Planning Panels Victoria
Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 5381 9457

24 September 2026

Dear Submitter

Stonnington Planning Scheme Amendment C331ston and C350ston:
Proposed introduction of Heritage Overlays in Prahran, Windsor and Malvern East (C331ston) and South Yarra, Prahran and Toorak (C350ston)

We are writing to you because you made a submission to one of the above Amendments. Stonnington City Council has referred all submissions to a Panel. Senior Member Jane Sharp (Chair) and Member Catherine Heggen are appointed as the Panel.

This letter:

- tells you about the Public Hearing process
- tells you what you need to do if you want to participate in the Public Hearing
- explains how we will use information we collect
- sets out draft directions for the Hearing.

The Amendments

The Amendments propose to update the Stonnington Planning Scheme as follows:

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* (February 2024) by introducing 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.

Amendment C350ston proposes to implement the recommendations of the *South Yarra Heritage Review* (GJM Heritage, March 2025) and the *Prahran East High Street Precinct Heritage Citation* (GJM Heritage, February 2024) by introducing the Heritage Overlay to 11 new individual places, two new precincts, one new group listing and five precinct extensions on a permanent basis, and by making other consequential changes to the Stonnington Planning Scheme.

The amendments are to be heard together.

Council is the Planning Authority for the Amendments.

The Hearing process

The public Panel process includes a Directions Hearing and a main Hearing.

The Panel will:

- consider submitters in an independent forum

Privacy Statement
Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Transport and Planning, GPO Box 2392, East Melbourne, Victoria 3001.

VICTORIA State Government

- be informal and not like a court
- give fair, unbiased advice to Council and the Minister for Planning about the Amendment.

Submissions and other information presented throughout the process, including the Hearing, **will be treated as public documents**. Please carefully read the attached *Privacy Collection Notice*.

Directions Hearing

The purpose of the Directions Hearing is for parties to introduce themselves, discuss the process and identified preliminary issues and make arrangements for the main Hearing.

You should attend the Directions Hearing if you:

- are new to the Panel process and/or wish to participate in the Hearing
- have questions about the Panel process or wish to raise procedural issues.

At the Directions Hearing, the Panel will:

- consider the relevance of submissions concerning the financial implication of the application of a Heritage Overlay on property owners
- give directions about exchanging information before the Hearing and the conduct of the Hearing
- consider Hearing times and venue and site inspections
- answer questions people have about the Panel process including the Hearing.

The Panel will issue written directions after considering all requests to be heard and any additional matters raised at the Directions Hearing.

The Directions Hearing will be held online at **10am, Wednesday 4th November 2026.**
You can join online by video using MS Teams:
https://teams.microsoft.com/meet/42195680057868?p=nz290kP1aCPUP6efji

Hearing

The purpose of the main Hearing is for people to speak to their written submission and to hear from the Planning Authority. The Hearing will start on **Monday 30 November 2026** and should run for **8 days**. The Hearing is open for anyone to attend.

The Panel will consider all referred written submissions when preparing its report, including those from submitters who do not attend the Hearing.

Key dates

The Key Information attached to this letter includes a list of key dates for circulating information in the leadup to the Hearing. If you wish to comment on the key dates or any other matters but are unable to attend the Directions Hearing, you can provide comments in writing to office@planningpanels.vic.gov.au by 12 noon on **Monday, 2 November 2026**.

If you wish to be involved in the Hearing

Please complete the online request to be heard form by 12 noon on **Monday, 2 November 2026**. if:

- you wish to be involved in the Hearing
- you do not wish to speak but would like a copy of the timetable and directions.

Notes on completing the online request to be heard form are attached.

Further Information

Please find attached to this letter:

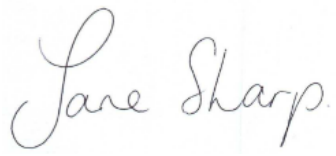
- Guidance on completing the online request to be heard form
- Key information including proposed dates and directions, more about how like submissions will be treated, and the Foley's List Legal Assistance Service
- The *Privacy Collection Notice* which explains how your submission will be used by the Panel.

Further information including the *What is a Panel?* guide, *Guide to the Public Hearing* and *Frequently Asked Questions* are available at:

www.planningpanels.vic.gov.au/guides-and-resources

If you need a paper copy of these documents or if you have any other questions, please contact the Panel Coordinator, Planning Panels Victoria on (03) 5381 9457 or office@planningpanels.vic.gov.au

Yours sincerely



Jane Sharp

Panel Chair

Completing the Request to be Heard Form

Stonnington Planning Scheme Amendment C331ston and C350ston:
Proposed introduction of Heritage Overlays in Prahran, Windsor and Malvern East (C331ston) and S
Prahran and Toorak (C350ston)

When completing the online request to be heard form, please note the following details.

When will the Hearing be held?

The expected hearing dates are between 30/11/2026 and 4/12/2026.

What if I have availability issues during the expected hearing dates?

You can tell us when you are not available.

The Panel will accommodate your availability where possible.

Time required to present your submission

You will be allocated 10 minutes for your submission if this field is left blank.

Experts

An expert gives evidence in a field of expertise and must prepare an expert statement.

If you propose to call experts, you must:

- provide details of all experts on the request to be heard form – this includes their name, organisation, and field of expertise
- circulate expert reports at the time directed by the Panel before the Hearing.

Please note that it is critical the Panel receives this information about experts on time as it assists in planning the draft timetable for the Hearing before the Directions Hearing.

Experts may be directed to participate in a conference of experts and contribute to preparing a joint experts report.

Participants in the Hearing can generally cross-examine experts.

What happens after I complete the form?

If you complete this form, a letter with directions and a timetable for the Hearing will be emailed to you after the Directions Hearing. Your name and email address will be added to the Distribution List for circulating information, including reports and submissions for the Hearing unless you tell us otherwise.

What if I do not have an email address?

Please contact Planning Panels Victoria on (03) 5381 9457 as soon as possible if you need a form mailed to you. A paper copy of documents such as the timetable will be mailed to submitters who provide a postal address.

How will my contact information be used?

We will use your contact address to contact you. We will provide your email or postal address to participants in the Hearing so that they can share reports and submissions unless you tell us otherwise.

Access requirements

Please contact PPV with any access requirements. Some Hearings are at PPV, some are at other locations (for example, local Council offices) and some are held online. PPV Hearing Rooms are equipped with a hearing loop, and a laptop and projector if required. If the Hearing is held at another location, we may need to ensure access requirements can be met.

Referred matters

Stonnington City Council has identified the following issues raised in submissions to the Amendments.

Amendment C331ston received 19 submissions and two late submissions (seven supporting, two neutral, and 12 opposing). Key issues included:

- Application of the Heritage Overlay to individual properties
- Contributory re-grading of individual properties from non-contributory
- Contributory re-grading of individual properties from Individually Significant
- Insufficient detail/justification provided to apply the Heritage Overlay
- Financial and regulatory implications for property owners
- Creation of the Moreton Bay Fig Tree Precinct (HO777)
- The application of the *Victorian Local Heritage Guidelines*, May 2026
- Poor drafting of Statements of Significance and Heritage Citations

Amendment C350ston received 48 submissions (three supporting, three neutral, and 42 opposing). Key issues included:

- Application of the Heritage Overlay to individual properties
- Contributory re-grading of individual properties from non-contributory
- Contributory re-grading of individual properties from Individually Significant
- Removal of 383 and 385 Toorak Road and 1A Como Avenue from the HO140 Lechlade, Como and Fulham Avenues Precinct
- Insufficient detail/justification provided to apply the Heritage Overlay
- Financial and regulatory implications for property owners
- The application of the *Victorian Local Heritage Guidelines*, May 2026
- Poor drafting of Statements of Significance and Heritage Citations

Having regard to the scope of the Panel's consideration of these Amendments, the Panel will raise the relevance of submissions concerning the financial implication of the application of a Heritage Overlay on property owners as a matter to be addressed in the Directions Hearing.

Summary of proposed key dates and directions

The following dates are proposed:

Time	Date	Documents to be circulated and other matters
12 noon	Monday, 2 November 2026	Request to be heard form to be provided or comments in writing on key dates or any other matters from parties that are unable to attend the Directions Hearing
10 am	Wednesday, 4 November 2026	Online Directions Hearing
12 noon	Friday, 6 November 2026	Council must provide a submitter location map to the Panel only

12 noon	Thursday, 12 November 2026	Council background and context submission
12 noon	Thursday, 19 November 2026	All expert statement(s)
12 noon	Thursday, 26 November 2026	Any reply expert statement(s) Documents or material to be presented on Day 1 of the Hearing
10:00am	Monday, 30 November 2026	**Hearing commences**
12 noon	Friday, 4 December 2026	Comments on final drafting (if required)

Foley's List Legal Assistance Service

The Legal Assistance Service, offered by Foley's List barristers, offers low-cost or no-cost legal support to eligible submitters in Planning Panel Victoria hearings. Available to individuals and community groups, the service offers legal advice and representation to help participants navigate PPV processes (subject to barrister availability). Assistance ranges from preliminary advice to full representation, with fees reduced or waived. To participate, submitters must meet eligibility criteria. More information about the service is available on the PPV website, including information on who to contact at Foley's List to apply for the service.

Planning Panels Victoria Privacy Notice

Your personal information will be collected during this Panel process for the purpose of documenting your views about the Amendment, advising the planning authority and the Minister for Planning about the Amendment, and communicating with you throughout the Panel process.

While the Panel process is underway

Natural justice for all participants and transparency are important parts of the Panel process. The *Planning and Environment Act 1987* requires the Panel to conduct any Hearing it holds in public, and to keep a public record of the material provided to the Panel. Planning Panels Victoria (PPV) may:

- provide a copy of your material with all contact details to the Proponent, government agencies and other parties to the Hearing
- provide a copy of your material to any other person who requests it (your personal information will be removed first)
- provide a copy of your material to the Department of Transport and Planning (DTP) if needed for preparing Ministerial briefings
- publicly display a copy of your material in the PPV Office or Hearing room
- direct that a copy of your material be publicly displayed in the relevant local council office or DTP regional office.

Hearings

The Panel may conduct a Hearing, either in person or using video conferencing. Hearings by video conference have special privacy requirements. If you choose to participate in the Hearing, you should be aware:

- a link to the Hearing will be published on the internet, and third parties will be able to join the Hearing and observe
- the Panel may broadcast the Hearing live on the internet.

The Panel may make a recording of the Hearing and may provide a copy of any recording to any person who requests it. Where Hearings are recorded, generally audio only is recorded (not video).

The Panel can hear submissions or accept material on a confidential basis, provided this would be fair to the other parties to the Hearing. If you want to make your submissions or provide material to the Panel confidentially, you will need to ask permission from the Panel Chair and provide reasons why the Panel should treat your submissions or material confidentially.

The Panel report

Under the *Planning and Environment Act 1987*, a Panel report is a public document. The Panel's report will include a list of the names of submitters and a list of the names of the parties to the Hearing. It may include direct quotes from submitters. The report will be published on the internet up to 10 business days after it has been provided to the Planning Authority.

After the Panel has reported

When the Panel has reported to the Planning Authority, your material will be removed from public display.

Requesting copies

If you would like a copy of any submissions or material collected by the Panel, or a copy of any recording the Panel makes of the Hearing, make a request to PPV by email at office@planningpanels.vic.gov.au before the Panel submits its report. If the Panel has reported, you should submit your request to the DTP Freedom of Information and Privacy Unit at foi.unit@transport.vic.gov.au

If you have any concerns about how your submission will be used, please contact Planning Panels Victoria on (03) 8572 7999.

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