

STONNINGTON PLANNING SCHEME

AMENDMENT C320STON

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the City of Stonnington, who is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to various places within the study area (generally the suburbs of Toorak, Kooyong and Armadale) of the *Toorak and Kooyong Heritage Review (2023)* and the *Armadale Heritage Review (2024)*, as shown in Figure 1 and 2 below.

A mapping reference table is included at Attachment A to this Explanatory Report and lists the places affected by the amendment including the address and location of each place. The land affected is also shown on the planning scheme maps forming part of this amendment.

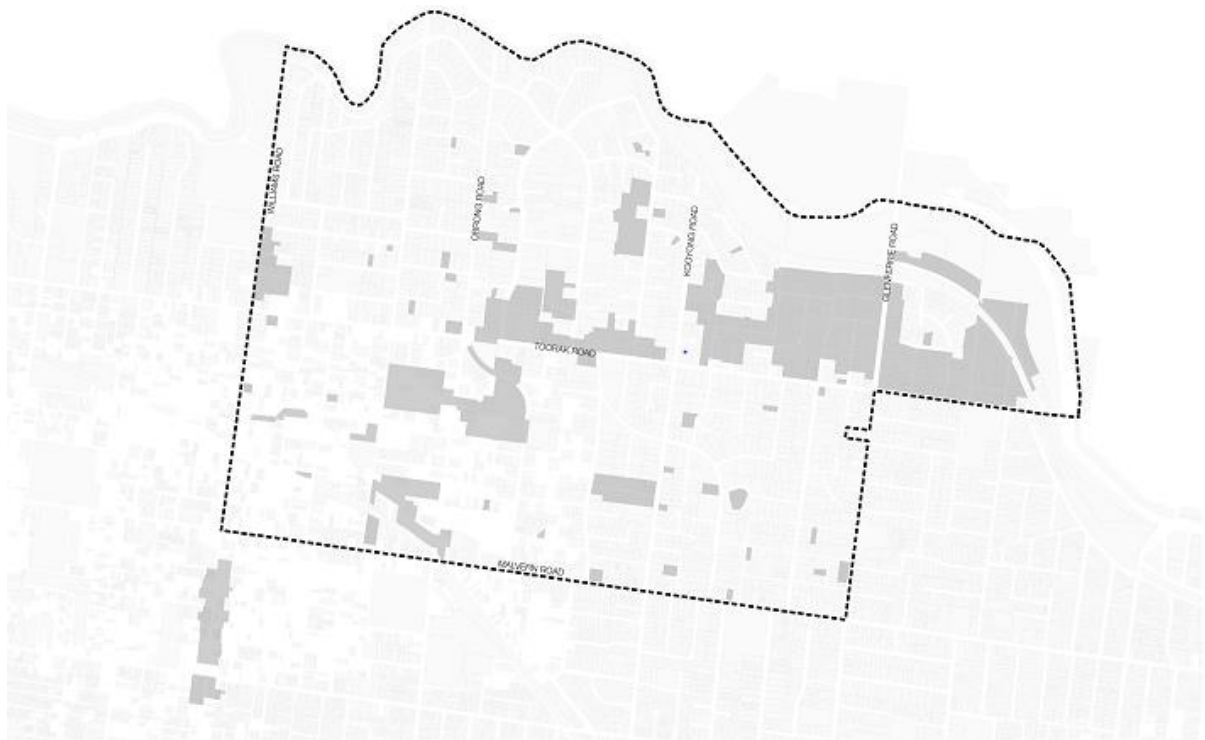


Figure 1: Toorak and Kooyong Heritage Review Study Area

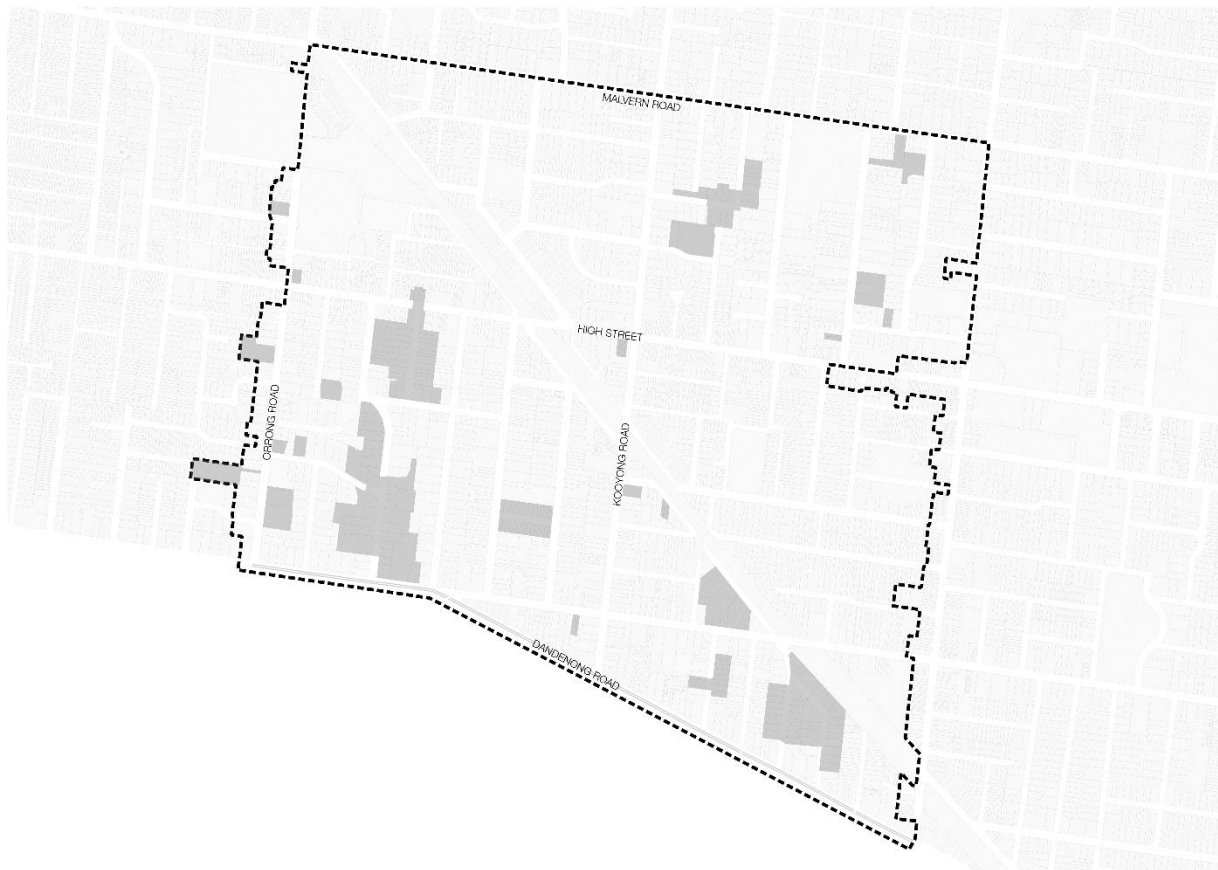


Figure 2: Armadale Heritage Review Study Area

What the amendment does

The Amendment proposes to amend the Stonnington Planning Scheme to implement the findings of the Toorak, Kooyong and Armadale Heritage Reviews. The amendment will:

- Apply the Heritage Overlay to seventeen (17) new individually significant places, nine (9) new heritage precincts and extensions to two (2) existing heritage precincts.
- Make changes to a number of existing precincts. Specifically, the removal of places, changing of gradings, addition of Heritage Overlay controls, names and addresses where considered necessary.
- Make changes to a number of existing individual places. Specifically, the addition and revision of Heritage Overlay controls, names and addresses where considered necessary.
- Produce citations for seventeen (17) new individually significant places, nine (9) new heritage precincts and update citations for fifty-one (51) existing individual places and eleven (11) existing precincts.
- Remove the Neighbourhood Character Overlay (NCO) from places on Bailey Avenue and Valentine Grove, Armadale.
- Rectify anomalies with the mapping of the existing Heritage Overlay.
- Amend Planning Scheme Maps 1HO, 2HO, 3HO, 5HO, 6HO and 5NCO to include all new and updated places.

- Amend Clause 43.01 (Schedule to Heritage Overlay) to include all new places and modify others as necessary to align with recommendations of the study.
- Amend Clause 72.04 (Schedule to Documents Incorporated in this Planning Scheme) to include new incorporated documents for all new and reviewed places.
- Amend Clause 72.08 (Schedule to Background Documents) to include the Toorak and Kooyong Heritage Review, Extent Heritage, January 2023 (updated November 2023) and the Armadale Heritage Review, Extent Heritage, April 2022 (updated January 2024).

Strategic assessment of the amendment

Why is the amendment required?

Extent Heritage Pty Ltd (Extent Heritage) was commissioned by the City of Stonnington to prepare a Heritage Review of the suburbs of Toorak, Kooyong and Armadale. The Heritage Reviews were split into two parts; a review of existing individual places and precincts on the Heritage Overlay, and a heritage gap study of potential new places and precincts, resulting in the *Toorak and Kooyong Heritage Review* (2023) and the *Armadale Heritage Review* (2024).

The amendment is required to provide permanent heritage protection to places identified in the *Toorak and Kooyong Heritage Review* (2023) and the *Armadale Heritage Review* (2024) to ensure their heritage values are recognised and protected. The introduction of heritage controls will ensure that the potential impact of new development on the heritage value of these places is considered as part of development applications and that best planning outcomes are achieved. The amendment also incorporates new statements of significance to the planning scheme and rectifies mapping and property address anomalies.

The amendment is also required to update existing heritage protection for a number of places already within the Heritage Overlay. The review of older or outdated citations ensures that citations and statements of significance meet current form and content requirements set out in PPN1 – Applying the Heritage Overlay and that the heritage value of these places is properly considered as part of development applications.

How does the Amendment implement the objectives of planning in Victoria?

The amendment is consistent with the objectives of planning in Victoria, in particular the following objectives under Section 4 of the *Planning and Environment Act 1987* (the Act), being:

- 4(1)(d) - *to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- 4(1)(g) – *to balance the present and future interests of all Victorians.*

The amendment will meet these objectives by ensuring that properties and precincts deemed to have heritage value are protected.

How does the amendment address any environmental, social and economic effects?

Environmental

It is widely understood that the conservation of heritage buildings has environmental sustainability benefits. Reduction in energy usage associated with demolition, and minimising waste disposal from demolition and new construction to landfill is achieved through the conservation of heritage buildings. Retaining and adapting heritage buildings promotes sustainable development by conserving the embodied energy in the existing buildings.

Social

Heritage buildings and places engender a sense of place and connection in communities. The recognition of buildings, streetscapes and precincts contributes to an understanding of Stonnington's cultural heritage for present and future generations. The protection of these heritage places will

ensure that the unique character, appeal and interest of the Toorak, Kooyong and Armadale area is retained for the benefit of locals and visitors.

Economic

The retention of heritage fabric will bring economic benefit as it strengthens the attractiveness of the area and encourages people to want to visit, work and spend time and money in Stonnington. The retention of heritage places can boost the competitiveness of the municipality's interstate and inter-regional tourist offering. By retaining heritage stock, the Overlay may also assist in skills formation in respect to conservation.

The amendment is expected to have further economic effects by increasing certainty, facilitating decision making and minimising time delays, particularly given it confirms the heritage status of places identified in previous heritage studies.

Does the amendment address relevant bushfire risk?

The City of Stonnington is not in a designated bushfire prone area and therefore bushfire risk is not a relevant consideration.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment is consistent with Ministerial Direction No. 9 - Metropolitan Planning Strategy, which requires amendments to have regard to Plan Melbourne. The application will not affect the implementation of the Metropolitan Strategy.

The amendment is consistent with Direction 4.4 of Plan Melbourne: Respect Melbourne's Heritage as we build for the future.

The amendment is consistent with Ministerial Direction 11 – Strategic Assessment of Amendments.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the State Planning Policy Framework as follows:

- Clause 15.03-1S: Heritage Conservation
Objective - To ensure the conservation of places of heritage significance.
- Clause 15.01-1R: Urban Design
Objective - To create a distinctive and liveable city with quality design and amenity.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Municipal Strategic Statement acknowledges the importance of heritage protection as a significant contributor to preserving Stonnington's character. Pursuant to Clause 21.06-10 – Built Environment and Heritage, a key objective is:

To protect and enhance all places which are significant and contributory to the heritage values of the City of Stonnington.

In addition, the amendment also supports Heritage Policy (Clause 22.04) including the following objective:

To retain all significant and contributory heritage places.

Amendment C320ston implements the objectives and strategies of both Stonnington's Municipal Strategic Statement and Local Planning Policy Framework by ensuring the properties that contribute to the heritage significance of the municipality are included in the Heritage Overlay on a permanent basis.

Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes proper use of the Victoria Planning Provisions. The Heritage Overlay is the appropriate tool to protect places of heritage significance. The amendment makes proper use of incorporated documents to clearly outline the heritage significance of places affected by the amendment.

How does the amendment address the views of any relevant agency?

The relevant agencies and affected property owners were engaged during the public exhibition and Panel stage of the Amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is unlikely to have any impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

The inclusion of places in the Heritage Overlay may contribute to a minor increase in the number of planning permit applications on an annual basis. This increase can be accommodated with existing resources.

Any increase will be off-set by a reduction in the need for individual responses to the possible demolition of places which are not currently included within the Schedule to the Heritage Overlay.

Where you may inspect this amendment

The amendment can be inspected:

- at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection
- at the City of Stonnington website at <https://www.stonnington.vic.gov.au/C320ston>

ATTACHMENT A - Mapping reference table

1. New Places - Permanent heritage controls applied (C320ston)

HO number	HO map changed	Address	Name/description	Proposed change to Sch. to Cl. 43.01	Add Statement of Significance to Sch. to Cl. 72.04 (Incorporated Documents)
HO727	2HO	29 Lansell Road, Toorak	Duart	Apply permanent controls Apply outbuilding/fence controls Rename Duart	Yes
HO728	6HO	1 Cross Street, Toorak	Residence	Apply permanent controls	Yes
HO729	2HO	7 Turnbull Avenue, Toorak	Residence	Apply permanent controls	Yes
HO730	5HO	20 Millicent Avenue, Toorak	Lucknow	Apply permanent controls	Yes
HO731	3HO, 2HO	23 Linlithgow Road, Toorak	Residence	Apply permanent controls	Yes
HO732	2HO	3 Glendye Court, Toorak	Naliandrah	Apply permanent controls Apply paint controls Apply internal controls	Yes
HO733	2HO	5 Heyington Place, Toorak	Gelbart House	Apply permanent controls	Yes
HO734	2HO	1 Theodore Court, Toorak	Shere	Apply permanent controls	Yes
HO735	2HO	2 Theodore Court, Toorak	Heyington Gardens	Apply permanent controls	Yes
HO737	2HO	184 Kooyong Road, Toorak	Hallows House	Apply permanent controls Apply tree controls	Yes
HO738	3HO	1 Glenbervie Road, Toorak	Milne House	Apply permanent controls Apply paint controls Apply outbuilding/fence controls	Yes
HO741	2HO	33 Albany Road, Toorak	Santosa	Apply permanent controls Apply fence controls	Yes
HO743	2HO	703 Orrong Road, Toorak	Kilpara Flats	Apply permanent controls Apply tree controls	Yes
HO744	2HO	746 Orrong Road, Toorak	Troon	Apply permanent controls Apply outbuildings/fence controls	Yes
HO745	3HO	1-2/5 Moralla Road, Kooyong	House and unit	Apply permanent controls	Yes
HO746	2HO	39 Mathoura Road, Toorak	Deodara Cedar Tree	Apply permanent controls Apply tree controls	Yes
HO748	5HO	4-16 Canterbury Road, Toorak	Canterbury Road Precinct	Apply permanent controls	Yes
HO749	6HO	369, 371, 373 and 375 Glenferrie Road, Malvern	Glenferrie Road Precinct	Apply permanent controls	Yes

HO750	2HO	2-28 Gordon Street, Toorak	Gordon Street Precinct	Apply permanent controls	Yes
HO751	1HO, 2HO	238-248 Williams Road, Toorak	Williams Road Terraces	Apply permanent controls	Yes
HO752	2HO, 5HO	9 and 2-12 Baxter Street, 5-19, 2 and 14-26 Lambert Road, 623-629 and 636-648 Orrong Road, and 15-17 Mandeville Crescent, Toorak	Lambert Road Precinct	Apply permanent controls	Yes
HO755	5HO	Dandenong Road London Plane and Canary Island Palm Trees, Armadale	Trees	Apply permanent controls Apply tree controls	Yes
HO756	5HO	5-9 Inverness Avenue, Armadale	Inverness Terraces Precinct	Apply permanent controls	Yes
HO757	5HO	1-7 and 8-14 Horsburgh Grove, and 2-14 Murray Street, and 18 Erskine Street, Armadale	Horsburgh Grove and Murray Street Precinct	Apply permanent controls	Yes
HO758	5HO	5-11 and 6-24 Egerton Road, Armadale	Egerton Road Precinct	Apply permanent controls	Yes
HO759	5HO	1-17 and 10-24 Bailey Avenue, and 5-35 and 2-18 Valentine Grove, Armadale	Bailey Avenue and Valentine Grove Precinct	Apply permanent controls Apply tree controls	Yes
HO123	5HO	9 Avondale Road, 17 Avondale Road, 816 and 811 High Street, and 1-13 Hampden Road, Armadale	Extension of Auburn Grove Precinct HO123	Apply permanent controls	Yes
HO136	5HO	13-15 Avalon Road, Armadale	Extension of Hampden Road Precinct HO136	Apply permanent controls	Yes

2. Existing Heritage Overlays to be amended

HO number	HO map changed	Address	Name/description	Proposed change to Sch. to Cl. 43.01	Add Statement of Significance to Sch. to Cl. 72.04 (Incorporated Documents)
HO8	No changes	75 Canterbury Road, Toorak (part)	Primary School No. 3016	No changes	Yes
HO9	No changes	7 Carmyle Avenue, Toorak	Carmyle	No changes	Yes
HO18	No changes	10 Chastleton Avenue, Toorak	Residence	Rename to 'Arundel'	Yes
HO21	No changes	65 Clendon Road, Toorak	Coonac	Apply tree controls	Yes
HO50	No changes	17--21 Heyington Place, Toorak	Sherren House (St Catherine's School) and Elaine Haxton Mural - external	Rename to 'St Catherine's School including Sherren House, Campbell House and Elaine Haxton Mural'.	Yes

			eastern wall of school library	Update address Apply tree controls	
HO51	No changes	42 Heyington Place, Toorak	Residence	Rename to 'Aston Lodge'	Yes
HO62	No changes	3 Illawarra Crescent, Toorak	Avington	No changes	Yes
HO70	No changes	55 Lansell Road, Toorak	Residence	No changes	Yes
HO71	No changes	2 Lascelles Avenue, Toorak	Residence	No changes	Yes
HO79	No changes	777 Malvern Road, Toorak	Tsoshaan Flats	Apply tree controls	Yes
HO81	No changes	68 Mathoura Road, Toorak	Moonbria Flats	No changes	Yes
HO88	No changes	641 Orrong Road, Toorak	Miegunyah	Apply tree controls	Yes
HO90	No changes	762 Orrong Road, Toorak	Residence	Apply tree controls	Yes
HO98	No changes	17 St Georges Road, Toorak	Residence	Rename to 'Blair House' Apply tree controls	Yes
HO108	No changes	392-400 Toorak Road and 41-43 Tintern Avenue, Toorak	Studley	Update address	Yes
HO110	No changes	603 Toorak Road, Toorak	Uniting Church	Apply tree controls Apply internal controls	Yes
HO117	No changes	2A Whernside Avenue, Toorak	Whernside	Apply tree controls	Yes
HO244	No changes	9 Mernda Road, Kooyong	Grenfell House	No changes	Yes
HO266	No changes	16 and 16A Glyndenbourne Avenue, Toorak	Salter House	No changes	Yes
HO307	No changes	23 Douglas Street, Toorak	None	Name the place 'Residence'.	Yes
HO311	No changes	7 Glenbervie Road, Toorak	None	Name the place 'Residence'.	Yes
HO314	No changes	68 Hopetoun Road, Toorak	None	Name the place 'Residence'.	Yes
HO320	No changes	170 Kooyong Road, Toorak	None	Name the place 'Former Oma Gateway'. Apply tree controls	Yes
HO321	No changes	24 Lascelles Avenue, Toorak	None	Name the place 'Trawalla Court'.	Yes
HO324	No changes	1043 Malvern Road, Toorak	None	Name the place 'Hillcrest'.	Yes
HO332	No changes	14 Power Avenue, Toorak	None	Name the place 'Avalon'.	Yes
HO333	No changes	11 Russell Street, Toorak	None	Name the place 'Risdon'.	Yes
HO341	No changes	2 Stonnington Place, Toorak	None	Name the place 'Crumpford'. Apply tree controls	Yes

HO342	No changes	9 Toorak Avenue, Toorak	None	Name the place 'Revell'.	Yes
HO344	No changes	719 Toorak Road, Kooyong	None	Name the place 'Residence'. Update suburb	Yes
HO346	No changes	3 Yar Orrong Road, Toorak	None	Name the place 'Yateley'.	Yes
HO143	2HO	Montalto Avenue Precinct		Rename to Montalto Avenue Precinct Apply tree controls	Yes
HO155	2HO	Williams Road Precinct		No changes	Yes
HO180	3HO	Power Street Precinct		None	Yes
HO347	No changes	Huntingfield Road Precinct		Apply tree controls	Yes
HO348	2HO	St Georges Court Precinct		No changes	Yes
HO181	2HO 3HO	Kooyong Precinct		No changes	Yes
HO1	No changes	49-51 Adelaide Street, Armadale	Stokell	No changes	Yes
HO4	No changes	1 Avalon Road, Armadale	Thurla	No changes	Yes
HO27	No changes	528 Orrong Road, Armadale	Pensford	Apply tree controls	Yes
HO36	No changes	21 Elgin Avenue, Armadale	Roman Catholic Church Seminary and Offices and Elgin Hall Guest House	Rename item to 'Former Elgin Hall Guest House'	Yes
HO38	No changes	10 Flete Avenue, Armadale (formerly 2 Flete Avenue) & 24 Moorhouse Street, Armadale	Flete	Update address	Yes
HO48	No changes	31 Hampden Road, Armadale	Hampden Villa (former Duncraig)	No changes	Yes
HO57	No changes	974-978 High Street & 2-10 Kings Arcade, Armadale	Kings Arcade	Update address	Yes
HO82	No changes	34 Mercer Road, Armadale	Residence	Update suburb	Yes
HO84	No changes	514 Orrong Road, Armadale	Former Sebrof House	No changes.	Yes
HO85	No changes	519 Orrong Road, Armadale	Larnook	No changes.	Yes
HO86	No changes	543 Orrong Road, Armadale	Trelowarren	Apply tree controls	Yes
HO87	No changes	583 Orrong Road, Armadale	St Alban's Anglican Church and Hall	Rename to 'St John & St Verena's Coptic Orthodox Church'. Apply internal controls	Yes
HO166	No changes	506 Orrong Road, Armadale	None	Rename to 'Redcourt'	Yes
HO318	No changes	58 Kooyong Road, Armadale	None	Rename to 'Carrington'. Update address	Yes

HO323	No changes	1088 Malvern Road, Armadale	None	Change address to 1088-1090 Malvern Road, Armadale. Re-name item to 'Residence'.	Yes
HO327	No changes	3-5 Mercer Road, Armadale	None	Re-name item to 'Semi-detached Pair'.	Yes
HO328	No changes	12 Mercer Road, Armadale	None	Re-name item to 'Residence'.	Yes
HO329	No changes	14 Mercer Road, Armadale	None	Re-name item to 'Residence'.	Yes
HO330	No changes	16 Mercer Road, Armadale	None	Re-name item to 'Residence'.	Yes
HO331	No changes	5 Myamyn Street, Armadale	None	Re-name item to 'Residence'.	Yes
HO123	5HO	Auburn Grove Precinct, Armadale		No changes	Yes
HO125	No changes	Cambridge Street Precinct, Armadale		Apply paint controls	Yes
HO179	No changes	Inverness Avenue Precinct, Armadale		No changes	Yes
HO136	5HO	Hampden Road Precinct, Armadale		No changes	Yes
HO377	No changes	Union Street Precinct, Armadale		Apply tree controls	Yes

3. Existing places changing HO numbers.

Current HO number	New HO number	HO map changed	Address	Name/description	Proposed change to Sch. to Cl. 43.01
HO143	HO760	2HO	3 Lansell Road, Toorak	Umina	Remove from HO143 (precinct) and apply individual HO760 Apply tree controls to HO760
HO143	HO761	2HO	57 Clendon Road, Toorak	Clendon (formerly Tullyvalin)	Remove from HO143 (precinct) and apply individual HO761
HO143	HO762	2HO	61 Clendon Road, Toorak	Carinya	Remove from HO143 (precinct) and apply individual HO762
HO143	HO763	2HO	581 Toorak Road, Toorak	St Peter's Catholic Church	Remove from HO143 (precinct) and apply new individual HO763 Apply internal controls to HO763
HO143	HO764	2HO	573-579 Toorak Road, 1 and 2A-12 Lansell Road, Toorak	Lansell Road Precinct	Remove from HO143 (precinct) and form new precinct HO764 Apply tree controls to HO764
HO143	HO765	2HO	591-595 and 601-611 Toorak Road, and 1-4 Heyington Place, 85 Irving, 1/1A St Georges Road Toorak	Toorak Road and Heyington Place Precinct	Remove from HO143 (precinct) and form new precinct HO765
HO143	HO766	2HO	70-78 Clendon Road, Toorak	Clendon Road Precinct	Remove from HO143 (precinct) and form new precinct HO766

					Apply tree controls to HO766
HO155	HO767	2HO	286-292 Williams Road, Toorak	Royal Terrace	Remove from HO155 (precinct) and form new precinct HO767
HO155	HO768	2HO	1-10 Landale Road, 278, 280 and 284 Williams Road, and 2 Rathmines Street, Toorak	Landale Road Precinct	Remove from HO155 (precinct) and form new precinct HO768 Apply tree controls to HO768 HO Curtilage at 7 Landale Road adjusted to reflect property boundary
HO155	HO769	2HO	294 Williams Road, Toorak	Wentworth	Remove from HO155 (precinct) and apply new individual HO769
HO348	HO770	2HO	13 St Georges Road, Toorak	Residence	Remove from HO348 (precinct) and apply new individual HO770 Apply paint controls to HO770
HO181	HO745	3HO	1-2/5 Moralla Road, Kooyong	House and unit	Remove from HO181 (precinct) and apply individual HO745 Apply outbuilding/fence controls to HO745

4. Existing Heritage Overlays to be deleted

HO number	HO map changed	Address	Name/description	Proposed change to Sch. To Cl. 43.01
HO143	2HO	3 Lansell Road, 57 and 61 Clendon Road, 583 Toorak Road (to be individual places) 573-579 Toorak Road, 1 and 2A-12 Lansell Road, 591-595 and 601-611 Toorak Road, and 1-4 Heyington Place, 1-1A St Georges Street, 85 Irving Street, Toorak (to be separated into precincts) 5-15 and 2-16 Stradbroke Road, 59 Clendon Road, 534, 536, 569, 571, 587, 589 Toorak Road, 8-10 Dalriada Street (removed from HO)	Part of Montalto Avenue Precinct	Partial deletion of Heritage Overlay
HO155	2HO	294 Williams Road, Toorak (to be individual place) 286-292 Williams Road, 1-10 Landale Road, 278, 280 and 284 Williams Road, and 2 Rathmines Street, Toorak (to be separated into precincts), 276 and 296 Williams Road, 2/4/6/6A Russell Street. Toorak (removed from HO)	Part of Williams Road Precinct	Partial deletion of Heritage Overlay
HO180	3HO	20 Moonga Road, 25 Moonga Road, 25 Glen Road, 2-4 Warra Street (removed from HO)	Part of Power Street Precinct	Partial deletion of Heritage Overlay
HO181	3HO	1-2/ 5 Moralla Road, Kooyong (to be individual place)	Part of Kooyong Precinct	Partial deletion of Heritage Overlay

		444 Glenferrie Road, 709, 711-713, and 717 Toorak Road and 29 Monaro Road, Kooyong (removed from HO)		
HO348	2HO	13 St Georges Road, Toorak (to be individual place)	Part of St. Georges Court Precinct	Partial deletion of Heritage Overlay
HO123	5HO	819-821 High Street, Armadale	Part of Auburn Road Precinct	Partial deletion of Heritage Overlay

5. Existing Neighborhood Character Overlay to be deleted

NCO Number	Map changed	Address	Name/description
NCO5	5NCO	4-24 (even) and 1-17 Bailey Avenue, 5-35 (odd) and 2-18 (even) Valentine Grove, Armadale	Remove from NCO5 and apply HO759 to all properties (except 4-8 Bailey Avenue)