

Yarra Planning Scheme

Amendment C318yara

Explanatory Report

Overview

The amendment implements the recommendations of the Cremorne Urban Design Framework (Cremorne UDF) by applying the Design and Development Overlay to Commercial 2 Zone (C2Z) areas of the Cremorne West Precinct and 449 Punt Road, Cremorne (DDO51), Railway Precinct (DDO52) and Church Street Precinct (DDO53) applying the Schedule to 45.09 (Parking Overlay) (PO3), updating local policy in the Municipal Planning Strategy at Clause 11.03-6L-01 (Cremorne Enterprise Precinct) and Clause 15.01-2L-02 (Landmarks), correcting a zoning anomaly, deleting a redundant heritage overlay and making other consequential changes to the Yarra Planning Scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra City Council website at <https://yoursayyarra.com.au/designcremorne>

And

On request, during office hours, at the office of the planning authority Planning Counter, Richmond Town Hall, 333 Bridge Road VIC 3121.

Standing Advisory Committee hearing dates

In accordance with the Terms of Reference for the Yarra Activity Centre Standing Advisory Committee and if the Minister resolves to refer the matter to the Committee, the following dates for the Standing Advisory Committee are reserved for this amendment:

- Directions hearing: Week commencing 26 October 2026
- Standing Advisory Committee hearing: Week commencing 23 November 2026

For more information on the Committee, please visit

<https://www.planningpanels.vic.gov.au/panels-and-committees/projects/yarra-activity-centres-standing-advisory-committee>

Details of the amendment

Who is the planning authority?

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

The amendment has been made at the request of Yarra City Council.

Land affected by the amendment

The amendment applies to the Cremorne Enterprise Precinct (Cremorne Major Employment Precinct) and residential neighbourhoods with Cremorne/ Richmond within the red outlined as shown in Figure 1.

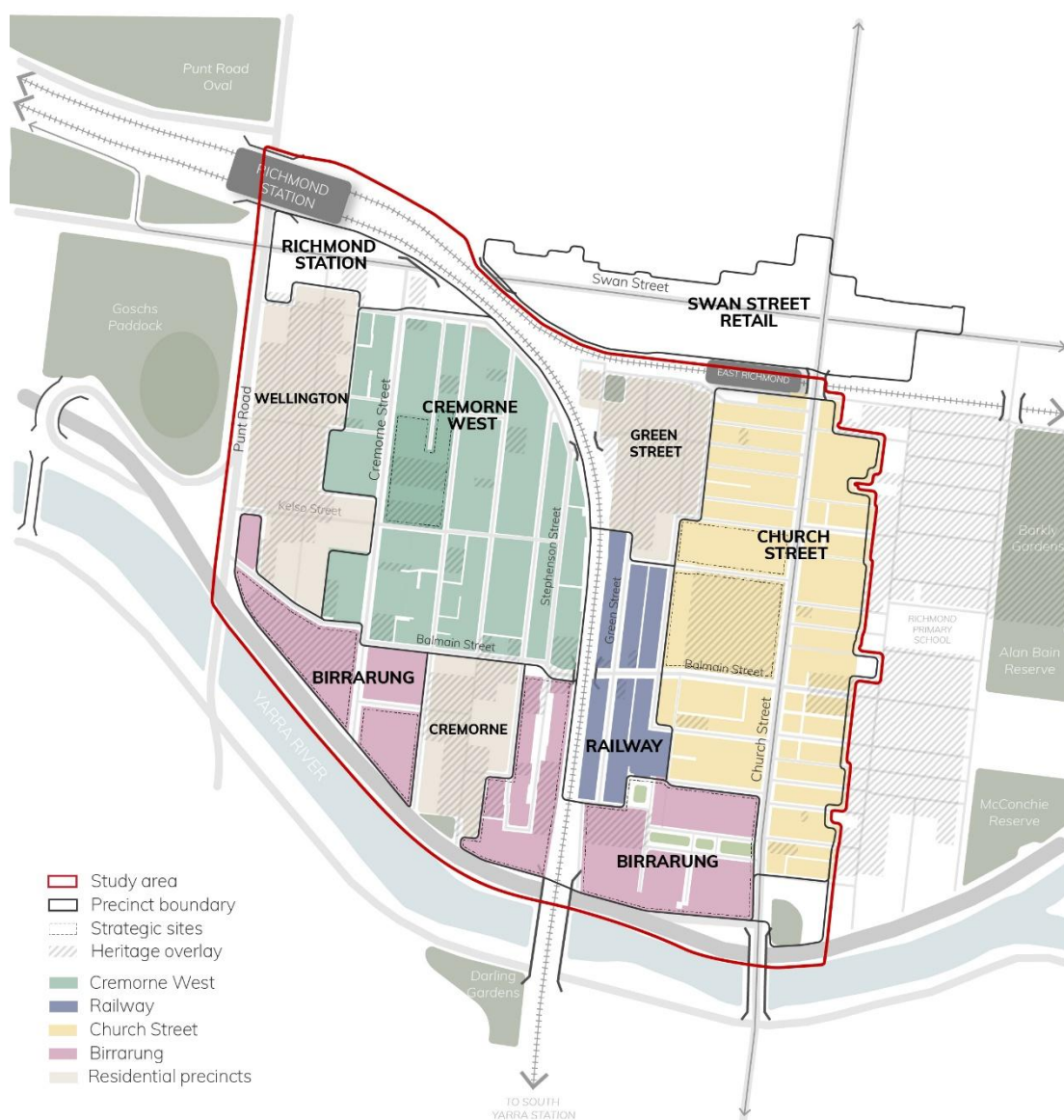


Figure 1 – Land affected by the amendment

What the amendment does

The amendment makes the following changes to the Yarra Planning Scheme:

- Insert three new Schedules to Clause 43.02 Design and Development Overlay (DDO51, DDO52 and DDO53) to the Cremorne West Precinct (and 449 Punt Road), Railway Precinct and Church Street Precincts in Cremorne on a permanent basis.
- Insert a new Schedule to Clause 45.09 Parking Overlay, PO3 to the Cremorne Enterprise Precinct.
- Insert new local planning policy at Clause 11.03-6L Cremorne Precinct.
- Amend Clause 15.01-2L-02 Landmarks to remove reference to the Slade Knitwear sign.
- Rezone a portion of the land at 20-26 Brighton Street Richmond from Commercial 2 Zone (C2Z) to General Residential Zone Schedule 2 (GRZ2).
- Deletes the Heritage Overlay (HO343) at 105-115 Dover Street, Cremorne.
- Amend the Schedule to Clause 72.04 Incorporated Documents to reflect the updated *City of Yarra Database of Heritage Significant Areas (City of Yarra, October 2025)*.
- Amend the Schedule to Clause 72.08 Background documents to add the Cremorne Built Form Review and Recommendations; Heritage Review and Recommendations – Cremorne Enterprise Precinct; Cremorne Streets and Movement Strategy; Parking Controls Review – Cremorne Enterprise Precinct; Cremorne Place Implementation Plan; Cremorne Urban Design Framework - Transport Review; and the Revised Cremorne Urban Design Framework.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to ensure appropriate and orderly planning outcomes in the suburb of Cremorne through the application of a range of planning controls to provide strategic guidance, certainty and protection from inappropriate development. These controls largely apply to the C2Z areas of the precinct, with planning policy applying to the wider precinct, including the residential areas within Cremorne.

Cremorne is a vibrant and diverse inner-Melbourne suburb evolving as a place for creative and innovative businesses and residents. It is home to more than 2,000 residents, 700 businesses and accommodates more than 10,000 workers each day. As a result, significant change and development pressure has increased substantially in recent years in Cremorne due to its good access to the Melbourne CBD, proximity to public transport and other employment and activity centres. A high demand for office floor space in Cremorne and unprecedented investment is changing the scale of commercial development.

The Cremorne Place Implementation Plan (2020) (CPIP) provides a roadmap to support appropriate ongoing development of Cremorne, building on its unique attributes and location. It presents a vision for the future precinct and strategic

directions and targeted actions for delivery by state government agencies and council to guide future investment. Action 4.1 (Plan for and manage development in Cremorne as a Next Step) of the CPIP identifies the need to 'review the current planning policy and controls to better manage development, provide greater planning certainty and address local issues.' The amendment supports this recommendation by applying built form controls to C2Z areas within the precinct.

The Cremorne Urban Design Framework (UDF) was prepared to provide a strategic framework for Cremorne, a specific action of the CPIP. It identifies improvements to streets, public spaces and transport connections and provides the strategic basis for advocacy work, capital works bids and underpins the strategic basis to apply new planning controls to guide better development outcomes in the precinct. The amendment is required to implement the recommendations of the Cremorne UDF to facilitate growth while managing the scale and design of developments. This will provide clarity and certainty for the council, landowners, and the community, ensure employment growth and the precinct's valued character and heritage fabric is balanced, and amenity impacts are sensitively considered.

Design and Development Overlay (DDO51, DDO52 and DDO53)

The amendment implements the built form recommendations of the Cremorne UDF, Cremorne Built Form Review and Cremorne Heritage Review by applying DDO51, DDO52 and DDO53 to the precinct on a permanent basis.

The DDOs include design objectives and requirements to improve the quality of development. They include built-form provisions relating to building heights, setbacks, interfaces, building separation, building layout, façade design, heritage, overshadowing and building access. Majority of the built form requirements are preferred (discretionary) which reflect Cremorne's role as an enterprise precinct.

Mandatory requirements are provided for the following:

- Overshadowing of the Cremorne Street, Church Street and Balmain Street footpaths.
- Protection of views to the Nylex sign.
- Street setbacks on Cremorne Street.

The DDOs will guide the development of Cremorne as a mid-rise precinct and reinforce its unique industrial and residential character by supporting a mix of innovative architecture and sensitive design requirements for heritage and character buildings.

Parking Overlay (PO3)

The growth of the precinct will increase pressure on the adjacent road and public transport networks. A key action of the Cremorne UDF is promoting walking, wheeling, cycling or on micro mobility devices 'making Cremorne easy to get around' while reducing vehicle through-traffic'.

The amendment is required to promote sustainable modes of transport by reducing

the provision of off-street car parking. Clause 52.06 (Car parking) requires applications for a new use, or an increase in the existing use, to provide the minimum car parking rate, to provide more than the maximum car parking rate, unless an exemption applies. The PO3 introduces a maximum car parking rate as required under Clause 52.06-5 for office and retail uses. This change is likely to protect Cremorne from an oversupply of car parking and minimise traffic congestion.

The PO3 applies a maximum car parking rate for new office and retail uses for C2Z land, including the strategic sites land in the Comprehensive Development Zone (CDZ) such as Richmond Maltings.

For new office uses, the PO3 applies the following:

- Category 1: maximum rate of 1 parking space per 100sqm of net floor area
- Category 2: maximum rate of 1 parking space per 100sqm of net floor area
- Category 3: maximum rate of 0.9 parking space per 100sqm of net floor area
- Category 4: maximum rate of 0.45 parking space per 100sqm of net floor area.

For new retail uses, a maximum rate of 1 parking space per 100sqm of leasable floor area applies to land in all four categories.

Planning policy

Clause 11.03-6L-01 (Cremorne Precinct) is a place-based policy which supports Cremorne as a vibrant, diverse, accessible, and high amenity enterprise precinct and includes specific policy on land use, built form, access and movement, open space, and the public realm.

It includes policy on the seven strategic sites supported by the design objectives in the Cremorne UDF. These sites are identified as large and complex sites that present development opportunities. The Cremorne UDF identifies further work will be undertaken with landowners to inform more detailed master planning of the sites. The policy at Clause 11.03-6L-01 (Cremorne Precinct) helps guide the master planning process and provides direction should a planning permit be applied for to redevelop a site before a master plan or planning controls have been prepared. Where development of these sites is proposed, the policy provides appropriate and tailored policy guidance.

Clause 15.01-2L-02 (Landmarks) applies policy that maintains views to Yarra's landmarks. The amendment is required to update this policy to remove reference to the Slade Knitwear sign, in response to condition (2) set out in the letter providing consent to give notice of the amendment.

(2) Delete requirements relating to the views to the Slade Knitwear sign, as agreed with council officers on 29 August 2024, noting the sign has been removed for public safety reasons due to its deteriorated condition and will not be reinstated on the site.

Zoning correction

The amendment is required to correct a zoning anomaly in Cremorne in the instance where two zones apply to a single site at 20-26 Brighton Street, Richmond. To ensure the consistency of zoning in accordance with the Practitioner's Guide, the amendment rezones part of the site from C2Z to GRZ2.

Heritage Overlay

The amendment is required to delete Heritage Overlay (HO343) *Slade Knitwear Sign* from the property at 105–115 Dover Street, Cremorne. This is in response to conditions (2) and (3) set out in the letter providing consent to give notice of the amendment.

(2) Delete requirements relating to the views to the Slade Knitwear sign, as agreed with council officers on 29 August 2024, noting the sign has been removed for public safety reasons due to its deteriorated condition and will not be reinstated on the site.

(3) Consider whether the Heritage Overlay (HO343) relating to the Slade Knitwear sign, should be deleted from 105-115 Dover Street, Richmond, noting the above circumstances.

The Statement of Significance for HO343 relates to the Slade Knitwear sign only and not the building it was situated on. The Slade Knitwear sign has been removed for public safety reasons due to its deteriorated condition. It has been indicated by the Landowner that it will not be reinstated. The removal of the Heritage Overlay is required to reflect current conditions.

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

The amendment implements the objectives in section 4 of the Planning and Environment Act 1987, in particular:

- a) To provide for the fair, orderly, economic, and sustainable use, and development of land.*
- c) To secure a pleasant, efficient, and safe working, living and recreational environment.*
- 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; and*
- g) To balance the present and future interests of all Victorians.*

The amendment facilitates commercial and economic growth in an area close to services and public transport and supports a commercial precinct that has economic benefits for the local area.

How does the amendment address any environmental, social and

economic effects?

The amendment is consistent with the overarching goal in the planning scheme to:

- Integrate relevant environmental, social and economic in the interests of net community benefit and sustainable development.

The amendment generates positive social and economic benefits as it facilitates orderly commercial development within a major employment precinct, providing opportunities for economic development and increasing employment opportunities in the area. The amendment responds to the development pressure on the area, and the need to protect and improve public space and amenity while facilitating development. This will support the long-term viability of the area as an economic and innovation hub, which is proximate to public transport infrastructure.

Does the amendment address climate change?

The *Planning and Environment Act 1987* sets out transitional provisions under Section 230 of the Act. The duties set out under Section 12A (2A) of the Act do not apply to C318yara as the Minister has established a committee under section 151 (Section 230 (f) (i) of the Act).

However, the amendment aligns with the objectives set out within Ministerial Direction No. 22 (Climate Change Considerations) and Section 12A (2A) of the Planning and Environment Act 1987.

The amendment seeks to manage existing growth and change within Cremorne that is currently occurring. This change is occurring within an established precinct with direct access to existing bus, train and tram services. C318yara also proposes to reduce the number of car parks required in new development. Along with other actions outlined in the revised Cremorne UDF, this will reduce reliance on private vehicles and support sustainable transport outcomes.

Built form controls are introduced to protect solar access to streets and open spaces, encourage urban greening, ensuring amenity is maintained whilst growth occurs.

The revised local policy encourages new public spaces, green links and greening measures to mitigate the urban heat island effect, improve resilience to heatwaves, and implementing the Cremorne UDF objectives for a sustainable and climate-resilient precinct.

Does the amendment address relevant bushfire risk?

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

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

The amendment complies with Ministerial Directions 1 and 19. The views of the Environment Protection Authority (EPA) were sought during the initial round of consultation for the Cremorne Urban Design Framework and the proposed planning scheme amendment in January 2023.

Amendment C318yara does not propose a broad change to the zoning of land affected by the amendment, which remains within the Commercial 2 Zone, except for the correction of a zoning anomaly at 20–26 Brighton Street, Richmond. In assessing compliance with Ministerial Direction 1, the EPA recommended that Council refer to Planning Practice Note 30 (PPN30).

Historical land use records indicate that the site was primarily used as a grocer, with some adjacent properties operating as fuel merchants. A planning permit (PLN18/0328) has been issued for 20–26 Brighton Street, allowing its development and use as a childcare facility—a sensitive use. This development has been completed, and the site is currently operating as such. It is noted that the childcare facility occupies a fully concreted site with no exposed ground surfaces.

PPN30 identifies exemptions for potentially contaminated land that is already in use for a sensitive purpose. Given the small-scale nature of the proposal, its recent development, and current use, it is considered that no further action is required under Ministerial Directions 1 or 19.

The EPA further noted that while Amendment C318yara does not propose a substantial change in land use, construction activities may impact surrounding areas. These impacts fall outside the scope of the amendment and are addressed through other mechanisms administered by Council and the EPA. The EPA has published guidance on managing noise and air pollution during construction. Under the *Environment Protection Act 2017* (EP Act 2017), the General Environmental Duty (GED) requires businesses to take reasonable steps to minimise harm to human health and the environment from pollution and waste, including noise. The GED applies to all construction activities, meaning those who manage or control such activities must understand and proactively manage the risks of harm from noise to nearby residents and sensitive uses.

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

The amendment complies with Ministerial Direction No. 11 in addressing and responding to the Metropolitan Planning Strategy, *Plan for Victoria*.

The amendment complies with the Ministerial Direction *Form and Content of Planning of Planning Schemes*.

The directions set out in Ministerial Direction 22 Climate Change Considerations do not apply to amendment C318yara, as discussed above in “*Does the amendment address climate change?*”. However, C318yara aligns with the objectives set out Ministerial Direction 22.

How does the amendment support or implement the Planning Policy Framework?

The amendment supports the following areas of the Planning Policy Framework:

Clause 11.02 Managing growth

Clause 11.02-2S (Structure planning) - *To facilitate the orderly development of urban areas.*

Clause 11.02-1S (Supply of Urban Land) - *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional, and other community uses.*

The amendment supports this clause by implementing the recommendations from the strategic work and background documents that underpin this amendment. The changes to the planning scheme will guide the development of the precinct, to ensure new development is designed to consider precinct wide conditions, heritage places and the surrounding low scale residential neighbourhoods.

Clause 15.01 Built environment

Clause 15.01-1S Urban design - *To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

Clause 15.01-1L Urban design. The amendment supports this clause by including built form provisions that encourage pedestrian orientated and high-quality urban design outcomes, facilitating weather protection, improved street activation, passive surveillance, protection of open space and ensuring key pedestrian streets are not overshadowed. The provisions introduced through the amendment also support local policy strategies within this clause that provide guidance on development adjoining land in a Heritage Overlay and development abutting laneways.

Clause 15.01-2S Building design - *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*

Clause 15.01-2L Building design

The amendment supports this clause by introducing a range of built form requirements for street wall heights, street setbacks, building heights, overshadowing and solar access, building separation, amenity, access, and design considerations that respond to the heritage character and residential interfaces.

Clause 15.01-5S Neighbourhood character - *To recognise and protect*

neighbourhood character and sense of place.

The amendment supports this clause by including built form provisions that seek to protect the heritage and character buildings, and ensuring new development is designed to respond to Cremorne's industrial character. The amendment also introduces provisions for development to be designed to consider the surrounding low scale residential neighbourhoods, by managing development in a manner that responds to the character and amenity of the area.

Clause 15.03 Heritage

Clause 15.03-1S Heritage conservation - *To ensure the conservation of places of heritage significance.*

Clause 15.03-1L Heritage

The amendment supports this clause and local objectives to '*conserve and enhance Yarra's natural and cultural heritage*' and '*preserve the scale and pattern of streetscapes in heritage places*' by including built form provisions such as height, street setback and upper level setback requirements for heritage places and developments adjoining heritage places to ensure the prominence of heritage places.

Clause 17.01 Employment

Clause 17.01-1S (Diversified economy) - To encourage development that meet the community's' needs for retail, entertainment, office and other commercial services.

Clause 17.01-1R (Diversified economy – Metropolitan Melbourne – Inner Metro Region) - Retain and encourage the development of areas in and around Collingwood, Cremorne and South Melbourne for creative industries.

The amendment supports these clauses. It confirms the employment focus role of the commercial zoned land through the introduction of local planning policy. The amendment includes planning provisions to ensure development is designed to support the types of industries being seen in the precinct.

Clause 17.02 Commercial

Clause 17.01-2S (Innovation and research) - *To create opportunities for innovation and the knowledge economy within existing and emerging industries, research, and education.*

Clause 17.02-1S (Business) - *To encourage development that meets the community's' needs for retail, entertainment, office and other commercial services.*

Clause 17.02-1L Employment

The amendment supports this clause by introducing built form provisions that provide guidance on the scale, intensity and form of development, facilitating opportunities for commercial, retail and other services.

Clause 17.03 Industry

Clause 17.03-1S Industrial Land Supply - *To ensure availability of land for industry.*

Clause 17.03-2S Industrial Development Siting - *To facilitate the sustainable development and operation of industry.*

Clause 17.03-3R Regionally Significant Industrial Land - *To support the transition from manufacturing land uses to other employment uses in strategically identified areas well connected to transport networks.*

The amendment supports these clauses through changes to the Yarra Planning Scheme. The introduction of new planning policy reinforces locations and types of employment and industry. Built form provisions and the parking overlay ensure that as Cremorne grows it will remain an industrial area of regional significance, noting its transition to other employment uses.

Clause 18.01 Land use and transport

Clause 18.01-3S Sustainable and safe transport - *To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.*

Clause 18.01-3L Sustainable transport

The amendment supports this clause and local objective '*to support a sustainable transport system that reduces the impact of private motor vehicle traffic and on-street parking*' by including access and movement provisions and policy that seek to limit potential conflict between vehicle movements and pedestrian activity, enhance pedestrian amenity and encourage walking and cycling along key pedestrian and cycling routes.

The amendment also introduces schedule 2 to the Parking Overlay to the commercial areas of Cremorne. This applies a car parking maximum rate to office and retail uses. This supports this clause by reducing the demand on Cremorne's roads by reducing the number of off-street parking spaces within the Precinct.

Clause 19.02 Community infrastructure

Clause 19.02-6S Open space - *To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.*

Clause 19.02-4S Social and Cultural Infrastructure - *To provide fairer distribution of and access to, social and cultural infrastructure.*

Clause 19.02-6L Open space

The amendment supports this clause and local objective to '*protect and enhance existing public open space, increase the quantity and quality of open space and provide a linked network that meets existing and future community needs*' by including discretionary and mandatory provisions that seek to protect footpaths and existing public open spaces from loss of amenity through overshadowing and visual bulk.

How does the amendment support or implement any relevant

strategic plan or policy statement adopted by a Minister, government department or public authority?

Plan for Victoria

In the letter of consent (4 September 2025) condition 6b the City of Yarra was instructed to:

In the Explanatory report, address how the amendment has regard to relevant directions in a Plan for Victoria and the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017.

The amendment is consistent with the following pillars of action contained in Plan for Victoria:

Housing for all Victorians

C318yara has a strong focus employment on managing growth within the Cremorne Major Employment Precinct. It does propose planning policy that would apply to the entire of Cremorne which includes residential zoned land. This will provide clarity and certainty for development through built form controls and strategic guidance. The DDOs include residential interface provisions to ensure new development provides an appropriate transition in scale.

Accessible jobs and services

Cremorne is a major employment hub with 700 businesses and over 10,000 daily workers. It supports Cremorne's role as an employment hub, by managing growth of new development through the application of planning policy and built form controls. This will guide development outcomes that support Cremorne as a sustainable, pedestrian focused employment precinct.

The amendment will support Cremorne transition with a stronger focus on sustainable transport options and access for all. This is through is actioned through built form controls, the proposed parking overlay and local planning policy.

The amendment provides guidance for strategic sites identified within Cremorne. This is guided by Clause 11.03-6L-01 which outlines strategies and objectives for each site. Page 12 of 16

Great places, suburbs and towns

C318yara seeks to manage change to make Cremorne a thriving, attractive, and well-designed precinct that balances employment growth while managing its impacts.

C318yara seeks to implement the revised Cremorne Urban Design Framework which seeks to improve streets, public spaces, and transport connections.

The application of proposed Design and Development Overlays (DDO51–53) will guide mid-rise development and facilitates positive built form outcomes. The Amendment ensures development respects Cremorne's character while improving

the quality of streetscapes and respond to sensitive residential areas.

The Local Planning Policy identifies locations for new public open spaces within Cremorne and public realm improvements, along with encourage sustainable transport options. This policy seeks to facilitate new public spaces, green links and pedestrian connections, improving access, safety and amenity for the community.

The proposed Parking Overlay will facilitate a pedestrian and active transport focused precinct making it a better place to work, live and play.

Sustainable environments

C318yara encourages sustainable transport options, aims to reduce congestion, and supports environmentally responsible urban growth.

This is encouraged through the proposed Parking Overlay which will reduce car parking requirements for new developments and support active transport.

Built form controls will promote pedestrian focused design, improvements to the public realm and manage overshadowing and amenity in public spaces.

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

Cremorne is an identified Major Employment Precinct of regional significance within the Yarra Planning Scheme and Melbourne Industrial and Commercial Land Use Plan. The retention of the Commercial 2 Zone is critical in supporting its employment function and is an action within the Cremorne UDF. The City of Yarra's adopted Spatial Economic and Employment Strategy (2018) and Spatial Economic and Employment Strategy Review (2025) strongly supports the retention of the C2Z and its importance as one of Yarra's two Major Employment Precincts. Therefore, the housing targets outlined in the Planning Policy Framework are not applicable to this Amendment.

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

The Municipal Planning Strategy (MPS) acknowledges the importance of accommodating new development in the City of Yarra that is sensitive to the context of the area, including heritage, character, and scale. The amendment supports the MPS, particularly Clause 02.03-4 (Built form and heritage), which includes the following strategic directions:

- *Conserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history.*
- *Design development and locate land uses to create people-oriented places with high standards of amenity on-site, for adjoining properties and in the public realm.*
- *Protect and enhance the built form, character and function of streets and*

laneways as a feature of Yarra's urban structure and character.

It also supports Clause 02.03-6 (Economic development), which includes the following strategic directions:

- *Preserve and grow Yarra's employment areas (as identified in clause 02.01) by supporting the:*
 - *Growth of health and education related employment and services in health and education precincts as shown in clause 02.04 (Strategic Framework Plan).*
 - *Economic primacy of Yarra's major employment precincts at Cremorne and the Gipps Street precinct in Collingwood.*
 - *Employment land in the industrial and commercial land shown in clause 02.04 (Strategic Framework Plan).*
- *Advance Yarra as a desirable location for creative industries and arts by supporting opportunities to increase the number of creative industries and cultural spaces in the municipality.*

How does the amendment balance any competing policy objectives or strategies?

The amendment has been prepared in line with the PPF policies and adopted strategic plans and does not result in any competing policy objectives.

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

The amendment uses the most appropriate VPP tool to achieve its objectives which is the Design and Development Overlay (DDO).

The PO is the most appropriate tool to reduce parking rates.

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

Draft UDF

Informal views on the draft Cremorne UDF were sought from DTP, Heritage Victoria, VicTrack, neighbouring municipalities and the Environmental Protection Authority as part of consultation of the draft Cremorne UDF in 2022. Feedback was incorporated which formed part of the changes to the revised Cremorne Urban Design Framework September 2023.

Exhibition of Amendment C318yara and Revised UDF

Notice of the amendment was provided to the Department of Transport and Planning, Yarra Trams, Melbourne Water, Heritage Victoria, VicTrack, neighbouring municipalities and the Environmental Protection Authority during exhibition.

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

The amendment is consistent with the requirements of the *Transport Integration Act 2010* and facilitates development outcomes that promote the principles of transit-oriented development. Particular consideration has been given to ensure vehicular movements do not impact on the *Principal Public Transport Network* (PPTN).

The Cremorne UDF includes recommendations to change the transport network in Cremorne which may impact the arterial road network. The council is working with the DTP and the community to further investigate these options.

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

The amendment is underpinned by the *Cremorne Revised Urban Design Framework* which recognises the river interface and identifies actions to improve connections to the Yarra River.

The revised UDF was prepared with community consultation that sought feedback on transport, open space and built form outcomes. The consultation highlighted community interest in improving access to the Yarra River, and the amendment reflects this input.

Land within Cremorne is also affected by:

- Schedule 1 to the Design and Development Overlay which applies to land along the river corridor and ensures development responds to the river interface.
- Schedule 1 to the Significant Landscape Overlay (SLO1) which also applies to land along the river corridor and ensures consideration of impacts on the river including the removal of vegetation especially trees, flood management and visual impact.

Amendment C318yara is consistent with the principles set out in Part 2 of the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017*.

The amendment supports the environmental, cultural, social, and recreational principles of the Act by enhancing public access and connectivity to the Birrarung (Yarra River) corridor.

The new Local Policy Clause 11.03-6L Cremorne Precinct seeks to encourage enhanced pedestrian and cyclist connections along Green Street, Oddys Lane, and Chestnut Street. Along with enhancing access to the Main Yarra Trail. Clause 11.03-6L includes objectives to improve connections between Cremorne and the river, including through the Richmond Maltings site and the Citylink underpass.

The local policy identifies new open space opportunities, including land near the Punt Road/CityLink underpass in the Cremorne West precinct and additional opportunities at the southern end of the Railway and Church Street.

Furthermore, the policy's focus on interpreting and celebrating Aboriginal cultural heritage in public open space design and ensuring that development complements the river's natural character through high-quality materials and design, aligns with the Act's cultural and environmental protection principles.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment may have some impact on the general operation of council's statutory planning department which is covered by the council's budget.

The application of planning controls will provide a more consistent assessment of planning permit applications. This is considered to ultimately reduce costs by providing more certainty to the community and development industry.