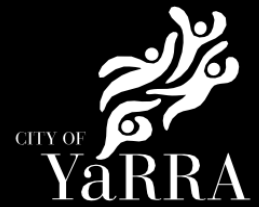


Amendment C334yara

Planning Permit Trigger Removals & Exemptions Information Sheet



In line with Council's intention to make things easier for local businesses, we are proposing to remove local planning permit requirements for certain minor works to facades (front & rear), signage requirements and solar panel requirements.

Overview

Yarra's inner-city location and vibrant mix of hospitality venues, service businesses, offices, other businesses and housing supports strong daytime and nighttime economies, making the municipality a haven for a wide range of local businesses. Council recognises this economic and cultural value and seeks to support local businesses by reducing the regulatory burden and streamlining local planning processes.

Permit pathways for solar panels within the Heritage Overlay will also be simplified to move towards more sustainable energy solutions for buildings. This will assist in reducing Yarra's carbon footprint.

What area does the Amendment cover?

The proposed permit trigger removal for businesses affects all land in the Commercial 1 (C1Z), Commercial 2 Zone (C2Z) and Mixed Use Zone (MUZ).

The proposed solar panel exemptions affect all land in Yarra (regardless of zoning).

What does Amendment C334yara do?

The amendment proposes to update the Yarra Planning Scheme by removing several permit triggers and exempting notice and review requirements for:

- minor buildings and works to the rear,
- alterations to the front façade,
- business identification signage in commercial areas, provided certain conditions are met.

The amendment also proposes exemptions for solar panels on commercial and residential buildings within the Heritage Overlay, subject to certain conditions being met.

- Amend Planning Policy Framework under Clause 15.03-1L to include policy regarding exemptions for solar panels within the Heritage Overlay.
- Amend built form controls to include an exemption that states a permit is not required to alter an existing facade provided certain conditions are met.
- Amend built form controls to include an exemption that states a permit is not required for rear alterations, extensions or outbuildings provided the maximum building height is less than 4 metres and not in a Heritage Overlay.
- Amend built form controls for Gipps Street to include an exemption from notice and review requirements for applications to construct a building or construct or carry out works provided certain conditions are met.
- Amend the "Incorporated Plan under the Provisions of Clause 43.01 Heritage Overlay Planning Permit Exemptions, July 2014" under Clause 72.04 Schedule 1 to make minor corrections and to include planning permit exemptions for:
 - Rear alterations, extensions and outbuildings for non-residential buildings or uses provided certain conditions are met.
 - Business identification signage provided certain conditions are met.
 - The installation of solar panels provided certain conditions are met.
- Amend the Schedule to Clause 52.05 Signs to include an exemption from notice and review requirements for business identification signage provided certain conditions are met.

What stage is the Amendment at?

This project is at **Stage 2 - Exhibition** of the process.

There are six stages in a Planning Scheme Amendment, which are required in accordance with the *Planning and Environment Act 1987*.

Stage 2 means the Minister for Planning approved of the Amendment being exhibited.

Anyone is now able to make a submission to C334yara - objecting to or in support of the proposed Amendment.



What are the next steps?

Following the exhibition period, Officers will analyse and consider all submissions received before making their recommendation to Council.

Community members will have an opportunity to speak to their submission at a Council Meeting.

Should Council decide to continue the amendment (with or without changes), the amendment and submissions would be referred to an independent planning panel.

If a Planning Panel is appointed, submitters would have the opportunity to make further submissions before the panel issues its recommendations to Council.

The Planning Panel hearing dates that have been reserved to consider this Amendment are:

- Directions Hearing: To commence in the week of 12 April 2027.
- Panel Hearing: To commence in the week of 17 May 2027

More information

If you would like to know more about this project, contact us on **9205 5555** or strategicplanning@yarracity.vic.gov.au

Find out more information

View Amendment C334yara online at:

www.yarracity.vic.gov.au/AmendmentC334

In person

The Amendment can be viewed in person, during standard business hours, at the following places:

Planning Counter

Richmond Town Hall
333 Bridge Road
Richmond VIC 3121

Reception

Collingwood Town Hall
140 Hoddle Street
Abbotsford VIC 3067

How to make a submission?

You are welcome to make a submission to the proposed Amendment C334yara.

Submissions must be made in writing and are due by **11:59pm on Sunday 15 November 2026**.

Post

City of Yarra, PO Box 168, Richmond VIC 3121
(Subject line: Amendment C334yara – Submission)

Email

strategicplanning@yarracity.vic.gov.au

(Subject line: Amendment C334yara - Submission)

Online

Please visit yoursayyarra.com.au/amendment-c334yara and follow the instructions.

If you do not receive a confirmation email on your submission, please get in touch with us on 9205 5555.

Please provide us with **your name and contact details** so that we can contact you about the next stages of the process.

Your submission must clearly state the grounds on which you support, partially support or oppose the draft amendment, and indicate what changes (if any) you wish to suggest.

Please note: in accordance with the *Planning and Environment Act 1987*, Council must make a copy of any submission available for public inspection.

In accordance with the requirements of the *Privacy and Data Protection Act 2014*, all personal information (including names and addresses) will be removed.

National Relay Service TTY 133 677 then (03) 9205 5555

Languages

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