

## **Yarra Planning Scheme**

### **Amendment C337yara**

## **Explanatory Report**

### **Overview**

Yarra City Council adopted the City of Yarra LGBTIQA+ Heritage Study (*GML Heritage, 2025*) on 13 May 2025. The study has made several recommendations to acknowledge, recognise, protect and promote places significant to the LGBTIQA+ community in Yarra.

Yarra City Council is undertaking a staged implementation of the recommendations of the Study. Amendment C337yara is the first stage of the implementation of the City of Yarra LGBTIQA+ Heritage Study (*GML Heritage, 2025*). It proposes to amend the Yarra Planning Scheme to apply the Heritage Overlay to three individually significant places, update statements of significance and correct errors related to place names, curtilage and addresses of places identified in the study.

In May 2026, the Department of Transport and Planning released new Victorian Local Heritage Guidelines (the Guidelines) that have replaced the Planning Practice Note1 (PPN01): Applying the Heritage Overlay, Department of Environment, Land, Water and Planning, August 2018. Although the heritage criteria remain largely the same as they were in PPN01, however, the Guidelines have introduced more detailed assessment requirements. Yarra City Council has therefore sought additional consultants' advice and reassessed the six individual HO places identified in the LGBTIQA+ Study to ensure C337 meets these new requirements.

### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Yarra City Council website at [yarracity.vic.gov.au/amendmentc337yara](http://yarracity.vic.gov.au/amendmentc337yara).

The amendment is available for public inspection, free of charge, during office 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

The amendment can also be inspected free of charge at the Department of Transport

and Planning website at [planning.vic.gov.au/public-inspection](https://planning.vic.gov.au/public-inspection) or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

## Details of the amendment

### Who is the planning authority?

This amendment has been prepared by the Yarra City Council which is the planning authority for this amendment.

### Land affected by the amendment

The amendment applies to the following properties:

- 149 Gipps Street, Abbotsford
- 176 Hoddle Street, Abbotsford
- 47–51 Gipps Street, Collingwood
- 46 Peel Street, Collingwood
- 115 and 117 Johnston Street, Collingwood
- 351 Wellington Street, Collingwood
- 21 Smith Street, Fitzroy
- 164 Church Street, Richmond

A mapping reference table is attached at [Attachment 1](#) to this Explanatory Report.

### What the amendment does

The amendment seeks to implement the recommendations of the City of Yarra LGBTIQA+ Heritage Study (*GML Heritage, 2025*). Specifically, the amendment proposes the following changes to the Yarra Planning Scheme:

1. Amend the Schedule to Clause 43.01 (Heritage Overlay) of the Yarra Planning Scheme to:
  - Apply the Heritage Overlay to three individually significant places:
    - 149 Gipps Street, Abbotsford (HO300)
    - 176 Hoddle Street, Abbotsford (HO301)
    - 21 Smith Street, Fitzroy (HO302)
  - Update the place name and or address for HO142 to be 'The Sir Robert Peel Hotel', 46 Peel Street, Collingwood.
  - Update the address for HO103 - Glasshouse Hotel to 47–51 Gipps Street, Collingwood.
  - Update the place name for HO379 to 'Naughten's Hotel (former), later Citizens Park Hotel and DT's', 164 Church Street, Richmond.
  - Include the reference to the LGBTIQA+ Heritage Places Statements of Significance (Yarra City Council, September 2026) in the schedule to HO for the above (six) places.

2. Amend the Schedule to Clause 72.04 (Incorporated Documents) in this Planning Scheme to include the incorporated document 'LGBTIQA+ Heritage Places Statements of Significance (Yarra City Council, September 2006)' to include six (three new and three revised) statements of significance:
  - a. 149 Gipps Street, Abbotsford - The Laird O'Cockpen Hotel (The Laird)
  - b. 176 Hoddle Street, Abbotsford – Morning Star Hotel (former)
  - c. 47-51 Gipps Street, Collingwood – Glasshouse Hotel
  - d. 46 Peel Street, Collingwood – The Sir Robert Peel Hotel
  - e. 21 Smith Street, Fitzroy - 3CR Community Radio
  - f. 164 Church Street, Richmond - Naughten's Hotel (former) (later Citizens Park Hotel and DT's)
3. Amend the Yarra Planning Scheme maps to:
  - Extend HO103 to match the property boundaries of 47-51 Gipps Street, Collingwood – Glasshouse Hotel.
  - Apply new HO300 to 149 Gipps Street, Abbotsford - The Laird O'Cockpen Hotel The Laird).
  - Apply new HO301 to 176 Hoddle Street, Abbotsford – Morning Star Hotel (former).
  - Apply new HO302 to 21 Smith Street, Fitzroy – 3CR Community Radio.
  - Delete the existing HO464 (Smith Street South Precinct, Fitzroy and Collingwood) from 21 Smith Street, Fitzroy – 3CR Community Radio.
4. Amend the Yarra Planning Scheme incorporated document - City of Yarra Database of Heritage Significant Areas (Yarra City Council, September 2026) to:
  - Include the three new heritage overlay places (HO300, HO301 and HO302), to grade them as 'Individually Significant' in the City of Yarra Database of Heritage Significant Areas (Yarra City Council):
    - 149 Gipps Street, Abbotsford (HO300)
    - 176 Hoddle Street, Abbotsford (HO301)
    - 21 Smith Street, Fitzroy (HO302)
  - Amend the address of *Glasshouse Hotel*, from 55 Gipps Street, Collingwood, to 47-51 Gipps Street, Collingwood.
  - Amend the address of *The Sir Rober Peel Hotel*, from "125 Wellington Street, Collingwood", to "46 Peel Street, Collingwood".
  - Amend the place name of 46 Peel Street, Collingwood, from "Sir Robert Peel Hotel" to "The Sir Robert Peel Hotel".
  - Amend the place name for 115 & 117 Johnston Street, Collingwood (HO324), from "Calloway Arms" to "Galloway Arms Hotel (former)".
  - Amend the place name for 351 Wellington Street, Collingwood (HO321), from "Tower Hotel, former later The Officer Inn", to "Fox's Hotel (later Tower Hotel, The Officer Inn and Fox Hotel)".

- Amend the heritage overlay number for 21 Smith Street, Fitzroy, from “HO464” to “HO302”.
  - Amend the place name for 164 Church Street, Richmond, from “Naughten’s Hotel, Later Citizens Park Hotel, And Dt’s” to “Naughten’s Hotel (former) (later Citizens Park Hotel and DT’s)”.
  - Amend the heritage overlay number for 164 Church Street, Richmond, from “HO454” to “HO379”.
5. Amend the Schedule to Clause 72.08- Background Documents to include the City of Yarra LGBTIQA+ Heritage Study (GML Heritage, 2025), Part 1 and City of Yarra LGBTIQA+ Heritage Study Part 2 with Addendum (GML Heritage, September 2026) as background documents that support various recommendations stated above.

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

Yarra City Council has an obligation to conserve and protect Yarra’s cultural and built heritage. Due to this obligation, the Council undertook the City of Yarra LGBTIQA+ Heritage Study (GML Heritage, 2025).

The Study has identified a distinctive identity within Yarra, which has centred on and celebrated LGBTIQA+ communities both in the past and present. Places that meet the threshold for local heritage protection have been identified for protection. Recommendations have also been made to include/update the documentation and statements of significance for places (listed previously) to recognise their LGBTIQA+ history and social and cultural heritage aspects.

Amendment C337yara is therefore required to implement the recommendations of the City of Yarra LGBTIQA+ Heritage Study to protect the heritage significance of LGBTIQA+ heritage places.

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

The Amendment implements the objectives in Section 4 of the Planning and Environment Act 1987:

- *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- *To balance the present and future interests of all Victorians.*

- *To secure a pleasant, efficient and safe working, living and recreational environmental for all Victorians and visitors to Victoria*
- *To facilitate development in accordance with the objectives outlined above.*

The amendment implements these objectives by applying the Heritage Overlay to places of heritage significance.

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

The amendment is expected to generate positive environmental and social outcomes.

From an environmental perspective, the protection of heritage places supports sustainability by encouraging the conservation and continued use of existing built assets.

Socially, the amendment recognises and safeguards the historic, architectural, aesthetic, scientific and cultural values of significant places, helping to preserve Yarra's history for current and future generations while fostering community pride and identity.

The amendment is expected to have negligible economic effects.

### **Does the amendment address climate change?**

The amendment supports the protection of heritage buildings, thereby minimising greenhouse gas emissions associated with demolition of buildings, waste generation, new building construction and material production.

### **Does the amendment address relevant bushfire risk?**

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

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

- The amendment is consistent with the Ministerial Direction on the 'Form and Content of Planning Schemes' under Section 7(5) of the Act.
- The amendment is consistent with Direction 4.4 of Plan Melbourne: Respect Melbourne's heritage as we build for the future. The amendment is consistent with this direction as it proposes to make minor changes to enable the Yarra Planning Scheme to continue to guide appropriate development in the municipality, and to maintain the built heritage of the municipality.
- The amendment is consistent with Ministerial Direction No.11 – Strategic Assessment of Amendments, as the requirements of this direction have been

followed in the preparation of this amendment.

### **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports and implements the Planning Policy Framework (PPF) by advancing key objectives related to heritage conservation, sustainability, and inclusive communities.

In particular, the amendment supports Clause 15.03-1S (Heritage Conservation) - which seeks to ensure the conservation of places of heritage significance.

The amendment achieves this by applying the Heritage Overlay to places identified through the City of Yarra LGBTIQA+ Heritage Study (GML Heritage, 2025).

### **Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?**

The amendment introduces a heritage overlay to three places in the City of Yarra and makes other minor changes to the Yarra Planning Scheme. Two of these places are in the Commercial 2 Zone (C2Z), where residential uses are prohibited. 21 Smith Street, Fitzroy, is in the Commercial 1 Zone (C1Z), where housing can be developed. C337yara proposes to remove the existing HO464 from this property and apply an individual heritage overlay HO302 instead. This change is expected to have a negligible impact on Yarra's ability to meet its housing target.

### **How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment supports the application of the local planning policy Clause 15.03-1L-Heritage by conserving Yarra's cultural heritage places that have been identified in the LGBTIQA+ Heritage Study (GML Heritage, 2025).

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

C337yara recognises and protects places of LGBTIQA+ heritage significance, which is consistent with the following parts of the Municipal Planning Strategy:

- *Conserving and enhancing heritage places and streetscapes while still allowing appropriate development.*
- *Respecting Yarra's distinctive features and landmarks, including historic commercial buildings including banks, hotels and post offices.*
- *Conserving and enhancing the municipality's highly valued heritage places to retain and promote distinctive character and sense of history.*

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

C337yara uses the most appropriate VPP tool by using the Heritage Overlay to achieve protection of heritage places.

This approach is consistent with the Ministerial Direction - The Form and Content of Planning Schemes and the Victorian Local Heritage Guidelines that have recently replaced the Planning Practice Note 1- Applying the Heritage Overlay.

The LGBTIQ+ Heritage Study was adopted by Council prior to the release of the Victorian Local Heritage Guidelines (May 2026). In September 2026, GML Heritage have re-assessed the six individually significant places (that are part of C337yara) and confirmed their significance with adjustments to the statements of significance of two. Their finds are provided in the City of Yarra LGBTIQ+ Heritage Study Part 2 with Addendum (GML Heritage, September 2026).

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

Council has sought the views of the Department of Transport and Planning (DTP), prior to the exhibition of C337yara.

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

C337yara makes changes to heritage controls applying to places of cultural heritage significance and is not expected to have any impact upon the objectives, strategies and decision-making principles of the *Transport Integration Act 2010*.

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

Council has considered the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017. In determining whether Yarra River land is affected by a planning scheme amendment, Yarra has referred to Part 3 of the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017.

The Yarra River land (including other land) is not affected by this planning scheme amendment.

## **Resource and administrative costs**

### **What impact will the new planning provisions have on the resource**

**and administrative costs of the responsible authority?**

C337yara proposes to introduce the Heritage Overlay to three new individually significant heritage overlay places and make other minor changes to the Yarra Planning Scheme, which will have negligible impact on the current or future resources or administrative costs of the responsible authority.

## Attachment 1 – Mapping reference table

| Location | Land / Area Affected                                                                                                                                     | Mapping Reference                      | Address                         | Proposed Overlay changes                                                                                              | Proposed deletion changes                            |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Yarra    | Land parcel/s associated with 47-51 Gipps Street, Collingwood, at the corner of Gipps Street and Rokeby Street in Collingwood                            | Yarra C337yara 001d-hoMap06 Exhibition | 47–51 Gipps Street, Collingwood | Extend existing HO103 to match the boundary contiguous with the property boundary of 47–51 Gipps Street, Collingwood. |                                                      |
|          |                                                                                                                                                          | Yarra C337yara 002hoMap06 Exhibition   |                                 |                                                                                                                       |                                                      |
| Yarra    | Land parcel/s associated with 21 Smith Street, Fitzroy, at the corner, bound by Little Smith Street, Little Victoria Street, and Smith Street in Fitzroy | Yarra C337yara 003d-hoMap06 Exhibition | 21 Smith Street, Fitzroy        |                                                                                                                       | Delete existing HO464 from 21 Smith Street, Fitzroy. |
| Yarra    | Land parcel/s associated with 21 Smith Street, Fitzroy, at the corner, bound by Little Smith Street, Little Victoria Street, and Smith Street in Fitzroy | Yarra C337yara 004hoMap06 Exhibition   | 21 Smith Street, Fitzroy        | Apply new HO302 to match the boundary contiguous with the property boundary of 21 Smith Street, Fitzroy.              |                                                      |
| Yarra    | Land parcel/s associated with 176 Hoddle Street, Abbotsford, at the corner of Hoddle Street and Yarra Street in Collingwood                              | Yarra C337yara 005hoMap06 Exhibition   | 176 Hoddle Street, Abbotsford   | Apply new HO301 to match the boundary contiguous with the property boundary of 176 Hoddle Street, Abbotsford.         |                                                      |
| Yarra    | Land parcel/s associated with 149 Gipps Street, Abbotsford, at the corner of Gipps Street and Henry Street in Abbotsford                                 | Yarra C337yara 006hoMap06 Exhibition   | 149 Gipps Street, Abbotsford    | Apply new HO300 to match the boundary contiguous with the property boundary of 149 Gipps Street, Abbotsford.          |                                                      |