

Appendix A:
Existing Planning Scheme Provisions

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Municipal Strategic Statement

Stonnington City Council recognises in the Municipal Strategic Statement (MSS) the importance of the Yarra River as an important environmental resource which makes a significant contribution to the identity of Stonnington.

The Strategic Vision at Clause 21.03-2 recognises the Yarra River frontage, escarpment and skyline as one of the City's key landmarks, views and vistas and that it is to be protected from intrusive development.

Clause 21.06-1 'Overall Urban Structure' at 'Built Environment and Heritage', identifies the variety and distinctiveness of built form and its responsive relationship to the local topography as key features in the municipalities overall character and structure. Objective 1 aims to protect and reinforce the character of the Yarra River by managing the height and design of future development to enhance landmarks, views and visas, and requiring enhanced landscaping as part of new development. These goals will be achieved through the implementation of the appropriate zones and overlays.

Clause 21.07 -3 at 'Open Space and Environment', identifies the contribution of significant trees and landscape to the quality of Stonnington's open space and natural environment. Objective 2 aims to protect significant trees and the landscape and environmental values of the Yarra River edge and escarpment through the protection of significant trees, minimising the visual intrusion of buildings besides waterways and the appropriate management of vegetation removal. These goals will be achieved through the implementation of the appropriate zones and overlays

The MSS lists a number of reference documents, including Review of Policies and Controls for the Yarra River Corridor, Punt Road to Burke Road, Consultant Report, June 2005.

Local Planning Policy

Neighbourhood Character

The Neighbourhood Character Policy at Clause 22.23 aims to encourage development that contributes to the preferred neighbourhood character of residential areas in the municipality. The policy includes specific direction for residential areas in adjoining the Yarra River corridor and its floodplains.

The policy sets guidelines to minimise the visual impact of development on the Yarra River and its environs, design buildings to reflect the undulating topography in their form, scale and layout and minimise the need for cut and fill, and minimise site coverage and hard surfaces on sites adjoining sensitive river environs. Two neighbourhood character precincts adjoin the Yarra River:

Garden River Precinct, between Punt and Orrong Roads. The preferred future character for this precinct includes:

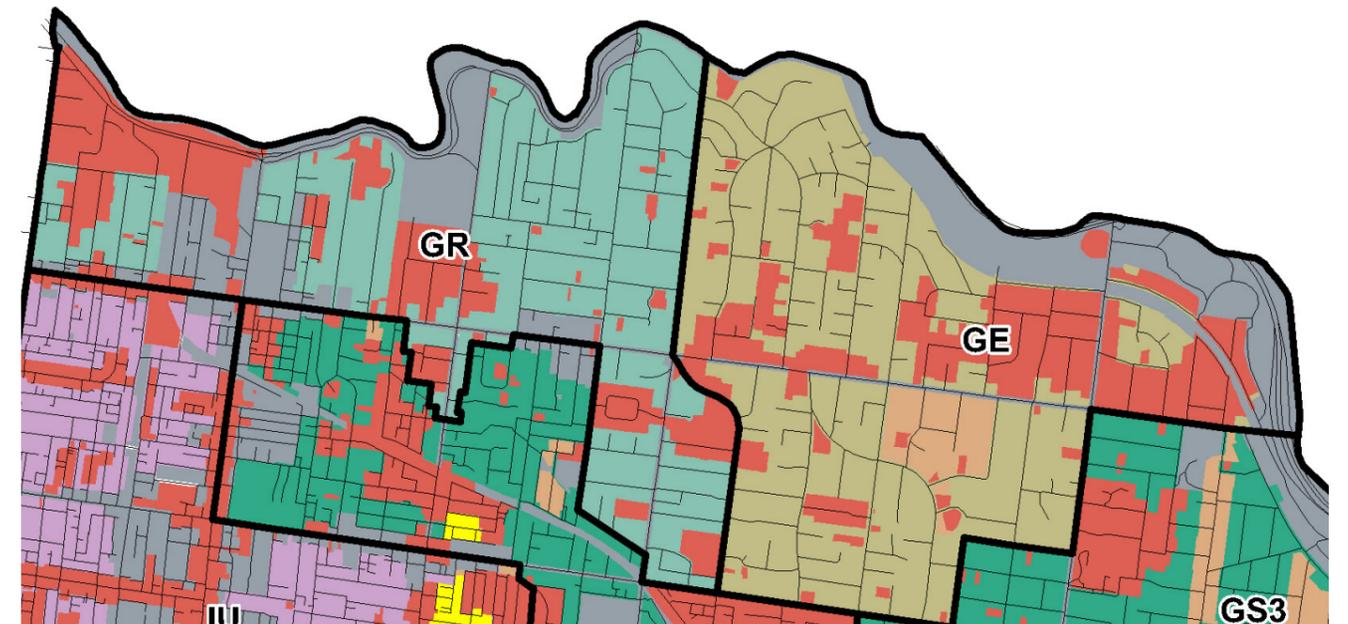
'Buildings that contribute to the Yarra River and its landscaped setting, with innovative architectural styles set among Victorian, Edwardian and Interwar dwellings and well-planted, spacious gardens. New buildings of varying styles and scales are designed to complement and respect the river environs. Consistent front and side setbacks allow for substantial planting that contributes to the tree canopy, and softens the appearance of built form. Where adjoining or visible from the Yarra, buildings address both the street and the River.'

Garden Estate Precinct, between Orrong Road and the eastern study area boundary. The preferred future character for this precinct includes:

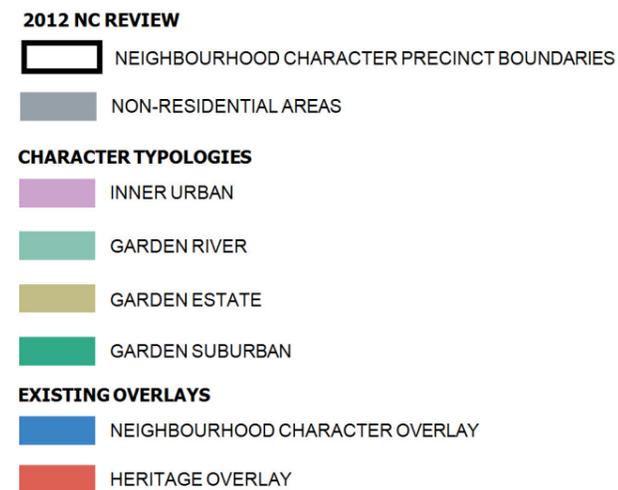
'Large, high quality buildings set within spacious, landscaped gardens. Generous front and side setbacks allow space for substantial planting and canopy trees, which reinforces the leafy character of the precinct and contributes to the Yarra River landscape setting. New buildings or additions offer innovative and contemporary design responses while complementing the key aspects of building form and scale of the precinct. Where adjoining the Yarra, buildings address both the street and the River.'

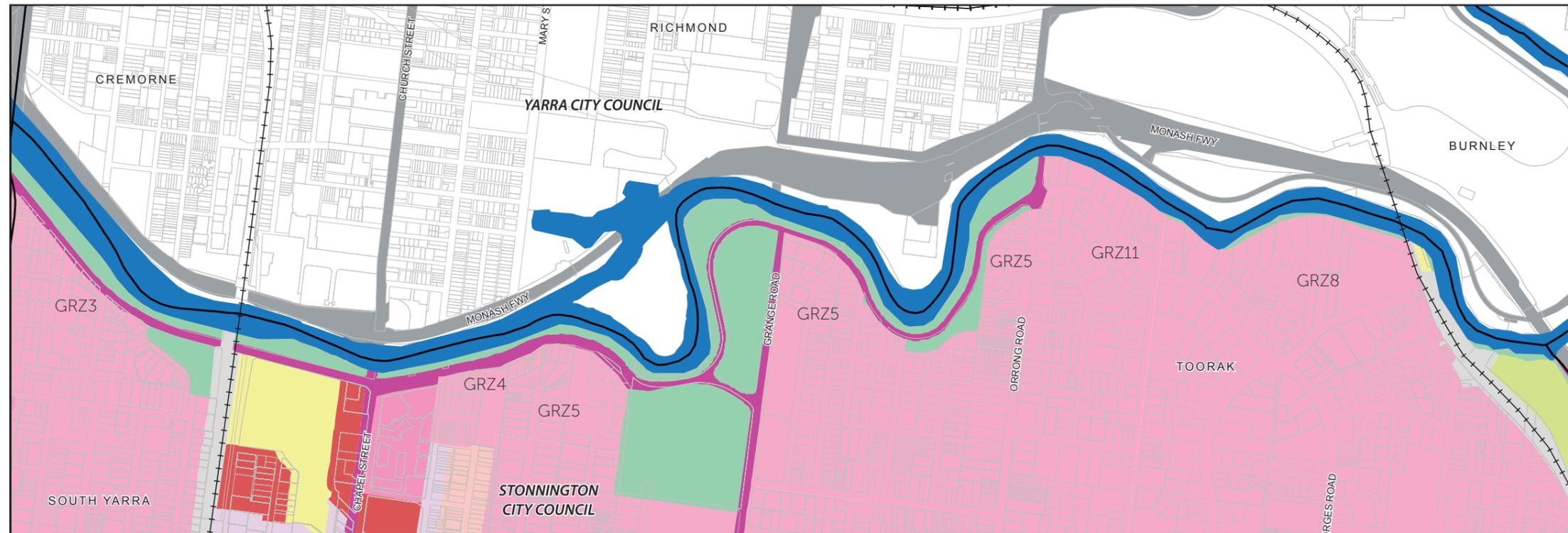
Heritage

The Heritage Policy at Clause 22.04 relates to many sites within the Yarra River Corridor. Clause 22.04 outlines the policy basis and objectives for heritage sites (including settings) controlled by a Heritage Overlay. It sets out detailed policies and objectives which aim to conserve heritage places and control new and existing development in areas of architectural, heritage and cultural significance.



Neighbourhood Character Typologies - 2012 'Neighbourhood Character Review'





Zones

Zones that apply to the study area are described below and shown on the map on the following page.

Public Parks & Recreation Zone (PPRZ)

The Public Park and Recreation Zone (PPRZ) applies to the linear parkland north of Alexandra Avenue and the river itself, as well as public open spaces such as Como Park and the Darling Gardens. The purpose of this zone is to 'recognise areas for public recreation and open space, to protect and conserve areas of significance where appropriate, and to provide for commercial uses where appropriate'.

Land within the PPRZ is generally managed by Council, Parks Victoria, or a committee of management on behalf of the Crown. While many uses are allowed within these zones as of right, activities and development is usually limited by the statutory obligations of public land managers, the requirements of other relevant Acts and the zone controls. Important environmental assets, as well as recreational assets on the land, are also protected and enhanced for these reasons.

General Residential Zone (GRZ)

The majority of land within the Study Area is zoned General Residential. The purpose of this zone is 'to encourage development that respects the neighbourhood character of the area' and 'to provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport'.

There are thirteen schedules which apply within the General Residential Zone. To the west of Grange Road, GRZ3, GRZ4 and GRZ5 apply. To the east of Grange Road, GRZ5, GRZ8 and GRZ11 apply. The zones set a range of height limits:

- GRZ3 and GRZ4 'Residential Boulevards & Corridors' - mandatory 12 metres
- GRZ5 'Residential Boulevards & Corridors' - mandatory 9 metres
- GRZ8 'Garden Estate Precincts' - mandatory 12 metres
- GRZ11 'Garden River and Garden Suburban Precincts' - mandatory 12 metres.

For all GRZ schedules, an additional 1 metre in height is allowed for a sloping site. This does not apply to:

- *An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.*
- *The rebuilding of a lawful building or works which have been damaged or destroyed.*

Additional height is also allowed as follows:

- *A lift overrun may exceed the above mentioned mandatory height requirements by no more than 1.2 metres.*
- *In areas subject to the Special Building Overlay or the Land Subject to Inundation Overlay, the maximum building height may be exceeded by no more than the minimum additional building height required by the overlay provisions.*

Special Use Zone (SUZ)

The SUZ is applied to St Kevin's College in Toorak, which has an interface with the Yarra River and Gardiners Creek. The schedule to the zone (SUZ1) provides 'for the use and development of education centres and recreation facilities potentially affected by floodwaters of the Yarra River'.

There are no specific siting or design requirements in this zone. Decision guidelines relate to flooding issues and visual impact upon adjoining residential areas.

Public Use Zone (PUZ)

The PUZ is applied to Melbourne High School in South Yarra, which is separated from the river by Alexandra Parade. The zone provides for the use of land for education.

There are no specific siting or design requirements in this zone.

Overlays

Overlay controls that apply to the study area are described below and shown on the map on the following page.

Design & Development Overlay

The purpose of the Design & Development Overlay (DDO) is to identify areas which are affected by specific requirements relating to the design and built form of new development. This has been applied along sections of the Yarra River to manage built form that interfaces with the river.

Schedule 1 (DDO1) Royal Botanic Gardens, City of Melbourne

Schedule 1 to the DDO seeks to ensure that the enjoyment of the Royal Botanic Gardens is not diminished by overshadowing or visual intrusion from any new buildings or works, and applies to the area of land between Alexandra Avenue and Toorak Road, between Punt Road and the rail corridor. The schedule includes a permit requirement for buildings over 12 metres in height.

Schedule 3 (DDO3) Yarra River Skyline Area

Schedule 3 to the DDO applies to land adjoining the Yarra River between Punt and Grange Roads. Design objectives of the control are:

- To protect areas along the Yarra River from visual intrusion caused by the inappropriate siting or appearance of buildings or works.
- To encourage development in keeping with the character and appearance of the area.
- To protect and enhance the skyline when viewed from the river or its banks, or the Yarra Boulevard in the City of Yarra, or from prominent scenic viewpoints within the valley environs.
- To encourage development consistent with any concept plan approved for the area.

The schedule includes a permit requirement for buildings over 6 metres in height, but does not apply maximum height limits.

Schedule 6 (DDO6) City Link Exhaust Stack Environs

Schedule 6 to the DDO seeks to ensure that the development of land around the City Link exhaust stack is not adversely affected by the operation of the stack. This overlay is circular in shape and applies to land approximately within a 750m radius of the exhaust stack. The overlay extends across the Study Area east of Chapel Street through to Balmerino Avenue.

Schedule 7 (DDO7) Prahran/South Yarra and Windsor Activity Centre

The northern end of the Activity Centre has frontage to Alexandra Avenue, between Chapel and River Streets. Schedule 7 to the DDO specifies design requirements for each sub-area within the DDO; there are no height limits for this part of the DDO near the Yarra River. This DDO has now expired and is intended to be replaced with Schedule 1 to the Activity Centre Zone, which is awaiting Ministerial approval.

Schedule 8 (DDO8) Forrest Hill Precinct

Schedule 8 to the DDO applies to the Forrest Hill Precinct, located between Chapel and Yarra Street, south of Melbourne High School. The overlay seeks to implement design objectives to develop a predominantly higher density precinct where new buildings are of 'a pedestrian friendly scale and design at ground level'. It sets a range of discretionary height limits within the precinct, up to 76 metres.

Three properties in the vicinity of the Yarra River are included within DDO8 in the precinct identified as 'Chapel Street North'. The preferred character for this precinct is to 'provide well designed new development that will reinforce but not dominate the gateway and boulevard role of the precinct'. There is a preferred maximum height of 38 metres.

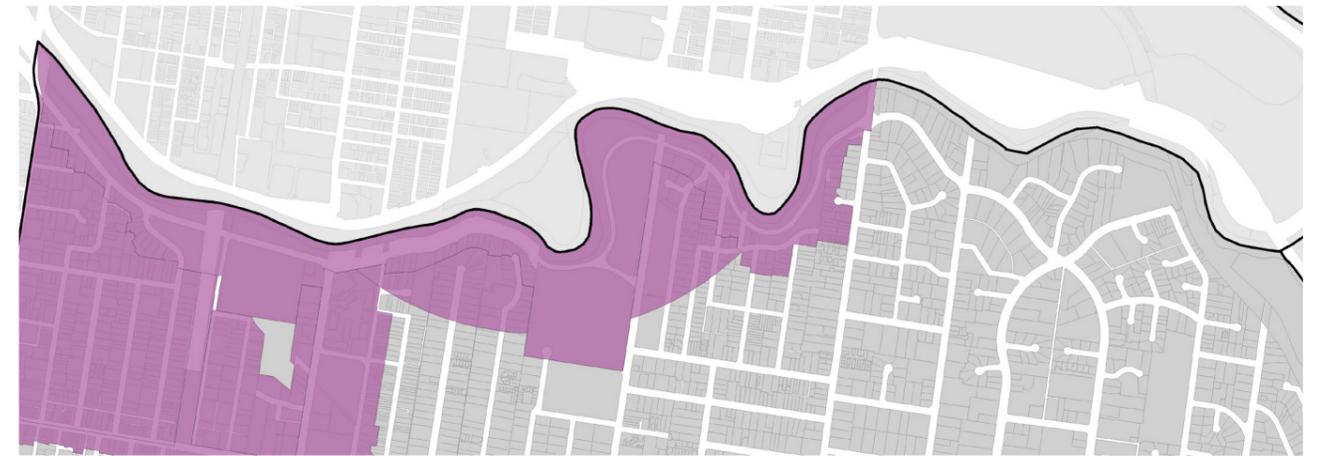
Design objectives included within the DDO seek to 'emphasise the important corner gateway site at Alexandra Avenue and Chapel Street through use of appropriate built form, setbacks, active frontages and landscape treatments', while 'avoiding an overbearing presence on the Melbourne High School building'.

Heritage Overlay

The Heritage Overlay (HO) aims to conserve and enhance heritage places of natural or cultural significance. The overlay protects sites, built form and vegetation of heritage significance.

HO122 applies to a large precinct between Punt Road and Chapel Street, the Alexandra Avenue Precinct. HO2 applies to the Melbourne High School Site. HO146 applies to the Rockley Road precinct in South Yarra.

Several individual buildings within the river environs are also included within the Heritage Overlay.



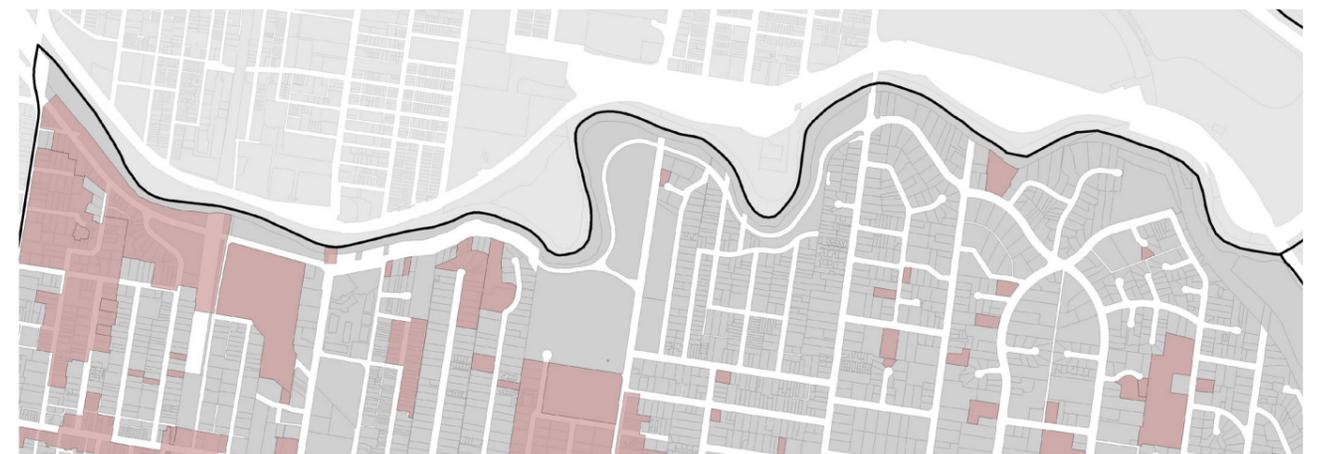
Design & Development Overlay

Legend

- Municipal Boundary
- Cadastral Boundary
- DDO



0 500m



Heritage Overlay

Legend

- Municipal Boundary
- Cadastral Boundary
- HO



0 500m

Significant Landscape Overlay

The Significant Landscape Overlay identifies, conserves and enhances the character of significant landscapes.

Schedule 1 (SLO1) Yarra River and Valley Streamside Environment Area

Schedule 1 has been applied along the Yarra River frontage and adjoining properties, between Grange Road and Gardiners Creek. It includes the area of landscape significance 'which extends from the river to the higher ridgelines'.

The statement of nature and key elements of landscape notes:

The special visual character of the area arises from its varied landforms, meandering river, wetlands and vegetation and the way buildings fit harmoniously into the landscape. The dominance of the natural environment over urban land uses creates a strong consistent character throughout the valley.

Design objectives of SLO1 relate to protecting areas along the Yarra from visual intrusion and maintaining the river as a 'visual, conservation, ecological and recreation resource'. A permit is required for most buildings and works and to remove, destroy or lop a tree or vegetation.

Decision guidelines require consideration of buildings and works in relation to the sensitive riverine environment, and potential impact upon views of the area from the river, its banks, trails and parkland. They include consideration of:

- retaining or planting vegetation to screen views of buildings and structures from the river and viewing locations
- limiting building height to 9 metres above natural ground level (as a discretionary consideration)
- ensuring building form, colour and detailed design is sensitive to the surrounding environment
- limiting built areas or impervious surfaces on the site.

There is also a requirement to consider the design and siting of jetties, boat ramps and mooring facilities within the landscape context. There are requirements for building setbacks from the river's edge.

Land Subject to Inundation Overlay

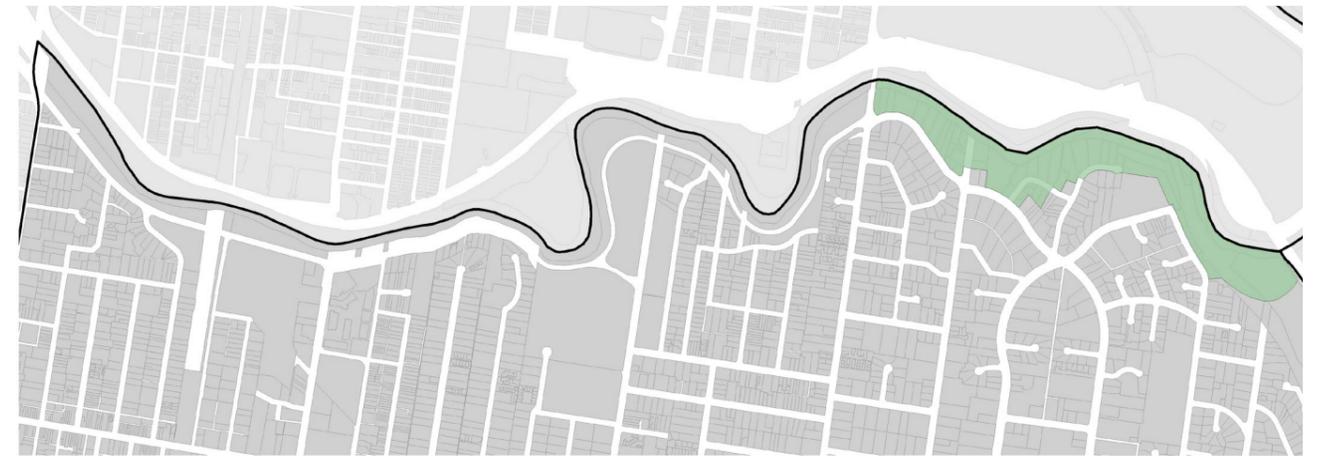
The Land Subject to Inundation Overlay (LSIO) applies to land located within the 1 to 100 year flood storage or flood fringe areas. The purpose of this overlay is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions, and will not cause any significant rise in flood level or flow velocity. Land Subject to Inundation Overlay

Special Building Overlay

The Special Building Overlay (SBO) applies to small areas of land within South Yarra and Toorak which are prone to overland flooding. The purpose of the SBO is to set appropriate conditions and floor levels to address any flood risk to development. A planning permit is required for buildings and works and may result in a requirement for elevated floor levels.

Public Acquisition Overlay

Within the study area, the Public Acquisition Overlay (PAO) applies to small areas of land adjoining the western side of Punt Road and the northern end of Chapel Street which are reserved for the purpose of road widening. There are no areas of PAO within the study area which relate to the provision of open space or amenities relating to the Yarra River.



Significant Landscape Overlay



Legend

- Municipal Boundary
- Cadastral Boundary
- SLO



Land Subject to Inundation Overlay & Special Building Overlay



Legend

- Municipal Boundary
- Cadastral Boundary
- LSIO
- SBO

