

**YARRA PLANNING SCHEME  
AMENDMENT C294YARA  
PRESCRIBED AMENDMENT  
EXPLANATORY REPORT**

**Who is the planning authority?**

This amendment has been prepared by the Minister for Planning who is the planning authority for this amendment.

The amendment has been made at the request of Yarra City Council.

**Land affected by the amendment**

The Amendment applies to 33-45 Derby Street, Collingwood, 18-22 Derby Street, Collingwood, 32-34 Thomas Street, Richmond and 200-206 Church Street, Richmond.

**What the amendment does**

The Amendment is requested under Section 20(A) (1) to prepare a prescribed amendment for the correction of obvious and technical errors, as outlined in the Planning and Environment Regulations 2015, Part 2, Section 8 (1) (a).

The Amendment will provide an efficient process to remove now redundant interim heritage overlays in the Schedule to Clause 43.01 – Heritage Overlay and Map No6 HO of the Yarra Planning Scheme.

This Amendment will:

- delete redundant interim HO506, 507, 508 & 509 from the Schedule to Clause 43.01;
- delete redundant interim HOs 506, 507, 508 & 509 from the planning scheme map; and;
- update the Schedule to Clause 43.01 to correctly reference the properties at 18-22 Derby St, Collingwood, in HO102.

C245yara (gazetted on 11 February 2021) sought, amongst other things, to apply a heritage overlay on a permanent basis to properties in interim heritage overlays; HO506, HO507, HO508 and HO509 (applied through Amendment C261yara).

However, when Amendment C245 was gazetted, the interim heritage overlays were not removed from those properties. Interim HO506, HO507, HO508 and HO509 remain in the Schedule to Clause 43.01 - Heritage Overlay and on Map No6HO of the Yarra Planning Scheme (see Table 1 below). As permanent Heritage Overlays now apply, the redundant interims heritage overlays should be removed.

**Table 1 – Interim and Permanent Heritages Overlays which apply**

| Property address                | Interim Heritage Overlay | Permanent Heritage Overlay | Planning Scheme Map (showing interim and permanent Heritage Overlays) |
|---------------------------------|--------------------------|----------------------------|---|
| 33-45 Derby Street, Collingwood | HO506                    | HO336                      |   |
| 18-22 Derby Street, Collingwood | HO507                    | HO102                      |   |
| 32-34 Thomas Street, Richmond   | HO508                    | HO527                      |   |
| 200-206 Church Street, Richmond | HO509                    | HO526                      |   |

This amendment also corrects a further error in the Schedule to Clause 43.01. As part of C245yara, 18-22 Derby Street was included in HO102. (This is in addition to properties at 10-16 Derby Street already in HO102). This change was included in the Planning Scheme maps but the address in the Schedule to Clause 43.01 was not updated to include the additional properties. This needs to be updated to reflect the outcomes of Amendment C245yara.

### **Prescribed amendment**

The Amendment is a prescribed class of amendment listed in regulation 8 of the Planning and Environment Regulations 2015. The amendment has been prepared under section 20A of the *Planning and Environment Act 1987* (the Act). Exhibition and notification requirements of sections 17, 18 and 19 of the Act do not apply in respect of this amendment.

### **Where you may inspect this Amendment**

The amendment can be inspected free of charge at the Yarra City Council website at [www.yarracity.vic.gov.au/amendmentC294](http://www.yarracity.vic.gov.au/amendmentC294)

or

The amendment is available for public inspection, free of charge, during office hours at the following places:

Planning Counter  
Richmond Town Hall  
333 Bridge Road  
Richmond VIC 3121

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

*Planning and Environment Act 1987*

**YARRA PLANNING SCHEME**

**AMENDMENT C294YARA**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Minister for Planning. The amendment was prepared at the request of Yarra City Council.

The Yarra Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 2 attached maps sheets.

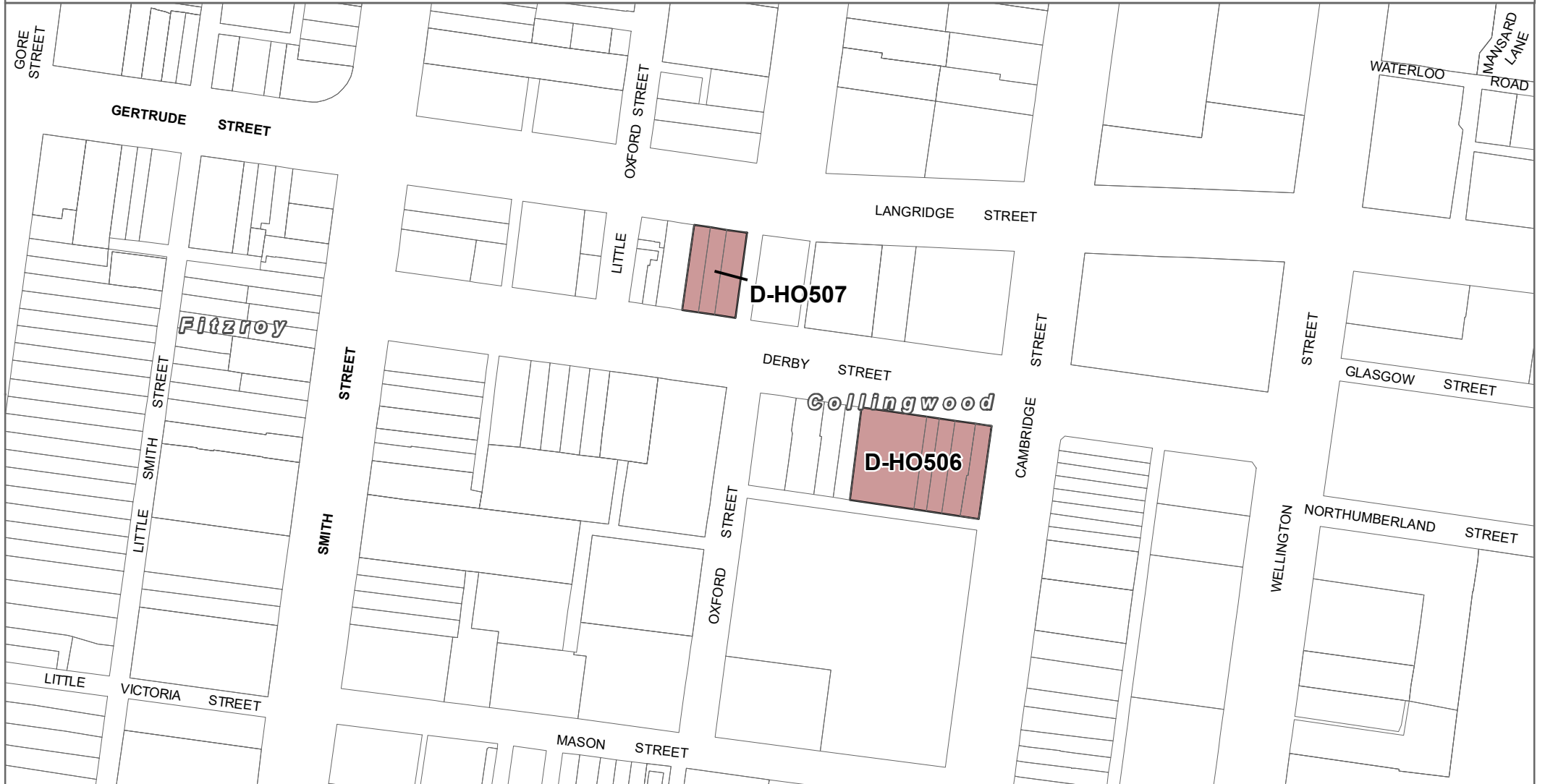
***Overlay Maps***

1. Amend Planning Scheme Map No.6HO in the manner shown on the 2 attached maps marked "Yarra Planning Scheme, Amendment C294".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.



**LEGEND**

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

**Disclaimer**

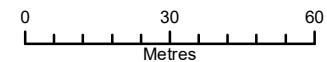
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Planning Group

Print Date: 4/05/2021

Amendment Version: 1



Environment,  
Land, Water  
and Planning



Part of Planning Scheme Map 6HO



# YARRA PLANNING SCHEME - LOCAL PROVISION AMENDMENT C294yara



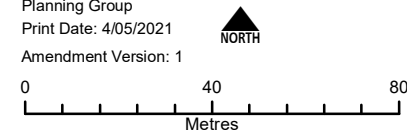
**LEGEND**

-  D-HO - Area to be deleted from a Heritage Overlay
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Print Date: 4/05/2021  
Amendment Version: 1



Environment,  
Land, Water  
and Planning

Part of Planning Scheme Map 6HO



14/03/2019  
C261yara

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

**1.0**

22/11/2018  
C236

**Application requirements**

None specified.

**2.0**

11/02/2024  
C245yara  
C294yara

**Heritage places**

The requirements of this overlay apply to both the heritage place and its associated land.

| PS map ref | Heritage Place   | External Paint Controls Apply? | Internal Alteration Controls Apply? | Tree Controls Apply? | Outbuildings or fences which are not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses may be permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|-----------------------------------|----------------------------|
| HO1        | 40 ABBOTSFORD STREET ABBOTSFORD<br>Timber Cottage<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 | Yes                            | No                                  | No                   | No   | No   | No                                | No                         |
| HO2        | 42 ABBOTSFORD STREET ABBOTSFORD<br>Gothick House<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014  | Yes                            | No                                  | No                   | No   | No   | No                                | No                         |
| HO3        | 2-4 BOND STREET ABBOTSFORD<br>Former Grosvenor Common School   | -                              | -                                   | -                    | -  | Yes Ref No H654  | No                                | No                         |
| HO4        | 31-35 CHURCH STREET ABBOTSFORD<br>Terrace<br><b>Incorporated plan:</b>   | Yes                            | No                                  | No                   | No   | No   | No                                | No                         |

YARRA PLANNING SCHEME

| PS map ref | Heritage Place   | External Paint Controls Apply? | Internal Alteration Controls Apply? | Tree Controls Apply? | Outbuildings or fences which are not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses may be permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|--|--|-----------------------------------|----------------------------|
|            | Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014   |                                |                                     |                      |  |  |                                   |                            |
| HO98       | 1 DERBY STREET COLLINGWOOD<br>Derby House<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 | Yes                            | No                                  | No                   | No   | No   | No                                | No                         |
| HO99       | 2 DERBY STREET COLLINGWOOD<br>House<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014       | Yes                            | No                                  | No                   | No   | No   | No                                | No                         |
| HO100      | 3-7 DERBY STREET COLLINGWOOD<br>Terrace<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014   | Yes                            | No                                  | No                   | Yes  | No   | No                                | No                         |
| HO101      | 8 DERBY STREET COLLINGWOOD<br>House<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014       | Yes                            | No                                  | No                   | No   | No   | No                                | No                         |
| HO102      | 10- <del>22</del> 46 DERBY STREET COLLINGWOOD<br>Terrace<br><b>Incorporated plan:</b>  | Yes                            | No                                  | No                   | No   | No   | No                                | No                         |



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| PS map ref | Heritage Place   | External<br>Paint<br>Controls<br>Apply? | Internal<br>Alteration<br>Controls<br>Apply? | Tree<br>Controls<br>Apply? | Outbuildings<br>or fences<br>which are not<br>exempt<br>under Clause<br>43.01-4 | Included<br>on the<br>Victorian<br>Heritage<br>Register<br>under the<br>Heritage<br>Act 2017? | Prohibited<br>uses may<br>be<br>permitted? | Aboriginal<br>heritage<br>place? |
|------------|--|---|--|----------------------------|---|---|--|----------------------------------|
|            | Incorporated Plan under the provisions of clause 43.01<br>Heritage Overlay, Planning permit exemptions, July 2014  |   |  |                            |   |   |  |                                  |
| HO103      | 51-55 GIPPS STREET COLLINGWOOD<br>Glasshouse Hotel<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01<br>Heritage Overlay, Planning permit exemptions, July 2014                           | Yes                                     | No   | No                         | No  | No  | No   | No                               |
| HO104      | 31 HARMSWORTH STREET COLLINGWOOD<br>Former Children's Church<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01<br>Heritage Overlay, Planning permit exemptions, July 2014                 | Yes                                     | No   | No                         | No  | No  | No   | No                               |
| HO105      | 16 ISLINGTON STREET<br>COLLINGWOOD<br>Former Smalley & Harkness Boot Factory<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01<br>Heritage Overlay, Planning permit exemptions, July 2014 | Yes                                     | No   | No                         | No  | No  | No   | No                               |
| HO106      | 61 ISLINGTON STREET COLLINGWOOD<br>James Hood & Co. Malthouse<br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01<br>Heritage Overlay, Planning permit exemptions, July 2014                | Yes                                     | No   | No                         | No  | No  | No   | No                               |
| HO107      | 8 -10 JOHNSTON STREET COLLINGWOOD<br>Belmont   | -                                       | -  | -                          | -   | Yes Ref<br>No H871  | Yes  | No                               |

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| PS map ref  | Heritage Place  | External<br>Paint<br>Controls<br>Apply?            | Internal<br>Alteration<br>Controls<br>Apply? | Tree<br>Controls<br>Apply? | Outbuildings<br>or fences<br>which are not<br>exempt<br>under Clause<br>43.01-4 | Included<br>on the<br>Victorian<br>Heritage<br>Register<br>under the<br>Heritage<br>Act 2017? | Prohibited<br>uses may<br>be<br>permitted? | Aboriginal<br>heritage<br>place? |
|---|---|--|--|----------------------------|---|---|--|----------------------------------|
| HO502   | 115 VICTORIA PARADE FITZROY<br>Former Commonwealth Note and Stamp Printing Department   | -  | -  | -                          | -   | Yes Ref<br>No H2372   | No   | No                               |
| HO503   | 2 JAMES STREET, ABBOTSFORD<br>Former Commerical Stables and Hitching Posts  | No   | No   | No                         | No  | No  | No   | No                               |
| HO505   | JOHNSTON STREET EAST <i>The heritage place includes 219-41 &amp; 246-74 Johnston Street and the Johnston Street railway bridge including the brick and bluestone abutments</i><br><b>Incorporated plan:</b><br>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 | Yes –<br>219-23 &<br>258-60<br>Johnston<br>St only | No   | No                         | No  | No  | No   | No                               |
| <del>HO506</del><br><i>Interim<br/>control<br/>Expiry Date<br/>30/04/2021</i> | <del>33-45 DERBY STREET, COLLINGWOOD</del><br><b>Incorporated plan:</b><br><del>Incorporated Plan under the provisions of clause 43.01<br/>Heritage Overlay, Planning permit exemptions, July 2014</del>  | <del>No</del>                                      | <del>No</del>                                | <del>No</del>              | <del>No</del>   | <del>No</del>   | <del>No</del>                              | <del>No</del>                    |
| <del>HO507</del><br><i>Interim<br/>control<br/>Expiry Date<br/>30/04/2021</i> | <del>18-22 DERBY STREET, COLLINGWOOD</del><br><b>Incorporated plan:</b><br><del>Incorporated Plan under the provisions of clause 43.01<br/>Heritage Overlay, Planning permit exemptions, July 2014</del>  | <del>No</del>                                      | <del>No</del>                                | <del>No</del>              | <del>No</del>   | <del>No</del>   | <del>No</del>                              | <del>No</del>                    |
| <del>HO508</del><br><i>Interim<br/>control<br/>Expiry Date<br/>30/04/2021</i> | <del>32-34 THOMAS STREET, RICHMOND</del><br><b>Incorporated plan:</b><br><del>Incorporated Plan under the provisions of clause 43.01<br/>Heritage Overlay, Planning permit exemptions, July 2014</del>  | <del>No</del>                                      | <del>No</del>                                | <del>No</del>              | <del>No</del>   | <del>No</del>   | <del>No</del>                              | <del>No</del>                    |

YARRA PLANNING SCHEME

| PS map ref  | Heritage Place  | External<br>Paint<br>Controls<br>Apply? | Internal<br>Alteration<br>Controls<br>Apply? | Tree<br>Controls<br>Apply? | Outbuildings<br>or fences<br>which are not<br>exempt<br>under Clause<br>43.01-4 | Included<br>on the<br>Victorian<br>Heritage<br>Register<br>under the<br>Heritage<br>Act 2017? | Prohibited<br>uses may<br>be<br>permitted? | Aboriginal<br>heritage<br>place? |
|---|---|---|--|----------------------------|---|---|--|----------------------------------|
| HO509<br><i>Interim<br/>control</i><br><br><i>Expiry Date</i><br><i>30/04/2021</i>          | 200-206 CHURCH STREET, RICHMOND<br><br><b>Incorporated plan:</b><br><br>Incorporated Plan under the provisions of clause 43.01<br>Heritage Overlay, Planning permit exemptions, July 2014   | No                                      | No   | No                         | No  | No  | No   | No                               |
| HO518   | 85 CREMORNE STREET, CREMORNE<br><br>Melbourne Wire Works Factory & Head Office (former)<br><br><b>Incorporated plan:</b><br><br>Incorporated Plan under the provisions of clause 43.01<br>Heritage Overlay, Planning permit exemptions, July 2014 | No                                      | No   | No                         | No  | No  | No   | No                               |
| HO519   | 1-3 & 5-9 GORDON STREET, CREMORNE<br><br>Nuttlex Factory (former)<br><br><b>Incorporated plan:</b><br><br>Incorporated Plan under the provisions of clause 43.01<br>Heritage Overlay, Planning permit exemptions, July 2014                       | No                                      | No   | No                         | No  | No  | No   | No                               |
| HO520   | 26 BROHAM PLACE, RICHMOND<br><br>Factory/Warehouse  | No                                      | No   | No                         | No  | No  | No   | No                               |
| HO521   | 14 RISLEY STREET, RICHMOND<br><br>York Boot Factory (former)  | No                                      | No   | No                         | No  | No  | No   | No                               |
| HO522<br><br><i>Interim<br/>control</i><br><br><i>Expiry<br/>date:</i><br><i>15/10/2021</i> | 273A SWAN STREET, RICHMOND<br><br>Shop And Residence<br><br><b>Incorporated plan:</b><br><br>Incorporated Plan under the provisions of clause 43.01<br>Heritage Overlay, Planning permit exemptions, July 2014                                    | No                                      | No   | No                         | No  | No  | No   | No                               |