Planning
Panels
Victoria

Stonnington Planning Scheme
Amendment C339ston Part 2

Panel Report

Planning and Environment Act 1987

28 April 2026

VICTORIA
State
Government

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment. [section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the Planning Scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Stonninton Planning Scheme Amendment C339ston Part 2

28 April 2026



Rodger Eade, Chair

Planning Panels Victoria

Contents

		Page
1	**Introduction**	**6**
1.1	The Amendment	6
1.2	Background	7
1.3	Procedural issues	7
1.4	The Panel's approach	7
2	**Panel's consideration of issues**	**9**
2.1	Planning context	9
2.2	Strategic justification	9
2.3	Consideration of submissions	9
2.4	Conclusions and recommendations	10

Overview

Amendment summary	
The Amendment	Stonnington Planning Scheme Amendment C339ston Part 2
Brief description	The Amendment proposes to rezone several existing areas of public open space to Public Park and Recreation Zone
Subject land	Knox Reserve, 2 Knox Street, Malvern East Charles Street Reserve, 76 Charles Street, Prahran
Planning Authority	Stonnington City Council
Authorisation	27 June 2025 with conditions, subsequently met
Exhibition	28 August to 29 September 2025
Submissions	Number of Submissions: 3 Anonymous (support) Michael Koulizakis (objecting) Robyn Wilson (objecting)

Panel process	
The Panel	Rodger Eade (Chair)
Directions Hearing	By video 9 April 2026
Panel Hearing	Not required
Citation	Stonnington PSA C339ston Part 2 [2026] PPV
Date of this report	28 April 2026

Executive summary

Stonnington Planning Scheme Amendment C339ston Part 2 (the Amendment) seeks to:

- rezone the 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 the Charles Street Reserve (76 Charles Street), Prahran from Neighbourhood Residential Zone (Schedule 3) to Public Park and Recreation Zone.

Key issues raised in submissions included:

- noise and other local amenity issues associated with increased use of the park at 76 Charles Street, Prahran
- the protection of existing mature trees in the Knox Reserve, Malvern East.

No Hearing was held for this matter as no Requests to be Heard by the Panel were received.

In the Explanatory Report and as part of its written submission Council detailed the strategic planning context of the Amendment and submitted it is consistent with relevant State and local policy and complies with relevant Ministerial Directions and Planning Practice notes. The Panel agrees.

The Panel agrees with Council that no submissions or evidence was provided that the proposed rezonings were not appropriate. Both sites currently perform an open space function and proceeding with the Amendment will not change any impact on surrounding uses.

The Panel concludes:

- Amendment C339ston Part 2 to the Stonnington Planning Scheme is strategically justified.
- No submission or evidence was provided to the Panel which justifies the Amendment not proceeding as exhibited.

Recommendation

Based on the reasons set out in this Report, the Panel recommends Council:

1. **Adopt Stonnington Planning Scheme Amendment C339ston Part 2 as exhibited.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of Amendment C339ston is to rezone several existing or planned areas of public open space to Public Park and Recreation Zone and delete redundant or unnecessary overlays.

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 Zon
- 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.

(ii) The subject land

The Amendment applies to:

- Knox 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 rear right of way (ROW)), Prahran
- 2, 2A, 4 & 17 William Street, South Yarra.

1.2 Background

Since 2013, Council has implemented the land acquisition plan – *Strategies for Creating Open Space (*SCOS). Council developed SCOS 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 in Stonnington. This strategic implementation plan summarises the investigations and presents options on a range of possible strategic purchases of suitable land.

Over time Council acquired several properties for the purposes of conversion to publicly accessible open space, including the sites to be rezoned to Public Park and Recreation Zone through this Amendment.

Council conducted public consultation on the proposal in July and August 2024.

As the final step in this part of the process to expand open space provision in Stonnington, the Amendment proposes to rezone seven properties to Public Park and Recreation Zone and delete a number of redundant overlays.

The Panel understands there were no submissions in relation to five of these proposed rezonings. As a result on 15 December 2025 Council resolved to split the Amendment into two parts as follows:

- adopt Amendment C339ston Part 1 (without opposing submissions) for Ministerial approval
- refer two opposing submissions in response to Amendment C339ston Part 2 to an independent Planning Panel for consideration.

This report addresses only Part 2 of this split Amendment.

1.3 Procedural issues

A Directions Hearing was held for this matter on 9 April 2026. There were no requests to be heard by the Panel. Prior to the Directions Hearing Council requested the Panel consider this matter on the basis of written submissions. At the Directions Hearing the Panel acceded to this request.

1.4 The Panel's approach

Key issues raised in submissions were:

- noise and other local amenity issues associated with increased use of the park at 76 Charles Street, Prahran
- the protection of existing mature trees in the Knox Reserve in Malvern East.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment and a subsequent written submission from Council. The Council submission was made in response to a Panel Direction. All submissions and materials have been

considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

Given the details of the proposed rezonings and the details of the submissions received, the Panel determined a site visit was not required as part of its considerations.

This Report addresses the issues listed above.

2 Panel's consideration of issues

2.1 Planning context

Council submitted the Amendment is consistent with and implements State and local policy as set out in the table below

Planning context

	Relevant references
Victorian planning objectives	- section 4 of the Planning and Environment Act (1987)
Municipal Planning Strategy	- Clause 2 .03-8 which seeks *to expand and enhance Stonnington's open space*
Planning Policy Framework	- Clause 11.01-1S Settlement - Clause 11.02-1S Supply of urban land - Clause 19.02-6S Open space
Other planning strategies and policies	- Council Plan 2025-2029 Objective 1.3 which addresses access to open space
Plan Victoria	- Action 13 Minimum standards for open space - Action 15 Design guidance for delivery of better open spaces
Ministerial directions	- Ministerial Direction on the form and content of planning schemes - Ministerial Direction 9 (Metropolitan Strategy) - Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 46: Strategic Assessment Guidelines, September 2022

2.2 Strategic justification

The Panel considers the Amendment is consistent with and implements relevant State and local policy and complies with relevant Ministerial Directions and Planning Practice Notes.

2.3 Consideration of submissions

(i) Submitter 2

Submitter 2 considered 76 Charles Street Prahran is unsuitable for a public park because of:

- increased noise and activity
- public safety and security concerns
- proximity to a nursing home
- existing parks and open space nearby
- conflict with the intent of the Neighbourhood Residential Zone.

In response, Council submitted that:

> Council officers advised the submitter that the proposed rezoning of Charles Street Reserve does not intensify activities at the Reserve. Rather, it recognises the use of the land as a pocket park since 1987 and enables Council as the public land manager to more effectively manage the park by reducing unnecessary administrative processes.

The Panel concludes that given the existing use of Charles Street Reserve will not change and that no evidence was provided to support the concerns raised by the submitter that it supports the proposed rezoning.

(ii) Submitter 3

Submitter 3 was concerned that the 16 mature Oak trees in the reserve would not be adequately protected by the rezoning. The submission was accompanied by a significant amount of correspondence between the submitter and Council over a nine month period. The submitter was concerned for the survival of the trees which she submits may be 100 to 150 years old. The submitter stated that the roots of the trees extend into private property in Nyora Street.

In response Council acknowledged the trees may have been planted in the 1890s when the area was part of the then Royal Melbourne Golf Club. It appears that club vacated the area in 1908. In its correspondence back to the submitter Council listed local laws which protect trees.

Council further submitted that the protection of the trees could not be considered as part of this Amendment as such protection had not been included in the exhibited Amendment. It submitted a separate process would be required as potentially impacted properties would need to be notified of any planning scheme Amendment designed to protect the trees.

The Panel acknowledges that given the age and potential significance of the trees it understands the desire of the submitter that they be appropriately protected. However, the Panel agrees with Council that such protection can not be added to this Amendment at this stage. It acknowledges that notification is required, potentially extending to properties not notified as part of this process.

The Panel further notes the rezoning will not change the current use of the reserve.

The Panel concludes that it has been presented with no evidence by Submitter 3 that this rezoning should not proceed.

2.4 Conclusions and recommendation

The Panel concludes it has not been presented with any submissions or evidence the Amendment should not proceed.

For the reasons set out above, the Panel concludes the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified.

The Panel recommends Council:

1. **Adopt Stonnington Planning Scheme Amendment C339ston Part 2 as exhibited.**