Planning and Environment Act 1987

Stonnington Planning Scheme

Amendment C339ston Part1

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: 6 April 2026
- Panel hearing: 11 May 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:

- 25 Dixon Street, Malvern
- 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 to this Explanatory Report.

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 25 Dixon Street, Malvern, from Neighbourhood Residential Zone (Schedule 4) 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

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:

- 25 Dixon Street, Malvern
- 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.

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 climate change?

The amendment minimises the impacts of climate change by providing opportunities for more greening/tree planting to absorb carbon emissions. This Amendment reinforces long-term land use certainty by preventing incompatible development, thereby safeguarding green spaces that play a critical role in improving climate resilience and reducing heat island effects.

This amendment will not result in any intensification of urban land therefore will not increase exposure to a natural hazard arising from climate change under *Ministerial Direction 22 - Climate Change Consideration.*

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 the Planning Scheme under Section 7(5) of the Planning and Environment Act 1987.

The amendment has been prepared having regard to *Ministerial Direction 11: Strategic Assessment of Amendments* as outlined in this Explanatory Report.

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.

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

This Amendment is consistent with the boarder objectives of the Planning Policy Framework, particularly Clause 11.02 (Managing Growth), by supporting the enhancement of neighbourhood liveability and the delivery of quality urban landscapes in urban areas.

The sites included in this Amendment are existing/planned areas of open space owned by Council, each being small in scale (less than 400 square metres), which significantly limits redevelopment potential. Thus, the Amendment is not expected to materially affect the delivery of housing targets. Instead, it supports the needs of current and future Victorians by formally recognising the existing/planned use of these sites as public open space for recreational and community wellbeing.

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.

- Through rezoning the sites to PPRZ, the Amendment support Clause 02.03-2 of the MPS by providing opportunities to enhance biodiversity that support native flora and fauna in the municipality.
- It also 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 were 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.

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	25 Dixon Street (existing open space)	Stonnington C339stonpt1 002znMap06 Approval	Rezone from NRZ4 to PPRZ	
Prahran	Part of Prahran Skate Park (294 Malvern Road and part of rear ROW)	Stonnington C339stonpt1 004znMap04 Approval Stonnington C339stonpt1 001d-paoMap04 Approval	Rezone from ACZ1 to PPRZ	Delete PAO3 (from 294 Malvern Road)
Prahran	Mouclif Park (23, 25 & 27 Mount Street)	Stonnington C339stonpt1 004znMap04 Approval Stonnington C339stonpt1 001d-paoMap04 Approval	Rezone from ACZ1 to PPRZ	Delete PAO3 (from 27 Mount Street)
Prahran	Part of Bangs Park (22 Regent Street)	Stonnington C339stonpt1 001d-paoMap04 Approval		Delete PAO3 (from 22 Regent Street)
South Yarra	2, 2A, 4 & 17 William Street (planned open space)	Stonnington C339stonpt1 003znMap01 Approval	Rezone from GRZ12 to PPRZ	