

02.02

Proposed C331yara

VISION

The Yarra 2036 Community Vision statement is:

Yarra is a vibrant safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust.

The Yarra Planning Scheme forms the spatial response to the council’s vision.

The spatial vision for the municipality is:

Yarra will be one of Melbourne’s most attractive inner-city municipalities, with a strong sense of history, a diverse population and a dynamic economy. The city’s prominent retail strips will attract visitors from across Melbourne and beyond, who are drawn to a vibrant range of shops, artistic and cultural offers and a popular night-time economy. The local economy will include important health and education precincts, businesses seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries, live music entertainment venues and niche manufacturers. Yarra’s historic neighbourhoods and heritage assets will be conserved, with development revitalising areas with capacity for change. New housing will provide homes in a range of sizes to meet the needs of the population, and be supported by the necessary community facilities and infrastructure. High quality urban design will respect the city’s heritage and built form character, provide new public and open spaces, and improved connections for walking and cycling. Landscape and natural assets will be well managed, with enhanced connections to the waterway corridors and their surrounding parks and recreation areas. Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will be a city proud of its history and prepared for the future.

02.0321/12/2023
C269yara**02.03-1**21/12/2023
C269yara**STRATEGIC DIRECTIONS****Settlement****Activity centres**

Yarra has a well-established network of activity centres, each with their own role and character, including:

- Major activity centres of Swan Street, Bridge Road, Victoria Street, Brunswick Street and Smith Street which are identified in *Plan Melbourne 2017-2050* and provide a wide range of goods and services, some serving larger sub-regional catchments.
- Neighbourhood activity centres of Queens Parade, Fitzroy North/Clifton Hill, Gertrude Street, Fitzroy, Heidelberg Road, Alphington, Johnston Street, Fitzroy/Abbotsford, Nicholson Street, Fitzroy North, St Georges Road, Fitzroy North and Rathdowne Street, Carlton North, which provide access to local goods, services and employment opportunities to serve the needs of the surrounding community.
- Local activity centres such as Spensely Street, Clifton Hill, and Berry Street/Ramsden Street, Clifton Hill which provide a more limited range of goods, services and employment opportunities and largely serve the adjoining local community.

Activity centres are a focus of growth in Yarra with the addition of mid-rise commercial development and apartments. They will continue to accommodate most of the city's growth because of their proximity to transport infrastructure, shops and services making them the most suitable locations for development.

These activity centres generally contain highly valued streetscapes and commercial buildings included in the Heritage Overlay and must balance the requirements for growth with the retention of heritage significance.

Support and strengthen the vibrancy and local identity of Yarra's network of activity centres:

- Plan and manage employment and residential opportunities to ensure they strengthen activity centres as primary locations for economic activity, housing, leisure and recreation, tourism, arts and culture.
- Support a strong and diverse network of activity centres across Yarra by promoting development that:
 - Is of a scale appropriate to the role and capacity of the centre.
 - Supports each centre's unique character.
 - Provides a mix of uses.
- Encourage land use and development opportunities that create diverse and sustainable centres by:
 - Encouraging development that enhances a centre's sense of place, identity and street activity.
 - Encouraging new development to improve the public realm.
 - Providing for residential development within activity centres at a scale appropriate to the role and capacity of the centre.
 - Fostering activity centres as social and community focal points and vibrant night-time and weekend destinations.
- Reinforce Yarra's activity centres as compact, pedestrian-oriented, mixed-use communities that provide walkable access to daily and weekly shopping and service needs and are well-served by different modes of transport.

02.03-221/12/2023
C269yara**Environmental and landscape values****Natural environment**

Maintaining and enhancing habitat connectivity for both flora and fauna is key to improving and safeguarding biodiversity within Yarra and its environs. The majority of indigenous flora and fauna occur along the water corridors with other large reserves such as Yarra Bend Park and large canopy trees likely to play a key role in the movement of fauna and providing food and shelter resources.

Protect and enhance Yarra's natural environment:

- Protect the significant natural environment, landscape values and cultural heritage of the Yarra River and the Darebin and Merri Creek corridors.
- Improve and manage public access to Yarra's water corridors.
- Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities.
- Protect and enhance Yarra's biodiversity within and beyond waterway corridors by creating, improving and connecting new and existing green spaces.

02.03-321/12/2023
C269yara**Environmental risks and amenity****Climate change**

Yarra will continue to help mitigate greenhouse gas emissions and increase climate resilience of the city by planning for sustainable development. A highly sustainable urban fabric, both in the public and private realm, will help preserve Yarra's vibrant and liveable places.

Lead on environmental sustainability and seek to manage the long-term effects of climate change:

- Integrate climate adaptation principles, environmental and sustainability policies and strategies.
- Create a built environment that mitigates and adapts to climate change by:
 - Directing growth to activity centres, major employment precincts, and employment land that are close to public transport.
 - Promoting land use and development that support a shift to sustainable modes of transport - walking, cycling and public transport.
 - Supporting environmentally sustainable development.
- Create a healthy and growing urban forest that includes all trees and plants in Yarra, by greening open spaces, streetscapes and buildings.
- Reduce the urban heat island effect by increasing the tree canopy by 25% (from 2014 levels) by 2040.
- Encourage sustainable environmental practices in Yarra's buildings, infrastructure, places and spaces, including a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:
 - Easier compliance with building requirements through passive design.
 - Reduction of costs over the life of the building.
 - Improved affordability over the longer term through reduced running costs.
 - Improved amenity and liveability.
 - Reduced greenhouse gas emissions.

- More environmentally sustainable urban form.
- Integrated water management.
- Reduce and mitigate the impacts of climate change and flood events.
- Facilitate development that protects and conserves water.

02.03-4

21/12/2023
C269yara

Built environment and heritage

A key challenge in planning for growth is the need to accommodate new development that is sensitive to the context of the area which includes heritage significance, character and scale of the surrounding area. This needs to be balanced with opportunities to allow for new built form character in major regeneration areas such as Alphington Paper Mill, the former Gasworks site in Fitzroy North and south-west Cremorne (south of Gough Street).

Conserving and enhancing heritage places and streetscapes while still allowing appropriate development is a key driver in Yarra.

Major employment precincts, employment land, neighbourhoods, streetscapes and activity centres in Yarra have distinct identities formed by:

- A diverse mix of buildings reflecting different forms and eras of development.
- Open spaces which are integral to the urban structure.
- Fine grain subdivision patterns.
- A network of laneways and small streets.

If not carefully managed, future development may erode Yarra's valued character.

Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city:

- Respect Yarra's distinctive features and landmarks, including:
 - The low-rise character of residential neighbourhoods.
 - Historic retail strips.
 - Identified buildings and places of heritage significance - Aboriginal and post-contact.
 - Significant landmarks and tall structures, including church spires, clock towers, industrial structures and heritage signs.
 - Industrial and former industrial buildings.
 - The Yarra River, Darebin and Merri Creeks and adjacent open spaces.
 - Parks and gardens.
 - Municipal buildings in Collingwood, Fitzroy and Richmond.
 - The historic grid of boulevards, streets and laneways.
 - Historic commercial buildings including banks, hotels and post offices.
 - Historic street and laneway fabric and infrastructure.
- Conserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history.
- Retain and adapt Yarra's historic industrial buildings as a means of connecting with the past.
- Reinforce Yarra's low-rise neighbourhoods by directing mid-rise buildings to appropriate locations, within major and neighbourhood activity centres, employment areas (as identified in clause 02.01), major regeneration areas (as shown on the Strategic Framework Plan in clause

02.04), and along boulevards (Hoddle St, Alexandra Parade, Victoria Parade and the south end of Queens Parade).

- Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or where there are no building height requirements specified, having regard to the physical and strategic context of the site.
- Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings.
- 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.
- Improve the built form character and streetscapes of Yarra's boulevards - Alexandra Parade, Hoddle Street, Victoria Parade and the south end of Queens Parade.

02.03-5

21/12/2023
C269yara

Housing

Yarra will continue to manage the scale, intensity and form of residential growth. This will continue to differ across the municipality depending on the capacity of sites to accommodate housing growth and the physical and strategic context of each site.

Council supports the provision of additional and improved social housing (including public and affordable housing) to ensure residents in need of this type of accommodation are supported, and can live in easy access to essential services and nearby employment opportunities.

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

- Direct housing growth to appropriate locations including major regeneration areas (Alphington Paper Mill, the former Gasworks site in Fitzroy North and south-west Cremorne, south of Gough Street) as shown in clause 02.04 (Strategic Framework Plan), and areas within activity centres that have good access to public transport, jobs, open space and other services.
- Support Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that:
 - Provide for diverse housing types including shared, sole person, couple and family households.
 - Include housing for people with disabilities, older persons, students and those in need of crisis accommodation.
 - Provide for a range of affordable housing types appropriate to the needs of very low, low and moderate-income households.
 - Include greater housing choice for key workers.
 - Encourages the supply of additional social housing and improvements to existing social housing.

02.03-6

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Proposed C331yara

Economic development

Yarra has capacity for employment growth and is committed to supporting this growth in its employment areas in preference to residential development in these areas. There is an identified need to manage pressure for residential conversion of employment land to protect opportunities for economic growth.

Yarra has a vibrant arts scene and prominent cultural and live music entertainment venues, including the Collingwood Arts Precinct. The Abbotsford Convent and Collingwood Children's Farm are regional tourist destinations and support cultural and creative industries. A key challenge in Yarra is the retention of affordable creative work spaces.

Yarra's night-time economy includes restaurants, bars and live music venues spread across several precincts. These venues provide important social, cultural and economic benefits and make Yarra an attractive place in which to live, work and visit.

Yarra's diverse economy means that different land uses often overlap or vary within short distances. This mix of residential, commercial, industrial and entertainment in proximity creates a challenge as well as opportunities to manage environmental and amenity impacts and enhance activity centres and precincts.

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

- Strengthen the role and hierarchy of the activity centres by:
 - Promoting them as the preferred locations for retail, services and entertainment.
 - Supporting a diverse land use mix.
 - Facilitating adaptable and functional commercial spaces.
- Preserve and grow Yarra's employment areas (as identified in clause 02.01) by supporting the:
 - Growth of health and education related employment and services in health and education precincts as shown in clause 02.04 (Strategic Framework Plan).
 - Economic primacy of Yarra's major employment precincts at Cremorne and the Gipps Street precinct in Collingwood.
 - Employment land in the industrial and commercial land shown in clause 02.04 (Strategic Framework Plan).
- Support a night-time economy and entertainment precincts which provide a diverse range of activities while managing amenity impacts on residents.
- Minimise pressures for residential conversion of employment precincts.
- Maintain an adequate supply of employment land to accommodate projected economic and employment growth that meets the diversity of business needs.
- Ensure sensitive land uses (such as residential uses) are designed and located to minimise the potential conflict with existing surrounding employment uses (including existing retail, commercial, hospitality, night time economy, creative and cultural uses).
- Advance Yarra as a desirable location for creative industries and arts by supporting opportunities to increase the number of creative industries and cultural spaces in the municipality.

02.03-7

21/12/2023
C269yara

Transport

Yarra is well positioned to facilitate the use of sustainable modes of transport, however increased car use and parking demand continues to create pressure and congestion, not just for cars but for other transport modes using the road system. The competition for the limited physical space within streets is an ongoing issue.

Facilitate connectivity and travel options that are environmentally sustainable, integrated and well-designed:

- Integrate land use and development planning with public and active transport infrastructure and services to create compact, walkable, pedestrian-oriented, mixed-use communities proximate to train stations and key public transport nodes.

- Provide convenient access to public and active transport for all ages and abilities by:
 - Promoting compact and more diverse land use and development in major regeneration areas, major and neighbourhood activity centres as shown in clause 02.04 (Strategic Framework Plan) well served by public transport.
 - Creating a built environment with public spaces that promote social interaction and are connected to the transport network.
- Encourage developments to promote and prioritise sustainable transport modes.
- Encourage lower amounts of car parking and increased infrastructure for active transport in developments to encourage reduced use of private motor vehicles.

02.03-8

21/12/2023
C269yara

Infrastructure

Social and physical infrastructure

Infrastructure is required to cater for Yarra's growing population and the consequential increased demand on infrastructure.

Respond to Yarra's changing social and physical infrastructure needs:

- Provide, renew or adapt social and physical infrastructure to meet the needs of the growing population and employment base.

02.03-9

21/12/2023
C269yara

Open space

Open spaces make a significant contribution to the distinctive character and amenity of neighbourhoods in Yarra. They provide passive and active recreation, contribute to the city's tree canopy, and possess cultural values in places of post-contact and indigenous heritage.

Provide attractive and accessible open spaces for people to enjoy:

- Aim to provide the community with access to high quality open space within walking distance of their home or work.
- Seek opportunities to improve and extend Yarra's open space network, particularly in areas that have an undersupply of open space with projected population increases.

11.03

31/07/2018
VC148

PLANNING FOR PLACES

11.03-1S02/09/2025
VC283**Activity centres and precincts****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport services.

Strategies

Build up the central activity areas of Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations as a focus for high-quality development, activity and living that:

- Are a focus for business, shopping, working, leisure and community facilities.
- Provide different types of housing, including forms of higher density housing.
- Are connected by transport.
- Maximise choices in services, employment and social interaction.

Undertake strategic planning for the use and development of land in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Encourage a diversity of housing types at higher densities in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)

11.03-1R

02/09/2025
VC283

Activity centres and precincts - Metropolitan Melbourne

Strategies

Support the development and growth of Metropolitan activity centres and Suburban Rail Loop Precincts by ensuring they:

- Are able to accommodate significant growth for a broad range of land uses.
- Are supported with appropriate infrastructure.
- Are hubs for public transport services.
- Offer good connectivity for a regional catchment.
- Provide high levels of amenity.

Plan the activity centres network to support thriving, productive and sustainable communities through:

- The delivery of new homes to meet housing target at appropriate Activity Centres - Housing Choice and Stations.
- Activity Centres – Housing Choice and Stations as a focus for facilities and services.
- Moderated housing growth at other designated activity centres (those not identified as Activity centres – Housing Choice and Stations or Metropolitan activity centres).

Support new activity centres within convenient walking distance of homes in the design of new subdivisions and in areas where services are not in walking distance.

Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or activity centres with good public transport.

Locate new small scale education, health and community facilities that meet local needs in or around activity centres.

11.03-1L**Activity Centres**

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Proposed C331yara

Objective

To manage a sustainable network of activity centres that facilitate appropriate economic and housing growth and provide attractive places for social and community interaction.

Strategies

Encourage uses and development in activity centres that support the employment areas, health and education precincts shown in clause 02.04 (Strategic Framework Plan).

Support development within activity centres that is consistent with the capacity for each centre as identified in clause 16.01-1L (Strategic Housing Framework Plan).

Support high quality mid-rise buildings in major and neighbourhood activity centres.

Support development that improves the built form character of activity centres, while conserving heritage places, streetscapes and views to identified landmarks.

Support use and development which contribute to the night-time economies of activity centres, while limiting adverse amenity impacts within the centres and surrounding residential neighbourhoods.

Ensure new residential development does not compromise the operation of live music venues.

Identify live music precincts where the number and value of live music venues make it appropriate for noise sensitive residential uses to proactively undertake noise attenuation measures

Prioritise retention and growth of live music venues within live music precincts.

Support development that sensitively transitions to interfaces with low-rise residential neighbourhoods.

Promote use and development that support street level activation and passive surveillance of the public realm.

Support development that improves the public realm and positively contributes to the streetscape environment within activity centres.

Promote the metropolitan and local retail and commercial roles of each activity centre.

MAJOR ACTIVITY CENTRES***Brunswick Street, Fitzroy***

Manage and support the precinct's prominent night-time economy including the core entertainment precinct of bars, night-clubs, and live music entertainment venues between Alexandra Parade and Gertrude Street.

Support development that responds to the character distinctions between the commercial land with frontage to Brunswick Street and the adjoining Mixed Use Zone.

Retain the visual prominence of the consistent Victorian and Edwardian heritage streetscape, including municipal and local landmarks and street corner sites, with the exception of the Atherton Garden's precinct.

Promote development that retains the consistent low-rise built form and fine grain pattern of the highly intact heritage streetscape and heritage buildings in the precinct between Johnston Street and Leicester Street.

Promote development that supports a low to mid rise character south of Johnston Street to Gertrude Street.

Promote development that supports a mid-rise character above a consistent street wall north of Leicester Street.

Ensure development retains the dominance and integrity of the ‘grand’ residential buildings south of Gertrude Street.

Protect primary views to St Patrick’s Cathedral and St Luke’s Church.

Smith Street, Collingwood / Fitzroy

Encourage development that responds to different built form conditions in the Collingwood South precinct, with taller built form towards Wellington Street and south of Peel Street.

Encourage the retention of the visual dominance and integrity of existing industrial warehouse buildings.

Encourage taller built form at the northern end (generally north of Hotham and Kerr Streets) and the southern end (generally south of Mason Street) of Smith Street.

Encourage low to mid rise development in the traditional retail core that responds to existing heritage conditions and reinforces the visual prominence of the heritage streetscape, generally between Hotham and Kerr Streets in the north and Mason Street in the south.

Retain the visual prominence of the Victorian and Edwardian heritage streetscape, including local landmarks, street corner sites and former department stores, particularly in the traditional retail core.

Encourage employment through mixed use and commercial development, including in the Mixed Use Zone land adjoining Smith Street.

Manage and support the precinct’s prominent night-time economy including the core entertainment precinct of bars, night-clubs, and live music entertainment venues between Alexandra Parade and Gertrude Street.

Major and Neighbourhood Activity Centres in Fitzroy / Collingwood Plan



LEGEND

 Yarra LGA boundary	 Major Activity Centre
 Open space	 Neighbourhood Activity Centre
 Waterway	



Bridge Road, Richmond

Promote the metropolitan and local retail and commercial roles of the activity centre, including larger format retail at its eastern end.

Support Epworth Hospital by supporting associated health and allied services to locate near the hospital.

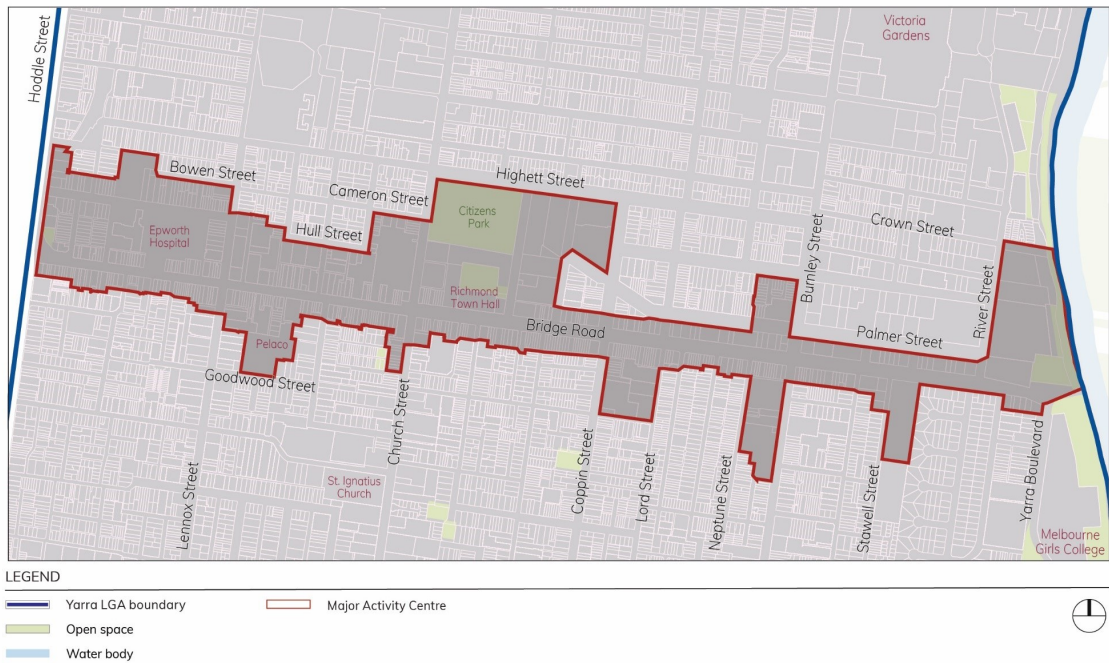
Promote high quality public realm around Richmond Town Hall, to support its civic function.

Support the night-time economy, including the core entertainment precinct west of Burnley Street, while managing the amenity impacts associated with licensed premises and live music entertainment venues.

Protect primary views to the spire of St Ignatius Cathedral, clock tower of Richmond Town Hall, and the Pelaco sign as defined in clause 15.01-2L-01 (Landmarks).

Retain the visual prominence of the heritage streetscape west of Church Street and the south side of Bridge Road east of Church Street.

Bridge Road Major Activity Centre Plan



Swan Street, Richmond

Promote the distinct character and varying development opportunities defined by the four precincts along Swan Street (Richmond Station, Swan Street Retail Centre, Swan Street East and Burnley Station) as shown in the Swan Street Activity Centre Plan in this clause.

Support the uses along Swan Street, west of Church Street, as a core entertainment precinct which include a range of licensed premises and live music entertainment venues that make a significant contribution to the night-time economy.

Support development that responds to and respects the architectural form and qualities of heritage buildings and the significant heritage streetscape.

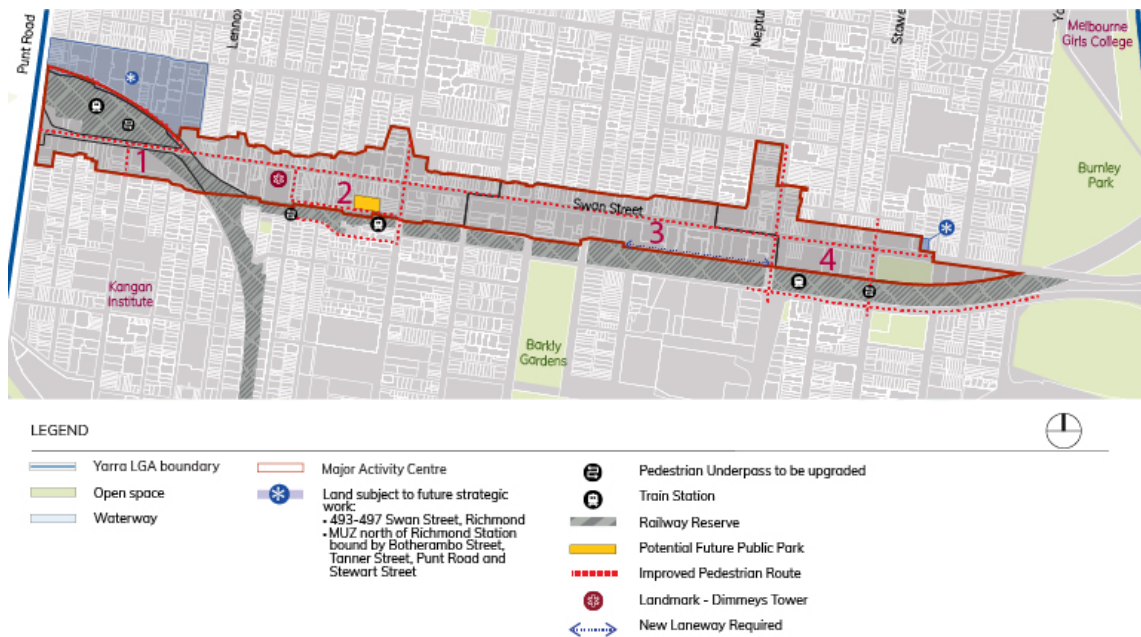
Ensure development enhances pedestrian links to the Richmond Railway Station in precinct 1 and to Burnley Station in precinct 4 as shown in the Swan Street Activity Centre Plan in this clause.

Reinforce precinct 3 as mixed-use comprising retail, commercial and residential uses as shown in the Swan Street Activity Centre Plan in this clause.

YARRA PLANNING SCHEME

Support high quality development that fosters the transformation of precinct 4 into a vibrant mixed-use precinct anchored by Burnley Station as shown in the Swan Street Activity Centre Plan in this clause.

Swan Street Activity Centre Plan



Victoria Street, Abbotsford / Richmond

Capitalise on future opportunities such as provision of open space and links to the Yarra River, provided by commercial and industrial areas in Abbotsford, including the Carlton and United Brewery site.

Manage live music entertainment venues and the precinct's prominent night-time economy including the core entertainment precinct west of Burnley Street.

Retain the visual prominence of the heritage buildings, on the north side of the street west of the railway line.

Retain the visual prominence of the Victoria Street Gateway at the intersection with Hoddle Street.

Support taller built form adjacent to the North Richmond Station to promote accessibility to public transport.

Reinforce the concentration of height, density and mixed uses east of Burnley Street, to provide a visual mark to the east end of Victoria Street.

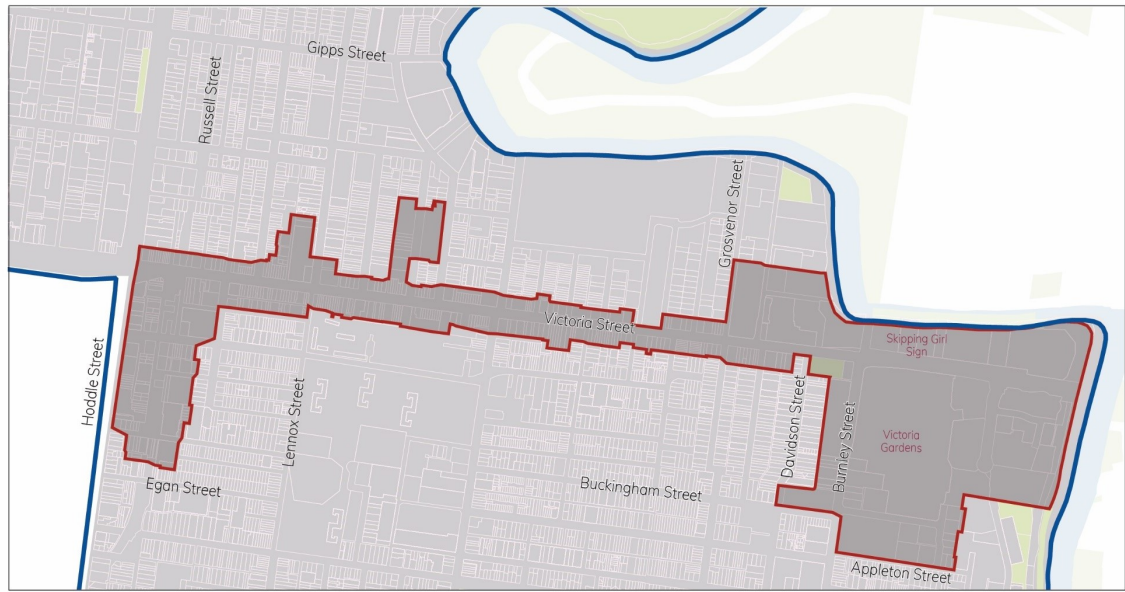
Encourage development west of Church Street to have low-rise street walls.

Allow for mid-rise development elsewhere in the activity centre that responds to the mix of heritage forms.

Protect primary views to the Skipping Girl sign as defined in clause 15.01-2L-01 (Landmarks).

Limit the installation of security shutters or other measures that reduce views into businesses on main retail strips to ensure that they are visually transparent.

Victoria Street Activity Centre Plan



LEGEND

- Yarra LGA boundary
- Major Activity Centre
- Open space
- Water body



NEIGHBOURHOOD ACTIVITY CENTRES

Reinforce the role of the neighbourhood activity centres as the local community’s destination for services, facilities and social interaction.

Gertrude Street, Fitzroy

Promote the retail role of the activity centre as shown in the Major and Neighbourhood Activity Centres in Fitzroy/Collingwood Plan to this clause.

Manage interface and amenity impacts with adjacent residential areas.

Retain the low-rise form and the fine grain pattern of the highly intact heritage streetscape and heritage buildings.

Retain the visual prominence of the existing Victorian and Edwardian heritage streetscape, including local landmarks, and corner sites.

Johnston Street (west of Smith Street)

Promote the retail and service role of the activity centre as shown in the Major and Neighbourhood Activity Centres in Fitzroy/Collingwood Plan in this clause.

Manage and support the precinct’s night-time economy including live music entertainment venues, bars, cafes and restaurants.

Retain the visual prominence of the Victorian and Edwardian heritage streetscape and street corner sites west of Brunswick Street, through appropriate upper level setbacks and mid-rise scale.

Support mid-rise development on the north side of Johnston Street between Smith and Brunswick Streets, where there are less heritage constraints.

Encourage lower mid-rise development on the south side of Johnston Street between Smith and Brunswick Streets, which respond to the heritage character and residential interface.

Heidelberg Road, Alphington

Support the expansion of the activity centre by directing taller development to its western end within the Alphington Paper Mill major regeneration area.

Support moderate built form on land outside of the Alphington Paper Mill major regeneration area.

Enhance the quality of the public realm at the intersection of Heidelberg Road and the Chandler Highway.

Minimise direct vehicle access onto Heidelberg Road.

Support development along Heidelberg Road, east of Parkview Avenue that achieves fine grain building frontages and contributes to a positive pedestrian street environment, through appropriate street wall height, upper level setbacks and landscaping.

Heidelberg Road Neighbourhood Activity Centre Plan



Johnston Street, Abbotsford / Collingwood (East of Smith Street)

In Precincts 1 and 2, encourage mid-rise residential and commercial development as shown in the Johnston Street Activity Centre Plan to this clause.

In Precinct 3, as shown in the Johnston St Activity Centre Plan to this clause, encourage development:

- To contribute to a fine grain, mixed use precinct with mid-rise development.
- To have an active frontage to Hoddle Street.
- To include a setback of the upper levels.
- To enhance the prominent corner at the intersection of Eastern Freeway and Hoddle Street.

In Precinct 4, as shown in the Johnston Street Activity Centre Plan to this clause, encourage development to:

- Contribute to a fine grain, mixed use precinct with mid-rise development.
- Have an active frontage to Hoddle Street.

YARRA PLANNING SCHEME

- Include a setback of the upper levels.
- Provide a transition in scale from Hoddle Street to the adjacent low rise residential area.

In Precinct 5, as shown in the Johnston Street Activity Centre Plan to this clause, encourage development to:

- Include a setback of the upper levels.
- Provide for a consistent streetscape, through building setbacks and street wall height.
- Provide a transition in scale to adjacent low rise residential area.
- Maintain the warehouse character of this precinct.

In Precinct 5, encourage office, residential and commercial uses that foster the knowledge and creative sectors, including creative spaces and artist studios as shown in the Johnston Street Activity Centre Plan to this clause.

In Precinct 6, support education, arts, live music and community based activities to foster a community hub and arts precinct as shown in the Johnston Street Activity Centre Plan to this clause.

In Precinct 7, encourage spacing between buildings to allow for views from Trenerry Crescent to the Yarra River as shown in the Johnston Street Activity Centre Plan to this clause.

In Precinct 8, encourage new development to be sensitively located and respectful of the existing built form as shown in the Johnston Street Activity Centre Plan to this clause.

Johnston Street Activity Centre Plan



LEGEND

- | | |
|--------------------|-------------------------------|
| Yarra LGA boundary | Neighbourhood Activity Centre |
| Open space | |
| Water body | |



Nicholson Street, Fitzroy North

Support a mix of uses along Nicholson Street, in particular uses which provide the day to day needs of the local community.

YARRA PLANNING SCHEME

Encourage the redevelopment of land at 9-49 Scotchmer Street in a manner that contributes to an attractive public realm and responds to surrounding heritage area.

Rathdowne Street, Carlton North

Support a mix of uses along Rathdowne Street, in particular uses which provide the day to day needs of the local community.

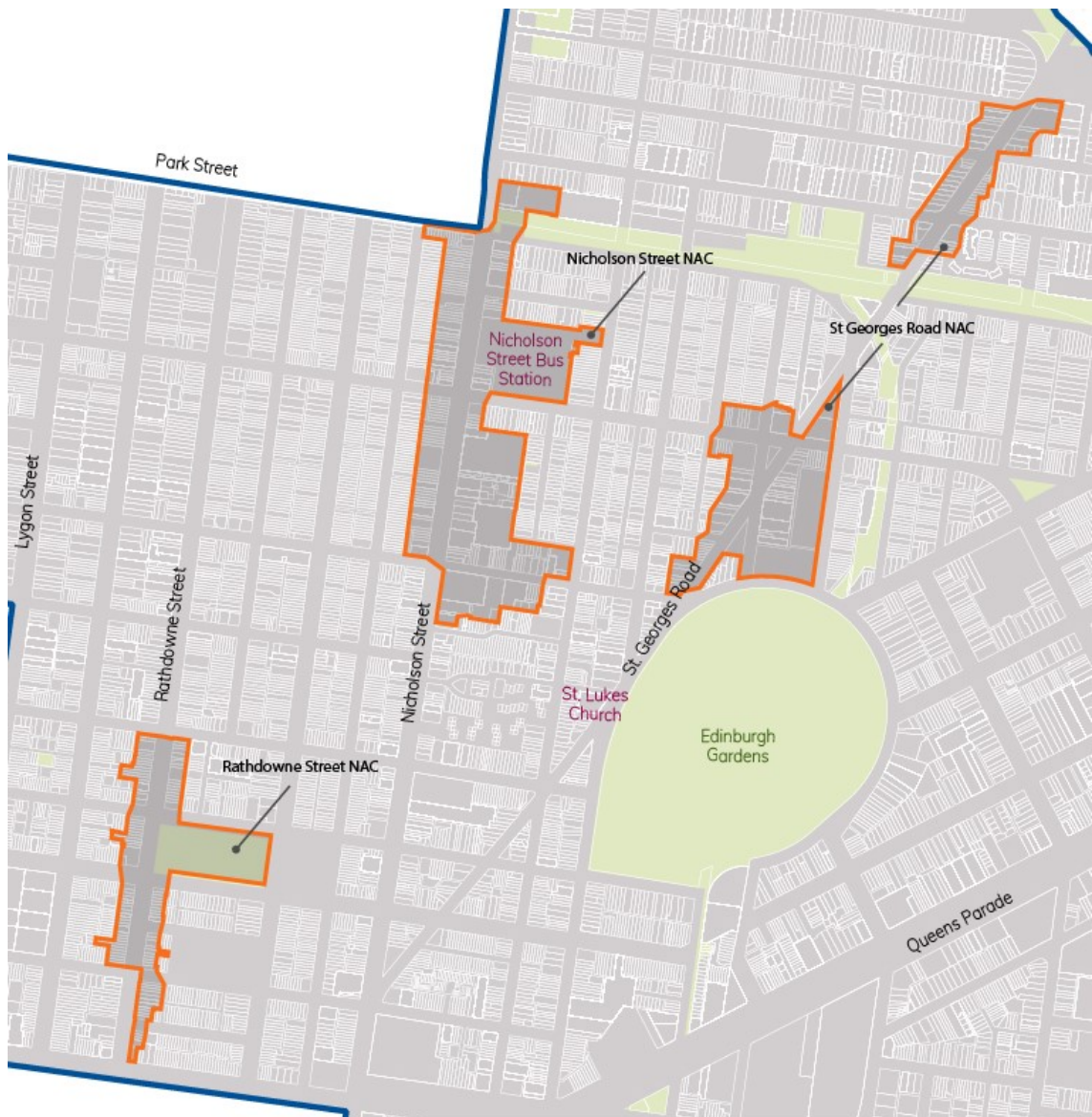
Support low-rise development where it respects the heritage character of the activity centre.

St Georges Road, Fitzroy North

Support a mix of uses along St Georges Road, in particular uses which provide the day to day needs of the local community.

Support development that contributes to attractive pedestrian links to community facilities and Edinburgh Gardens.

Nicholson Street, Rathdowne Street and St Georges Road Neighbourhood Activity Centre Plans



LEGEND

- Yarra LGA boundary
- Neighbourhood Activity Centre
- Open space
- Waterway

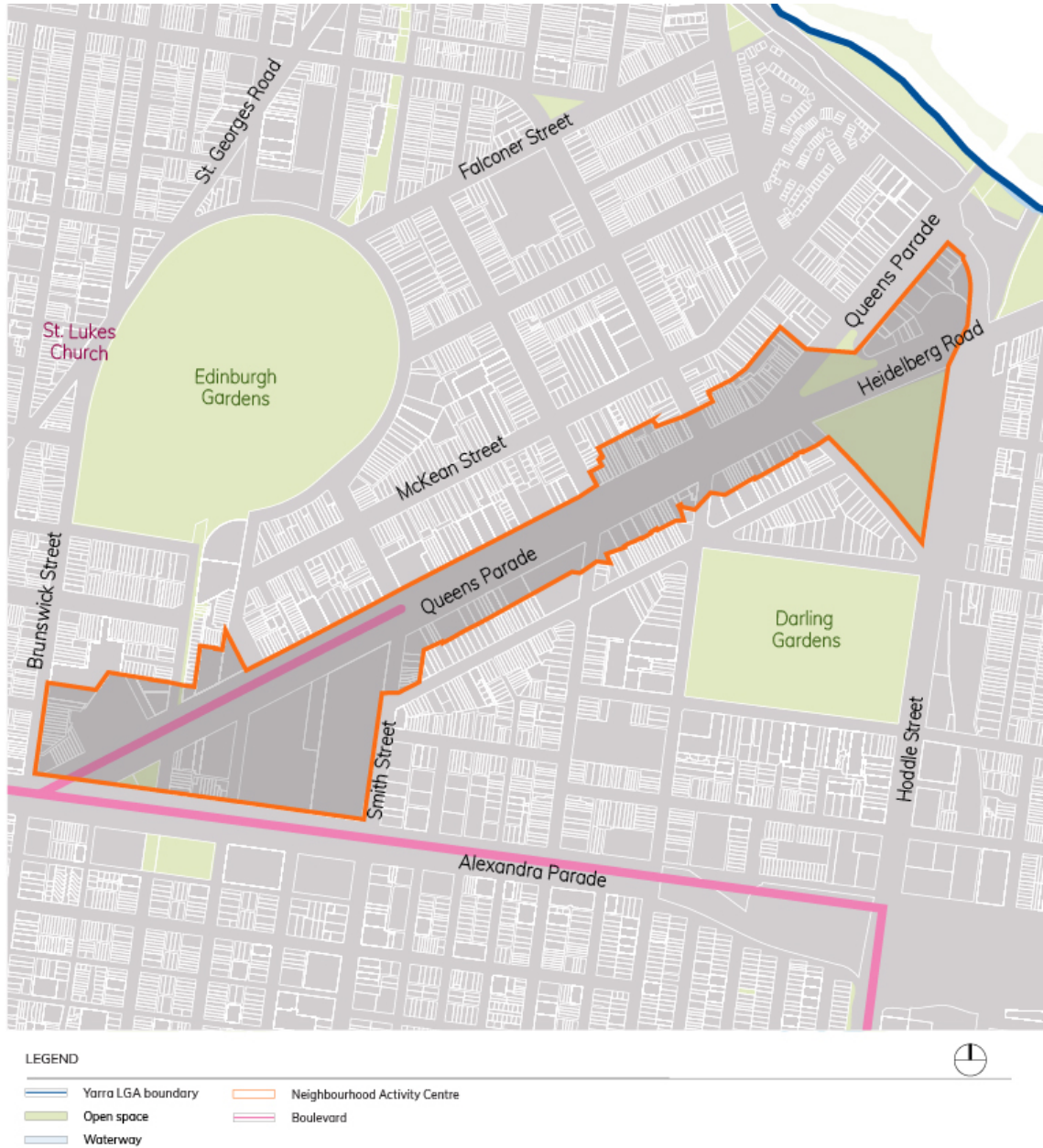


Queens Parade, Clifton Hill and Fitzroy North

Support development that recognises the importance of Queens Parade as a focus for the local community, offering a diverse mix of shopping, business and community services, leisure and residential opportunities.

Support development that recognises Queens Parade as a wide, tree-lined and heritage significant boulevard with five distinct precincts as shown in the relevant Design and Development Overlay.

Queens Parade Activity Centre Plan



LOCAL ACTIVITY CENTRES

Maintain the local convenience retail role of the municipality’s local activity centres as shown on the Local Activity Centre Plans in this clause:

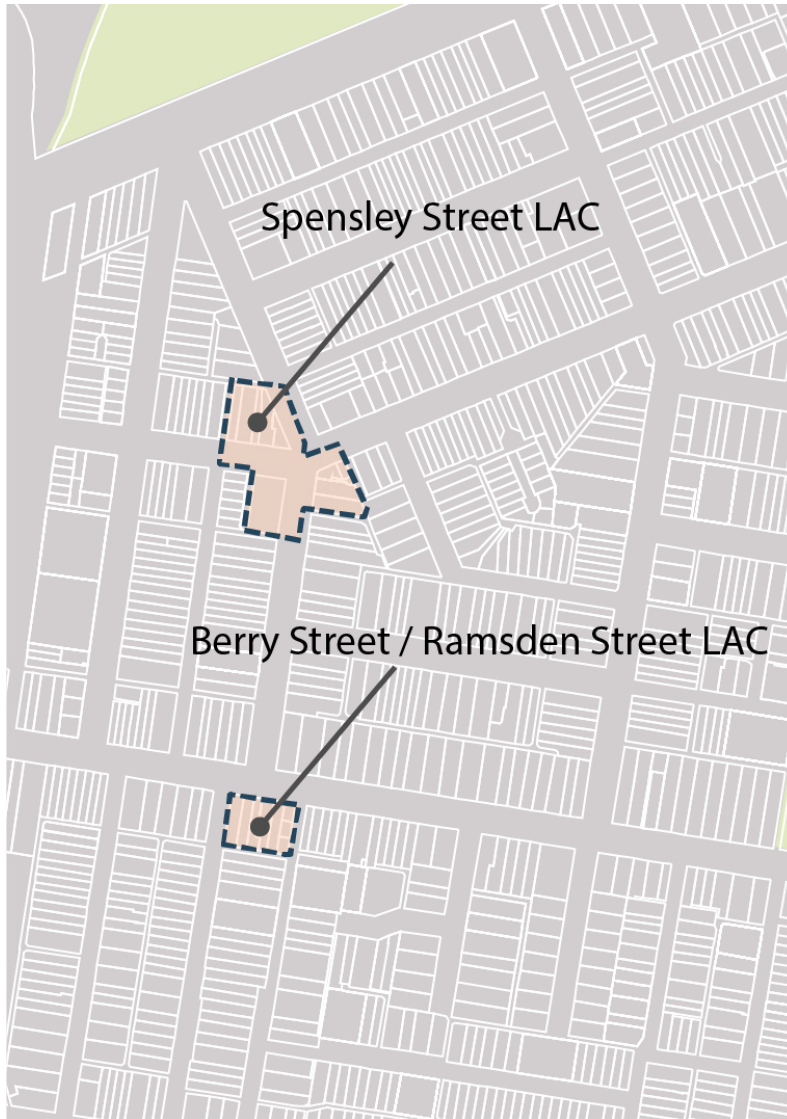
- Berry Street/Ramsden Street, Clifton Hill.
- Lygon Street, Carlton North / Princes Hill.
- Nicholson Street (south), Carlton North.

YARRA PLANNING SCHEME

- Rathdowne Street (north), Carlton North (near Richardson St).
- Spensley Street, Clifton Hill.

Ensure development respects the character and heritage significance of the centre.

Berry Street/Ramsden Street and Spensley Street Activity Centre Plans



LEGEND

- Yarra LGA boundary
- Open space
- Waterway
- Local Activity Centre

Lygon Street, Nicholson Street and Rathdowne Street north Activity Centre Plans



11.03-2S

02/09/2025
VC283

Growth areas

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the growth corridor plans.

Deliver residential densities in the growth areas of Melbourne and Major regional cities of an average of at least:

YARRA PLANNING SCHEME

- 30 dwellings per net developable hectare in locations within walkable distance of existing and proposed activity centres, train stations, major transport routes and public open spaces.
- 20 dwellings per net developable hectare in other growth area locations.

Provide housing diversity and choice through a mix of housing types, particularly in areas suitable for higher residential densities.

Deliver accessible, integrated and adaptable community infrastructure, including a high-quality network of public open space with opportunities for passive and active recreation.

Plan for the timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain high amenity, environmentally resilient and safe public realms that contribute to a sense of place, support cooling and greening, reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop and implement plans for growth areas that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021) to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.

YARRA PLANNING SCHEME

- Deliver accessible, integrated and adaptable community infrastructure.
- Deliver 30 per cent tree canopy cover within the public realm and in open spaces (excluding areas dedicated to biodiversity or native vegetation conservation).

Policy documents

Consider as relevant:

- *North Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *West Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Sunbury Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *South East Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-3S

02/09/2025
VC283

Peri-urban areas

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S

02/09/2025
VC283

Coastal settlement

Objective

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast*(Department of Environment, Land, Water and Planning, 2020)

11.03-5S30/04/2021
VC185**Distinctive areas and landscapes****Objective**

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S

31/07/2018
VC148

Regional and local places

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

11.03-6L

23/05/2024
C327yara

Victoria Street East Precinct

Policy application

This policy applies to land in the Victoria Street East Precinct as shown on the Victoria Street East Precinct Framework Plan in this clause.

Yarra River and open spaces

Objectives

To capitalise on the northerly aspect of the Yarra River environs, while protecting and maintaining the environmental qualities and recreational use of the river corridor.

Strategies

Design development to integrate with the Yarra River environs natural vegetation character by:

- Planting with predominantly indigenous species.
- Screening views of buildings from the Yarra River Main Trail and areas of public open space.
- Providing fencing, retaining walls and terracing that complement the natural landscape setting through design, materials and colours.

Orientate habitable rooms to take advantage of the northerly aspect provided in this area of the river corridor.

Improve natural surveillance, general safety and public accessibility of public spaces within the Yarra River environs.

Policy guidelines

Consider as relevant:

- Use of permeable fences and screen plantings.
- Use of muted tones and natural colours and materials such as timber, bluestone or other basaltic rocks and discourage reflective materials.
- Installation of external lighting in new development:
 - To illuminate pedestrian activity areas only and avoid light spill to tree canopies and other vegetated areas.
 - To be white lighting.
 - Discourage yellow lighting and the illumination of building facades oriented towards the Yarra River.
- Apply building bases with graffiti proof paint.
- Locate boat landings parallel to the water's edge, constructed of durable heavy timber or concrete in natural colours and materials.

Vehicular access and car parking

Objectives

To provide for adequate access to, from and within redevelopment sites that contributes to an integrated pedestrian and cycling network within the precinct.

To ensure priority is given to tram services in Victoria Street.

Strategies

Improve Doonside Street as a major vehicular entry to Victoria Gardens and the area to the south.

Provide a vehicular link between Southhampton and Flockhart Streets to improve local access as an alternative to Victoria Street.

Use existing signalised intersections where possible for vehicle access to new development, with priority given to minimising impacts on the Route 109 tram.

Provide principal vehicular access to the Yarra Gardens precinct and Walmer Street sites via the Walmer Street intersection and Flockhart Street to minimise impacts on Victoria Street.

Use existing rear lanes, where they exist, to provide service and vehicular access to sites.

Visually conceal garage access to underground car parks from the river frontage and the Main Yarra Trail.

Discourage driveway crossovers and service entries along Victoria Street if access can be provided through other properties. Where crossovers cannot be avoided, reduce their width.

Discourage open air ground level car parks or car parking in structures exposed to street frontages, by incorporating car parking within development, preferably basement.

Minimise run-off from car parking areas to protect water quality in the Yarra River.

Land use, activity and development opportunities

Objectives

To facilitate the development of the Victoria Street East Precinct with a high density mix of land uses.

To maximise opportunities for new development on former industrial sites and other disused sites, while protecting the amenity of the surrounding area and enhancing the landscape character of the Yarra River corridor.

To create new local employment opportunities and protect existing ones, especially in the nearby CUB precinct.

Strategies

Maximise opportunities for new development on former industrial sites and other unused sites.

Protect the amenity of the surrounding residential area.

Protect existing industrial activities in the Industrial 1 Zone adjacent to the precinct, while supporting opportunities to shift from the industrial zone to commercial and residential zones within the precinct.

Encourage a mix of land uses in accordance with the Victoria Street East Precinct Framework Plan, having regard to site constraints.

Discourage uses west of Walmer Street that prejudice the operation of nearby industry and the CUB complex.

Encourage acoustic treatments in new residential development that would suitably protect it from existing uses.

Encourage uses that activate the Victoria Street, Burnley Street and River Corridor frontages at ground level.

Urban design and built form

Objectives

To encourage high quality urban design and architecture throughout the precinct that contributes to the public realm, including the Yarra River environs and streetscapes.

Strategies

Ensure the siting, scale, bulk and massing of development responds to the distinctive landscape and ex-industrial character of the precinct.

Support development that protects the character and amenity of neighbouring residential areas.

Maintain access to sunlight and amenity in public spaces and sensitive community facilities and ensure they are protected from overshadowing and other detrimental impacts.

Design buildings on the Victoria Street frontage to:

- Respect the prevailing building height of the streetscape.
- Include articulation to present as several separate buildings.
- Avoid a continuous podium or building mass.
- Provide separation between buildings to allow views of the Yarra River and landscaping, inclusive of canopy trees.

Design buildings with active frontages, articulated building facades, upper level building setbacks and windows to allow for passive surveillance of public realm.

Design development on Burnley Street to provide a transition in scale and massing, including upper level setbacks to minimise impacts on the amenity of adjacent lower-rise housing areas.

Protect the amenity of Williams Reserve, Annettes Place and the Yarraberg Child Care and Community Centre in the design of adjacent development.

Maintain the built form pattern in commercial and industrial interface areas including zero front or side setbacks, except for interfaces with adjoining public spaces or the Yarra River corridor.

Pedestrian and cycle routes

Objective

To facilitate an integrated network of pedestrian and cycling access within the precinct.

Strategies

Support the widening of the northern Victoria Street footpath, west of Walmer Street, by setting any new building back from the existing property boundary to a new (recessed) property frontage, creating a colonnade within the existing building envelope or by other design features.

Provide mid-block links through major redevelopment sites, including through the Yarra Gardens precinct to connect the riverside paths west to Flockhart and Grosvenor Streets and south to Davison Street.

Victoria Street East Precinct Framework Plan



LEGEND

- | | | |
|--------------------|---|---|
| Yarra LGA boundary | Improved pedestrian amenity and access along main roads | Precinct boundary |
| Open space | Pathway in 'natural' setting | Existing parkland |
| Water body | Pathway in 'urban' setting | Walmer Street Gateway
Pedestrian priority and improved access to river |
| | Links to river corridor | |
| | Pedestrian connection to River Street | |



13.07

26/05/2020
VC175

AMENITY, HUMAN HEALTH AND SAFETY

13.07-1S

14/01/2025
VC237

Land use compatibility

Objective

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies

- Ensure that use or development of land is compatible with adjoining and nearby land uses
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

13.07-1L

21/12/2023
C269yara

Caretakers house

Strategies

Protect business and industry by preventing the establishment of dwellings unassociated with a business and industry in industrial and commercial zones where a dwelling is prohibited.

Policy guidelines

Consider as relevant:

Whether a caretaker's house is legitimately associated with commercial or industrial use on the same land by:

- It being ancillary to the commercial or industrial land use.
- It being above ground level and self-contained.
- It comprising less than 10 per cent of the total floor area of the associated commercial or industrial use (excluding car parking and loading bay areas) or 100 square metres, whichever is lesser.
- There being a need for a caretaker to oversee the commercial or industrial land when it is unoccupied or to supervise its operation.

13.07-1L-01 Interfaces and amenity23/05/2024
C327yara**Policy application**

This policy applies to applications for:

- Non-residential use and development.
- Accommodation (excluding an extension to an existing dwelling) within:
 - A residential zone within 30 metres of an existing commercial or industrial zone.
 - 50 metres of a live music venue or hotel.
 - 50 metres of a major road identified on the Main Roads and Train Lines Map to this clause.
 - 80 metres of a passenger rail line identified on the Main Roads and Train Lines Map to this clause.
 - 135 metres of a freight train line identified on the Main Roads and Train Lines Map to this clause.
 - A non-residential zone.

Objectives

To protect the operation of business and industrial activities from new residential use and development.

To provide a reasonable level of amenity to new residential development within or adjacent to land in commercial and industrial zones.

To support the growth and operation of surrounding non-residential development and uses.

Strategies**Non-residential use and development*****Noise***

Locate noise generating uses, including plant and equipment, away from noise-sensitive habitable rooms (in particular, bedrooms) and private open space and where appropriate incorporate acoustic attenuation measures.

Ensure that noise emissions in residential zones (except the Mixed Use Zone) are compatible with a residential environment.

Fumes and air emissions

Locate fume and air emission generating uses (including plant and equipment) away from residential uses or, where appropriate, provide a reasonable buffer.

Ensure that use and development with potential air quality impacts, including odours and emissions, do not adversely affect the amenity of the surrounding area.

Support use and development that resolves legacy issues of odour and emissions and their impacts on residential amenity.

Storage and waste

Conceal commercial or industrial storage, waste or other processing activities from residential properties and locate them away from primary street frontages.

Minimise odour and noise disruption to nearby residential properties from commercial or industrial waste (solid, gas and liquid) management practices and storage.

Light spill

Minimise light spill (from both fixed and vehicular lights) beyond the perimeter of the site and onto habitable room windows of nearby residential properties through appropriate design, location and management practices.

Overlooking and unsightly views

Minimise unsightly views of business or industrial activity from adjoining residential properties.

Minimise the potential for unreasonable overlooking of private open space areas and into habitable room windows of adjoining residential properties, through appropriate siting, setbacks and screening.

Residential development

Noise

Ensure new residential use and development includes design measures to minimise the impact of the normal operation of existing commercial and industrial operations on the amenity of the dwelling, such as:

- Locating noise-sensitive rooms (in particular, bedrooms) and private open space away from existing and potential noise sources, and where appropriate, incorporate other measures such as acoustic fencing, landscaping, acoustic glazing to balconies and windows and building setbacks.
- Providing for air ventilation that avoids compromising acoustic amenity when windows are closed.

Fumes, air emissions, light spill and vibration

Incorporate measures to protect residents from unreasonable fumes or air emissions, light spillage, vibration and other likely disturbances from nearby business or industrial operations, including through appropriate orientation of windows, habitable rooms, balconies and ventilation systems.

Overlooking

Minimise the potential for overlooking from existing business or industrial premises into habitable room windows and private open space areas, through appropriate siting, setbacks, articulation, screening and landscaping.

Policy guidelines

Non-residential use and development

Consider as relevant:

- The nature of the proposed use, including the following:
 - Associated activities which will be carried out.
 - Hours of operation.
 - Patron and/or staff numbers.
 - Potential off-site impacts, including how such impacts will be managed and mitigated.
- The current use of the land and adjoining properties.
- Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm.
- The location and layout of the existing development on the site, including the location of external windows, doors and car parking areas.
- Residential land within 30 metres of the subject site include details of habitable room windows, balconies, secluded private open space and car parking areas.
- The location and type of activities to be carried out on the land.

YARRA PLANNING SCHEME

- Whether potential noise, fumes and air emissions, storage, waste and deliveries, light spillage and other operational matters may cause negative impacts on nearby residential properties in a residential zone.
- Whether noise from plant and equipment is designed to ensure it satisfies the requirements of the EPA Victoria, *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Part I: Commercial, industrial and trade premises (Noise Protocol, Part I)*.
- Whether music noise meets the requirements of the EPA Victoria, *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Part II: Entertainment venues and events (Noise Protocol, Part II)*, where Clause 53.06 does not apply.
- Patron noise.

Residential development

Consider as relevant:

- The location of any noise source within the distances specified in the policy application of this clause.
- The days and hours of operation of any applicable noise generating use.
- Acoustic attenuation and other design features proposed to mitigate potential noise, fumes, air emissions, light spill, overlooking, waste management and other operational matters from nearby commercial or industrial uses.
- Whether the development is adequately protected from road traffic and rail noise.
- Noise from existing and proposed plant and equipment.
- Noise from patrons in non-residential uses.

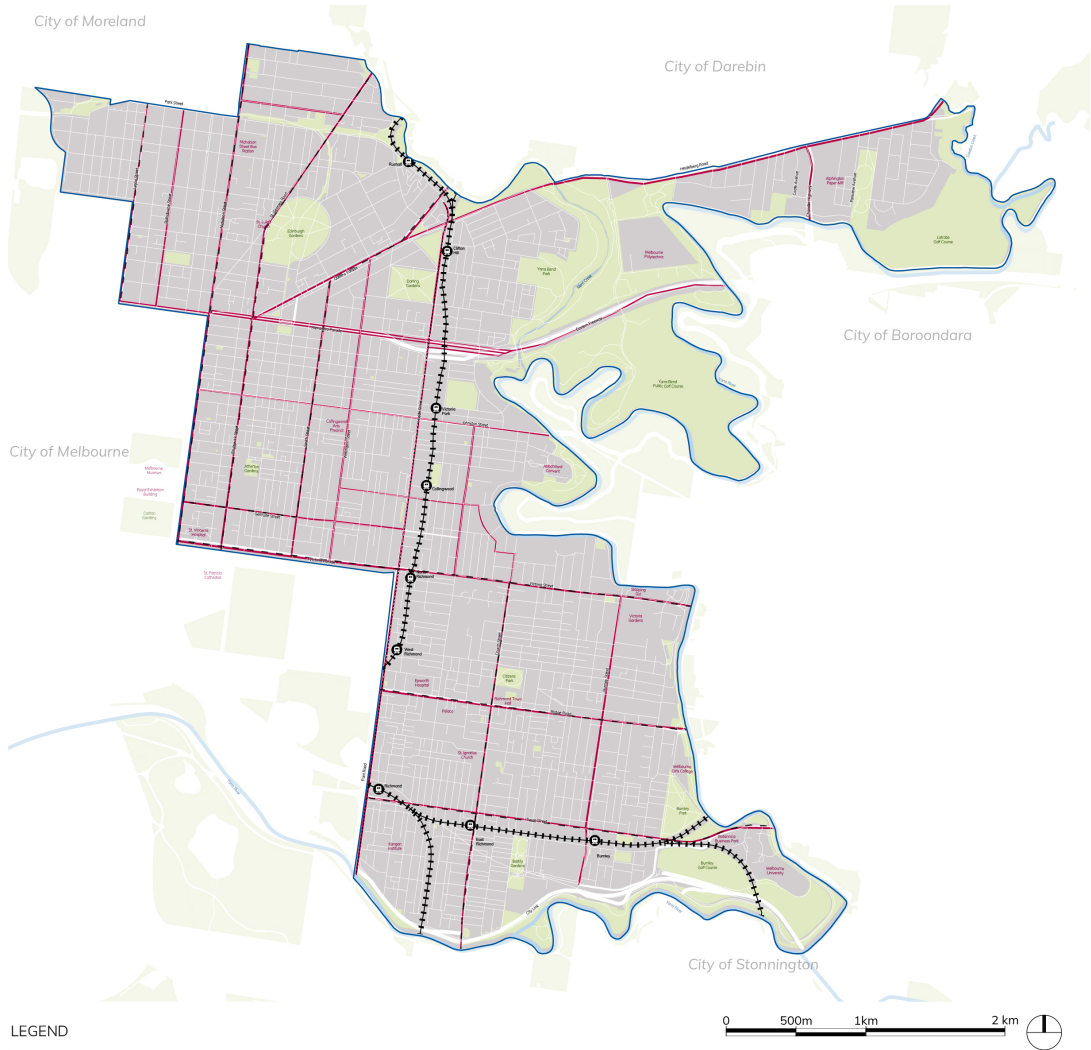
Policy documents

Consider as relevant:

- *Guidelines - managing noise impacts in urban development* (Yarra City Council, March 2022)

YARRA PLANNING SCHEME

Main Roads and Train Lines Map



LEGEND

-  Yarra LGA boundary
-  Open space
-  Waterway
-  Train line
-  Train station
-  Tram routes
-  Key bus routes
-  Main Roads

13.07-1L-02 Licensed premises

21/12/2023
C269yara

Policy application

This policy applies to an application under Clause 52.27 (Licensed premises).

Objectives

To protect the amenity of nearby properties and areas by managing the location, size, operation and hours of licensed premises.

To protect residential and other commercial uses from noise, traffic and car parking issues generated by licensed premises.

To encourage best practice venue design and operation for licensed premises.

To protect the amenity of surrounding sensitive uses from an unreasonable cumulative impact of licensed premises.

Location and access

Strategies

Locate licensed premises where:

- There is opportunity for a high level of public safety and surveillance of patrons.
- There is convenient access to car parking, public transport, taxi ranks or ride sharing.
- Transport can be accessed in non-residential areas at late hours.

Locate licensed premises with a capacity of more than 200 patrons in the Core Entertainment Precincts as defined by the Commercial 1 Zone and limited to properties with pedestrian access fronting the following main streets:

- Swan Street west of Church Street.
- Bridge Road west of Burnley Street.
- Victoria Street west of Burnley Street.
- Smith Street between Gertrude Street and Alexandra Parade.
- Brunswick Street between Gertrude Street and Alexandra Parade.

Discourage the location of licensed premises in residentially zoned areas (excluding the Mixed Use Zone).

Policy guidelines

Consider as relevant:

- Whether access from the licensed premises to car parking, public transport, taxi ranks or ride sharing from a premises operating after 10pm is required through a residential area.
- The nature and location of uses surrounding the proposed licensed premises including the type of licensed premises in the area, the hours of operation and patron numbers.

Venue design

Strategies

Incorporate safe design principles in the layout and design of licensed premises.

Locate entries, exits and the areas for patron queuing away from sensitive land uses.

Provide waste management and storage on-site and provide noise enclosures where bottle crushers are to be used.

Ensure the design of licensed premises is responsive to its context and appropriately considers residential and other sensitive land uses near the premises, including the location of their existing doors, windows and open space areas.

Policy guidelines

Consider as relevant:

- *Design Guidelines for Licensed Venues* (Victorian Commission for Gambling and Liquor Regulation, 2017)

Hours of operation

Strategy

Provide operating hours that:

- Are consistent with the purpose of the zone.
- Appropriately respond to the nature of surrounding land uses.
- Will not adversely affect the amenity of the surrounding area.

Policy guidelines

Consider as relevant:

- Limit the sale and consumption of liquor from licensed premises to no later than:
 - 8pm in a residential zone (other than the Mixed Use Zone).
 - 10pm in the Mixed Use Zone.
 - 11pm within 30 metres of a residential zone.
 - 1am in a commercial or industrial zone.
 - 10pm for outdoor areas including smoking areas, rooftops and open courtyards.
- Limit the sale and consumption of liquor from licensed premises to occur no earlier than 9am.
- Limit the sale of liquor from packaged liquor outlets to between:
 - 9am and 11pm.
- Limit deliveries and waste collection (except where permissible under a local law) to between:
 - 7am to 10pm Monday to Saturday.
 - 9am to 10pm Sunday and Public Holidays.
- Limit emptying bottles into bins in outdoor areas to between:
 - 7am to 10pm Monday to Saturday.
 - 9am to 10pm Sunday and public holidays.

Venue operation

Strategy

Manage the operation of a licensed premise to minimise adverse amenity impacts on surrounding residential and sensitive uses.

Policy guidelines

Consider as relevant:

- Operating measures to minimise adverse amenity impacts from licensed premises including adapting:
 - Where alcohol will be sold and consumed.
 - The management of music and entertainment, including frequency and hours.
 - Amplification or speaker systems.
 - The design and location of dance floor areas.
 - The management of on and off-site smoking areas.
 - Provision and hours of food service.
 - Seating ratios.
 - Security lighting and surveillance.
 - Complaint procedures.
 - The management of patrons (including security arrangements) outside the premises, including patron ingress and egress, queues and dispersal after the venue has closed.
 - Any other measures to ensure unreasonable amenity impacts are minimised.

Patron numbers

Strategies

Encourage venue size and patron numbers that:

- Provide for a safe and amenable operating venue capacity.
- Reflect the strategic and physical context of the site.

Policy guidelines

Consider as relevant:

- Whether the number of patrons to be accommodated are within the safe and amenable operating capacity of the premises, based on the *Liquor Licensing Fact Sheet - Maximum Patron Capacity* (Victorian Commission for Gambling and Liquor Regulation, 2018).
- An assessment by a building surveyor detailing the patron capacity of the licensed premises where an application proposes an increase in patron numbers or a new licence.
- Whether the number of patrons has a cumulative impact on the local area.

Noise

Strategy

Design, manage or modify licence premises to minimise any unreasonable noise impacts on the local area.

Policy guidelines

Consider as relevant:

- Whether noise emissions from licensed premises comply with the standards specified in *EPA Publication 1826 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* or any other requirement, such as accepted sleep disturbance criteria or relevant Australian Standards (except for an application for a restaurant, including a café, where the preferred hours of operation specified in this policy are met; or any application for a packaged liquor outlet).

- The preparation of an acoustic report (except for cafes but includes restaurants with an open courtyard and restaurants with a residential interface).
- Employing on-site noise attenuation measures to licensed premises where unreasonable amenity impacts may result from proposed activities on the surrounding area.
- The preparation of a Noise and Amenity Action Plan (except for a restaurant, café or packaged liquor outlet) that includes the following information:
 - Procedures to be undertaken by staff in the event of complaints by a member of the public, the Victoria Police, an ‘authorised officer’ of Council or the Victorian Commission for Gambling and Liquor Regulation.
 - The management and dispersal of patrons, including patrons loitering around the venue after the venue has closed.
 - The management of large group bookings.
 - The management of smokers and on an off-site smoking areas (particularly where liquor may not be allowed to be sold and consumed with the smoking area after a particular time).
 - The management of external queues.
 - How the movement and exit of patrons is to be managed, particularly where there is a requirement to close a different section of the venue at different times.
 - Details of the provision of music including the frequency and hours of entertainment provided by live bands and DJs.
 - Any other measures to be undertaken to ensure no unreasonable amenity impacts from the licensed premises.

Application to amend an existing permit

Policy guidelines

Consider as relevant:

- Information about the operation of the premises, including any issues or complaints received by relevant authorities.
- Any contravention of a permit condition or liquor licence.
- Whether the conditions on the existing permit regulating the venue design, hours of operation, patron numbers, noise and amenity impacts are adequate.

13.07-2S

26/10/2018
VC152

Major hazard facilities

Objective

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

Strategies

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

13.07-3S

01/07/2025
VC286

Live music

Objective

To encourage, create and protect opportunities for the enjoyment of live music.

Strategies

Identify areas where live music venues are encouraged or where there are clusters of live music venues.

Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.

Policy guidelines

Consider as relevant:

- The social, economic and cultural benefits to the community of:
 - Retaining an existing live music venue.
 - The development of new live music entertainment venues.
 - Clustering live music venues.

13.07-3L

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Proposed C331yara

Live music

Policy application

This policy applies to an application subject to Clause 53.06 - Live Music Entertainment Venues.

Objectives

To identify and protect precincts and venues that contribute to the value of the City of Yarra as a live music destination in recognition of the significant social, cultural, and economic contribution that live music brings to the City of Yarra and the State.

Strategies

Identify precincts where the number and value of live music venues, and suitability of the area for new venues, warrants proactive acoustic attenuation of new noise sensitive residential uses.

Ensure new development associated with noise sensitive residential uses in identified live music precincts is acoustically attenuated regardless of whether a live music entertainment venue is currently nearby.

Identify individual live music entertainment venues within the City of Yarra to ensure that nearby new noise sensitive residential uses are acoustically attenuated.

Objective

To support live music venues throughout the City of Yarra while encouraging higher-impact venues to locate in identified live music precincts.

Strategies

Encourage the growth of small to medium size live music venues within activity centres.

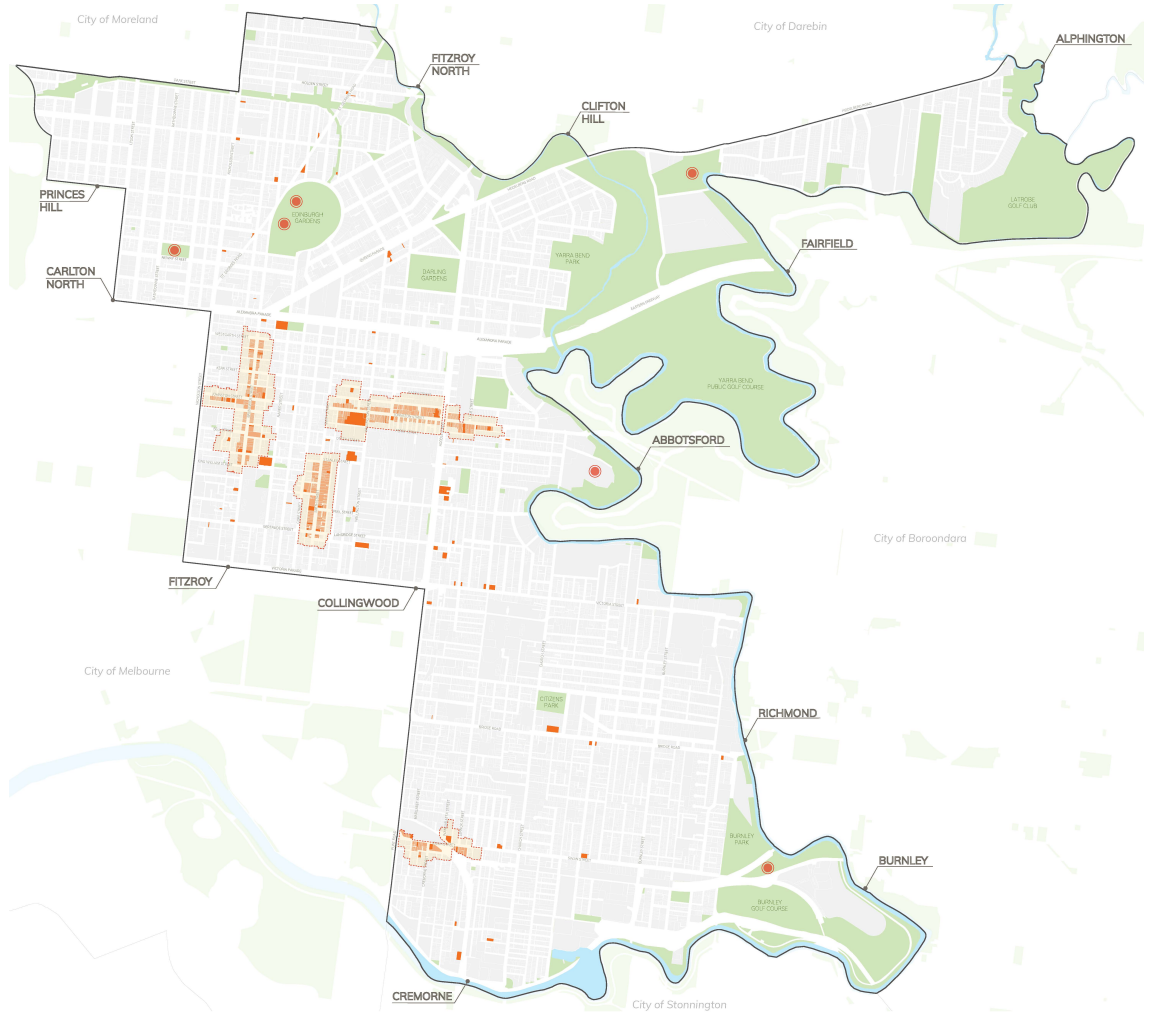
Encourage live music venues that cater to greater patron numbers and a wider variety of performance types to locate within identified live music precincts.

Policy documents

Consider as relevant:

- *Live Music Precincts: Issues, Opportunities and Actions (City of Yarra, November 2025)*

Live Music Precinct Plan

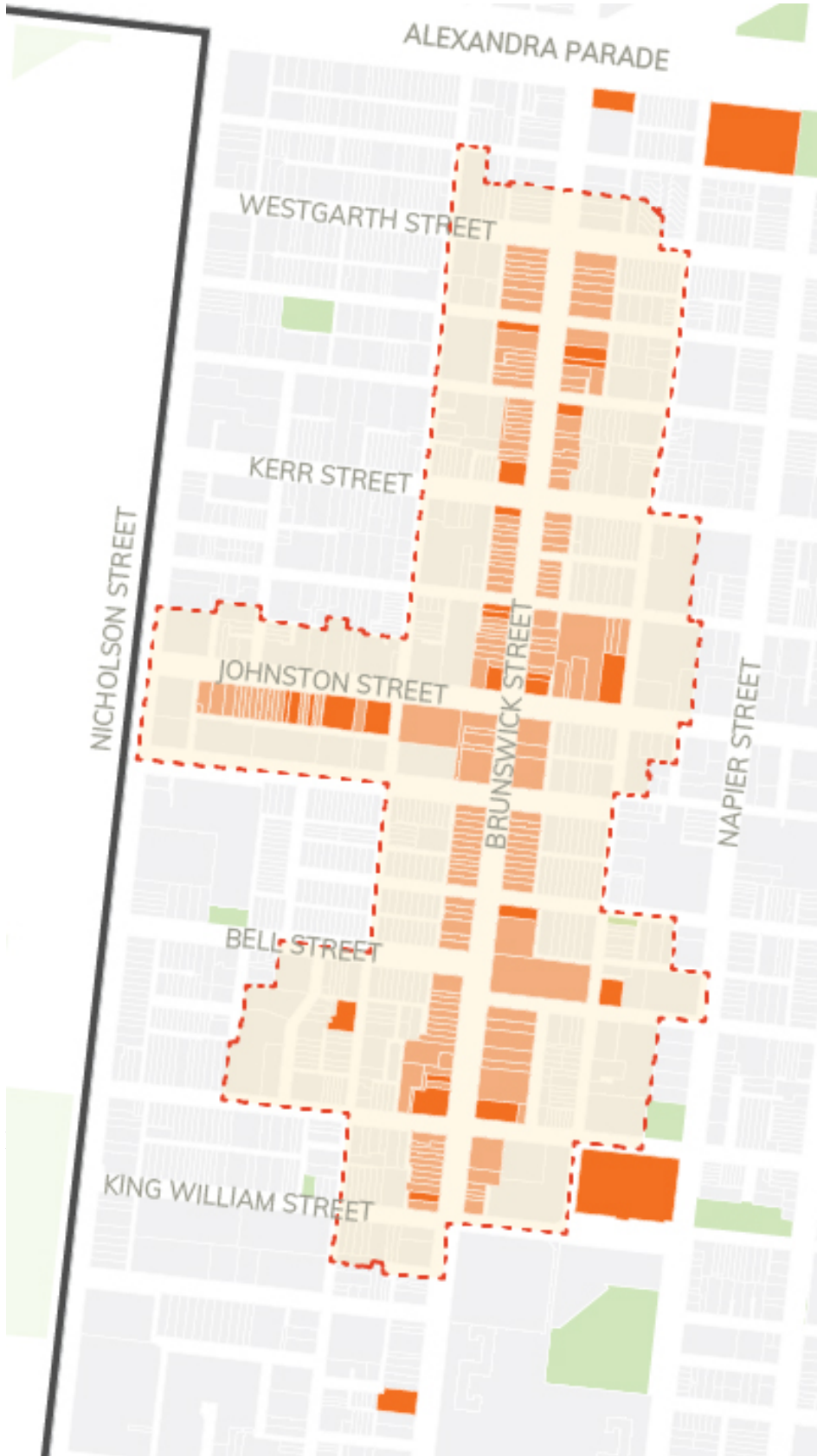


LEGEND

- Yarra LGA boundary
- Live Music Precinct boundary
- Open space
- Buffer area (50m)
- Core live music area
- Existing live music venues
- Waterway
- Existing live music open spaces



Brunswick Street Live Music Precinct Plan



LEGEND









- Yarra LGA boundary
- Live Music Precinct boundary
- Open space
- Buffer area (50m)
- Waterway
- Core live music area
- Existing live music venues
- Existing live music open spaces



Collingwood Yards & Johnston Street Live Music Precinct Plan



LEGEND









-  Yarra LGA boundary
-  Live Music Precinct boundary
-  Open space
-  Buffer area (50m)
-  Waterway
-  Core live music area
-  Existing live music venues
-  Existing live music open spaces



Richmond Station Live Music Precinct Plan



LEGEND









- | | |
|--|---|
|  Yarra LGA boundary |  Live Music Precinct boundary |
|  Open space |  Buffer area (50m) |
|  Waterway |  Core live music area |
| |  Existing live music venues |
| |  Existing live music open spaces |



Smith Street south Live Music Precinct Plan



LEGEND

- | | |
|--|---|
|  Yarra LGA boundary |  Live Music Precinct boundary |
|  Open space |  Buffer area (50m) |
|  Waterway |  Core live music area |
| |  Existing live music venues |
| |  Existing live music open spaces |



18/02/2021
GC175**SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES****1.0**

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Proposed C331yara

Areas to which Clause 53.06 does apply

Name of area	Description
Brunswick Street Live Music Precinct	Refer to Clause 13.07-3L (Live Music Precincts) and Map 1 in Clause 4 of this Schedule for a plan of the declared Brunswick Street Live Music Precinct area.
Collingwood Yards Live Music Precinct	Refer to Clause 13.07-3L (Live Music Precincts) and Map 1 in Clause 4 of this Schedule for a plan of the declared Collingwood Yards Live Music Precinct area.
Johnston Street Live Music Precinct	Refer to Clause 13.07-3L (Live Music Precincts) and Map 1 in Clause 4 of this Schedule for a plan of the declared Johnston Street Live Music Precinct area.
Richmond Station Live Music Precinct	Refer to Clause 13.07-3L (Live Music Precincts) and Map 1 in Clause 4 of this Schedule for a plan of the declared Richmond Station Live Music Precinct area.
Smith Street south Live Music Precinct	Refer to Clause 13.07-3L (Live Music Precincts) and Map 1 in Clause 4 of this Schedule for a plan of the declared Smith Street south Live Music Precinct area.

2.004/05/2022
VC210**Areas to which Clause 53.06 does not apply**

Name of area	Description
None specified	

3.0

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Proposed C331yara

Other venues to which Clause 53.06 applies

Name of venue	Address	Condition or limitation
The Peel Hotel	46 Peel St, Collingwood VIC 3066	None
The Leadbeater Hotel	1 Church St, Richmond VIC 3121 VIC 3121	None
Yorkshire Stingo Hotel	48 Hoddle St, Abbotsford VIC 3067	None
Collingwood Town Hall	140 Hoddle St, Abbotsford VIC 3067	None
Fitzroy Town Hall & Library	128 Moor St, Fitzroy VIC 3065	None
Edinburgh Gardens	Alfred Cres, Fitzroy North VIC 3068	None
Fitzroy Victoria Bowling & Sports Club	578 Brunswick St, Fitzroy North VIC 3068	None
The Fitzroy Pinnacle	251 St Georges Rd, Fitzroy North VIC 3068	None
Richmond Town Hall	333 Bridge Rd, Richmond VIC 3121	None
The Central Club Hotel	293 Swan St, Richmond VIC 3121	None
Boheme Restaurant Bar	368 Bridge Rd, Richmond VIC 3121	None
Spread Eagle Hotel	372 Bridge Rd, Richmond VIC 3121	None
Ichi Ni Nana Izakaya	127 Brunswick St, Fitzroy VIC 3065	None
Royal Derby Hotel	446 Brunswick St, Fitzroy VIC 3065	None
Midian Rehearsal Studio	2 York St, Richmond VIC 3121	None

YARRA PLANNING SCHEME

Name of venue	Address	Condition or limitation
Richmond Theatre	2/415 Church St, Richmond VIC 3121	None
Mr Boogie Man Bar	160 Hoddle St, Abbotsford VIC 3067	None
Retreat Hotel	226 Nicholson St, Abbotsford VIC 3067	None
The Carringbush Hotel	228 Langridge St, Abbotsford VIC 3067	None
Rio's Brazilian Restaurant	316 Church St, Richmond VIC 3121	None
The Gem Bar and Dining	289 Wellington St, Collingwood VIC 3066	None
The Fox Hotel	351 Wellington St, Collingwood VIC 3066	None
Odeon Richmond	267 Swan St, Richmond VIC 3121	None
The Aviary Hotel	271 Victoria St, Abbotsford VIC 3067	None
Curtain Square	Rathdowne St, Carlton North VIC 3054	None
Indi Masters	1 Bakehouse Ln, Fitzroy North VIC 3065	None
Mark Street Hall	1 Mark St, Fitzroy North VIC 3068	None
The Vic Bar	281 Victoria St, Abbotsford VIC 3067	None
Tramway Hotel	165 Rae St, Fitzroy North VIC 3068	None
Bargoonga Nganjin, North Fitzroy Library	182-186 St Georges Rd, Fitzroy North VIC 3068	None
The Wildflower Picture house & Bar	318 St Georges Rd, Fitzroy North VIC 3068	None
Maze of Fitzroy	323-327 St Georges Rd, Fitzroy North VIC 3068	None
Royal Oak Hotel	442 Nicholson St, Fitzroy North VIC 3068	None
Empress of India Hotel	714 Nicholson St, Fitzroy North VIC 3068	None
The Auditorium	75 Reid St, Fitzroy North VIC 3068	None
Railway Hotel Fitzroy North	800 Nicholson St, Fitzroy North VIC 3068	None
One2three Bar	123 Queens Parade, Clifton Hill VIC 3068	None
The Clifton Hill Brew Pub	89 Queens Parade, Clifton Hill VIC 3068	None
Tiki Lounge & Sidewalk Tango	327 Swan St, Richmond VIC 3121	None
Abbots Yard	329-341 Victoria St, Abbotsford VIC 3067	None
Hippo Bottle & Bar	280 Smith St, Collingwood VIC 3066	None
Wheat, Wine & Whisky	284 Smith St, Collingwood VIC 3066	None
Grumpy's Green	125 Fitzroy St, Fitzroy VIC 3065	None
Fitzroy Pool	160 Alexandra Pde, Fitzroy VIC 3065	None
Rochester Hotel	202 Johnston St, Fitzroy VIC 3065	None
Richmond Library	415 Church St, Richmond VIC 3121	None
The Rainbow Hotel	27 St David St, Fitzroy VIC 3065	None
The Standard Hotel	293 Fitzroy St, Fitzroy VIC 3065	None
Cherry Tree Hotel	53 Balmain St, Cremorne VIC 3121	None
Royal Saxon	545 Church St, Richmond VIC 3121	None
The Workers Club	51 Brunswick St, Fitzroy VIC 3065	None

YARRA PLANNING SCHEME

Name of venue	Address	Condition or limitation
Richmond Social	157 Swan St, Richmond VIC 3121,	None
Swan Hotel	425 Church St, Richmond VIC 3121	None
Bridge Hotel	642 Bridge Rd, Richmond VIC 3121	None
Rosella Carpark	7 Palmer Parade, Cremorne VIC 3121	None
The Catfish	30 Gertrude St, Fitzroy VIC 3065	None
Bakehouse Studios	27-29 Hoddle St, Richmond VIC 3121	None
The Duke of Albany Hotel	323 Victoria St, Abbotsford VIC 3067	None
The Grand Hotel Richmond	333 Burnley St, Richmond VIC 3121	None
Laneway Studios	9 Bloomburg St, Abbotsford VIC 3067	None
Collingwood Library	11 Stanton St, Abbotsford VIC 3067	None
Sing Sing Recording Studios	9 Gordon St, Cremorne VIC 3121	None
Burnley Circus Site	Swan St, Burnley VIC 3121	None
Fairfield Amphitheatre	Fairfield Park Dr, Fairfield VIC 3078	None
Terminus Hotel	605 Victoria St, Abbotsford VIC 3067	None
Shadow Electric	1 St Heliers St, Abbotsford VIC 3067	None
EOL Studios	49 Bridge Rd, Richmond VIC 3121	None
Session in Progress	54 Wellington St, Collingwood VIC 3066	None
Big Mastering	50 Stanley St, Collingwood VIC 3066	None
Rolln Media	19 Yarra St, Abbotsford VIC 3067	None
Image On Line	14 Studley St, Abbotsford VIC 3067	None
Castaway Studios	25 Easey St, Collingwood VIC 3066	None
Run Stop Sound	663 Victoria St, Abbotsford VIC 3067	None

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**1.0**

-/-/-/-

Proposed C331yara

Background documents

Name of background document	Amendment number - clause reference
<i>Activity Centres Roles and Boundaries</i> (City of Yarra, April 2022)	C269yara Clause 11.03-1L
<i>Brunswick Street and Smith Street Built Form Review: Collingwood Built Form Framework</i> (Hansen Partnership, June 2018)	C293yara Clause 43.02
<i>Built Environment Sustainability Scorecard 'BESS'</i> (Council Alliance for a Sustainable Built Environment 'CASBE')	C269yara Clause 15.02-1L
<i>Building for Diversity – Social and Affordable Housing Strategy</i> (City of Yarra, November 2019)	C269yara Clause 16.01-4L
<i>Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance</i> (Australia ICOMOS, 2013)	VC155yara Clause 15.03-1L
<i>Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations</i> (GJM Heritage, 2018)	C245yara Clause 15.03-1L Clause 43.02
<i>Community Infrastructure Plan</i> (City of Yarra, April 2018)	C269yara Clause 19.03-2L
<i>Council Plan 2021-2025</i> (City of Yarra, 2021)	C269yara Clause 02.02 Clause 02.03
<i>Fitzroy Urban Conservation Study Review</i> (Allom Lovell and Associates, November 1992)	C085yara Clause 15.03-1L
<i>Green Star</i> (Green Building Council of Australia)	C133yara Clause 15.02-1L
<i>Guidelines - Managing noise impacts in urban development</i> (City of Yarra, March 2022)	C269yara Clause 13.07-1L
<i>Heritage Citation 112-124 Trenerry Crescent, Abbotsford</i> (GJM Heritage, July 2016)	C219yara Clause 15.03-1L
<i>Heritage Citation 20-60 Trenerry Crescent, Abbotsford</i> (GJM Heritage, July 2016)	C218yara Clause 15.03-1L
<i>Heritage Citation: 18-22 Derby Street, Collingwood</i> (Anthemion Consultancies, June 2018)	C245yara Clause 15.03-1L
<i>Heritage Citation: 33-45 Derby Street, Collingwood</i> (GJM Heritage, 2018)	C245yara Clause 15.03-1L
<i>Heritage Citation: Queens Parade, Fitzroy North Street Trees</i> (John Patrick Landscape Architects, 2018)	C245yara Clause 15.03-1L
<i>Heritage Conservation Study, Carlton, North Carlton and Princes Hill</i> (Nigel Lewis and Associates, July 1984)	C085yara Clause 15.03-1L
<i>Heritage Conservation Study, Collingwood</i> (Andrew Ward and Associates, April 1989)	C085yara

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Name of background document	Amendment number - clause reference
	Clause 15.03-1L
<i>Heritage Conservation Study Review, Collingwood</i> (Andrew Ward and Associates, May 1995)	C269yara Clause 15.03-1L
<i>Heritage Conservation Study, Northcote</i> (Graeme Butler Architect, February 1982)	C085yara Clause 15.03-1L
<i>Heritage Conservation Study, North Fitzroy</i> (Jacob Lewis Vines Architects, July 1978)	C085yara Clause 15.03-1L
<i>Heritage Conservation Study, Richmond</i> (J & T O'Connor and Coleman and Wright Architects, January 1985)	C085yara Clause 15.03-1L
<i>Heritage Conservation Study, South Fitzroy</i> (Jacob Lewis Vines Architects, March 1979)	C085yara Clause 15.03-1L
<i>Heritage Gaps: An Overview</i> (Graeme Butler & Associates, 2004, updated March 2013)	C157yara Clause 15.03-1L
<i>Heritage Gaps Review One</i> (City of Yarra/Graeme Butler, 2013)	C157yara Clause 15.03-1L
<i>Heritage Gap Review One; Incorporated Plan, Methodology Report</i> (Lovell Chen, 2014)	C178yara Clause 15.03-1L
<i>Heritage Gap Review Two Methodology Report</i> (Lovell Chen, 2012)	C157yara Clause 15.03-1L
<i>Heritage Gap Study Review of 17 Precincts Stage 2 Report</i> (Context, August 2014, Revised 16 October 2016)	C173yara Clause 15.03-1L
<i>Heritage Gap Study Review of Central Richmond, Stage 2 Final Report</i> (Context, November 2014)	C183yara Clause 15.03-1L
<i>Heritage Gap Study Review of Johnston Street East</i> (Context, April 2016)	C237yara Clause 15.03-1L
<i>Heritage Gap Study Stage 1</i> (Graeme Butler and Associates, 2008)	C149yara Clause 15.03-1L
<i>Heritage Gap Study Stage 2</i> (Graeme Butler and Associates, 2009)	C149yara Clause 15.03-1L
<i>Heritage Gaps Study – Smith Street South</i> (Anthemion Consultancies, July 2014)	C173yara Clause 15.03-1L
<i>Heritage Gaps Study 233-251 Victoria Street, Abbotsford</i> (Anthemion Consultancies, October 2012)	C163yara Clause 15.03-1L
<i>Heritage Overlay Areas, Review of, Appendix 7</i> (Graeme Butler and Associates, 2007, Updated 2013)	C085yara Clause 15.03-1L
<i>Heritage Policy – Residential</i> (Context, October 2019)	C269yara Clause 15.03-1L
<i>Heritage Policy - Industrial</i> (GJM Heritage, October 2019)	C269yara Clause 15.03-1L
<i>Heritage Review</i> (Allom Lovell & Associates, July 1998)	C085yara

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Name of background document	Amendment number - clause reference
	Clause 15.03-1L
<i>Heritage Review of Predefined Areas in Abbotsford & Collingwood Stage 2 Report</i> (Context, July 2015)	C198yara Clause 15.03-1L
<i>Inner Melbourne Action Plan 2016-2026</i> (August 2016)	C084yara Clause 15.03-1L
<i>Johnston Street Local Area Plan</i> (City of Yarra, 2015)	C220yara Clause 11.03-2L Schedule 15 to Clause 43.02
<i>Licensed Premises Policy - Background Document</i> (Public Place & 10 Consulting Group, December 2015)	C209yara Clause 13.07-1
<i>Live Music Precincts: Issues, Opportunities and Actions</i> (City of Yarra, November 2025)	Clause 331yara Clause 13.07-3L Schedule to Clause 53.06
<i>Lower Yarra River Corridor Study - Recommendations Report</i> (Department of Environment, Land, Water and Planning, 2016)	VC197 Schedule 1 to Clause 42.03 Schedule 1 to Clause 43.02
<i>Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'</i> (Melbourne Water)	C117yara Clause 15.01-2L
<i>Nationwide House Energy Rating Scheme 'NathERS'</i> , (Department of Climate Change and Energy Efficiency)	C133yara Clause 15.01-2L
<i>Noise and vibration considerations - Discussion report</i> (City of Yarra, March 2022)	C269yara Clause 13.07-1L
<i>State Environment Protection Policy (Waters)</i> (Environment Protection Authority, 2018)	C117yara Clause 15.02.1L
<i>Stormwater Treatment Objective - Relative Measure 'STORM'</i> (Melbourne Water)	C133yara Clause 15.02.1L
<i>Supplementary Heritage Report: Collingwood South (Mixed Use) Precinct</i> (GJM Heritage, May 2021)	C293yara Clause 43.02
<i>Sustainable Design Assessment in the Planning Process</i> (IMAP, 2015).	C269yara Clause 15.02.1L
<i>Swan Street Built Form Study, Heritage Assessment and Analysis</i> (GJM Heritage, October 2017)	C191yara Clause 11.03-2L Schedule 17 to 43.02
<i>The Middle Yarra Concept Plan – Dights Falls to Burke Road</i> (Melbourne Parks and Waterways, 1990)	VC197 Schedule 1 to Clause 42.03
<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
<i>Urban Stormwater Best Practice Environmental Management Guidelines</i> , (CSIRO, 1999)	C117yara Clause 15.02-1L Clause 19.03-3L

YARRA PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Victoria Street East Precinct, Richmond - Urban Design Framework</i> (MGS Architects and Jones & Whitehead, November 2005)	C075yara Clause 11.03-6L
<i>WSUD Engineering Procedures: Stormwater</i> (Melbourne Water, June 2005)	C117yara Clause 19.03-3L
<i>World Heritage Environs Area Strategy Plan: Royal Exhibition Building & Carlton Gardens</i> (Department of Transport and Planning, August 2024)	VC251 Clause 15.03-1R Clause 15.03-1L-01 Schedule 4 to Clause 43.02
<i>Yarra City Council Gaming Policy Framework</i> (Coomes Consulting Group, November 2008)	C109yara Schedule to Clause 52.28
<i>Yarra Housing Strategy</i> (City of Yarra, September 2018)	C269yara Clause 16.01-1L Clause 16.01-2L
<i>Yarra High Streets (Swan Street) Statement of Significance: Reference Document</i> (GJM Heritage, December 2020)	C191yara Clause 15.03-1L
<i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document</i> (May 2020)	C245yara Clause 15.03-1L
<i>Yarra Open Space Strategy 2020</i> (Thompson Berrill Landscape Design in association with Environment & Land Management Pty Ltd, September 2020)	C286yara Clause 19.02-6L-01 Schedule to Clause 53.01
<i>Yarra Open Space Strategy 2020 Technical Report</i> (Thompson Berrill Landscape Design in association with Environment & Land Management Pty Ltd, July 2020)	C286yara Clause 19.02-6L-01 Schedule to Clause 53.01
<i>Yarra Spatial Economic and Employment Strategy</i> (SGS Economics and Planning, August 2018)	C269yara Clause 17.01-1L Clause 17.02-1L Clause 17.03-1L Clause 17.04-1L
<i>Yarra Bend Park Strategy Plan</i> (Parks Victoria, 1999)	VC197 Schedule 1 to Clause 42.03