

YARRA PARK MASTER PLAN PLANNING REPORT

CONSULTATION VERSION

Prepared for
MELBOURNE CRICKET CLUB
October 2025

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Report Number	Consultation Version

SUBMISSION DOCUMENTS

This report is to be read in conjunction with:

- Certificates of Title
- Proposed Planning Scheme Documentation including:
 - Draft Explanatory Report
 - Draft Proposed Incorporated Document
 - Draft Instruction Sheet
 - Draft Schedule to Clause 45.12 Specific Controls Overlay
- Draft Schedule to Clause 51.01 Specific Sites and Exclusions
- Draft Schedule to Clause 72.01 Administration and Enforcement of this Planning Scheme
- Draft Schedule to Clause 72.04 Incorporated Documents
- SCO41 Planning Scheme Map Amendment
- Yarra Park Master Plan 2025
- Yarra Park Masterplan Universal Design and Accessibility Review, Consultation Version, August 2025 by Get Skilled Access
- Yarra Park Active Recreation Precinct Recommendations Report, September 2025 by Inside Edge
- Yarra Park Master Plan Heritage Report, Consultation Issue, September 2025 by Lovell Chen
- Yarra Park Integrated Transport Strategy, Consultation Version, August 2025 by AECOM
- Yarra Park Tree Management, Consultation Version, September 2025 by TreeLogic
- Yarra Park Master Plan, Background Report on Aboriginal Cultural Heritage, September 2025 by GML Heritage

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1. INTRODUCTION

This Planning Report has been prepared on behalf of the Melbourne Cricket Club (MCC) in support of a Planning Scheme Amendment that will facilitate the implementation of the Yarra Park Master Plan 2025 (the Master Plan) into the Melbourne Planning Scheme.

The Yarra Park Master Plan 2025 provides a planning framework for future projects within Yarra Park to be realised. The Master Plan presents a series of opportunities for how the park might evolve over the coming 10-15 years.

1.1. THE AMENDMENT

Planning approval of the Yarra Park Master Plan is sought via a Planning Scheme Amendment (the Amendment) to the Melbourne Planning Scheme.

The approval will be facilitated by an Incorporated Document, enabling the implementation of the Yarra Park Master Plan.

More specifically, the Amendment seeks approval for:

- Insertion of a new Specific Controls Overlay (SCO) at the schedule to Clause 45.12 and revision of mapping to reflect this change
- Modification of the schedule to Clause 72.04 to include the Incorporated Document titled 'Yarra Park Master Plan, 2025'
- Deletion of references in the Melbourne Planning Scheme to the 'Yarra Park Master Plan 2010' and its associated Incorporated Document.

1.2. THIS PLANNING REPORT

This report provides a comprehensive summary of the physical, statutory and strategic context that has influenced the Yarra Park Master Plan and suggested approval process. This context has informed the preferred future outcomes for Yarra Park to be facilitated by the approval.

The report is sequenced in the following manner:

- Summary description of the subject site, constraints and opportunities.
- Outline of the key elements of the proposed development.
- Discussion outlining why the approval pathway selected is the most appropriate.
- Summary of the preliminary consultation and engagement that has been undertaken to date.
- Consideration of all relevant planning policy and strategy influences.
- Identification of the key planning issues and assessment of the suitability of the proposal in this context.

1.3. ASSESSMENT SUMMARY

There is strong strategic support for the proposal and the assessment outlined in this report demonstrates that the Amendment should be supported for the following reasons:

- The preparation of a new Master Plan for Yarra Park is a requirement for the MCG Trust under their Business Plan
- The Yarra Park Master Plan 2025 has been drafted with the benefit of extensive community and stakeholder engagement and technical inputs.
- The approval of the Incorporated Document will provide the required confidence to deliver the opportunities contained within the Yarra Park Master Plan over the coming 10-15 years.
- The Amendment will provide a range of positive outcomes for Yarra Park, including:
 - Upgrading the northern recreational space.
 - Preparing a cultural plan to coordinate the storytelling of Yarra Park's history.
 - Providing a dedicated gathering space adjacent to the Melbourne Cricket Ground (MCG) concourse.
 - Developing an events management strategy to streamline the event approval process.
 - Upgrading existing pathways throughout the park.
 - Creating a comprehensive night-time strategy to enhance visibility and improve safety perceptions during evening hours.
 - Exploring the establishment of a new celebration space to honour the site's significance as a place for gathering and celebration.
- The Amendment complies with relevant Ministerial Directions.
- The Amendment is consistent with State Planning Policy Framework and the Municipal Planning Strategy of the Melbourne Planning Scheme.



2. SITE CONTEXT

2.1. YARRA PARK

Yarra Park is situated to the southeast of Melbourne's CBD, within the City of Melbourne. It comprises 35.47 hectares of parkland, the iconic MCG and Punt Road Oval.

The MCG is the largest stadium in the Southern Hemisphere, hosting major sporting events such as Australian Football League (AFL) matches and domestic and international cricket, as well as stadium shows and other events. The MCG is located in the southern part of Yarra Park, and is surrounded by the associated concourse and other stadium-related infrastructure including the practice cricket pitches on the western side and the wicket nursery to the east. The south-east corner of Yarra Park is home to Punt Road Oval, which hosts the Richmond Football Club.

Beyond event days, Yarra Park offers a variety of passive recreational activities. At the corner of Vale Street and Wellington Parade South, near Jolimont Railway Station, there is a children's playground and limited picnic facilities. The park also features built structures including a network of paths, park furniture, statues, and lighting.

Yarra Park's pathways hold special significance, having evolved along diagonal desire lines. The first pathways from Rowena Parade and Swan Street to Wellington Street, were established as early as 1852. The network grew in complexity as north-south and east-west axes were added. Avenues of trees flank many of the principal pathways. The internal open spaces are described as 'paddocks'.

Yarra Park holds deep Indigenous significance, having been occupied and cared for by the Wurundjeri Woi-wurrung people and serving as an important ceremonial place. The park continues to be a place of connection and gathering for Aboriginal people.

Formally, the land at Yarra Park is recognised as Crown Allotments 2003, 2018, 2019, 2037, 2113, 2114 at East Melbourne, City of Melbourne, Parish of Melbourne North and Crown Allotments 1, 1A, 1B and 1D at Section 19C at Parish of Melbourne North.



2.1.1. Punt Road Oval Redevelopment

Punt Road Oval sits in the south east of Yarra Park. In considering the Master Plan it is appropriate to reference the new development underway.

The Minister for Planning approved Amendment C421 to the Melbourne Planning Scheme in June 2022. The planning scheme amendment introduced a Specific Controls Overlay and an Incorporated Document which permits the use and development of the land for the purposes of sport or recreation, social, administrative and educational activities, including associated ancillary temporary and permanent activities, sale and consumption of liquor and signage associated with the sports ground and football club.

In summary, the development comprises the following main elements:

- Expansion and reorientation of the existing oval to allow it to be the same size as the MCG.
- Demolition of existing buildings within the oval complex, including the Jack Dyer Stand.
- Removal of the existing hardstand (carpark) area.
- Tree removal to allow for the construction of the new building and associated infrastructure, including six mature Elms (we note these have previously been identified as planned for replacement).
- Construction of a new building complex incorporating a new grandstand and linking atrium associated club and community facilities and linked basement and above ground carpark with landscaped terrace level.
- Landscaping works including plantings to reinforce the elm avenue in Marathon Way.
- New emergency services vehicle access path from Marathon Way.
- Minor alterations to the existing Swinburne Centre complex.

The works to Punt Road commenced in August 2025 and construction will continue to mid-2027.

The Master Plan does not seek to make any specific commentary around Punt Road Oval given this recent development approval, noting the development outcome that was designed with full reference to the setting and history of Yarra Park.



Figure 1 – Punt Road Oval Redevelopment Render 1

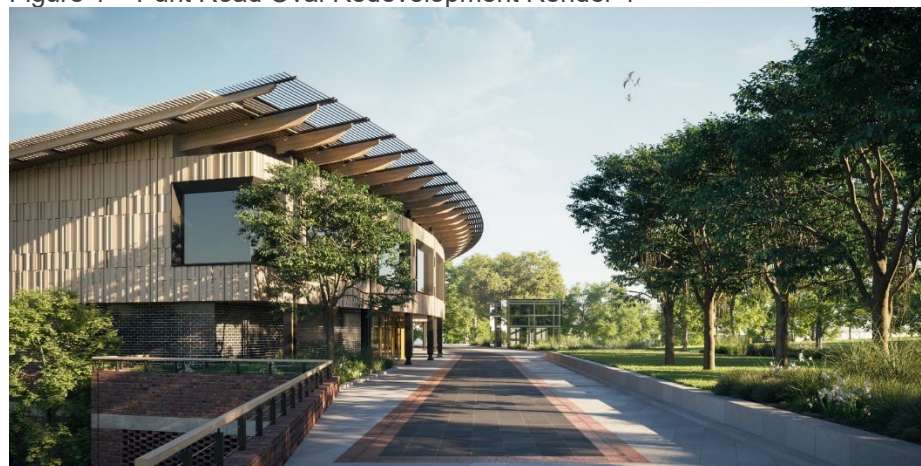


Figure 2 - Punt Road Oval Redevelopment Render 2

Source: Cox Architecture

2.2. IMMEDIATE SURROUNDS

Yarra Park is bounded by Jolimont Railway Station, its associated railway line, and Wellington Parade (with tram line) to the north, Jolimont Terrace and Jolimont Street to the west, Brunton Avenue to the south and Punt Road and Vale Street to the east.

North

To the north of Yarra Park is the rail corridor connecting Melbourne's CBD to Jolimont Station and the northeastern suburbs, highlighting the park's integration within Melbourne's extensive public transport network.

Beyond this lies Wellington Parade, a key thoroughfare through East Melbourne linking Richmond in the east with the CBD to the west. To the north of Wellington Parade is a predominantly residential area and Fitzroy Gardens.

West

To the west, Yarra Park is bounded by Jolimont Terrace, with the residential area of Jolimont and the CBD beyond. The William Barak pedestrian bridge connects Yarra Park to Birrarung Marr, beyond which lies Federation Square, which make up part of Melbourne's Cultural and Arts precinct.

South

The southern boundary of Yarra Park is marked by Brunton Avenue and the rail corridor, which links Melbourne's CBD with Richmond Railway Station and Melbourne's eastern and south-eastern suburbs.

Together with Yarra Park, Melbourne and Olympic Park makes up the Melbourne Sports and Entertainment Precinct. Melbourne Park is situated to the south of the rail corridor with a series of pedestrian bridges providing access for pedestrians and cyclists.

East

Punt Road and Vale Street border Yarra Park to the east. Punt Road, a major arterial road in Melbourne, serves as a crucial link between the eastern and southern parts of the city. The area enclosed by Vale Street, Punt Road, and Wellington Parade South in East Melbourne predominantly consists of residences. Further east of Punt Road is the suburb of Richmond.

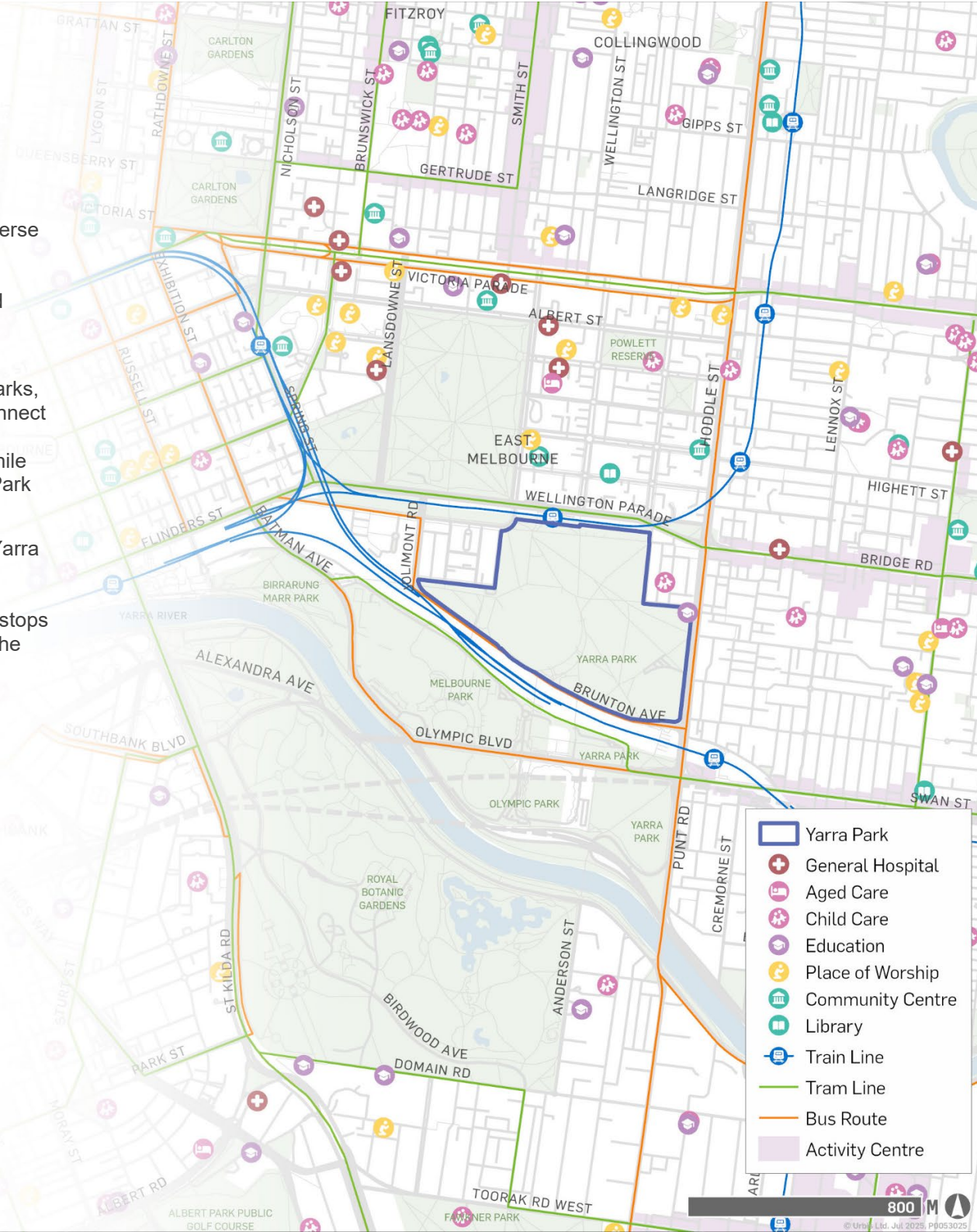


2.3. SURROUNDING CONTEXT

Yarra Park is located southeast of Melbourne's CBD, within the City of Melbourne. The park plays a unique and complementary role within Melbourne's strategic network of parks and open spaces, offering a diverse array of recreational and entertainment opportunities. It is conveniently situated near other significant public open spaces, including Treasury Gardens, Fitzroy Gardens, and Birrarung Marr, enhancing its value and accessibility to the community.

Moreover, Yarra Park is an integral part of the Melbourne Sports and Entertainment Precinct, which also includes Melbourne and Olympic Parks, located to the south beyond the rail corridor. Pedestrian footbridges connect Yarra Park to Melbourne Park and Olympic Park, highlighting the close relationship among these parks within this state-significant precinct. While Yarra Park is characterised primarily as passive parkland, Melbourne Park and Olympic Park are developed active sporting precincts.

Approximately 450 metres from Melbourne's central business district, Yarra Park is easily accessible for both residents and tourists. The park is exceptionally well-served by various public transport options, including Jolimont train station to the north, Richmond Station to the south, tram stops along Wellington Parade to the north and adjacent to the train lines to the south, and bus routes along Punt Road to the east.



3. YARRA PARK MASTER PLAN 2025

The Yarra Park Master Plan 2025 provides a planning framework for future projects within Yarra Park to be realised. The Master Plan presents a series of opportunities for how the park might evolve over the coming 10-15 years.

The Yarra Park Master Plan 2025 has been drafted with the benefit of extensive community and stakeholder engagement and technical inputs.

3.1. VISION

The vision of the Master Plan is as follows:

- *Yarra Park, occupying the Traditional Country of the Wurundjeri Woi-wurrung people, has a rich Aboriginal Heritage. As the home of the iconic Melbourne Cricket Ground, the park comes alive on event days. Thousands of fans from all walks of life will enjoy an enhance experience as they come together, moving to and from the venue. On non-event days Yarra Park will continue to provide a peaceful retreat from the City, a space for visitors and neighbours to play, share a quiet moment, or simply pass through this Culturally Significant Landscape.*

3.2. PRINCIPLES

Through ongoing discussions with stakeholders and technical experts, three overarching Master Plan principles have emerged that will guide future management and underpin all future decision making for Yarra Park.

- **Celebration** – *Yarra Park will be a place that honours and celebrates the connections between country, culture, and history, while also serving as a vibrant space for community celebration and gathering.*
- **Universal Design** – *Yarra Park will meet the functional needs of all people by providing accessible, inclusive, safe, and well-maintained facilities, enhancing its features without compromising its essence.*
- **Landscape** – *The landscape of Yarra Park will be preserved and enhanced, ensuring the ongoing historical character of the park, defined by remnant and newly planted indigenous vegetation, open spaces and historic tree-lined avenues.*

3.3. OPPORTUNITIES

The Master Plan identifies opportunities to undertake physical works within the park to make functional improvements and support its use. It also identifies a series of other opportunities that might not result in immediate physical changes to the park, but that once complete will provide important guides, strategies and frameworks for the ongoing use and maintenance of Yarra Park into the future. The Master Plan opportunities have been organised under four themes:

- *Parkland and Amenity*
- *Safe and Secure Access*
- *Heritage and Place*
- *Trees and Landscape*
- The opportunities are presented within the Master Plan as either a 'spatially located opportunity' or an 'other opportunity'. The spatially located opportunities are shown with an indicative location on the associated opportunities plan. While indicative locations are shown, they may be subject to change in the future.
- The complete list of Master Plan opportunities are detailed in the following subsections.

3.3.1. Parkland and Amenity

Northern Recreation Space

Provision of upgrades for the northern recreational space including new universally accessible play equipment, picnic facilities, outdoor fitness equipment, bicycle and wheelchair maintenance hub, and a public amenities block (including accessible, all gender toilet). The facilities should cater to users of all ages and access requirements, providing an intergenerational facility.

Gathering Space

Investigate opportunities to provide a dedicated gathering space, including an accessible rest seating area. Located adjacent to the MCG concourse, the space would provide a centralised meeting point and refuge from crowds on event days. On non-event days the space would provide a meeting point for visitor groups.

Upgraded Utility Service Connections

Review existing provision and facilitate improved utility service connections to selected paddocks to enable events to be held at those locations without the need for excessive generator use. Consider opportunities to co-locate connections in CPTED infrastructure.

Event Management Strategy

The number, size, and impact of events at Yarra Park will be carefully balanced with the site's cultural and historic values, as well as general public access. An Event Management Strategy will be prepared to:

- Ensure effective landscape management.
- Identify the most suitable locations for events.
- Establish a more streamlined event approval process, including by identifying a suite of permit exemptions, to reduce administrative burdens on responsible authorities.

Park Furniture Suite

Undertake a review of the existing park furniture and prepare a bespoke Yarra Park outdoor park furniture design suite that:

- Includes preferred designs for universally accessible picnic tables, bench seating, drinking water fountains, bins and dog-walking facilities.
- Identifies opportunities to upgrade existing facilities with universally accessible alternatives.
- Identifies targeted locations for the installation of a limited number of new facilities.

Signage Suite

Undertake a review of the existing regulatory and wayfinding signage throughout Yarra Park and develop a new signage suite for future upgrades. The signage suite will:

- Be designed to ensure that information is communicated clearly and accessibility is enhanced
- Provide a guide for the installation of permanent information signage in the park, responding to both historic and First Nations values.
- Provide a guide for the installation of permanent wayfinding signage in the park.
- Provide a guide for the installation of temporary wayfinding signage in the park for on event days.
- Include a style and icon guide to ensure all signs are consistent and accessible.
- Ensure that all new signs respond appropriately to their context within Yarra Park.

3.3.2. Safe and Secure Access

Pathways

Carry out upgrades to pathways throughout the park, ensuring that the improvements respect the heritage significance of the existing path network and adjacent significant trees. These upgrades will focus on making pathways universally accessible, providing step free, smoother surfaces and appropriate gradients and transitions.

Bicycle and Micromobility Circulation and Safety

Investigate opportunities to undertake pathway upgrades to enhance safety by using surface contrasting measures where appropriate to separate pedestrians from cyclists and micromobility users. Additionally, introduce bike and micromobility calming measures in suitable locations, and incorporate improved lighting as part of the upgrade works to further promote safety.

Ensure that Yarra Park continues to support and encourage the use of regular and electric bicycles, scooters and other forms of micromobility through provision of adequate parking, charging facilities, and shared schemes (where possible).

G-Train

Provide smooth, direct, quick and dedicated (if possible) G-Train routes that can be used to ferry users between the MCG concourse and convenient locations at the edge of the Park. The G-Train route should avoid conflicts with other user groups (cars, pedestrians, cyclists) where possible.

Provide temporary, accessible hubs at G-Train pick-up and drop-off points on event days, providing shelter, seating, and lighting for users. These hubs will be co-located with public transport nodes and drop-off and pick-up (taxi and private hire vehicle) locations, and serviced by the G-Train for convenient transport of users with access needs.

Improved Access for those with Access Needs

Investigate temporary and/or permanent opportunities to deliver improved pick up and drop off conditions for individuals with access needs at Jolimont Street and Brunton Avenue. Consider the feasibility of delivering an accessible lift to transport patrons from Brunton Avenue to the MCG concourse near gates 6 and 7.

Accessible Car Parking

Review the locations and surface treatments of dedicated accessible public parking zones and ensure appropriate access is provided to nearby pathways. Accessible car parking locations should be integrated with the G-Train and include an accessible hub.

Night-time Strategy

Develop a comprehensive night-time strategy aimed at enhancing the experience for all users along key pathways to increase visibility and improve perceptions of safety during night-time hours. The strategy will:

- Prioritise integration of high-quality lighting design to complement the park's character.
- Ensure the lighting design will enable an improvement in night-time wayfinding.
- Provide guidance and strategy between night, event and other modes.
- Put universal design, access, equity and inclusion at the centre of design decisions, as well as integrating a CPTED approach.
- Consider energy efficiency measures, light pollution and sustainability best practice.
- Explore opportunities for architectural lighting of MCG concourse and surrounds, ensuring eventual integration with existing lighting and controls.

Safety of Crowded Places

Implement safety and security measures to protect crowded places from potential security threats – including vehicle protection. The design shall include permanent and temporary infrastructure that is sensitive to the Park's heritage context and complements its amenities – including functional elements such as seating, lighting and wayfinding.

Car Parking Strategy

Undertake a review of the use of Yarra Park for public car parking during events. Remediate surface disturbance caused by vehicle parking. Work to develop a communications strategy that puts active travel as primary access options

Pick-up and Drop-off Zones

Review opportunities to provide dedicated private hire vehicle and kiss 'n ride pick-up and drop-off locations and additional taxi ranks at strategic locations within accessible distance of Yarra Park.

3.3.3. Heritage and Place

Scarred Trees

Take measures to further protect, enhance, and celebrate Yarra Park's existing scarred trees, highlighting their value and promoting awareness and respect among park visitors. Clear and informative signage will be installed to educate visitors about the cultural and historical significance of these scarred trees.

Concourse

Undertake a review of concourse materials, including granitic sand on the northern side of the MCG and investigate opportunities to improve safety. As part of future works, investigate opportunities to integrate artistic expressions by local artists into the concourse through:

- Surface treatments.
- Installation of dynamic feature lighting.
- The design of these treatments and lighting should also improve wayfinding and accessibility.

Arts and Culture Strategy

Prepare an Arts and Culture Strategy that coordinates the storytelling of the history of Yarra Park, considering both Indigenous and non-Indigenous values. The Plan should consider opportunities to celebrate the history of the park, including through:

- Investigating opportunities to introduce new statues and sculptures within Yarra Park, inspired by significant Indigenous and non-Indigenous sporting figures.
- Exploring opportunities to name Yarra Park's unnamed pathways in consultation with Wurundjeri Woi-wurrung.
- Recognising the intrinsic link between the Melbourne Cricket Ground and Yarra Park.

Celebration Space

Investigate opportunities to establish a new celebration space that honours the site's importance as a place for gathering and celebration. This space will be available for Wurundjeri Woi-wurrung gatherings and smoking ceremonies, providing a meaningful location for cultural practices. Additionally, it will serve as a communal area where people can meet up before events, fostering a sense of community and connection.

Conservation Management Plan

Prepare a Conservation Management Plan for Yarra Park to specifically identify the significance of elements within the park and guide the future management and conservation of the park. This document would review and draw on the content of the *Yarra Park Melbourne Conservation Analysis* which was prepared by John Patrick and Bryce Raworth in 2001.

3.3.4. Trees and Landscape

Shade trees

Introduce new tree planting to provide shade in accessible areas throughout the park, in consultation with the Wurundjeri Woi-wurrung and Heritage Victoria. This initiative will focus on areas such as the northern recreation space, popular picnic spots, and locations near park furniture. Trees will be strategically placed to preserve the open space and landscape significance of the park. Tree selection should align with the principles set out in the Tree Management and Replacement Strategy.

Indigenous Understorey Planting

Introduce indigenous understorey planting in appropriate locations and in consultation with the Wurundjeri Woi-wurrung Traditional Owners.

Tree Management and Replacement Strategy

Prepare a Tree Management and Replacement Strategy specific to Yarra Park. A particular focus for the strategy will be to prepare a detailed replacement plan for trees audited as most likely to need replacing over the next 10 years. The Tree Management and Replacement Strategy should:

- Establish ongoing proactive management processes that utilise best practice.
- Develop a tree removal and replacement plan for Yarra Park. As part of this work, review tree population and develop prioritisation approach for tree removals.
- Review the palette of species used within the park with the aim to plant the right tree in the right place.
- Include a short list of options for 'climate resilient' species, which can be used as replacement options where required.
- Develop a tree avenue maintenance schedule to monitor tree avenue health, age, condition, and ongoing landscape value.
- Maintain an asset management system that relies on data collection and analysis to inform decisions about tree care, ensuring efficient resource allocation and cost-effectiveness.

3.4. MASTER PLAN

The Master Plan is a graphic illustration which is comprised of a combination of existing park features and spatially located Master Plan opportunities.

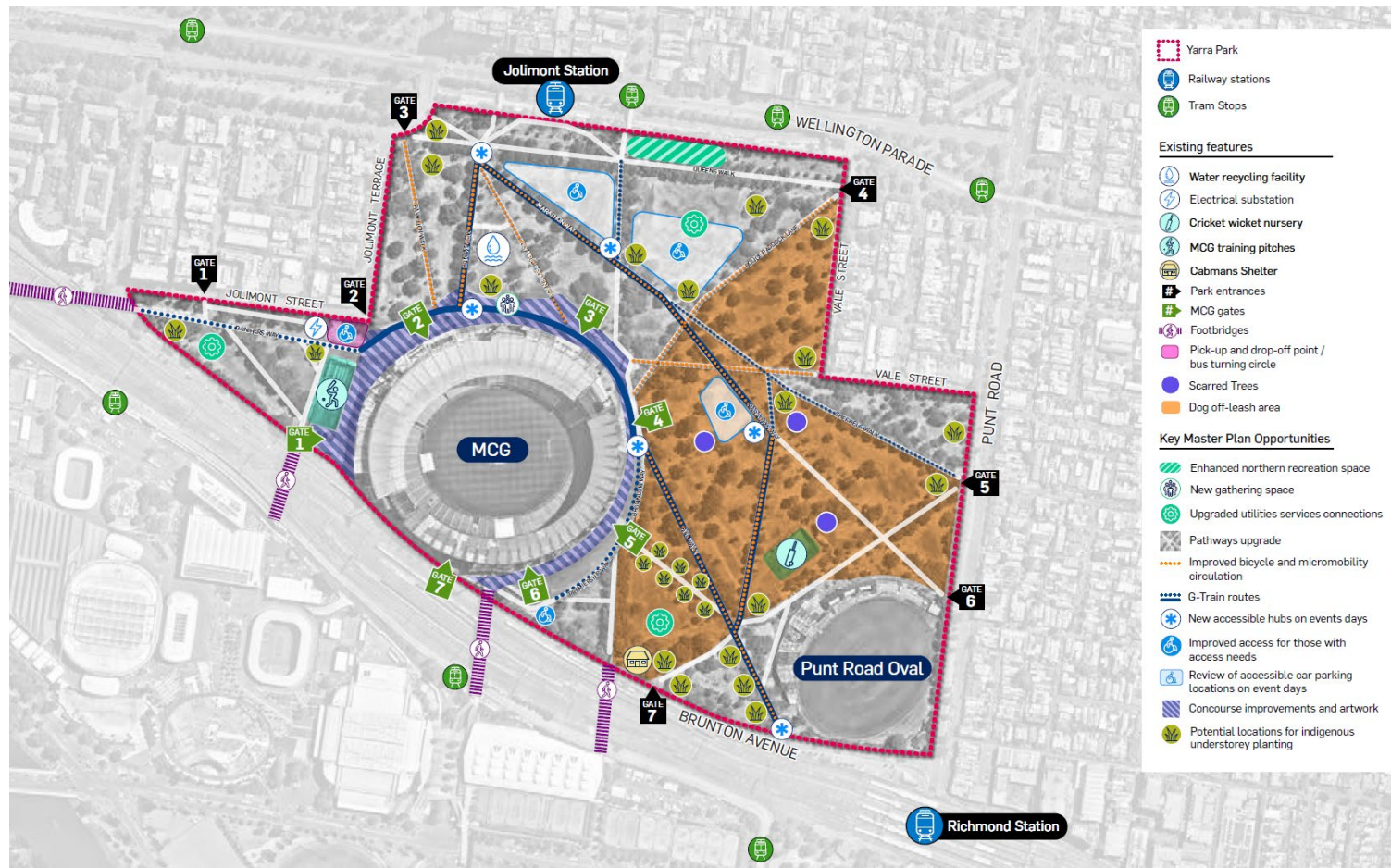


Figure 3 – Yarra Park Master Plan

4. PLANNING SCHEME AMENDMENT

The Amendment proposes to modify the Melbourne Planning Scheme to apply the Specific Controls Overlay (SCO) to the land to facilitate the delivery of the opportunities identified in the Yarra Park Master Plan. Changes at Yarra Park will be conducted in an integrated manner in accordance with the associated incorporated document titled 'Yarra Park Master Plan 2025'.

The Minister for Planning is the Responsible Authority for Yarra Park. Consistent with pre-application discussions with Department of Transport and Planning, a SCO and an Incorporated Document is sought to create an overarching approval to streamline the approvals process for works within Yarra Park. It is intended that the Incorporated Document will require the lodgement of further details to demonstrate that the proposed works are generally in accordance with the Master Plan.

4.1. INCORPORATED DOCUMENT

The proposed Incorporated Document will broadly allow the use and development of land to implement the Yarra Park Master Plan 2025 including but not limited to parkland improvements, landscaping and planting, pathway upgrades, park furniture and amenities, public lighting, hostile vehicle mitigation, directional, interpretive and information signage, and utilities upgrades.

The Incorporated Document will deliver clarity for the responsible authority, MCC, stakeholders and the public in relation to the information needed to support planned works.

The Incorporated Document will stipulate that works should be generally in accordance with and related to the Yarra Park Master Plan 2025.

4.2. CONDITIONS

The approved Incorporated Document will require plans for endorsement and these plans must comply with the conditions of the document. Broadly the conditions will require the submission of further details relating to the following opportunities:

- Northern Recreation Space
- Gathering Space
- Celebration Space
- Concourse Improvements
- Pathway Improvements
- Night-time Strategy
- Crowded Places Safety Strategy
- Bicycle and micromobility circulation and safety
- Park Furniture Suite
- Arts and Culture Strategy
- Conservation Management Plan
- Car Parking Strategy
- Event Management Strategy
- Tree Management and Replacement Strategy
- Signage (Information and Wayfinding) Suite
- Advertising Signs
- Advertising Signage Strategy

In addition to the conditions, the Incorporated Document includes a list of exemptions for which planning approval is not required. The list generally includes landscaping and minor buildings and works consistent with the exemptions applicable to the underlying Public Park and Recreation Zoning of the site.

5. CONSULTATION & ENGAGEMENT

Consultation has guided the preparation of the Yarra Park Master Plan 2025. Each phase is detailed below.

5.1. FOUNDATIONAL CONSULTATION

The development of the Master Plan began with a detailed review of the challenges and issues experienced by both users of Yarra Park, and the MCC as caretaker of Yarra Park. These issues covered a range of functional, operational and managerial concerns, and formed the beginning of the opportunities to be considered.

A mixed-method community and stakeholder engagement program, consisting of online and face-to-face activities, reached 536 participants with varying levels of interest in the Yarra Park project. The engagement aimed to gather feedback on user experiences, community aspirations, and stakeholder issues related to recreation, transport, parking, accessibility, passive use, culture and heritage, and events.

The engagement activities, conducted from 3 January to 1 March 2023, included an online survey, community pop-ups, workshops, and interviews. Key findings from the engagement highlighted the top five improvement ideas: enhancing lighting for evening use, providing more or upgraded public toilets, adding more seating, picnic tables, and shelters, improving tree conditions and planting more trees, and upgrading pathways for pedestrians and cyclists.

Feedback was analysed within four themes of the Master Plan:

1. **Parkland and Amenity:** More public toilets, upgraded playgrounds, additional seating and shelters, more recycling bins, drinking fountains, and photo opportunities for tourists.
2. **Safe and Secure Access:** Improved pathways and lighting, better facilities for people with mobility restrictions, upgraded car/bus zones, and enhanced signage and wayfinding.
3. **Heritage and Place:** Increased Indigenous planting, information on Indigenous heritage and European settlement, and changes in celebrating sporting heroes.
4. **Trees and Landscape:** More tree planting, improved tree conditions, and increased shade coverage.

5.2. CONFIRMATION OF DIRECTION

As the development of Yarra Park Master Plan has progressed, several stakeholders have been consulted to gather input on future aspirations and high-level opportunities for Yarra Park.

Through this process, the list of Master Plan opportunities was refined to ensure that the projects identified were appropriate and genuinely deliverable.

Meetings were held with the following key stakeholders:

- City of Melbourne
- Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation
- Heritage Victoria
- MCG Trust
- Yarra Park Advisory Committee
- Department of Transport and Planning (DTP)
- Department of Energy, Environment and Climate Action (DEECA)
- Office of the Victorian Government Architect (OVGA)
- Department of Jobs, Skills, Industry and Regions (DJSIR).

6. PLANNING POLICY CONTEXT

The policy framework for the site is established by the planning controls and policies contained within the Melbourne Planning Scheme, associated reference documents and other relevant strategic reports and objectives.

The site is afforded extensive policy guidance. Planning for the area has evolved and been refined over the decade, particularly since the incorporation of the 'Yarra Park Master Plan' into the Melbourne Planning Scheme in 2010.

This section provides an overview of relevant policy and strategy, summarising or detailing policies and strategies as necessary to inform the assessment section of this report.

6.1. YARRA PARK MASTERPLAN 2010

6.1.1. Yarra Park Master Plan 2010

In 2010, the 'Yarra Park Master Plan September 2010' (2010 Master Plan) was incorporated into the Melbourne Planning Scheme through references under Clause 51.01 (Specific Sites and Inclusions).

The 'Yarra Park Master Plan Area Plan September 2010' shows the site as two precincts:

- *Precinct 1: Yarra Park Reserve, Melbourne Cricket Ground and Richmond Cricket Ground/Punt Road Oval.*
- *Precinct 2: Wellington Parade South, Wellington Park and Jolimont Reserve (in part only)*

The key objectives and implementation actions of the 2010 Master Plan include the provision of an underground water recycling facility, landscape upgrades such as tree and grass reinvigoration, avenue renewal, improvements to park entrances, and upgrades to site furniture, signage and community facilities.

It is fair to say however that many of the proposed detailed outcomes of the 2010 Master Plan have not been achieved. The Avenue Upgrade Replacement Plan for example, provided the opportunity for a significant increase in trees along existing avenues and the introduction of additional avenues – these outcomes have not occurred.

However, many principles established in the 2010 Master Plan remain relevant to the planning of Yarra Park today. The new Yarra Park Master Plan aims to build on these principles and addresses new issues that have emerged since the 2010 Master Plan was prepared.

6.1.2. Yarra Park Master Plan Incorporated Document (2010)

Notwithstanding the planning controls identified in later sections of this report, Yarra Park is primarily governed by the *Yarra Park Master Plan Implementation September 2010*, an Incorporated Document in the schedule to Clause 51.01 of the Melbourne Planning Scheme.

For Precinct 1, the Incorporated Document allows:

The use and development of land to implement the 'Yarra Park Master Plan September 2010' including, but not limited to, Utility installation (Water Recycling Facility) and associated infrastructure (service vehicle access arrangements and the water diversion, treatment, storage and reticulation systems) and parkland improvement works including, but not limited to, landscaping and planting, soil conditioning, paths, park furniture, directional, interpretive, and information signage, and public lighting generally in accordance with the 'Yarra Park Master Plan September 2010' endorsed as part of this Incorporated Document and subject to conditions in this Incorporated Document.

For Precinct 2, located outside of the traditional Yarra Park boundaries, the Incorporated Document allowed the installation of infrastructure works to support the water recycling facility at Yarra Park. These works have now been completed.

The incorporated document includes a range of conditions required to be met to facilitate the specifically identified works.

6.2. STRATEGIC PLANS

6.2.1. Plan for Victoria (DTP, 2025)

Plan for Victoria is a community-led strategic land use plan for Victoria. that will guide the development of the state over the next 30 years. This plan has been built upon and will replace Plan Melbourne 2017-2050.

Plan Melbourne recognises Melbourne Central City as the *state's central location for commercial, retail and entertainment, with major residential, sporting and cultural infrastructure and activities.*

Plan for Victoria also seeks to protect the Birrarung (Yarra River) and recognises the Birrarung as a connected, living natural entity with cultural and spiritual importance to the Wurundjeri Woi Wurrung and Bunurong people.

More broadly Plan for Victoria recognises the need to invest in open spaces, parks and reserves.

The plan includes enhancing transport infrastructure, such as expanding rail, tram, and bus networks, aims to reduce congestion and improve accessibility. These outcomes will provide options for people to utilise sustainable and active transport modes to visit Yarra Park.

6.2.2. Plan Melbourne 2017-2050 (DELWP, 2017)

Plan Melbourne remains a reference document within State Policy and a Background Document in Clause 72.08 of the Melbourne Planning Scheme until such time as Plan for Victoria is integrated into the scheme.

Plan Melbourne recognises the need to invest in Melbourne's key sporting precincts, to ensure Melbourne remains an attractive, liveable and prosperous city.

Key directions include:

- Direction 4.1 – Create more great public places across Melbourne
- Direction 4.2 – Build on Melbourne's cultural leadership and sporting legacy
- Direction 4.4 – Respect Melbourne's heritage as we build for the future
- Direction 5.2 – Deliver social infrastructure to support strong communities

- Direction 5.4 – Deliver local parks and green neighbourhoods in collaboration with communities
- Direction 6.4 – Make Melbourne cooler and greener

Plan Melbourne expressly recognises that *Melbourne's liveability and reputation draw on its cultural and sporting events and precincts. Iconic venues such as the Melbourne Cricket Ground and the Melbourne Arts Centre are integral to the city's identity.*

6.2.3. Council Plan 2021-25 (City of Melbourne, 2021)

City of Melbourne City of Possibility is Council's key strategic document, describing the vision for the future of Council and community. This vision is guided by six objectives:

- **Economy of the future:** The city economy is resilient and fully recovered from COVID-19, supporting existing and new businesses, increasing economic participation, streamlining processes, and attracting events, making the central city a renowned destination for tourism, business, study, and living.
- **Melbourne's unique identity and place:** Melbourne's environment, parks, and waterways are well-managed, heritage is protected, new developments exhibit design excellence, and diverse communities are celebrated.
- **Aboriginal Melbourne:** Governing with First Peoples propels Melbourne forward as an Aboriginal city, promoting First Peoples' identity, educating the community, driving economic growth, and involving First Peoples experts in sustainable land management and 'Caring for Country' principles.
- **Climate and biodiversity emergency:** Melbourne leads globally in climate action by transitioning to zero net emissions, eliminating waste through circular economies, showcasing sustainable design, protecting communities from extreme weather, and enhancing biodiversity, green spaces, and water quality.
- **Access and affordability:** City activities, including events, arts, and culture, are accessible and affordable for everyone, ensuring people with disabilities feel welcome and have equal access.

- **Safety and wellbeing:** All people feel safe and included in Melbourne's economic, visitor, and community life, with strengthened social connections, zero tolerance for violence and discrimination, support for healthy lifestyle choices, and a safe, efficient transport network.

6.2.4. Other Strategies

Other strategies of the City of Melbourne that may impact the Yarra Park Master Plan include:

- The Melbourne Advantage – Economic Development Strategy 2030 (City of Melbourne, 2025)
- Open Space Strategy (City of Melbourne, 2012)
- Urban Forest Strategy: Making a Great City Greener 2012-2032 (City of Melbourne, 2011)
- Experience Melbourne 2028 – A Destination Management Plan for Melbourne's Visitor Economy (City of Melbourne, 2024)

7. MELBOURNE PLANNING SCHEME

A summary of the key controls and policies is provided below.

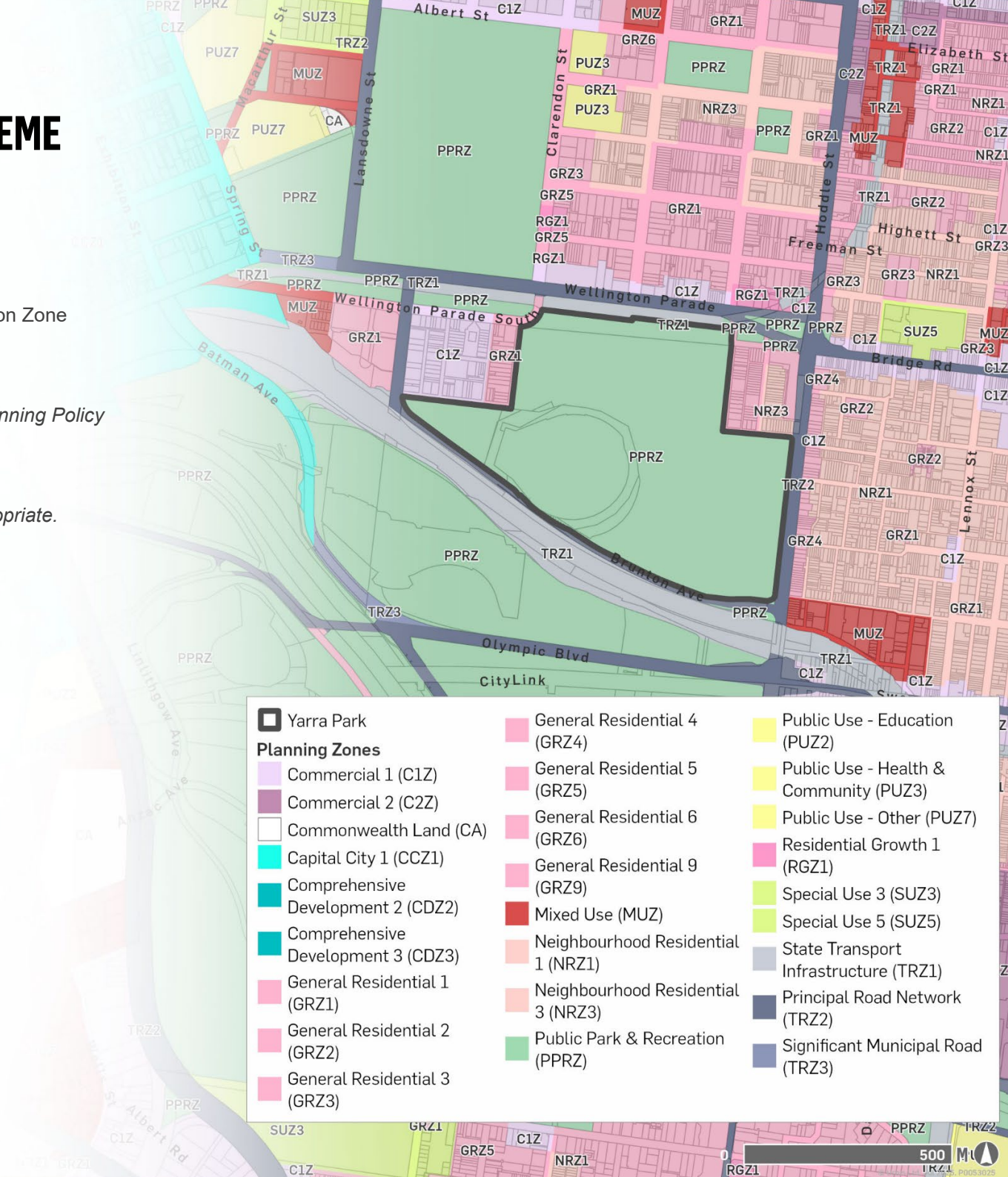
7.1. ZONE

Public Park and Recreation Zone

The subject site is located within the Public Park and Recreation Zone (PPRZ).

The purpose of the Public Park and Recreation Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.
-



7.2. OVERLAYS

7.2.1. Heritage Overlays

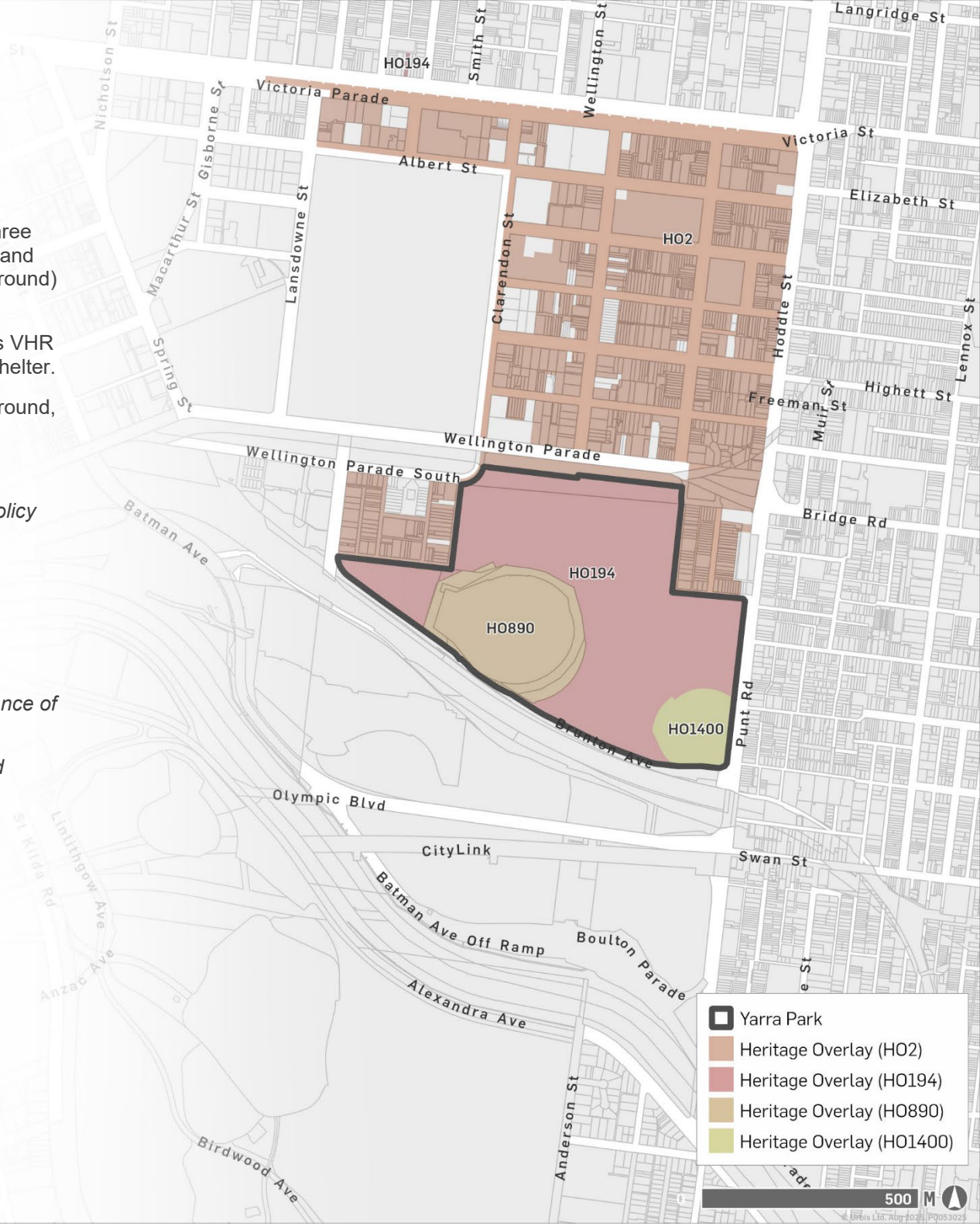
The Melbourne Planning Scheme identifies that Yarra Park contains three places of local heritage significance comprising of HO194 (Yarra Park and Former Grand Rank Cabman's Shelter), HO890 (Melbourne Cricket Ground) and HO1400 (Punt Road Oval).

HO194 is also subject to two Victorian Heritage Register (VHR) listings VHR H2251: Yarra Park and VHR H0849: Former Grand Rank Cabman's Shelter.

HO890 is subject to the VHR listing VHR H1928: Melbourne Cricket Ground, as well as being subject to the National Heritage List.

The purpose of the heritage overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.



7.2.2. Specific Controls Overlay

A Special Controls Overlay (Schedule 33) applies to Punt Road Oval and its immediate surrounds, as part of the incorporated document Punt Road Oval Redevelopment – Part Crown Allotment 2114 at East Melbourne City of Melbourne Parish of Melbourne North, June 2022.

The purpose of the specific controls overlay is:

- *To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.*

The purpose of this incorporated document is to:

Permit the use and development of the land for the purposes of sport or recreation, social, administrative and educational activities, including associated ancillary temporary and permanent activities, sale and consumption of liquor and signage associated with the sports ground and football club.

Work has commenced on the upgrade of Punt Road Oval which seeks to facilitate the continued use of the land as the home for Richmond Football Club (RFC).

The redevelopment seeks to:

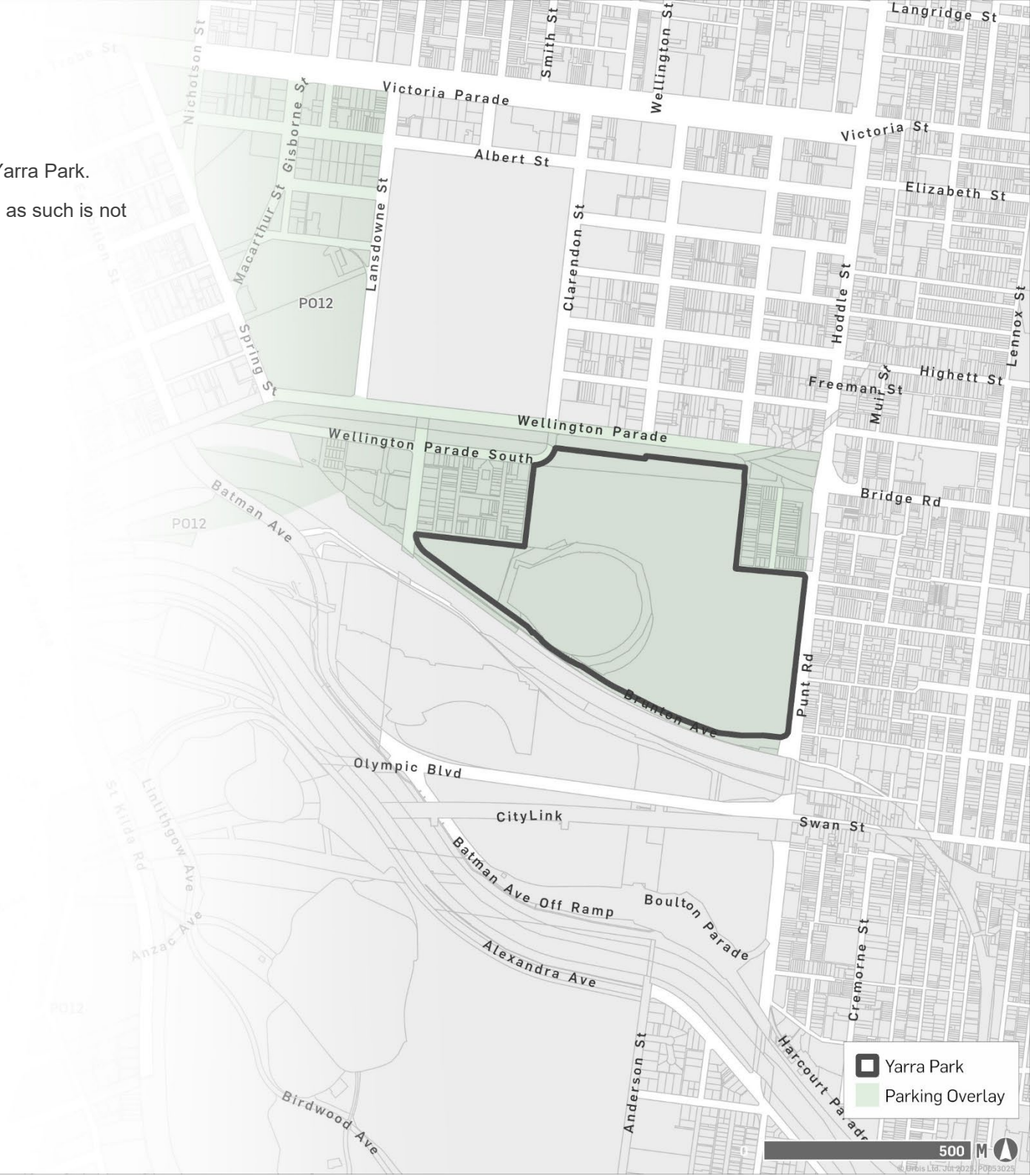
- Expand and realign the existing oval, creating an oval which matches the dimensions of the MCG, enabling a fit for purpose elite professional training facility for the men's team and a venue suitable to host Richmond's Australian Football League Women's (AFLW) and Victorian Football League (VFL) home games.
- Demolish the existing Jack Dyer Stand and replace with a new grandstand that will meet relevant safety standards for public events and can accommodate over 5,000 spectators and media facilities.
- A central purpose-built facility (William Cooper Centre) which has the capacity to continue to grow and foster the cultural and community organisations to which the RFC has ties, including the Korin Gamadji Institute, the Melbourne Indigenous Transition School, and the Bachar Houli Foundation.



7.2.3. Parking Overlay

A Parking Overlay – Schedule 12 applies to the entirety of Yarra Park.

This schedule only applies to residential developments, and as such is not relevant to development within Yarra Park.



7.2.4. Environmental Significance Overlay

The purpose of the environmental significance overlay is:

- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

The ESO2 applies to the avenue of English Elm trees within the north of Yarra Park which interface with Yarra Park Playground and Jolimont Station, and the River Red Gum tree situated to the east of the MCG. The purpose of the ESO2 is to protect and preserve identified trees that are of exceptional significance which have been determined to contribute to the character and culture of the local area and are of value to the urban forest ecosystem.

The Yarra Park Master Plan recognises that environmental values apply to Yarra Park and appropriately manages these through tree management and strategic replacement.



7.2.5. Area of Aboriginal Cultural Heritage Sensitivity

The majority of Yarra Park is situated within an Area of Aboriginal Cultural Heritage Sensitivity.

According to the Aboriginal Heritage Regulations 2018, these areas are defined based on landforms and soil types where Aboriginal places are more likely to be located.

Under the Aboriginal Heritage Act 2006, this designation is one of two factors in determining the trigger for a Cultural Heritage Management Plan (CHMP). A CHMP is required when a 'high impact activity' is planned in an area of 'cultural heritage sensitivity'.

This ensures that where relevant, proposed developments or activities within these areas undergo a thorough assessment to protect and manage potential impacts on Aboriginal cultural heritage.

The approval of the Master Plan does not negate the need for ongoing approvals under the Aboriginal Heritage Act.



7.3. MUNICIPAL PLANNING STRATEGY

The Municipal planning strategy (MPS) sets out the vision and strategic direction for the municipality. The MPS includes the following key matters which are relevant in considering the proposal:

The vision for the City of Melbourne is to be a bold, inspirational and sustainable city. Clause 02.03 Strategic Directions of relevance include:

- **02.03-1 Settlement** – describes measures to manage the city's growth over the next 30 years while preserving established residential areas. Council aims to develop potential urban renewal areas, ensure development aligns with future renewal plans, and support incremental growth in areas needing renewal.
- **02.03-2 Environmental and landscape values** – aims to protect and enhance the city's parks, waterways, and biodiversity by promoting sustainable land use, preserving indigenous vegetation, and ensuring open spaces support both environmental and recreational functions.
- **02.03-3 Environmental risks and amenity** – promotes climate-resilient development and manages the balance between industrial operations and residential amenity, while supporting beneficial non-residential uses.
- **02.03-4 Built environment and heritage** – protects and enhances Melbourne's distinctive character and heritage, by ensuring new developments respect and add to the urban environment, promoting sustainable development, and managing the built environment to support public wellbeing, active street frontages, and resilience to climate change impacts.
- **02.03-6 Economic development** – supports Melbourne's economic prosperity by reinforcing its role as Victoria's principal commerce centre, promoting innovation, ensuring the viability of business areas, and encouraging the growth of tourism and creative industries, while maintaining local amenity and environmental standards.
- **02.03-7 Transport** – integrates transport with urban growth, prioritise sustainable transport modes, and enhance pedestrian and cycling networks to ensure efficient mobility and reduce traffic impacts, while supporting public transport as the primary access mode to the Central City.

- **02.03-8 Infrastructure** – supports community infrastructure by upgrading utilities, integrating new facilities with residential development, promoting education and health clusters, managing stormwater impacts, ensuring telecommunications infrastructure meets needs with minimal visual impact, and prioritising the maintenance, enhancement, and expansion of Melbourne's public open space network to preserve its character and accessibility.

Clause 11.03-6L-13 specifically talks to the Sports and Entertainment Precinct (refer Figure 1 overleaf).

Economic development strategies

- Ensure commercial uses in the Royal Botanic Gardens and Domain Parklands do not detract from the areas landscape qualities and amenity.
- Support the growth of sports and entertainment facilities commensurate with their state and national role.

Built environment and heritage strategies

- Protect key views to the Shrine of Remembrance and ensure that new buildings preserve its significance.
- Protect the beauty, cultural values and functionality of the Royal Botanic Gardens and Domain Parklands.

Transport strategies

- Develop and improve pedestrian links:
 - Between the entertainment and recreational attractions.
 - Between Birrarung Marr across the Yarra River to Alexandra Gardens.
 - From the Sports and Entertainment Precinct to areas to the north and east, especially Richmond Station and other public transport nodes.
- Support the extension of Spring Street to Brunton Avenue and the development of the triangle of land between this new link, Wellington Parade and west of Jolimont Road.
- Minimise the impact of car parking on Yarra Park by reducing vehicle access and car parking

Figure 4 – Sports and Entertainment Precinct



7.4. PLANNING POLICY FRAMEWORK (PPF)

The Planning Policy Framework (PPF) provides an outline to identify and guide planning and development matters. The PPF includes the following key matters which are relevant in considering the proposal

- Clause 15 – Built environment and Heritage** aims to create liveable and sustainable cities by integrating urban design, heritage, and energy efficiency, ensuring development responds to its context, protects significant sites, supports community wellbeing, promotes excellence in the built environment, and facilitates environmentally sustainable development resilient to climate hazards. This is reflected in a number of applicable strategies such as:
 - 15.01-1L-03 (Sunlight to public spaces) – Protect and enhance public spaces by ensuring development does not significantly reduce sunlight or cast excessive shadows, particularly during peak usage times, to maintain the enjoyment, sanctuary, and recreational opportunities of these areas.
 - 15.01-4S (Healthy neighbourhoods) – Create neighbourhoods that promote healthy, active living and community wellbeing by designing environments that encourage interaction, physical activity, and easy access to public spaces, transport, and amenities.
 - 15.01-5S (Neighbourhood character) – Recognise, support, and protect neighbourhood character, cultural identity, and sense of place by ensuring development respects or enhances the existing or preferred character, aligns with housing density goals, and responds to local context and valued features.
 - 15.03-1S (Heritage conservation) – ensure the conservation of places of heritage significance by identifying and protecting these sites, encouraging respectful development, retaining and restoring contributory elements, maintaining appropriate settings, and supporting adaptive reuse of heritage buildings.
 - 15.03-1L-02 (Heritage) – encourage high-quality contextual design for new development that avoids replicating historic forms, retain the full three-dimensional fabric of buildings, enhance heritage places through restoration, and protect significant views and vistas to these sites.

- 15.03-2S (Aboriginal cultural heritage) – ensure the protection and conservation of places of Aboriginal cultural heritage significance by identifying and documenting these sites in consultation with Registered Aboriginal Parties, protecting both pre-contact and post-contact heritage places, and aligning permit approvals with Cultural Heritage Management Plan recommendations.
- **Clause 17 – Economic development** aims to support a strong and innovative economy by ensuring all sectors contribute to economic prosperity, fostering growth through strategic land use, and resolving conflicts to help each region build on its strengths and achieve its economic potential.
 - 17.04-1S (Facilitating tourism) – encourage tourism development to maximise economic, social, and cultural benefits by promoting well-designed facilities, ensuring transport access, preserving and enhancing local assets, creating innovative experiences, and supporting investment to meet tourism demand and growth.
 - 17.04-1R (Tourism in Metropolitan Melbourne) – maintain and develop Metropolitan Melbourne as a desirable tourist destination by enhancing city precincts, revitalising the retail core, supporting arts and culture, improving public facilities and transport infrastructure, ensuring safety, and providing information and leisure services.

7.5. PROVISIONS

Particular and General provisions relevant to this proposal include:

- Clause 52.05 – Signs: aims to regulate land development for signs and associated structures, ensuring they are compatible with the area's amenity and visual appearance, do not contribute to visual clutter or disorder, and do not negatively impact the environment, road safety, or efficiency.
- Clause 52.06 – Carparking: Seeks to ensure the provision of appropriate car parking to meet the differing requirements of land uses and that car parking does not adversely affect the amenity of the locality. Clause 52.06 also seeks to promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- Clause 52.34 – Bicycle Facilities: Seeks to encourage cycling as a mode of transport by ensuring the provision of appropriate bicycle facilities and associated shower and change facilities.
- Clause 65 – Decision Guidelines: Outlines that the responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

8. ASSESSMENT

The following sections of this report provide an assessment of the Master Plan against the relevant statutory and strategic provisions of the Planning Scheme having regard to the site's physical context.

This assessment focuses on the appropriateness of the following key matters:

1. Strategic justification
2. Operational improvements
3. Cultural heritage
4. Heritage
5. Design
6. Transport
7. Access and inclusion
8. Trees and landscape

Each of these matters is dealt with in turn below.



8.1. STRATEGIC JUSTIFICATION

Planning Practice Note 46 (PPN46) provides *Strategic Assessment Guidelines for Preparing and Evaluating Planning Scheme Amendments*, which are to be considered by the planning authority to evaluate a proposed planning scheme amendment, as relevant to the proposal.

A detailed assessment of the Strategic Assessment Guidelines is provided in Appendix A. A summary of the key context is as follows.

The amendment is necessary to implement the Yarra Park Master Plan 2025, which seeks to enhance the use and functionality of Yarra Park. It will clarify planning approval responsibilities and streamline the approval process for the Master Plan's implementation. The SCO41 is applied to the site to support the Master Plan's vision.

- This amendment replaces the Yarra Park Master Plan 2010 currently referenced in the Melbourne Planning Scheme. It aligns with the objectives of planning in Victoria as outlined in section 4(1) of the Planning and Environment Act 1987 (PE Act) and addresses environmental, social, and economic impacts.
- Furthermore, the amendment supports the directions within the Plan Melbourne strategy (DELWP, 2019) and will advance many of the key policy directions in the adopted Plan for Victoria (DTP, 2025).

Yarra Park is included in Melbourne's Sports and Entertainment Precinct. Policies are directed towards strengthening this precinct as Victoria's premier sport, recreation and entertainment destination, which the amendment will facilitate.

- Moreover, the amendment supports and implements relevant clauses within the State Planning Policy Framework and the Municipal Strategic Statement, specifically around heritage policy, tourism, biodiversity and economic development.

8.2. OPERATIONAL IMPROVEMENTS

The majority of the opportunities identified within the Master Plan respond to operational inadequacies within the park.

8.2.1. Northern recreation space

Yarra Park has historically been a passive park, meaning that with the exception of the MCG and Punt Road Oval and their associated facilities, the park is not utilised for organised sport and recreation. The park's northern recreation space, near Jolimont Station, has been identified as needing improvement. The Active Recreation Precinct Recommendations Report prepared by InsideEDGE recommends that the Master Plan look at opportunities to redevelop the northern recreation space to create an intergenerational facility that is a destination and caters for a range of age groups.

The existing playground and picnic facilities are tired and need an upgrade so that they can cater to everyone. In addition to upgraded play equipment and picnic and barbeque facilities, the Master Plan proposes to add outdoor fitness equipment and a bicycle and wheelchair maintenance hub.

At present, the only public toilet facility within Yarra Park is on the external façade of the MCG between Gate 3 and Gate 4. This is located some distance from the northern recreation space, too far away for families with young children and those with access needs. As part of the Stage 1 consultation, the responses highlighted a desire to have a dedicated public toilet located within Yarra Park. The Master Plan proposes a new public amenities block within the northern recreation space. The Master Plan includes some design principles for the public amenities block, including that it would be carefully designed to:

- Respond to its location within Yarra Park.
- Be visible, whilst avoiding obtrusive visual impacts on the landscape character.
- Strike a balance between providing adequate facilities and minimising its footprint.
- Provide accessible, all gender facilities.
- Have good natural surveillance.

The provision of upgraded facilities within the northern recreation space is directly aligned with Melbourne Planning Scheme Clause 15.01-4S (Healthy neighbourhoods) which promotes healthy, active living and community wellbeing by designing environments that encourage interaction, physical activity, and easy access to public spaces and amenities. It also directly responds to Clause 02.03-8 (Infrastructure) which aims to prioritise the maintenance and enhancement of Melbourne's public open space network to preserve its character and accessibility.

Given the existing use of this part of the park and the synergies with proximity to residential neighbourhoods, it was determined that this remained the most appropriate location within the park for this activity.

8.2.2. Gathering space

In event mode, Yarra Park becomes a hive of activity as people travel to and from the MCG. The concourse gets especially busy, and there are limited identified meeting points. A new gathering space is proposed at the edge of the concourse near Gate 3 that can provide a centralised meeting point and refuge from crowds on event days.

The area would be carefully designed to respond to its position where the concourse and the park meet, providing minimally designed built form that blends into the surrounding park landscape. On non-event days there is an identified need to provide a meeting point for school and visitor groups who are touring Yarra Park, the MCG or visiting the Australian Sports Museum (which is entered via this gate). The gathering space would serve as a location for these groups to gather.

The Master Plan includes some design principles for the gathering space, including that it would be designed to:

- Appropriately respond to its context as a junction between the concourse pathways and Yarra Park.
- Appropriately respond to the heritage significance of the MCG and Yarra Park.
- Limit significant additional hard infrastructure.
- Include accessible seating.
- Incorporate CPTED principles.

The incorporation of a new gathering space for Yarra Park is aligned with Clause 02.03-8 (Infrastructure) which aims to prioritise the maintenance and enhancement of Melbourne's public open space network to preserve its character and accessibility.

8.2.3. Events

Yarra Park and the MCG are synonymous with major Australian sporting events including the AFL Grand Final and the Boxing Day Test. In recent years it has also hosted major international stadium tours including Taylor Swift and Ed Sheeran. During those events, Yarra Park is transformed into an overflow event space, hosting thousands of revellers attending the events and soaking up the atmosphere before and after the show.

A number of opportunities have been identified in the Master Plan that would help to ensure that Yarra Park can continue to successfully host such events, including:

- Events Management Strategy
- Upgraded utility services connections

An Events Management Strategy will be developed to guide the future management of events within the Park. The Plan would aim to reduce the administrative burdens on stakeholders, including Heritage Victoria, when such events are held. The Events Management Strategy would be prepared to:

- Ensure effective landscape management.
- Identify the most suitable locations for events.
- Establish a more streamlined event approval process, including by identifying a suite of permit exemptions, to reduce administrative burdens on responsible authorities.

A key focus of the Master Plan is to move away from ad hoc or temporary event solutions and embed permanent utilities infrastructure that supports both daily and peak operations. This approach would reduce the reliance on temporary generators and improve the efficiency of event set-up and pack-down, while also limiting noise and disruption for surrounding communities. As part of this opportunity, selected paddocks would receive underground utilities upgrades to ensure events can run smoothly in those locations.

Only some of the paddocks have been identified for this utility service upgrade.

The above opportunities are aligned with a series of strategic documents including Plan Melbourne which communicates a desire to build on Melbourne's cultural leadership and sporting legacy (Direction 4.2), City of Melbourne's Economic Development Strategy 2030 which prioritises activation of the city with world-class events and sustaining a vibrant experience economy (Strategic Pillar 3).

City of Melbourne's Council Plan 2021-25 also acknowledges the importance of attracting events making the central city a renowned destination for tourism, business, study, and living (Economy of the future).

8.2.4. Lighting

A range of opportunities have been proposed to respond directly to safety concerns, one of which is Yarra Park at night.

The night-time character of Yarra Park is a key consideration in supporting its role as both a high-profile event precinct and an everyday public park. After dark, the park continues to serve a diverse range of users – including spectators, commuters, and local residents – which places importance on creating a safe, legible, and welcoming environment at all times. The Master Plan identifies opportunities to enhance the night-time experience of Yarra Park through a coordinated approach to lighting, wayfinding, and public amenity.

Night-time design interventions will be carefully integrated into the park landscape, with a focus on low-glare, energy-efficient, and context-sensitive solutions that protect heritage elements and minimise ecological impacts.

The integration of lighting with utility upgrades presents an opportunity to streamline servicing and improve the park's operational readiness after dark. Integrated lighting elements can provide subtle cues for movement while contributing to the park's character. These elements will be designed to be robust, functional, and compatible with Yarra Park's landscape and cultural values.

A deliberate focus on after-dark use ensures the park continues to be a welcoming and safe place for all, supporting broader goals around equitable access, public life, and the city's evening economy, consistent with Plan Melbourne, Plan for Victoria, City of Melbourne's Council Plan 2021-25 and

Economic Development Strategy 2030 and Clause 17 of the Melbourne Planning Scheme.

8.2.5. Crime Prevention Through Environmental Design

Major events at the MCG and Yarra Park regularly attract large crowds, presenting security risks, including from potential hostile vehicles. The Australian Government maintains that it is principally the responsibility of owners and operators to protect their sites from such risks.

The existing perimeter infrastructure presents potential exposure to vehicle threats from adjacent roads such as Jolimont Terrace, Vale Street, and Brunton Avenue. It is noted that this vulnerability is typically associated with 'event mode' when the site and wider precinct experience significant crowding.

The Master Plan identifies opportunities to enhance safety by implementing vehicle protection strategies that are sensitive to the precinct's cultural and built-form heritage.

These strategies are pursuant to achieving the following safety objectives for Yarra Park areas:

- Protection of people entering and leaving the MCG – i.e. primary pathways, including routes to and from:
 - Jolimont Station
 - Richmond Station
 - CBD (via William Barak Bridge).
- Protection of people during event activations within Yarra Park.

Vehicle protection elements may include functional items such as seating, landscaping, trees, lighting, and wayfinding, which support parkland and amenity objectives while contributing to the overall site protection. Where protection measures are located at the park perimeter, these are proposed to integrate with the existing site aesthetic but be designed to achieve a higher level of vehicle impact resistance.

Opportunities that will improve safety for park users are aligned with the outcomes set out at Clause 17.04-1R (Tourism in Metropolitan Melbourne) to

maintain and develop Metropolitan Melbourne as a desirable tourist destination by supporting arts and culture, improving public facilities and ensuring safety.

8.2.6. Pathways and Concourse

During the Stage 1 consultation on the Master Plan, 'improve pathways for pedestrians and cyclists' was identified as the highest priority improvement idea by those who participated. This stems from clear concerns about the adequacy of the pathways which are often uneven and regularly cause slips, trips and falls. The Master Plan includes opportunities that aim to enhance the safety of the pathways, without proposing changes that would disrupt the rhythm of the existing pathways or sight lines.

- In the same vein, the area of granitic sand on the northern side of the MCG is also the subject of some safety concerns. An opportunity is included to investigate options to replace the granitic sand with another material to improve safety.

8.2.7. Park furniture suite

The Master Plan identifies an opportunity to review the existing park furniture within Yarra Park and prepare a bespoke Yarra Park outdoor park furniture design suite. The suite would, as a minimum:

- Include preferred designs for universally accessible picnic tables, bench seating, drinking water fountains, bins and dog-walking facilities.
- Identify opportunities to upgrade existing facilities with universally accessible alternatives.
- Identify targeted locations for the installation of a limited number of new facilities.
- The suite would be prepared in consultation with City of Melbourne and Heritage Victoria.

8.2.8. Signage suite

The Master Plan proposes to review the existing regulatory and wayfinding signage throughout Yarra Park and develop a new signage suite for future upgrades. Wayfinding has been identified as an area that could be improved, both for event days and non-event days. The signage suite would create a framework for the installation of future signage, including permanent

wayfinding signage, temporary wayfinding signage for event days and information signage. The document would include a style and icon guide to ensure all signs are consistent and accessible and ensure that all new signs respond appropriately to their context within Yarra Park.

8.3. HISTORICAL RECOGNITION

A number of opportunities within the Master Plan respond to the history of Yarra Park. Yarra Park occupies the Traditional Country of the Wurundjeri Woi-wurrung. Aboriginal cultural heritage intersects with European heritage in Yarra Park, and the Master Plan aims to appropriately recognise and celebrate this important history. cultural heritage of Yarra Park, occupying the Traditional Country of the Wurundjeri Woi-wurrung.

8.3.1. Arts and Culture Strategy

The Master Plan identifies an opportunity to prepare a Arts and Culture Strategy that coordinates the storytelling of the history of Yarra Park, considering both Indigenous and historic values.

This Strategy will consider opportunities to celebrate the history of the park, including through:

- Investigating opportunities to introduce new statues and sculptures within Yarra Park, inspired by significant Indigenous and non-Indigenous sporting figures.
- Exploring opportunities to name Yarra Park's unnamed pathways in consultation with Wurundjeri Woi-wurrung.
- Recognising the intrinsic link between the Melbourne Cricket Ground and Yarra Park.

8.3.2. Scarred trees

The presence of scarred trees within the park serves as a reminder of Yarra Park's rich cultural heritage. The Master Plan takes measures to protect, enhance, and celebrate Yarra Park's existing scarred trees, highlighting their value and promoting awareness and respect among park visitors. Clear and informative signage will be installed to educate visitors about the cultural and historical significance of these scarred trees.

8.3.3. Concourse (art)

The Master Plan proposes to investigate opportunities to integrate artistic expressions by local artists into the concourse through:

- Surface treatments.
- Installation of dynamic feature lighting.
- The design of these treatments and lighting should also improve wayfinding and accessibility.

8.3.4. Celebration Space

The Master Plan proposes to investigate opportunities to establish a new celebration space that honours the site's importance as a place for gathering and celebration. This space will be available for Wurundjeri Woi-wurrung gatherings and smoking ceremonies, providing a meaningful location for cultural practices. Additionally, it will serve as a communal area where people can meet up before events, fostering a sense of community and connection.

8.3.5. Conservation Management Plan

The Master Plan proposes the preparation of a Conservation Management Plan for Yarra Park to specifically identify the significance of elements within the park and guide the future management and conservation of the park.

This document would review and draw on the content of the Yarra Park Melbourne Conservation Analysis which was prepared by John Patrick and Bryce Raworth in 2001.

8.4. TREES AND LANDSCAPING

Landscape is one of the three principles that underpin the Master Plan.

The landscape of Yarra Park will be preserved and enhanced, ensuring the ongoing historical character of the park, defined by remnant and newly planted indigenous vegetation, open spaces and historic tree-lined avenues.

The Yarra Park Master Plan incorporates opportunities to protect the landscape character Yarra Park. There is recognition however, that a proactive approach to the management of trees and landscape is required in the face of climate change.

8.4.1. Indigenous understorey planting

The Master Plan seeks to introduce indigenous understorey planting in appropriate locations and in consultation with the Wurundjeri Woi-wurrung Traditional Owners.

8.4.2. Shade Trees

The Master Plan looks to introduce new tree planting to provide shade in accessible areas throughout the park, in consultation with the Wurundjeri Woi-wurrung and Heritage Victoria. This initiative will focus on areas such as the northern recreation space, popular picnic spots, and locations near park furniture. Trees will be strategically placed to preserve the open space and landscape significance of the park. Tree selection should align with the principles set out in the Tree Management and Replacement Strategy

8.4.3. Tree Management and Replacement Strategy

Good tree management prioritises public safety, ecological principles and long-term sustainability. The Master Plan proposes the preparation of a Tree Management and Replacement Strategy specific to Yarra Park. A particular focus for the strategy will be to prepare a detailed replacement plan for trees audited as most likely to need replacing over the next 10 years. The Tree Management and Replacement Strategy should:

- Establish ongoing proactive management processes that utilise best practice.

- Develop a tree removal and replacement plan for Yarra Park. As part of this work, review tree population and develop prioritisation approach for tree removals.
- Review the palette of species used within the park with the aim to plant the right tree in the right place.
- Include a short list of options for 'climate resilient' species, which can be used as replacement options where required.
- Develop a tree avenue maintenance schedule to monitor tree avenue health, age, condition, and ongoing landscape value.
- Maintain an asset management system that relies on data collection and analysis to inform decisions about tree care, ensuring efficient resource allocation and cost-effectiveness.

8.5. TRANSPORT

The Yarra Park Master Plan incorporates opportunities to promote sustainable travel to, from and throughout the park.

8.5.1. Bicycle and micromobility circulation and safety

Yarra Park is a desirable cycling destination, accessible from all directions. Conflicts between pedestrians and cyclists present a risk of accidents, both on event and non-event days. The Master Plan proposes to investigate opportunities to undertake pathway upgrades to enhance safety by using surface contrasting measures where appropriate to separate pedestrians from cyclists and micromobility users. Additionally, introduce bike and micromobility calming measures in suitable locations, and incorporate improved lighting as part of the upgrade works to further promote safety.

8.5.2. Car parking review

A review of the use of Yarra Park for public car parking during events at the MCG and Melbourne Park is proposed by the Yarra Park Master Plan. This review will come together in a formal Car Parking Strategy document, to guide future outcomes relating to car parking. The remediation of the park's surfaces which have been damaged by vehicle parking will be a key outcome which will enhance the presentation and condition of the park.

8.5.3. Pick up and drop-off

A review of opportunities to provide dedicated private hire vehicle and kiss 'n ride pick-up and drop-off locations and additional taxi ranks at strategic locations within accessible distance of Yarra Park is proposed as part of the Master Plan.

8.5.4. Micromobility

The Master Plan seeks to ensure that Yarra Park continues to support and encourage the use of regular and electric bicycles, scooters and other forms of micromobility through provision of adequate parking, charging facilities, and shared schemes (where possible).

8.6. ACCESS AND INCLUSION

'Universal design' is one of the three principles that underpin the Master Plan. The principle highlights the importance of the park being able to meet the functional needs of all people by providing accessible, inclusive, safe, and well-maintained facilities.

While universal design principles are expected to be embedded in the delivery of all Master Plan opportunities, there are some specific opportunities that have been identified to directly respond to the need to improve accessibility in the park, including:

- Pathways – the park's sloping terrain and network of pathways add to its unique appeal but can also make getting around the park a challenge for some. A central feature of the Master Plan is to ensure that people of all ages and abilities can access and use the park. An opportunity relating to pathway upgrades intends to reduce the number of potential of trip and slip hazards.
- Park furniture – the development of a park furniture suite will ensure that park furniture and park facilities are universally accessible.
- Improved access for those with access needs – drop-off and pick-up locations at Jolimont Terrace and Brunton Avenue should be designed to cater for wheelchair users.
- G-Train – The G-Train Mobility Shuttle is a service offered by the MCG to ferry people with access needs to and from the MCG on event days. The Master Plan opportunities include a review of the G-Train route through the park to ensure that it takes the most appropriate pathways, limiting as much as possible potential conflicts with pedestrians. It will also consider opportunities to upgrade some pathways to have surface contrasting measures to separate pedestrians from the G-Train on event days, and cyclists and scooters on non-event days.
- Accessible car parking – Accessible parking locations will be reviewed to ensure that they are in the most appropriate locations, have level access to adjacent pathways, and are integrated with the G-Train accessible hubs and route.

The opportunities proposed by the Master Plan are aligned with the desired outcomes of Clause 02.03-8 (Infrastructure) of the planning scheme, where they would support community infrastructure and prioritise the maintenance, enhancement, and expansion of Melbourne's public open space network to preserve its character and accessibility.

9. DISCLAIMER

This report is dated October 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, MCC (**Instructing Party**) for the purpose of Planning Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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APPENDIX A

STRATEGIC ASSESSMENT GUIDELINES

Planning Practice Note 46 provides *Strategic Assessment Guidelines for Preparing and Evaluating Planning Scheme Amendments*, which are to be considered by the planning authority to evaluate a proposed planning scheme amendment, as relevant to the proposal. Each consideration is addressed in turn below.

WHY IS AN AMENDMENT REQUIRED?

The amendment is required to facilitate implementation of the *Yarra Park Master Plan 2025*. The Master Plan seeks to support the use of Yarra Park and promote various functional improvements including landscaping, pathway upgrades, park furniture and amenities, public lighting, hostile vehicle mitigation, signage, and utilities upgrades.

The amendment will clarify responsibilities for planning approval and will streamline the planning approval process to implement the Master Plan.

An amendment to the planning scheme is the most appropriate means of achieving the desired outcome for Yarra Park. The SCO41 is being applied to the site to support the vision of the *Yarra Park Master Plan 2025*.

The amendment replaces the existing *Yarra Park Master Plan 2010* currently referenced in the Melbourne Planning Scheme.

DOES THE AMENDMENT IMPLEMENT THE OBJECTIVES OF PLANNING AND ADDRESS ANY ENVIRONMENTAL, SOCIAL AND ECONOMIC EFFECTS?

Objectives of Planning

The Amendment would implement the objectives of planning in Victoria outlined within Section 4(1) of the *Planning and Environment Act 1987*, the following being of particular relevance to this proposal:

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land;*
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

(d) 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;

(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);

(g) to balance the present and future interests of all Victorians.

Environmental Effects

The Incorporated Document has been carefully designed to consider environmental considerations on the site and the site's interfaces and surroundings. Conditions are applied to the use and development permitted by the document to address any potential environmental impacts.

Before commencing works related to the 'gathering space', 'celebration space', and 'concourse upgrades', detailed plans, including a landscape plan, must be prepared. The preparation of a Car Parking Strategy is also required which, amongst other things, will address any disturbances to Yarra Park's surface caused by parking.

Furthermore, a Tree Management and Replacement Strategy is to consider options for 'climate resilient' species to be used as replacements where necessary. These measures ensure that the development is sensitive to the environment of Yarra Park.

Social Effects

The amendment will achieve social benefits as it will promote physical enhancements to the park to enable its continued use, not only as home of the MCG and Punt Road Oval, but also as a place providing peaceful retreat on non-event days.

The Master Plan envisages Yarra Park as a place that honours and celebrates the connections between country, culture, and history, while also serving as a vibrant space for community celebration and gathering.

An Arts and Culture Strategy to be required by the Incorporated Plan proposed under the amendment, will coordinate the storytelling of Yarra Park's history, incorporating both Indigenous and historic values. A dedicated celebration space, identified as an opportunity within the amendment, will honour the site's significance as a place for gathering and celebration.

Upgrades to the northern recreational space will create facilities catering to users of all ages and access requirements, providing an intergenerational facility.

A dedicated gathering space will serve as a central meeting point and refuge from crowds on event days, and as a meeting point for visitor groups on non-event days. Additionally, upgrades to pathways throughout the park will focus on making them universally accessible. A Night-time Strategy will enhance the experience for all users by increasing visibility and improving perceptions of safety during evening hours.

A Crowded Places Safety Strategy will be prepared to protect people within Yarra Park, including those travelling to and from the MCG, on the concourse, and during event activations

Economic Effects

The planning controls designed to facilitate functional improvements to Yarra Park will generate both local and regional economic opportunities.

These enhancements, facilitated as part of the amendment, will equip the park with the necessary infrastructure to effectively manage the demands of large-scale events. This, in turn, will bolster its contribution to local and regional economic development. By improving the park's facilities, more visitors can be accommodated, thereby increasing expenditure and supporting broader economic growth

DOES THE AMENDMENT ADDRESS CLIMATE CHANGE?

The amendment proactively addresses the impacts of climate change. Climate change is at the forefront of future tree management within Yarra Park. A tree Management and Replacement Strategy is to consider options for 'climate resilient' species to be used as replacements where necessary.

As part of this amendment, new planting is proposed to provide shade in accessible areas throughout Yarra Park. This initiative aims to mitigate the effects of hotter days resulting from climate change. By strategically planting trees and vegetation, the park will offer cooler, shaded areas that enhance comfort for visitors and promote outdoor activities even during warmer weather.

Additionally, this amendment promotes sustainable travel options, reducing reliance on cars and consequently lowering emissions. By encouraging the use of public transport, cycling, walking, and micromobility solutions, the

amendment seeks to create a more environmentally friendly and efficient transportation network.

DOES THE AMENDMENT ADDRESS RELEVANT BUSHFIRE RISK?

The land is not located within the Bushfire Management Overlay, nor within a designated Bushfire Prone Area. The Amendment will not increase the risk to life, property, infrastructure or the natural environment from bushfire.

DOES THE AMENDMENT COMPLY WITH ALL THE RELEVANT MINISTER'S DIRECTIONS?

Section 12(1a) of the Planning and Environment Act 1987 requires that in preparing an amendment, a planning authority must have regard to the Minister's Directions.

Ministerial Direction on the Form and Content of Planning Schemes

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987.

Ministerial Direction No. 11 Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

HOW DOES THE AMENDMENT SUPPORT OR IMPLEMENT THE PLANNING POLICY FRAMEWORK (PPF)?

The implementation of the Yarra Park Master Plan will advance many of the key policy directions in Plan for Victoria (Department of Transport and Planning, 2025).

Yarra Park is included in Melbourne's Sports and Entertainment Precinct. Policies are directed towards strengthening this precinct as Victoria's premier sport, recreation and entertainment destination.

The proposed amendment supports and implements the objectives, strategies and policies of the Planning Policy Framework. The amendment supports the Planning Policy Framework as follows:

- In alignment with Clause 15.01-1S (Urban Design), the proposed amendment prioritises the creation of safe, healthy, functional, and enjoyable urban environment. The Master Plan respects Yarra Park's unique character, cultural identity, and natural features, integrating these elements into the design to create a harmonious and contextually appropriate environment. The plan also supports public realm amenity and access by improving pathways, lighting, and public transport access, ensuring safe and convenient access for pedestrians and cyclists. Landscaping opportunities are included to enhance the park's attractiveness, safety, and amenity, contributing to a more pleasant and inviting public space.
- Clause 15.01-1R (Urban Design – Metropolitan Melbourne) focuses on creating a distinctive and liveable city with quality design and amenity. The proposed enhancements to Yarra Park will assist in contributing to Melbourne's reputation as a distinctive and liveable city by creating through the creating of a distinctive space, enjoyable for all users. The plan supports Melbourne's network of boulevards through the retention of the existing boulevards in Yarra Park and provides spaces and facilities for cultural activities, fostering the growth of Melbourne's cultural precincts and creative industries.
- Clause 15.01-1L-02 (Signs) requires that signs in the Public Park and Recreation zone in the City of Melbourne be sympathetic to the heritage and landscape character of the area and minimise their impact on the immediate surroundings. The amendment aligns with this clause by providing an opportunity through the Master Plan to review existing signs throughout Yarra Park and develop a new signage suite for future upgrades. As part of the Incorporated Document, a comprehensive signage suite for information and wayfinding will be developed. This suite will guide the design of signs in Yarra Park, ensuring they are accessible, clearly communicate information, and respect heritage values. Additionally, the Incorporated Document includes provisions for the display of advertising signs at Yarra Park and requires an advertising strategy that addresses various advertising sign objectives, aligning with the objectives of Clause 15.01-1L-02 (Signs).
- The amendment aligns with Clause 15.01-4S (Healthy Neighbourhoods) which seeks to create neighbourhoods that promote healthy and active

living and community wellbeing. This includes developing connected, safe, pleasant, and attractive walking and cycling networks that encourage daily physical activity and provide amenities and protection for all weather conditions. The amendment supports improvements to the pathways within Yarra Park to ensure they are universally accessible, allowing people of all ages and abilities to use the park. It also promotes bicycle and micromobility circulation and safety by exploring opportunities for pathway upgrades and, where appropriate, separating cyclists from micromobility users. The amendment proposes temporary, accessible hubs for the micromobility shuttle (the G-train), which will provide shelter, seating, and lighting for users, and be co-located with public transport nodes and drop-off/pick-up points. A Night-time Strategy is also proposed to enhance visibility and improve perceptions of safety in Yarra Park during night hours, encouraging park use and contributing to the creation of a healthy neighbourhood.

- The amendment responds to Clause 15.03-1S (Heritage Conservation), through the incorporation of measures to protect and enhance Yarra Park's natural and man-made heritage, ensuring its historical significance of Yarra Park preserved. Any development within the park will respect and enhance identified heritage values.
- The amendment is responsive to policy around Aboriginal Cultural Heritage (Clause 15.03-2S). The Master Plan has been prepared in consultation with the Wurundjeri Woi-wurrung. The Incorporated Document includes measures to protect and conserve both pre-contact and post-contact Aboriginal cultural heritage sites within Yarra Park.
- The Master Plan will enhance Yarra Park's appeal as a desirable tourist destination, in alignment with Clause 17.04-1R (Tourism in Metropolitan Melbourne), through the improvement of Yarra Park's facilities and amenities. The Master Plan supports artistic and cultural life through investigating opportunities to integrate artistic expressions by local artists into the MCG concourse, enriching Melbourne's cultural landscape. Upgrades to public facilities and improved access ensure a better experience for visitors, supporting tourism growth. Moreover, the Master Plan incorporates safety measures, such as improved li

IS THE AMENDMENT CONSISTENT WITH THE DELIVERY OF THE RELEVANT HOUSING TARGET SET OUT IN THE PLANNING POLICY FRAMEWORK?

The amendment does not address housing delivery as it is specifically focused on guiding the long-term evolution of Yarra Park. Its aim is to ensure the park continues to serve as the home of the Melbourne Cricket Ground and remains a recreational space for visitors.

HOW DOES THE AMENDMENT SUPPORT OR IMPLEMENT THE MUNICIPAL PLANNING STRATEGY?

This Amendment will support and implement the following clauses of the Municipal Strategic Statement (MSS):

- The amendment prioritises the protection and enhancement of Yarra Park's habitat, in alignment with Clause 02.03-2 (Biodiversity and Waterways). It includes measures to preserve existing natural features and encourages the planting of indigenous vegetation. By integrating native plants, the Master Plan supports local biodiversity and works to create a more resilient ecosystem.
- Consistent with Clause 02.03-4 (Built Environment and Heritage), the amendment seeks to protect and enhance Yarra Park's distinctive physical character and heritage, reinforcing the park's importance within Melbourne's open space network. It ensures the preservation of the park's historical and cultural significance. The Master Plan aims to improve public realm permeability, legibility, and flexibility, making the park more accessible and navigable for all visitors.
- In accordance with Clause 02.03-6 (Economic Development), the amendment supports this policy by promoting tourism at sports and entertainment venues, as well as convention and cultural facilities within Yarra Park.
- Aligned with Clause 02.03-8 (Infrastructure – Public Open Space), the amendment maintains and enhances Melbourne's public open space network. It promotes the greening of the city through additional planting and the preservation of parkland.
- In accordance with Clause 02.03-7 (Transport), the Master Plan plans for path upgrades to establish a comprehensive, safe, comfortable, and convenient pedestrian and cycling network. The plan aims to maximise the use of public transport by enhancing internal pathways that provide seamless access to surrounding public transport nodes. Additionally, the upgraded G-Train routes will efficiently transport users between public

transport hubs and the MCG concourse, further improving connectivity and convenience for all visitors

DOES THE AMENDMENT MAKE PROPER USE OF THE VICTORIA PLANNING PROVISIONS?

The amendment effectively utilises the Victoria Planning Provisions by applying the Specific Controls Overlay to the site. It updates the schedules to Clause 45.12 and 72.04 to incorporate the 'Yarra Park Master Plan Incorporated Document, 2025'. Additionally, it revises Clause 72.01 to update the land included in the Yarra Park Master Plan area, in which the Minister for Planning is the responsible authority.

In the absence of specific planning controls, upgrades to the park may be subject to multiple permit requirements under the Melbourne Planning Scheme. The Specific Controls Overlay and associated Incorporated Document have the effect of exempting these works from the usual requirements of the planning schemes and allowing the use and development of land for the project in accordance with the specific controls of the incorporated document. The Incorporated Document allows for a coordinated and consistent approach to the use and development of land for the project.

Rather than a direct replacement of the Master Plan under Clause 51.01, the proposed amendment uses a Specific Controls Overlay to provide a more transparent mechanism to identify land subject to an Incorporated Document.

HOW DOES THE AMENDMENT ADDRESS THE VIEWS OF RELEVANT AGENCIES?

The consultation process involved seeking input from relevant agencies through targeted workshops and meetings. These agencies and organisations included Melbourne City Council, the Department of Transport, the Office of the Victorian Government Architect, Heritage Victoria, the Department of Energy, Environment and Climate Action, the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, the Department of Jobs, Skills, Industry and Regions, the Yarra Park Advisory Committee, and the Melbourne Cricket Ground Trust.

This collaborative approach allowed for the refinement of the opportunities within the Yarra Park Master Plan, ensuring that the identified projects were both appropriate and genuinely deliverable.

DOES THE AMENDMENT ADDRESS THE REQUIREMENTS OF THE TRANSPORT INTEGRATION ACT 2010?

The *Transport Integration Act 2010* establishes a framework for the provision of an integrated and sustainable transport system in Victoria.

While the proposed amendment is not considered to have a direct impact on the Transport Integration Act 2010 or transport system, it will facilitate a upgrades to Yarra Park which has proximate access to public transport systems and established road networks and in this regard is considered to achieve the transport system objectives specified in Division 2 of Part 2 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 MURRON) ACT 2017 IN RELATION TO YARRA RIVER LAND AND OTHER LAND, THE USE OR DEVELOPMENT OF WHICH MAY AFFECT YARRA RIVER LAND?

Yarra Park falls in the Birrarung catchment and is covered in the Yarra Strategic Plan Study area. Yarra Park is a culturally important place for Traditional Owners. It is a gathering place and retains tangible culture in the form of remnant scarred trees.

The amendment is consistent with the principles set out in Part 2 of the Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017, which it is required to have regard to. In particular, the amendment supports the following principles:

- Responding to threats of serious or irreversible environmental damage, the amendment focuses on 'climate resilient' species in the tree replacement strategy and the provision of shade trees in accessible areas throughout Yarra Park.
- In support of utilizing public open space for recreational and community purposes, the Yarra Park Master Plan aims to undertake physical improvements within the park to enhance its functionality and support its use for recreational and community purposes.
- Protecting native vegetation and creating new habitat connections. Indigenous understorey planting in is proposed to be addressed in the

Tree Management and Replacement Strategy in appropriate locations and in consultation with the Wurundjeri Woi-wurrung Traditional Owners.

- Involving Traditional Owners and other stakeholders in the development of the Yarra Park Master Plan. The Yarra Park Master Plan 2025 has been developed with extensive community and stakeholder engagement, including input from Traditional Owners.
- Aboriginal cultural values, heritage and knowledge of Yarra River land should be acknowledged, reflected, protected and promoted. The Arts and Culture Strategy, part of this amendment, aims to coordinate the storytelling of Yarra Park's history, considering both Indigenous and non-Indigenous values. A celebration space is proposed to honour the site's importance as a place for gathering and celebration. Additionally, opportunities to integrate artistic expressions by local artists will be explored. The proposed signage suite will guide the installation of permanent information signage in the park.

Through these measures, the amendment actively supports the principles in Part 2 of the Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017, contributing to integrated planning that enhances the health and amenity of Birrarung (the Yarra River) as one living, integrated natural entity..

WHAT IMPACT WILL THE NEW PLANNING PROVISIONS HAVE ON THE ADMINISTRATIVE COSTS OF THE RESPONSIBLE AUTHORITY?

The new provisions will not have an impact on the resource or administrative costs of the responsible authority. The Minister for Planning is the Responsible Authority for administering and enforcing the scheme for land included in the Yarra Park Master Plan Area, which will continue to be the case after this amendment. The specific control allows a clear process for assessment of any plans and reports lodged. The Incorporated Document will also allow for the ongoing use and upgrade works to Yarra Park without unnecessary or inefficient approval requirements.

