which they sit. This will lead to a responsive and well formed and functional built environment.

The Chapel Street area will continue to be a sought after location for high levels of new development and also high levels of refurbishment and alterations to existing buildings. Streetscape and public realm improvements are also anticipated, and should be encouraged in areas of high redevelopment activity.

A further opportunity exists to ensure that all new development, both public and private, incorporates appropriate sustainability measures in its design, construction and ongoing management.





Objective: To retain valued heritage buildings and places, reuse the heritage building stock, and encourage sympathetic and respectful additions to heritage buildings to maintain the distinctive character of the Chapel Street area, in particular the Chapel Street corridor itself.

Strategies

1. Preserve and retain the strong heritage and streetscape qualities of the main heritage streets of Chapel Street, Greville Street and Toorak Road in particular, whilst allowing sympathetic and responsive infill development in accordance with heritage and built form guidelines developed specifically for the Chapel Street Activity Centre.
2. Recognise that the heritage and character qualities of Chapel Street, Greville Street and Toorak Road are fundamental to retaining the Chapel Street area as a distinctive place that will continue to function as a successful metropolitan Activity Centre and tourist destination into the future.
3. Prevent the gradual erosion of the heritage qualities of the area that will occur overtime if individual heritage buildings and heritage facades are demolished one-by-one over an extended period, or if heritage buildings are redeveloped in an unsympathetic manner.
4. Recognise the variations that exist in the heritage and character qualities along key heritage streets within the Activity Centre, and prepare a suite of heritage and built form controls and guidelines to manage new development in response to those variations.
5. Reuse of heritage building stock where possible and appropriate.
6. Acknowledge that buildings which are ungraded, but which have contributing elements that add to the character of the area, should be retained and sympathetically redeveloped, wherever possible.

Objective: To achieve high quality, well designed and responsive higher density buildings that have regard to the valued heritage and character qualities of the area, the sense of place and neighbourhood, the context of the precincts, neighbourhoods and sub precincts, to the spacing and relationships between buildings, to the level of amenity within the street, and to the level of internal amenity within the buildings.

Strategies

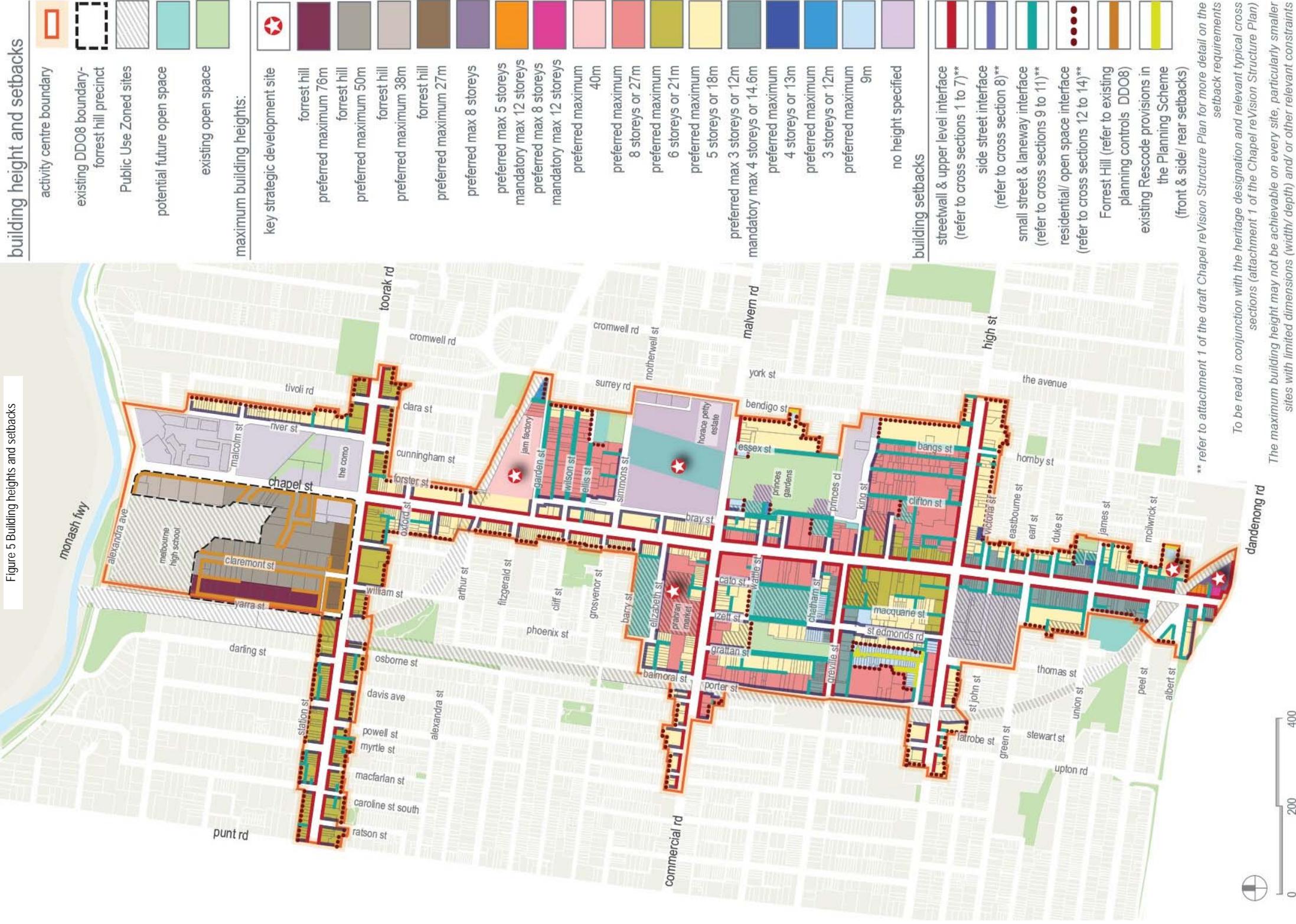
1. Establish a built form that respects and responds to the heritage, character and cultural values of the wider Chapel Street area, and the local precincts and sub precincts within the Centre, whilst providing the potential to accommodate the high levels of demand for new development envisaged to occur over the next 20 years.
2. Establish a built form that responds appropriately to abutting and nearby important and sensitive interfaces such as existing and proposed public open space, heritage buildings, views to designated landmark buildings, solar access to the east, west and southern side of footpaths in main shopping streets (i.e. Chapel, Greville, High Street and Commercial / Malvern and Toorak Road, and to the abuttal of residential zoned areas adjacent to the activity centre).

3. Encourage well designed buildings that respond to the context in which they are located and which have regard to their relationship to existing and likely future buildings on adjoining and nearby sites, in terms of separation, outlook and the internal amenity of occupants of buildings.
4. Establish a built form that provides a varied, diverse and interesting streetscape and skyline, and which makes a positive contribution to the continuous evolution of building styles and forms that inform the existing precincts and sub-precincts and the general character of the Chapel Street area.
5. Apply the building heights and setbacks illustrated in Figure 5.
6. Realisation of the development potential of sites that can be redeveloped with lesser impacts on heritage buildings and streetscapes, such as former light industrial areas behind Chapel Street and those areas separated from adjoining residential zoned land.
7. Flexible and adaptable buildings (or parts of buildings) that have the potential to be used for a mix of uses and for different purposes over time, as the needs of the community and economy change.
8. Greater certainty regarding built form following extensive analysis to identify preferred locations for various building heights and forms, and a higher level of protection for the low rise heritage qualities of Chapel Street, Windsor, in comparison to other parts of the Centre.

9. Buildings that incorporate environmentally efficient and ecologically sustainable design.



Figure 5 Building heights and setbacks



** refer to attachment 1 of the draft Chapel reVision Structure Plan for more detail on the sections (attachment 1 of the Chapel reVision Structure Plan)

To be read in conjunction with the heritage designation and relevant typical cross sections (attachment 1 of the Chapel reVision Structure Plan)

The maximum building height may not be achievable on every site, particularly smaller sites with limited dimensions (width/ depth) and/ or other relevant constraints

Objective – To ensure that the planning of the area and new development that occurs, meets principles of Environmentally Sustainable Design (ESD).

Strategies

1. Encourage energy efficient building design.
2. Encourage recommendations from a Sustainable Environment Strategy to be incorporated into the Activity Centre.
3. Encourage the minimisation of waste and use of environmentally sustainable materials.
4. Optimisation of open space and public realm areas to support the projected population increase for the Study Area.
5. Increase the utilisation of sustainable forms of transport.
6. Provide infrastructure of a form and configuration that is able to accommodate the goals of the Chapel Vision Structure Plan.
7. Increase the awareness of ESD principles both in the Study Area and across the municipality.
8. Promotion of improvements to the social sustainability of the *Chapel reVision* Study Area and community wellbeing.



7.3 Movement

Discussion

The number of people living, working and visiting the Chapel Street area will increase significantly into the future. The road network is already congested and at times dysfunctional. Road space is limited and cannot be expanded. As the intensity of activity increases, more-space efficient and sustainable forms of travel are required as an alternative to car usage. Priority will be given to providing for the needs of pedestrians, bikes, buses, trams and trains, in that order of priority. Cars and commercial vehicles will continue to be provided for as part of a more balanced approach to movement in the area.

Objectives and strategies

Objective - To accommodate the movement needs of an increased number of people living, working and visiting the area in a convenient, safe and sustainable way, with more emphasis on pedestrians, public transport and measures to address traffic congestion.

Strategies

1. Establish an integrated transport network that prioritises walking, cycling and public transport use.
2. Develop a safer and highly accessible movement network that has high quality new and improved infrastructure appropriate to service predicted growth.
3. Establish a local access street network that provides safer, direct and attractive pedestrian, cyclist and local vehicle links to key nodes and open space.
4. Prioritise the growth of sustainable transport modes and containment of vehicular access and parking provision within that context.
5. Move freight efficiently to and through the Activity Centre.
6. Maintain access for private vehicles to residential streets within and adjacent to the centre.
7. Move towards the use of technology to provide real time information to improve movement efficiency to, from and within the Activity Centre.
8. Introduce measures to reduce car parking in the Forrest Hill Precinct.

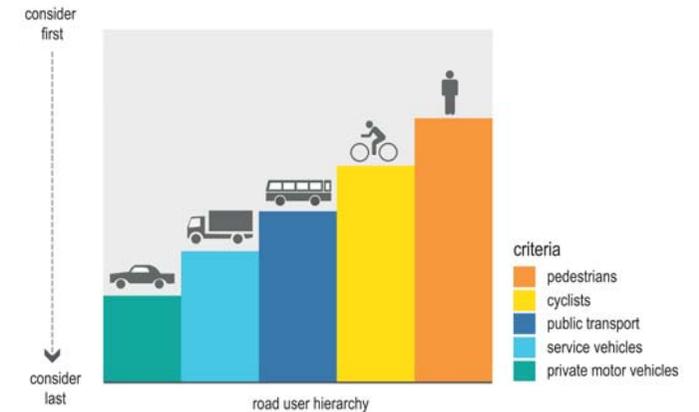
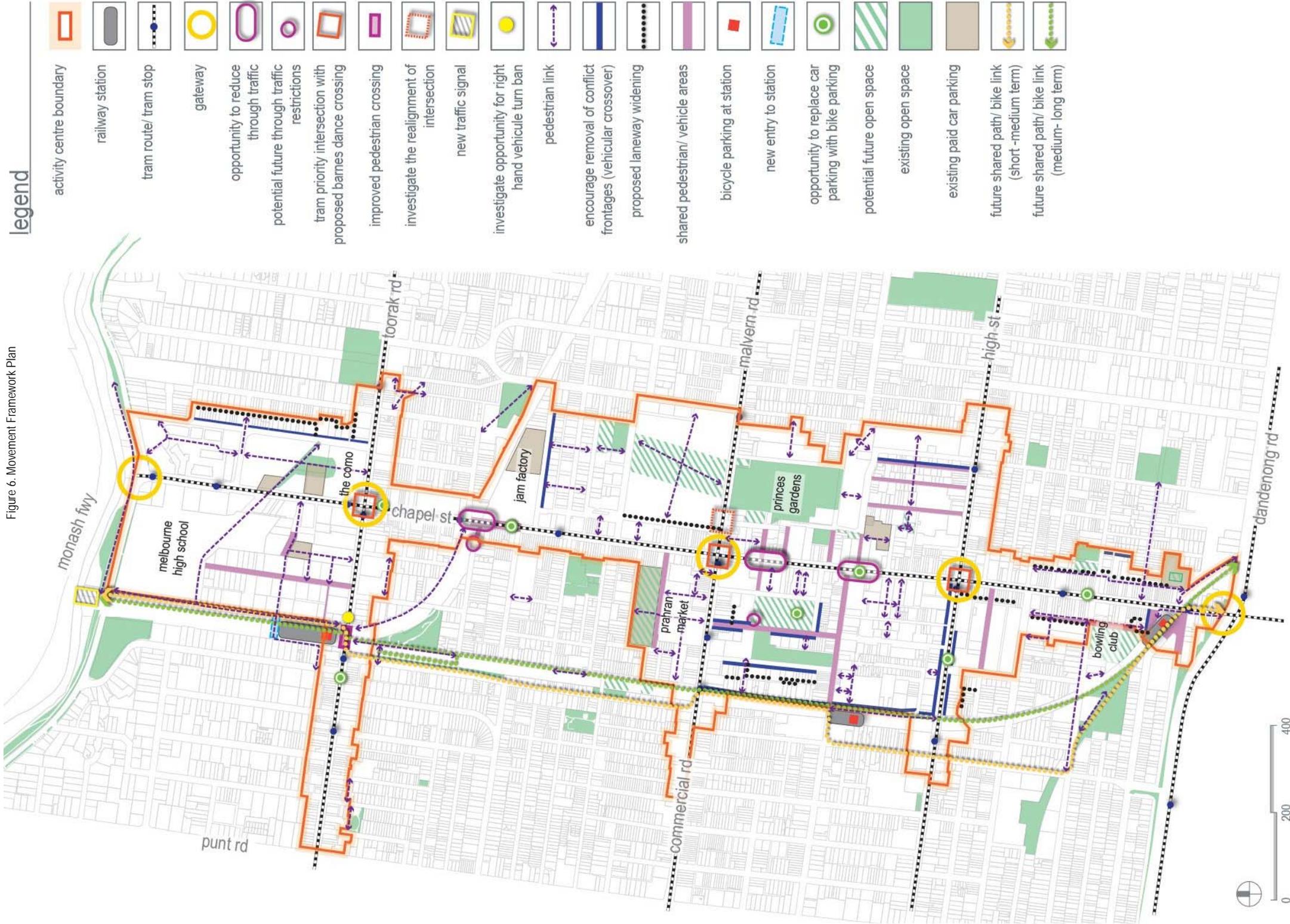


Figure 6. Movement Framework Plan



7.4 Public realm

Discussion

At present there is a significant shortage of public open space in the Chapel Street area. The amount of existing and new private development envisaged to occur in the area and the resulting number of people expected to people live, work and visit the area in the future will significantly increase the use of all streets, footpaths as public realm and public spaces. The quality, design, maintenance, landscaping and facilities within streets, public realm, public places and parks/gardens will need to be significantly improved to accommodate the demand of future residents, workers and visitors.

Objectives and strategies

Objective – To provide quality streets and public spaces to meet the needs of an increasing number of people that will live, work and visit the area in the future, with a focus on providing an adequate, attractive, accessible, greener, safer network of streets and publicly accessible spaces, and providing opportunities for public art and cultural expression.

Strategies

1. Provide new quality public open spaces and efficient use of the existing public realm to address growing community need for public open spaces.
2. Establish vibrant streets with active frontages to improve the passive surveillance of streets and to provide higher quality pedestrian environments.
3. Enhance connectivity and view lines to the 'leafy green' character of outer lying areas of the Activity Centre.
4. Establish high quality and responsive visual markers at gateway sites in Windsor and South Yarra.
5. Improve open space character and pedestrian amenity safety and perceived safety.
6. Maximise the provision of open space that is accessible at all times to the public.
7. Improve safety and amenity in public spaces, particularly at night, seven days a week (both actual and perceived safety).
8. Improve pedestrian connections between major destinations within the Activity Centre such as improved connections to existing open space and to the public transport network.
9. Provide public art and cultural expression throughout the centre, especially in public spaces and streets.
10. Establish Masterplans for streetscape and public realm improvement with areas undergoing transformation into new mixed used areas.



7.5 Community

Discussion

More people from more social and economic backgrounds living and working in and around the Chapel Street area will require more community services and facilities to accommodate their needs. Improved community services and facilities will be provided as the population of the area increases and as community needs grow and change over time.

Objectives and strategies

Objective - To ensure that any changes in the demographic of the community living, working and visiting the Activity Centre establishes a strong, resilient and well-connected and provided for community, with a wide range of services and facilities that provide for the needs of the changing and growing population, whilst having regard to its local, municipal and metropolitan roles, and its role as a community and cultural destination.

Strategies

1. Engender a strong sense of community and sense of belonging amongst existing and future residents of the Chapel Street area.
2. Consolidate the central community/civic/cultural 'hub' role of the Prahran Precinct.
3. Improve the quality and amenity of community services and facilities.
4. Improve connections between community services and facilities and recreational and cultural facilities.
5. Enhance the civic roles and functions for community services and facilities.
6. Provide a range of community services and facilities, close to public transport, which address community need.
7. Provide a range of cultural, recreational and educational services, facilities and activities for all groups within the community.
8. Ensure effective and efficient utilisation of Council assets including the Cato Street car park site, Prahran Town Hall, Grattan Gardens and Princes Gardens to achieve a balance of high quality community services and facilities and open space.



8 Neighbourhood framework plans

The planning framework contained in Section 7 of this structure plan provides overarching objectives and strategies in relation to the wider Chapel Street Activity Centre.

A detailed Neighbourhood Framework Plan has been prepared for each of the ten existing neighbourhoods defined throughout the Centre. Those plans are contained as background documents that accompany this Structure Plan. Key Strategic Areas and Key Strategic Development Sites within each neighbourhood are shown on the Development Framework Plan. The Neighbourhood Framework Plans identify specific recommendations and opportunities within each neighbourhood and include key recommendations in relation to each strategic area, strategic development site and strategic response site.

The Neighbourhood Framework Plans provide an overview (at a glance) of the existing characteristics of each area such as the 'vibe' of the neighbourhood, variety of buildings, uses, public spaces, existing services and facilities available to the community and potential influences. Looking forward they identify some key opportunities and recommendations in relation to movement, development, the public realm and strategic development sites. Further recommendations and opportunities may contribute to a strategic response that achieves the objectives of this plan, improvements to the precinct and/or neighbourhood and achieves net

community benefit. These opportunities / recommendations should be addressed during the planning permit application process.

The opportunities and recommendations contained in each Neighbourhood Framework Plan form part of the broader implementation strategy of Council and/or other stakeholders particularly the private development industry.

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

This chapter provides an objective for each precinct and an overview of the vision and outlook for each neighbourhood.

The Neighbourhood Framework Plans should be referred to directly for full details of the opportunities and recommendations for each sub-precinct.

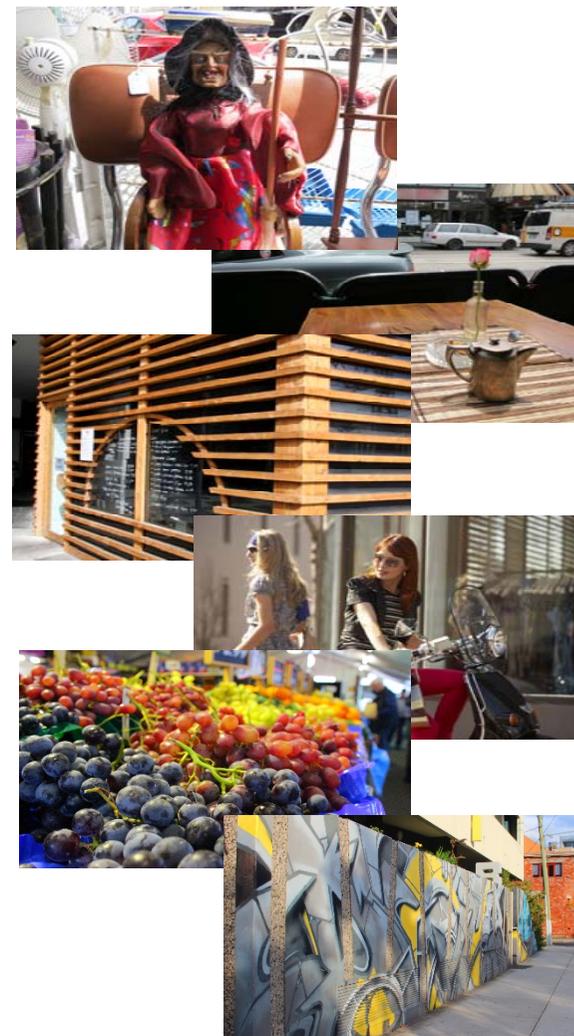
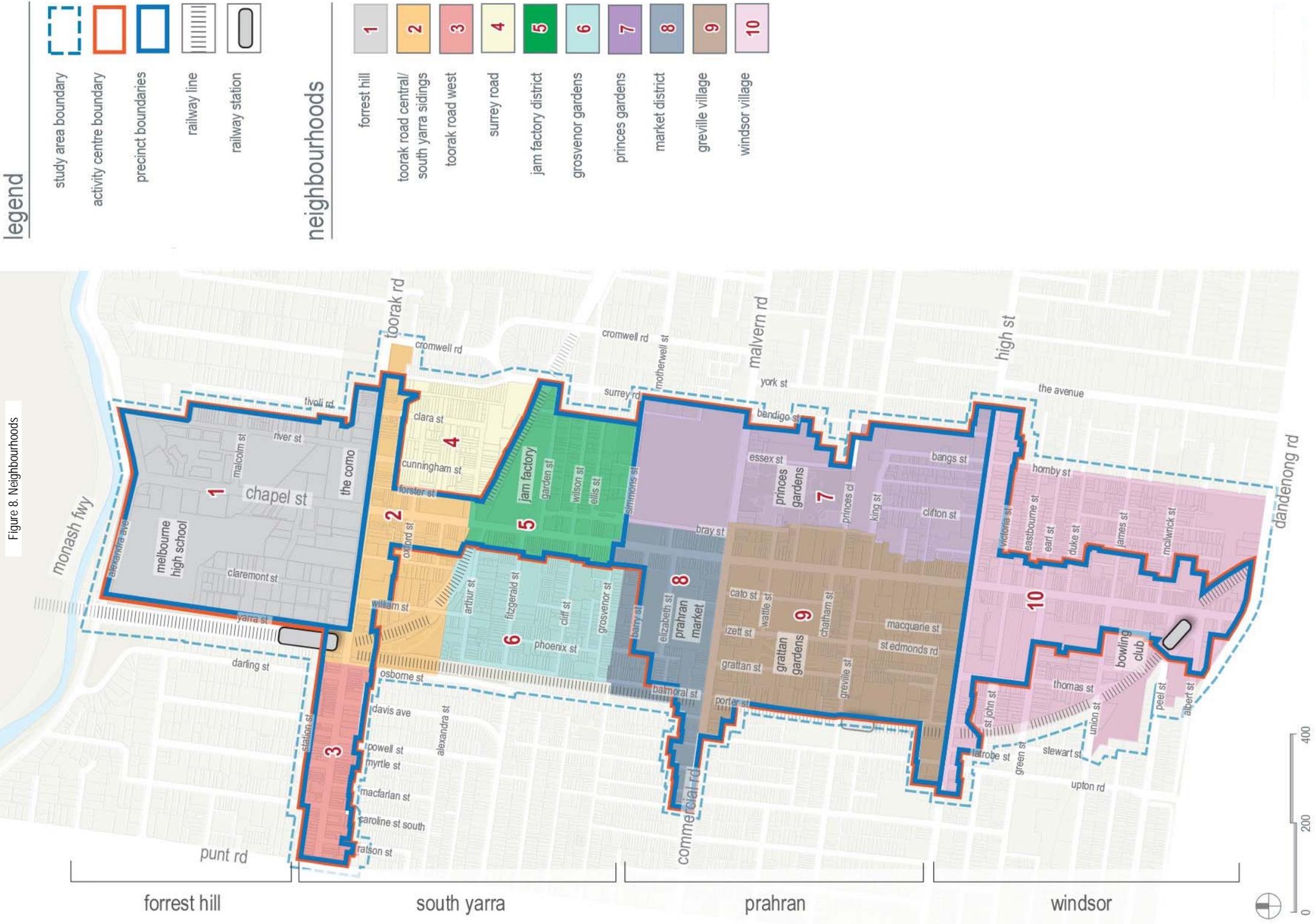


Figure 8. Neighbourhoods



-  study area boundary
-  activity centre boundary
-  precinct boundaries
-  railway line
-  railway station

neighbourhoods

-  1
forrest hill
-  2
toorak road central/
south yarra sidings
-  3
toorak road west
-  4
surrey road
-  5
jam factory district
-  6
grosvenor gardens
-  7
princes gardens
-  8
market district
-  9
greville village
-  10
windsor village

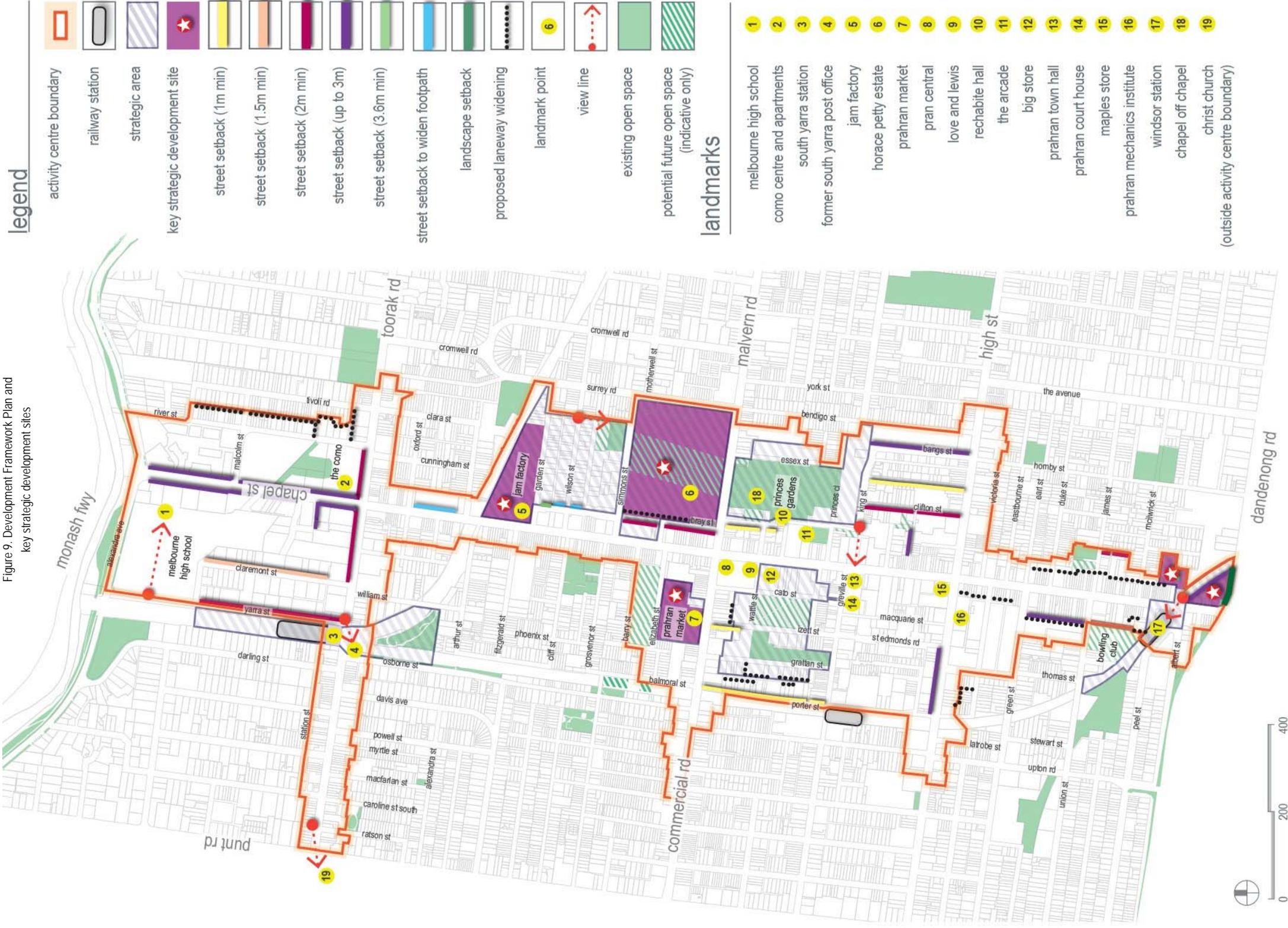
forrest hill

south yarra

prahran

windsor

Figure 9. Development Framework Plan and key strategic development sites



legend

- activity centre boundary
- railway station
- strategic area
- key strategic development site
- street setback (1m min)
- street setback (1.5m min)
- street setback (2m min)
- street setback (up to 3m)
- street setback (3.6m min)
- street setback to widen footpath
- landscape setback
- proposed laneway widening
- landmark point
- view line
- existing open space
- potential future open space (indicative only)

landmarks

- 1 melbourne high school
- 2 como centre and apartments
- 3 south yarra station
- 4 former south yarra post office
- 5 jam factory
- 6 horace petty estate
- 7 prahran market
- 8 pran central
- 9 love and lewis
- 10 rechabite hall
- 11 the arcade
- 12 big store
- 13 prahran town hall
- 14 prahran court house
- 15 maples store
- 16 prahran mechanics institute
- 17 windsor station
- 18 chapel off chapel
- 19 christ church (outside activity centre boundary)



Precinct: Forrest Hill	
Objective	The Forrest Hill Precinct envisages a vibrant, higher density true mixed use precinct that makes a significant contribution towards providing housing and employment opportunities in the Chapel Street Activity Centre and the broader City of Stonnington. New development will embody commercial and residential development, design excellence, make a positive contribution to the appearance, amenity and safety of the public domain, foster sustainable transport outcomes and improve pedestrian access and connectivity.
Neighbourhood: Forrest Hill Precinct, South Yarra	Attributes and Opportunities
1 Forrest Hill Precinct, South Yarra	<p>Higher density development precinct within the Chapel Street Activity Centre.</p> <p>This precinct has accommodated the greatest level of development over the past 5 years, the vast majority of which has been high rise residential apartment development. This form of development will continue in the future.</p> <p>Emphasis will be placed on achieving a true mixed use outcome on redevelopment sites, activating streets, particularly in side streets, improving street level amenity, and providing floor space for employment generating uses. Streetscape and public realm improvements are necessary as part of the transition of this neighbourhood.</p>
Precinct: South Yarra	
Objective	<p>Continue the local neighbourhood role and feel of Toorak Road South Yarra, the heritage significance of streetscapes and access to high quality integrated public transport as the area thrives off the radical transformation of surrounding areas (Forrest Hill Precinct, Cremorne and the Church Street Precinct). Toorak Road will provide distinctive shopping, boutique commercial uses / services, employment, living and a destination for tourism. It will provide an attractive network of streets and spaces.</p> <p>Strengthen the identity of Chapel Street and its historic streetscapes within the precinct as a vibrant retail and commercial hub that provides boutique fashion and entertainment whilst revitalising former light industrial areas behind Chapel Street and the Horace Petty Estate to provide high quality mixed use and residential development opportunities.</p> <p>The precinct will be enhanced by improved pedestrian connections, environments and streetscape amenity.</p>

Neighbourhoods within the South Yarra Precinct	Attributes and Opportunities
<p>2 Toorak Road Central / South Yarra Sidings</p>	<p>North side of Toorak Road is strongly affected by large scale developments existing and occurring in the adjoining Forrest Hill Precinct.</p> <p>South side of Toorak Road comprises a finer grain of shops, some within large complexes, with a stronger heritage presence towards the South Yarra Station.</p> <p>Any future opportunity along Toorak Road would require a setback behind a street wall.</p> <p>The Chambers Street and Williams Street areas to the south of Chapel Street are presently largely medium density residential areas. They provide the opportunity for a mix of residential and business uses, at a relatively low built form. There is an opportunity for this area to be transitioned to a new mixed use precinct with a stronger emphasis on addressing the residential amenity of the area.</p>
<p>3 Toorak Road West</p>	<p>Neighbourhood Centre with a variety of shops and local essential services such as supermarkets and banks. Shops activate side streets, many of which are tree lined, providing character and charm, creating a village feel that contributes to the sense of place.</p> <p>There is presently a predominately two storey retail strip along Toorak Road, with new development above being setback behind the street wall.</p> <p>Opportunity for a sensitive response to any new development behind the Toorak Road street wall, and an appropriate built form response where abutting to existing residential zoned properties to the rear. Opportunity to continue activation of side streets and laneways to create a variety of spaces within the local centre to attract uses such as retail and hospitality.</p>
<p>4 Surrey Road</p>	<p>An established fine grain residential neighbourhood, predominately affected by a heritage overlay with some medium density housing located at the rear of commercial properties fronting Toorak Road (east) and Chapel Street.</p> <p>Not intended to be incorporated into the Activity Centre Boundary. Will remain in a residential zone and as an established/existing residential neighbourhood next to the Activity Centre.</p>
<p>5 Jam Factory District</p>	<p>Contains the historic Jam Factory site (and chimney), core retail frontages along Chapel Street and former light industrial areas to the rear of Chapel Street that have been experiencing increasing levels of redevelopment over the past five years, largely for residential apartments of up to 7/8 storeys.</p> <p>Redevelopment focus will be behind Chapel Street on these former light industrial sites. Limited opportunity is available along Chapel Street, where any new development would be required to be setback behind a street wall.</p> <p>Emphasis will be on activating the street level in side streets, improving street level amenity, and achieving a wider mix of uses including employment</p>

	generating uses in lower levels of new development.
6. Grosvenor Gardens	<p>An established fine grain residential neighbourhood with some medium density housing. It includes two heritage precincts (Portland Place and Medley Place) and the St Joseph's Catholic School.</p> <p>This area is not intended to be incorporated into the Activity Centre Boundary. It will remain in a residential zone and as an established/existing residential neighbourhood next to the Activity Centre.</p>
8 Market District	<p>A busy and vibrant market place on market days. The Elizabeth Street car park is a key attractor for parking.</p> <p>Nightclubs and nightlife provide an active and busy period at night, particularly Friday and Saturday nights. . Two large venues with 24 hour liquor licences and 24 hour take away food venues such as KFC, McDonalds and Lambs on Chapel attract people through the night, particularly on weekends.</p> <p>Strategic opportunities could be explored as part of future investigation of two large assets held by Council (Prahran Market and Elizabeth Street car park). A number of public realm and streetscape improvement opportunities are available and ongoing infill development.</p>
Precinct: Prahran	
Objective	<p>A revitalised civic, entertainment, social and historic core of the Chapel Street Activity Centre and heart of the Prahran community.</p> <p>An enhanced precinct role and identity as a community, retail, commercial, social and residential hub with enhanced land use capabilities and improved interfaces between conflicting night/day-time uses, and visitors and local residents.</p>
Neighbourhoods: within the Prahran Precinct	Attributes and Opportunities
7 Princes Gardens	<p>A diverse area that includes large social housing estates such as Horace Petty, Bang Street and Essex Street estates and former industrial area undergoing transition in Regent, Bang, Mount and Clifton Street. This development is largely to residential apartments.</p> <p>Includes considerable areas of open space such as the Princes Gardens green spaces that provide a relief from Chapel Street.</p> <p>Contains key community, medical and recreation uses, such as the Prahran Aquatic Centre, Chapel off Chapel, tennis courts, skate ramp, and a basketball court.</p> <p>The Horace Petty housing site is a strategic development sites and provides significant opportunities for change. The other housing sites also provide opportunity for change, including street level activation, pedestrian links and open space and a variety of housing stock.</p> <p>Ongoing opportunities exist for development throughout the former light industrial areas of Clifton, Mount and Regent Streets with an emphasis on providing a</p>

	<p>true mixed use outcome with commercial uses at ground and first floor level and activating side streets including improving street level amenity.</p>
9 Greville Village	<p>A large and diverse area that accommodates many anchor attractors such as the Council facilities, Cato Street car park, Coles and Safeway.</p> <p>Contains grand heritage retail buildings along Chapel Street, Prahran and the Prahran Town Hall, the Greville Street shopping strip, the Grattan Gardens Prahran Station and smaller terraces, residential use and commercial buildings in side streets.</p> <p>There is an opportunity to create a new public open space as the urban heart of the western end of the City of Stonnington on the Cato Street car park site.</p>
Precinct: Windsor	
Objective	<p>A distinctive local neighbourhood centre and urban village that is energised by Chapel Street retaining a low scale and valued heritage streetscape, with fine grain character throughout the precinct.</p> <p>Continue to provide an eclectic range of shops and mitigate the displacement of small business.</p> <p>Encourage a diverse range of creative, educational, residential and community uses within the precinct which is underpinned by a well integrated pedestrian and public transport movement network.</p>
Neighbourhood: Windsor	
10 Windsor Village	<p>A colourful and bohemian urban neighbourhood with a slightly retro feel. Chapel Street Windsor comprises a diversity of stores and has a cosmopolitan and vibrant atmosphere with a strong student presence.</p> <p>Provides a local and a unique shopping experience with a strong street focus with footpath trading/dining and eclectic bars.</p> <p>Has a distinctive Victorian and Edwardian character comprising predominately two - three storey built form, with mainly two storey Victorian era scale buildings along Chapel Street, a fine grain pattern of subdivision and residential in streets off Chapel Street.</p> <p>The Chapel Street streetscape in Windsor is the most sensitive, oldest and intact heritage streetscape within the Centre.</p> <p>Any new development must be sensitive to the sense of place in Chapel Street Windsor with new buildings limited in scale and providing setbacks adequate from the street wall as to not erode the distinctive character and mix of uses in the neighbourhood. The key focus of development opportunities are directed to former light industrial land parcels behind Chapel Street, provided a sensitive transition can be achieved from abutting residentially zoned properties and improved infrastructure can be achieved, such as increasing the width of north/south laneways to the rear.</p> <p>Opportunity for a high quality and responsive landmark building at the north-east corner of Chapel Street and Dandenong Road on a consolidated lot.</p>

9 Implementation

Discussion

Planning and implementation for the Chapel Street Activity Centre, as part of *Chapel reVision* provides a framework to guide new private development such as higher density residential development, retail, offices and hospitality uses. These include recommendations for improvements to the movement system, streets / public places and community services and facilities. Council will aim to form partnerships with other levels of Government, agencies, developers and the community to work through and deliver the improvements required to cater for growth including securing funding.

Objectives and strategies

Objective - To establish an appropriate regulatory, policy, organisational and budgetary framework, and the necessary partnerships between Local and State Government agencies, community/community organisations and the development industry, to achieve the effective and timely priorities outlined in the Structure Plan.



Actions	Responsibility	Timing
<p>Prepare a rolling <u>implementation program</u> that identifies all actions required to be undertaken by the Structure Plan, and all of the more detailed actions and projects contained in the Discussion Paper and in the Neighbourhood Framework Plans to implement the objectives and strategies in the Structure Plan.</p>	City of Stonnington	2013
<p>Key priority implementation projects include:</p> <p><i>Public Realm</i></p> <ul style="list-style-type: none"> -Design works for public realm improvements at Windsor Station and Environs. -Staged implementation of public realm improvement works at Windsor Station and Environs. -A feasibility and investigation study on the Cato Street park redevelop the site to public open space. -Progress streetscape improvement design works in Yarra Street, Claremont Street and Daly Street in the Forrest Hill Precinct. -Staged implementation of public realm and streetscape improvements in Forrest Hill. -Design works for public realm improvements at the Prahran Town Hall forecourt. -Progress considerations associated with the closure of King Street, from Little Chapel Street to Chapel Street and converting this space into a plaza/open space. -Working with developers to implement streetscape and public realm improvements as part of development applications within the Activity Centre. -Investigate opportunities to provide shared spaces within the Activity 	City of Stonnington	Timelines for priority implementation projects will be determined as part of a rolling implementation plan developed for the Structure Plan or program relevant to implementation schedule of an existing project.

Actions	Responsibility	Timing
<p>Centre</p> <p><i>Masterplanning</i></p> <ul style="list-style-type: none"> -Implementation of priority projects recommended by the Chapel Street Public Domain Masterplan 2013. -Preparation of streetscape improvement masterplans within Neighbourhoods as recommended (i.e. Jam Factory District, Market District, Cato Street car park and environs and Bang, Regent, Mount and Clifton and King Street). -Preparation of infrastructure development master plans within neighbourhoods as recommended. <p><i>Strategic Planning</i></p> <ul style="list-style-type: none"> -Undertake investigations to explore options for suitable development contribution scheme and proceeding with preparing a suitable scheme/s. -Investigate options to reduce car parking rates within the Activity Centre. -Reduce car parking rates within the Forrest Hill Precinct. -Prepare and implement an acquisition strategy for the Activity Centre. -Review of the public open space levy. -Undertake a review of the permanent planning controls implemented as part of Amendment C172 to make refinements and strengthen the policy once approved, implemented and tested. -Investigate the use of a higher density design code for higher density development within the Activity Centre (or Stonnington wide) (e.g.as proposed by the City of Moreland). -Prepare an accommodation masterplan for the Council's assets within the Activity Centre. - Undertake a study which investigates buildings which contribute to the 		

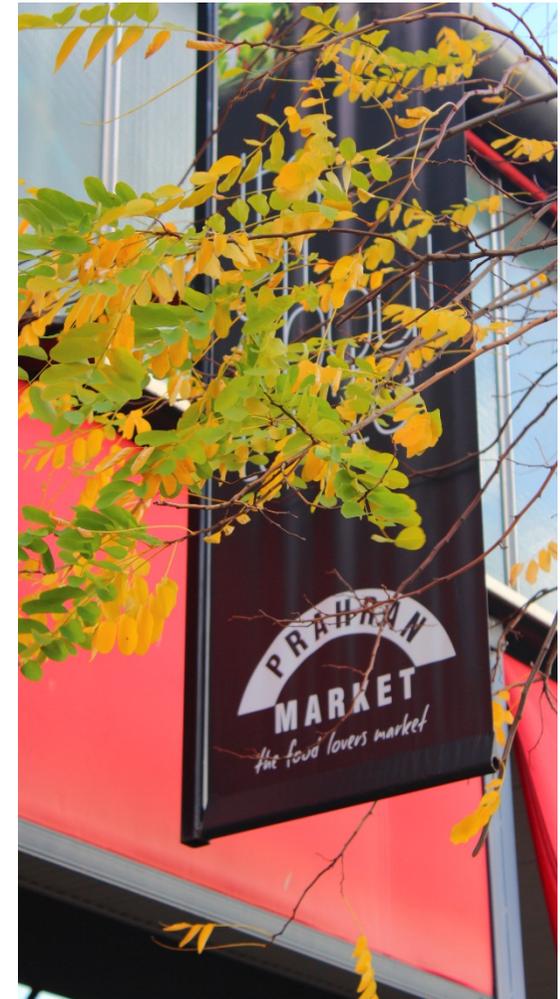
Actions	Responsibility	Timing
<p>Activity Centre's identity and a sense of place that are not in a heritage overlay, and consider how to encourage the reuse or retention of these buildings.</p> <ul style="list-style-type: none"> -Review of heritage citations for Chapel Street. -Review heritage policy and guidelines with a focus on heritage within commercial centres (including Chapel Street). -Implementation of the Footpath Trading and Awnings Policy 2013 (C128). 		
<p>Involvement in and Advocate for:</p> <ul style="list-style-type: none"> -Improved access including disability compliant access to the Windsor Station. -Improvements to the Prahran Station, including the extension of the platforms on both sides to High Street to provide new access options. -Improvements to the South Yarra station and environs, including a modal interchange, a plaza to the south side of Toorak Road and improvements to the South Yarra sidings reserve. -Inclusion of public art and events. -Key strategic projects, as supported, and projects driven by IMAP. -A north/south regional shared trail which provides an alternative bicycle route (other than Chapel Street) which connects St Kilda West to Cremorne through the Chapel Street Activity Centre. 	<p>City of Stonnington, State and Local Government and Private Developers</p>	<p>Ongoing</p>
<p>Establish effective partnerships between Council and all relevant participants, to effectively implement the <i>Chapel reVision Structure Plan</i>, in a timely and efficient manner.</p>	<p>City of Stonnington</p>	<p>Ongoing</p>

Actions	Responsibility	Timing
Prepare a series of planning scheme amendments to implement the objectives and strategies identified in <i>Chapel reVision</i> .	City of Stonnington	2014 and ongoing
Establishment of a precinct coordination committee comprising representatives from relevant departments of Council to coordinate the implementation of <i>Chapel reVision</i> across all departments within Council, and to ensure that the policies and operations which govern the activities undertaken by each department, are updated and managed having regard to <i>Chapel reVision</i> .	City of Stonnington	2014 Onwards
Prepare a budget and expenditure program for the Activity Centre, which identifies projects and actions to be implemented for consideration in the annual budget and 5 year resource plan.	City of Stonnington	2014
Undertaken a study to determine the most appropriate way to fund the actions identified as required to be undertaken to implement the Structure Plan. The study should examine all sources of funding including general rates, special rates and charges, development contributions, works in kind, State and Federal Government grants and payments.	City of Stonnington	2014

10 Monitoring and review

The City of Stonnington will provide a progress report on the implementation of the *Chapel reVision Structure Plan* as part of its Annual Report. This process will enable Council to measure progress, to ensure an appropriate application of resources, and to ensure the delivery of key priority projects. The Council will use the annual progress report to adjust the rolling implementation program to ensure that the Structure Plan is achieving the Vision.

The Structure Plan review could align with other strategic planning work such as a review of Council's strategic policies, Municipal Strategic Statement and the Council Plan. This could include identifying any change required to respond to new trends, policies or changing circumstances.

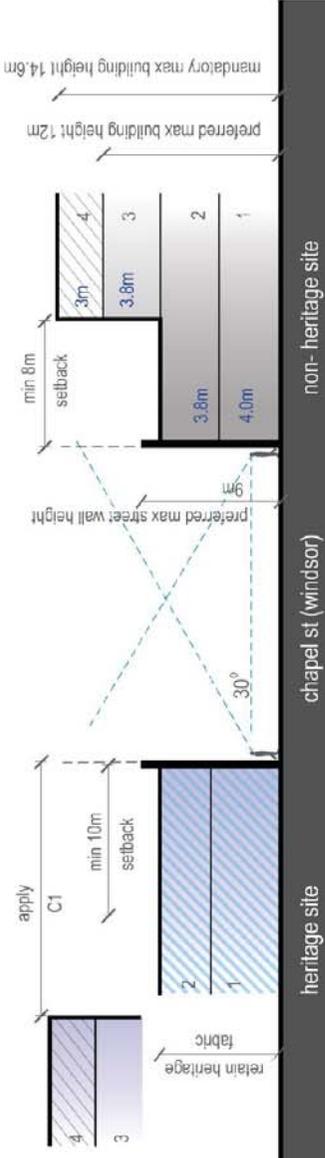


11 Attachment 1

chapel st setback requirements

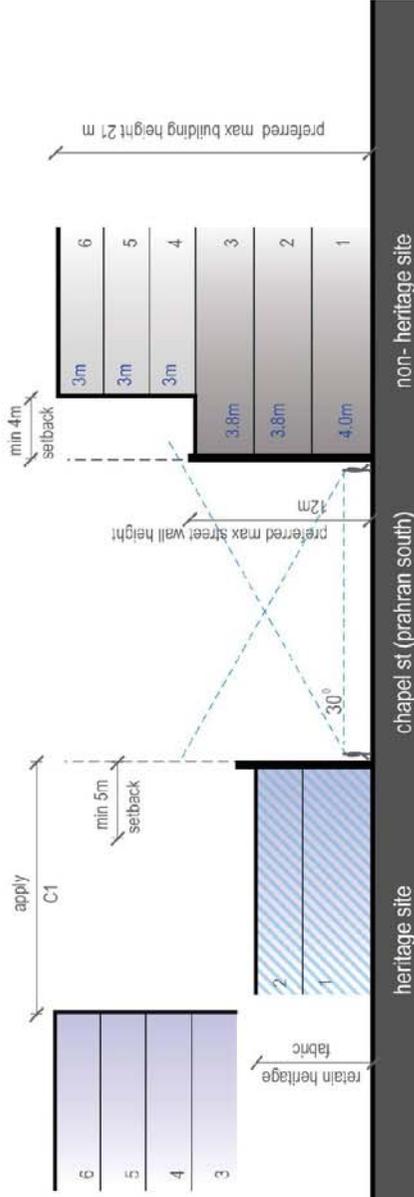
S1

chapel st, windsor
between dandenong road to high street



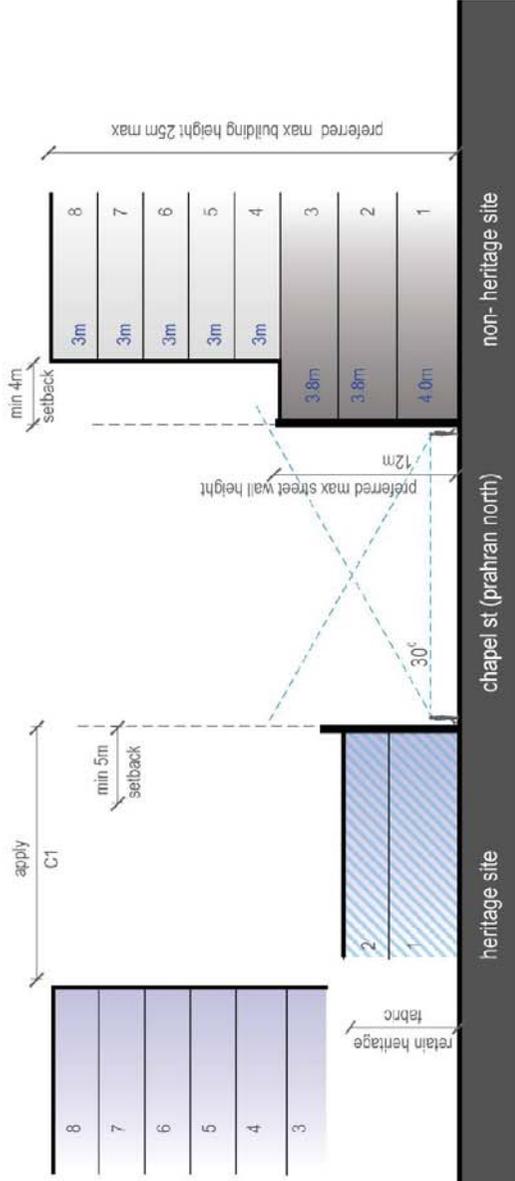
S2

chapel st, prahran south
between high st & greville st



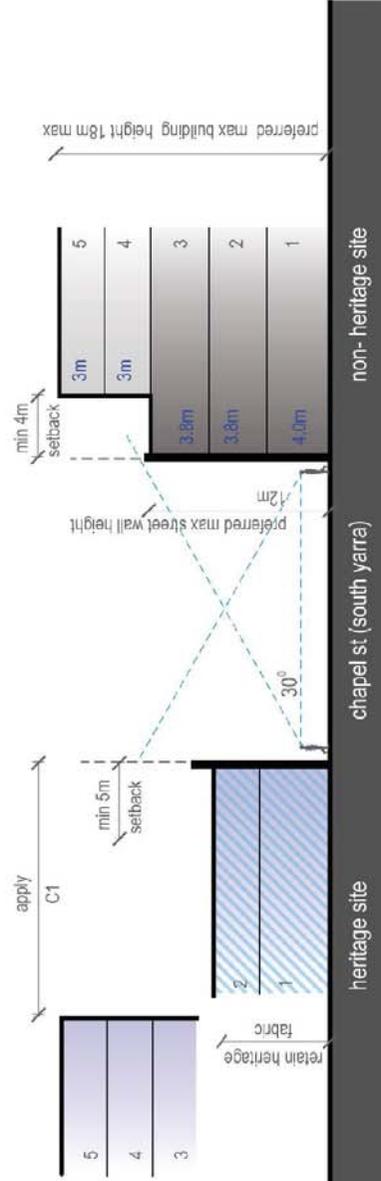
S3

chapel st, prahran north
between greville st & commercial rd



S4

chapel st, south yarra
between commercial rd & toorak rd



Note:

- To be read in conjunction with the building heights & setbacks map
- 4m ground floor to floor height: retail floorspace
- 3.8m floor to floor height within podium levels : adaptable floorspace
- 3m floor to floor height above podium levels : residential
- The maximum building height may not be achievable on every site, particularly smaller sites with limited dimensions (width/ depth) and/ or other relevant constraints

Apply Condition 1 (C1):

Minimum street setback is required to implement a heritage response and the Heritage Policy

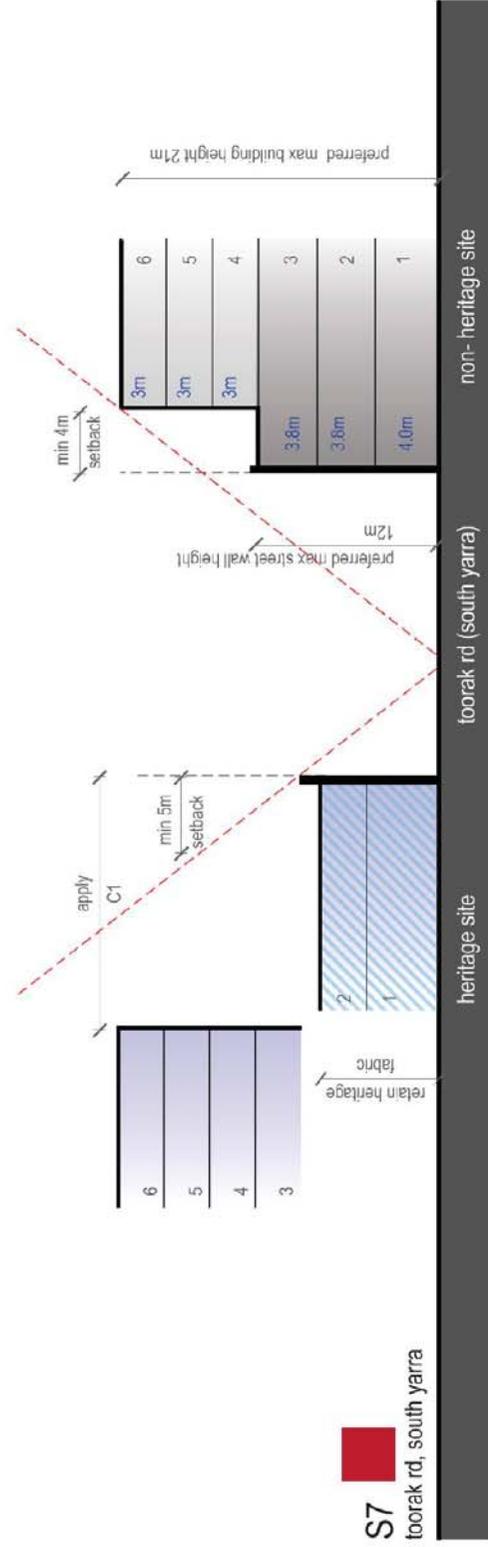
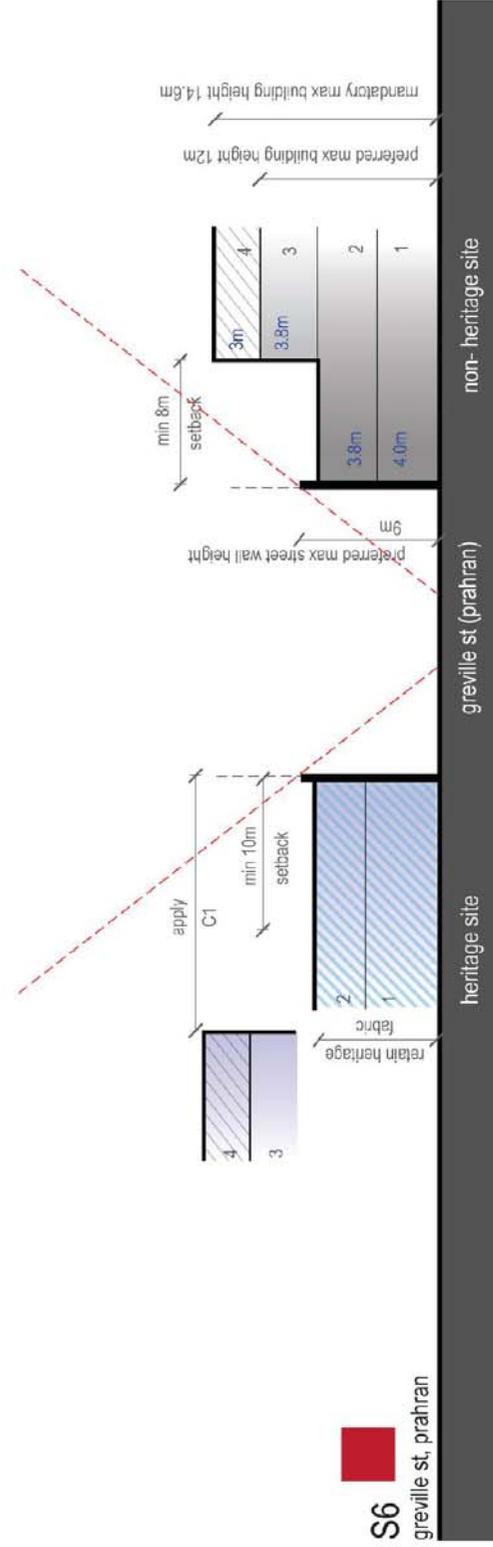
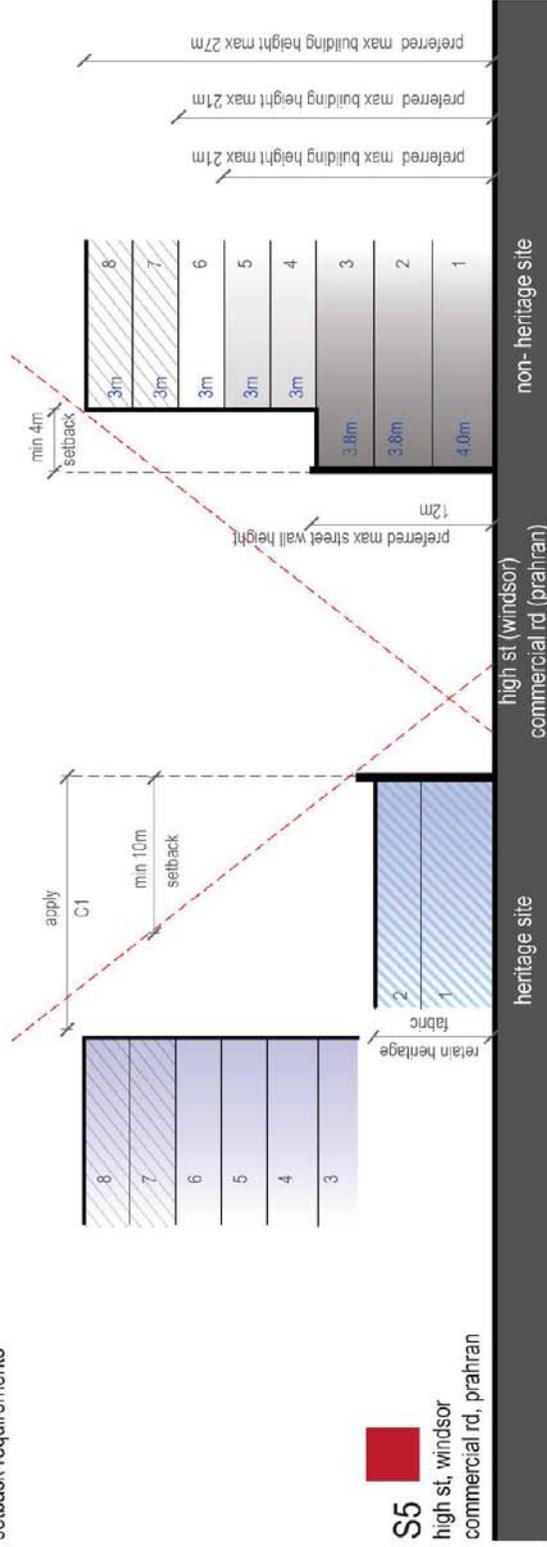
legend



visual cone (30 degrees)

main east- west streets

setback requirements



Note:

To be read in conjunction with the building heights & setbacks map

4m ground floor to floor height: retail floorspace

3.8m floor to floor height within podium levels : adaptable floorspace

3m floor to floor height above podium levels : residential

The maximum building height may not be achievable on every site, particularly smaller sites with limited dimensions (width/ depth) and/ or other relevant constraints

Apply Condition 1 (C1):

Minimum street setback is required to implement a heritage response and the Heritage Policy

legend

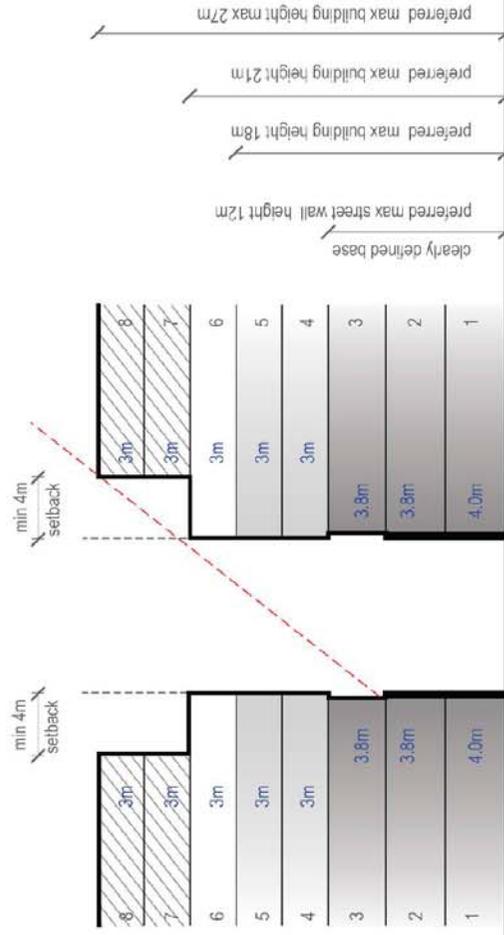


side street interface

setback requirements

Section Diagram 1

typical side street interface



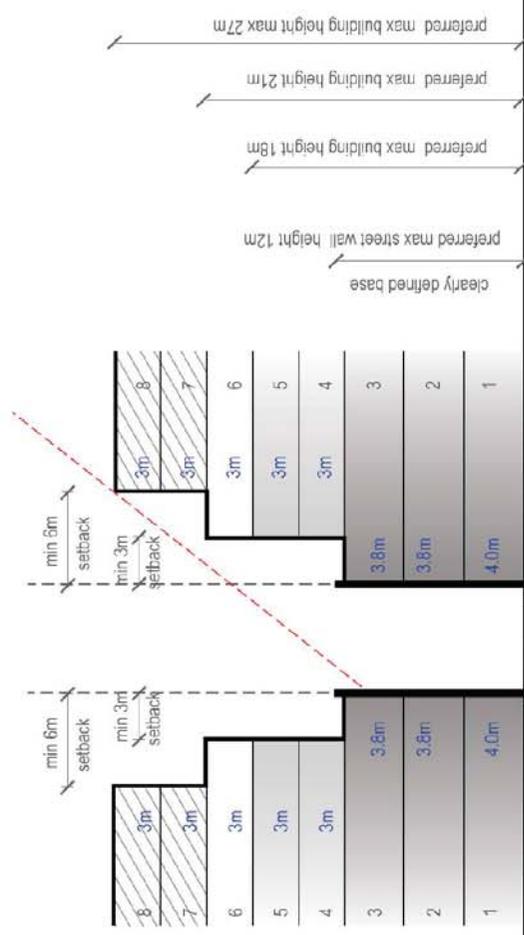
S8

typical side street interface

side street

Section Diagram 2

typical laneway interface and/or small street interface



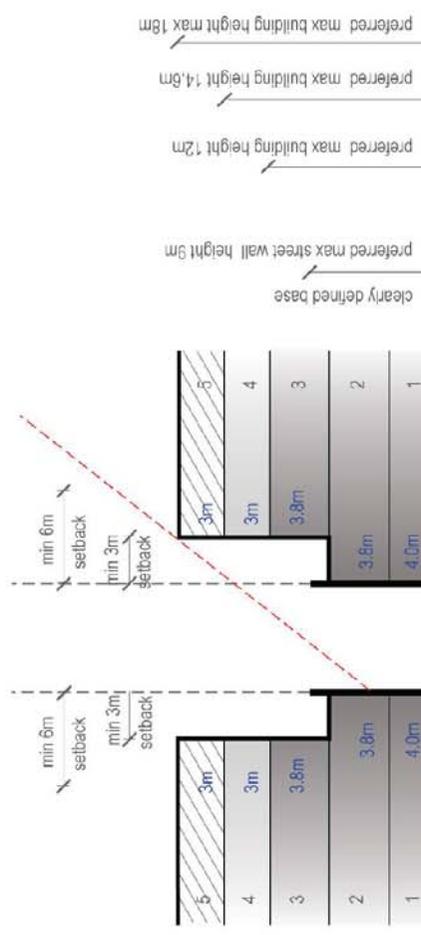
S9

typical laneway interface and/or small street interface

laneway and/or small streets

Section Diagram 3

typical laneway interface and/or small street interface (windsor only)



S10

typical laneway interface and/or small street interface (windsor only)

laneway and/or small streets

Note:

To be read in conjunction with the building heights & setbacks map

4m ground floor to floor height: retail floorspace

3.8m floor to floor height within podium levels : adaptable floorspace

3m floor to floor height above podium levels : residential

The maximum building height may not be achievable on every site, particularly smaller sites with limited dimensions (width/ depth) and/ or other relevant constraints

Legend



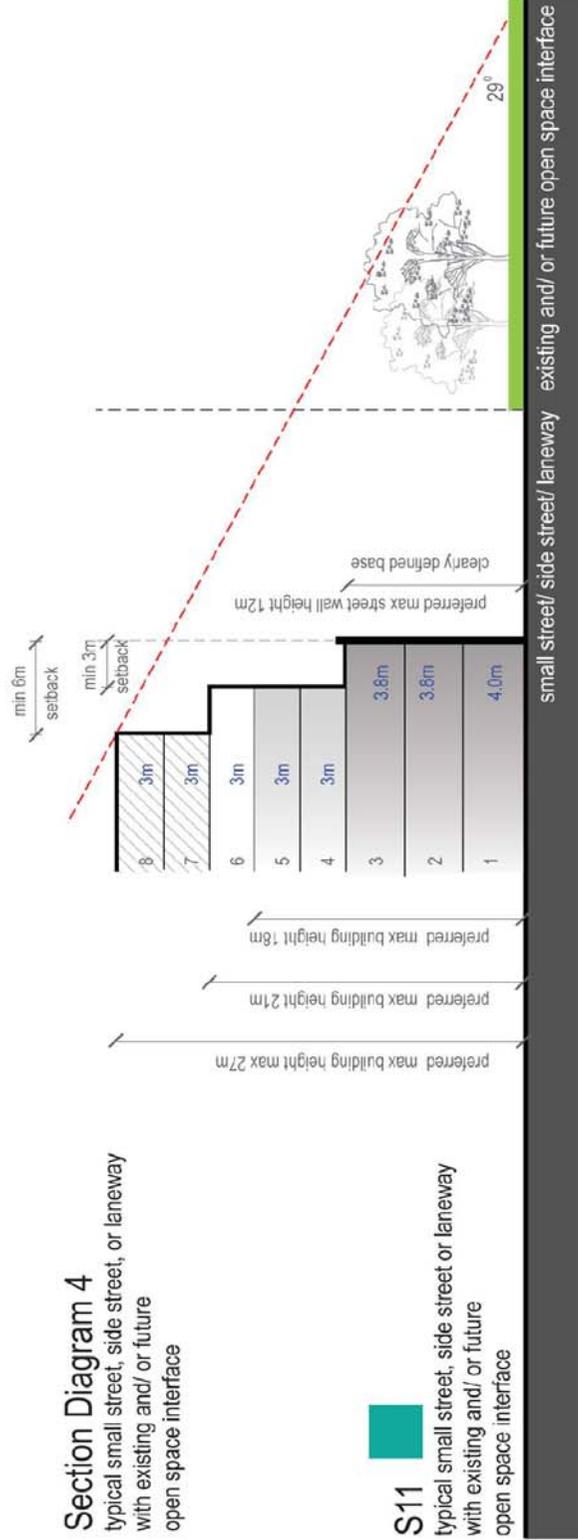
minimise overshadowing on south side

open space interface

setback requirements

Section Diagram 4

typical small street, side street, or laneway with existing and/ or future open space interface

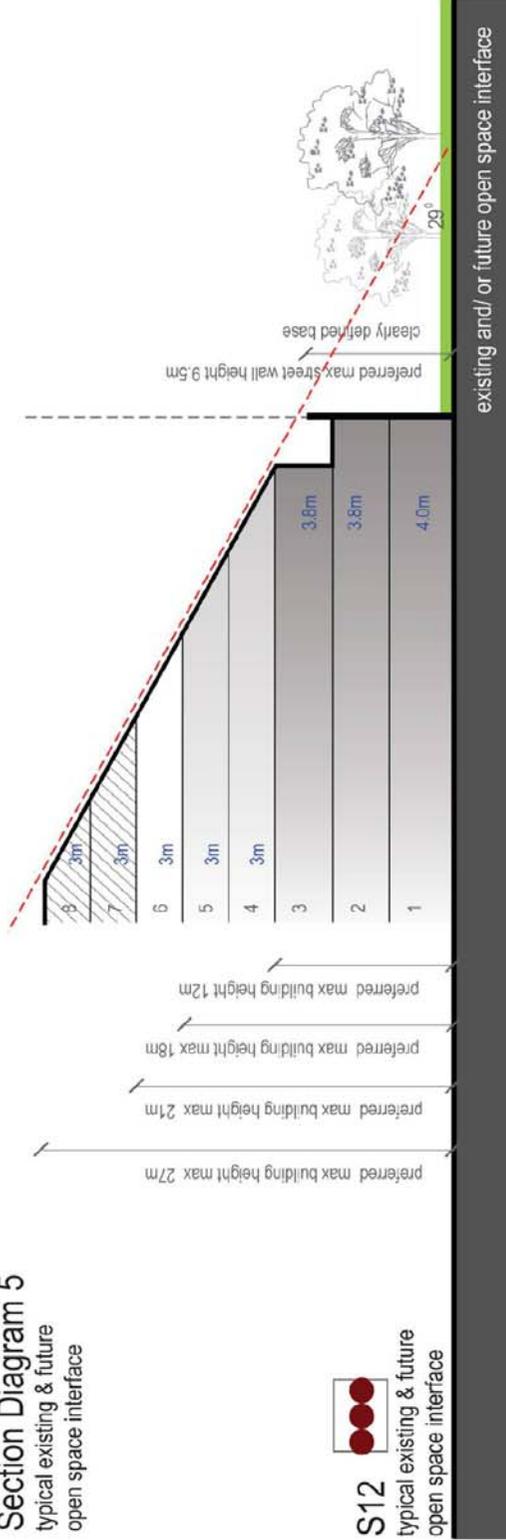


S11

typical small street, side street or laneway with existing and/ or future open space interface

Section Diagram 5

typical existing & future open space interface



S12

typical existing & future open space interface

Note:

- To be read in conjunction with the building heights & setbacks map
- 4m ground floor to floor height: retail floorspace
- 3.8m floor to floor height within podium levels : adaptable floorspace
- 3m floor to floor height above podium levels : residential
- The maximum building height may not be achievable on every site, particularly smaller sites with limited dimensions (width/ depth) and/ or other relevant constraints

legend



minimise overshadowing on existing and future open space (winter solstice - 29 degrees)



existing residential interface

setback requirements

Section Diagram 6

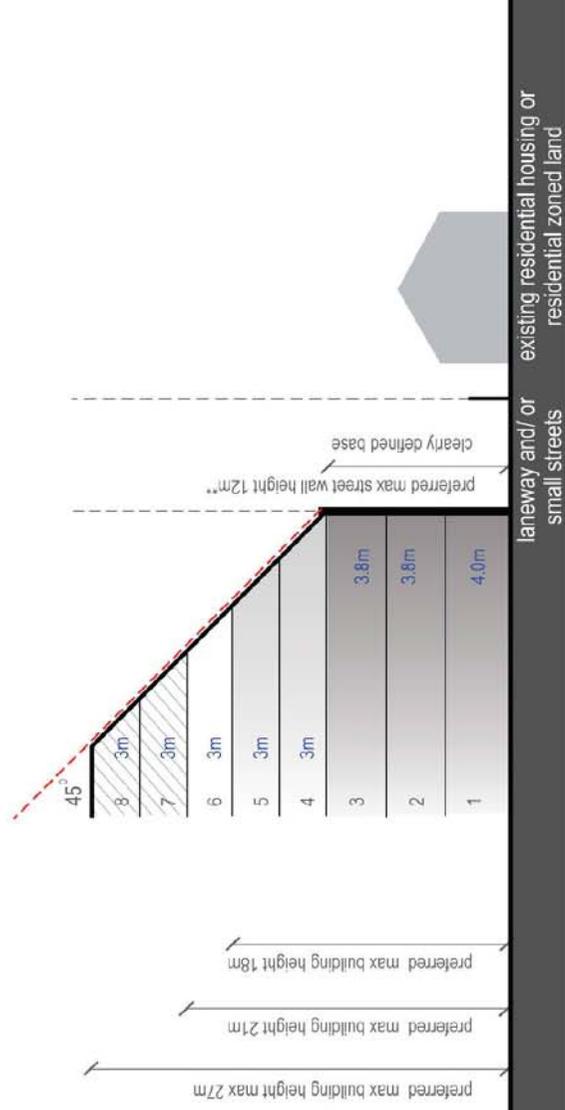
typical laneway interface and/ or small street interface

** mandatory maximum street wall height of 12m is applicable along white street only



S13

typical laneway interface and/ or small street interface



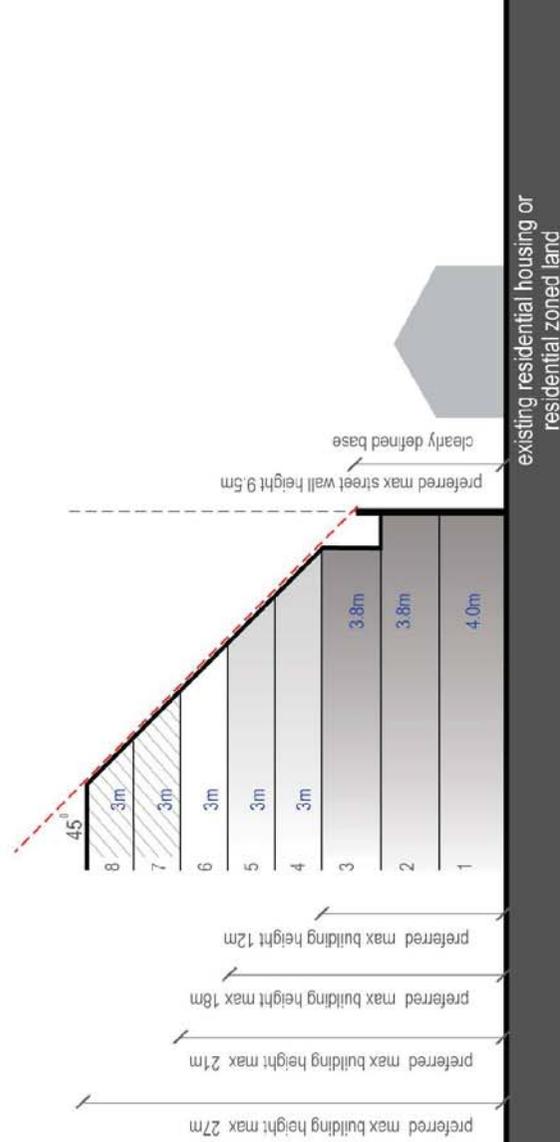
Section Diagram 7

typical residential interface



S14

typical residential interface



Note:

To be read in conjunction with the building heights & setbacks map

4m ground floor to floor height: retail floorspace

3.8m floor to floor height within podium levels : adaptable floorspace

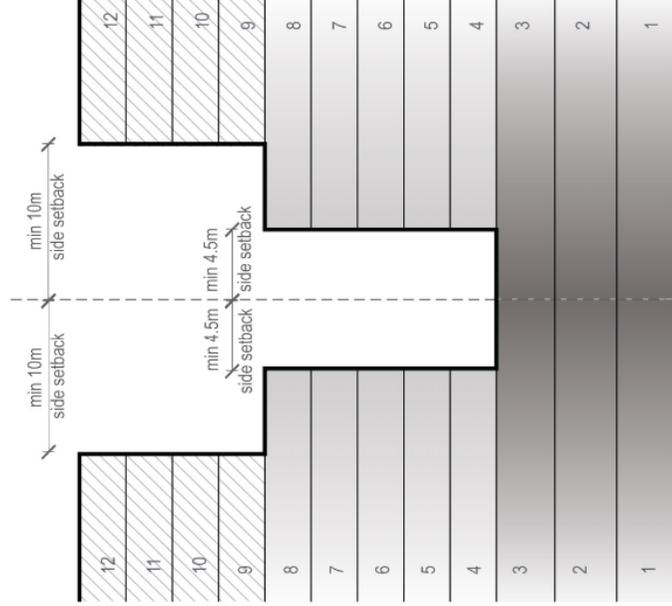
3m floor to floor height above podium levels : residential

The maximum building height may not be achievable on every site, particularly smaller sites with limited dimensions (width/ depth) and/ or other relevant constraints

legend



minimise overshadowing on adjacent residential property



S15