

YARRA PLANNING SCHEME
DRAFT AMENDMENT C271yara
EXPLANATORY REPORT

Who is the planning authority?

This Draft Amendment has been prepared by Yarra City Council, for the Minister for Planning who is the planning authority for this Draft Amendment.

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

Land affected by the Draft Amendment

The Draft Amendment generally applies to land within the activity centre areas and nearby commercial and mixed-use zone areas across Fitzroy and Collingwood, as shown in Figure 1 (next page). The proposed Design and Development Overlay (DDO) affects the following precincts:

- Brunswick Street Shops (DDO29)
- Smith Street Shops (DDO30)
- Gertrude Street Shops (DDO31)
- Johnston Street West (DDO32)
- Brunswick Street Grand Residential (DDO33)
- Fitzroy Town Hall and Back Blocks (DDO34)
- Johnston Street South and Victoria Street (DDO35)
- Fitzroy East and Johnston Street North (DDO36)
- Smith Street North and South (DDO37)
- Alexandra Parade (DDO38)
- Victoria Parade (DDO39)
- Fitzroy West Mixed-Use Zone Precinct (DDO40)

Multiple zoning errors to correct dual zoning of properties within these precincts will also be corrected, as shown in the attached maps.

What the Amendment does

The draft amendment seeks to introduce 12 new permanent Design and Development Overlay Schedules (DDOs) to the Yarra Planning Scheme, applying to activity centre areas and nearby commercial and mixed-use zone areas in Fitzroy and Collingwood. Further, it will address two gaps in the current Schedule to the Heritage Overlay, correct zoning errors where new DDOs would apply and update the activity centre policy in the planning policy framework.

Seven interim Design and Development Overlays – Schedules 30, 35, 36, 37, 38, 39 & 40 (interim DDO30 & DDO35-DDO40) currently apply across Collingwood and Fitzroy.

Council has undertaken a review of the interim DDOs to test their suitability for translation into permanent provisions, including necessary refinements to enhance the clarity and workability of the provisions and to ensure it achieves the development outcomes sought for the area.

Draft Amendment C271yara proposes to implement the recommendations of the following strategic planning work:

Background Documents

- Brunswick and Smith Street Built Form Review – Background Analysis Report, Hansen Partnership (November 2019)
- Brunswick Street and Town Hall Built Form Framework, Hansen Partnership (November 2019)
- Smith Street Built Form Framework, Hansen Partnership (November 2019)
- Gertrude Street Built Form Framework, Hansen Partnership (November 2019)
- Johnston Street Built Form Framework, Hansen Partnership (June 2019)
- Fitzroy East Built Form Framework, Hansen Partnership (June 2019)
- Alexandra Parade Built Form Framework, Hansen Partnership (December 2020)
- Victoria Parade Built Form Framework, Hansen Partnership (December 2020)
- Fitzroy West Built Form Framework, Hansen Partnership (December 2020)
- Brunswick Street and Smith Street Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (November 2019)
- Gertrude Street Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (December 2019)
- Alexandra Parade Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (November 2020)
- Victoria Parade Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (November 2020)
- Fitzroy West Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (November 2020)
- Traffic Engineering Assessment Brunswick Street and Smith Street Activity Centres, Traffix (November 2019)
- Traffic Engineering Assessment Brunswick Street and Smith Street Activity Centres – Extended Area, Traffix (November 2020)

Incorporated Documents

- Victoria Parade East Precinct - 205-219 Victoria Parade, Collingwood (Statement of Significance), August 2020
- Gasometer Hotel - 484 Smith Street, Collingwood (Statement of Significance), August 2019

Draft Amendment C271yara seeks to:

- Insert 12 new Schedules to Clause 43.02 Design and Development Overlay (DDO 29 – 40) on a permanent basis to apply street wall and overall height requirements, as well as setback and other requirements to the land. These DDOs will replace the existing interim DDOs that apply to the sites.
- Introduce local policy updates in Clause 11.03-1L Activity Centres
- Amend Clause 72.08 Background Documents to include new background documents in the planning scheme.

- Amend Clause 72.04 Incorporated Documents to include new incorporated documents in the planning scheme.
- Amend Planning Scheme Design and Development Overlay Map 01DDO, 02DDO, 05DDO and 06DDO.
- Amend Planning Scheme Heritage Overlay Map 02HO and 06HO.
- Amend Planning Scheme Zone Map 01ZN, 02ZN, 05ZN and 06ZN.



Figure 1: Land affected by the Amendment

Why is the Draft Amendment required?

Draft Amendment C271yara is required to manage and respond to increased development activity in the Activity Centres, and adjacent mixed-use and commercially zoned land in Collingwood and Fitzroy.

The scale and density of development approved and currently being proposed within the area has increased substantially in recent years. The Minister for Planning approved Amendment C270yara and C288yara on 27 August 2021 and 22 October 2021 to the Yarra Planning Scheme to apply interim built form requirements to the area. These interim requirements have been used to manage development while permanent requirements were progressed. Amendment C297yara introduced interim heritage overlays (HO) to the area.

The study area includes the Brunswick Street Major Activity Centre, Smith Street Activity Centre, Gertrude Street Neighbourhood Activity Centre and Johnston Street (west) Neighbourhood Activity Centre and have been identified as areas suitable for further development and housing growth as per Plan Melbourne 2017-2050 and Council's Housing Strategy.

To ensure appropriate and orderly planning, these interim built form requirements have been revised to better facilitate and guide the scale, massing and bulk of new development. Amongst other things, permanent built form planning requirements would ensure that new development appropriately considers the impacts on the heritage qualities, streetscapes, public realm and amenity within the area.

Design and Development Overlay Schedules

Draft Amendment C271yara proposes to implement the built form recommendations of the *BACKGROUND REPORTS* through the introduction of 12 Schedules to the Design and Development (DDO29 - 40) on a permanent basis. The Framework has been prepared by Hansen Partnership (urban design) with extensive input from GJM Heritage (heritage). Alongside the transport engineering assessments provided by Traffix, these reports provide a strong strategic basis for the future planning of the area.

Through the application of a mix of discretionary provisions and mandatory controls the DDOs provide an appropriate balance that will assist to achieve adequate development outcomes in the higher change area. It includes requirements that respond to the mixed industrial and residential heritage character and the topography of the precinct. Mandatory heights and upper level setbacks are proposed to be applied to the majority of lower-scale heritage buildings in response to the Precinct's valued and unique heritage character. Mandatory overshadowing requirements to opposite footpaths will ensure that the limited amount of public realm in the centre is protected, given the increase in density and limited amount of public space in the area make the public realm a highly valued resource. Discretionary provisions are applied to infill sites and selected heritage buildings to guide development outcomes that are appropriate to the character of the area whilst also allowing for flexible design responses. Where discretionary heights and setbacks are proposed, a range of performance-based provisions are included within the DDO to provide certainty and ensure appropriate development.

Importantly, the DDO provides built form certainty where there are heritage, amenity and public realm sensitivities and protects the character of the area. Draft Amendment C271yara will facilitate development appropriate to a major activity centre, whilst ensuring that new development is site responsive, and improved amenity outcomes are achieved.

How does the Draft Amendment implement the objectives of planning in Victoria?

The Draft Amendment implements the objectives in Section 4 of the *Planning and Environment Act 1987* (the Act), in particular:

- 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; and*
- d) *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;*
- g) *to balance the present and future interests of all Victorians.*

The Draft Amendment will facilitate housing growth as well as economic growth and create more economically viable precincts that has economic benefits for the local area.

How does the Draft Amendment address any environmental, social and economic effects?

The Draft Amendment is consistent with the overarching goal in the planning scheme to:

Integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The Draft Amendment is expected to generate positive social and economic benefits as it will facilitate development within the area, providing opportunities for economic development, housing and employment growth. The Draft Amendment will also respond to the local demand for housing and provide housing and employment in a location, which has strong access to public transport infrastructure and social services.

Does the Draft Amendment address relevant bushfire risk?

The land affected by the Draft Amendment is not located within an identified area of bushfire risk.

Does the Draft Amendment comply with the requirements of any Minister's Direction applicable to the draft amendment?

The Draft Amendment complies with Ministerial Direction No. 9 in addressing and responding to the Metropolitan Planning Strategy, Plan Melbourne 2017-2050.

The Draft Amendment complies with the Direction on the form and content of planning schemes.

Draft Amendment C271 is consistent with the following Directions contained in *Plan Melbourne 2017-2050*:

Direction 1.1 - Create a city structure that strengthens Melbourne's competitiveness for jobs and investment, which seeks to strengthen the competitiveness of Melbourne's employment land.

The Draft Amendment provides appropriate policy direction for the planning and development of the precincts to ensure that the activity centre continues to meet community needs.

Direction 5.1 - Create a city of 20-minute neighbourhoods which aims to cluster new housing in activity centres and other places that offer good access to jobs, services and public transport and includes policy for local governments to prepare structure plans for activity centres to accommodate growth.

How does the Draft Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Draft Amendment supports and implements the Planning Policy Framework in responding to the following clauses:

Clause 11.02-2S - Structure planning

To facilitate the orderly development of urban areas.

Clause 13.03-1 - Contaminated and potentially contaminated land

To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Clause 15.01-1S - Urban Design

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Clause 15.01-5S - Neighbourhood character

To recognise and protect neighbourhood character and sense of place.

Clause 15.03-1 S– Heritage Conservation

To ensure the conservation of places of heritage significance.

Clause 16.01 – Residential development

To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

Clause 17.02-1S - Business

To encourage development which meet the community's' needs for retail, entertainment, office and other commercial services.

How does the Draft Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The vision for the City of Yarra in the existing Municipal Strategic Statement in relation to built form is that by 2020, all new development will demonstrate design excellence.

The Draft Amendment is consistent with and facilitates the following Clauses of the Local Planning Policy Framework:

Clause 21.03 Vision

The vision for the City of Yarra in the existing Municipal Strategic Statement in relation to built form is that by 2020, all new development will demonstrate design excellence.

Clause 21.04-2 - Activity centres

Objective 4 - To maintain a balance between local convenience and regional retail roles in Yarra's activity centres.

Strategy 4.1 Increase the range of retail, personal and business services, community facilities, and recreation activities, within individual centres.

Strategy 4.3 Support the role of all activity centres, including Neighbourhood Activity Centres, in providing local day-to-day needs of residents of all abilities.

Objective 5 - To maintain the long-term viability of activity centres.

Strategy 5.2 Support land use change and development that contributes to the adaptation, redevelopment and economic growth of existing activity centres.

Strategy 5.3 Discourage uses at street level in activity centres which create dead frontages during the day.

Strategy 5.4 Permit residential development that does not compromise the business function of activity centres.

Clause 21.05-1 Heritage

Objective 14 - To protect and enhance Yarra's heritage places.

Strategy 14.1 - Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.

Strategy 14.2 - Support the restoration of heritage places.

Strategy 14.3 - Protect the heritage skyline of heritage precincts.

Strategy 14.6 - Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.

Clause 21.05-2 Urban design

Objective 16 To reinforce the existing urban framework of Yarra.

Strategy 16.2 - Maintain and strengthen the preferred character of each Built Form Character Type within Yarra.

Objective 19 To create an inner-city environment with landscaped beauty.

Strategy 19.1 - Require well resolved landscape plans for all new development.

Strategy 19.2 - Encourage opportunities for planting suitable trees and landscape areas in new development.

Objective 20 To ensure that new development contributes positively to Yarra's urban fabric.

Strategy 20.1 - Ensure development is designed having particular regard to its urban context and specifically designed following a thorough analysis of the site, the neighbouring properties and its environs.

Objective 21 - To enhance the built form character of Yarra's activity centres.

Strategy 21.1 Require development within Yarra's activity centres to respect and not dominate existing built form.

Strategy 21.2 Require new development within an activity centre to consider the context of the whole centre recognising that activity centres may consist of sub-precincts, each of which may have a different land use and built form character.

Strategy 21.3 Support new development that contributes to the consolidation and viability of existing activity centres.

The Draft Amendment is consistent with and supported by the following local policies under Clause 22:

- 22.02 Development guidelines for sites subject to the Heritage Overlay
- 22.05 Interface uses policy
- 22.07 Development abutting laneways
- 22.10 Built form and design policy
- 22.12 Public open space contribution policy

How does the draft amendment support or implement the Municipal Planning Strategy?

Currently, the City of Yarra is in the process of translating its Local Planning Policy Framework into the new Planning Policy Framework via Amendment C269yarra. This Amendment has been submitted to the Minister for Planning for Approval.

The Draft Amendment is generally consistent with and supported by the following proposed local policies as in C269yarra:

- Clause 02.03 Strategic Directions
- Clause 02.04 Strategic Framework Plan
- Clause 11.03-1L Activity Centres
- Clause 15.01-1L Urban Design
- Clause 15.01-2L Building Design
- Clause 15.03-1L Heritage
- Clause 16.01-2L Location of Residential Development

Does the Draft Amendment make proper use of the Victoria Planning Provisions?

The Draft Amendment is consistent with the Victoria Planning Provisions. A Design and Development Overlay (DDO) is considered the best tool to provide local guidance for future built form. The updates to the activity centre policy will assist to strengthen the role of the activity centre areas in Fitzroy and Collingwood. Zoning corrections are necessary to ensure the proper functioning of the scheme and the addition of two new heritage overlays will ensure heritage fabric is recognised and protected.

How does the Draft Amendment address the views of any relevant agency?

Council sought the views of VicRoads, the Department of Environment, Land, Water and Planning (DELWP) and VicTrack in the drafting this Draft Amendment.

Does the Draft Amendment address relevant requirements of the Transport Integration Act 2010?

The Draft Amendment is consistent with the requirements of the Transport Integration Act 2010 and will facilitate development outcomes that promote the principles of transit-oriented development.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The Draft Amendment will have some impact on the general operation of Council’s statutory planning department which is covered by Council’s budget.

The application of planning requirements is considered to provide a more consistent assessment of planning permit applications. This is considered to ultimately reduce costs by providing more certainty to the community.

Where you may inspect this Draft Amendment

The Draft Amendment can be inspected free of charge at the Yarra City Council at Council’s webpage.

The Draft Amendment is available for public inspection, free of charge, during office hours at the following Yarra City Council locations:

Planning Counter Richmond Town Hall 333 Bridge Road Richmond VIC 3121	Information Counter Collingwood Town Hall 140 Hoddle Street Abbotsford VIC 3067
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The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by TBC

A submission must be sent to either:

- Strategic Planning Unit – Amendment C271yara, PO Box 168 Richmond, VIC 3181 or

- by email at StrategicPlanning@yarracity.vic.gov.au (please use Amendment C271yara in the subject header)

Standing Advisory Committee hearing dates

In accordance with the Terms of Reference for the Yarra Activity Centre Standing Advisory Committee and if the Minister resolves to refer the matter to the Committee, the following Standing Advisory Committee hearing dates have been set for this amendment:

- Directions hearing: commencing TBC
- Standing Advisory Committee hearing: commencing TBC

For more information on the Committee, please visit planning.vic.gov.au/panels-and-committees/browse-panels-and-committees/projects/yarra-activity-centres-standing-advisory-committee

Planning and Environment Act 1987

YARRA PLANNING SCHEME

DRAFT AMENDMENT C271yara

INSTRUCTION SHEET

The planning authority for this draft amendment is Yarra City Council.

The Yarra Planning Scheme is amended as follows:

Planning Scheme Maps

Zoning Maps

1. Amend Planning Scheme Map No. 01ZN, 02ZN, 05ZN and 06ZN in the manner shown on the attached maps marked "Yarra Planning Scheme, Amendment C271".

Overlay Maps

2. Amend Planning Scheme Map No. 02HO and 06HO in the manner shown on the 2 attached maps marked "Yarra Planning Scheme, Amendment C271".
3. Amend Planning Scheme Map No. 01DDO, 02DDO, 05DDO and 06DDO in the manner shown on the 7 attached maps marked "Yarra Planning Scheme, Amendment C271".

Planning Scheme Ordinance

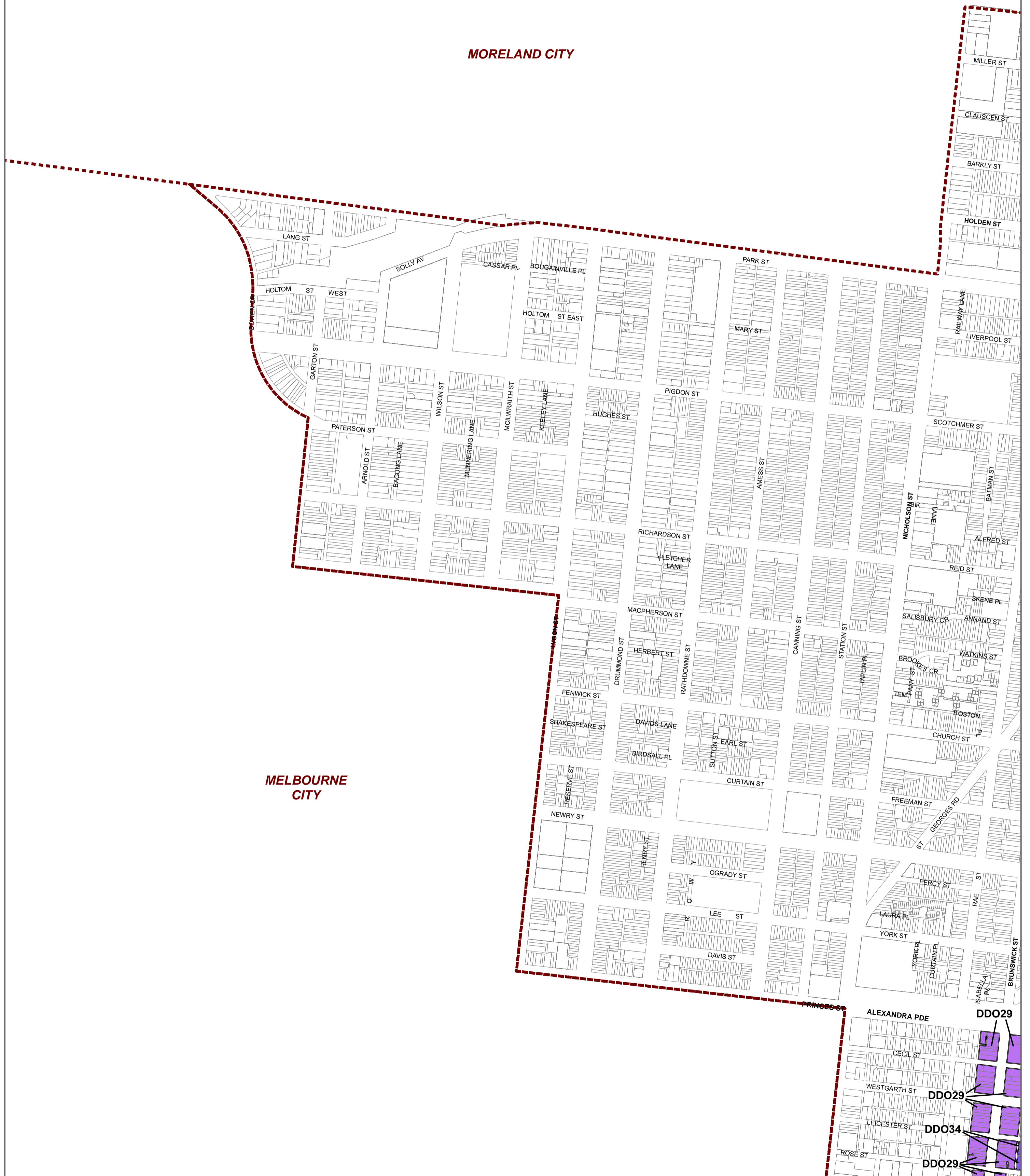
The Planning Scheme Ordinance is amended as follows:

4. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
5. In Overlays – Clause 43.02, replace interim Schedule 30, 35, 36, 37, 38, 39 and 40 with a new Schedule 30, 35, 36, 37, 38, 39 and 40 in the form of the attached documents.
6. In Overlays – Clause 43.02, insert Schedule 29, 31, 32, 33, 34 in the form of the attached documents.
7. In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
8. In Operational Provisions – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

MORELAND CITY

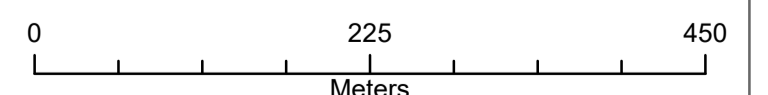
MELBOURNE CITY



LEGEND

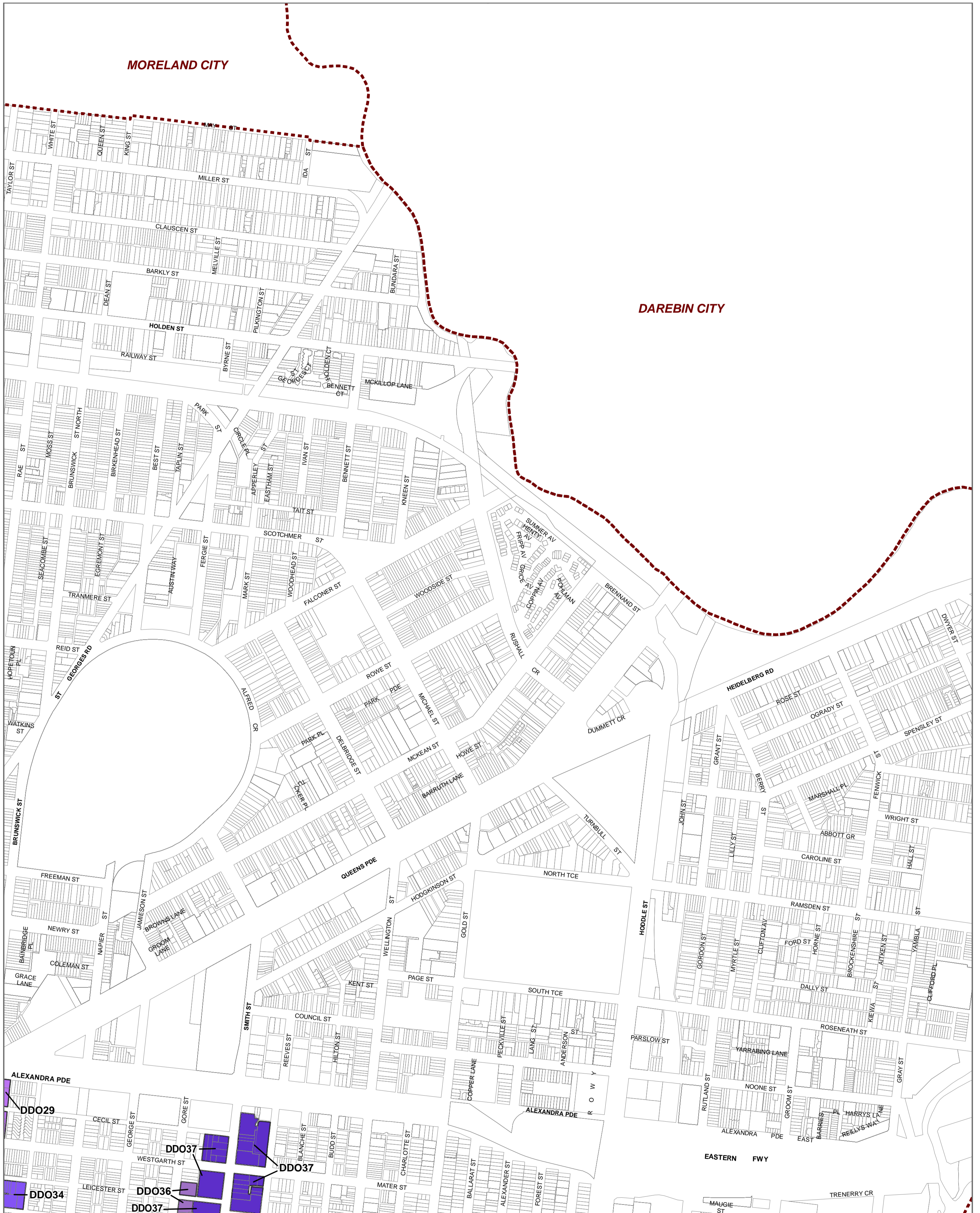
- DDO29 - Design and Development Overlay - Schedule 29
- DDO34 - Design and Development Overlay - Schedule 34

Municipal Boundary

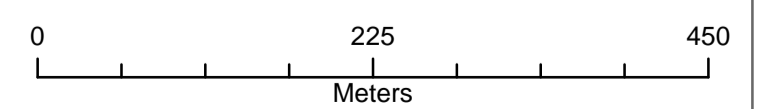


MORELAND CITY

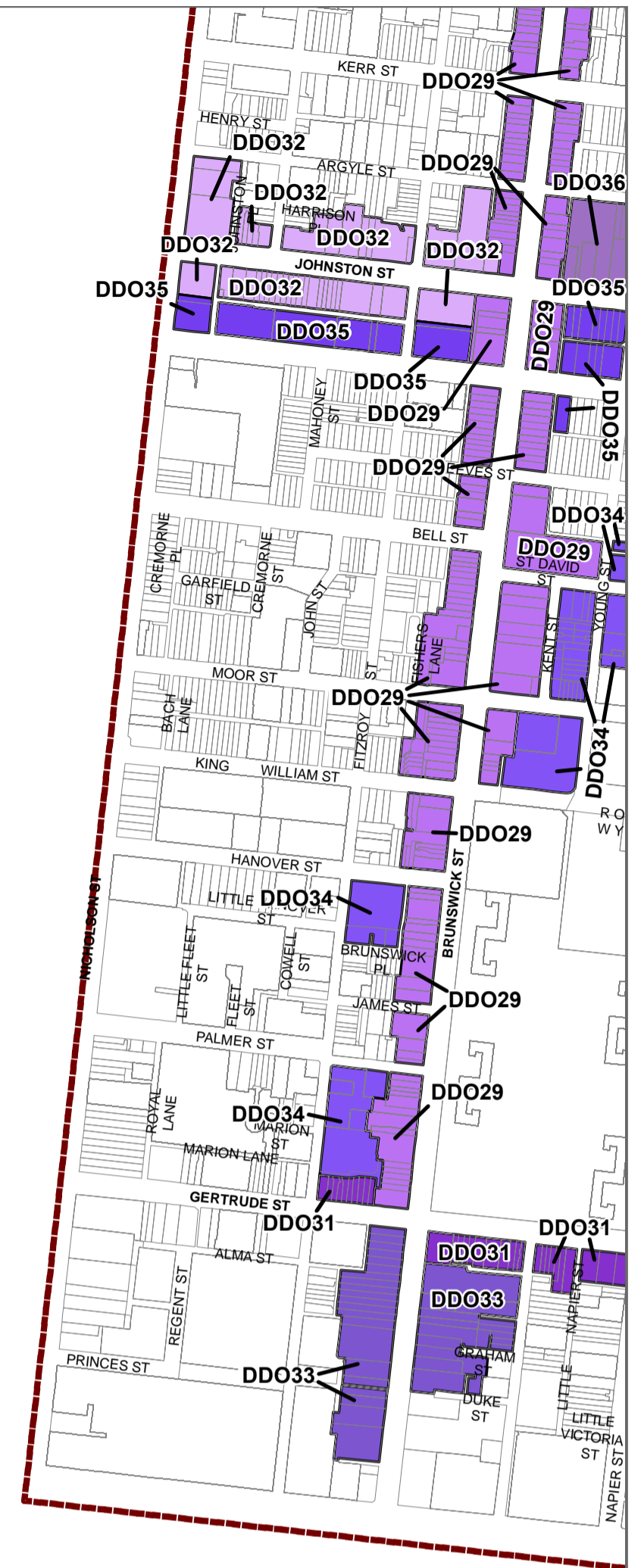
DAREBIN CITY



- LEGEND**
- DDO29 - Design and Development Overlay - Schedule 29
 - DDO34 - Design and Development Overlay - Schedule 34
 - DDO36 - Design and Development Overlay - Schedule 36
 - DDO37 - Design and Development Overlay - Schedule 37
 - Municipal Boundary



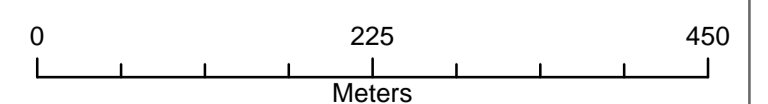
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CITY

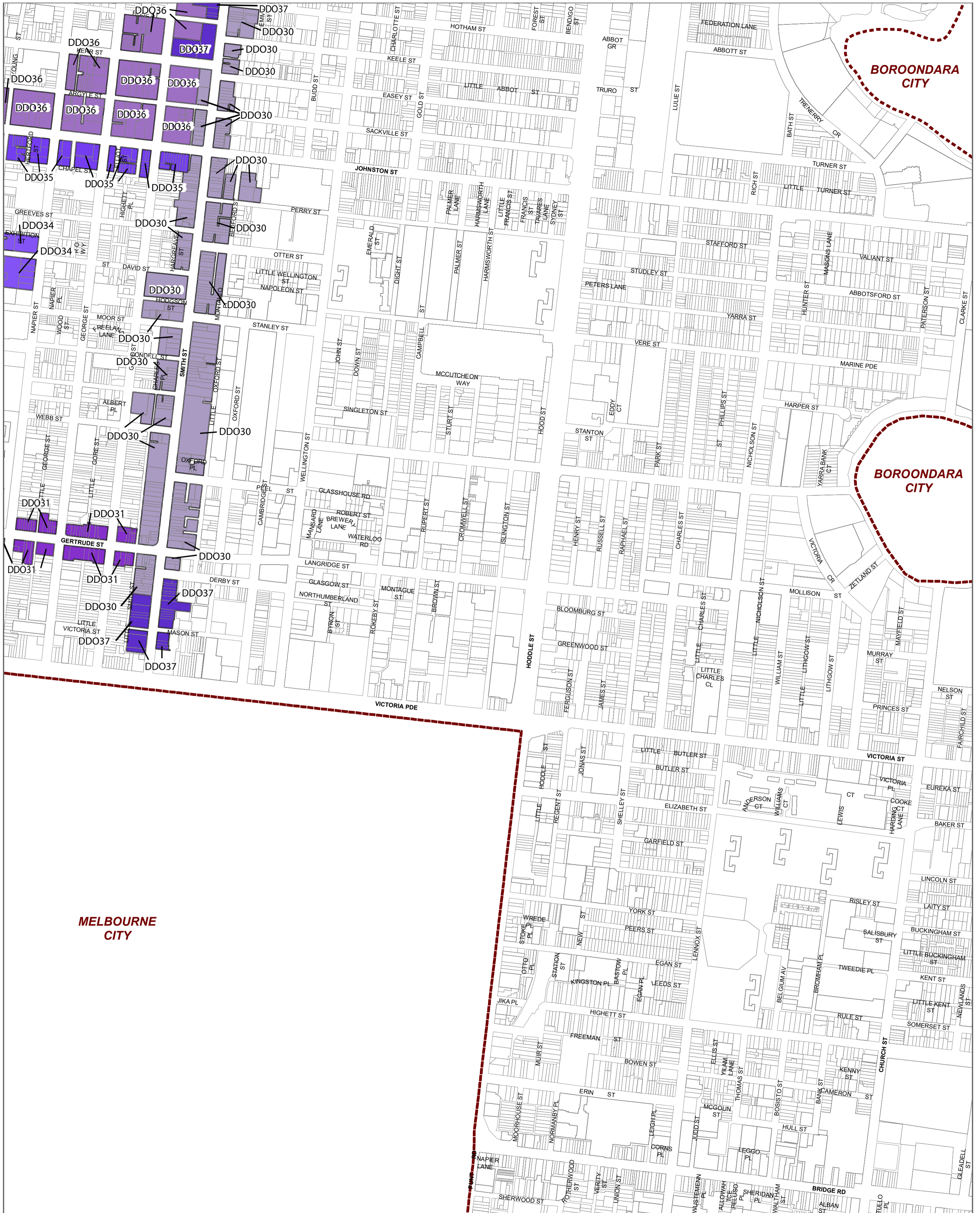


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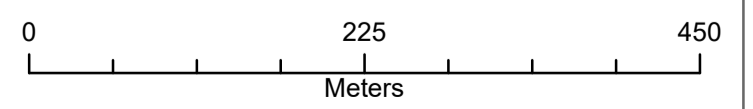
- DDO29 - Design and Development Overlay - Schedule 29
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- DDO32 - Design and Development Overlay - Schedule 32
- DDO33 - Design and Development Overlay - Schedule 33
- DDO34 - Design and Development Overlay - Schedule 34
- DDO35 - Design and Development Overlay - Schedule 35
- DDO36 - Design and Development Overlay - Schedule 36

Municipal Boundary

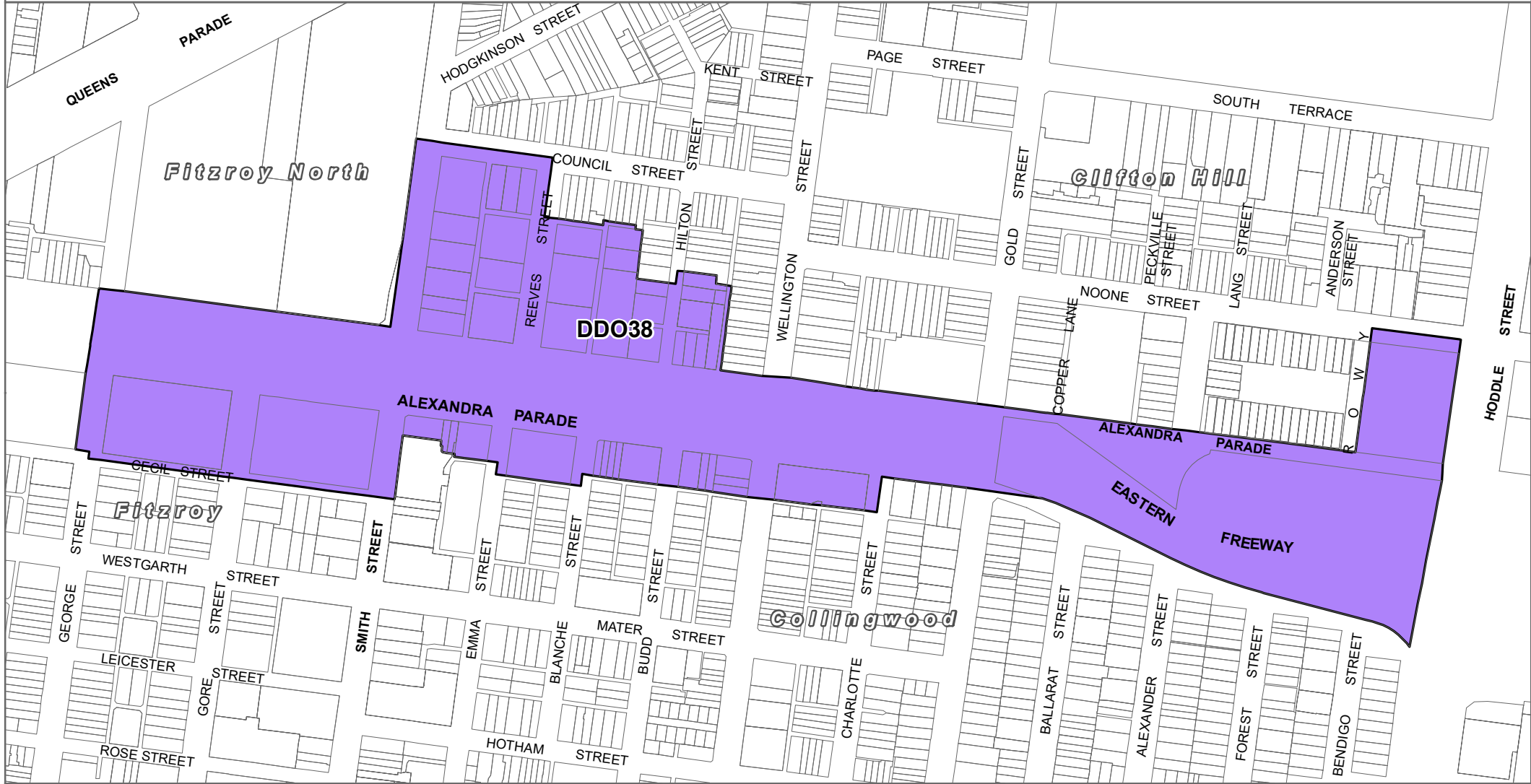






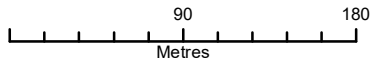
- LEGEND**
- DDO30 - Design and Development Overlay - Schedule 30
 - DDO31 - Design and Development Overlay - Schedule 31
 - DDO34 - Design and Development Overlay - Schedule 34
 - DDO35 - Design and Development Overlay - Schedule 35
 - DDO36 - Design and Development Overlay - Schedule 36
 - DDO37 - Design and Development Overlay - Schedule 37
 - Municipal Boundary



To become part of planning scheme map 02DDO for draft Amendment C271yara



- LEGEND**
-  DDO38 - Design and Development Overlay - Schedule 38
 -  Local Government Area





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To become part of planning scheme map 05DDO & 06DDO for draft Amendment C271yara

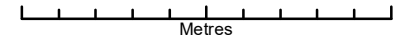


LEGEND

-  DDO39 - Design and Development Overlay - Schedule 39
-  Local Government Area

200

100



To become part of planning scheme map 01DDO & 05DDO for draft Amendment C271yara

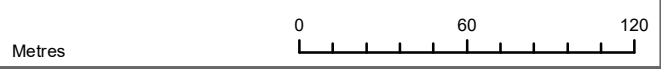


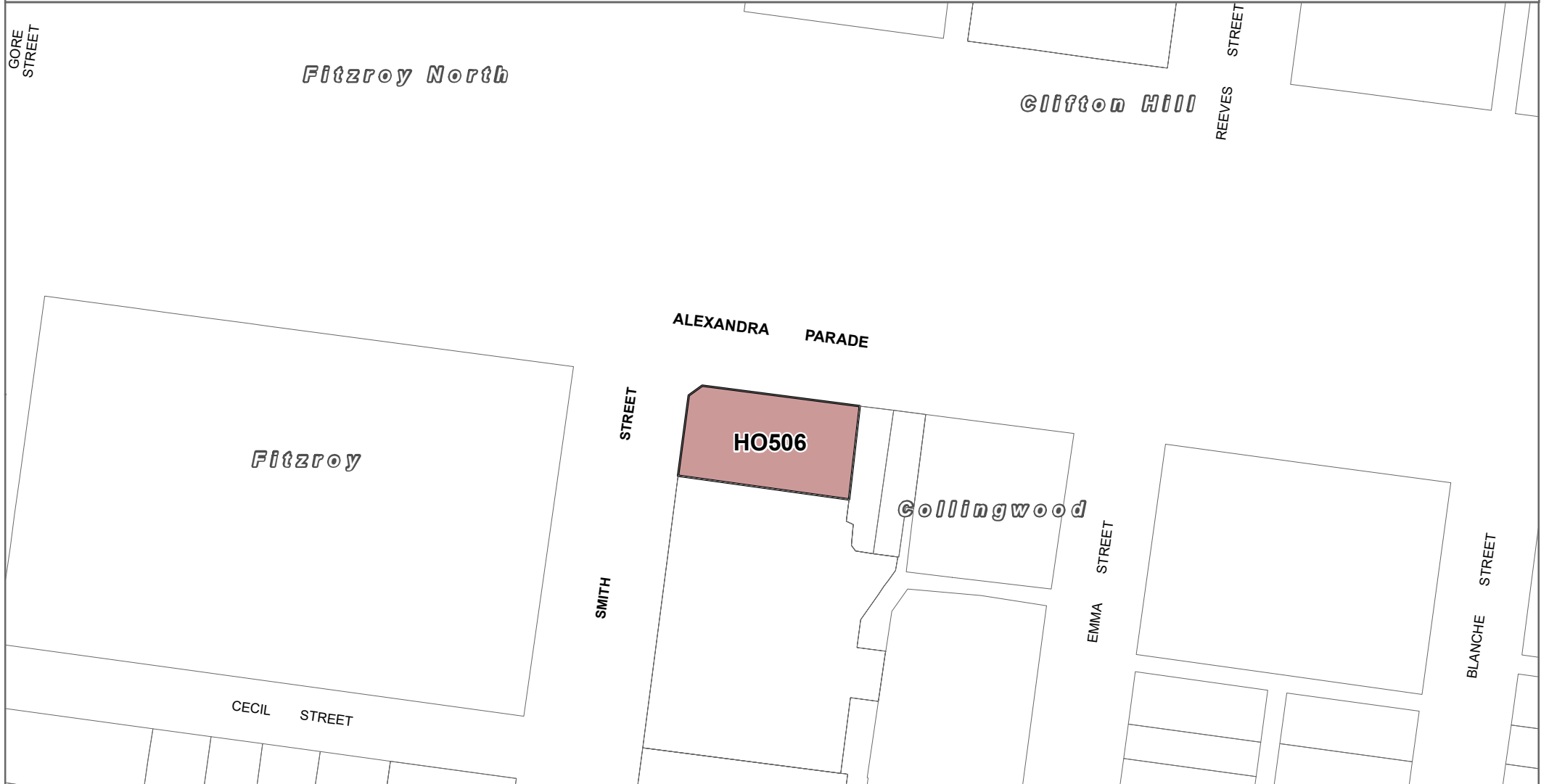
LEGEND

- DDO40 - Design and Development Overlay - Schedule 40
- Local Government Area





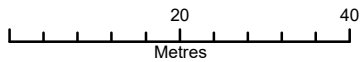
Part of Planning Scheme Maps 1DDO & 5DDO

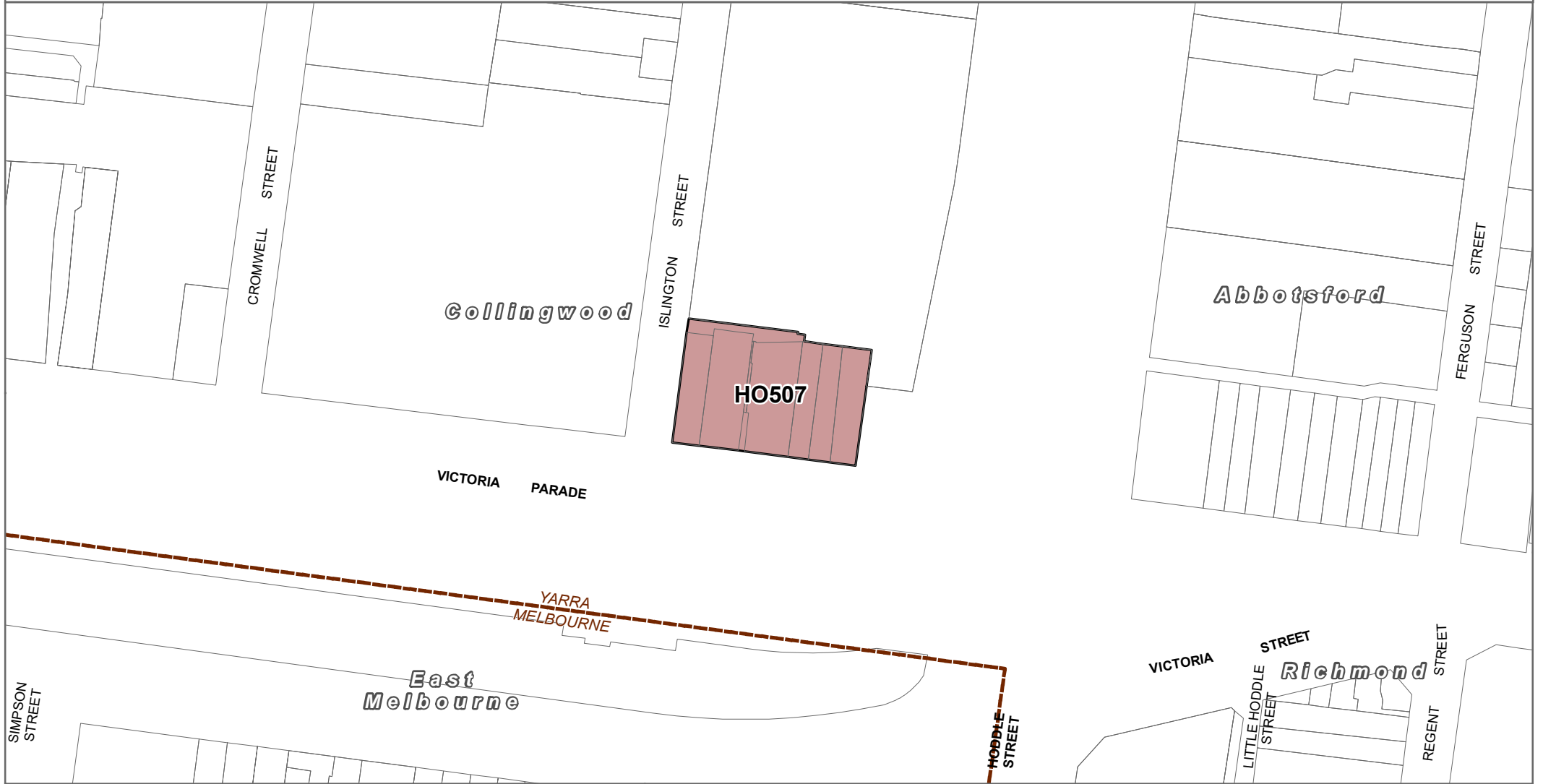






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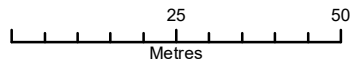
-  HO - Heritage Overlay
-  Local Government Area





LEGEND

-  HO - Heritage Overlay
-  Local Government Area



AMENDMENT C271YARA

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							
HO506	484 SMITH STREET, COLLINGWOOD Gasometer Hotel Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO507	205-219 VICTORIA PARADE, COLLINGWOOD A row of shops between Islington and Hoddle Streets Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO518	85 CREMORNE STREET, CREMORNE Melbourne Wire Works Factory & Head Office (former) Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO519	1-3 & 5-9 GORDON STREET, CREMORNE Nuttlex Factory (former) Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO520	26 BROHAM PLACE, RICHMOND Factory/Warehouse	No	No	No	No	No	No	No

48/04/2019
G225 Proposed C271yara

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

48/41/2022
G348yara Proposed C271yara

Name of document	Introduced by:
5-15 Mayfield Street, Abbotsford, Incorporated Document, October, 2018	C188
10 Bromham Place, Richmond Incorporated Document, February 2013	C171
18-62 Trenerry Crescent, Abbotsford (Incorporated Plan, May 2018)	C218
32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013	C170
36-52 Wellington Street, Collingwood - Incorporated Document, September 2020	C285yara
351-353 Church Street, Richmond – Incorporated Document, February 2019	C225
462-482 Swan Street, Richmond Incorporated Document, September 2020	C282yara
520 Victoria Street, 2A Burnley Street, and 2 – 30 Burnley Street, Richmond, Burnley Street West Precinct - Incorporated Plan, 2012	C150
Atherton Gardens – Fitzroy, September 2010	C136
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended December 2017)	GC80
City of Yarra Database of Heritage Significant Areas, April December 2022	G234yara Pt2yara C271yara
Cremorne Balmain Dover Street Project	NPS1
Crown Land Car Park Works, Burnley, August 2005	C92
Fitzroy Former Gasworks Site, Incorporated Document, February 2018	C242
Flying Fox Campsite, Yarra Bend Park, December 2004	C90
Gasometer Hotel - 484 Smith Street, Collingwood (Statement of Significance), August 2019	C271yara
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	C178
Local Policy "Protection of Biodiversity" Sites of Remnant Vegetation (Biosis 2001)	C49
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
North East Link Project Incorporated Document, December 2019	GC98
Planning and Design Principles for the Richmond Maltings Site, Cremorne – November 2007	C101
Richmond Walk Up Estate Redevelopment, September 2010	C136

YARRA PLANNING SCHEME

Name of document	Introduced by:
Social housing redevelopment; Atherton Gardens Estate, Fitzroy, and Richmond Public Housing Estate, Richmond, for which the Minister for Planning is the Responsible Authority, May 2010	C135
Specific Site and Exclusion – Lot 2 on PS433628L (452 Johnston Street, Abbotsford)	C56
Swan Street Works, Burnley, June 2005	C91
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Victoria Gardens Building Envelope and Precinct Plan and Precinct 3 Plan – Warehouse Area	C7
Victoria Gardens Urban Design Guidelines	NPS1
Victorian Institute of Forensic Mental Health Thomas Embling Hospital Incorporated Document, August 2020 (updated August 2022)	C311yara
Victoria Parade East Precinct - 205-219 Victoria Parade, Collingwood (Statement of Significance), August 2020	C271yara
Walk Up Village, 81-89 Rupert Street, Collingwood – September 2022	C310yara
Yarra Gardens Precinct Plan, December 2009	C128
Yarra Development Contributions Plan 2017 (HillPDA, April 2019)	C238yara
Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	C245yara
Alphington Link Incorporated Document (May 2022)	C300yara

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

31/07/2018 - / / - -
VC148 Proposed C271yara

1.0

Background documents

20/04/2024 - / / - -
VC197 Proposed C271yara

Name of background document	Amendment number - clause reference
<i>Lower Yarra River Study - Recommendations Report</i> (Department of Environment, Land Water and Planning, 2016)	VC197 - Schedule 1 to Clause 42.03 (SLO) and Schedule 1 to Clause 43.02 (DDO)
<i>Yarra Bend Park Strategy Plan</i> (Parks Victoria, 1999)	VC197 - Schedule 1 to Clause 42.03 (SLO)
<i>The Middle Yarra Concept Plan – Dights Falls to Burke Road</i> (Melbourne Parks and Waterways, 1990)	VC197 - Schedule 1 to Clause 42.03 (SLO)
<i>The Lower Yarra Concept Plan – Dights Falls to Punt Road</i> (Melbourne Metropolitan Board of Works, 1986)	VC197 - Schedule 1 to Clause 42.03 (SLO)
<u>Alexandra Parade Built Form Framework, Hansen Partnership (December 2020)</u>	C271yara - Schedule 38 to Clause 43.02 (DDO)
<u>Alexandra Parade Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (November 2020)</u>	C271yara - Schedule 38 to Clause 43.02 (DDO) and Schedule to Clause 43.01 (HO)
<u>Brunswick and Smith Street Built Form Review – Background Analysis Report, Hansen Partnership (November 2019)</u>	C271yara - Schedules 29-40 to Clause 43.02 (DDO)
<u>Brunswick Street and Smith Street Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (November 2019)</u>	C271yara - Schedules 29-40 to Clause 43.02 (DDO)
<u>Brunswick Street and Town Hall Built Form Framework, Hansen Partnership (November 2019)</u>	C271yara - Schedules 29, 33 and 34 to Clause 43.02 (DDO)
<u>Fitzroy East Built Form Framework, Hansen Partnership (June 2019)</u>	C271yara - Schedule 36 to Clause 43.02 (DDO)
<u>Fitzroy West Built Form Framework, Hansen Partnership (December 2020)</u>	C271yara - Schedule 40 to Clause 43.02 (DDO)
<u>Fitzroy West Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (November 2020)</u>	C271yara - Schedule 40 to Clause 43.02 (DDO)
<u>Gertrude Street Built Form Framework, Hansen Partnership (November 2019)</u>	C271yara - Schedule 31 to Clause 43.02 (DDO)
<u>Gertrude Street Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (December 2019)</u>	C271yara - Schedule 31 to Clause 43.02 (DDO)
<u>Johnston Street Built Form Framework, Hansen Partnership (June 2019)</u>	C271yara - Schedules 32, 35 and 36 to Clause 43.02 (DDO)
<u>Smith Street Built Form Framework, Hansen Partnership (November 2019)</u>	C271yara - Schedules 30 and 37 to Clause 43.02 (DDO)
<u>Traffic Engineering Assessment Brunswick Street and Smith Street Activity Centres, Traffix (November 2019)</u>	C271yara - Schedules 29-40 to Clause 43.02 (DDO)
<u>Traffic Engineering Assessment Brunswick Street and Smith Street Activity Centres – Extended Area, Traffix (November 2020)</u>	C271yara - Schedules 29-40 to Clause 43.02 (DDO)
<u>Victoria Parade Built Form Framework, Hansen Partnership (December 2020)</u>	C271yara - Schedule 39 to Clause 43.02 (DDO)
<u>Victoria Parade Built Form Review – Heritage Analysis and Recommendations, GJM Heritage (November 2020)</u>	C271yara - Schedule 39 to Clause 43.02 (DDO) and Schedule to Clause 43.01 (HO)

CITY OF YARRA

Database of Heritage Significant Areas

December 2022

Formerly

'Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates
(2007)'



The following is an extract from the City of Yarra Heritage Database listing the heritage status of properties within each Heritage Overlay. As requested by the City of Yarra, the table is arranged in heritage overlay number order and then address order within that group. Victorian Heritage Register (VHR) properties have a second listing within Heritage Overlay Areas as recognition of their contribution to each area.

Data fields in City of Yarra Heritage Database extract

Name

Typically as place type only i.e. *Shop and Residence*, if not a house/residence or with no known historical name

Address

Street name and number, suburb

City of Yarra property number

The current City of Yarra Property number

Significance

(From given range as below)

Significance	Definition
Unknown	Insufficient data to allow an assessment from the public domain.
Not Contributory	The place does not contribute to the heritage precinct or building.
Contributory	A place or part of a place that contributes to the heritage significance of a precinct. It could include: a building or group of buildings, a landscape, paving and/or parts of a building such as chimneys, verandahs, wall openings and rooflines.
Individually Significant	The place is a heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place is also contributory to the broader precinct.
Victorian Heritage Register	On the Victorian Heritage Register (VHR) as aesthetically, historically, scientifically, and/or social significant at the State level and contributory or complementary to the Heritage Overlay Area.

Date range

Estimated primary creation date of typically publically visible fabric only.

HO505	Johnston		237	Abbotsford	Shop & Residence	113040	Contributory	1885-1890
HO505	Johnston		239	Abbotsford	Shop & Residence	405430	Contributory	1885-1890
HO505	Johnston		241	Abbotsford	Railway bridge & abutments	113055	Individually Significant	1901
HO505	Johnston		246	Abbotsford	Shop & Residence	113630	Contributory	1900-1910
HO505	Johnston		248	Abbotsford	Shop & Residence	113625	Contributory	1900-1910
HO505	Johnston		250	Abbotsford	Shop & Residence	113620	Contributory	1900-1910
HO505	Johnston		252	Abbotsford	Shop & Residence	113615	Contributory	1885-1890
HO505	Johnston		254	Abbotsford	Shop & Residence	113610	Contributory	1885-1890
HO505	Johnston		256	Abbotsford	Shop & Residence	113605	Contributory	1885-1890
HO505	Johnston		258	Abbotsford	Shop & Residence	113600	Individually significant	1885-1890
HO505	Johnston		260	Abbotsford	Shop & Residence	113595	Individually significant	1885-1890
HO505	Johnston		262	Abbotsford	Shop & Residence	113590	Contributory	1885-1890
HO505	Johnston		264	Abbotsford	Shop & Residence	113585	Contributory	1885-1890
HO505	Johnston		266	Abbotsford	Shop & Residence	113580	Contributory	1885-1890
HO505	Johnston		268	Abbotsford	Shop & Residence	113575	Contributory	1885-1890
HO505	Johnston		270	Abbotsford	Shop & Residence	113570	Not contributory	1885-1890
HO505	Johnston		272	Abbotsford	Shop & Residence	113565	Contributory	1885-1890
HO505	Johnston		274	Abbotsford	Shop & Residence	113560	Contributory	1885-1890, c.1930

HO506

HO506	Smith	Street	484	Collingwood	Gasometer Hotel	117775	Individually significant	1859
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HO507

HO507	Victoria	Parade	205	Collingwood	Shop & Residence	100535	Contributory	1880-1890
HO507	Victoria	Parade	207-209	Collingwood	Shop & Residence	100530	Contributory	1880-1890
HO507	Victoria	Parade	211-13	Collingwood	Shop & Residence	100525	Contributory	1870-1875
HO507	Victoria	Parade	215	Collingwood	Shop & Residence	100520	Contributory	1870-1875
HO507	Victoria	Parade	217	Collingwood	Shop & Residence	100515	Contributory	1870-1875
HO507	Victoria	Parade	219	Collingwood	Shop & Residence	100510	Contributory	1870-1875

HO518

HO518	Cremorne	Street	85-99	Cremorne			Individually Significant	1930-1940
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HO519

HO519	Gordon	Street	1-3	Cremorne	Factory, Former Nuttelex	162685	Individually Significant	1915-1925
HO519	Gordon	Street	5-9	Cremorne	Factory, Former Nuttelex	162680	Individually Significant	1915-1925

HO520

HO520	Bromham	Place	26	Richmond	Factory/Warehouse	149765	Individually Significant	1905-1920
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HO521

HO521	Risley	Street	14	Richmond	York Boot Factory, Former	149645	Individually Significant	1880-1890
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