Planning and Environment Act 1987

Stonnington Planning Scheme

Amendment C350ston

Explanatory Report

Overview

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 proposing to introduce 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.

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-c350ston

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 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 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-c350ston

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 **3-11 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 affects various properties within South Yarra, and a small part of Prahran and Toorak. Specifically, it applies to individual places, precincts and a group within the study area of the *South Yarra Heritage Review* (Figure 1) and the *Prahran East High Street Precinct Citation* (Figure 2).

A mapping reference table is included in Attachment A to this Explanatory Report, and lists the land affected by the amendment, including the addresses and location of land and the proposed changes to heritage controls on the land. The land affected is also shown on Stonnington Planning Scheme Map No's. 1HO, 4HO and 5HO, which form part of this amendment.

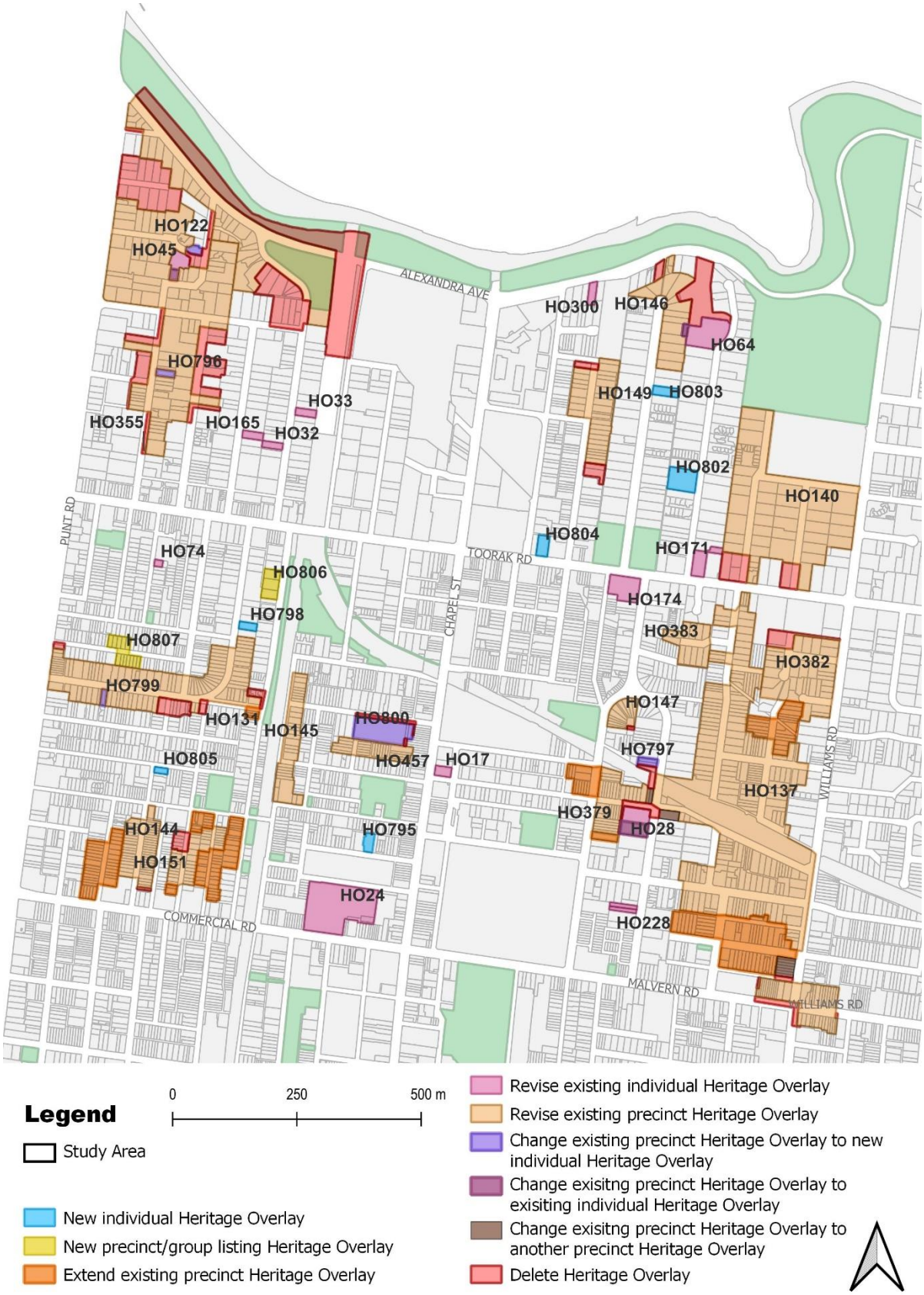


Figure 1: The study area of the *South Yarra Heritage Review* (GJM Heritage March 2025) with the proposed changes to individual places, precincts and a group listing.



Figure 2: The study area of the *Prahran East High Street Precinct Citation* (GJM Heritage, February 2024) showing land that is proposed to be included in the Heritage Overlay.

What the amendment does

The amendment proposes to implement the recommendations of the *South Yarra Heritage Review* (GJM Heritage, March 2025) and the *Prahran East High Street Precinct 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. It also proposes to introduce Statements of

Significance for these places, and 28 individual places and precincts that are currently within the Heritage Overlay. The amendment also proposes to incorporate the *Stonnington Thematic Environmental History: Postwar Addendum* (Built Heritage, April 2025) into the Stonnington Planning Scheme.

Specifically, the amendment proposes to:

Overlay Maps

1. Amend Stonnington Planning Scheme Map No's. 1HO, 4HO and 5HO to apply the Heritage Overlay to properties listed in Table 1 of Attachment A.
2. Amend Stonnington Planning Scheme Map No's. 1HO and 4HO to make planning scheme map reference revisions to properties in an existing Heritage Overlay in accordance with Table 2 of Attachment A.
3. Amend Stonnington Planning Scheme Map No's. 1HO and 4HO to delete properties and road reserves from the Heritage Overlay in accordance with Table 2 of Attachment A.

Planning Scheme Ordinances

4. Amend Clause 15.03-1L (Heritage) to include the Stonnington Thematic Environmental History: Postwar Addendum (Built Heritage, April 2025) as a policy document.
5. Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay, activate controls and include Statements of Significance for 11 individual places, two precincts, one group, and five 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 12 existing individual places and 16 existing precincts, and make various changes to existing places and precincts, including changing names and addresses, activating new controls, deleting existing places to include in separate precincts or an individual Heritage Overlay, and correcting errors in accordance with Table 2 of Attachment A.
7. Amend the Schedule to Clause 43.01 (Heritage Overlay) to insert the Victorian Heritage Register entry for the Toorak / South Yarra Library (VHR Ref No. H2463), in accordance with Section 56 of the *Heritage Act 2017*.
8. Amend the Schedule to Clause 72.04 (Incorporated Documents) to include Statements of Significance as incorporated documents for new and existing individual places, precincts, and a group, 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 East High Street Precinct Citation* (GJM Heritage, February 2024)
- *South Yarra Heritage Review* (GJM Heritage, March 2025)
- *Stonnington Thematic Environmental History: Postwar Addendum* (Built Heritage, April 2025).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the recommendations of the *South Yarra Heritage Review* (GJM Heritage, March 2025) and the *Prahran East High Street Precinct Citation* (GJM Heritage, February 2024) and also incorporate the *Stonnington Thematic Environmental History: Postwar Addendum* (Built Heritage, April 2025) into the Stonnington Planning Scheme.

Specifically, the amendment will introduce the Heritage Overlay to 11 individual places, two new precincts, one new group listing, and five precinct extensions. In addition, the strategic justification (including controls, curtilage and gradings) for 12 individual places and 16 precincts currently within the Heritage Overlay will also be updated.

The Review comprised of the review of existing individual places and precincts with heritage controls in the suburb of South Yarra (in addition to parts of Prahran and Toorak), as well as the identification of new individual places, precincts and a group listing for inclusion in the Heritage Overlay. It follows the *Malvern Heritage Review*, the *Toorak, Kooyong and Armadale Heritage Review* and the *Prahran and Windsor Heritage Review*, as part of the ongoing municipal-wide, suburb-by-suburb heritage review.

Aside from the identification of new heritage places, the Review includes the review and update to a number of existing individual places and precincts across South Yarra, and the changes include the deletion of some properties from the Heritage Overlay, and changes to the boundaries of various individual places and precincts, as well as activation of controls in the Schedule to Clause 43.01 (Heritage Overlay). These changes are proposed in order to 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.

The significance of the individual places and precincts was assessed against the standard criteria contained in *Planning Practice Note No. 01 - Applying the Heritage Overlay* (PPN1) 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 heritage places, as the Heritage Overlay requires a planning permit to be granted for buildings and works, including demolition. Planning permit

applications for land within the Heritage Overlay are assessed against the purpose and decision guidelines of the Heritage Overlay, and Clause 15.03 (Heritage Policy) to conserve the heritage significance of heritage places and precincts.

The application of the Heritage Overlay will not preclude 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, South Yarra and Toorak, while accommodating for housing growth and change within the municipality.

The amendment implements Section 56 of the *Heritage Act 2017* to insert the relevant Victorian Heritage Register details for the Toorak / South Yarra Library (VHR Ref No. H2463). This amendment initially intended to incorporate a *Statement of Significance* for the Toorak / South Yarra Library, however, on 21 August 2025, the Toorak / South Yarra Library was included as a state-significant place on the Victorian Heritage Register, and accordingly, this amendment inserts the relevant information in accordance with the *Heritage Act 2017*.

The amendment will also introduce the *Stonnington Thematic Environmental History: Postwar Addendum* (Built Heritage, April 2025) as a policy and background document. This ensures that the postwar period is understood within its historical context, allowing the heritage significance of postwar places to be appropriately considered.

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:

> "*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, precinct and group listing for inclusion in the Heritage Overlay are outlined in the citations contained within the *South Yarra Heritage Review* (GJM Heritage, March 2025) and the *Prahran East High Street Precinct Citation* (GJM Heritage, February 2024) and the respective Statements of Significance. The amendment will ensure that the heritage significance at all of these places is 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 positive social and economic effects 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 amendment recognises places that contribute to an understanding of Prahran, Toorak and South Yarra's cultural heritage for present and future generations, while acutely balancing the needs of all Victorians.

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 consistent with the vision and overarching aims within *Plan for Victoria*. The amendment is consistent with *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.

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, precincts and a group, to conserve Stonnington's distinct character.

Clause 15.01-5L (Preferred neighbourhood character)

South Yarra is within the preferred neighbourhood character area 'Inner Urban', 'Garden Suburban 1', and 'Garden River'. Each of these areas seek to "*encourage the retention of Victorian, Edwardian, and Interwar era buildings that are intact and in good condition*". The Garden Suburban 1 area further seeks to "*maintain the character of the Garden Suburban 1 (GS1) precinct, comprising leafy streetscapes with a range of Victorian, Edwardian or Interwar era and Contemporary buildings set in established garden surrounds*". The Garden River area further seeks to "*preserve the character of the Garden River precinct, comprising buildings that contribute to the Yarra River and its landscaped setting, with innovative architectural styles set among Victorian, Edwardian and Interwar dwellings and well-planted, spacious gardens*".

The small part of Prahran and Toorak (the *Hawksburn Retail Precinct* and the *Prahran East High Street Precinct*) are each within the Inner Urban preferred character area.

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 the Heritage Overlays to places identified to have heritage significance.

Clause 15.03-1L (Heritage)

The amendment is consistent with the objective "*to conserve and re-use significant and contributory heritage places*" by applying heritage controls to places with identified 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 new heritage places, as well as updating the strategic justification of existing heritage places in the Stonnington Planning Scheme. The amendment also provides for the conservation of the places, precincts and a group of identified local heritage significance and will ensure that the heritage values of properties 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 gives effect to Clause 15.03-1S (*Heritage Conservation*) of the Victoria Planning Provisions, which seeks to ensure the conservation of places and precincts of heritage significance.

The amendment also gives effect to Clause 02.03-5 (*Built Environment and Heritage*) by protecting and reinforcing Stonnington's distinctive character, in particular, the identified heritage values of the individual places and precincts.

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

The amendment is consistent with and supports 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. The Heritage Overlay 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, South Yarra and a small part of Toorak while accommodating for housing growth and change within the municipality

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 Built Environment and Heritage (Clause 02.03-4), 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 Housing (Clause 02.03-5), 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 and is in alignment with Clause 71.02-3 (*Integrated Decision Making*). The application of the Heritage Overlay in alignment with Clause 15.03-1S (*Heritage Conservation*) will continue to allow for increased housing supply and development opportunities, which will support Clause 16.01-1S (*Housing Supply*), and will continue to encourage higher density developments and that are located in areas with good access to public transport, jobs and services. The Heritage Overlay will ensure that the identified heritage values of individual places and precincts are appropriately considered when development occurs.

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 tool for the protection of heritage places of local significance. The application of the Heritage Overlay and Statements of Significance have been prepared in accordance with PPN1.

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.

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

The views of relevant agencies will be sought through the exhibition period 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 aligns with and supports the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017*. The amendment supports Section 2(12)(3), which states that "*the cultural diversity and heritage of post-European settlement communities should be recognised and protected as a valued contribution to the identity, amenity and use of Yarra River land*".

Part of the land subject to this amendment is within the area declared under the *Yarra River Protection Act (Wilip-gin Birrarung murron) Act 2017*. The amendment proposes to remove part of the Heritage Overlay from the *Alexandra Avenue Precinct* (HO122) that currently covers part of the bank of the Birrarung (Yarra River) as there is no heritage significance to the precinct itself, and the removal has no detrimental impact on the Birrarung (Yarra River).

Other land subject to this amendment is within the specified land area but is excluded under Section 14(3)(c) of the *Yarra River Protection Act (Wilip-gin Birrarung murron) Act 2017.* The amendment raises no issues with regard to the principles set out in the *Yarra River Protection Act (Wilip-gin Birrarung murron) Act 2017* in relation to Birrarung (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, precincts and a group

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)
HO795	1HO	*St. Constantine and St. Helen Greek Orthodox Church*	Part 27-39 Barry Street, South Yarra	Apply permanent controls Add *Statement of Significance*	Yes
HO796	1HO	*Wynn House*	84 Caroline Street, South Yarra	Remove from the *Caroline Street Precinct* (HO355), and make an individual place Add *Statement of Significance*	Yes
HO797	1HO	*Terrace Houses*	31 and 33 Cromwell Road, South Yarra	Remove from the *Hawksburn Precinct* (HO137), and make an individual place Add *Statement of Significance*	Yes
HO798	1HO	*Huahine*	28 Davis Avenue, South Yarra	Apply permanent controls Add *Statement of Significance*	Yes
HO799	1HO	*Clerehan House I*	18 Fawkner Street, South Yarra	Remove from the *Fawkner Street and Davis Avenue Precinct* (HO131), and make an individual place Apply Outbuildings and Fence controls, specifically to the front boundary fence that faces Fawkner Street and carport Add *Statement of Significance*	Yes
HO800	1HO	*St. Joseph's Church Complex*	50 and 54 Fitzgerald Street and part Rocky Lane, South Yarra	Remove from the *Medley Place Precinct* (HO457) and part from the Chapel Street Precinct (HO126), and make an individual place Add *Statement of Significance*	Yes
HO801	1HO	*McNicoll House*	19 Gordon Grove, South Yarra	Remove from the *Caroline Street Precinct* (HO355), and make an individual place	Yes

				Add *Statement of Significance*	
HO802	1HO	*Kensington Close*	21 Kensington Road, South Yarra	Apply permanent controls Apply External Paint controls, specifically for the raked profiled metal cladding Apply Outbuilding and Fence controls, specifically to the brick garden walls to the street boundary and timber fencing to courtyards Appy tree controls, specifically to the Mulberry (*Morus nigra*) and Oak (*Quercus sp.*) trees Add *Statement of Significance*	Yes
HO803	1HO	*Haarlem*	32 Rockley Road, South Yarra	Apply permanent controls Add *Statement of Significance*	Yes
HO804	1HO	*Tudor Shops and Residences*	307-315 Toorak Road, South Yarra	Apply permanent controls Apply External Paint controls, specifically for the first-floor timberwork and rendered surfaces Add *Statement of Significance*	Yes
HO805	1HO	*Residence*	68 Tyrone Street, South Yarra	Apply permanent controls Add *Statement of Significance*	Yes
HO806	1HO	*Osborne Street Interwar Group*	121-135 Osborne Street, South Yarra	Apply permanent controls Apply Outbuildings/Fence controls, specifically to the front boundary fences at 121, 125 and 135 Osborne Street, South Yarra Add *Statement of Significance*	Yes
HO807	1HO	*Lang Street Precinct*	29-37, and 40-52 Lang Street, South Yarra	Apply permanent controls Apply Outbuildings/Fence controls, specifically to the front boundary fences at 29-37 and 40 Lang Street, South Yarra Add *Statement of Significance*	Yes
HO808	4HO & 5HO	*Prahran East High Street*	447-543, and 546-552 High Street,	Apply permanent controls	Yes

		Precinct	Prahran	Add *Statement of Significance*	

2. Existing places and precincts in a Heritage Overlay to be amended or deleted

HO no.	HO Map changes	Existing 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)
HO17	No changes	*Former Baptist Church*	462 Chapel Street, South Yarra	Add *Statement of Significance*	Yes
HO24	No changes	*Prahran Market*	163-185 Commercial Road, 32 Elizabeth Street and part Market Street, South Yarra	Amend address to 163-185 Commercial Road, and 32 Elizabeth Street, South Yarra Apply External Paint controls, specifically to the c.1891 building that faces Commercial Road Add *Statement of Significance*	Yes
HO28	1HO Amend map to include part 27, 27A and 27B Cromwell Road, South Yarra, which is currently within the *Wilson Street Precinct* (HO379), but shares heritage values that would be appropriately managed within the *St. Martin's Anglican Church Complex* (HO28)	*St. Martin's Anglican Church*	27, 27A and 27B Cromwell Road, South Yarra	Amend place name to *St. Martin's Anglican Church Complex* Amend address to *27, 27A and 27B Cromwell Road, South Yarra* Add *Statement of Significance*	Yes
HO32	No changes	*Residence*	15 Darling Street, South Yarra	Apply Outbuildings/Fence controls, specifically to the front boundary fence that faces Darling Street Add *Statement of Significance*	Yes
HO33	No changes	*Residence*	30 Darling Street, South Yarra	Add *Statement of Significance*	Yes
HO45	1HO Amend map to include 103 Caroline Street, South Yarra, which is currently within the	*Avoca House and Former Stables and Coach House*	8 Gordon Grove and 103 Caroline Street, South Yarra	Amend place name to *Avoca House and Former Stables and Coach House* Amend address to 8 Gordon Grove and 103 Caroline Street, South Yarra	Yes

	Caroline Street Precinct (HO355), but shares heritage values that would be appropriately managed within *Avoca House and Former Stables and Coach House* (HO45)			Apply Outbuildings/Fence controls, specifically to the driveway gates at 103 Caroline Street, South Yarra Add *Statement of Significance*	
HO64	1HO Amend map to include part of 51-59 Kensington Road, South Yarra, which is currently part of the *Rockley Road Precinct* (HO146), but shares heritage values that would be appropriately managed within *Bona Vista* (HO64) d-1HO Remove 61 Kensington Road as the property has no heritage significance to the place	*Bona Vista*	51-59 Kensington Road, South Yarra	Amend address to 51-59 Kensington Road, South Yarra Apply Outbuildings/Fence controls, specifically to the Stables building Add *Statement of Significance*	Yes
HO74	No changes	*Residence*	30 Macfarlan Street, South Yarra	Add *Statement of Significance*	Yes
HO122	d-1HO Remove 280-286 Domain Road, 49 and 49A-59 Darling Street, South Yarra, and part of the road reserve on Dobson Street, the railway reserve and the bank of the Yarra River in South Yarra, as these properties and land have no heritage significance to the precinct	*Alexandra Avenue Precinct* South Yarra		Apply Outbuildings/Fence controls, specifically to the front boundary fences at 73, 75, 77, 79 and 81 Alexandra Avenue, 119 Caroline Street, and 56, 61 and 63 Darling Street, South Yarra Add *Statement of Significance*	Yes
HO126	d-1HO Remove part of 54 Fitzgerald Street, South Yarra, and include it within the *St. Joesph's Catholic Church Complex* (HO800), as it shares heritage values that would be appropriately managed within this place.	*Chapel Street Precinct* Prahran, South Yarra and Windsor		No changes	No

HO131	d-1HO Remove 360 Punt Road, 87 Osborne Street, 42-52A and 58 Fawkner Street, South Yarra, and the road reserve on Osborne Street, South Yarra as these properties and land have no heritage significance to the precinct Remove 18 Fawkner Street, South Yarra, and include as an individual place, *Clerehan House I* (HO799), to appropriately manage the heritage values of this place 1HO Amend map to introduce the Heritage Overlay to 79-83 Osborne Street, South Yarra and part of the road reserve on Fawkner Street, South Yarra, which are of heritage significance to the precinct	*Fawkner Street and Davis Avenue Precinct* South Yarra	Amend precinct name to *Fawkner Street and Davis Avenue Precinct* Add *Statement of Significance*	Yes
HO137	d-1HO Remove 29 Cromwell Road, South Yarra, as this property has no heritage significance to the precinct Remove 31 and 33 Cromwell Road, South Yarra, and include in the Heritage Overlay, as an individual place, *Terrace Houses* (HO797) to appropriately manage the heritage values of this place Remove 97 and 99 Wilson Street, South Yarra, and include them in the *Wilson Street Precinct* (HO379) as they share heritage values that would be appropriately managed in this precinct	*Hawksburn Precinct* South Yarra	Amend precinct name to *Hawksburn Precinct* Add *Statement of Significance*	Yes

	1HO & 4HO Amend map to introduce the Heritage Overlay to 27-35 and 44-56, 60-70 Oban Street; 1 Ingliss Way; 1-37 [odds only] and 20-52 [evens only] Howitt Street; 9-19 [odds only] and 4-6 Hobson Street, and 6-9 Joy Street and 40 McKillop Street, South Yarra, which are of heritage significance to the precinct 1HO Amend map to include 24 Cromwell Road, South Yarra, which is currently within the *Wilson Street Precinct* (HO379), but shares historic and locational attributes that would be appropriately managed within the *Hawksburn Precinct* (HO137) Amend map to include 167-179 Williams Road, which are currently within the *Hawksburn Retail Precinct* (HO142), but share use and heritage values that would be appropriately managed within the *Hawksburn Precinct* (HO137)			
HO140	d-1HO Remove 383, 385, 395 and 395AToorak Road, and 1A Como Avenue, 1A-E Fulham Avenue, South Yarra, as these properties have no heritage significance to the precinct	*Lechlade, Como and Fulham Avenues Precinct* South Yarra	Add *Statement of Significance*	Yes
HO142	d-4HO Remove 43 McKillop Street, South Yarra, as this property has no heritage significance	*Hawksburn Retail Precinct* Prahran, South Yarra and Toorak	Amend to delete an error, where a second entry for the precinct appears in the Schedule Amend precinct suburbs in the precinct	Yes

	to the precinct Remove167-179 Williams Road, South Yarra, and include in the *Hawksburn Precinct* (HO137), to appropriately manage the heritage values of these properties Remove part of the road reserve on Malvern and William roads		name to '*Prahran, South Yarra and Toorak'* Add *Statement of Significance*	
HO144	d-1HO Remove 27-35 Moore Street, South Yarra and the adjacent road reserve, as these properties and land have no heritage significance to the precinct 1HO Amend map to introduce the Heritage Overlay to 1 and 3 and 34 and 36 Moore Street; 9-25 [odds only],43-49 and 2-28 [evens only] Hardy Street; 76-82 [evens only] Argo Street, and 21-43 Osborne Street [odds only], South Yarra, which are of heritage significance to the precinct	*Moore, Hardy and Osborne Streets Precinct* South Yarra	Amend precinct name to *Moore, Hardy and Osborne Streets Precinct* Add *Statement of Significance*	Yes
HO145	No changes	*Portland Place Precinct* South Yarra	Add *Statement of Significance*	Yes
HO146	d-1HO Remove 125 Alexandra Avenue and part 61 Kensington Road South Yarra, as these properties have no heritage significance to the precinct Remove part of 51-59 Kensington Road, South Yarra, and include it in *Bona Vista* (HO64) where it would	*Rockley Road Precinct* South Yarra	Add *Statement of Significance*	Yes

	be more appropriately managed				
HO147	d-1HO Remove part of 8 The Vaucluse, South Yarra, as this property has no heritage significance to the precinct	*Surrey Road and Cromwell Crescent Precinct* South Yarra		Amend precinct name to the *Surrey Road and Cromwell Crescent Precinct* Add *Statement of Significance*	Yes
HO149	d-1HO Remove 34, 36 and 73 Tivoli Road, South Yarra, as these properties have no heritage significance to the precinct	*Tivoli Road Precinct* South Yarra		Amend precinct name to the *Tivoli Road Precinct* Add *Statement of Significance*	Yes
HO151	d-1HO Remove 1 Hyland Street and 2 Tyrone Street, South Yarra, as these properties have no heritage significance to the precinct 1HO Amend map to introduce the Heritage Overlay to 1-27 [odds only] and 4-32 Margaret Street [evens only], and 21-29 [odds only] Commercial Road, South Yarra, which are of heritage significance to the precinct	*Tyrone and Margaret Streets Precinct* South Yarra		Amend precinct name to the *Tyrone and Margaret Streets Precinct* Add *Statement of Significance*	Yes
HO165	No changes	*Residence*	24 Murphy Street, South Yarra	Amend place name to *Residence* Apply Outbuildings/Fence controls, specifically to front boundary fence Add *Statement of Significance*	Yes
HO171	No changes	*Dulverton Flats*	379 Toorak Road, South Yarra	Amend place name to *Dulverton Flats* Amend address to 379 Toorak Road, South Yarra Add *Statement of Significance*	Yes
HO174	No changes	*Toorak-South Yarra Library*	338-344 Toorak Road, South Yarra	Add relevant *Victorian Heritage Register* entry (VHR Ref No. H2463) information Allow prohibited uses in line with other	No

				VHR places	
HO228	1HO Amend map to include 11 Cromwell Road, South Yarra, which is currently within an individual Heritage Overlay (HO304), but shares heritage values that would be appropriately managed within *Terrace Houses* (HO228)	*Terrace Houses*	11 and 13 Cromwell Road, South Yarra	Amend schedule to replace listing HO304 with HO228 Amend place name to *Terrace Houses* Amend the address to 11 and 13 Cromwell Road, South Yarra Apply Outbuildings / Fence controls, specifically to the front boundary fences. Add *Statement of Significance*	Yes
HO300	No changes	*Casa de Rio*	95 Alexandra Avenue, South Yarra	Amend the place name to *Casa de Rio* Apply Outbuildings/Fence controls, specifically to the front boundary fence that faces Alexandra Avenue Add *Statement of Significance*	Yes
HO304	d-1HO Remove 11 Cromwell Road, South Yarra, and include it with 13 Cromwell Road, South Yarra (HO228) as it shares heritage values that would be appropriately managed within this place	*Terrace*	11 Cromwell Road, South Yarra	Amend schedule to delete HO304 as the place is proposed to be combined with 13 Cromwell Road, South Yarra – HO228	No
HO355	d-1HO Remove 84 Caroline Street, South Yarra and include as an individual place, *Wynn House* (HO796), to appropriately manage the heritage values of the place Remove 19 Gordon Grove, South Yarra and include as an individual place, *McNicoll House* (HO801), to appropriately manage the heritage values of the place Remove 103 Caroline Street, South Yarra and include it in *Avoca House, Former Stables and Coach House*	*Caroline Street Precinct* South Yarra		Add *Statement of Significance*	Yes

	(HO45), as it shares heritage values that would be appropriately managed within this place Remove 50, 54A, 54B, 60, 62, 66 and 68 Avoca Street, 77 and 85 Caroline Street, 1-7 Davidson Street, 504A-510 Punt Road, South Yarra, and part of the road reserves on Avoca Street, Caroline Street, Northampton Place, Shipley Grove, which have no heritage significance to this precinct			
HO379	d-1HO Remove part 27, 27A and 27B Cromwell Road, South Yarra, and include in *St. Martin's Anglican Church Complex* (HO28), as it shares heritage values that would be appropriately managed within this place. Remove 24 Cromwell Road, South Yarra, and include it in the *Hawksburn Precinct* (HO137) as it shares heritage values that would be appropriately managed within the precinct 1HO Amend map to include 64-68 Garden Street, 26 and 57-59 Surrey Road, 59-69 Wilson Street, South Yarra, and part of the road reserve on Surrey Road, South Yarra which are of heritage significance to the precinct Amend map to include 97 and 99 Wilson Street, South Yarra, which are both currently within the *Hawksburn Precinct*	*Wilson Street Precinct* South Yarra	Add *Statement of Significance*	Yes

	(HO137), but share heritage values that would be appropriately managed within the *Wilson Street Precinct* (HO379)				
HO382	d-1HO Remove 29 Coolullah Avenue, South Yarra, which has no heritage significance to the precinct Remove the laneway that is adjacent to 2-6 Coolullah Avenue, and 271 Williams Road, South Yarra, which has no heritage significance to the precinct	*Coolullah and Quamby Avenues Precinct* South Yarra		Apply Outbuildings/Fence controls, specifically to the front boundary fences at 1A, 2, 4, 6, 7, 25 and 27 Coolullah Avenue; 2, 4, 6, 8, 10 and 12 Quamby Avenue, and 253 and 255 Williams Road, South Yarra Add *Statement of Significance*	Yes
HO383	No changes	*Norman Avenue Precinct* South Yarra		Amend to correct the suburb in the heritage place name to South Yarra Add *Statement of Significance*	Yes
HO426	d-4HO Remove 463 and 465 High Street, Prahran and include the properties in the *Prahran East High Street Precinct* (HO808) as they share heritage values that would be appropriately managed within this precinct	*Shops*	463 and 465 High Street, Prahran	Amend schedule to delete HO426 entry as the associated heritage place is proposed to be included in the new Prahran East High Street Precinct – HO808	No
HO457	d-1HO Remove 50 and part of 54 Fitzgerald Street, South Yarra, and include in the Heritage Overlay as an individual place, *St. Joseph's Church Complex* (HO800)	*Medley Place Precinct* South Yarra		Add *Statement of Significance*	Yes