



Yarra Park Master Plan 2026

Department of Transport and Planning
<date> 2026

MELBOURNE PLANNING SCHEME

Incorporated Document

This document is an incorporated document in the Melbourne Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987

1. INTRODUCTION

This document is an Incorporated Document in the schedules to Clause 45.12 – Specific Controls Overlay (SCO) and Clause 72.04 – Incorporated Documents of the Melbourne Planning Scheme (scheme).

Buildings and works may be conducted on the land identified in Clause 2.0 of this document in accordance with the specific controls contained in Clauses 6.0 and 7.0 of this document.

The Minister for Planning is the responsible authority for administering Clause 45.12 of the Melbourne Planning Scheme with respect to this Incorporated Document except that:

- a) Melbourne City Council (the Council) is the responsible authority for matters expressly required by the Incorporated Document to be done to the satisfaction of the Council.
- b) Melbourne City Council is the responsible authority for the enforcement of this Incorporated Document.
- c) Heritage Victoria is the responsible authority for approvals required under the *Heritage Act 2017*, unless otherwise exempt under specific permit exemptions or the General Permit Exemptions (Heritage Victoria).

2. LAND DESCRIPTION

The controls in this document apply to the following parcels of land (the land) that are affected by the Specific Controls Overlay SCO41 and as identified in Figure 1:

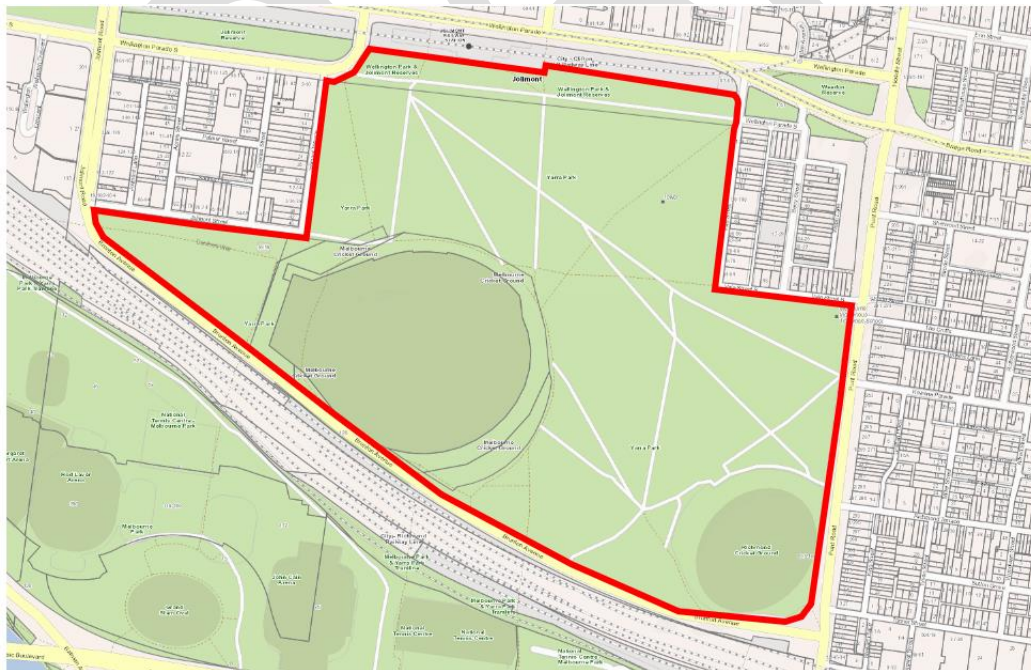


Figure 1 – Map of land subject to this Incorporated Document, outlined in red.

3. APPLICATION OF PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the scheme, pursuant to Clause 45.12 of the scheme the land identified in the incorporated

document may be used and developed in accordance with the specific controls contained in this document.

In the event of any inconsistency between the specific controls contained in this document and general provisions of the scheme, the specific controls contained in this document will prevail.

4. EXPIRY OF THIS SPECIFIC CONTROL

The development of the land permitted under this Incorporated Document must:

- Commence within three years of the gazettal date of Amendment C487 to this scheme.
- Be completed within fifteen years of the gazettal date of Amendment C487 to this scheme.

The Minister for Planning may extend the period for commencement of development if a request is made in writing before the time for commencement of development expires or within six months afterwards.

The Minister for Planning may extend the date for the completion of the development if a request is made in writing before the time for completion expires or within 12 months after the time for completion expires and the development is started lawfully before the approval expired.

Upon expiry of the specific control, the land may be developed only in accordance with the provisions of the planning scheme in operation at that time.

5. PURPOSE

The purpose of this Incorporated Document is to facilitate the development of the land described in Clause 2.0 of this document to implement the Yarra Park Master Plan 2026 in accordance with Clause 6.0 and Clause 7.0 of this document.

6. THIS DOCUMENT ALLOWS:

This Incorporated Document allows for the development of land to implement the Yarra Park Master Plan 2026, including, but not limited to parkland improvements, landscaping and planting, pathway upgrades, park furniture and amenities, public lighting, safety infrastructure, signage, and utilities upgrades. The works should be generally in accordance with and related to the Yarra Park Master Plan 2026.

7. CONDITIONS

The following conditions apply to the development allowed by this Incorporated Document.

Layout not Altered and Satisfactory Completion

- 7.1 When approved, the plans, schedules, statements and reports referred to in the conditions of this Incorporated Document will be endorsed by the Minister for Planning.
- 7.2 The development as shown on the endorsed plans, schedules, statements and reports must not be altered without the prior written consent of the Minister for Planning. In deciding whether to consent to the alteration of an endorsed plan, schedule, statement or report, the relevant approving authority may seek the views of any other relevant authority, including the Melbourne City Council.

- 7.3 The development must be carried out generally in accordance with the endorsed plans, schedules, statements and reports to the satisfaction of the relevant approving authority.
- 7.4 All buildings and works must be maintained in good order and appearance to the satisfaction of the Minister for Planning.

Staging Plan

- 7.5 The development of the land may be undertaken in stages. A staging plan must be submitted to and approved by the Minister for Planning. The staging plan may be altered and updated from time to time to the satisfaction of the Minister for Planning.

Detailed development plans

Community Facilities

- 7.6 Prior to the commencement of works relating to the opportunities for community facilities, including but not limited to the 'Northern Recreation Space' and 'Gathering Space', detailed plans must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council, the Office of the Victorian Government Architect and Heritage Victoria. These plans must be to the satisfaction of the Minister for Planning
- 7.7 Prior to the commencement of works relating to the opportunity described as the 'Celebration Space', detailed plans must be submitted to and approved by the Minister for Planning in consultation with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation. The plans must be to the satisfaction of the Minister for Planning.
- 7.8 The plans for the opportunities identified as 'Northern Recreation Space', 'Gathering Space' and 'Celebration Space' should provide the following details (where relevant):
- a) Site plan showing the location of works;
 - b) An urban design assessment demonstrating how the proposal responds to the design principles of the Master Plan;
 - c) Plan showing the extent of demolition;
 - d) Detailed plans drawn to scale;
 - e) Elevations and sections, height, dimensions, design and use of all buildings and works, and associated setbacks, canopies, external projections and architectural features;
 - f) All external materials, finishes and surfaces;
 - g) Landscape Plans.
- 7.9 The Northern Recreation Space plans should:
- a) Seek to generally retain the existing physical footprint, which is limited to the area north of Queen's Walk and east of the Powlett Street footbridge. An eastern extension of the play/picnic spaces could be contemplated provided this remains north of Queens Walk and the Elm Avenue, Canary Island Palms and other significant trees are protected.
 - b) The design of the amenities block building should:
 - 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 facilities for all people.
- Have good natural surveillance.
- Incorporate materials which blend with the natural surrounds of the park.

7.10 The Gathering Space plans should:

- a) Respond to its location within Yarra Park.
- b) Avoid obtrusive visual impacts on the landscape character.
- c) Strike a balance between providing adequate facilities and minimising its footprint.
- d) Incorporate materials which blend with the natural surrounds of the park.

7.11 The Celebration Space plans should:

- a) Respond to its location within Yarra Park.
- b) Avoid obtrusive visual impacts on the landscape character.
- c) Strike a balance between providing adequate facilities and minimising its footprint.
- d) Incorporate materials which blend with the natural surrounds of the park.
- e) Utilise the opportunity to incorporate Indigenous art.

Concourse and Pathway Improvements

7.12 Prior to the commencement of works relating to the opportunities described as 'Concourse' and 'Pathways', detailed plans must be submitted to and approved by the Minister for Planning in consultation with Heritage Victoria and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation. The plans must be to the satisfaction of the Minister for Planning.

7.13 Plans relating to pathways in Yarra Park should provide the following details (where relevant):

- a) Site plan showing the location of works;
- b) Extent of demolition;
- c) Detailed plans to drawn to scale;
- d) All external materials, finishes and surfaces, including any proposals relating to public artwork;
- e) Landscape plans;
- f) Proposed lighting.
- g) Architectural plans for any proposed permanent opportunities to deliver weather protected accessible hubs associated with drop off/pick up zones and/or the mobility shuttle service, 'G-Train'.

7.14 Plans relating to the concourse should provide the following details (where relevant):

- a) Site plan showing the location of works;
- b) Extent of demolition;
- c) Detailed plans to drawn to scale;

- d) All external materials, finishes and surfaces, including any proposals relating to public artwork;
- e) Landscape plans.

Night-time Strategy

7.15 A Night-time Strategy must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council and the Office of the Victorian Government Architect. The Night-time Strategy must be to the satisfaction of the Minister for Planning. The Night-time Strategy should respond to the following principles:

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

7.16 Following the endorsement of the Night-time Strategy, the installation of infrastructure (predominantly but not exclusively lighting) must be generally in accordance with the Yarra Park Master Plan 2026 and the endorsed Night-time Strategy.

Crowded Places Safety Strategy

7.17 A Crowded Places Safety Strategy must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council, the Office of the Victorian Government Architect and Heritage Victoria. The Strategy must be to the satisfaction of the Minister for Planning. The Crowded Places Safety Strategy should address the following:

- a) Protection of people within Yarra Park, including travelling to and from the MCG, on the concourse and during event activations;
- b) Design that incorporates Crime Prevention Through Environmental Design (CPTED) principles;
- c) Design that incorporates functional items such as seating, landscaping, trees, lighting, and wayfinding, which support parkland and amenity objectives;
- d) Respect the heritage and landscape setting of the park.

7.18 Following the endorsement of the Crowded Places Safety Strategy, the installation of infrastructure must be generally in accordance with the Yarra Park Master Plan 2026 and the endorsed Crowded Places Safety Strategy.

7.19 Plans illustrating infrastructure upgrades or other works within Yarra Park may be approved before the Crowded Places Safety Strategy is endorsed.

Bicycle and micromobility circulation and safety

7.20 Prior to the commencement of works relating to opportunities described as ‘bicycle and micromobility circulation and safety’, detailed plans must be submitted to and approved by the Minister for Planning. The Bicycle and micromobility circulation and safety plans must be to the satisfaction of the Minister for Planning.

Park Furniture Suite

7.21 A Park Furniture Suite must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The plans must be to the satisfaction of the Minister for Planning. The Park Furniture Suite should:

- a) Include a range of preferred designs for universally accessible picnic tables, bench seating, drinking water fountains, bins and dog-walking facilities;
- b) Identify opportunities to upgrade existing facilities with universally accessible alternatives;
- c) Identify targeted locations for the installation of a limited number of new facilities

7.22 Following the endorsement of the Park Furniture Suite, the installation of new park furniture must be generally in accordance with the Yarra Park Master Plan 2026 and the Park Furniture Suite.

Arts and Culture Strategy

7.23 An Arts and Culture Strategy must be submitted to and approved by the Minister for Planning in consultation with Heritage Victoria and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation. The Strategy must be to the satisfaction of the Minister for Planning. The Strategy should address the following:

- a) Identification of a coordinated basis for interpretation and storytelling throughout Yarra Park;
- b) Opportunities to introduce new statues and sculptures within Yarra Park, inspired by significant historic sporting figures, Indigenous and non-Indigenous;
- c) Opportunities to name Yarra Park's unnamed pathways;
- d) the intrinsic link between the Melbourne Cricket Ground and Yarra Park;
- e) Opportunities to celebrate both Indigenous and non-Indigenous historical use of the park.

7.24 Changes to Yarra Park ahead of the endorsement of the Arts and Culture Strategy can be approved following consultation with Heritage Victoria and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation as appropriate to the works proposed.

Conservation Management Plan

7.25 A Conservation Management Plan must be submitted to and approved by the Minister for Planning in consultation with Heritage Victoria. The Conservation Management Plan must be to the satisfaction of the Minister for Planning. The Conservation Management Plan should address the following:

- a) Review and draw on the content of the *Yarra Park Melbourne Conservation Analysis* which was prepared by John Patrick and Bryce Raworth in 2001.
- b) Identify the significance of elements within the park and guide the future management and conservation of the park.

7.26 Changes to Yarra Park ahead of the endorsement of the Conservation Management

Plan can be approved following consultation with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation and Heritage Victoria as appropriate to the works proposed.

Car Parking Strategy

7.27 A Car Parking Strategy must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council and Heritage Victoria. The Car Parking Strategy must be to the satisfaction of the Minister for Planning. The Car Parking Strategy should address the following:

- a) Quantify existing parking supply and occupancy on site and in surrounding areas
- b) Identify public vs stakeholder carparking occupancy on site during events
- c) Consult key stakeholders including with City of Melbourne, Melbourne Olympic Parks Trust, Richmond Football Club and the local community
- d) Assess the impacts of car parking on the condition of the soil and level of subsurface water content in Yarra Park
- e) Assess the impacts of car parking on trees in Yarra Park
- f) Engage users on parking needs and alternative transport options
- g) Trial car park reduction and closures during events
- h) Develop a travel demand management and communications strategy to engage with affected user groups and outline alternative modes of travel to MCG on event days
- i) Review the locations and surface treatments of dedicated accessible public parking zones with nearby pathway access
- j) Investigate and identify alternative parking locations nearby
- k) Review opportunities to provide dedicated private hire vehicle and kiss 'n ride pick-up and drop-off locations
- l) Review opportunities for additional taxi ranks at strategic locations within accessible distance of Yarra Park
- m) Review opportunities to provide dedicated accessible parking at Yarra Park to support people with access needs
- n) Review strategies to minimize excessive damage to the surface or subsurface from parking
- o) Review strategies to protect private or public property in Yarra Park
- p) Review strategies to promote the safety of pedestrians

7.28 Changes to public car parking in Yarra Park are to be undertaken generally in accordance with the endorsed Car Parking Strategy.

Event Management Strategy

7.29 An Event Management Strategy must be submitted to and approved by the Minister for Planning. The Event Management Strategy must be to the satisfaction of the Minister for Planning in consultation with Heritage Victoria. Key stakeholders and the local community will be engaged during the development of the Event Management Strategy.

An 'event' for the purposes of the Event Management Strategy means any commercial or recreational activities associated with a major event, as defined by the *Melbourne*

(Yarra Park) Land Act 1980.

The Event Management Strategy will:

- a) Include measures to protect the landscape of Yarra Park from damage.
- b) Set requirements for waste management, recycling, and litter control during and after events.
- c) Establish clear noise limits and curfews for amplified sound.
- d) Manage lighting to minimise spill into residential areas and protect night-time amenity.
- e) Identify, assess, and designate the most appropriate locations within Yarra Park for different types and scales of events and activations.
- f) Establish a more efficient and transparent event approval process by identifying opportunities for appropriate permit exemptions, helping to support well-managed events, to reduce administrative burdens on responsible authorities.
- g) Identify requirements for temporary infrastructure (staging, toilets, fencing) to ensure minimal disruption to park use before and after events.
- h) Include a process for post-event assessment of impacts on the park and surrounding community.

7.30 Events within Yarra Park ahead of the endorsement of the Event Management Strategy can be approved following consultation with City of Melbourne as appropriate to the events proposed.

Tree Management and Replacement Strategy

7.31 A Tree Management and Replacement Strategy must be submitted to and approved by the Minister for Planning. The Tree Management and Replacement Strategy must be to the satisfaction of the Minister for Planning in consultation with Heritage Victoria. The Tree Management and Replacement Strategy should address the following:

- a) Establish ongoing proactive management processes that utilise best practice;
- b) Develop a tree removal and replacement plan for Yarra Park, including undertaking a review of existing tree population and development of prioritisation approach for tree removals;
- c) Review the palette of species used within the park with the aim to plant the right tree in the right place;
- d) Include a short list of options for 'climate resilient' species, which can be used as replacement options where required;
- e) Develop a tree avenue maintenance schedule to monitor tree avenue health, age, condition, and ongoing landscape value;
- f) Take measures to further protect, enhance and celebrate the existing scarred and Memorial Trees;
- g) Develop a schedule of indigenous understorey planting options;
- h) 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;

7.32 Where tree replacement is required to take place prior to a Tree Management and Replacement Strategy being prepared, replacement must be generally in accordance with the Yarra Park Master Plan 2026.

7.33 Future tree removal and replacement works are to be undertaken generally in accordance with the Yarra Park Master Plan 2026 and the endorsed Tree Management and Replacement Strategy.

Signage (Information and Wayfinding) Suite

7.34 A Signage (Information and Wayfinding) Suite must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The Signage Suite must be to the satisfaction of the Minister for Planning. The Signage Suite should:

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

7.35 Following the endorsement of the Signage Suite, the installation of new signage must be generally in accordance with the Yarra Park Master Plan 2026 and the Signage Suite.

Advertising Signs

7.36 The following provisions apply to the display of advertising signs on the subject land. Despite anything to the contrary stated in this Incorporated Document, the advertising sign provisions of Clause 52.05-4 "Signs not requiring a permit" in the Melbourne Planning Scheme, continues to apply. In addition to Clause 52.05-4 "Signs not requiring a permit", a permit is not required to erect the following advertising signs:

- A window display.
 - Renewal or replacement of an existing internally illuminated business identification sign, a sign promoting an event to be held on the subject land or a "naming rights" sign;
 - A sign inside a building or oval area, that is not visible outside the building or oval area where it is displayed;
 - A sign that can be described as providing "naming rights" for buildings and other facilities to the satisfaction of the Minister for Planning.
- b) An Advertising Signage Strategy must be submitted to and approved by the Minister for Planning. The Advertising Signage Strategy must be to the satisfaction of the Minister for Planning. The Advertising Signage Strategy should address the following: Advertising Sign Objectives.
- To allow for identification and promotion of events, sponsors, facilities, activities and businesses established within Yarra Park and the Melbourne Sports and Entertainment Precinct;
 - To allow event sponsors to display their logos and other commercial information in appropriate locations;

- To integrate signs with the design of buildings and public areas;
- To ensure signs do not detract from the amenity of the Jolimont/East Melbourne residential areas, Brunton Avenue, Hoddle Street and Melbourne's Sports and Entertainment Precinct generally;
- To encourage signs, including electronic and video signs, which contribute to the vibrant, urban character of Melbourne's Sports and Entertainment Precinct;
- To provide appropriate information signs about way finding, access, safety, amenity, conditions of entry, standards of behaviour and smoking for the benefit of visitors and patrons.

7.37 Signage plan approval is required to display a sign that is visible from outside a building and is not in Section 1 of Clause 52.05-7, unless the sign is exempt under the advertising provisions in this Incorporated Document.

7.38 Prior to the display of any advertising sign visible from outside a building or oval area, an 'Advertising Sign Strategy' must be prepared in consultation with the City of Melbourne and be submitted to and approved to the satisfaction of the Minister for Planning. The strategy must demonstrate how the advertising sign objectives in this Incorporated Document are met and address the detail of the type and size of signs; the preferred locations of signs; lighting of signs and any other relevant matter. The approved 'Advertising Sign Strategy' may be amended at any time to the satisfaction of the Minister for Planning.

7.39 The display of advertising signs should comply with the approved 'Advertising Sign Strategy'.

Exemption from notice and review

7.40 An application to display and erect or construct or carry out works for an advertising sign is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Exemptions

7.41 Outside of the works expressly detailed in this Incorporated Document, planning approval under this Incorporated Document is not required for the following buildings and works when undertaken by or on behalf of the Yarra Park Committee of Management:

- c) Irrigation, drainage or underground infrastructure, noting this will include the improved utility service connections to selected paddocks;
- d) Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland;
- e) Navigational beacons and aids;
- f) Planting or landscaping;
- g) Fencing that is 1 metre or less in height above ground level;
- h) Temporary buildings and works associated with events held on the subject land;
- i) Minor alterations to existing ground levels;
- j) Footpath, ramp, or stairs provided for pedestrian access;

- k) Buildings and works associated with a use on adjoining land or street trading if authorised under a local law;
- l) Gardening;
- m) Buildings and works associated with a minor utility installation;
- n) Signage for the purpose of wayfinding;
- o) Temporary signage associated with the staging of events including corporate and advertising signage;

END OF DOCUMENT

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