Planning and Environment Act 1987

Stonnington Planning Scheme

Amendment C331ston

Explanatory Report

Overview

Amendment C331ston proposes to implement the recommendations of the *Prahran and Windsor Heritage Review* (Extent Heritage, April 2024) and the *Darling Road Commercial Precinct Citation* (GJM Heritage, February 2024) by proposing to introduce the Heritage Overlay to 10 new individual places, nine new precincts, and four precinct extensions, and by making other consequential changes to the Stonnington Planning Scheme.

Where you may inspect this amendment

The amendment can be inspected, free of charge, at the Stonnington City Council website at:

www.connectstonnington.vic.gov.au/amendment-c331ston

The amendment is also available for public inspection, free of charge, during the office hours at the following locations:

Stonnington City Council
Planning Counter
311 Glenferrie Road
MALVERN VIC 3144

The amendment can also be inspected free of charge at the Department of Transport and Planning website at 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 to the Planning Authority regarding the amendment. Submissions about the amendment must be received by **Monday 20 July 2026**.

All submissions must be sent to one of the following places:

Connect Stonnington

Submissions can be made in the *Make a Submission* form, online at:
www.connectstonnington.vic.gov.au/amendment-c331ston

Email

Submissions can be made by email to: strategicplanning@stonnington.vic.gov.au

Physical Mail

Submissions can be made, by mail, and sent to the following:

Stonnington City Council
Strategic Planning / City Growth
311 Glenferrie Road
MALVERN VIC 3144

Panel hearing dates

In accordance with Clause 4(2) of the Ministerial Direction No. 15, the following Panel Hearing dates have been set for this amendment:

- Directions Hearing **5 November 2026**
- Panel Hearing **2-11 December 2026**

Details of the amendment

Who is the planning authority?

The amendment has been prepared by Stonnington City Council, which is the planning authority for this amendment.

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

Land affected by the amendment

The amendment applies to individual places and precincts within the study area of the *Prahran and Windsor Heritage Review* (Figure 1), as well as 171-183 Darling Road, Malvern East (Figure 2).

A mapping reference table is included in Attachment A to this Explanatory Report, and lists the places affected by the amendment, including the address and location of each place and the proposed changes for each individual place and precinct. The land affected is also shown on the Stonnington Planning Scheme Maps No's. 4HO, 5HO, 5NCO, 7HO & 9HO, which form part of this amendment.



Figure 1: The *Prahran and Windsor Heritage Review* Study area, with individual places and precincts affected by the amendment.



Figure 2: The *Darling Road Commercial Precinct, Malvern East*, affected by the amendment.

What the amendment does

The amendment proposes to implement the recommendations of the *Prahran and Windsor Heritage Review* (Extent Heritage, April 2024) by introducing the Heritage Overlay to 10 individual places, eight precincts, and four precinct extensions on a permanent basis. It also introduces Statements of Significance for these places, and 13 individual places, and seven precincts currently within the Heritage Overlay.

Additionally, the amendment also proposes to implement the recommendations of the *Darling Road Commercial Precinct Citation* (GJM Heritage, February 2024) by introducing the Heritage Overlay to the Darling Road Commercial Precinct, Malvern East.

Specifically, the amendment proposes to:

Overlay Maps

1. Amend Stonnington Planning Scheme Maps No's. 4HO, 5HO, 7HO and 9HO to apply the Heritage Overlay to properties, in accordance with Table 1 of Attachment A.
2. Amend Stonnington Planning Scheme Maps No's. 4HO and 5HO to make planning scheme map revisions to properties in an existing Heritage Overlay, in accordance with Table 2 of Attachment A.
3. Amend Stonnington Planning Scheme Map No's. 4HO and 5HO to delete properties and road reserves from the Heritage Overlay, in accordance with Table 2 of Attachment A.
4. Amend Stonnington Planning Scheme Map No. 5NCO to delete the Neighbourhood Character Overlay from properties on Kelvin Grove and Lalbert Crescent, Prahran and Orrong Road, Armadale, in accordance with Table 3 of Attachment A.

Planning Scheme Ordinances

5. Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay, activate controls, and include Statements of Significance for 10 individual places, nine precincts, and four precinct extensions, in accordance with Tables 1 and 2 of Attachment A.
6. Amend the Schedule to Clause 43.01 (Heritage Overlay) to introduce Statements of Significance for 13 existing individual places and seven existing precincts, and make various changes to existing individual places and precincts, including changing names and addresses, activating new controls, deletions, and other corrections where necessary, in accordance with Table 2 of Attachment A.
7. Delete Schedule 8 to the Clause 43.05 (Neighbourhood Character Overlay)

which applies to properties on Kelvin Grove and Lalbert Crescent, Prahran and Orrong Road, Armadale in order to apply the Heritage Overlay, as part of the proposed Lalbert Crescent Precinct (HO784).

8. Amend the Schedule to Clause 72.04 (Incorporated Documents) to include Statements of Significance as incorporated documents for new and existing individual places and precincts, in accordance with Tables 1 and 2 of Attachment A.

9. Amend the Schedule to Clause 72.08 (Background Documents) to include the following as background documents:

   - *Prahran and Windsor Heritage Review* (Extent Heritage, April 2024)
   - *Darling Road Commercial Precinct Citation* (GJM Heritage, February 2024)

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the recommendations of the *Prahran and Windsor Heritage Review* (Extent Heritage, April 2024) (the Review) and the *Darling Road Commercial Precinct Citation* (GJM Heritage, February 2024) to introduce the Heritage Overlay 10 individual places, nine precincts, and four precinct extensions in the Heritage Overlay. Additionally, the strategic justification (including controls, extent, and gradings) for 13 individual places and seven precincts is also proposed to be updated.

The Review comprised of the review of existing individual places and precincts in the suburbs of Prahran and Windsor, as well as the identification of new individual places and precincts for inclusion on the Heritage Overlay to the Stonnington Planning Scheme. The Review follows the *Malvern Heritage Review*, the *Toorak, Kooyong and Armadale Heritage Review* as part of the ongoing municipal-wide, suburb-by-suburb heritage review.

Aside from the identification of new individual places and precincts, the Review includes the review and update of various existing individual places and precincts across Prahran and Windsor, includes the deletion of some properties and changes to the boundaries of various individual places and precincts, as well as other changes to various controls. These changes are proposed in order to appropriately apply the Heritage Overlay in an orderly manner and to remove the application of the overlay where it is no longer strategically justified or supported, thereby ensuring positive planning outcomes.

The amendment also proposes to remove Schedule 8 to the Clause 43.05 (Neighbourhood Character Overlay)(Early Modern and Post-War Significant Character Area – Lalbert Crescent Precinct) and delete its associated application to properties from the Stonnington Planning Scheme, in order to necessitate the

application of the Heritage Overlay in the form of the proposed *Lalbert Crescent Precinct, Armadale & Prahran* (HO784).

The amendment proposes to allow for *Prohibited Uses* to be considered for the property at 385 High Street, Prahran (part of the *High Street Houses and Shop Precinct*, HO783) to encourage the conservation of the existing Victorian-era shop building on the site.

The significance of individual places and precincts were assessed against the standard criteria contained in *Planning Practice Note No. 1: Applying the Heritage Overlay* (PPN01) and are considered to meet the requirements and threshold for local protection through the Heritage Overlay.

The Heritage Overlay is the appropriate planning mechanism to protect the identified heritage values of the individual places and precincts, as the Heritage Overlay requires a planning permit to be granted for buildings and works, including demolition, that could potentially affect the significance of these individual places and precincts. Any application will be assessed by Council against the purpose and decision guidelines of the Heritage Overlay, and Clause 15.03 (Heritage Policy).

The application of the Heritage Overlay will not preclude potential development opportunities or higher densities, instead it will ensure that the identified heritage values of individual places and precincts are appropriately considered when development occurs. The amendment will provide clarity and certainty, enabling for more sensitive and enduring development outcomes that conserve and enhance the valued heritage character of Prahran and Windsor, and a small part of Malvern East, while accommodating for housing growth and change within the municipality.

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

The amendment is consistent with the Objectives of Planning in Victoria, by implementing the objectives detailed in Section 4(1) of the *Planning and Environment Act 1987*, which states that:

> "*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.*" and
>
> "*Balance the present and future interests of all Victorians.*"

The amendment also implements the objectives detailed in Section 12(1)(a) of the *Planning and Environment Act 1987*, which states that:

> "*A planning authority must – implement the objectives of planning in Victoria*".

The heritage values associated with each individual place and precinct for inclusion in the Heritage Overlay are outlined in the heritage citations within the *Prahran and Windsor Review* (Extent Heritage, March 2024) and the *Darling Road Commercial Precinct Citation* (GJM Heritage, February 2024), and the respective Statements of Significance. The amendment will ensure that the heritage significance at all

individual places and precincts are considered in any development proposal.

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

Environmental

The amendment is not expected to have any adverse environmental effects. It is widely understood that the retention and conservation of heritage buildings has positive environmental and sustainability benefits. Reduction in energy usage associated with demolition, and minimising waste disposal from demolition and new construction to landfill is achieved through the retention and conservation of heritage buildings. The retention, and adaptation of heritage buildings promotes sustainable development, by conserving the embodied energy in existing buildings.

Social and economic

The amendment is expected to have a positive effect by protecting and conserving places of cultural heritage significance to Stonnington. Heritage buildings and places positively contribute to the sense of place and connection in communities. The recognition of buildings that contribute to an understanding of Prahran and Windsor's, and a small part of Malvern East's cultural heritage for present and future generations.

The amendment is not expected to have any adverse economic effects.

Does the amendment address climate change?

The amendment seeks to conserve heritage places and precincts in Prahran, Windsor and part of Malvern East. By encouraging the retention, repair and adaptive reuse of existing buildings, the amendment supports environmentally sustainable and climate-responsive outcomes through the conservation of embodied energy and materials, the reduction of demolition waste sent to landfill, and avoidance of emissions associated with demolition and replacement buildings.

Does the amendment address relevant bushfire risk?

The land affected by the amendment is not subject to bushfire risk or a Bushfire Management Overlay, and the amendment is unlikely to result in any significant increase to the risk of life, property, community, infrastructure, or the natural environment from bushfires.

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

The amendment is consistent with *Ministerial Direction -The Form and Content of Planning Schemes*, as identified in Section 7(5) of the *Planning and Environment Act 1987*.The amendment is also consistent with the requirements of *Ministerial Direction No.11 -Strategic Assessment of Amendments* under Section 12 of the

Planning and Environment Act 1987. The amendment is consistent with the direction that ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

How does the amendment support or implement the Planning Policy Framework?

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

Clause 15.01-5S (Neighbourhood Character)

The amendment is consistent with the objective to "*to recognise, support and protect neighbourhood character, cultural identity, and sense of place*" by applying the Heritage Overlay to individual places and precincts, to conserve Stonnington's distinct character.

Clause 15.01-5L (Preferred neighbourhood character)

Prahran and Windsor are in the preferred neighbourhood character area 'Inner Urban', 'Garden Suburban 1', and 'Garden Suburban 2'. The Inner Urban area seeks to "*encourage the retention of Victoria, Edwardian, and Interwar era buildings that are intact and in good condition*", and the Garden Suburban 1 and 2 seeks to *"encourage the retention of Victorian, Edwardian and Interwar era buildings that are intact and in good condition"* and to "*maintain the character of the Garden Suburban 1 (GS1/GS2) precinct, comprising leafy streetscapes with a range of Victorian, Edwardian or Interwar era and Contemporary buildings set in established garden surrounds*".

171-183 Darling Road, Malvern East is in the preferred neighbourhood character area 'Garden Suburban 4' which seeks to "*encourage the retention of Edwardian, Interwar and Post-war era buildings that are intact and in good condition, where possible*" and "*maintain the character of the Garden Suburban 4 (GS4) precinct, comprising spacious and leafy streetscapes with Edwardian, Interwar or Post-war era and new buildings set in established garden surrounds*".

Clause 15.03-1S (Heritage Conservation)

The amendment is consistent with the objective "*to ensure the conservation of places of heritage significance*" as the amendment applies Heritage Overlays to identified heritage places and precincts.

Clause 15.03-1L (Heritage)

The amendment is consistent with the objective "*to conserve and re-use significant and contributory heritage places*" by applying the Heritage Overlay to individual places and precincts of local heritage significance.

Clause 16.01-R (Housing Supply – Metropolitan Melbourne)

The amendment is consistent with the objective to "*allow for a range of minimal,*

incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing".

The amendment supports these clauses by identifying, assessing, and documenting the local heritage significance of 10 individual places, nine precincts, and four precinct extensions, as well as the updating of 13 existing individual places and seven precincts, and for the protection for all the individual places and precincts in the Stonnington Planning Scheme. The amendment also provides for the conservation of the identified places and precincts of local heritage significance and will ensure that the identified heritage values of individual places and precincts are appropriately considered when development occurs.

How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?

The amendment is consistent with the vision and overarching aims within *Plan for Victoria*, specifically, *Pillar 3: Great places, suburbs and towns,* which aims to create and enable culturally rich and vibrant local communities, which includes the protection of places and precincts of local heritage significance.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The amendment is consistent with the delivery of Stonnington's set housing target as outlined in Clause 16.01-1S (*Housing Supply*) and *Plan for Victoria*. The application of the Heritage Overlay does not preclude development opportunities or higher densities. It will ensure that the identified heritage values of individual places and precincts are appropriately considered when development occurs. The amendment will not undermine Council's ability to accommodate growth and support housing opportunities across the municipality, specifically noting the dispersed spread of sites in the study area and minimal impact that the amendment has on the achievement of housing objectives in the Train and Tram Zone Activity Centres Program.

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

The amendment is consistent with the strategic directions of the Municipal Planning Strategy, and will assist in achieving the objectives of the following clause:

Clause 02.03-4 (Built Environment and Heritage)

The amendment implements the strategic directions for Clause 02.03-4 (*Built Environment and Heritage*), by protecting and reinforcing Stonnington's distinctive character, in particular, the identified heritage values of the individual places and precincts.

Clause 02.03-5 (Housing)

The amendment also supports the strategic directions for Clause 02.03-5 (*Housing*), by balancing the need to protect and conserve Stonnington's distinctive character and identified heritage values, and the need for additional housing. The application of the Heritage Overlay will not preclude development, instead it will ensure that the identified heritage values of individual places and precincts are appropriately considered when development occurs.

How does the amendment balance any competing policy objectives or strategies?

The amendment balances competing policy objectives by integrating heritage conservation outcomes with broader objectives related to housing supply and growth. It does so by protecting places and precincts of demonstrated heritage significance using the Heritage Overlay which does not prevent housing change but ensures that development proposals are appropriate and considerate of heritage significance.

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

The amendment makes proper use of the Victoria Planning Provisions.

The application of the Heritage Overlay and the associated *Statements of Significance* is the most appropriate Victoria Planning Provisions tool for the protection of heritage places of local significance. The application of the Heritage Overlay and *Statements of Significance* were prepared in accordance with *Planning Practice Note 1: Applying the Heritage Overlay*.

The amendment seeks to amend the Schedule to Clause 43.01 (Heritage Overlay). This clause triggers the requirement for a planning permit if proposing to subdivide land, demolish or remove a building, or construct a building or carry out a range of building works. The Heritage Overlay also provides decision guidelines for the responsible authority on the granting of planning permits for places of identified local heritage significance.

The amendment makes proper use of the *Statement of Significance* as an incorporated document, to clearly outline the heritage significance of the individual places and precincts that form this amendment.

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

The views of relevant agencies will be sought through the Exhibition phase of this planning scheme amendment.

Does the amendment address relevant requirements of the

Transport Integration Act 2010?

The requirements of the *Transport Integration Act 2010* are not applicable to this amendment, as it does not result in alterations or changes to the current transport system.

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 amendment does not have any effect on Yarra River land.

Resource and administrative costs

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

The amendment will not result in any significant implications or administrative costs to the Responsible Authority. Council's planning team has the thorough knowledge base and experience required to assess planning permit applications with the Heritage Overlay, alongside experienced heritage advisors who assist and advise planners. Council does not expect a substantial increase in the number of planning permit applications as a result of this amendment, as a majority of places and precincts included in this amendment already have the Heritage Overlay applied, and it is expected that Council officers will continue to assess applications within the prescribe timeframes.

Attachment A – Mapping Reference Table

1. New individual heritage places and precincts

HO no.	HO Map changes	Name/description	Address(es)	Changes to Sch. to Cl. 43.01 (Heritage Overlay)	Add *Statement of Significance* to Sch. to Cl. 72.04 (Incorporated Documents)
HO771	4HO	*Former Dentist Surgery*	139 High Street, Prahran	Apply permanent controls Add *Statement of Significance*	Yes
HO772	4HO	*St. Demetrios Greek Orthodox Church / Former Mt. Erica Methodist Church and Sunday School*	362-380 High Street, Windsor	Apply permanent controls Apply external paint controls Add *Statement of Significance*	Yes
HO773	5HO	*Smooth-Barked Apple Tree*	646 & 648 High Street, Prahran	Apply permanent controls Apply tree controls, specifically to the Smooth-barked Apple tree (*Angophora costata*) Add *Statement of Significance*	Yes
HO774	4HO	*Former Eyelets Factory*	Part 40 Green Street, Windsor	Apply permanent controls Add *Statement of Significance*	Yes
HO775	4HO	*Former Brackley School / St. Helen's Private Hospital*	5 Lewisham Road, Windsor	Apply permanent controls Add *Statement of Significance*	Yes
HO776	4HO	*Former Storage Room*	10 Regent Street, Prahran	Apply permanent controls Add *Statement of Significance*	Yes
HO777	4HO	*Moreton Bay Fig Tree*	Part of 2-6; 6A, 8 Russell Street, 420, 436-438, 440 High Street, 80 Williams Road, Prahran	Apply permanent controls Apply tree controls, specifically to the Moreton Bay Fig tree (*Ficus macrophylla*) Add *Statement of Significance*	Yes
HO778	4HO	*Former Masonic Temple and Hall*	36 St. Edmonds Road, and 29 Macquarie Street, Prahran	Apply permanent controls Add *Statement of Significance*	Yes

HO779	5HO	*Toorak Park Towers*	7-8 Sydney Street, Prahran	Apply permanent controls Add *Statement of Significance*	Yes
HO780	5HO	*Seventh Day Adventist Church*	8 Wynnstay Road, Prahran	Apply permanent controls Apply Outbuildings/Fence controls, specifically to the front boundary fence on Wynnstay Road Add *Statement of Significance*	Yes
HO781	4HO	*Ellesmere Road Precinct, Windsor*	245-253 Dandenong Road, 12-28 Ellesmere Road, and 1-9 Williams Road, Windsor	Apply permanent controls Add *Statement of Significance*	Yes
HO782	5HO	*High Street Federation Houses Precinct, Prahran*	661-689, and 682-692 High Street, Prahran	Apply permanent controls Add *Statement of Significance*	Yes
HO783	4HO	*High Street Houses and Shop Precinct, Prahran*	385-401 High Street, Prahran	Remove from *Victoria Gardens* (HO153), and create a separate precinct Allow Prohibited Uses only to 385 High Street, Prahran Add *Statement of Significance*	Yes
HO784	5HO	*Lalbert Crescent Precinct, Armadale and Prahran*	531, and 535-541 Orrong Road, Armadale, 21-27 Kelvin Grove, 3-23, and 4-24 Lalbert Crescent, and 23-33 Larnook Street, Prahran	Apply permanent controls Apply Outbuildings/Fence controls, specifically to the front boundary fences at 537, and 541 Orrong Road, Armadale, 21-25 Kelvin Grove, 3-7, 8, 11-13, 15-16, and 21-23 Lalbert Crescent, and 23-33 Larnook Street, Prahran Add *Statement of Significance*	Yes
HO785	4HO	*Leila Street Precinct, Prahran*	9-31 Leila Street, Prahran	Apply permanent controls Add *Statement of Significance*	Yes
HO786	4HO	*Malvern Road Commercial Precinct, Prahran*	330-340 Malvern Road, Prahran	Apply permanent controls Add *Statement of Significance*	Yes
HO787	5HO	*Stawell Street Precinct, Prahran*	1-17 Stawell Street, Prahran	Apply permanent controls Apply tree controls, specifically to the London Plane (*Platanus x acerifolia*) street trees on Stawell Street	Yes

				Add *Statement of Significance*	
HO788	5HO	*Woodfull Street Precinct, Prahran*	1-35, and 2-16 Woodfull Street, and 27 A'Beckett Street, Prahran	Remove from the *Grandview Grove Precinct* (HO135), and create a separate precinct Add *Statement of Significance*	Yes
HO789	7HO / 9HO	*Darling Road Commercial Precinct, Malvern East*	171-183 Darling Road, Malvern East	Apply permanent controls Add *Statement of Significance*	Yes

2. Existing Heritage Overlays to be amended or deleted

HO no.	HO Map changes	Name/description	Address(es)	Changes to Sch. to Cl. 43.01 (Heritage Overlay)	Add *Statement of Significance* to Sch. to Cl. 72.04 (Incorporated Documents)
HO31	d-5HO Amend map to delete part of 325 Dandenong Road, Prahran that is not of heritage significance	*Kelvin Mansions*	325 Dandenong Road, Prahran	Amend place name to *Kelvin Mansions* Apply Outbuildings/Fence controls, specifically to the front boundary fence on Dandenong Road Add *Statement of Significance*	Yes
HO46	No changes	*Residence*	36 Green Street, Windsor	Apply Outbuildings/Fence controls, specifically to the front boundary fence on Green Street Add *Statement of Significance*	Yes
HO52	d-4HO Amend map to delete 59-65 High Street and 2-18 Perth Street, Windsor that are not of heritage significance	*Former Primary School No. 2855*	67 High Street, Prahran	Amend place name to *Former Primary School No. 2855* Amend address to 67 High Street, Prahran Add *Statement of Significance*	Yes
HO55	No changes	*Church of Christ Church*	220-236 High Street, Windsor	Amend address to 220-236 High Street, Windsor Add *Statement of Significance*	Yes
HO77	4HO Amend map to include 374 Malvern Road, Prahran,	*Terraces*	372 & 374 Malvern Road, Prahran	Amend address to include 374 Malvern Road, Prahran (existing HO78) within HO77	Yes

	which is currently a separate individual place (HO78), but will be better managed as both properties share heritage values			Amend place name to *Terraces* Amend address to include 374 Malvern Road, Prahran Add *Statement of Significance*	
HO78	d-4HO	*Residence*	374 Malvern Road, Prahran	Delete 374 Malvern Road, Prahran (HO78) as an individual place, and combine it with 372 Malvern Road, Prahran	N/A
HO93	4HO Amend map to include the remainder of 66-72 Peel Street, Windsor d-4HO Amend map to delete 65 and 67 Albert Street, Windsor that are not of heritage significance	*Former Congregational Church*	66-72 Peel Street, Windsor	Apply Outbuildings/Fence controls, specifically to the front boundary fence facing Peel Street Add *Statement of Significance*	Yes
HO94	No changes	*Former Post Office – Windsor*	170-172 Peel Street and 153 Albert Street, Windsor	Amend place name to *Former Post Office - Windsor* Amend address to include 153 Albert Street, Windsor Apply Outbuildings/Fence controls, specifically to the front boundary fence facing Peel Street Add *Statement of Significance*	Yes
HO95	No changes	*Prahran Railway Station Complex (down-side station building)*	90 Greville Street, Prahran	Amend place name to *Prahran Railway Station (down-side station building)* Amend address to 90 Greville Street, Prahran Add *Statement of Significance*	Yes
HO113	No changes	*Salvation Army Citadel and Hall*	24-26 Victoria Street, Windsor	Amend place name to *Salvation Army Citadel and Hall* Add *Statement of Significance*	Yes
HO124	No changes	*Bowen Street Precinct, Prahran*	1-39, and 2-28 Bowen Street, Prahran	Amend address from Windsor to Prahran Add *Statement of Significance*	Yes

HO129	d-4HO Amend map to delete 52-54 Duke Street, 58-62, and 66 Hornby Street, and 62A Earl Street that are not of heritage significance to the precinct	*Duke and Hornby Streets Precinct, Windsor*	37-55, 56-62 Duke Street, and 51-53, 67-81, and 68-74 Hornby Street, Windsor	Add *Statement of Significance*	Yes
HO132	4HO Amend map to add 24, and 19-27 Fern Avenue, Windsor to HO132 which are of heritage significance to the precinct	*Fern Avenue Precinct, Windsor*	2-24 and 19-27 Fern Avenue, Windsor	Add *Statement of Significance*	Yes
HO134	No changes	*Gladstone Street Precinct, Windsor*	2A, 2-38, 1A, 1B, 1-29 Gladstone Street, and 102-110 Punt Road, Windsor	Add *Statement of Significance*	Yes
HO135	d-5HO Amend map to delete 18-23 A'Beckett Street that are not of heritage significance to the precinct Amend map to delete 1-35, and 2-16 Woodfull Street; and 27 A'Beckett Street, Prahran from the *Grandview Grove Precinct* (HO135) and create a new precinct known as the *Woodfull Precinct* (HO788, refer to Table 1) which will more appropriately manage the heritage values of these properties	*Grandview Grove Precinct, Prahran*	1-49, and 2-46 Grandview Grove, 5 Wynnstay Road, and 7 Park Road, Prahran	Amend precinct name to *Grandview Grove Precinct* Apply tree controls, specifically to the Oak (*Quercus sp.*) and Ash (*Fraxinus sp.*) street trees on Grandview Grove Add *Statement of Significance*	Yes
HO138	4HO Amend map to include 2 and 4 White Street, Windsor which are of heritage significance to the precinct d-4HO Amend map to delete the road reserve on Dandenong Road, Windsor, which is not of heritage significance to the	*Hornby Street, Somerset Place, McIlwrick Street, and Elm Place Precinct, Windsor*	9-19, 2-12 Hornby Street, 1, 2-4 Somerset Place, 13-41, 2-42 McIlwrick Street, 1-25, 12-20 Elm Place, 1-13, 2-10 Frederick Street, 2-4 White Street, and 167-199 Dandenong Road, Windsor	Amend precinct name to *Hornby Street, Somerset Place, McIlwrick Street, and Elm Place Precinct* Apply tree controls, specifically to the Moreton Bay Fig (*Ficus macrophylla*) tree at 173-187 Dandenong Road, Windsor Apply Outbuildings/Fence controls, specifically to the boundary wall at *Presentation College* (that faces Dandenong Road, and Hornby Street,	Yes

	precinct			Windsor), and the front boundary fences at 199 Dandenong Road, and 1-11 Elm Place, Windsor Add *Statement of Significance*	
HO139	No changes	*Kelvin Grove Precinct, Prahran*	20-40 Kelvin Grove, Prahran	Add *Statement of Significance*	Yes
HO141	No changes	*Linden Court, Jessamine Avenue, and Kenleigh Grove Precinct, Prahran*	1-7, 2A-10 Linden Court, 1A, 1-5, 9-11, 11A, 15-19, 2, 6-26 Jessamine Avenue, 1-11 Kenleigh Grove, 18-22 Williams Road, and 265, 271-275 Dandenong Road, Prahran	Amend precinct name to *Linden Court, Jessamine Avenue, and Kenleigh Grove Precinct* Apply tree controls, specifically to the Ash (*Fraxinus*) and Sweetgum (*Liquidambar*) street trees on Jessamine Avenue Add *Statement of Significance*	Yes
HO152	No changes	*Vail Street Precinct, Prahran*	16-28 Irving Avenue, and 1-27, 2-28 Vail Street, Prahran	Add *Statement of Significance*	Yes
HO153	d-4HO Amend map to remove 385-401 High Street, Prahran, and include in the new *High Street Houses and Shop Precinct, Prahran* (HO783) to appropriately manage the heritage values of these properties, and delete 49-51 Murray Street, Prahran which are not of heritage significance	*Victoria Gardens*	361-381 High Street, Prahran	Make *Victoria Gardens* an individual place (HO153) Amend address to 361-381 High Street, Prahran Amend place name to *Victoria Gardens* Apply tree controls, specifically to the avenues of mature London plane (Platanus *acerifolia*) trees planted around the perimeter of the oval, and mature pine (*Pinus*) plantings along the perimeter of the High Street entrance Apply Outbuildings/Fence controls, specifically to the boundary fences of *Victoria Gardens* facing High and Murray streets Add *Statement of Significance*	Yes
HO163	No changes	*Shops*	296-298 Malvern Road, Prahran	Amend place name to *Shops* Add *Statement of Significance*	Yes
HO164	No changes	*Shops*	386-388 Malvern Road, Prahran	Amend place name to *Shops* Add *Statement of Significance*	Yes
HO178	5HO Amend map to add 575-601	*Airlie Avenue Precinct, Prahran*	1-51, 2-44 Airlie Avenue, 74-94 Chomley Street, 566-614, 575-601 High Street, 1-67, 2-46 Highbury	Apply tree controls, specifically to the London Plane (*Platanus x acerifolia*)	Yes, replace existing *Statement of Significance*,

	High Street, Prahran, which are of heritage significance to the precinct d-5HO Amend map to delete part of 646 High Street, Prahran, which is not of heritage significance		Grove, 27-37, 30-48 Irving Avenue, 2-18 Kelvin Grove, 1-21, 2-36 Larnook Street, and 1-7, and 2-28 Willis Street, Prahran	street trees on Larnook Street Replace existing *Statement of Significance*, dated June 2020	dated June 2020
HO303	No changes	*Houses and Corner Shop*	8, 10 and 12 Commercial Road, Prahran	Amend place name to *Houses and Corner Shop* Apply Outbuildings/Fence controls, specifically to the front boundary fences at 8 and 10 Commercial Road Add *Statement of Significance*	Yes
HO444	d-5HO	*Granada Flats (former)*	537 Orrong Road, Armadale	Delete 537 Orrong Road, Armadale (HO444) as an individual place, and combine it into the new *Lalbert Crescent Precinct, Prahran* (HO784)	N/A
HO583	4HO Amend map to add 52-74 Upton Road, Windsor which are of heritage significance to the precinct	*Upton Road Precinct, Windsor*	49-59 and 52-74 Upton Road, Windsor	Amend precinct name to *Upton Road Precinct* Add *Statement of Significance*	Yes
HO584	d-4HO Amend map to delete HO584, in order to combine these properties with HO583, which will appropriately manage the heritage values of these properties	-	64-74 Upton Road, Windsor	Delete 64-74 Upton Road, Windsor (HO584), as an individual place, and combine it HO583 to create the *Upton Road Precinct, Windsor* (HO584)	N/A

3. Existing Neighbourhood Character Overlay to be deleted

HO no.	HO Map changes	Name/description	Address(es)	Changes to Sch. to Cl. 43.01 (Heritage Overlay)	Add *Statement of Significance* to Sch. to Cl. 72.04 (Incorporated Documents)
NCO8	d-NCO5 Required in order to apply the Heritage Overlay (HO784)	*Early Modern and Post-war Significant Character Area – Lalbert Crescent Precinct*	535-541 Orrong Road, Armadale; 3-25, and 4-24 Lalbert Crescent, and 21-27 Kelvin Grove, Prahran	Delete Schedule 8 to the Neighbourhood Character Overlay (NCO8)	