

# Planning Information Sheet 9



## Institutional uses in Residential Areas

### INTRODUCTION

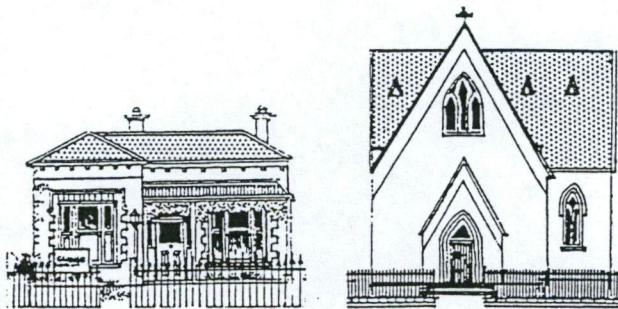
Stonnington contains a variety of schools, hospitals and other institutional uses. Most of these uses have grown up in the residential areas, often starting in a large house or mansion.

The amenity of the surrounding residential area is affected to varying degrees by the activity of these institutional uses and associated noise, traffic and parking. The size of the institution as a whole, the buildings it contains, and the design of buildings can also affect the residential character of the area.

Amenity impacts plus uncertainty over future intentions or possible expansion lead to conflicts between institutional uses and surrounding residents. In endeavouring to manage the future development of Stonnington's institutional uses to balance the needs of the institution and the surrounding residents Council has zoned existing schools and other institutions as "Special Use."

The Special Use Zone encourages institutional uses to prepare Master Plans indicating future intentions. Master Plans should be prepared in consultation with both the Council and surrounding residents

This Information Sheet provides detailed guidelines on the Council's approach to institutional uses and the preparation of Master Plans.



### COUNCIL'S APPROACH

Council strategies and policies seek to maintain and enhance the character and amenity of Stonnington. Consistent with these policies the Council generally discourages the development of further non-residential uses in residential areas, except on main roads.

These principles should be taken into account in considering intensification or expansion of institutional uses in Stonnington's residential areas. While the Council acknowledges that institutional uses may need to expand efforts should be made to :

- focus expansion/intensification on main roads rather than the residential streets.
- minimise impacts on the character and amenity of surrounding residential areas.

### PREPARING MASTER PLANS FOR INSTITUTIONAL USES

The purpose of the Master Plan is to reach agreement on appropriate future development at least in the short to medium term (5 - 10 years). The level of detail appropriate may vary from institution to institution.

Listed below are issues which should be addressed in a Master Plan:

#### ✧ INTENSITY OF USE

Indicate the current and expected future levels of activity proposed for the institution as a whole as well

as individual buildings (eg: uses, hours, numbers of users, patients, students, staff etc). Also indicate interrelated uses and off campus activities.

#### ✧ NEW BUILDINGS

Indicate new buildings proposed, purpose, scale and design.

In preparing plans please note:

- Any Heritage buildings on the site should be retained
- The Council will require the scale, siting and form of new buildings to be in keeping with the character of the area (see Planning Information Sheet 2), particularly in Heritage areas. New buildings adjoining residential properties must be designed to avoid overshadowing and overlooking. Visual bulk should be minimised.

#### ✧ ACQUISITION OF PROPERTIES

Indicate residential properties which it is proposed to acquire or use.

In preparing plans please note:

- Acquisition should be focused on properties on main roads. Council generally encourages retention, renovation and reuse of any dwellings purchased.

#### ✧ LANDSCAPING

Indicate existing and proposed landscaping

In preparing plans please note:

- Existing trees, shrubs and gardens should be retained where possible. Any additional landscaping should complement the character of the surrounding residential area.

#### ✧ CAR PARKING

Indicate existing and proposed parking areas. Additional parking will generally be required for changes of use, additions and new buildings which allow for more intensive use of the site (see Planning Information Sheet 7).

In preparing plans please note:

- Sufficient on-site parking should be provided to cater for staff and visitors, together with short term parking for drop off & pick up. The institution is encouraged to upgrade any existing parking shortfall as part of new development. On-site bus parking facilities are also encouraged.
- New parking areas should be designed and located to minimise impacts on adjoining residential properties.

#### ✧ ACCESS

Indicate existing and proposed access to and within the site.

In preparing plans please note:

- Access should generally be to main and secondary roads not local residential streets.

### ADOPTING A MASTER PLAN

A Master Plan should be prepared in consultation with both the Council and surrounding residents. Once prepared the Master Plan will be placed on exhibition for 4 weeks to allow for further community comment.

After considering submissions the Council may agree to adopt the Master Plan with or without alteration. A further Planning Permit will not normally be needed for buildings or works which have already been agreed to in an adopted Master Plan.

### SITUATIONS WHERE THERE IS NO ADOPTED MASTER PLAN

Where the Institutional use does not have an adopted Master Plan, buildings and works will require a Planning Permit. Applications must be consistent with the Council's General Approach (previous page) and principles for preparing Master Plans set out in this Information Sheet.

Restoration can be greatly aided by establishing the original colour scheme of the building. Simple paint scrapings may show the original colours. Any original finishes remaining intact should be retained (eg. brickwork should remain unpainted and cement render retained).

Note: There are now numerous books available on renovation and restoration of houses built in various styles and eras (see Bibliography below). The *Prahran Conservation Guidelines* and the *Malvern Urban Character Study* also give more detail on appropriate forms, materials, finishes and paint colours and should be consulted before setting out on a restoration project. Before undertaking major restoration work it would be best to consult a conservation architect.

### **Subdivision**

Should retain Heritage buildings and Significant gardens. Any new buildings should be located and designed to complement these existing buildings and garden areas.

### **Demolition**

Demolition of Heritage buildings (eg: Significant building Category A or B) is generally discouraged unless the building is structurally unsound. If you do wish to demolish a Heritage building you will need to give sound reasons and demonstrate that its replacement will complement the character of existing nearby buildings and the area (see Planning Information Sheet 2).

### **Alterations and Additions**

Alterations and additions visible from the street should match the existing building and the character of the street (see Planning Information Sheet 1). In particular any upper floor additions should be set back behind the facade and wall height minimised to reduce impacts on the streetscape.

### **Front fences**

High front fences are generally discouraged. Materials and style should complement both the building and the streetscape (see Planning Information Sheet 8).

### **Carports and garages**

Carports and garages in the frontage setback are generally discouraged (see Planning Advice Sheet 10.3)

### **Crossings**

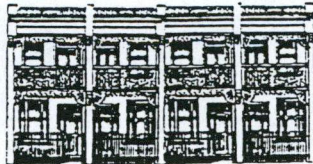
Crossings should be minimised and should not detract from the streetscape. Properties with frontages of 9 - 20m should have single crossings, over 20m a double crossing may be acceptable.

### **Front gardens**

Planning Advice Sheet 10.5 includes suggestions on garden design and planting to complement areas with a predominantly Victorian, Edwardian, Interwar or Post War character.

### **Significant Trees and Gardens**

Stonnington contains a variety of Significant Trees and Gardens which the Council is seeking to retain, particularly in Heritage areas ( see Planning Information Sheet 10.2 for details).



## **BIBLIOGRAPHY**

- ⊕ Prahran Conservation Guidelines (City of Prahran 1984)
- ⊕ Recognising House Styles, 1880s to 1990s, Laurie Burchall
- ⊕ Restoring Old Australian Houses and Buildings, H. Tanner et al, MacMillan Aust.
- ⊕ Our Inter-War houses (1920's & 30's) Bryce Raworth (National Trust)