

Yarra Planning Scheme

Draft Amendment C271yara

Explanatory Report

Overview

The City of Yarra is experiencing ongoing significant development activity, primarily in activity centres, and other areas of urban change, such as the municipality's employment precincts. A key challenge for council is balancing the municipality's economic role and opportunity for growth and investment (both for housing and employment) and protecting the built form fabric which defines the character and heritage of the area.

Activity centres and mixed-use areas across the municipality are experiencing development pressure with the addition of mid-rise commercial development and apartments. They will continue to accommodate much of the municipality's growth due to their proximity to transport infrastructure, shops and services making them the most suitable locations for development.

To manage this growth, the amendment seeks to apply the Design and Development Overlay (DDO) Schedules 29-40 to land in the Fitzroy and Collingwood Major and Neighbourhood Activity Centres on a permanent basis, delete redundant DDO Schedules 10 and 13, delete redundant DDO2 mapping, apply the Heritage Overlay to two places on a permanent basis, rezone several properties in the municipality and make other associated changes to the Yarra Planning Scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra City Council website at yarracity.vic.gov.au/amendmentc271. The amendment is available for public inspection, free of charge, during office hours at the following places:

Planning Counter	Fitzroy Library
Richmond Town Hall	Fitzroy Town Hall
333 Bridge Road	128 Moor Street
Richmond VIC 3121	Fitzroy VIC 3065

Standing Advisory Committee hearing dates

In accordance with the Terms of Reference for the Yarra Activity Centres Standing Advisory Committee (YACSAC) and if the Minister resolves to refer the matter to the YACSAC, the following dates are reserved for this amendment:

- Directions hearing: in the week commencing 16 March 2026
- Standing Advisory Committee hearing: in the week commencing 13 April 2026

For more information on the YACSAC, please visit:

<https://www.planningpanels.vic.gov.au/panels-and-committees/projects/yarra-activity-centres-standing-advisory-committee>

Details of the amendment

Who is the planning authority?

The amendment has been prepared by Yarra City Council, on behalf of 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 land within the Brunswick Street and Smith Street Major Activity Centres, Johnston Street (west) and Gertrude Street Neighbourhood Activity Centres and nearby commercial and mixed-use zone areas in Fitzroy, Collingwood and Clifton Hill, as shown in Figure 1.

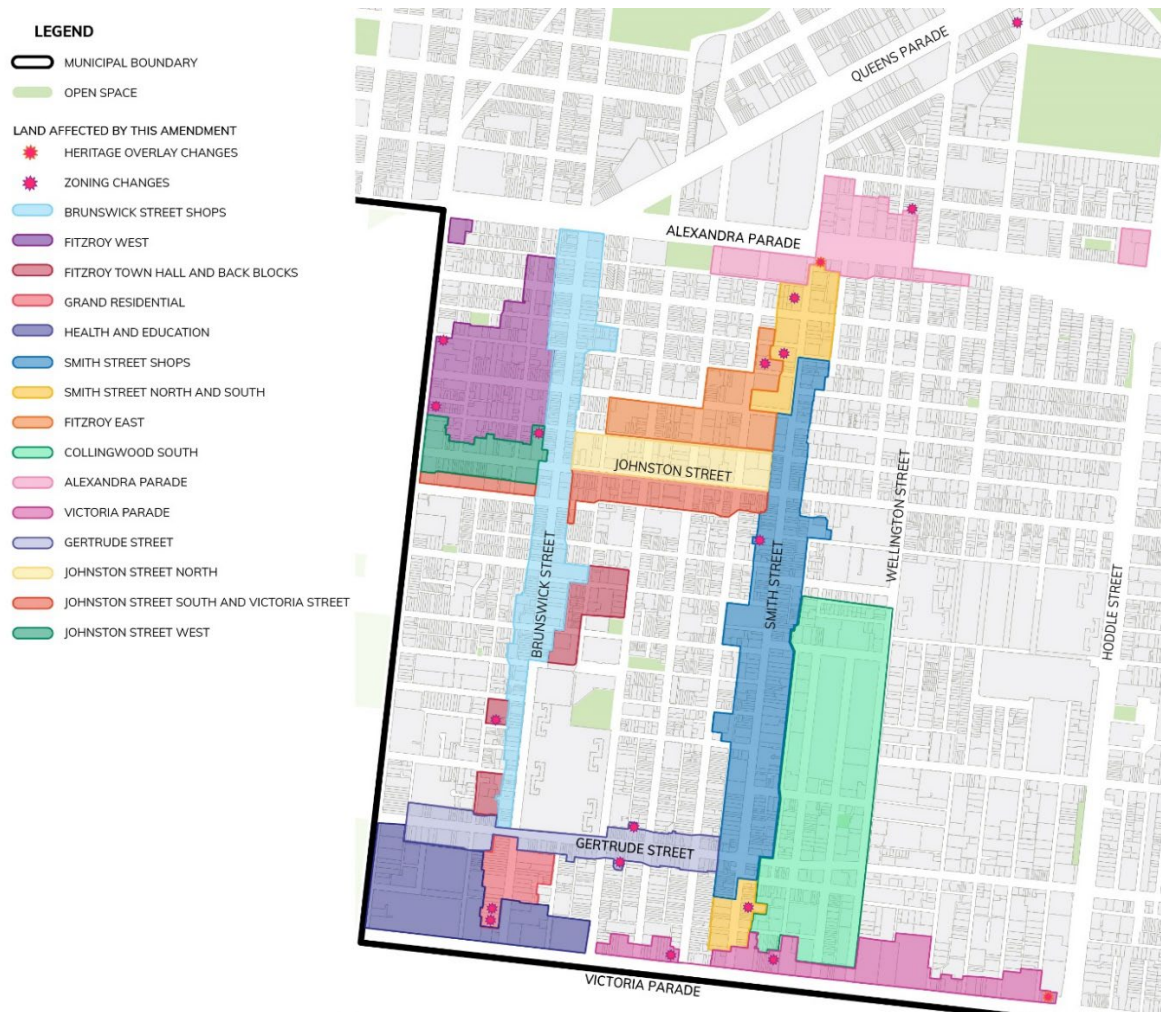


Figure 1 - Land affected by Amendment C271yara

The amendment corrects zoning anomalies at the properties listed below as shown in the amendment maps and Attachment 1:

- 262-266 Nicholson Street, Fitzroy
- 304 Nicholson Street, Fitzroy
- 95-103 Johnston Street, Fitzroy
- 12 Hilton Street, Clifton Hill
- 427 Smith Street, Fitzroy
- 424 Gore Street, Fitzroy (also known as 185 Rose Street Fitzroy)
- 421 Smith Street, Fitzroy (also shown as 411-415 Smith Street and 417 Smith Street)
- 245 Gold Street, Clifton Hill
- 299 Smith Street, Fitzroy
- 64-66 Hanover Street, Fitzroy
- 5-9 Brunswick Street, Fitzroy

- 169-175 Gertrude Street, Fitzroy
- 158-164 Gertrude Street, Fitzroy
- 32-34 Smith Street, Fitzroy
- 181 Victoria Parade, Fitzroy
- 151-159 Victoria Parade, Fitzroy
- 29-31 Victoria Parade, Collingwood

The application of the Heritage Overlay relates to the following properties:

- 205-219 Victoria Parade, Collingwood
- 484 Smith Street, Collingwood

What the amendment does

The amendment seeks to apply the Design and Development Overlay (DDO) Schedules 29-40 to land in the Fitzroy and Collingwood Major and Neighbourhood Activity Centres on a permanent basis, delete redundant DDO Schedules 10 and 13, delete redundant DDO2 mapping, apply the Heritage Overlay to two places on a permanent basis, rezone several properties in the municipality and make other associated changes to the Yarra Planning Scheme.

Specifically, the amendment proposes the following changes to the Yarra Planning Scheme:

- Amend Clause 11.03-1L (Activity Centres) to update local policy.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to include 484 Smith Street, Collingwood (HO506) the Victoria Parade East Precinct (HO507) in the Heritage Overlay on a permanent basis.
- Replace 7 interim DDOs Schedules 30, 35, 36, 37, 38, 39 and 40 with Schedules 29-40 which apply permanent built form controls to land in the Brunswick Street and Smith Street Major Activity Centres, Johnston Street (west) and Gertrude Street Neighbourhood Activity Centres and mixed-use areas.
- Delete Schedule 10 to Clause 43.02 (Design and Development Overlay) (DDO10) as properties are affected by DDO35 and DDO36.
- Delete Schedule 13 to Clause 43.02 (Design and Development Overlay) (DDO13) as properties are affected by DDO30, DDO37 and DDO38.
- Amend the Schedule to Clause 72.08 (Background documents) to include new background documents in the planning scheme.

- Amend the Schedule to Clause 72.04 (Incorporated documents) to update the *City of Yarra Database of Heritage Significant Areas* to include two new heritage overlays and their gradings.
- Amend Planning Scheme Maps 01DDO, 02DDO, 05DDO and 06DDO.
- Amend Planning Scheme Maps 02HO and 06HO.
- Amend Planning Scheme Maps 01ZN, 02ZN, 03ZN, 04ZN, 05ZN 06ZN and 07ZN.

Strategic assessment of the amendment

Why is the amendment required?

The City of Yarra is experiencing ongoing significant development activity, primarily in activity centres, and other areas of urban change, such as the municipality's employment precincts. A key challenge for council is balancing the municipality's economic role and opportunity for growth and investment (both for housing and employment) and protecting the built form fabric which defines the character and heritage of the area.

Activity centres and mixed-use areas across the municipality are experiencing development pressure with the addition of mid-rise commercial development and apartments. They will continue to accommodate much of the municipality's growth due to their proximity to transport infrastructure, shops and services making them the most suitable locations for development.

To manage this growth, the amendment is required to ensure appropriate and orderly planning outcomes are achieved through the application of a range of planning controls to provide strategic guidance certainty and protection from inappropriate development. The amendment applies largely to the Brunswick Street Major Activity Centre, Smith Street Major Activity Centre, Gertrude Street Neighbourhood Activity Centre and Johnston Street (west) Neighbourhood Activity Centre. The amendment also applies to mixed use and commercial land along Alexandra and Victoria Parades, east of Smith Street. These areas are identified as suitable for increased development and housing growth in *Plan Melbourne 2017-2050*, *Yarra Housing Strategy (2018)*, and as areas for housing and economic activity in the *Spatial Economic and Employment Strategy (2018)*.

Heritage Overlay

The amendment proposes to update the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to 484 Smith Street, Collingwood (HO506) and the Victoria Parade East Precinct (HO507) on a permanent basis to protect places identified to be of historical, architectural, and cultural significance in Collingwood. The introduction of the new Heritage Overlays supports Plan Melbourne's objective of

balancing growth with the protection of valuable heritage, ensuring that urban development enhances rather than diminishes Melbourne's unique character. The increased development activity in these areas poses a risk to the integrity and character of their unique heritage assets.

Design and Development Overlay

The Minister for Planning approved Amendment C270yara and C288yara on 27 August 2021 and 22 October 2021 to the Yarra Planning Scheme to apply 7 interim DDOs to parts of Fitzroy and Collingwood. The interim controls have been used to manage development while permanent requirements were prepared via Amendment C271yara.

The amendment implements the built form recommendations of the background documents by applying Schedules 29-40 to land in the Fitzroy and Collingwood Major and Neighbourhood Activity Centres on a permanent basis. It also deletes redundant DDO Schedules 10 and 13 and deletes redundant DDO2 mapping to improve clarity and minimise duplication of planning controls. The Built Form Frameworks have 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 application of the controls.

The DDOs include design objectives and requirements to improve the quality of development. They include built-form provisions relating to building heights, setbacks, interfaces, building separation, building layout, façade design, heritage, overshadowing and building access. Through a mix of discretionary and mandatory requirements, the DDOs provide an appropriate balance to achieve development outcomes in the incremental, moderate and high change areas identified in Clause 16.01-1L (Location of residential development). This includes requirements which respond to the mixed industrial and residential heritage character and the topography of the area. Mandatory height and upper-level setback requirements apply to the lower-scale heritage buildings in response to the precinct's valued and unique heritage character.

Due to the increased development density, limited public open space in the area requires protection from inappropriate built form outcomes. On this basis, mandatory overshadowing requirements are proposed to footpaths opposite of proposed development to ensure solar access is protected. Discretionary requirements are applied to infill sites and selected heritage buildings to guide development outcomes which are appropriate to the character of the area while also encouraging innovative design response.

Local policy

Clause 11.03-1L (Activity centres) is a place-based policy which supports vibrant, diverse, accessible, and high amenity areas and includes specific policy on land use,

built form, access and movement, open space, and the public realm. This policy is proposed to be updated as part of the amendment to reflect recent strategic work.

Incorporated documents

The amendment updates the Schedule to Clause 72.04 (Incorporated documents) to list the following incorporated documents in the Yarra Planning Scheme:

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

Background documents

The amendment updates the Schedule to Clause 72.08 (Background documents) to list the following background documents in the Yarra Planning Scheme:

- *Alexandra Parade Built Form Framework* (Hansen Partnership, December 2020)
- *Alexandra Parade Built Form Review Heritage Analysis and Recommendations* (GJM Heritage, November 2020)
- *Brunswick and Smith Street Built Form Review Background Analysis Report* (Hansen Partnership, November 2019)
- *Brunswick Street and Smith Street Built Form Review Heritage Analysis and Recommendations* (GJM Heritage, November 2019)
- *Brunswick Street and Town Hall Built Form Framework* (Hansen Partnership, November 2019)
- *Fitzroy and Collingwood Permanent DDO Controls* (GJM, November 2022)
- *Fitzroy East Built Form Framework* (Hansen Partnership, June 2019)
- *Fitzroy West Built Form Framework* (Hansen Partnership, December 2020)
- *Fitzroy West Mixed Use Precinct Heritage Analysis and Recommendations* (GJM Heritage, November 2020)
- *Gasometer Hotel - 484 Smith Street, Collingwood Heritage Citation* (GJM Heritage, August 2019)
- *Gertrude Street Built Form Framework* (Hansen Partnership, November 2019)

- *Gertrude Street Built Form Framework Heritage Analysis and Recommendations* (GJM Heritage, December 2019)
- *Johnston Street Built Form Framework* (Hansen Partnership, June 2019)
- *Smith Street Built Form Framework* (Hansen Partnership, November 2019)
- *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)
- *Victoria Parade Built Form Framework* (Hansen Partnership, December 2020)
- *Victoria Parade East Precinct - 205-219 Victoria Parade, Collingwood Heritage Citation* (GJM Heritage, August 2020)
- *Victoria Parade Heritage Analysis and Recommendations* (GJM Heritage, November 2020)

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in section 4 of the *Planning and Environment Act 1987* (PE Act) as follows:

- a) *Provide for the fair, orderly, economic and sustainable use, and development of land.*

The amendment will result in the fair, orderly, economic and sustainable use and development of land by implementing a well-planned, holistic approach that addresses the needs of the existing and future community.

- b) *Secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The amendment introduces built form controls which aim to minimise amenity impact and ensure development contributes positively to the local environment, making it more attractive, functional, and safe for all users.

- c) *Conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

The amendment introduces built form controls which include mandatory and discretionary requirements tailored to protect the unique heritage character of the area. These controls seek to ensure development is sensitively designed to its local context, retain the integrity of heritage streetscapes and significant buildings. The amendment incorporates heritage analysis and recommendations and guides development to respect and enhance the historical and cultural significance of the area.

- d) *To balance the present and future interests of all Victorians.*

The amendment ensures that development is compatible with the existing urban environment, enhancing public spaces and amenities. The amendment will facilitate housing growth as well as economic growth and create more economically viable precincts benefiting the local area.

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

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

Does the amendment address climate change?

The amendment considers climate change in accordance with Ministerial Direction 22 Climate Change Consideration under section 12A of the Act.

The amendment focuses growth in established areas and designated growth areas to reduce transport related emissions

Does the amendment address relevant bushfire risk?

The land affected by the amendment is not located within an area of identified bushfire risk. The amendment will not impact upon bushfire risk.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment complies with the requirements of the *Ministerial Direction Form and Content of Planning Schemes*.

The amendment has considered *Ministerial Direction No. 1 – Potentially Contaminated Land*. The rezoning of some properties relate to properties where minor zoning anomalies are to be corrected (i.e. land in two zones). These parcels have not been identified as potentially contaminated and therefore are suitable for rezoning. Where rezoning from the NRZ1 to the C1Z is proposed, sensitive uses are already allowed on the parts identified for rezoning. The main part of the C1Z already allows residential uses and the existing NRZ1 to the rear of the property already permits sensitive uses.

The amendment complies with Ministerial Direction 11 – *Strategic Assessment of Amendments* under section 12 of the Act. The amendment is consistent with this

direction, which 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 and any adopted State policy?

The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives of the clauses:

Clause 11.02 (Managing Growth)

- *Clause 11.02-1S (Supply of Urban Land) - To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional, and other community uses.*
- *Clause 11.02-2S (Structure planning) - To facilitate the orderly development of urban areas.*

The amendment supports these clauses by implementing the recommendations from the strategic work and background documents that underpin the amendment. The changes to the planning scheme will guide the development of the precinct, to ensure new development is designed to consider precinct wide conditions, heritage places and the surrounding low scale residential neighbourhoods.

Clause 13.04 (Soil Degradation)

- *Clause 13.04-1S (Contaminated and potentially contaminated land)*

The amendment ensures that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Clause 15.01 (Built Environment)

- *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 15.01-1R (Urban design - Metropolitan Melbourne) - To create a distinctive and liveable city with quality design and amenity.*
- *Clause 15.01-2S (Building design) - To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*
- *Clause 15.01-1L (Urban Design)*
- *Clause 15.01-2L (Building design)*
- *Clause 15.01-5S (Neighbourhood character) - To recognise and protect neighbourhood character and sense of place*

The amendment supports these clauses by including built form provisions that encourage pedestrian orientated and high-quality urban design outcomes, facilitating weather protection, improved street activation, passive surveillance, protection of open space and ensuring key pedestrian streets are not overshadowed. The provisions introduced through the amendment also support local policy strategies within this clause that provide guidance on development adjoining land in a Heritage Overlay and development abutting laneways.

The amendment supports these clauses by introducing a range of built form requirements for street wall heights, street setbacks, building heights, overshadowing and solar access, building separation, amenity, access, and design considerations that respond to the heritage character and residential interfaces.

Additionally, the amendment supports these clauses by including built form provisions that seek to protect the heritage and character buildings, and ensuring new development is designed to respond to the character of the area.

The amendment also introduces provisions for development to be designed to consider the surrounding low scale residential neighbourhoods, by managing development in a manner that responds to the character and amenity of the area.

Clause 15.03 (Heritage)

- *Clause 15.03-1S (Heritage conservation) - To ensure the conservation of places of heritage significance.*
- *Clause 15.03-1L (Heritage) - To ensure the adaptation of heritage places is consistent with the principles of good conservation practices.*

The amendment supports these clauses and local objectives to ‘*conserve and enhance Yarra’s natural and cultural heritage*’ and ‘*preserve the scale and pattern of streetscapes in heritage places*’ by including built form provisions such as height, street setback and upper-level setback requirements for heritage places and developments adjoining heritage places to ensure the prominence of heritage places. It also achieves the policy objectives by applying the HO to two places.

Clause 16 (Housing)

- *Clause 16.01 (Residential development) - To facilitate well-located, integrated and diverse housing that meets community needs.*
- *Clause 16.01-1S (Housing supply) - To facilitate well-located, integrated and diverse housing that meets community needs.*
- *Clause 16.01-1L (Location of residential development) - To encourage new housing development to locations in a major or neighbourhood activity centre or major regeneration area as shown in clause 02.04 (Strategic Framework Plan).*
- *Clause 16.01-1L-01 (Housing Diversity).*

The amendment implements the objectives *'to facilitate well-located, integrated and diverse housing that meets community needs'* and strategies in these clauses by implementing DDOs and updated policy to encourage housing development within activity centres and mixed-use zones, proximate to amenities, services and public transport.

Clause 17.01 (Employment)

- *Clause 17.01-1S (Diversified economy) - To strengthen and diversify the economy.*
- *Clause 17.01-1R (Diversified economy – Metropolitan Melbourne – Inner Metro Region) - Retain and encourage the development of areas in and around Collingwood, Cremorne and South Melbourne for creative industries.*

The amendment supports these clauses and includes planning provisions which ensure development is designed to support existing and future industries in Collingwood.

Clause 17.02 (Commercial)

- *Clause 17.01-2S (Innovation and research) - To create opportunities for innovation and the knowledge economy within existing and emerging industries, research, and education.*
- *Clause 17.02-1S (Business) - To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.*
- *Clause 17.02-1L (Employment)*

The amendment supports these clauses by introducing built form provisions that provide guidance on the scale, intensity and form of development, facilitating opportunities for commercial, retail and other services.

Clause 18.01 (Land use and transport)

- *Clause 18.01-3S (Sustainable and safe transport) - To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.*
- *Clause 18.01-3R (Sustainable and safe transport - Metropolitan Melbourne) - Improve local travel options for walking and cycling to support 20-minute neighbourhoods.*
- *Clause 18.01-3L (Sustainable transport) - To support a sustainable transport system that reduces the impact of private motor vehicle traffic and on-street parking.*

The amendment supports these clauses and local objective *'to support a sustainable transport system that reduces the impact of private motor vehicle traffic and on-street parking'* by including access and movement provisions and policy that seek to limit potential conflict between vehicle movements and pedestrian activity, enhance

pedestrian amenity and encourage walking and cycling along key pedestrian and cycling routes.

Clause 19.02 (Community infrastructure)

- *Clause 19.02-6S (Open space) - To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.*
- *Clause 19.02-4S (Social and Cultural Infrastructure) - To provide fairer distribution of and access to, social and cultural infrastructure.*
- *Clause 19.02-6L (Open space) - To protect and enhance existing public open space, increase the quantity and quality of open space and provide a linked network that meets existing and future community needs.*

The amendment supports these clauses and local objective to ‘*protect and enhance existing public open space, increase the quantity and quality of open space and provide a linked network that meets existing and future community needs*’ by including discretionary and mandatory provisions that seek to protect footpaths and existing public open spaces from loss of amenity through overshadowing and visual bulk.

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

The Municipal Planning Strategy (MPS) acknowledges the importance of accommodating new development in the City of Yarra that is sensitive to the context of the area, including heritage, character, and scale. The amendment supports the MPS, particularly Clause 02.03-4 (Built form and heritage), which includes the following strategic directions:

- *Conserve and enhance the municipality’s highly valued heritage places to retain and promote Yarra’s distinctive character and sense of history.*
- *Design development and locate land uses to create people-oriented places with high standards of amenity on-site, for adjoining properties and in the public realm.*
- *Protect and enhance the built form, character and function of streets and laneways as a feature of Yarra’s urban structure and character.*

Clause 02.03-1 (Settlement – Activity centres)

- *Support and strengthen the vibrancy and local identity of Yarra’s network of activity centres.*

The amendment enhances the vibrancy and local identity of Yarra's activity centres as identified in Clause 02.04 by preserving heritage assets, and introducing built form controls to guide high-quality, sympathetic development. It promotes housing and economic growth in accessible locations and reflects community needs through extensive engagement, ensuring the area's unique character is maintained.

Clause 02.03-5 (Housing)

Plan for future housing growth and for more housing choice to support Yarra's diverse community.

The amendment applies built form requirements that would facilitate higher-density and mixed-use developments in well-served, accessible areas.

Clause 02.03-6 (Economic development)

Promote Yarra as an attractive location for economic activities and an important part of Melbourne's inner-city economy.

The amendment applies built form requirements that would facilitate future growth of commercial areas while managing the transition to surrounding residential areas.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment uses the most appropriate VPP tool to achieve its objectives which is the DDO. The update to the policy is appropriate to ensure it reflects the most recent strategic work. Zoning corrections are necessary to ensure the fair and orderly planning and HO is the appropriate tool to recognise places of heritage significance.

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

Yarra City Council has sought the views of the Department of Transport and Planning (DTP), VicRoads, and VicTrack in preparation of the amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is consistent with the requirements of the *Transport Integration Act 2010* and facilitates development outcomes that promote the principles of transit-oriented development.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murrong)* Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

Council has considered the Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017. The Yarra River land is not affected by this planning scheme amendment.

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 have some impact on the general operation of councils' statutory planning unit, which is covered by councils' budget.

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

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Yarra	Land along Nicholson Street and Argyle Street	Yarra C271yara 001znMaps0 1_05 Exhibition	262-266 Nicholson Street, Fitzroy	Rezone to C2Z		
Yarra	Land along Nicholson Street and Argyle Street	Yarra C271yara 001znMaps0 1_05 Exhibition	304 Nicholson Street, Fitzroy	Rezone to C2Z		
Yarra	Land along Nicholson Street and Argyle Street	Yarra C271yara 001znMaps0 1_05 Exhibition	95-103 Johnston Street, Fitzroy	Rezone to C1Z		
Yarra	Land adjacent to Alexandra Parade	Yarra C271yara 002znMap02 Exhibition	12 Hilton Street, Clifton Hill	Rezone to NRZ1		
Yarra	Land adjacent to Alexandra Parade	Yarra C271yara 002znMap02 Exhibition	427 Smith Street, Fitzroy	Rezone to C1Z		
Yarra	Land adjacent to Alexandra Parade	Yarra C271yara 002znMap02 Exhibition	424 Gore Street, Fitzroy	Rezone to C1Z		
Yarra	Land adjacent to Alexandra Parade	Yarra C271yara 002znMap02 Exhibition	421 Smith Street, Fitzroy	Rezone to C1Z		
Yarra	Land bounded by Queens Parade, Gold Street and Hodgkinson Street	Yarra C271yara 003znMap02 Exhibition	245 Gold Street, Clifton Hill	Rezone to NRZ1		
Yarra	Land bounded by Gore Street and Smith Street	Yarra C271yara 004znMap06 Exhibition	299 Smith Street, Fitzroy	Rezone to C1Z		
Yarra	Land bounded by Fitzroy Street and Brunswick Place	Yarra C271yara 005znMap05 Exhibition	64-66 Hanover Street, Fitzroy	Rezone to C1Z		

Yarra	Land bounded by Fitzroy Street, Princes Street and Victoria Parade	Yarra C271yara 006znMap05 Exhibition	5-9 Brunswick Street, Fitzroy	Rezone to MUZ		
Yarra	Land bounded by Napier Street and Cambridge Street, Collingwood	Yarra C271yara 007znMap06 Exhibition	169-175 Gertrude Street, Fitzroy	Rezone to C1Z		
Yarra	Land bounded by Napier Street and Cambridge Street, Collingwood	Yarra C271yara 007znMap06 Exhibition	158-164 Gertrude Street, Fitzroy	Rezone to C1Z		
Yarra	Land bounded by Napier Street and Cambridge Street, Collingwood	Yarra C271yara 007znMap06 Exhibition	32-34 Smith Street, Fitzroy	Rezone to C1Z		
Yarra	Land bounded by Napier Street and Cambridge Street, Collingwood	Yarra C271yara 007znMap06 Exhibition	181 Victoria Parade, Fitzroy	Rezone to C1Z		
Yarra	Land bounded by Napier Street and Cambridge Street, Collingwood	Yarra C271yara 007znMap06 Exhibition	151-159 Victoria Parade, Fitzroy	Rezone to C1Z		
Yarra	Land bounded by Napier Street and Cambridge Street, Collingwood	Yarra C271yara 007znMap06 Exhibition	29-31 Victoria Parade, Collingwood	Rezone to C1Z		
Yarra	Land along Johnston Street, Brunswick Street, Smith Street, Nicholson Street and	Yarra C271yara 008ddoMaps 01_02_05_06 Exhibition	N/A		DDO29 DDO30 DDO32 DDO34 DDO35 DDO36 DDO37	

	Alexandra Parade				DDO38 DDO40	
Yarra	Land along Alexandra Parade and Smith Street	Yarra C271yara 009ddoMaps 02_06 Exhibition	N/A		DDO29 DDO30 DDO34 DDO36 DDO37	
Yarra	Land along Smith Street, Brunswick Street and Gertrude Street	Yarra C271yara 010ddoMaps 05_06 Exhibition	N/A		DDO29 DDO30 DDO31 DDO33 DDO34 DDO35 DDO37 DDO39	
Yarra	Land along Johnston Street, Brunswick Street, Smith Street and Gertrude Street	Yarra C271yara 011ddoMap06 Exhibition	N/A		DDO29 DDO30 DDO31 DDO32 DDO33 DDO34 DDO35 DDO36 DDO37 DDO40	
Yarra	Land along Gertrude Street, Victoria Street and Smith Street	Yarra C271yara 012ddoMaps 05_06 Exhibition	N/A		DDO30 DDO31 DDO37 DDO39	
Yarra	Land bounded by Smith Street, Alexandra Parade and Emma Street	Yarra C271yara 013hoMap02 Exhibition	484 Smith Street, Collingwood		HO506	
Yarra	Land bounded by Victoria Parade, Islington Street and Hoddle Street.	Yarra C271yara 014hoMap06 Exhibition	205-219 Victoria Parade, Collingwood		HO507	
Yarra	Land along Alexandra Parade, Nicholson Street and Victoria Parade.	Yarra C271yara 015d-ddoMaps01_02_05_06 Exhibition	N/A			DDO02

Yarra	Land bounded by Argyle Street and Chapel Street.	Yarra C271yara 015d-ddoMaps01_02_05_06 Exhibition	N/A			DDO10
Yarra	Land located west along Emma Street.	Yarra C271yara 015d-ddoMaps01_02_05_06 Exhibition	N/A			DDO13