

30/11/2017
~~C274~~Proposed
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SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

STONNINGTON PLANNING SCHEME

CHAPEL STREET ACTIVITY CENTRE

**(PRAHRAN/SOUTH YARRA MAJOR ACTIVITY CENTRE AND
WINDSOR/TOORAK ROAD NEIGHBOURHOOD CENTRES)**

1.0

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Chapel Street Activity Centre Land Use and Framework Plan

STONNINGTON PLANNING SCHEME



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Commented [BL2]: -Specified boundaries of Major Activity Centres and Neighbourhood Activity Centres
-Updated activity centre boundary with split zoning fixups

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Land use and development objectives to be achieved

Land use

- To provide a premier shopping, business, civic, cultural and entertainment destination in a local, metropolitan and national context.

- To provide a range of uses that are accessible to all and complement the role of the Activity Centre.
- To accommodate housing growth and diversity by providing a range of housing types, sizes and tenure, including higher density, affordable, community and shop-top housing, as well as mixed use development.
- To provide a diversity of retail, hospitality, entertainment, medical and community and cultural uses and a range of employment choices including corporate, boutique and incubator offices.
- To provide flexibility for lower levels of buildings to be utilised for a mix of uses.
- To strengthen and expand the cultural and educational role of community facilities within the Activity Centre.
- To revitalise former light industrial areas behind Chapel Street to provide high quality mixed use development opportunities.

Built form

- To protect and restore built heritage through the conservation, re-use and restoration of heritage buildings.
- To significantly improve the public realm at the street level.
- To ensure that new development responds sympathetically to the Activity Centre's historical urban fabric, identity and character.
- To retain the prominence of places of cultural heritage significance.
- To encourage innovative, high quality and well-designed buildings which complement the existing urban fabric and mixed use character of the Activity Centre.
- To achieve a fine grain building rhythm at street level particularly along Chapel Street and Toorak Road where this is an existing characteristic of the built form.
- To create a vibrant, active place with passive surveillance of streets and other pedestrian and public spaces.
- To maintain appropriate levels of solar access to existing and proposed public spaces.
- To facilitate the redevelopment and/or revitalisation of identified Key Strategic Development Sites and Response Sites consistent with the requirements of this Schedule.
- To avoid the underdevelopment of land in the Activity Centre.
- To realise the principles of Environmentally Sustainable Development (ESD) and Water Sensitive Urban Design (WSUD).

Amenity

- To enhance the liveability of the area and ensure that the Activity Centre provides a high quality environment.
- To manage potential and existing conflicts between residential amenity and hospitality and entertainment uses.
- To ensure the appropriate location and scale of residential, hospitality and entertainment uses so as to contribute to the liveability and role of the Activity Centre.
- To protect and enhance amenity within the Activity Centre and surrounding established residential neighbourhoods.

3.0

Table of uses

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Section 1 - Permit not required

Use	Condition
Art gallery	
Child care centre	Any frontage at ground floor must not exceed 2 metres and access must not be shared with a dwelling (other than a Caretaker's house).
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling	<p>Must be located on third floor or above on land designated for Main Street Uses, other than Sub-Precinct Greville Village 6 (GV-6).</p> <p>Must be located on second floor or above on land designated for Side Street Uses, other than Sub-Precinct Greville Village 6 (GV-6).</p> <p>Any frontage at ground floor must not exceed 2 metres.</p>
Food and drink premises (other than Hotel, Convenience restaurant and Tavern)	Must be located at ground or first floor.
Home occupation	
Informal outdoor recreation	
Minor utility installation	
Office	<p>Must not be located at ground floor on land designated for Main Street Uses.</p> <p>Any frontage at ground floor must not exceed 2 metres.</p> <p>Must not be located on land with a frontage to Percy Street in Sub-Precinct Greville Village-6 (GV-6).</p>
Postal agency	
Railway	
Shop (other than Adult sex bookshop, Bottle shop and Restricted retail premises)	Must not be land with a frontage to Sub- Precinct Greville Village-6 (GV-6).
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit, Dwelling, Camping and caravan park and Corrective institution)	
Adult sex bookshop	<p>Must be located at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, child care centre, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</p> <p>Must not be located at ground floor.</p> <p>Any frontage at ground floor must not exceed 2 metres.</p> <p>Must not be located on land with a frontage to Chambers, Williams, Bond and Oxford Street, South Yarra and Percy Street and Percy Place, Prahran.</p> <p>Must not be located within Sub-Precincts Princes Gardens-2 (PG-2), Princes Gardens-3 (PG-3), Princes Gardens-4 (PG-4), Princes Gardens-6 (PG-6), Greville Village-6 (GV-6) and land bound by Chapel Street, Malcolm Street and River Street.</p>
Amusement Parlour	<p>Must not be located within Sub-Precincts Princes Gardens-3 (PG-3), Windsor Village-6 (WV-6).</p> <p>Must not be located on land with a frontage to Bendigo Street within Sub-Precinct Princes Gardens-2 (PG-2).</p> <p>Must not be located on land with a frontage to Surrey Road within Sub-Precinct Princes Gardens-6 (PG-6).</p>
Bottle shop	<p>Must not be located within Sub-Precincts Princes Gardens-2 (PG-2), Princes Gardens-3 (PG-3), Princes Gardens-4 (PG-4), Princes Gardens-6 (PG-6), Greville Village-6 (GV-6) and land bound by Chapel Street, Malcolm Street, River Street and Alexandra Avenue.</p>
Cinema-based entertainment facility	<p>Must not be located within Sub-Precincts Princes Gardens-3 (PG-3), Windsor Village (WV-6).</p> <p>Must not be located on land with a frontage to Bendigo Street within Sub-Precinct Princes Gardens-2 (PG-2).</p> <p>Must not be located on land with a frontage to Surrey Road within Sub-Precinct Princes Gardens-6 (PG-6).</p>
Dwelling – if the Section 1 Condition is not met	
Gambling premises	<p>Must not be located within Sub-Precincts Princes Gardens-2 (PG-2), Princes Gardens-3 (PG-3), Princes Gardens-4 (PG-4), Princes Gardens-6 (PG-6), Greville Village-6 (GV-6) and land bound by Chapel Street, Malcolm Street, River Street and Alexandra Avenue.</p>

Use	Condition
Industry (other than Materials recycling, Refuse disposal, Rural industry, and Transfer station)	<p>Must not be a purpose shown with a Note 1 or 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <p>The threshold distance, for a purpose listed in the table to Clause 52.10.</p> <p>30 metres, for a purpose not listed in the table to Clause 52.10.</p>
Leisure and recreation facility (other than Informal outdoor recreation, Major Sports and recreation facility, Motor racing track, Outdoor recreation facility)	
Nightclub	<p>Must not be located on land with a frontage to Chambers, Williams, Bond and Oxford Street South Yarra and Percy Street and Percy Place Prahran.</p> <p>Must not be located within Sub-Precincts Princes Gardens-2 (PG-2), Princes Gardens-3 (PG-3), Princes Gardens-4 (PG-4), Princes Gardens-6 (PG-6), Greville Village-6 (GV-6) and land bound by Chapel Street, Malcolm Street and River Street.</p>
Office – if the Section 1 Condition is not met.	
Place of assembly (other than Nightclub and Amusement Parlour)	
Shop – if the Section 1 condition is not met.	
Tavern	<p>Must not be located within Sub-Precincts Princes Gardens-2 (PG-2), Princes Gardens-3 (PG-3), Princes Gardens-4 (PG-4), Princes Gardens-6 (PG-6), Greville Village-6 (GV-6) and land bound by Chapel Street, Malcolm Street, River Street and Alexandra Avenue.</p>
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	<p>Must not be a purpose listed in the table to Clause 52.10.</p>
Any other use not in Section 1 or 3	
Section 3 – Prohibited	
Use	
Agriculture (other than Apiculture, Horticulture)	
Brothel	
Camping and caravan park	
Corrective institution	
Fuel depot	
Outdoor recreation facility	
Major sports and recreation facility	

Use

Materials recycling
 Motor racing track
 Pleasure boat facility
 Refuse disposal
 Rural industry
 Saleyard
 Timber Yard
 Transport terminal
 Transfer station

4.0 Centre-wide provisions

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4.1 Use of land

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A permit is not required to use land for public purposes provided the use is carried out by, or on behalf of, the public land manager.

4.2 Subdivision

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None specified.

4.3 Buildings and works

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No permit is required to:

- Install an automatic teller machine unless it occupies more than 10% of the frontage.
- Alter an existing commercial building façade, provided that:
 - The alteration does not include the installation of an external roller shutter;
 - At least 80 per cent of the building façade at ground floor is maintained as an entry or window with clear glazing.
- Construct an awning that projects over a road if it is authorised by the relevant public land manager.
- Construct or extend one dwelling on a site greater than 500 square metres, ~~(must be the only dwelling on the site).~~

4.4 Design and development

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A permit cannot be granted to vary a requirement specified as mandatory within this schedule, (including the Precinct Maps and Precinct Built Form Requirements at Clause 5.0).

~~A permit can be granted to vary any~~ ~~other requirements in this schedule~~ ~~are to be met unless subject to~~ the responsible authority ~~being~~ ~~is~~ satisfied that an alternative proposal is acceptable.

The Guidelines should be met, where appropriate.

The following design and development requirements apply to an application to construct a building or construct or carry out works.

Height and massing requirements

- Building height requirements are specified at Clause 5.

- The preferred maximum building height may be exceeded in some circumstances if:
 - It can be demonstrated that a significant community benefit can be achieved; and
 - It continues to meet the objectives, requirements and guidelines in relation to visual impact and overshadowing with increased upper level setbacks.

Note: Building height is measured from natural ground level to the roof or parapet.

Height and massing guidelines

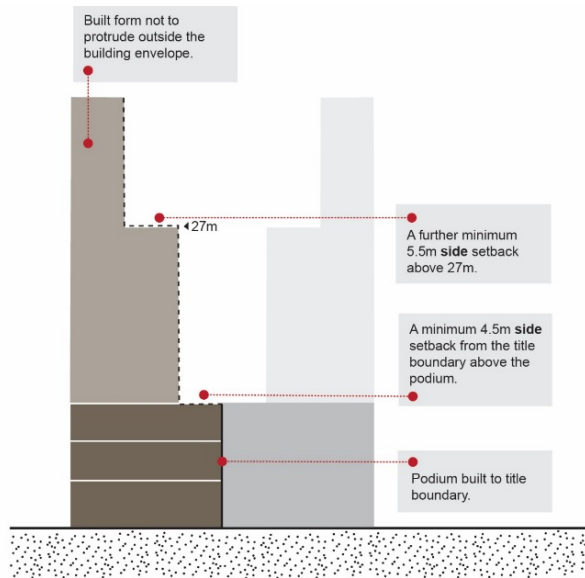
- The preferred maximum building height may not be achievable on every site, particularly smaller sites and/or constrained sites.
- All buildings should respect, and provide a sensitive built form transition to, nearby heritage buildings and places.
- Upper levels of buildings should be highly articulated and visually distinctive.
- Avoid unreasonable visual bulk of new development when viewed from the public realm by ensuring appropriate scale, form and articulation.
- A building below the preferred maximum building height which is on a site large enough to accommodate substantially greater development should demonstrate that structurally it can accommodate a larger building in the future.
- ~~The preferred maximum building height may be exceeded in some circumstances if:~~
 - ~~It can be demonstrated that a significant community benefit can be achieved; and,~~
 - ~~It continues to meet the objectives, requirements and guidelines in relation to visual impact and overshadowing with increased upper level setbacks.~~

Interface setback requirements

- The Section Diagram (below) applies for buildings and works throughout the Activity Centre for building separation from side and rear boundaries -where there are adjacent lots with existing or proposed habitable room windows and balconies (Excludes FH-2, FH-3 and FH-8).

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Section Diagram


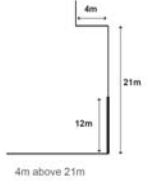

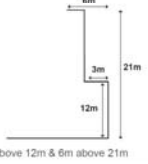

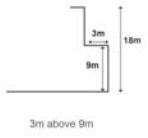









- Building setback requirements for each precinct, as shown on the Built Form Requirements figure for each precinct, are specified in the Interface Setback Requirements Table below.

Note: Setbacks are from the title boundary.


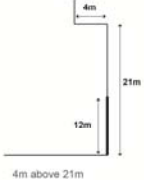

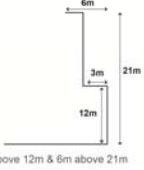

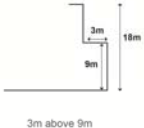

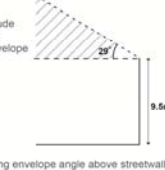

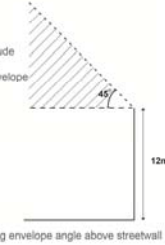

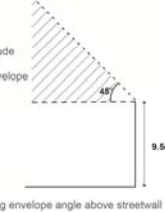

Interface Setback Requirements Table

STONNINGTON PLANNING SCHEME

Interface & Type	Type & Location	Preferred maximum streetwall height	Preferred minimum upper level setback of building
 1	Side Street	12m* *Differentiate materials and form above 12m	
 2	Laneway and/or small street or laneway/small street/side street adjacent to existing and/or future open space within -Precinct 1 - Forrest Hill -Precinct 2 - South Yarra -Precinct 3 - Prahran	12m	
 2	Laneway and/or small street or laneway/small street/side street adjacent to existing and/or future open space within -Precinct 4 - Windsor	9m	
 3	Interface to the north of existing and/or future open space	9.5m	Built form not to protrude outside the building envelope 
 4	Residential interface across laneway and/or small street	12m	Built form not to protrude outside the building envelope 
 5	Residential abuttal	9.5m	Built form not to protrude outside the building envelope 
 6	Laneway and/or small street	Apply ResCode Provisions for front & side/rear setbacks (Clause 54 & 55)	

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STONNINGTON PLANNING SCHEME

Interface & Type	Type & Location	Preferred maximum streetwall height	Preferred minimum upper level setback of building
 1	Side Street	12m* *Differentiate materials and form above 12m	
 2	Laneway and/or small street or laneway/small street/side street adjacent to existing and/or future open space within -Precinct 1 - Forrest Hill -Precinct 2 - South Yarra -Precinct 3 - Prahran	12m	
 2	Laneway and/or small street or laneway/small street/side street adjacent to existing and/or future open space within -Precinct 4 - Windsor	9m	
 3	Interface to the north of existing and/or future open space	9.5m	
 4	Residential interface across laneway and/or small street	12m	
 5	Residential abuttal	9.5m	
 6	Laneway and/or small street	Apply ResCode Provisions for front & side/rear setbacks (Clause 54 & 55). Only standard B17 applies to FH-9.	

Commented [BL4]: -For Interface Setback 6, inserted 'Only standard B17 applies to FH-9'

Interface setback guidelines

- Provide appropriate separation between buildings for:
 - The provision of equitable development opportunities and privacy of habitable room windows and balconies;
 - The protection of view lines;
 - Daylight;
 - Solar access;
 - Natural ventilation;
 - Space for recreational activities; and,
 - Outlook from within buildings.
- In residential developments, provision of private open space should not be located in the front street setback unless in the form of a raised terrace, deck or balcony with semi-transparent screening for surveillance.
- A terrace, deck or balcony should not protrude into the building setback requirements.
- Use design techniques including provision of adequate setbacks to minimise overlooking of adjacent private properties, with privacy screening a last resort.
- Where the built form has a sensitive interface, is in the Heritage Overlay or adjoining land in the Heritage Overlay, setbacks greater than the preferred minimum setbacks specified at Clause 5 should be provided.

Dwellings and residential buildings guidelines

A development must meet the requirements of Clause 54 if it proposes to:

- Construct or extend one dwelling; or
- ~~Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling and the fence exceeds the maximum height specified in Clause 54.06-2.~~

A development must meet the requirements of Clause 55 if it proposes to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.
- ~~Construct or extend a front fence within 3 metres of a street if:~~
 - ↳ ~~The fence is associated with 2 or more dwellings on a lot or residential building; and,~~
 - ↳ ~~The fence exceeds the maximum height specified in Clause 55.06-2.~~

This does not apply to a development of five or more storeys, excluding a basement. ~~An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.~~

Overshadowing requirements

- Other than in Sub-Precincts FH-1, FH-2, FH-3 and FH-4, buildings and works are not to cast shadows over footpaths along Chapel Street, south side of High Street, Malvern/Commercial Road, Greville Street, Carlton Street and Toorak Road, and the eastern side of Grattan Street between 10am and 3pm on 22 September.

Overshadowing guidelines

- Other than the streets listed in Overshadowing requirements, buildings and works should not cast additional shadow to the south side footpath of east-west streets between 9.00am and 3.00pm at the Equinox. This guideline may not be achievable if the building heights and setbacks specified at Clause 5 would result in overshadow to this part of the footpath.
- Buildings and works should minimise overshadowing of existing and potential future open space, village squares and urban plazas as shown on the Precinct Maps at the winter solstice.
- ~~Note:~~ The overshadowing requirement and guidelines apply even if the buildings and works replace an existing building that already overshadows existing footpaths, or existing or potential future public open space, village squares, urban plazas or other public spaces.

Building adaptability requirements

- Provide a minimum 4.0 metres floor to floor height at ground floor.
- Provide a minimum 3.8 metres floor to floor height at first floor and second floor of a building. This does not apply to second floor on a side street.

Building adaptability guidelines

- Incorporate flexible and adaptable internal layouts that have the potential for a mix of uses, variations in apartment size and type, and for different purposes over time, as the needs of the community and economy change.

Heritage sites guidelines

- Respect the built heritage and sympathetically respond to the urban fabric, identity and character of the Activity Centre.
- The design character (including building form, facades and roofs) of developments should acknowledge and reflect the predominant vertical ordering which is a characteristic of heritage buildings.
- Avoid facadism (retain primary building volume) when developing existing buildings in the Heritage Overlay.
- Retain the integrity and prominence of existing heritage buildings from views from the street/s.
- For sites within or adjoining a Heritage Overlay, appropriately respond to the heritage significance of the heritage place.

Views and landmarks guidelines

- Buildings and works should be designed to protect and preserve significant view lines that are shown on the Precinct Maps. These generally link to key landmark buildings that are shown on the Activity Centre Land Use and Framework Plan.

Public realm interface guidelines

- All ground floor street frontages should have a continuous active frontage incorporating clear glazing, even for properties that have multiple street frontages.
- Conceal service areas for bin storage and plant machinery from public view.

- Integrate larger retail premises frontages with the prevailing rhythm and scale of frontages that exist along the street, or “wrap” the edges with smaller scale built form and/or uses.
- Provide a clear line of sight from the street to the interior of each retail premises.
- A building with office or other commercial use, should locate customer services and other similar activities that promote pedestrian interest and interaction towards the street frontage.
- Locate entrances, doorways, awnings and fenestration to provide a sense of passive surveillance.
- Design building façades to engage passing pedestrian traffic.
- Ensure that building entrances are visually prominent and provide direct access to pedestrian routes.
- Large expanses of blank wall, large service areas, bin storage areas, car parking, roller shutters or continuous garage doors should not be located along ground floor frontages.
- Provide continuous and functional weather protection for pedestrians without compromising the existing or future presence of street trees.
- Use balconies and active rooftop areas to facilitate passive surveillance of the public realm from upper levels.
- Provide seating, shade and opportunities for public art and community interaction in publicly accessible entry forecourts.
- In residential developments, provide individual entries to ground floor apartments that abut side streets.
- Orientate buildings towards public open space.
- Provide an active and attractive interface to existing railway corridors to maximise the safety of any future shared path/bike links as shown on the Precinct Maps to be developed along the corridors.

Environmentally Sustainable Design (ESD) guidelines

- Incorporate environmentally sustainable design measures in the areas of energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology.

Materials guidelines

- Use high quality, durable and low maintenance materials.
- Use low emission, non-reflective glazing.

Noise attenuation guidelines

- Ensure that buildings are designed to provide a comfortable acoustic environment for occupants by having regard to potentially noise generating activities nearby.
- Employ acoustic treatments within development along the existing rail corridors and near other potential noise sources to minimise potential negative impacts associated with noise and vibration.

Parking guidelines

- Provide onsite parking in a basement format.
- Locate bicycle parking for visitors and employees undercover and in convenient locations.

Public realm and movement requirements

- Incorporate indicative pedestrian links as generally shown on the Precinct Maps.

Public realm and movement guidelines

- Maximise permeability through the Activity Centre and the accessibility to existing and proposed open space.
- Expand, improve and integrate the public open space network and shared path/bike links and pedestrian links within and through the Activity Centre, and where possible capitalise on views and vistas of the landmark buildings shown on the Activity Centre Land Use and Framework Plan.
- Widen footpaths to increase their capacity for pedestrian movement.
- Provide new and improved pedestrian links that are attractive, accessible, identifiable, well-connected and safe for both day time and night time users.
- Support Chapel Street as the main pedestrian spine through the Activity Centre.
- New publicly accessible open space and pedestrian links created on private land, should be designed and integrated so that they operate as if part of the public domain.
- Design public realm areas so that overshadowing impacts from nearby development are minimised.
- Support modal shift away from private vehicles.
- Minimise conflict points between vehicles and pedestrians by removing vehicle crossovers as shown on the Precinct Maps.

Open Space and landscaping requirement

- Provide generously sized, accessible, useable and well-designed communal open space areas in developments comprising ten or more dwellings or more than 1,000 square metres of office.

Open Space and landscaping guidelines

- Incorporate landscaping that makes a positive contribution to the public realm and preferred character.
- Incorporate canopy trees where landscaped areas are of a sufficient size.
- Include, green roofs and green façades to increase the amount of vegetation in the Activity Centre.
- Employ the re-use of non-potable water in all landscape treatments.
- Ensure fencing is appropriate to the site location and context. Avoid security fencing but where such fencing is required, provide a decorative screen with landscaping and use drought tolerant plants and other techniques to reduce water consumption.

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5.0	Precinct Provisions
30/11/2017 C271	
5.1	Precinct 1– Forrest Hill
30/11/2017 C271	
5.1-1	Precinct Map
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5.1-2 Precinct objectives

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- To achieve a vibrant, higher density, true mixed use precinct.
- To achieve new development that embodies architectural and urban design excellence and makes a positive contribution to the appearance, amenity and safety of the public realm.
- To activate streets, particularly side streets, improve street level amenity, the streetscape and the public realm.
- To setback all levels of new buildings from the property boundary along Toorak Road and Chapel Street to widen the footpath and improve pedestrian spaces.
- To improve east-west pedestrian links from Chapel Street to Yarra Street as a key pedestrian connection in this precinct.
- To improve pedestrian connectivity to existing open spaces such as the Como Green and Yarra River.
- To reduce car dependency and car parking rates within Forrest Hill.
- To reduce vehicle congestion by encouraging sustainable forms of transport, car free development and improvements to existing cycle infrastructure.
- To encourage appropriate scale, setbacks, built form, materials, articulation, landscaping and integration with the surrounding built form.
- To develop a predominantly higher density precinct where new buildings are of a pedestrian friendly scale and design at ground floor, with upper levels setback where necessary so as to minimise off site amenity impacts.
- To ensure new development contributes to the preferred character and land use function of each Sub-Precinct.
- To maximise the permeability of the precinct through reinforcing and, where necessary, extending the grid of streets and laneways.
- To ensure access to on-site car parking is designed to maximise the safety of pedestrians.
- To ensure the street wall of new buildings is parallel to the street alignment so as to create a sense of street enclosure.
- To ensure development:
 - Is well articulated through variations in forms, materials, openings, colours and the inclusion of vertical design elements.
 - Incorporates a continuous awning.
 - Provides continuous, visible and active retail or commercial frontages.
- To encourage site amalgamation and intensive development on large sites, while ensuring the design of buildings achieve a fine grain rhythm at street level.
- To reduce wind turbulence at ground or podium level through using appropriate building forms and articulation of the building mass.
- To incorporate a continuous street wall that will create enclosure.
- To preserve sunlight penetration to the street and avoid loss of sky views.
- To provide tall, slender building forms rather than bulky, monolithic buildings in order to minimise visual bulk.
- To retain and reinforce coherent gateways.

5.1-3 Precinct requirements

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- Ensure that development contributes to the implementation of streetscape and public realm improvements generally in accordance with the *Forrest Hill Precinct Public Realm/Streetscape Masterplan 2008*.

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Within Sub-Precinct FH-4:

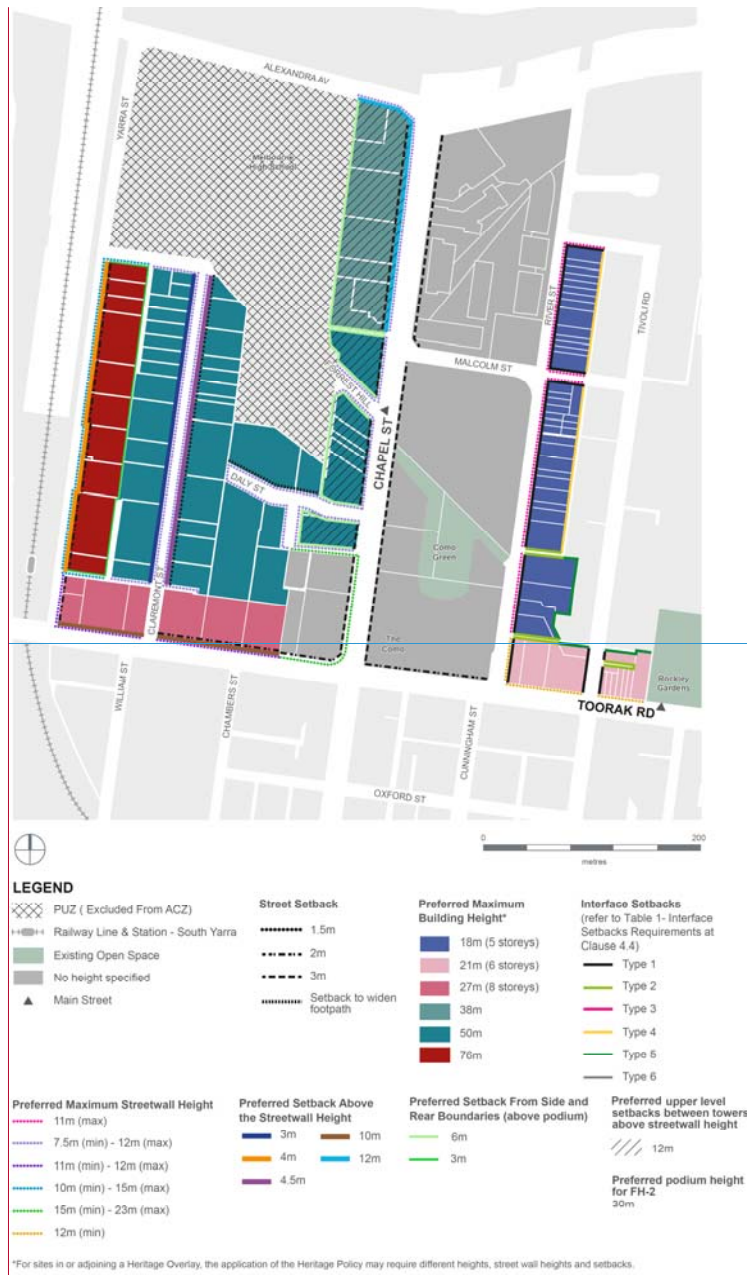
- Reinforce the northern gateway site at 681 and 709 Chapel Street and the primary gateway site at 241-257 Toorak Road and 625 Chapel Street.

Within Sub-Precinct FH-8:

- Provide a new access from 9 Yarra Street/Yarra Lane to South Yarra Station.

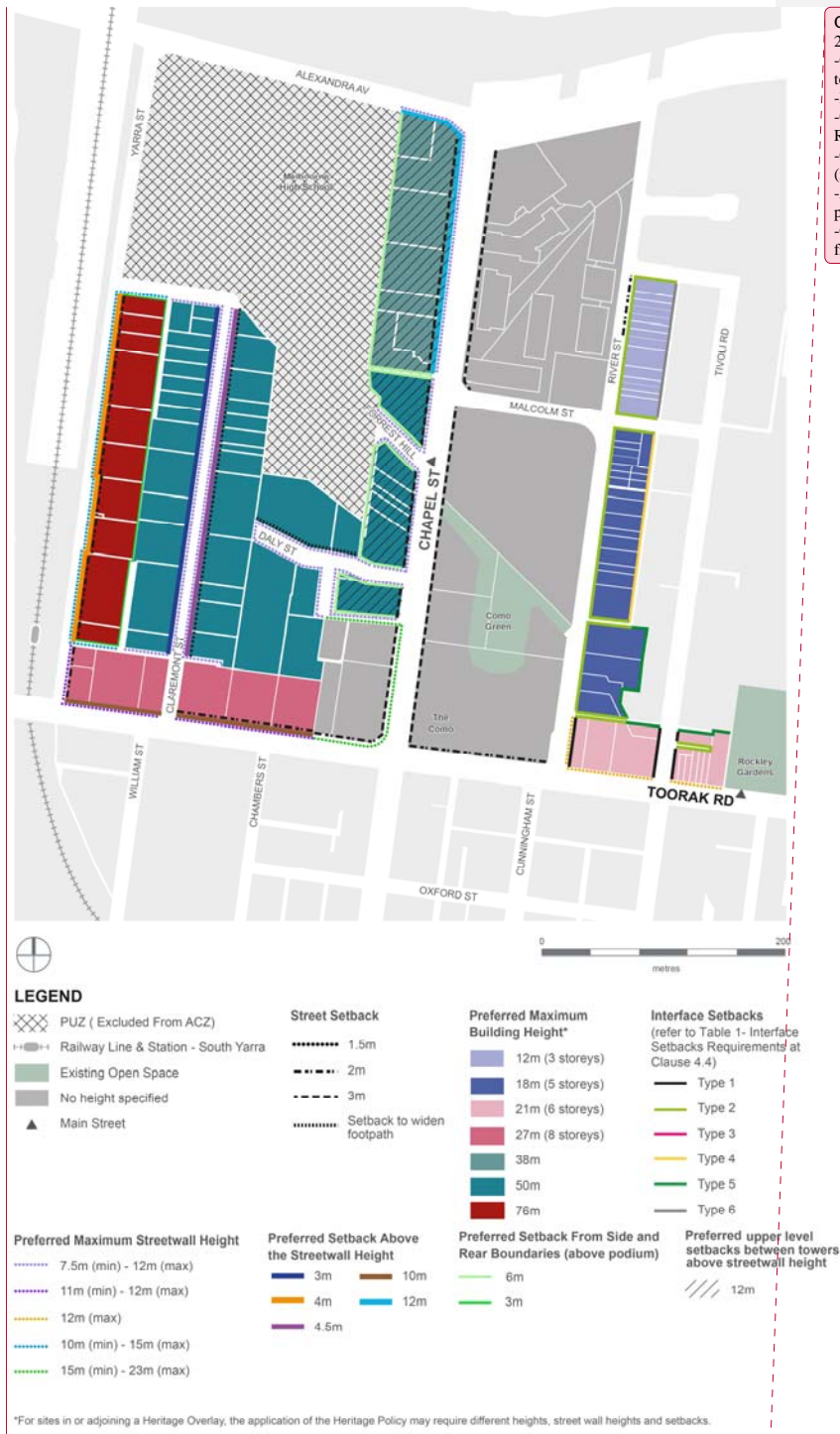
Forrest Hill Built Form Requirements

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Commented [BL8]: -Removed 'Preferred podium height for FH-2'
 -Changed 'Preferred Maximum Streetwall Height' of 12m from min to max
 -Removed 'Preferred Maximum Streetwall Height' of 11m (max)
 -Changed 'Preferred Maximum Building Height' for northern end of River Street from 18m to 12m
 -Changed 'Interface Setback' for east side of River Street properties (northern end) from Type 4 to Type 1
 -Applied 'Street Setback' of 2m for west side of River Street properties (northern end)
 -Changed 'Interface Setback' for west side of River Street properties from Type 1 to Type 2

5.1-4 Precinct guidelines

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- Activate the east-west pedestrian link from Chapel Street to Yarra Street, particularly along Daly Street with hospitality and retail land use.
- Form a continuous building line with no setbacks or gaps, except for entrances along both the northern and southern sides of the east-west pedestrian link from Chapel Street to Yarra Street.

Within Sub-Precinct FH-2:

- Ensure that new buildings do not confuse the Melbourne High School building roofline as viewed from Yarra Street, at a point directly perpendicular to the midpoint of the main hall.
- Avoid buildings having an overbearing presence on the Melbourne High School building.
- Setback new development along the western side of Chapel Street to provide built form consistency.

Within Sub-Precinct FH-3:

- Setback new development along the western side of Chapel Street to provide built form consistency.

Within Sub-Precinct FH-4:

- Reinforce the primary gateway significance of the Sub-Precinct to the Forrest Hill Precinct and Prahran South Yarra Principal Activity Centre.
- Accommodate an iconic podium-tower development.
- Ensure the development of an architectural landmark.
- Provide retail uses and active frontages to revitalise the main street.
- Avoid an overbearing presence on Toorak Road, Chapel Street and the Forrest Hill Precinct.
- Ensure podium levels complement the existing streetscape of the Toorak Road/Chapel Street intersection and provide a consistent street wall along the western side of Chapel Street.

Within Sub-Precinct FH-5:

- Maintain a street wall height that is complementary to the south side of Toorak Road and to the existing heritage buildings on adjacent properties.
- Ensure that the street wall of any development does not exceed the height of the parapet of the Claremont Hotel at 189 Toorak Road.

Within Sub-Precinct FH-6:

- Ensure new development along Claremont Street will relate to and not dominate the open spaces of Melbourne High School.
- Build the street wall to the full width of the lot (i.e. boundary to boundary).
- Setback new development from side boundaries above the podium to provide a separation between towers.
- Encourage an enhanced and functional east west through block link and a plaza.
- Encourage vehicle access/egress, service delivery and loading to be undertaken via Daly Street where possible.
- Encourage well designed human scale development in Claremont Street.

Within Sub-Precinct FH-7:

- Ensure new development along Daly Street will relate to and not dominate the open spaces of Melbourne High School.
- Ensure that any additional building height is set back from the street wall.
- Build the street wall to the full width of the lot (i.e. boundary to boundary).

STONNINGTON PLANNING SCHEME

- Respect the heritage significance of 2 Daly Street, South Yarra (HO 305).

Within Sub-Precinct FH-8:

- Encourage higher density development and urban renewal in a podium and tower form.
- Ensure new development at the northern end of Yarra Street will relate to and not dominate the open spaces of Melbourne High School.
- Ensure new development at the southern end of Yarra Street will respect the scale and style of the heritage buildings on the north side of Toorak Road.
- Setback new development from the street boundary to facilitate footpath extensions.
- Create a continuous and well-defined street wall to complement a high level of street activity.
- Build the street wall to the full width of the lot (i.e. boundary to boundary).
- Setback new development from side boundaries above the podium to provide a separation between towers.

Within Sub-Precincts FH-9 and FH-10:

- Create a continuous and well-defined street wall to complement a high level of street activity by requiring vehicle access from rear laneways.
- Provide a transition in built form between the higher built forms to the west and the lower built forms to the east.
- Provide a sensitive response to the adjoining lower scale residential area.

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5.2 **Precinct 2 – South Yarra**

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5.2-1 **Precinct Map**

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Commented [BL9]: DELETED



STONNINGTON PLANNING SCHEME



Commented [BL10]: -Removed indicative pedestrian links no longer being pursued

5.2-2

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Precinct objectives

- To support the local neighbourhood role and built form response of Toorak Road, west of the railway line.
- To preserve and enhance view lines to the historic former Post Office at 162 Toorak Road.
- To ensure development respects the heritage significance of streetscapes.
- To support Toorak Road as a distinctive shopping, boutique commercial, employment, tourism and living precinct.
- To provide better pedestrian access to South Yarra station.
- To strengthen the role of Chapel Street and its historic streetscape as a vibrant retail and commercial hub providing boutique fashion retail and entertainment.
- To enhance the street level of the precinct through improved pedestrian connections and streetscape amenity.
- In Sub-Precincts TRC-1 and TRC-2, achieve a mix of residential and business uses at a relatively low built form with stronger emphasis on addressing the residential amenity.
- To improve the quality of the public realm and pedestrian access to the South Yarra Siding Reserve, including more direct access from the Forrest Hill Precinct.
- To support the activation of retail and commercial activity in side streets.

5.2-3

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Precinct requirements

Within Sub-Precinct JF-2:

- Redevelopment of the Key Strategic Development Site at 500 Chapel Street (the Jam Factory) is to:
 - Include a publicly accessible north facing village square which is open to the sky.
 - Support a new pedestrian link from the Jam Factory to Surrey Road Park.

South Yarra Built Form Requirements



5.2-4

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Precinct guidelines

In the Toorak Road Central Neighbourhood (TRC):

- Open up view lines to the historic former Post Office at 162 Toorak Road and provide uninterrupted views to this building from the corner of Yarra Street and Toorak Road.
- Improve passive surveillance to and sightlines along Lovers Walk.

In the Jam Factory District Neighbourhood (JFD):

- Development should improve sightlines to Dyeworks Park from 60 Wilson Street.
- Redevelopment of the Key Strategic Development Site at 500 Chapel Street (the Jam Factory) should:
 - Ensure buildings are highly accessible by pedestrians from Chapel and Garden Streets.
 - Provide separation between new buildings to provide a high standard of amenity and minimise overshadowing of the village square.
 - Retain key view lines to the heritage-listed chimney.
 - Promote the site as a key destination and meeting place in South Yarra.
 - Provide a series of pedestrian laneways and other links through the Jam Factory site which are open to the sky.
 - Use the heritage-listed chimney as a way finding marker to and within the site.

STONNINGTON PLANNING SCHEME

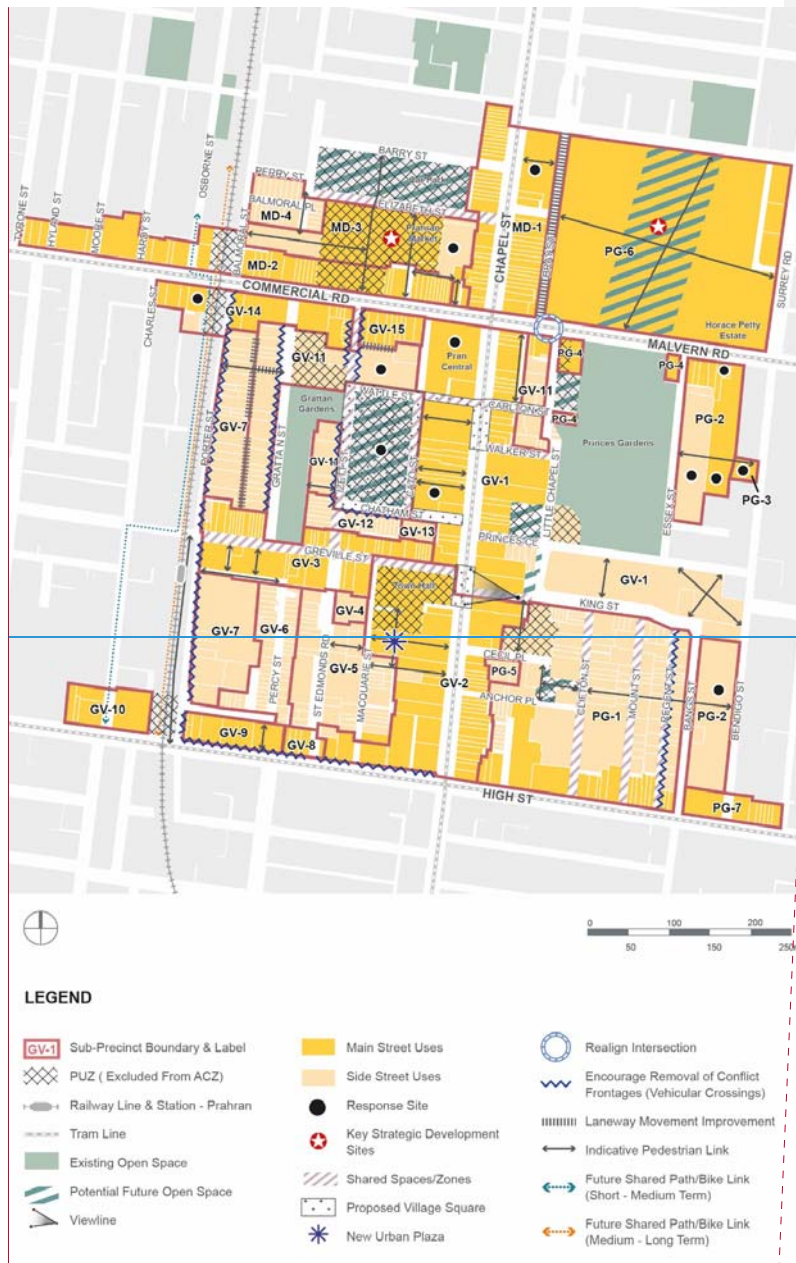
5.3 **Precinct 3 – Prahran**

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5.3-1 **Precinct Map**

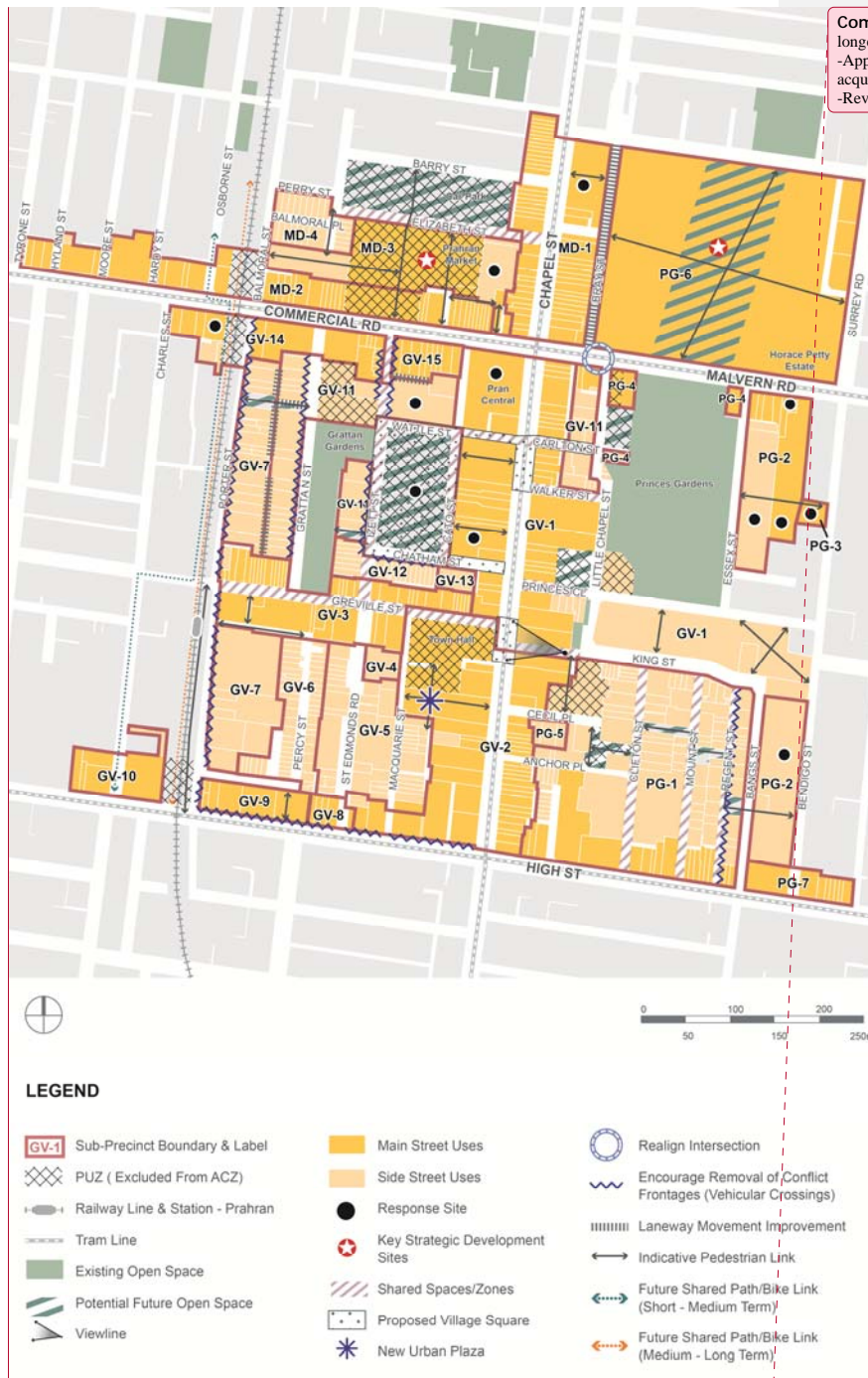
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STONNINGTON PLANNING SCHEME



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STONNINGTON PLANNING SCHEME



Commented [BL12]: -Removed Indicative pedestrian links no longer being pursued
 -Applied 'Potential Future Open Space' status to properties recently acquired by Council for public open space
 -Revised Sub-Precinct Boundary to address split zoning issues

5.3-2

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Precinct objectives

- To achieve a revitalised civic, entertainment and social core of the activity centre and enhance its role as a community, retail, commercial, social and residential hub.
- To encourage a mix of uses along Main Streets and Side Streets with active frontages and activities that requires interaction with customers, visitors and passers-by.
- To support a north-south regional shared path/bike link along the Sandringham railway line and/or adjacent streets.
- To retain and protect the historic core within the Precinct.
- To provide a safer walking environment and improve pedestrian amenity.
- Maintain, improve and provide new access and pedestrian links to existing open spaces such as the Princes Gardens.
- Encourage small scale industrial land uses along the west side of Bang Street.
- Provide an active frontage to Elizabeth Street, in particular 383 Chapel Street South Yarra (north-east corner of Elizabeth Street and Chapel Street).
- To create a new village square at the Cato Street car park.

5.3-3

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Precinct requirements

In the Princes Gardens Neighbourhood (PG):

- Provide a north-south lineal parkland through the Horace Petty Estate.

Prahran Built Form Requirements



Commented [BL13]: DELETED

STONNINGTON PLANNING SCHEME



Commented [BL14]: -Applied the following to 228 Malvern Road:
 Road:
 -'Preferred Minimum Setback Above the Streetwall on Main Streets' of 4m (outside HO)
 -'Preferred Maximum Streetwall Height on Main Streets' of 12m
 -Revised property boundaries to address split zoning issues
 -Applied 'Potential Future Open Space' status to properties recently acquired by Council for public open space

5.3-4

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Precinct guidelines

In the Princes Gardens Neighbourhood (PG):

- Buildings should be built to the street edge and provide a consistent street wall along the Malvern Road section of the Horace Petty Estate to reflect the character of the nearby Victorian era street wall.

In the Greville Village Neighbourhood (GV):

- Buildings should be setback consistent with existing development along the west side of St Edmonds Road to create space for landscaping.

5.4 **Precinct 4 – Windsor Village**

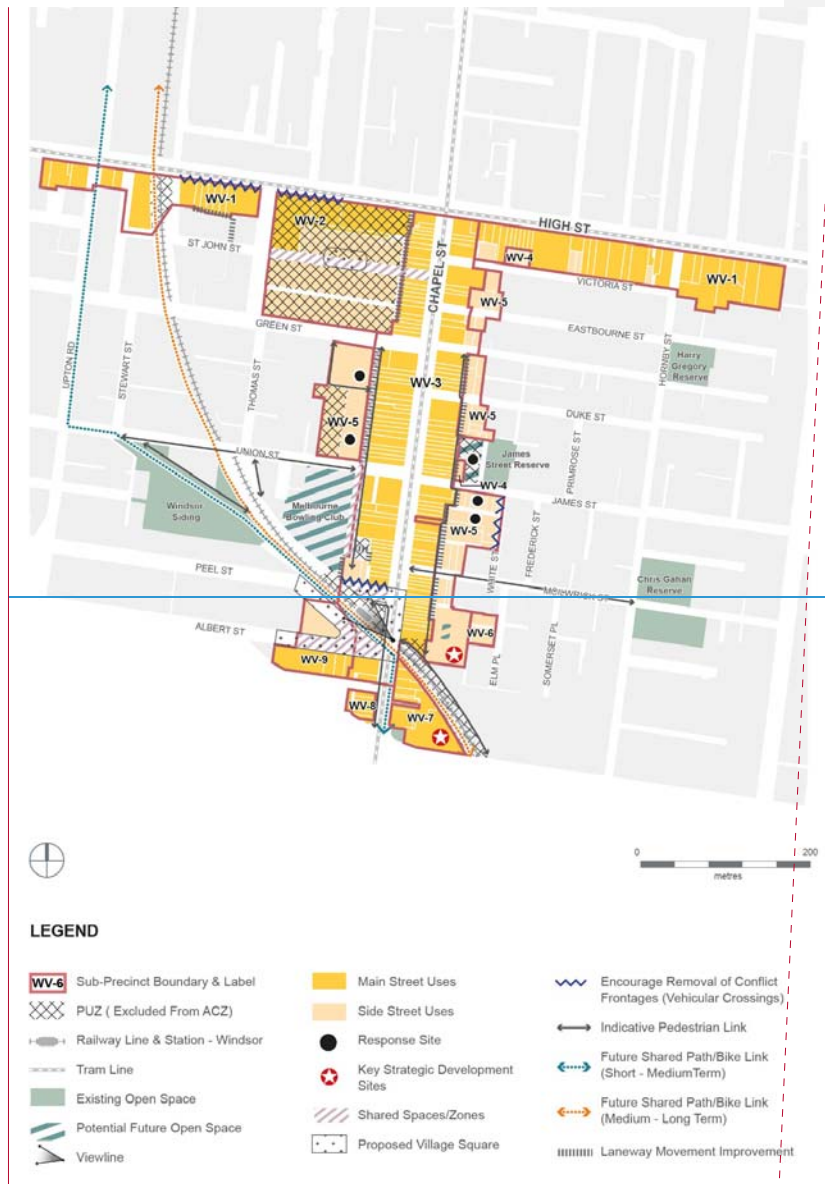
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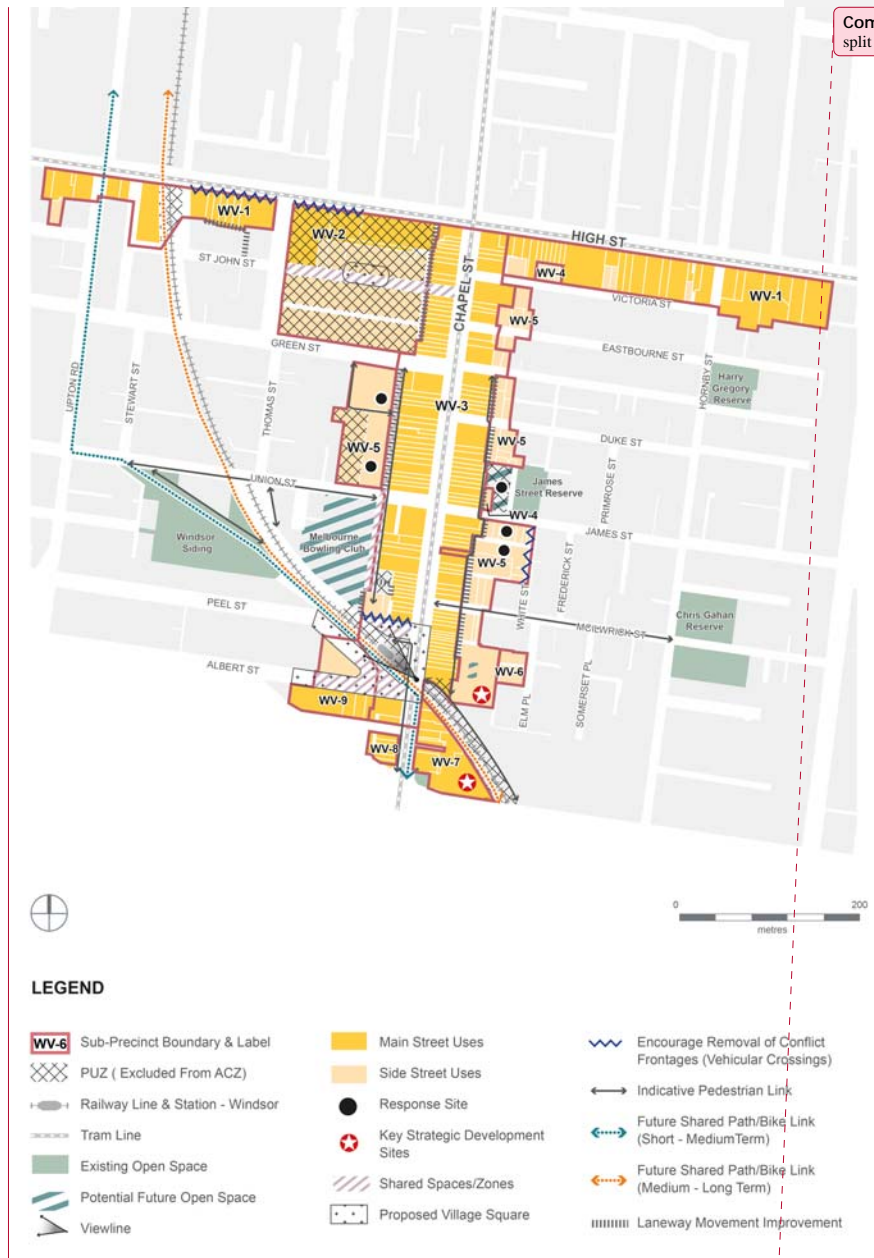
5.4-1 **Precinct Map**

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STONNINGTON PLANNING SCHEME

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Precinct objectives

- To achieve a distinctive local neighbourhood centre and urban village that retains a low scale and valued heritage streetscape, with fine grain character throughout the precinct.
- To support a built form that encourages small format shop fronts at ground floor.

- To encourage a diverse range of creative, educational, residential and community uses within the precinct.
- To improve pedestrian access and passive surveillance to Windsor Station along Bowling Green Street and Artist Lane.
- To require vehicle access to Maddock Street properties from the rear laneway to create a pedestrianised environment within the Windsor Village Square.
- To require laneway widening for north-south laneways behind the eastern side of Chapel Street to be provided by properties redeveloping on the eastern side of this laneway.
- To demarcate the southern entry to the Activity Centre and Windsor Village Precinct with a higher built form than the rest of the Precinct at the north-east corner of Chapel Street and Dandenong Road, and improve connectivity from Dandenong Road to Chapel Street.

5.4-3

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Precinct requirements

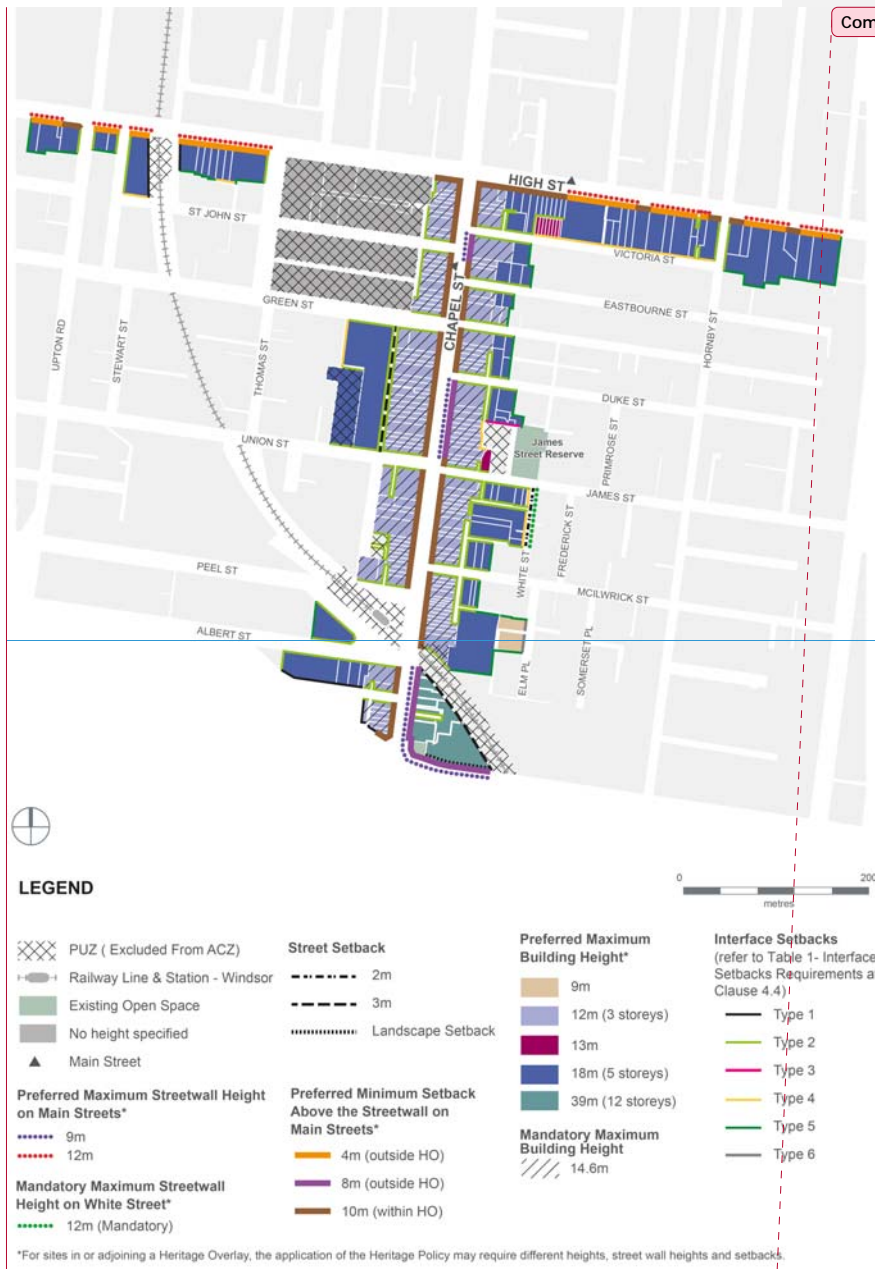
In the Windsor Village Neighbourhood (WV):

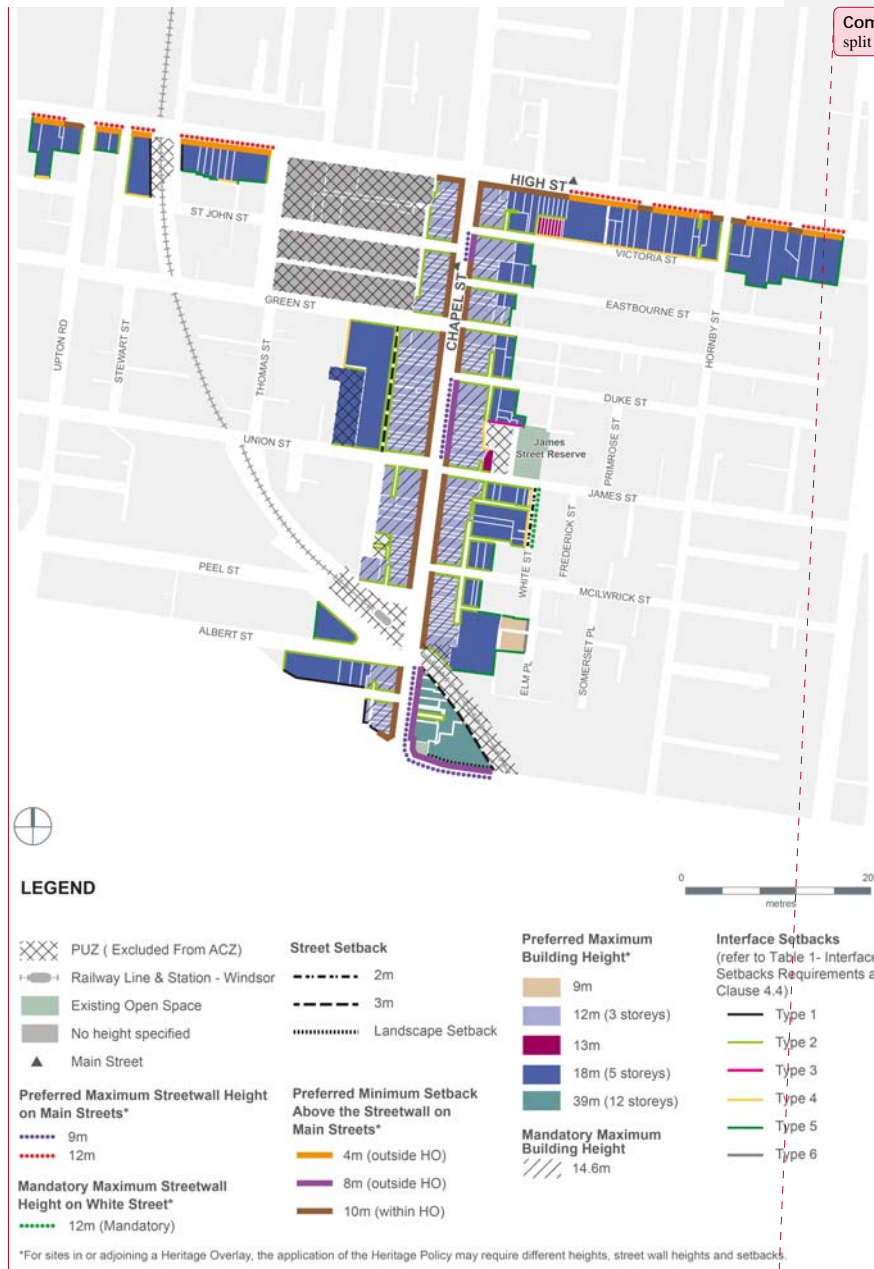
- A permit is not to be granted to use or subdivide land, construct a building or construct or carry out works within WV-7 until a masterplan has been prepared for the sub-precinct to the satisfaction of the Responsible Authority.
- A permit granted within WV-7 is to be generally in accordance with the masterplan.

Windsor Village Built Form Requirements

STONNINGTON PLANNING SCHEME

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Precinct guidelines

In the Windsor Village Neighbourhood (WV):

- Development of the Key Strategic Development Site at the north-east corner of Chapel Street and Dandenong Road (WV-7) should:

- Emphasise the corner location and ensure an architectural design that wraps the corner.
- Achieve a sculptural architectural element above the street wall that can assist in identifying the village and broader Activity Centre.
- Continue the sense of a traditional street wall from Chapel Street around the corner to face Dandenong Road.
- Ensure the presentation of a street wall/podium effect with a rising form above to the specified height.
- Seek to achieve lot consolidation within the Sub-Precinct as part of any proposal.
- Realise an urban form and modelling that transitions in scale from its highest point to the south, leading down to the north.
- Apply ground floor setbacks to the Dandenong Road frontage to ensure the continuation of the boulevard character.
- Apply ground floor setbacks to the rail reserve in support of a shared path/bike link between Chapel Street and Dandenong Road.
- Ensure the presentation of both active and attractive frontage treatments at ground floor to all sides of any proposed development.
- Improve access to any car parking located within the development from Chapel Street.

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Application requirements

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

Use

An application for use of land must be accompanied by the following information, as appropriate:

- A Waste Management Plan.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A Waste Management Plan.
- For all applications over three storeys in height, a 3D massing model which describes a building envelope that shows:
 - The potential impact of the development on the private open space and north facing habitable rooms of adjoining properties.
 - How the development has been designed to minimise overlooking to the private open space and habitable room windows of adjacent properties and of dwellings within the proposed development.
 - The potential impact of the development on the common and private outdoor open space of the subject site.
 - The potential impact of the development on the public realm adjacent to the proposal ensuring that the relevant Overshadowing Requirements and guidelines at Clause 4.4 are met.
 - How the built form has been articulated within the envelope to achieve maximum solar access internally, to neighbouring properties and the public realm.
 - How the design (including building height and setbacks) contributes to the preferred neighbourhood character whilst having regard to visual bulk.

- For new residential and mixed use development, an acoustic report prepared by a suitably qualified person to demonstrate that the proposed building incorporates appropriate noise attenuation measures to reasonably protect the amenity of future residents.
- A site analysis and urban context report and shadow assessment, which demonstrates how the proposal responds to:
 - The Design and Development provisions at Clause 4.4 and all relevant requirements set out at Clause 5.0 to this Schedule.
- An Architectural design statement that details the architectural response to the design of the building.
- A report from a suitably qualified heritage consultant that assesses the impact of the proposed building and works on a heritage place on the land or adjoining land.
- Options and design concepts for public art.
- For residential buildings of 10 or more dwellings that propose a predominance of one type/size of apartments, alternative floor plans are to be submitted for approval showing alternative apartment layouts for floors within a building in order to allow flexibility for a change or configuration of apartments either prior to sale or in the longer term as needs of residents change.
- A Sustainable Design Assessment (SDA), Sustainability Management Plan (SMP) and/or a Green Travel Plan (GTP) as appropriate to the scale of the development.

7.0

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Notice and review

An application for ~~the following is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act:~~

- building or works which ~~are~~ within 30 metres of land (not a road) in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
- buildings and works ~~that which exceeds either~~ the preferred maximum building height or minimum ~~street~~-setback requirement as outlined ~~in this Schedule~~ within ~~the relevant precinct requirements~~. If a preferred maximum building height is not specified, buildings and works that are above three storeys or 12 metres (whichever is lesser) and/or buildings and works which vary the requirements or guidelines outlined in this Schedule.
- the use ~~of~~ land for the purposes of an Adult bookshop, Gambling premises, Bottle shop, Hotel, Nightclub or Tavern.

~~is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.~~

8.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- The extent to which the proposal achieves the vision and objectives of the Chapel reVision Structure Plan.
- Whether an application in respect of a Key Strategic Development Site is consistent with any masterplan approved in respect of the site.

Use

- The likely adaptability of any space within the lower floors not proposed to be occupied by commercial floor space.
- The practicability of the building to provide separate access to commercial and residential uses.
- The extent of commercial floor space relative to the height of the building.
- The extent to which a proposal is consistent with any specific land use recommendations for each Sub-Precinct.
- The extent to which discretionary land uses are compatible with any existing uses and likely future uses, with particular regard to as-of-right dwelling use.
- The extent to which uses contribute to a vibrant local economy and promote the Activity Centre as a tourist destination.

Design and built form

- Whether the site is located on a main street or side street and the distance of the site from a main street as designated in the Precinct Maps.
- The extent to which the development incorporates public realm works identified in the relevant Precinct Maps.
- The configuration of the site.
- The interface with land in a residential zone particularly in relation to built form, overlooking and overshadowing.
- The extent to which the proposal is consistent with the purpose of the Heritage Overlay.
- Whether the development is of an appropriate scale to accommodate the mix and intensity of uses envisaged for that precinct and sub-precinct.
- The response to ESD provisions and principles.
- The extent to which the development is consistent with the principles of Water Sensitive Urban Development (WSUD).
- The extent to which development provides for the surveillance of public spaces and creates a safe environment.
- Whether the development represents an underdevelopment of a site.
- The on-site amenity of future occupants.
- The extent to which the development prioritises walking, cycling and public transport use, and provides car parking that responds to anticipated demand.
- The provision and location of car parking so as to not dominate the street, noting that it should not be located above ground floor.
- The extent to which overlooking of adjacent private property has been minimised without the need for privacy screens.

Subdivision

- Whether the subdivision supports the provisions of this Schedule.

9.0

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Advertising signs

Advertising sign requirements are at Clause 52.05. Land designated for Main Streets Uses is in Category 1. All other land is in Category 2.

10.0 Other provisions of the scheme

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None specified.

11.0 Reference documents

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Chapel reVision Structure Plan 2013-2031 (City of Stonnington/Hansen Partnership, September 2015)
Chapel reVision Discussion Paper (City of Stonnington/Hansen Partnership, September 2015)
Chapel reVision Neighbourhood Framework Plans (City of Stonnington, September 2015)
Chapel reVision Transport Strategy (GTA Consultants, September 2015)
Chapel reVision Supply/Demand for Housing in the Chapel Street Activity Centre - Memo (SGS Economics and Planning, July 2014)
Re-discover Chapel Street Masterplan (Hansen Partnership, 2013)
City of Stonnington Heritage Design Guidelines
City of Stonnington Sustainable Transport Policy 2008
City of Stonnington Public Realm Strategy 2010
Forrest Hill Structure Plan 2005
Forrest Hill Precinct, South Yarra Public Realm/Streetscape Masterplan 2008