



27 & 31 Victoria Parade, Fitzroy

Department of Transport and Planning
February 2024

YARRA PLANNING SCHEME

Incorporated Document

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

1.0 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 Yarra Planning Scheme (scheme).

The land identified in Clause 2.0 this document may be construct or display signage in accordance with the specific controls contained in Clauses 4.0 and 5.0 of this document.

2.0 LAND DESCRIPTION

This document applies to 27 & 31 Victoria Parade, Fitzroy, known as ‘the land’ being all of the land within SCO21.



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

3.0 APPLICATION OF PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the Yara Planning Scheme, pursuant to Clause 45.12 of the scheme the land identified in this 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.

4.0 PURPOSE

The purpose of this incorporated document is to permit and facilitate the construction and display of signage in accordance with any plans endorsed by the Minister for Planning under Clause 5.0 of this document.

5.0 DETAILED DEVELOPMENT PLANS:

Prior to the erection of any signage (except for direction signs that do not exceed 0.3 sqm and any signs listed under Clause 52.05-10 of the planning scheme), plans must be submitted to and endorsed to the satisfaction of the Minister for Planning.

6.0 CLAUSES

The following clauses apply to the development allowed by this incorporated document:

Layout not altered and satisfactory completion

- The signs shown on the endorsed plans may not be altered without the prior written consent of the Minister for Planning.

END OF DOCUMENT