Planning and Environment Act 1987

Stonnington Planning Scheme

Amendment C339ston

Explanatory Report

Overview

The amendment proposes to rezone several existing or planned areas of public open space to Public Park and Recreation Zone and delete redundant or unnecessary overlays.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Stonnington website at www.connectstonnington.vic.gov.au/amendment-c339ston
And/or
The amendment is available for public inspection, free of charge, during office hours at the following place:

Stonnington City Council
311 Glenferrie Road
Malvern VIC 3144

Hours: Monday - Friday, 8:30am-5pm The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission about the amendment to the planning authority. Submissions about the amendment must be received by 29 September 2025.
A submission must be sent to:

City Growth, City of Stonnington
By post: PO Box 58, MALVERN VIC 3144
By email: strategicplanning@stonnington.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment.

- Directions hearing: 8 December 2025
- Panel hearing: 9 February 2026

Details of the amendment

Who is the planning authority?

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

The amendment has been made at the request of the City of Stonnington.

Land affected by the amendment

The amendment applies to land, owned by the City of Stonnington, at:

- Knox Street Reserve (2 Knox Street), Malvern East
- 25 Dixon Street, Malvern
- Charles Street Reserve (76 Charles Street), Prahran
- Part of Prahran Skate Park (294 Malvern Road and part of the redundant rear right of way (ROW)), Prahran
- Mouclif Park (23, 25 & 27 Mount Street), Prahran
- Part of Bangs Park (22 Regent Street), Prahran
- 2, 2A, 4 & 17 William Street, South Yarra

A mapping reference table is attached at Attachment 1.

What the amendment does

The amendment proposes to rezone existing or planned areas of public open space where the existing zone is inconsistent with this use. The amendment also proposes to remove redundant or unnecessary overlays from sites being rezoned to PPRZ by this amendment.

Specifically, the amendment proposes to:

- Rezone Knox Street Reserve (2 Knox Street), Malvern East, from part General Residential Zone (Schedule 7), part Neighbourhood Residential Zone (Schedule 2) and part Neighbourhood Residential Zone (Schedule 4) to Public Park and Recreation Zone.
- Rezone 25 Dixon Street, Malvern, from Neighbourhood Residential Zone (Schedule 4) to Public Park and Recreation Zone.
- Rezone Charles Street Reserve (76 Charles Street), Prahran from Neighbourhood Residential Zone (Schedule 3) to Public Park and Recreation Zone.

- Rezone Mouclif Park (23, 25 & 27 Mount Street), Prahran from Activity Centre Zone (Schedule 1) to Public Park and Recreation Zone.
- Rezone 2, 2A, 4 & 17 William Street, South Yarra from General Residential Zone (Schedule 1) to Public Park and Recreation Zone.
- Rezone part of Prahran Skate Park (294 Malvern Road and part of redundant rear ROW), Prahran, from Activity Centre Zone (Schedule 1) to Public Park and Recreation Zone.
- Remove the Public Acquisition Overlay (Schedule 3) from:
    - part of Mouclif Park (27 Mount Street), Prahran
    - part of Bangs Park (22 Regent Street), Prahran
    - part of Prahran Skate Park (294 Malvern Road), Prahran
- Remove the Design and Development Overlay (Schedule 4) from part of Knox Street Reserve (2 Knox Street), Malvern East

Strategic assessment of the amendment

Why is the amendment required?

The amendment seeks to ensure that sites affected by this amendment are appropriately zoned to the Public Park and Recreation Zone (PPRZ), to better reflect their current or future use.

The PPRZ applies appropriate statutory requirements and land management legislation to better allow Council to use, develop and manage the land for the purposes of public recreation and open space.

Since 2013, council has implemented the land acquisition plan – 'Strategies for Creating Open Space' (SCOS). SCOS was developed to help address Stonnington's comparative shortfall in public open space. SCOS aims to increase the amount of open space available and enhance connectivity between open spaces. This strategic implementation plan summarises the investigations and presents options on a range of possible strategic purchases of suitable land.

Over time several properties have been acquired for the purposes of conversion to publicly accessible open space, including the sites to be rezoned to PPRZ through this amendment.

The following sites are existing public open space areas, that require rezoning from their respective residential or special purpose zones to the PPRZ:

- Knox Street Reserve (2 Knox Street), Malvern East
- 25 Dixon Street, Malvern
- Charles Street Reserve (76 Charles Street), Prahran
- Mouclif Park (23, 25 & 27 Mount Street), Prahran
- Part of Bangs Park (22 Regent Street), Prahran
- Part of Prahran Skate Park (294 Malvern Road and part of the redundant

ROW), Prahran

The land at 2, 2A, 4 & 17 William Street, South Yarra are planned future public open space areas.

Public consultation about the conversion of these sites, which include concept landscape designs, was undertaken in July/August 2024. These sites are in the immediate vicinity of the Metro Tunnel project, in South Yarra, and represent legacy open space improvements that Council has been working towards for many years. Applying the PPRZ will assist in delivering, managing, and using this land as public open space into the future.

The amendment proposes to remove the Public Acquisition Overlay Schedule 3 (PAO3) from three sites, listed above. This overlay was applied to assist with the sites' acquisition for the purposes of delivering public open space on them. The sites have now all been acquired by Council and have been converted to public open space. The PAO3 is therefore no longer required.

Additionally, the amendment removes the Design and Development Overlay Schedule 4 (DDO4) from the eastern end of the Knox Street Reserve (2 Knox Street), Malvern East. The purpose of DDO4 was to guide the design of fences on residential lots. Through rezoning the reserve to PPRZ, this control will become unnecessary and should be removed.

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

The amendment implements relevant objectives in Section 4 of the *Planning and Environment Act* 1987 (the *Act*). In particular, objectives:

a. to provide for the fair, orderly, economic, and sustainable use, and development of land,

c. *to secure a pleasant, efficient, and safe working, living and recreational environment for all Victorians and visitors to Victoria,*

e. to protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community, and;

g. to balance the present and future interests of all Victorians.

The amendment implements these by placing publicly owned land into the most appropriate zone to ensure the perpetuity of this land to be developed, managed, used and enjoyed as public open space now and into the future. This is further assisted by removing redundant or unnecessary overlays from some of the sites.

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

The amendment adequately addresses any environmental, social, and economic effects (Sections 12(2)(b) and (c)) of the *Act*.

The amendment will have several positive impacts by applying a zone that ensures the perpetuity of the sites' use as public open spaces.

Public open spaces have several environmental benefits including opportunities for more greening/landscaping/tree planting which helps to absorb carbon emissions, mitigate the urban heat island effect, provides habitat for flora and fauna and improves biodiversity. They also can assist in retaining and integrating water into the landscape and assist in flood mitigation.

Providing and maintaining areas as open space close to where people live have many positive social impacts. It can assist in improving health, wellbeing and social connectiveness of the local community.

Public open spaces encourage people to travel to, visit and spend time in them. At every step there is an opportunity for economic activity to grow and support/improve the open space visitation experience.

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 other 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 land proposed to be rezoned to PPRZ is owned by the City of Stonnington.

This amendment complies with Ministerial Direction No. 9 – Metropolitan Strategy under Section 12 of the *Act*. This amendment has regard for Plan Melbourne 2017-2050 and assists in delivering on its direction to deliver local parks and green neighbourhoods and ensure sufficient open space.

The amendment adheres to Ministerial Direction No. 11 – Strategic Assessment under Section 12 of the *Act* by providing an appropriate and strategic rationale for the changes.

The amendment is consistent with, and will support the implementation of, Plan for Victoria.

Action 13: Introduce minimum standards and guidance for open space in established urban areas
This amendment implements Action 13 of *Plan for Victoria* by rezoning publicly owned land to PPRZ, increasing both the quantity of open space and the connectivity between existing open spaces within established urban areas.

Action 15: Update Design Guidance to Deliver Better Public Places
It is also consistent with Action 15 by introducing the appropriate planning controls to deliver better public places.

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

The amendment is consistent with and will assist in achieving the objectives of the following Clauses in the Planning Policy Framework:

Clauses 11.01-1S – Settlement & 11.02-1S – Supply of urban land

These Clauses respectively aim to "*facilitate the sustainable growth and development of Victoria…*" and "*ensuring a sufficient supply of land is available for…recreational and other community uses*". The amendment rezones sites, all in public ownership to the appropriate zone, the PPRZ, to better reflect their current or future use.

Clause 19.02-6S - Open Space

This Clause aims to "*establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community*" and *"improve quality and distribution of open space and ensure long-term protection"*. The amendment assists in preserving and adding to the open space network within the City of Stonnington. The amendment applies the PPRZ to better allow Council to use, develop and manage the land for the purposes of public recreation and open space in accordance with the appropriate statutory requirements of the Planning Scheme.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment aligns with the objectives and strategic directions of Stonnington's Municipal Planning Strategy (MPS) by facilitating the efficient administration of the Stonnington Planning Scheme. It contributes to orderly planning and development outcomes by applying the appropriate zone (and removing redundant or unnecessary overlays) to land that is or soon will be areas of public open space.

Through rezoning the sites to PPRZ this amendment supports Clause 02.03-8 of the MPS, which emphasises the importance of enhancing existing open spaces and increasing open space within the municipality in response to Stonnington's low ratio of public open space (compared to the metropolitan average and adjacent municipalities).

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

The amendment makes proper use of the Victoria Planning Provisions objective to use zones to accurately guide land use and suitable development. This has been implemented through applying the most appropriate zone, the PPRZ, (and removing unnecessary or redundant overlays) to reflect the current, future and ongoing use, development and management of the subject sites as public open spaces.

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

The views of any relevant agency and the prescribed Ministers will be sought during the amendment exhibition process.

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

The amendment is not expected to have a significant impact on the transport system as defined by the Transport Integration Act 2010.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The Yarra River is not impacted by the proposed planning scheme amendment. The sites affected by this amendment are not within 500 metres of a bank of the Yarra River.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The new planning provisions are not anticipated to have a significant impact on the resource and administrative costs of the responsible authority.

Attachment 1 – Mapping reference table

Location	Land/ Area Affected	Mapping Reference	Proposed changes	
			Zone	Deletion
Malvern East	Knox Street Reserve (2 Knox Street)	C339ston 003znMap07 Exhibition Stonnington 006d-ddoMap07 Exhibition	Rezone from GRZ7, NRZ2, NRZ4 to PPRZ	Delete DDO4 (from eastern section of Reserve)
Malvern	25 Dixon Street (existing open space)	C339ston 002znMap06 Exhibition	Rezone from NRZ4 to PPRZ	
Prahran	Charles Street Reserve (76 Charles Street)	C339ston 004znMap04 Exhibition	Rezone from NRZ3 to PPRZ	
Prahran	Part of Prahran Skate Park (294 Malvern Road and part of rear ROW)	C339ston 004znMap04 Exhibition C339ston 001d-paoMap04 Exhibition	Rezone from ACZ1 to PPRZ	Delete PAO3 (from 294 Malvern Road)
Prahran	Mouclif Park (23, 25 & 27 Mount Street)	C339ston 004znMap04 Exhibition C339ston 001d-paoMap04 Exhibition	Rezone from ACZ1 to PPRZ	Delete PAO3 (from 27 Mount Street)
Prahran	Part of Bangs Park (22 Regent Street)	C339ston 001d-paoMap04 Exhibition		Delete PAO3 (from 22 Regent Street)
South Yarra	2, 2A, 4 & 17 William Street (planned open space)	C339ston 005znMap01 Exhibition	Rezone from GRZ12 to PPRZ	