

YARRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO103	47-51 GIPPS STREET COLLINGWOOD Glasshouse Hotel Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014. Statement of significance: LGBTIQA+ Heritage Places Statements of Significance (Yarra City Council, September 2026)	Yes	No	No	Yes	No	No	No	No
HO142	125 WELLINGTON- 46 PEEL STREET COLLINGWOOD The Sir Robert Peel Hotel Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 Statement of significance: LGBTIQA+ Heritage Places Statements of Significance (Yarra City Council, September 2026)	Yes	No	No	Yes	No	No	No	No
HO300	149 GIPPS STREET, ABBOTSFORD The Laird O'Cockpen Hotel (The Laird) Incorporated plan: Incorporated Plan under the	No	No	No	Yes	No	No	No	No

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	provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 <u>Statement of significance:</u> LGBTIQA+ Heritage Places Statements of Significance (Yarra City Council, September 2026)								
HO301	176 HODDLE STREET, ABBOTSFORD Morning Star Hotel (former) <u>Incorporated plan:</u> Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 <u>Statement of significance:</u> LGBTIQA+ Heritage Places Statements of Significance (Yarra City Council, September 2026)	No	No	No	Yes	No	No	No	No
HO302	21 SMITH STREET, FITZROY 3CR Community Radio <u>Incorporated plan:</u> Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 <u>Statement of significance:</u> LGBTIQA+ Heritage Places Statements of Significance (Yarra City Council, September 2026)	Yes	No	No	Yes	No	No	No	No
HO379	164 CHURCH STREET RICHMOND	Yes	No	No	Yes	No	No	No	No

Naughten's Hotel (former), later Citizens Park Hotel and DT's Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 <u>Statement of significance:</u> LGBTIQA+ Heritage Places Statements of Significance (Yarra City Council, September 2026)								
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SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

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06/08/2026
~~C336yara~~
~~Proposed~~
~~C337yara~~

Incorporated documents

Name of document	Introduced by:
5-15 Mayfield Street, Abbotsford Incorporated Document (October 2018)	C188
10 Bromham Place, Richmond Incorporated Document (February 2013)	C171
18-62 Trenerry Crescent, Abbotsford Incorporated Plan (May 2018)	C218
21 Northumberland and 26 Wellington Street, Collingwood (City of Yarra, March 2026)	C247yara
27 & 31 Victoria Parade, Fitzroy (Department of Transport and Planning, February 2024)	C324yara
32-68 Mollison Street, Abbotsford Incorporated Plan (February 2022)	C280yara
36-52 Wellington Street, Collingwood Incorporated Document (September 2020)	C285yara
351-353 Church Street, Richmond Incorporated Document (February 2019)	C225
462-482 Swan Street, Richmond (Department of Transport and Planning, June 2026)	GC278
484 - 490 Swan Street, Richmond Incorporated Document (May 2023)	C316yara
520 Victoria Street, 2A Burnley Street and 2-30 Burnley Street, Richmond Burnley Street West Precinct Incorporated Plan (2012)	C150
560 Church Street, Cremorne, (Department of Transport and Planning, August 2024)	C319yara
Alphington Link (Department of Transport and Planning, July 2025)	C329yara
Atherton Gardens Fitzroy Incorporated Document (September 2010)	C136
Caulfield Dandenong Rail Upgrade Project Incorporated Document (April 2016)	GC37
Chandler Highway Upgrade Incorporated Document (March 2016, Amended December 2017)	GC80
City of Yarra Database of Heritage Significant Areas (~~City of Yarra~~ <u>City Council, July-2026</u> <u>September 2026</u>)	~~C273yara~~ <u>C337yara</u>
Cremorne Balmain Dover Street Project	NPS1
Crown Land Car Park Works, Burnley (August 2005)	C92
Fitzroy Former Gasworks Site Incorporated Document (February 2018)	C242
Flying Fox Campsite, Yarra Bend Park (December 2004)	C90

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Name of document	Introduced by:
<i>Gasometer Hotel, 484 Smith Street, Collingwood Statement of Significance</i> (GJM Heritage, July 2026)	C271yara
<i>Hurstbridge Rail Line Upgrade Incorporated Document</i> (January 2017)	GC60
<i>Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions</i> (July 2014)	C178
<u><i>LGBTIQA+ Heritage Places Statements of Significance (Yarra City Council, September 2026)</i></u>	<u>C337yara</u>
<i>Local Policy "Protection of Biodiversity" Sites of Remnant Vegetation</i> (Biosis 2001)	C49
<i>M1 Redevelopment Project</i> (October 2006)	C86
<i>Melbourne City Link Project, Advertising Sign Locations</i> (November 2003)	VC20
<i>Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document</i> (May 2018)	GC96
<i>North East Link Project Incorporated Document</i> (December 2019, Amended September 2023)	GC223
<i>Planning and Design Principles for the Richmond Maltings Site, Cremorne</i> (November 2007)	C101
<i>Richmond Power Station Renewal Project: 300/658 Church Street, Cremorne</i> (Department of Transport and Planning, April 2024)	C322yara
<i>Richmond Walk Up Estate Redevelopment Incorporated Document</i> (September 2010)	C136
<i>Social housing redevelopment; Atherton Gardens Estate, Fitzroy, and Richmond Public Housing Estate, Richmond, for which the Minister for Planning is the Responsible Authority</i> (May 2010)	C135
<i>Specific Site and Exclusion – Lot 2 on PS433628L, 452 Johnston Street, Abbotsford</i>	C56
<i>Swan Street Works, Burnley</i> (June 2005)	C91
<i>Tramway Infrastructure Upgrades Incorporated Document</i> (May 2017)	GC68
<i>Victoria Gardens Comprehensive Development Plan</i> (Department of Transport and Planning, April 2024)	C307yara
<i>Victoria Parade East Precinct, 205-219 Victoria Parade, Collingwood Statement of Significance</i> (GJM Heritage, July 2026)	C271yara
<i>Victorian Institute of Forensic Mental Health Thomas Embling Hospital Incorporated Document</i> (August 2020, Updated August 2022)	C311yara
<i>Walk Up Village, 81-89 Rupert Street, Collingwood</i> (Department of Transport and Planning, June 2026)	GC278

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Name of document	Introduced by:
<i>World Heritage Environs Area: Royal Exhibition Building and Carlton Gardens Statement of Significance</i> (Department of Transport and Planning, February 2025)	GC287
<i>Yarra Gardens Precinct Plan</i> (Urbis LHD, December 2009)	C126
<i>Yarra Development Contributions Plan 2017</i> (HillPDA, December 2023)	VC249
<i>Yarra High Streets (Queens Parade) Statements of Significance Incorporated Document</i> (Yarra City Council, March 2020)	C231yaraPt1yara
<i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance Incorporated Document</i> (Yarra City Council, May 2020)	C245yara
<i>Victorian Aboriginal Community Controlled Health Organisation Sackville Street Properties</i> (Department of Transport and Planning, July 2026)	C336yara

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

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>Bridge Road & Victoria Street Activity Centres Review of Interim Built Form Controls Analysis and Recommendations</i> (MGS, April 2021)	C291yara Schedules 1-10 to Clause 43.06
<i>Brunswick & Smith Street Built Form Review Background Analysis Report</i> (Hansen Partnership, November 2019)	C271yara Schedules 12-23 to Clause 43.06
<i>Brunswick and Smith Street Built Form Review Heritage Analysis & Recommendations</i> (GJM Heritage, November 2019)	C271yara Schedules 12,16 and 15-20 to Clause 43.06
<i>Brunswick Street & Smith Street Built Form Review: Brunswick Street & Town Hall Built Form Framework</i> (Hansen Partnership, November 2019)	C271yara Clause 11.03-1L Schedules 12,16 and 17 to Clause 43.06
<i>Brunswick Street and Smith Street Built Form Review: Collingwood Built Form Framework</i> (Hansen Partnership, June 2018)	C293yara Clause 43.02
<i>Brunswick Street & Smith Street Built Form Review: Fitzroy East Built Form Framework</i> (Hansen Partnership, June 2019)	C271yara Schedule 19 to Clause 43.06
<i>Brunswick Street & Smith Street Built Form Review: Gertrude Street Built Form Framework</i> (Hansen Partnership, November 2019)	C271yara Schedule 14 to Clause 43.06
<i>Brunswick Street & Smith Street Built Form Review: Johnston St Built Form Framework</i> (Hansen Partnership, June 2019)	C271yara Clause 11.03-1L Schedules 15, 18 & 19 to Clause 43.06
<i>Brunswick Street & Smith Street Built Form Review: Smith Street Built Form Framework</i> (Hansen Partnership, November 2019)	C271yara Clause 11.03-1L Schedules 13 & 20 to Clause 43.06
<i>Built Environment Sustainability Scorecard 'BESS'</i> (Council Alliance for a Sustainable Built Environment 'CASBE')	C269yara Clause 15.02-1L

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Name of background document	Amendment number - clause reference
<i>Built Form Review: Alexandra Parade Heritage Analysis and Recommendations</i> (GJM Heritage, November 2020)	C271yara Schedule to Clause 43.01 Schedule 21 to Clause 43.06
<i>Built Form Review: Fitzroy West Mixed-Use Precinct Heritage Analysis & Recommendations</i> (GJM Heritage, November 2020)	C271yara Schedule 23 to Clause 43.06
<i>Built Form Review: Victoria Parade Heritage Analysis & Recommendations</i> (GJM Heritage, November 2020)	C271yara Schedule to Clause 43.01 Schedule 22 to Clause 43.06
<i>Building for Diversity – Social and Affordable Housing Strategy</i> (City of Yarra, November 2019)	C269yara Clause 16.01-4L
<i>Built Form Review: Bridge Road, Richmond Heritage Analysis & Recommendations</i> (GJM Heritage, April 2021)	C291yara Schedules 1-5 to Clause 43.06
<i>Built Form Review: Victoria Street, Abbotsford & Richmond - Heritage Analysis & Recommendations</i> (GJM Heritage, April 2021)	C291yara Schedules 6-10 to Clause 43.06
<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>Draft Heritage Recommendations: Fitzroy & Collingwood Permanent DDO Controls</i> (GJM Heritage, November 2022)	C271yara Schedules 12-23 to Clause 43.02

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Name of background document	Amendment number - clause reference
<i>Fitzroy & Collingwood Built Form Review Stage 2: Alexandra Parade Built Form Framework</i> (Hansen Partnership, December 2020)	C271yara Clause 11.03-1L Schedule 21 to Clause 43.06
<i>Fitzroy & Collingwood Built Form Review Stage 2: Fitzroy West Built Form Framework</i> (Hansen Partnership, December 2020)	C271yara Clause 11.03-1L Schedule 23 to Clause 43.06
<i>Fitzroy & Collingwood Built Form Review Stage 2: Victoria Parade Built Form Framework</i> (Hansen Partnership, December 2020)	C271yara Clause 11.03-1L Schedule 22 to Clause 43.06
<i>Fitzroy Urban Conservation Study Review</i> (Allom Lovell and Associates, November 1992)	C085yara Clause 15.03-1L
<i>Gasometer Hotel, 484 Smith Street, Collingwood Heritage Citation</i> (GJM Heritage, August 2019)	C271yara Schedule to Clause 43.01
<i>LGBTIQA+ Heritage Study Part 1</i> (GML Heritage, 2025)	C337yara Schedule to Clause 43.01
<i>LGBTIQA+ Heritage Study Part 2 with Addendum</i> (GML Heritage, September 2026)	C337yara Schedule to Clause 43.01
<i>Gertrude Street Built Form Framework: Heritage Analysis & Recommendations</i> (GJM Heritage, December 2019)	C271yara Schedule 14 to Clause 43.06
<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

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Name of background document	Amendment number - clause reference
<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 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

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Name of background document	Amendment number - clause reference
<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 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

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Name of background document	Amendment number - clause reference
<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>Part 2: Heidelberg Road Built Form Framework Design Strategy and Recommendations</i> (Hodyl & Co, November 2019)	C273yara Schedule 11 to Clause 43.06
<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

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Name of background document	Amendment number - clause reference
<i>Traffic Engineering Assessment Brunswick Street and Smith Street Activity Centres</i> (Traffix Group, November 2019)	C271yara Schedules 12-23 to Clause 43.06
<i>Traffic Engineering Assessment Brunswick Street and Smith Street Activity Centres— Extended Area</i> (Traffix Group, November 2020)	C271yara Schedules 12-23 to Clause 43.06
<i>Traffic Engineering Assessment Victoria Street and Bridge Road Activity Centres, Richmond</i> (Traffix Group, April 2021)	C291yara Schedules 1-10 to Clause 43.06
<i>Traffic and Vehicle Access Assessment Heidelberg Road, Fairfield/Alphington</i> (Traffix Group, November 2019)	C273yara Schedule 11 to Clause 43.06
<i>Urban Stormwater Best Practice Environmental Management Guidelines</i> , (CSIRO, 1999)	C117yara Clause 15.02-1L Clause 19.03-3L
<i>Victoria Parade East Precinct, 205-219 Victoria Parade, Collingwood 3066 Heritage Citation</i> (GJM Heritage, August 2020)	C271yara Schedule to Clause 43.01 Schedule 22 to Clause 43.06
<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, 2025)	GC287 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

YARRA PLANNING SCHEME

Name of background document	Amendment number - clause reference
<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