

Help design the future of Cremorne

Draft Amendment C318yara – Parking Overlay



Council is proposing to apply the Parking Overlay to commercially zoned land in Cremorne.

What is the Parking Overlay?

The Parking Overlay is a planning tool applied to areas to manage local car parking issues. It manages car parking across the precinct rather than on a site-by-site basis.

It regulates the amount of car parking provided in new developments.

It does not impact existing parking or apply to on-street parking spaces.

What would the Parking Overlay do in Cremorne?

The Parking Overlay will reduce the amount of car parking that should be provided in new commercial developments.

The purpose of this change is to ensure that Cremorne develops sustainably and reduces traffic coming into the suburb.

How does it work?

The Parking Overlay applies a maximum car parking rate to office and retail uses, instead of a minimum requirement.

The following rates are proposed:

Use	Current rate (minimum)	Proposed rate (maximum)
Office (per 100sqm of net floor area)	3 parking spaces	1 parking space
Retail (per 100sqm of leasable floor area)	3.5 parking spaces	1 parking space

Have your say

We are currently seeking feedback on both draft Amendment C318yara and the revised UDF.

If you would like to know more about this project and how to provide a submission visit: yoursayyarra.com.au/designcremorne



A planning permit is not required if a development provides less car parking than the new required rate (or zero). Developments would need a planning permit to exceed the proposed car parking rates.

Why are we proposing the Parking Overlay?

The State Government has identified Cremorne as an 'enterprise precinct', and change is occurring. As new development is built over time, changes to how people move within and through the precinct will need to be managed.

Placing a limit on car parking in new developments will be critical in ensuring Cremorne develops as a sustainable, people-focused precinct.

Car parking in office developments generates two to three times more traffic movements during peak hours than residential car parking. This demand occurs when public transport services are at their most frequent.

Reducing the car parking rate will help reduce future levels of traffic in Cremorne.

This overlay is just one of the actions we are proposing to manage traffic in Cremorne.

The Parking Overlay will work along with other proposals outlined in Theme 3 of the revised Cremorne Urban Design Framework including changes to the street network.

For more information, refer to the Revised Urban Design Framework Theme 3 Information Sheet.

What does it mean for my property?

Residentially zoned land within Cremorne will not be affected by the proposed Parking Overlay.

New commercial developments would not need a planning permit to provide parking below the outlined rate.

Many businesses in Yarra do not provide parking that meets the current rate. The current rates are aimed at areas that have very different transport options to Yarra and are not as spatially confined.

Developments can provide more parking than the proposed rate if they choose, however a planning permit would be required.

Does this impact on-street parking?

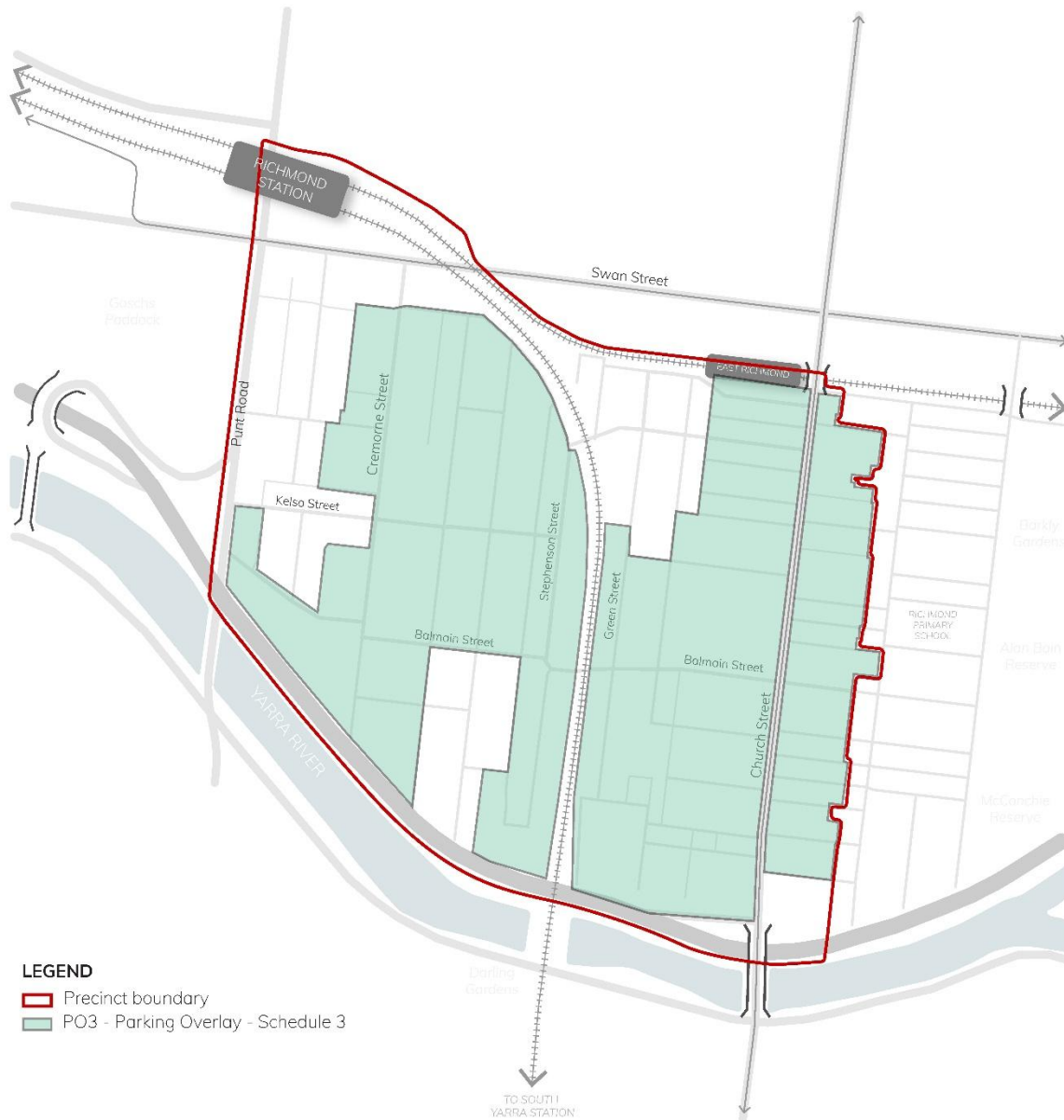
The Parking Overlay does not impact on street parking and does not propose reducing on street parking bays. The management of on-street parking is a matter that is outside the planning process. However, Council would monitor any impacts on on-street parking if the Amendment is approved.

Council also has a policy for reviewing parking restrictions and process to request changes to current restrictions. Council's *Parking Restrictions Guidelines 2020* outlines the process and is available on our website.

What land is proposed to be affected by the Parking Overlay

The Parking Overlay is proposed to apply to commercial properties within the Cremorne Enterprise Precinct, including properties in the Commercial 2 Zone (C2Z) and the Comprehensive Development Zone (CDZ) (i.e. the Richmond Maltings site) as shown in the map below.

Please note: It would not apply to residential land within Cremorne.



Contact us

To make a submission to the revised UDF and/or Amendment C318yara, scan the QR code and visit **yoursayyarra.com.au/designcremorne**

Provide a submission before Monday 8 December 2025 to have your say. For more information, contact us on **9205 5555** or email **strategicplanning@yarracity.vic.gov.au**.

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