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PLANNING &
PROPERTY | **PARTNERS**

TOWN PLANNING REPORT

101 Cremorne Street, Cremorne

Prepared on behalf of 101CSC Pty Ltd
August 2024

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Appendix A – Copies of Title

Appendix B – Planning Property Report (DTP)

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1 Introduction

1.1 Project Overview

This report accompanies a planning permit application to the State Government's Development Facilitation Program ('DFP') for the use and development of the land located at 101 Cremorne Street, Cremorne (the 'Site') for the purposes of a multi-storey commercial building comprising office and shop, and a waiver of standard car parking requirements. Planning & Property Partners Pty Ltd are engaged as town planning consultants on behalf of 101CSC Pty Ltd.

The Site is located on the southeastern corner of the Cremorne Street and Kelso Street intersection and is currently occupied by a three-storey commercial building. The Site is strategically located within a 'Major Employment Precinct' with close proximity to the Swan Street Major Activity Centre as identified by the Yarra Planning Scheme (the '**Planning Scheme**') and has excellent public transport accessibility.

The application seeks planning approval for the use and construction of a 12-storey building, in accordance with the application plans prepared by *CHT Architects* ('**Proposal**'). The Proposal seeks to provide 10,917 square metres of net lettable office area and an associated 596 square metres of net lettable shop area which is expected to contribute to both streetscape activation and economic stimulus in the area, providing a desirable asset to the Municipality.

The proposed design response will result in a highly resolved architectural and urban design outcome which is befitting of the Site's existing and future urban context. The Site is presently underutilised, with existing development falling short of the highest and best use of the land. The development of the Site for a commercial building, encompassing both office and shop uses builds upon the identified amenity values of the locality while providing a community benefit by activating the public realm and delivering a new and contemporary urban renewal outcome in line with the emerging built form character of the precinct which is arguably the most dynamic and evolving commercial development hub in the broader Melbourne Metropolitan area.

1.2 Planning Context

The Site is situated in the Commercial 2 Zone ('**C2Z**') and is affected by the Development Contributions Plan Overlay – Schedule 1 ('**DCPO1**') pursuant to the provisions of the Planning Scheme. It is recognised that planning permission is required for the use and development of the land as proposed and a car parking dispensation, as discussed in-depth at Section 4 of this report.

The Municipal Planning Strategy ('**MPS**') and Planning Policy Framework ('**PPF**') set out strategic directions relevant to the Site. The relevant policy provisions of the Planning Scheme are discussed in further detail at Section 5 of this report.

The proposal responds to the State-wide objectives for urban consolidation proximate to existing public transport infrastructure and activity centres as detailed within Plan Melbourne: Metropolitan Planning Strategy and aligns with the requirements and policy direction of the Planning Scheme in respect to development of the Site.

The proposal responds to the purpose of the zone and offers a highly resolved architectural outcome in its commercial and former industrial setting. The physical characteristics of the Site and its locational circumstances on a prominent street corner within an emerging area of Cremorne lend itself to high order commercial office development proximate to the Swan Street MAC and the Melbourne CBD as well as existing public transport and infrastructure.

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1.3 Statutory Approval Process

This project is sought to be approved and implemented through the Clause 53.22 provisions of the Planning Scheme, which apply to *Significant Economic Development*. The Clause 53.22 provisions were introduced via VC242 in September 2023 to facilitate planning approvals which will provide a significant community and economic benefit. Clause 53.22 has as its purpose:

To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.

To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.

The Proposal qualifies under the Clause 53.22 pathway pursuant to the Category 1 conditions listed at the table to Clause 53.22-1, which require an office development to include at least 10,000 square metres of gross floor area if located in Metropolitan Melbourne. Also required is written advice from the Chief Executive Officer, Invest Victoria, and a quantity surveyor report, which are both submitted alongside the application material.

The Clause 53.22 provisions have been selected as the most appropriate means of facilitating planning approval for the Proposal, noting the positive engagement with State Government that has occurred to date, including a pre-application meeting with DFP officers on 3 November 2023. Moreover, the proposal represents a significant and funded investment opportunity in the commercial office market of our growing City and should be supported on account of the specific need for this form of development to support the commercial aspirations of the city.

It is important to note under the Clause 53.22 application pathway the following key aspects apply:

- Pursuant to Clause 72.01-1, the Minister for Planning becomes the responsible authority;
- Pursuant to Clause 53.22-2:
 - The responsible authority may waive or vary any building height or setback requirement.
 - An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the information is not relevant to the assessment of the application.
- Pursuant to Clause 53.22-4, *an application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.*

1.4 Accompanying Documents

The Proposal has been designed and is supported by the input of a highly respected project team, including:

- Architectural plans prepared by *CHT Architects*;
- Urban Context Report prepared by *CHT Architects*;
- Landscape Plan prepared by *Jack Merlo Design and Landscape*;
- Sustainable Management Plan prepared by *Ark Resources Pty Ltd*;
- Traffic Engineering Assessment prepared by *Traffix Group Pty Ltd*;
- Waste Management Plan prepared by *Traffix Group Pty Ltd*;
- Green Travel Plan prepared by *Traffix Group Pty Ltd*; and,
- Wind Impact Assessment Prepared by *Vipac Engineers and Scientists Limited*.

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Collectively these reports confirm the suitability of the use and development of the Site from a social, economic, built form, environmental and amenity perspective.

The suite of application plans and informing consultant reports detail a carefully considered and well resolved proposal that will deliver meaningfully in relation to the environmental performance of the building through construction and operation. In addition, the accommodation for the emerging office workers and businesses that will support the economy is of a very high level with street activation and communal spaces that are befitting of the future employment community who will benefit from the high level of amenity proposed to be offered.

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2 Site Analysis

2.1 Site Description

The Site comprises the following four parcels of land:

- Lot 1 on Title Plan 243830M.
- Lot 1 on Title Plan 371486J.
- Lot 1 on Title Plan 833550E.
- Lot 1 on Title Plan 864823U.

Lot 1 on Title Plan 833550E is affected by an encumbrance relating to overhanging spouting benefiting the land to its north, which also comprises part of the Site. This proposed development will not be constrained or impacted in any way by this encumbrance. Additionally, Lot 1 on Title Plan 864823U is affected by a caveat lodged by Citipower Pty for the purposes of a substation lease. The existing substation is proposed to be retained in full and will not prejudice the proposed development.

Copies of the above Certificate of Titles are provided at **Appendix A** of this report.

The Site is almost square in shape and is located on the eastern side of Cremorne Street, maintaining a corner location at the intersection of Cremorne Street and Kelso Street. The Site maintains a 40.7 metre wide frontage to Cremorne Street, and a 43.25 metre wide frontage to Kelso Street, with an overall land area of approximately 1,729 square metres.



Figure 1 – Subject Site – Aerial Image.

Source: NearMap (July 2023)

The Site is currently occupied by a three-storey commercial building, which is currently leased out for use as an office. The building occupies the majority of the Site and addresses Cremorne Street as its primary frontage. The building is built to the north, south and west boundary and incorporates an uncovered car parking area at its rear, which runs the length of the eastern boundary. Two double width crossovers to Kelso Street provide vehicle access to the Site and the gated car parking area.

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Figure 2 – Subject Site – existing under developed condition.
(December, 2019).

Source: Google Streetview

2.2 Site Interfaces

The Site features two street interfaces and a several abutals to properties east and south of the Site. The Existing Site Plan, drawing no. TP0.01 prepared by *CH Architects* provides a visual representation of the immediate surrounding context.

The Site is located within a major employment precinct and shares a direct interface with land in the C2Z to the east and south. Land to the north of the Site is dedicated to the Kangan Institute and is accordingly Public Use Zone ('**PUZ**') land. On the opposing side of Cremorne Street, further to the Site's west, there is a small pocket of General Residential Zone ('**GRZ**') land which is an aberration to the established zoning framework of the locality.

Surrounding land use and development beyond the Site's immediate interfaces are described as follows:

North

Beyond Kelso Street to the north is the Kangan Institute Cremorne Campus, a Victorian TAFE provider, which offers apprenticeship and traineeship training. The land is accordingly zoned PUZ for the purpose of education.

The campus occupies the entire frontage of Kelso Street, between Cremorne Street and Dover Street and extends further to the north, as far as Fitzgibbon Street. The campus' main entrances are taken from Cremorne Street further to the north.

A two-storey brick building is built to the southern boundary, holding this Kelso Street frontage, as can be seen in Figure 2 above. This building is the site of the former Melbourne Wire Works Factory and Head Office and is subject to Heritage Overlay – Schedule 518.

East

To the east, several buildings immediately abut the Site, which are described as follows.

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98 Dover Street

This building comprises 11 dwellings, which have been converted from what previously was a warehouse. Each dwelling fronts Kelso Street for a combined length of 42 metres. The westernmost apartment is built to boundary and immediately abuts the Site for a length of 13 metres. The building is primarily three storeys in scale, however, a fourth level exists above the westernmost apartment. The building presents to the Site largely as a blank brick wall and has a balcony on the third storey, oriented north.

100 Dover Street

This building comprises a mix of office suites and dwellings. Fronting Dover Street to the east of the Site, this building maintains a consistent two storey height. The building is set back by approximately 1.5 metres from its western boundary, to allow for a small open-air courtyard and western facing windows. The balance of the form is otherwise built to all boundaries; north, east and south.

102 Dover Street

Similar in proportion to 100 Dover Street, this building is constructed to all boundaries, with the exception of a small courtyard at the rear. The building fronts Dover Street and is two storeys in height. The building comprises several commercial and office tenancies. In terms of its relationship to the Site, this building presents entirely with a blank wall treatment, save for a small section of single storey wall, adjacent to the aforementioned courtyard.



Figure 3 – 98-102 Dover Street interfaces to Site.

Source: Google Streetview (December, 2019).

South

115 Cremorne Street is a two-storey brick building, located immediately south of the Site and built entirely to the common boundary. The building is used for commercial purposes and comprises approximately 500 square metres of office space, across two levels.

The land located further to the south at 119 Cremorne Street is occupied by the former 'Yarra Hotel' which is identified as an individually significant heritage building within the precinct and affected by Heritage Overlay – Schedule 247. This property has a site area of approximately 362 square metres and is occupied by the former hotel building and associated outbuildings which have access to the rear of the land via Victoria Avenue.

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Figure 4 – Foreground: Former Yarra Hotel. Site in rear.

Source: Google Streetview (December, 2021).

West

Beyond Cremorne Street to the west is a small pocket of GRZ land, which comprises seven narrow residential lots with primary frontage to Cremorne Street. Of these, the six lots between 106-112 Cremorne Street are occupied by three-storey townhouse buildings, with balconies facing Cremorne Street and the Site. 104 Cremorne Street remains in its original form, as a single storey brick dwelling. Each of the seven aforementioned dwellings locate their primary open space area at the rear, away from Cremorne Street.

Just south of the townhouses, 116-130 Cremorne Street occupies a larger landholding consisting of existing two-storey commercial buildings and an air-grade car parking area. It should be noted that this land currently benefits from Planning Permit PI N22/0454, with an approved building envelope of nine storeys.

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Figure 5 – Render of proposed development at 116-130 Cremorne Street, with existing residential lots (104-112 Cremorne Street) in foreground.

Source: Yarra Planning Decisions Committee Agenda (20 December 2022)

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2.3 Surrounding Context

The Site is located in the western part of Cremorne bounded by the Yarra River to the South, railway lines to the east, Punt Road to the west and Swan Street to the north. This area, as well as land east of the railway corridor is generally identified as a 'Major Employment Precinct' as recognised by Council's Strategic Framework Plan at Clause 2.04 of the Planning Scheme.

Within this area, the Site is located toward the western edge of the commercial precinct of Cremorne. The Site's C2Z is consistent with properties to the east and south of the Site, with GRZ land to the west, and a pocket of PUZ land to the north. The mix of zoning is shown in Figure 6 below.

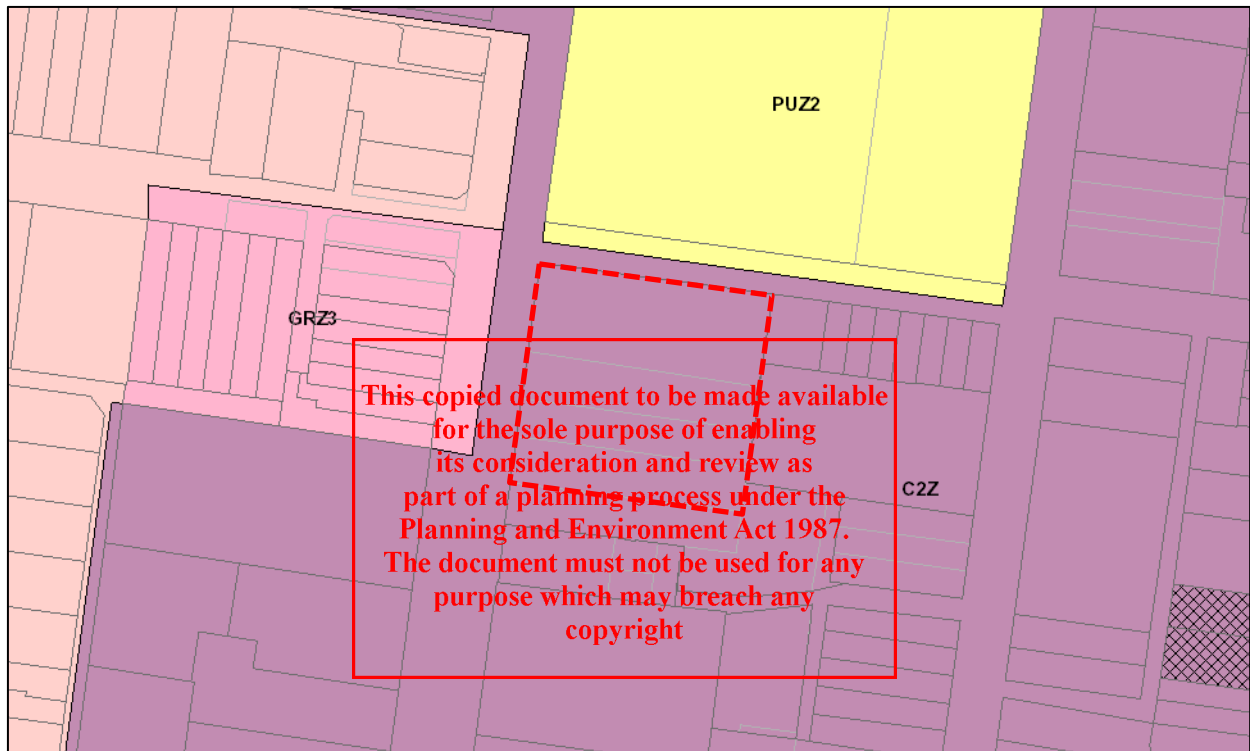


Figure 6 – Site and Surrounds – Zoning Controls.

Source: DELWP.

Land uses and built form within the broader Cremorne area is best described as mixed, comprising fine-grain low-rise residential, low-rise warehouse and industrial buildings, as well as taller mixed-use apartment and commercial buildings. Generally speaking, the built form is hard-edged, with on boundary construction and with minimal front setbacks on a variety of lots sizes.

It is evident that the surrounding commercial area is experiencing a transition from traditional manufacturing and industry to service and knowledge-based industries. The transition in commercial uses is reflected in the emerging built form, with more recent development comprising office and mixed-use buildings between 9 and 15 storeys in scale. This is evidenced by the following approvals:

- 1/22-26 Gordon Street – 9 storeys (PLN19/0527)
- 116-130 Cremorne Street – 9 storeys (PLN22/0454)
- 1-3 Harcourt Parade – 10 storeys (PLN18/0002)
- 4-6 Cubitt Street – 13 storeys (PLN19/0657)
- 2 Gough Street – 14 storeys (PLN15/0355)

While the Planning Scheme provides limited guidance for built form outcomes in this precinct, the approvals listed above demonstrate that a relatively coherent new built form character of increased height is being

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established along Cremorne Street and its peripheries. It is an area evolving significantly with mixed-use redevelopment but predominantly commercial in nature. This precinct is envisaged to undergo significant change and intensification as development pressure for new commercial floor space continues in this highly accessible location.

The surrounding area contains a number of key destinations and services which are highly accessible from Site by walking, cycling or public transport:

- Swan Street and Church Street shopping strips;
- Melbourne Cricket Ground and AAMI Park;
- Yarra Park and the Punt Road Oval;
- The Yarra River;
- Barkley Gardens;
- Gosch's Paddock;
- Royal Botanic Gardens;
- Richmond Library; and
- Melbourne CBD.

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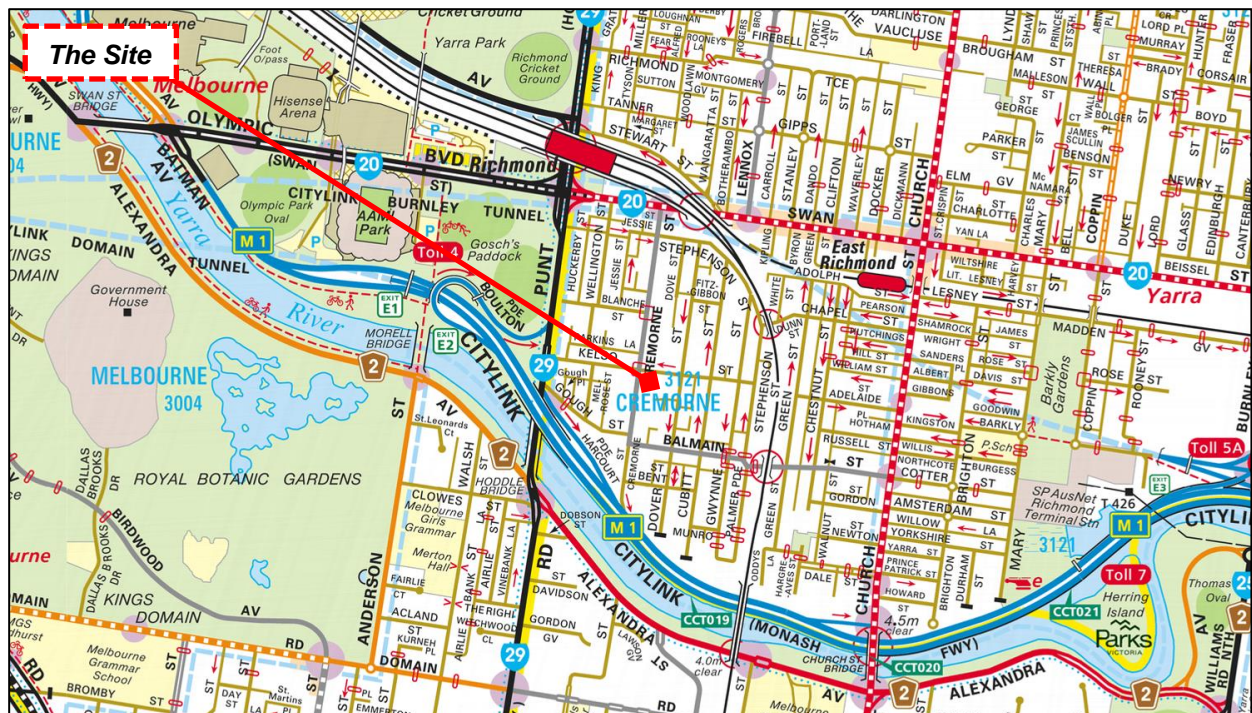


Figure 7 – Site Context

Source: <https://online.melway.com.au/melway/>

The Site is located within a Principal Public Transport Network Area and is easily accessible via various modes of public transport, including:

- Fixed train line services operating from Richmond and East Richmond Stations approximately 450 metres and 550 metres away respectively;
- Tram routes 70 along Swan Street and 78 along Church Street located to the north and east the Site respectively; and
- Bus route 246 along Punt Road and 605 along Alexandra Avenue to the west and south of the Site respectively.

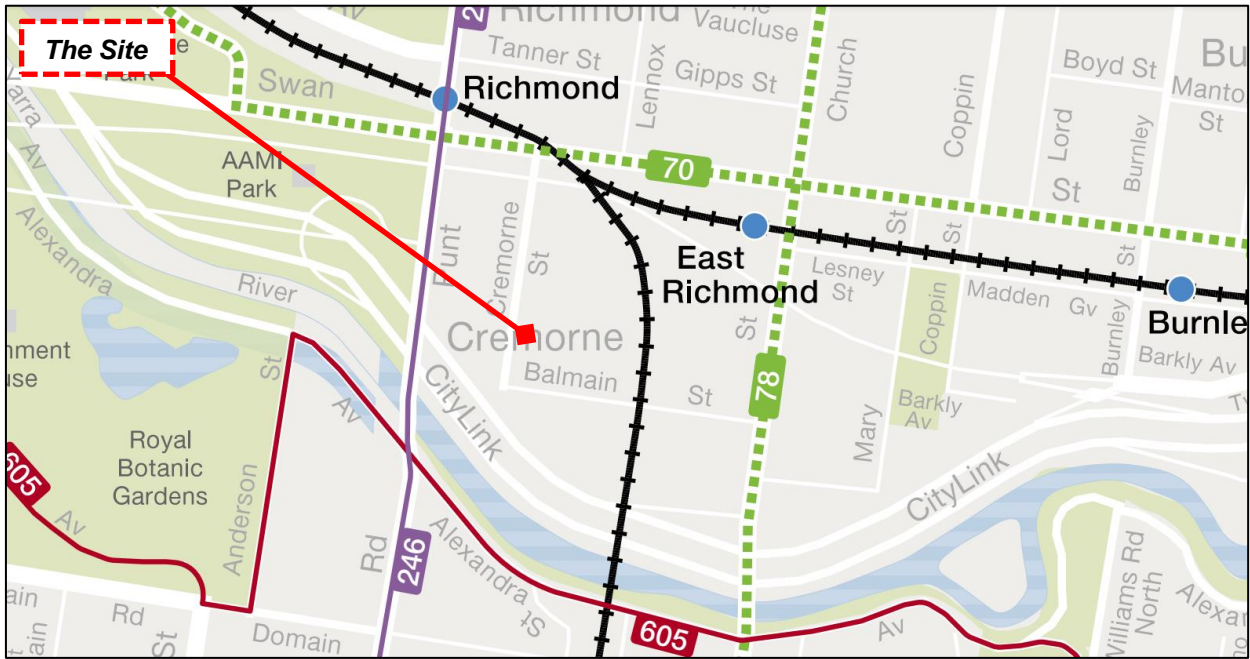


Figure 8 – Public Transport Connection

Source: www.ptv.gov.au

The location of the Site with excellent proximity to the aforementioned facilities is considered appropriate for encouraging a commercial mixed-use building. This approach is consistent with the existing and evolving character of the area and policy support for development within commercial centres that are proximate to existing infrastructure and amenities.

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3 Proposal

3.1 Proposal Overview

The Proposal seeks to provide an outcome responding to both the Site's physical and policy context. It seeks to provide a commercial building with ground floor shop tenancies that will increase the activation and connectivity of the public realm within a high quality, sustainable architectural built form that will provide a significant improvement for the Site and surrounds.

The Proposal is illustrated within the drawings prepared by *CHT Architects* and the consultant material submitted with the application.

Broadly, the application proposes the following:

- The construction of a site-responsive building with 11 levels of office space with varying floor areas including shared communal amenities at level 9.
- Ground floor shop tenancies activating the public realm.
- Podium form from ground to level 2 (three storeys).
- Recessive upper levels 3-11 above podium.
- External terrace areas at Levels 3, 9, 10 and 11
- 136 bicycle spaces with extensive end-of-trip facilities at ground level.
- 94 car parking spaces across two levels of basement.

The development is of a high-quality architectural design that presents a tactile articulated street wall with robust material use and distinct upper-level elements beyond. The siting and massing of the building responds to the Site context and applicable planning framework.

Through the pre-application process with the DFP, an earlier revision of the proposed plans was circulated to the Office of the Victorian Government Architect ('OVGA') for initial comment. Consultation was undertaken with DFP officers and the OVGA on matters of context and urban design, architectural design and amenity. The application plans seek to respond to this feedback, as detailed in both the plans that accompany the current application and the detailed commentary offered within this report.

Please refer to the architectural package by *CHT Architects* for further details.

3.2 Detailed Description of the Layout

A detailed description of the development floor plans for the Proposal is outlined below and should be read in conjunction with the submitted application plans prepared by *CHT Architects* as outlined below:

Drawing	Description
TP1.01 – Level B2 <i>Proposed Basement 02 Floor Plan</i>	<ul style="list-style-type: none">• 53 car parking spaces• Lift core, stairwell and services• Two 25KL rainwater tanks (50KL total capacity).• Existing substation
TP1.02 – Level B1 <i>Proposed Basement 01 Floor Plan</i>	<ul style="list-style-type: none">• 41 car parking spaces• Lift core, stairwell and services• Fire pump, MDF and various service rooms

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	<ul style="list-style-type: none"> Existing substation
<p>TP1.03 – Level 00 <i>Proposed Ground Floor Plan</i></p>	<ul style="list-style-type: none"> Four shop tenancies (total 596 square metres total NLA) Lobby, circulation and air lock spaces Main Cremorne Street pedestrian entry and secondary entry from Kelso Street Vehicle entry from Kelso Street Separate end of trip entry with afterhours security gates 136 bicycle spaces End of trip facilities Lift core, stairwell and services Waste room Loading zone Existing substation
<p>TP1.04 – Level 01 <i>Proposed Level 1 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (1,418.7 square metres NLA) Staff amenities inclusive of DDA cubicle Lift core, stairwell and services Void above main Cremorne Street entrance
<p>TP1.05 – Level 02 <i>Proposed Level 2 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (1,469.5 square metres NLA) Staff amenities inclusive of DDA cubicle Lift core, stairwell and services
<p>TP1.06 – Level 03 <i>Proposed Level 3 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (998.7 square metres NLA) Expansive wrap-around terrace area (452.9 square metres) Staff amenities inclusive of DDA cubicle Lift core, stairwell and services
<p>TP1.07 – Level 04 <i>Proposed Level 4 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (1,120.9 square metres NLA) West-facing operable window to planter Staff amenities inclusive of DDA cubicle Lift core, stairwell and services
<p>TP1.08 – Level 05 <i>Proposed Level 5 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (1,121.1 square metres NLA) West-facing operable window to planter Staff amenities inclusive of DDA cubicle Lift core, stairwell and services
<p>TP1.09 – Level 06 <i>Proposed Level 6 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (1,121.1 square metres NLA) West-facing operable window to vertical landscaping Staff amenities inclusive of DDA cubicle

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	<ul style="list-style-type: none"> Lift core, stairwell and services
<p>TP1.10 – Level 07 <i>Proposed Level 7 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (1,121.1 square metres NLA) West-facing operable window to vertical landscaping Staff amenities inclusive of DDA cubicle Lift core, stairwell and services
<p>TP1.11 – Level 08 <i>Proposed Level 8 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (1,120.9 square metres NLA) West-facing operable window to vertical landscaping Staff amenities inclusive of DDA cubicle Lift core, stairwell and services
<p>TP1.12 – Level 09 <i>Proposed Level 9 Floor Plan</i></p>	<ul style="list-style-type: none"> Club house and lounge space (512.8 square metres NLA) Theatre (92.8 square metres) Communal outdoor space (504 square metres) Staff amenities inclusive of DDA cubicle Lift core, stairwell and services
<p>TP1.13 – Level 10 <i>Proposed Level 10 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (520.4 square metres NLA) Upper terrace area (202.8 square metres) Staff amenities inclusive of DDA cubicle Lift core, stairwell and services
<p>TP1.14 – Level 11 <i>Proposed Level 11 Floor Plan</i></p>	<ul style="list-style-type: none"> Open plan office space (391.9 square metres NLA) Sky terrace area (total 125.1 square metres) Staff amenities inclusive of DDA cubicle Lift core, stairwell and services
<p>TP1.15 – Roof Level <i>Proposed Roof Plan</i></p>	<ul style="list-style-type: none"> Plant area 100KL Fire tank and water storage 54-panel solar system.

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3.3 Planning Permit Requirements

The Site is located within the C2Z and is affected by DCPO1 pursuant to the Planning Scheme.

A planning permit is required pursuant to the following provisions of the Scheme:

- Clause 34.02-1 (C2Z) use of part of the building as 'shop'.
- Clause 34.02-4 (C2Z) to construct a building or construct or carry out works.
- Clause 52.06-3 (Car Parking) to reduce the standard car parking requirement to serve the development.

The relevant planning permit triggers are discussed further in the following section. A copy of the Planning Property Report is included at **Appendix B** to this report.

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4 Town Planning Context

4.1 Municipal Planning Strategy

The MPS details the overarching strategic policy directions for the municipality and supports the PPF.

The following polices are of relevance to the application:

- **Clause 2.01 Context**
- **Clause 2.02 Vision**
- **Clause 2.03 Strategic Directions**
 - 2.03-1 Settlement
 - 2.03-3 Environmental risks and amenity
 - 2.03-4 Built environment and heritage
 - 2.03-6 Economic development
 - 2.03-7 Transport
- **Clause 2.04 Strategic Framework Plan**

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4.2 Planning Policy Framework

The PPF is an integrated policy source that provides both overarching and specific principles for land use and development across the state of Victoria. Included in the PPF is State, regional and local planning policy content, denoted by the 'S', 'R' or 'L' in the clause title. The following clauses are relevant to the Proposal:

- **Clause 11 – Settlement**
 - Clause 11.01 – Settlement
 - Clause 11.01-1S – Settlement
 - Clause 11.01-1R – Settlement – Metropolitan Melbourne
 - Clause 11.02 – Managing Growth
 - Clause 11.02-1S – Supply of urban land
 - Clause 11.03 – Planning for Places
 - Clause 11.03-1S – Activity centres
 - Clause 11.03-1R – Activity centres – Metropolitan Melbourne
 - Clause 11.03-1L – Activity centres
- **Clause 13 – Environmental Risks and Amenity**
 - Clause 13.05 – Noise
 - Clause 13.05-1S – Noise management
 - Clause 13.06 – Air Quality
 - Clause 13.06-1S – Air quality management
 - Clause 13.07 – Amenity, Human Health and Safety

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- › Clause 13.07-1S – Land use compatibility
- › Clause 13.07-1L-01 – Interfaces and amenity
- **Clause 15 – Built Environment and Heritage**
 - Clause 15.01 – Built Environment
 - › Clause 15.01-1S – Urban design
 - › Clause 15.01-1R – Urban design – Metropolitan Melbourne
 - › Clause 15.01-1L – Urban design
 - › Clause 15.01-2S – Building design
 - › Clause 15.01-2L – Building design
 - › Clause 15.01-2L-01 – Environmentally sustainable development
 - › Clause 15.01-2L-02 - Landmarks
 - › Clause 15.01-4S – Healthy neighbourhoods
 - › Clause 15.01-4R – Healthy neighbourhoods - Metropolitan Melbourne
 - › Clause 15.01-5S – Neighbourhood character
- **Clause 17 – Economic Development**
 - Clause 17.01 – Employment
 - › Clause 17.01-1S – Diversified economy
 - › Clause 17.01-1R – Diversified economy – Metropolitan Melbourne
 - › Clause 17.01-1R – Diversified economy – Metropolitan Melbourne – Inner Metro Region
 - › Clause 17.01-1L – Employment
 - Clause 17.02 – Commercial
 - › Clause 17.02-1S – Business
 - › Clause 17.02-1L - Retail
- **Clause 18 – Transport**
 - Clause 18.01 – Land Use and Transport
 - › Clause 18.01-1S – Land use and transport Integration
 - › Clause 18.01-3S – Sustainable and safe transport
 - › Clause 18.01-3S – Sustainable and safe transport – Metropolitan Melbourne
 - › Clause 18.01-3L – Sustainable transport
 - Clause 18.02 – Movement Networks
 - › Clause 18.02-1S – Walking
 - › Clause 18.02-1L – Walking
 - › Clause 18.02-2S – Cycling
 - › Clause 18.02-2R – Cycling – Metropolitan Melbourne
 - › Clause 18.02-2L – Cycling

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- › Clause 18.02-3S – Public transport
- › Clause 18.02-3R – Principal Public Transport Network
- › Clause 18.02-4S – Roads
- › Clause 18.02-4L – Road system
- › Clause 18.02-4L-01 – Car parking

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4.3 Commercial 2 Zone

The subject land is situated within the C2Z pursuant to Clause 34.02 of the Planning Scheme. The purpose of C2Z is as follows:

To implement the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Although the office use of the land is 'as of right' under the C2Z, a planning permit is required for use of part of the ground floor of the building for 'shop' pursuant to Clause 34.02-1. Furthermore, a permit is required to 'construct a building or construct or carry out works', pursuant to Clause 34.02-4 of the Planning Scheme.

The decision guidelines requirements at Clause 34.02-7 of the Planning Scheme for 'Use' and 'Building and works' respectively, are as follows:

Use

The effect that existing uses may have on the proposed use.

The drainage of the land.

The availability of and connection to services.

The effect of traffic to be generated on roads.

The interim use of those parts of the land not required for the proposed use.

If an industry or warehouse, the effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.

Building and works

The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.

The provision of car parking.

The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.

Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

The availability of and connection to services.

Any natural or cultural values on or nearby the land.

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Outdoor storage, lighting, and storm water discharge.

The design of buildings to provide for solar access.

4.4 Development Contributions Plan Overlay – Schedule 1

The purpose of the Development Contributions Plan Overlay is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

The DCPO1 applies the 'Yarra Development Contributions Plan' which outlines a series of financial contributions applicable to the establishment of commercial and retail development (on a per square metres of floor area basis).

4.5 Particular Provisions

4.5.1 Clause 52.02 – Easements, Restrictions and Reserves

It is noted that the allotment referred to as Lot 1 on Title Plan 833550E is affected by an encumbrance relating to overhanging spouting benefiting the land to its north, which also comprises part of the Site. This encumbrance will not constrain or impact the future development of the Site and can be suitably resolved at a future point in time.

4.5.2 Clause 52.06 – Car Parking

Under the standard provisions of Clause 52.06-5, the development generates a statutory car parking requirement of 347 car spaces for the proposed shop and office uses. The development proposal includes a total of 94 car spaces, provided across two levels of basement.

Accordingly, the application seeks permission to reduce the required number of car parking spaces associated with the office and shop uses.

With regard the extent of the car parking reduction being sought, we refer to the accompanying Traffic Engineering Assessment provided by *Traffix Group Pty Ltd*.

4.5.3 Clause 52.34 – Bicycle Facilities

Clause 52.34 requires the provision of bicycle facilities before any new use can commence. The development generates a statutory bicycle parking requirement of 50 spaces for the proposed shop and office uses. The development proposal includes a total of 136 bicycle spaces, exceeding the provision requirements of Clause 52.34.

Under Clause 52.34-3 end of trip facilities (showers and changerooms) are to be provided if 5 or more employee bicycle spaces are required, 1 shower for the first employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter. The development provides the requisite quantum of facilities.

With regard the provision of bicycle and end-of-trip facilities we rely on the accompanying Traffic Engineering Assessment prepared by *Traffix Group Pty Ltd*.

4.5.4 Clause 53.22 – Significant Economic Development

Clause 53.22 was recently introduced to the Planning Scheme via Amendment VC242 on 20 September 2023. This clause seeks:

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To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.

To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.

The Proposal qualifies under the Clause 53.22 pathway pursuant to the Category 1 conditions listed at the table to Clause 53.22-1, which require an office development to include at least 10,000 square metres of gross floor area if located in Metropolitan Melbourne. Also required is written advice from the Chief Executive Officer, Invest Victoria, and a quantity surveyor report, which are both submitted alongside the application material.

Important to note under the Clause 53.22 pathway is the following:

- Pursuant to Clause 72.01-1, the Minister for Planning becomes the responsible authority;
- Pursuant to Clause 53.22-2:
 - The responsible authority may waive or vary any building height or setback requirement.
 - An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the information is not relevant to the assessment of the application.
- Pursuant to Clause 53.22-4, *an application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.*

4.6 Clause 65

Clause 65 sets out Decision Guidelines and Clause 65.01 sets out issues that the Responsible Authority must consider when making a decision. Those relevant to this application include:

- *The matters set out in Section 60 of the Act.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

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The requirements of Clause 65 have been covered throughout this report and further analysis of key considerations is detailed in the following sections.

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4.7 Other Strategic Documents

4.7.1 Swan Street Structure Plan (SSSP)

The SSSP is a 2014 document, which aims to manage this growth within the Swan Street MAC and the surrounding area through built form guidelines, which are applied on a precinct basis. The document has been adopted by Council, however, has yet to progress to the formal amendment stage and has limited statutory weight if any noting its age and relevance.

The SSSP identifies the Site within Precinct 6 – Cremorne mixed commercial precinct, informing a preferred maximum height of 4 storeys (13-16 metres).

4.7.2 Yarra Spatial Economic and Employment Strategy (SEES)

The Yarra Spatial Economic and Employment Strategy (SEES) was adopted by Council in September 2018 and includes 6 directions which will inform future policy for the Planning Scheme. Those strategies are to (*our emphasis underlined*):

1. *Support employment growth in Activity Centres.*
2. *Retain and grow Yarra's Major Employment Precincts (Cremorne / Church St and Gipps St Major Employment Precincts).*
3. *Identify preferred locations for housing growth to reduce pressures or conversion of employment land for housing.*
4. *Support the expansion of Yarra's health related employment and services in Yarra's health precincts.*
5. *Retain other C2 zoned land to support the diversity of business and employment opportunities.*
6. *Plan for the transition of Yarra's remaining industrial areas (longer term these areas will need investigating for their future development, land use and economic opportunities).*

The strategic direction contained in the SEES, supersedes that contained within the Yarra Business and Industrial Land Strategy (BILS), adopted by Council in June 2012.

The SEES considers the Cremorne Precinct, of which the Site forms a part, as a '*major employment precinct.*' The SEES considers that '*With a unique and diverse employment base and a national reputation as a base for tech and creative sector firms, Cremorne is well placed to attract future employment growth.*'

The SEES also identifies '*Significant demand for institutional floor space is forecast which suggests pressure for growth in Yarra's health and education precincts. Conversely, demand for land for industrial activities is forecast to decrease further.*'

The location of the precinct proximate to services and existing infrastructure propels it as a desirable location for employment. Assuming the retention of the precinct for employment uses, the SEES identifies capacity of up to 440,000 square metres of floor space. The precinct therefore finds its standing as a major employment area.

4.7.3 Cremorne Place Implementation Plan

In 2018, the Victorian Government recognised Cremorne as an 'enterprise precinct' - a hub for innovation, economic growth and prosperity.

To realise this vision, in partnership with the Victorian Planning Authority and the State government, Council prepared the Cremorne Place Implementation Plan ('**CPIP**') in 2020 which 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 agencies and council to guide future investment'.

The CPIP provides a vision for the future of Cremorne and includes an action plan. The CPIP does not include built form guidance, however under Direction 4.5 'Buildings and development' a key action was to develop a draft Urban Design Framework for the area.

4.7.4 Cremorne Draft Urban Design Framework

Council recently commissioned the preparation of a built form review conducted by *Hodyl & Co* (May 2022) and has prepared the subsequent Cremorne Draft Urban Design Framework ('**UDF**'), which is currently being reviewed by Council to confirm what if any formal process may occur.

The Cremorne draft UDF identifies the Site within the Cremorne West sub-precinct, which is separated from the edge of the Wellington Precinct by the Cremorne Street arterial. The Cremorne draft UDF provides the following general built form guidance, specific to the Site:

- Preferred maximum height of 8 storeys (32 metres).
- Preferred maximum street wall height of 4 storeys (16 metres).
- Preferred minimum upper-level setback of 5 metres (subject to solar).
- On the eastern side of Cremorne Street, between Swan Street and Balmain Street, apply a mandatory minimum 1.5 metre ground floor setback (ground floor of building to be set back).
- Ensure no additional overshadowing of the eastern/western footpath of Cremorne Street and Church Street between 10am and 2pm at the spring equinox (September 22) for a minimum of 3 hours.

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5 Key Considerations

It is considered the key questions and considerations for this application are:

1. Approach to planning policy.
2. Built form: Urban design and architecture.
3. Internal amenity provided.
4. Equitable development and neighbouring amenity.
5. Car parking and bicycle facilities.
6. Environmentally Sustainable Design.

Each is in turn addressed below.

5.1 Approach to Planning Policy

5.1.1 Is the Proposal Supported by Strategic Policy Directives?

The PPF continues to generally support the key strategic policies formerly established in Plan Melbourne 2050 with encouraging economic development in appropriate areas. Commercial zones proximate to MACs are encouraged to accommodate a greater density and higher built form, subject to the physical constraints of the Site.

The proposal demonstrates close alignment with the relevant State and local level planning policy, in particular we note the below:

- The Site is extremely well located within a 'Major Employment Precinct' on the corner of Cremorne Street and Kelso Street, within close proximity of the Swan Street MAC, as recognised by Council's Strategic Framework Plan at Clause 2.04 of the Planning Scheme. It is noted also that Cremorne Street is one of the higher order north-south connections in this precinct.
- The proposal of a well-located office building with significant floor area will deliver a net community benefit in relation to accessibility and efficient infrastructure use as sought by Clause 17.01-1L and will continue to support redevelopment of well-located commercial land in and around activity centres to meet the community need for jobs closer to existing residential neighbourhoods and existing transport.
- The creation of employment opportunities and contribution as a key project for development of other sites along Cremorne Street and within the surrounding major employment precinct ensures the proposal is consistent with Clause 17.02-1S. The employment opportunities also have a direct relationship with flow on synergies, such as retail viability, expenditure in services and broader investment within Yarra.
- The Proposal is within close proximity to excellent public transport and provision of car and bicycle parking promotes the use of sustainable transport modes and relies upon existing infrastructure servicing Cremorne (Clause 11.02-2S and Clause 18).
- The genesis of the proposal has stemmed from the historic, and emerging context of Cremorne, as described within the accompanying Urban Context Report prepared by *CHT Architects*. The corner location of the site adds to its ability to accommodate a greater scale of development, ultimately providing an appropriate neighbourhood fit (Clause 15).
- The proposed massing and scale responds in line with the emergence of taller built form in the Cremorne major employment precinct. As discussed within the Urban Context Report prepared by *CHT Architects* and the Town planning Report prepared by *Planning & Property Partners Pty Ltd*,

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this context has been informed by a number of recent approvals in the surrounding area (Clause 15).

- The Proposal has been thoughtfully designed to ensure an appropriate built form response to the emerging interfaces to the Site and will make a positive architectural and urban design contribution to the emerging streetscape, recognising that Cremorne's character is evolving through the recent approvals and completion of development (Clause 15).
- The Proposal will provide for improved passive surveillance and activation opportunities through the introduction of shop premises at ground floor and added façade depth, which will create an engaging relationship with the street. These aspects of the design will have a net overall benefit to the Site and surrounds and have noticeable improvements to the public realm (Clause 15 and Clause 17.02-1L).
- It is submitted that in consciously not providing off-street carparking to the extent prescribed by the standard, the development is actively encouraging public transport usage. It supports alternative modes of transport other than the private car by providing future occupants of the building in-house end of trip and bicycle parking facilities which will influence the way in which they travel, further encouraged by the proximity to public transport (Clause 18). Further, the Site has excellent transport linkages to surrounding public transport including Richmond and East Richmond Station, various local tram and bus services and major arterial roads including Punt Road and Citylink, emphasising its suitability for significant redevelopment.
- The Proposal is capable of achieving the best practice ESD requirements as detailed within the SMP prepared by *Ark Resources Pty Ltd* (Clause 15.01-2L-01).

It is demonstrated that the Proposal is closely aligned with the PPF and provides a strong strategic policy response befitting of its location and immediately abutting interfaces.

5.1.2 Consistency with the C2Z

The proposed use and development is entirely consistent with the purposes of the C2Z, aided by its location in a key commercial area, surrounded by a mix of offices, manufacturing, industry, retail and residential uses. This is achieved through the significant provision of 10,917 square metres of net lettable office area and an associated 596 square metres of net lettable shop area which will enhance streetscape activation and provide cross pollination for businesses in the area, along with potentially further amenity and services to permanent residents and workers within the precinct.

Whilst there are some residential uses adjacent the Site and fronting Cremorne Street, these are relatively limited. Dwellings to the east of the Site are located within the C2Z are non-conforming uses, which is relevant to note in the context of reasonable amenity expectations which must be tempered by the C2Z where office and associated business are encouraged

Clause 34.02-7 contains the decision guidelines for buildings and works including:

- *The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.*
- *The provision of car parking.*
- *The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.*
- *Defining the responsibility for the maintenance of buildings, landscaping and paved areas.*
- *The availability of and connection to services.*

- *Any natural or cultural values on or nearby the land.*
- *Outdoor storage, lighting, and storm water discharge.*
- *The design of buildings to provide for solar access.*

The Proposal appropriately addresses the decision guidelines of the C2Z as follows:

- The consultant reports submitted with this application have considered car parking and traffic matters, bicycle spaces and waste removal.
- The movement of pedestrians and other users in close proximity to the Site will be improved through the proposal via the rationalisation of car parking and access on and to the Site. Vehicle movements to and from the Site are limited to the Kelso Street crossover, with the balance of the ground floor designed to accommodate efficient and safe pedestrian movements.
- The ground floor plane draws on Cremorne's eclectic and vibrant character through an engaging façade design, which uses vertical columns to create texture, depth and visual interest in the streetscape. Through a combination of active shop frontages, inviting building entranceways and accompanying landscaping, the proposed development will provide an improved outcome at a human scale.
- Passive surveillance of the public realm will be enhanced by an activated street frontage and glazing on facades at ground and above, both to the north and west.
- The Site is located within an established area of Cremorne, and it is not expected that there would be any issues with connection to services.

In summary, the proposal provides a positive response to the decision guidelines within the C2Z.

5.2 Built Form: Urban Design and Architecture

The built form has been designed to improve upon the surrounding existing commercial and industrial buildings and respond to the thrust of design direction from within the Planning Scheme which in some respects is relatively limited. The Site provides an opportunity to expand the commercial offerings in the precinct by virtue of its locational context and its excellent amenity attributes including its location adjacent to key commercial precincts including Cremorne Street and Swan Street further to the north.

The design response prepared by *CHT Architects* that accompanies this report, demonstrates that the proposed built form is of a high quality architectural and urban design merit, providing an appropriate form that is considerate of the individual constraints and opportunities of the Site.

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Figure 9 – Cremorne Street perspective of proposed building.

Source: CHT Architects, Urban Context Report.

The proposed design response positively responds to the relevant built form objectives and standards identified within the State and Local level planning policy as set out below:

- The Site benefits from its strategic locational context within a major employment precinct, and has the added benefit of its corner location, on the southeast of the intersection of Cremorne Street and Kelso Street, which respectively are two of the highest order north-south and east-west arterials in Cremorne. The corner positioning and northerly aspect lends itself to favourable development opportunities, along with the significant Site area, which allows for the higher form/scale as proposed.
- The scale of the proposed development is further informed by Cremorne's emerging built form character which includes buildings between 5 and 15 storeys located along Cremorne Street and the surrounding precinct. One of several more comprehensive built form approvals within the precinct evidencing the area's transition and the Site's suitability for commercial redevelopment is the recent approval of PLN22/0454, a 9-storey building at 116-130 Cremorne Street, located immediately to the west of the Site, on the opposing side of Cremorne Street. The urban design referral comments prepared by *Hansen Partnership Pty Ltd*, for the recently approved application at 116-130 Cremorne Street, identify the following:

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"We are satisfied that the proposed development at 10 storeys will sit within the prevailing and emerging heights of development in the area. While the subject site does not benefit from a corner location, we acknowledge the large site area and the relatively broad width of Cremorne Street which is able to accommodate a form that projects slightly above the emerging datum of recent development."

The associated delegate report also stated that 'Council officers agree with the findings of the external Urban Designer in regard to the height.'

- The three-storey scale of the proposed street wall and podium form adds a sense of 'eyes on the street' and has taken design cues from the existing townhouses to the east of the Site, the approval granted at 116-130 Cremorne Street to the west of the Site and recent developments throughout Cremorne Street. As referenced above, the urban design referral comments prepared by *Hansen Partnership Pty Ltd*, for the recently approved application at 116-130 Cremorne Street, identify that:
"We are supportive of the 3-storey street wall height presenting to Cremorne Street, and believe it appropriately responds to the emerging street wall heights of similar developments nearby. These include up to 4 storey street walls at 30-32 Cremorne St & 23 Jessie Street."
- Above the podium, level 3 creates a 'negative level' to provide visual relief and enhance the delineation between the podium and tower forms. This level is setback from all Site boundaries more significantly than both the levels above and below, creating the effect of a floating tower form as viewed from the human scale.
- Above the negative level, the tower form of the development recesses from each boundary, between level 4 and level 8, for a consistently setback 5-storey form. The approximate ~3m setbacks from southern and eastern interfaces above the podium will allow for ~6 metre building separation in the event of the development of either interface, which is appropriate given the context.
- Levels 9, 10 and 11 above have a significantly reduced footprint, incorporating greater setbacks from the south and west, as the building erodes toward the north-east corner, achieving a cascade-style effect which provides ample opportunities for external amenity areas and functionality in terms of shelter from prevailing winds, whilst opening the upper levels to expansive view lines.
- The building is sufficiently recessed from all Site boundaries above the three-storey podium, providing appropriate spacing between neighbouring properties to the south and east, and providing visual relief to the Cremorne and Kelso streetscapes. At the upper levels, the building has been purposefully massed toward the east, away from the sensitive GRZ land to the west of the Site.
- Perforated metal fins and spandrels are the primary material used in the tower form. This arrangement allows for passive shading while retaining views, and an appropriate solid to glazed ratio for solar control.
- Verticality is provided at the podium level through the implementation of brick columns, which offer depth within the façade to Cremorne Street and Kelso Street. This podium fenestration includes a more solid treatment to northern facade and more open to west to achieve a favourable ESD ratio.
- A combination of glazing lines both recessed and flush with the primary columns will allow the podium to provide appropriate street definition as well as visual relief to the existing hard edge of the street. The streetscape render image (Figure 10) demonstrates how the ground floor plane will be further improved and activated by the incorporated shop tenancies, which are orientated toward both Cremorne Street and Kelso Street. The double height design of the main pedestrian entrance from Cremorne Street will also create a clear sense of address and an inviting place of entry and increase daylight penetration into the depth of the floorplate.

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Figure 10 – Streetscape render (Cremorne Street perspective).

Source: CHT Architects, Urban Context Report.

- As demonstrated in Figure 10, the development has sought to deliberately adopt a contemporary design response to its architectural expression whilst reflecting the materiality of its commercial and industrial setting. This is emphasised through the robust use of brick at lower levels and more lightweight concrete and metal framing elements at levels above, ensuring the building will age gracefully.
- Detailed podium design techniques along the Cremorne Street frontage include feature brick portals for wayfinding and tactile brick finishes at pedestrian level. These design techniques will enhance the level of activity and engagement with the street.
- Through pre-application consultation with DFP officers and the OVGA, the ground floor plane has been revised to improve the relationship of the ground floor tenancies to both Cremorne Street and Kelso Street, as alluded to above. Ground floor tenancies will hold the Cremorne Street boundary whilst an approximate ~1m setback from Kelso Street will widen this thoroughfare, improving the walkability and public utility of this interface and thus inviting greater interest along these shopfronts.
- As part of this revision, a better sense of ‘publicness’ will be achieved for building tenants. The ground floor lobby has increased to 135sqm and now takes a logical square shape between the airlock and lift entrance.
- With regard to landscaping, Cremorne Street and Kelso Street do not have a strong or established landscape character and landscaping is not overly expected within a commercial setting. Notwithstanding, there is an existing landscaping bed near the intersection which will be retained and improved through the planting of a Water Gum which grows to a maintained height of 15 metres. Further, the proposal includes comprehensive landscaping schemes at terrace levels and a green façade to Cremorne Street with vines trained on vertical tensioned wires. We refer Council to the accompanying landscape plan prepared by *Jack Merlo Design & Landscape*.
- It is not anticipated that the proposed development will have an adverse impact upon key view lines or vistas within the immediate vicinity of the Site given its positioning alongside other commercial

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development that is emerging in the area which is of a similar built form and density. In the context of the proposal, Clause 15.01-2L-02 seeks most relevantly to maintain the prominence of the Slade Knitwear sign, which is identified as a landmark with primary views from the north-west corner of the intersection of Kelso Street and Dover Street. It is noted however, that the sign was disassembled and permanently removed in 2023, in response to public safety concerns (Figure 11).



Figure 11 – Location of old Slade Knitwear sign. Source: Planning & Property Partners Pty Ltd, 2023.

The design response has been formed in light of the requirements of Clause 15 of the Planning Scheme and the existing and emerging character of Cremorne, particularly that of the Site’s adjoining interfaces. The Proposal is responsive to the relevant objectives of the Planning Scheme, and it is considered the Proposal will be a comfortable fit within the emerging streetscape and acceptable response for this Site. The architectural design of the proposed development is explored in greater detail in the enclosed Urban Context Report prepared by *CHT Architects*, which speaks to the strategic massing of the building and the detailed design elements that contribute to the proposal’s design excellence.

5.3 Internal Amenity

Internal amenity is comprehensively addressed in the accompanying application material. Broadly, the building design provides an exceptional level of user amenity, particularly at ground and upper levels, through the provision of communal spaces and modern design techniques. Floorplates are functional and accessible with generous space, storage, light, outlook, fresh air and comfort.

Future occupants of the proposed development will enjoy high levels of internal amenity, with key features of the proposal including:

- An attractive built form with northerly aspects;
- Generous bicycle parking with appropriately sized and located end-of-trip facilities;
- EV chargers and infrastructure;

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- Relatively unencumbered floor plates, providing the ability for future tenants to fit-out floorplates as per business needs;
- Terrace areas of varying sizes and orientation at levels 3, 9, 10 and 11, providing convenient access to open space;
- Pavilion / Club House level.
- Various ESD measures to create a comfortable internal environment including, among others:
 - High performance glazing to provide comfortable indoor spaces.
 - High level of daylight access/penetration to internal office spaces.

The characteristics of the Site lend itself to a high-level of internal amenity and daylight noting the corner allotment and northern orientation. This combined with the terraces provided throughout the upper levels and end of trip facilities attributes to the high level of internal amenity for future work environments. Further, the location of the development close to activity centres offers desirable amenities close to the Site and occupants the opportunity to make use of a variety of modes of transport including substantial cycling facilities, car parking or nearby train, bus and tram facilities.

5.4 Neighbouring Amenity and Equitable Development

The Site interfaces and surrounding context can generally be described as follows:

- The immediate surrounding context of the Site is generally commercial and residential in nature. The nearest residentially zoned land is located on the western side of Cremorne Street, approximately 15 metres from the Site's title boundary. This pocket of GRZ land which fronts Cremorne Street comprises seven narrow residential, each of which locate their primary open space area at the rear, away from Cremorne Street.
- Dwellings to the east of the Site are located within the C2Z and are non-conforming uses. Whilst it is acknowledged that the amenity of more sensitive land uses should not be substantially compromised, it should also be acknowledged that the expected levels of amenity in the C2Z are different than those within a residential zone.

The proposed development responds positively to objectives and guidelines of Clause 13.07-1L-01 (Interfaces and amenity) and Clause 15.01-2L (Building design) through the following design elements:

- The development is sufficiently setback and designed from these residential properties so as not to present opportunities for any unreasonable overlooking.
- The shadow analysis prepared by *CHT Architects* (refer TP4.00 and TP4.01) demonstrates that shadow cast by the development would be limited to the less sensitive commercially zoned land to the east and south of the Site between the hours of 11am and 2pm. The proposed development will result in a very minor shadow to some of the sensitive residentially zoned land to the west, at 10am only and this is shown to clear at 10:15am.
- Between 10am and 11am the development will cast an additional shadow over the public road and footpath of Cremorne Street, however, the extent of overshadowing is not considered to be unreasonable noting that there is already a degree of overshadowing from the existing building across Cremorne Street.
- Further, it is to be considered that any significant increase in built form on the Site, as encouraged by various policy direction of the Planning Scheme, would result in an increase in shadow projection, beyond the existing building.
- The three-storey podium built to the east and south boundaries will not compromise the equitable development potential of these neighbouring properties. With regard to the southern interface, 115 Cremorne Street is located adjacent to the heritage protected former Yarra Hotel meaning any

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future development would likely not exceed any substantive height. Accordingly, the provision of a "blank wall" treatment to the south, with an appropriate tower setback above will protect its reasonable equitable development potential.

- The potential for reciprocal setbacks is also provided to the east, in the case of future redevelopment. The proposed upper-level setback will ensure the continuation of adequate building separation, as is a common outcome in pockets of higher density development within the municipality.
- It is not anticipated that the proposed development will have any adverse impact upon key view lines or vistas within the immediate vicinity of the Site given its positioning in a rapidly evolving area of Cremorne, with examples of other commercial development in the precinct, which is of a similar built form and density.

Accordingly, no unreasonable off-site amenity impacts are anticipated to arise as a result of the proposed development.

5.5 Car Parking and Bicycle Facilities

As previously discussed, a Traffic Engineering Assessment has been provided by *Traffix Group Pty Ltd*, outlining the appropriateness of the proposed car parking arrangement and traffic impacts.

The use of the Site for the purpose of office and shop premises attracts a car parking rate of 3 and 3.5 car parking spaces per 100 square metres of NFA and LFA, respectively. In total, the proposed use of the land attracts a statutory car parking requirement of 347 car parking spaces.

It is proposed to provide 94 car parking spaces across two levels of basement. Accordingly, a reduction of 253 car parking spaces is sought as part of this application.

Pursuant to Clause 52.34 of the Planning Scheme, a total of 50 bicycle parking spaces are required. The proposed design response of 136 bicycle parking spaces far exceeds that required by Clause 52.34 of the Planning Scheme and together with the provision of end of trip facilities, supports the use of sustainable transport modes.

In respect to car parking and bicycle facilities, it is submitted that the provision is reasonable having regard to the overall Site context and the applicable planning policy framework. In this regard, the Applicant relies on the accompanying Traffic Engineering Assessment prepared by *Traffix Group Pty Ltd*.

5.6 Environmentally Sustainable Design

The proposal has been developed to respond to the prevailing wind direction and sun path, as set out in the Urban Context Report prepared by *CHT Architects*. The application is further accompanied by a Wind Impact Assessment Prepared by *Vipac Engineers and Scientists Limited* and a SMP prepared by *Ark Resources Pty Ltd*. These documents provide support for the development in terms of its environmental impacts including sustainable design and wind.

In respect to ESD considerations, the Applicant relies on the SMP prepared by *Ark Resources Pty Ltd* which demonstrates that the proposed development will achieve best practice with regard to the 5.0 Green Star rating and commitment to 5.5 star NABERS rating. The proposal holds a strong commitment to providing an ESD conscious development, which is reflected through the multitude of ESD criteria in which the proposal achieves best practice and notably, the proposal's commitment to 100% green power.

An assessment against the relevant provisions of the Planning Scheme is included within the SMP, as is noted in the introduction on page 3 of the document:

'The proposed commercial development at 101 Cremorne Street, Cremorne has been to meet Clauses 15.01-2S & 15.01-2L (Building Design), 15.01-2L-01 (Environmentally Sustainable

Development) and 53.18 (Stormwater Management) of the City of Yarra Planning Scheme. This report demonstrates how the development meets the policy objectives of these Clauses.'

The accompanying SMP outlines the following energy efficient design features which will be incorporated into the proposed development, among others:

- The appropriate provision of bicycle spaces and end of trip facilities, which will promote sustainable transport modes such as walking and cycling. The Site's proximity to public transport nodes and active street networks will further assist future occupants of the development in choosing active transport modes.
- Car use will be discouraged through the proposed reduction to the statutory car parking requirements.
- Rainwater harvesting system for re-use within the development for toilet flushing, which will reduce the reliance on mains water.
- 23.7kWp Solar array, inclusive of 54 PV modules at the roof level.

Combined, the above-mentioned design features will result in a building which demonstrates an excellent level of ESD performance which is intended to enhance occupant comfort levels and reduce operational costs over the lifetime of the building.

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6 Conclusion

Having regard to the relevant planning policies and controls, the urban context, and the analysis within the architectural package and the supporting consultant material, it is submitted the proposal provides a positive contemporary design response within the Site's commercial precinct context and particularly to the Site's immediate interfaces as sought by the Yarra Planning Scheme.

The location of the Site within the Cremorne major employment precinct, just south of the Swan Street MAC, and its proximity to established services and facilities, presents as an appropriate opportunity for a well-designed commercial building of substantial scale.

The use of the Site for the purposes of a commercial development is strongly supported by Local policy and the PPF and will create valuable job opportunities in an established urban area with excellent proximity to public transport. The provision of 10,917 square metres of net lettable office area and an associated 596 square metres of net lettable shop area will contribute to both streetscape activation and economic stimulus in the area, providing a desirable asset to the Cremorne major economic precinct and the Municipality more broadly.

The proposal presents a resolved architectural outcome responsive to the Site's immediate and broader context, incorporating a contemporary design form which will activate the public realm through an engaging ground floor use and design. It is considered that the proposal appropriately responds to the future anticipated and existing context of the Site. The development responds to the Site's relationship with adjoining properties and will not impose any unreasonable amenity impact upon adjoining properties.

This report and the accompanying technical assessments have identified the issues relevant to considering and approving the proposed commercial development and have logically addressed the requirements of the Planning Scheme.

The application material has also addressed the key issues that affect the commercial development and has demonstrated the positive contribution that it will have on the immediate and broader area.

On this basis we respectfully request that the DFP recommend this application for approval.

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Appendix A

Copies of Title

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10893 FOLIO 220

Security no : 124117296093A
Produced 09/08/2024 09:41 AM

LAND DESCRIPTION

Lot 1 on Title Plan 864823U.
PARENT TITLE Volume 10251 Folio 666
Created by Application No. 124037H 29/06/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
101 CSC PTY LTD of SUITE 1 LEVEL 4 1 GORDON STREET CREMORNE VIC 3121
AV657133L 23/05/2022

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV657134J 23/05/2022
NATIONAL AUSTRALIA BANK LTD

CAVEAT as to part X143773C 09/11/2000

Caveator
CITIPOWER PTY
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
ANNEL PTY LTD
Date
25/01/1972
Estate or Interest
LEASEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
CITIPOWER PTY
Notices to
CITIPOWER PTY of LEVEL 15 624 BOURKE STREET MELBOURNE 3000

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PLAN**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP864823U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

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Effective from 31/05/2022

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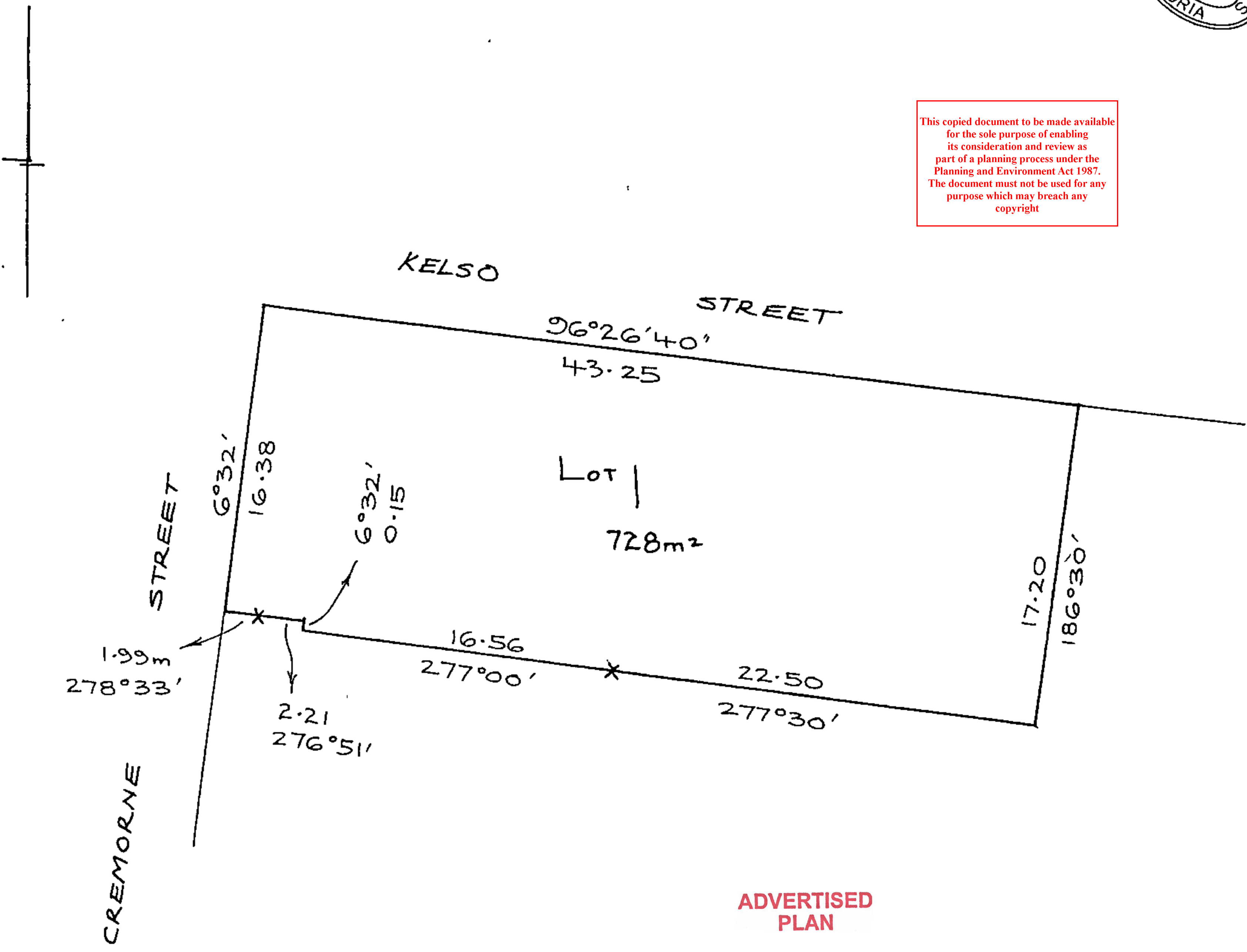
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TITLE PLAN		EDITION 1	TP864823U
-------------------	--	------------------	------------------

Location of Land	Notations
Parish: Jika Jika Crown Portion: 2 (pt) LTO Base Record: PARISH 5 (2796) Title References: Vol.10251 Fol.666 Depth Limitation: Nil	

Easement Information					THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by  Date 12/08/2005 Assistant Registrar of Titles 
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	



LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: AP124037H Sec 26P
LAND VICTORIA 570 Bourke Street Melbourne	Drawn By:	DEALING CODE:	Sheet 1 of 1

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 06310 FOLIO 900

Security no : 124117296254A
Produced 09/08/2024 09:44 AM

LAND DESCRIPTION

Lot 1 on Title Plan 833550E.
PARENT TITLE Volume 06154 Folio 605
Created by instrument 1739047 24/07/1939

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
101 CSC PTY LTD of SUITE 1 LEVEL 4 1 GORDON STREET CREMORNE VIC 3121
AV657133L 23/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV657134J 23/05/2022
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DIAGRAM LOCATION

SEE TP833550E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

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Effective from 31/05/2022

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TITLE PLAN	EDITION 1	TP 833550E
Location of Land Parish : JIKA JIKA Township : - Section : - Crown Allotment : - Crown Portion : 2 (PT) Last Plan Reference : - Derived From : VOL. 6310 FOL. 900 Depth Limitation : NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

ENCUMBRANCES

As to the land colored blue ---

THE RIGHT (if any) of the owner for the time being of the land abutting on the north thereof to have and maintain overhanging spouting attached to the building erected on the said abutting land - - - -

KELSO STREET

LOT 1

ADVERTISED PLAN

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date 19/04/06
 VERIFIED: A. DALLAS
Assistant Registrar of Titles

COLOUR CODE

BL=BLUE G=GREEN
 BR=BROWN P=PURPLE
 Y=YELLOW R=RED

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TABLE OF PARCEL IDENTIFIERS
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LOT 1 = CP 2 (PT)

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 06508 FOLIO 508

Security no : 124117296295F
Produced 09/08/2024 09:45 AM

LAND DESCRIPTION

Lot 1 on Title Plan 371486J.
Created by Application No. 050330 03/08/1942

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
101 CSC PTY LTD of SUITE 1 LEVEL 4 1 GORDON STREET CREMORNE VIC 3121
AV657133L 23/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV657134J 23/05/2022
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DIAGRAM LOCATION

SEE TP371486J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

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DOCUMENT END

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	TITLE PLAN	EDITION 1	TP 371486J						
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 2 (PT) Last Plan Reference: Derived From: VOL 8508 FOL 508 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 28/03/2000 VERIFIED: EWA							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CP 2 (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CP 2 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CP 2 (PT)									
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links							
			Sheet 1 of 1 sheets						

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08065 FOLIO 753

Security no : 124117296349W

Produced 09/08/2024 09:47 AM

LAND DESCRIPTION

Lot 1 on Title Plan 243830M.
PARENT TITLE Volume 03307 Folio 263
Created by instrument 2683711 20/10/1954

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
101 CSC PTY LTD of SUITE 1 LEVEL 4 1 GORDON STREET CREMORNE VIC 3121
AV657133L 23/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV657134J 23/05/2022
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DIAGRAM LOCATION

SEE TP243830M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

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TITLE PLAN		EDITION 2	TP 243830M			
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 2(PT)		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
Last Plan Reference: Derived From: VOL 8065 FOL 753 Depth Limitation: NIL						
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 10-12-1999 VERIFIED: AD				
COLOUR CODE BL = BLUE	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td style="font-size: small;">PARCEL 1 = CP 2 (PT)</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = CP 2 (PT)
TABLE OF PARCEL IDENTIFIERS						
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962						
PARCEL 1 = CP 2 (PT)						
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets				

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER

TP243830M

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LAND IN THIS PLAN	NIL	REMOVAL OF EASEMENT	AP123243K SEC 73	7/5/04		2	DEM

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Appendix B

Planning Property Report

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From www.planning.vic.gov.au at 09 August 2024 09:28 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP864823**
 Address: **115 CREMORNE STREET CREMORNE 3121**
 Standard Parcel Identifier (SPI): **1\TP864823**
 Local Government Area (Council): **YARRA**
 Council Property Number: **337200 (Part)**
 Planning Scheme: **Yarra**
 Directory Reference: **Melway 2G G11**

www.yarracity.vic.gov.au

[Planning Scheme - Yarra](#)

This parcel is one of 7 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **RICHMOND**

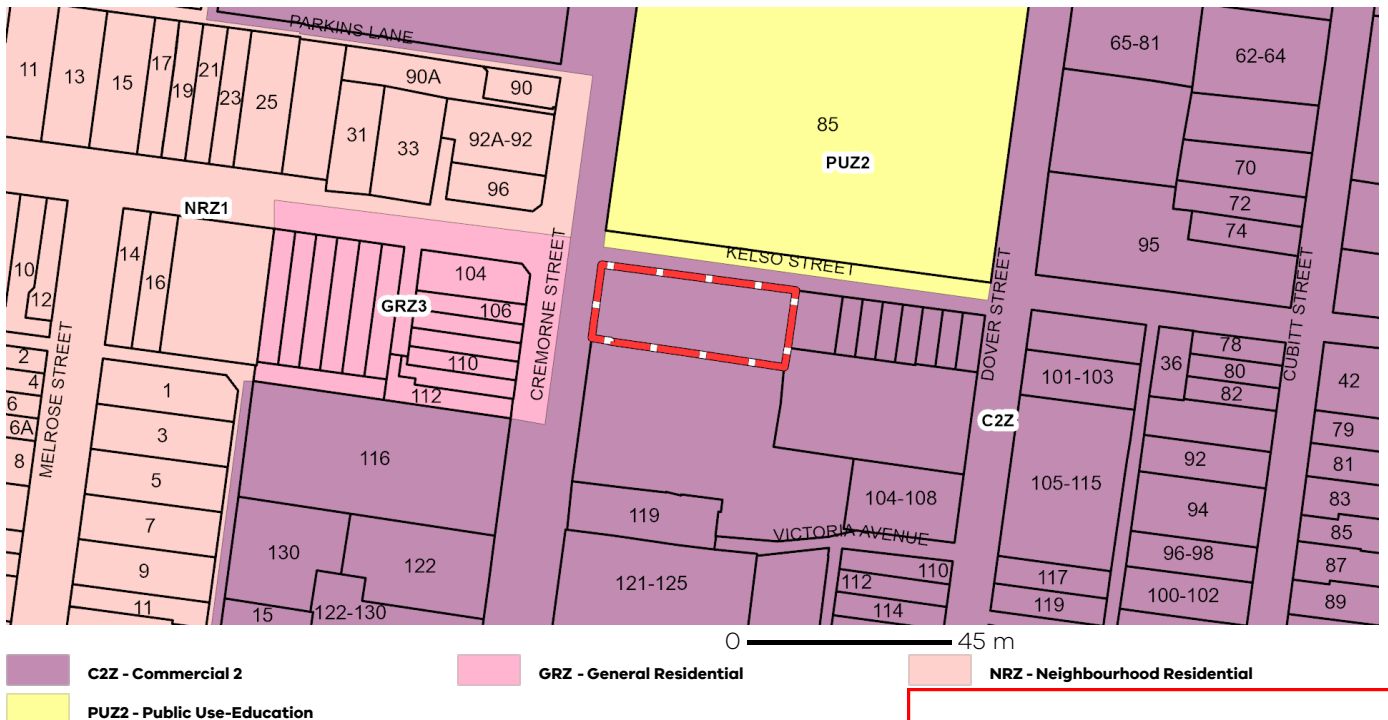
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

COMMERCIAL 2 ZONE (C2Z)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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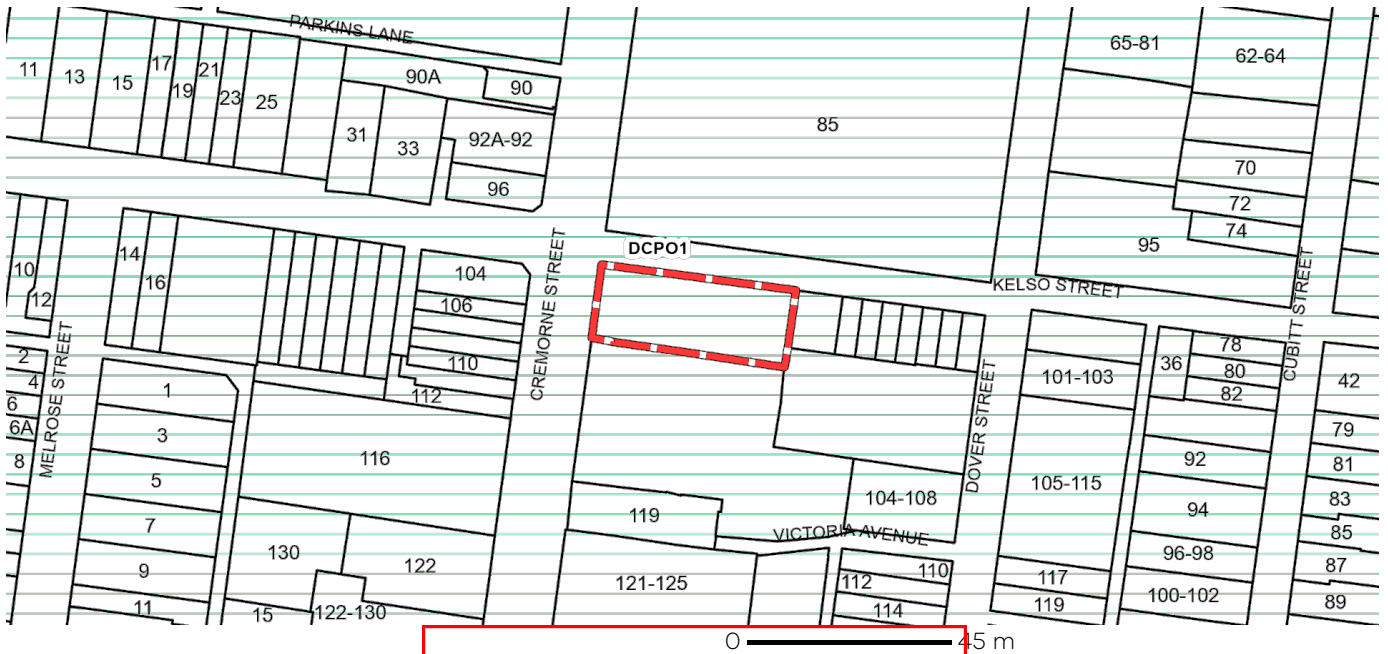
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)



 **DCPO - Development Contributions Plan Overlay**

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

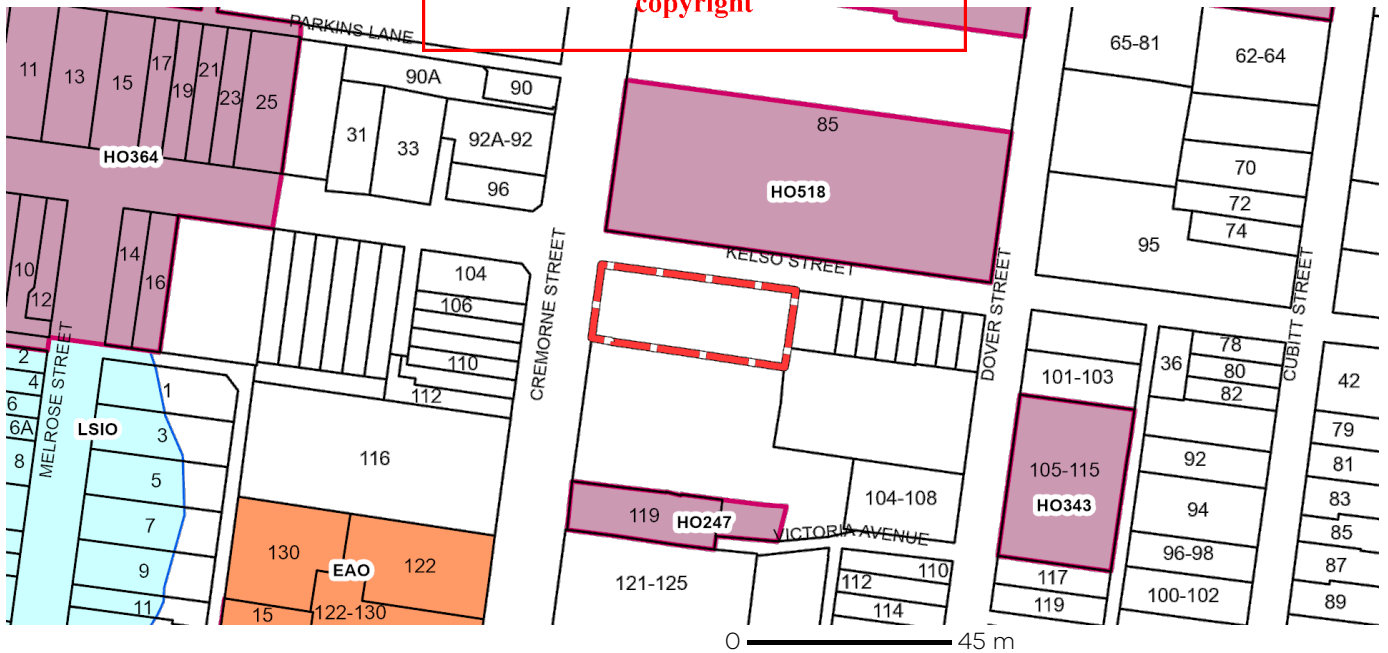
[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

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Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

ADVERTISED PLAN



 **EAO - Environmental Audit Overlay**

 **HO - Heritage Overlay**

 **LSIO - Land Subject to Inundation Overlay**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Further Planning Information

Planning scheme data last updated on 7 August 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

ADVERTISED PLAN

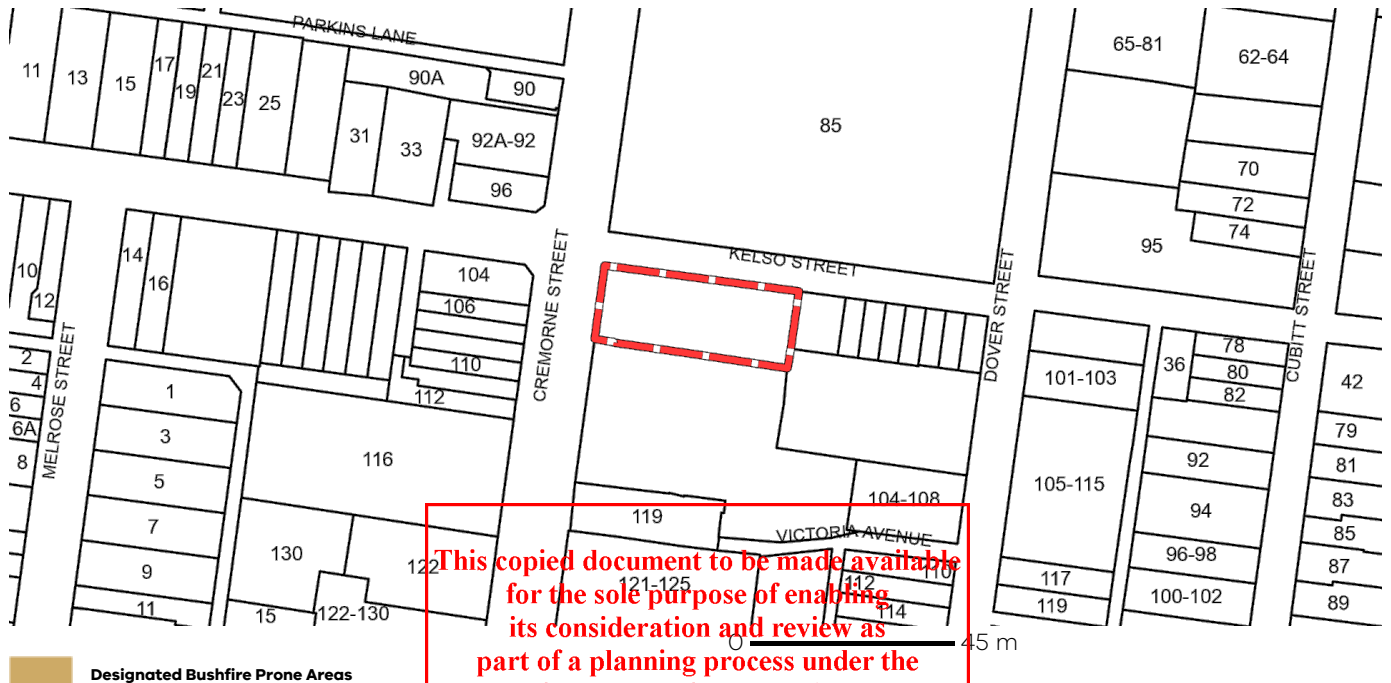
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Designated Bushfire Prone Areas

**This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

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From www.planning.vic.gov.au at 09 August 2024 09:29 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP833550**
Address: **115 CREMORNE STREET CREMORNE 3121**
Standard Parcel Identifier (SPI): **1\TP833550**
Local Government Area (Council): **YARRA**
Council Property Number: **337200 (Part)**
Planning Scheme: **Yarra**
Directory Reference: **Melway 2G G11**

www.yarracity.vic.gov.au

[Planning Scheme - Yarra](#)

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Greater Western Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
Legislative Assembly: **RICHMOND**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

COMMERCIAL 2 ZONE (C2Z)



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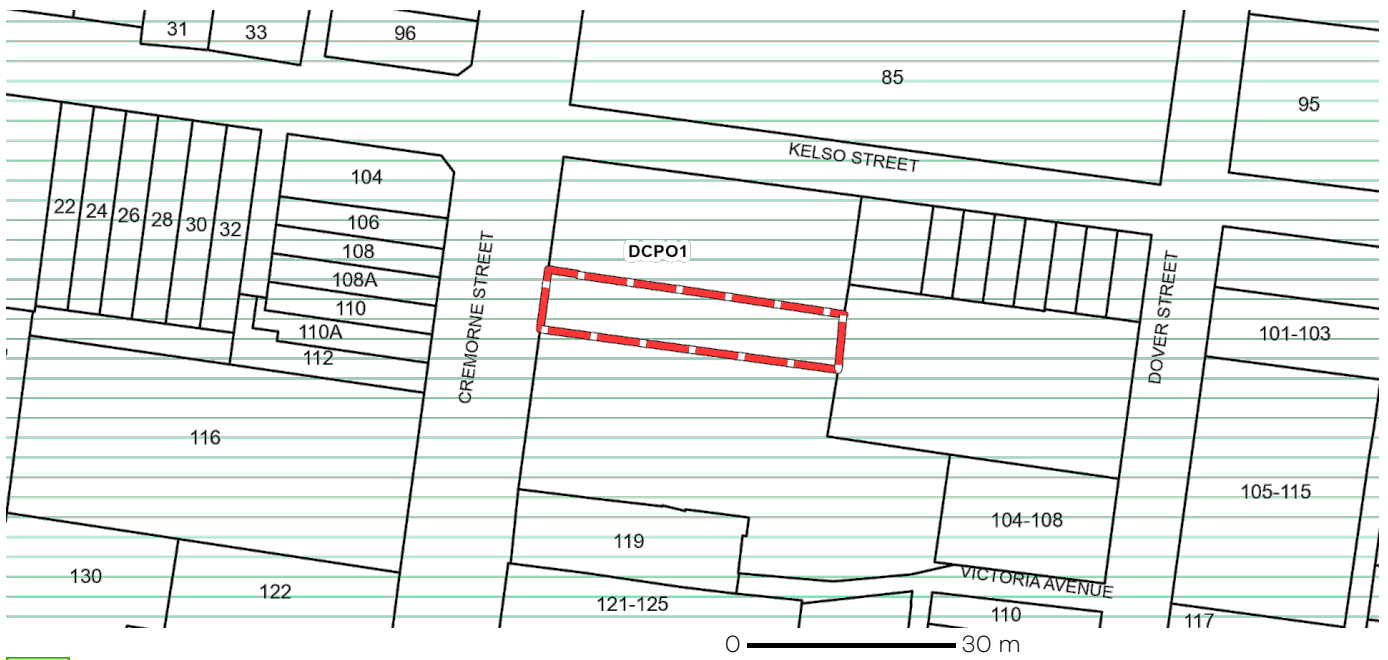
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Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)



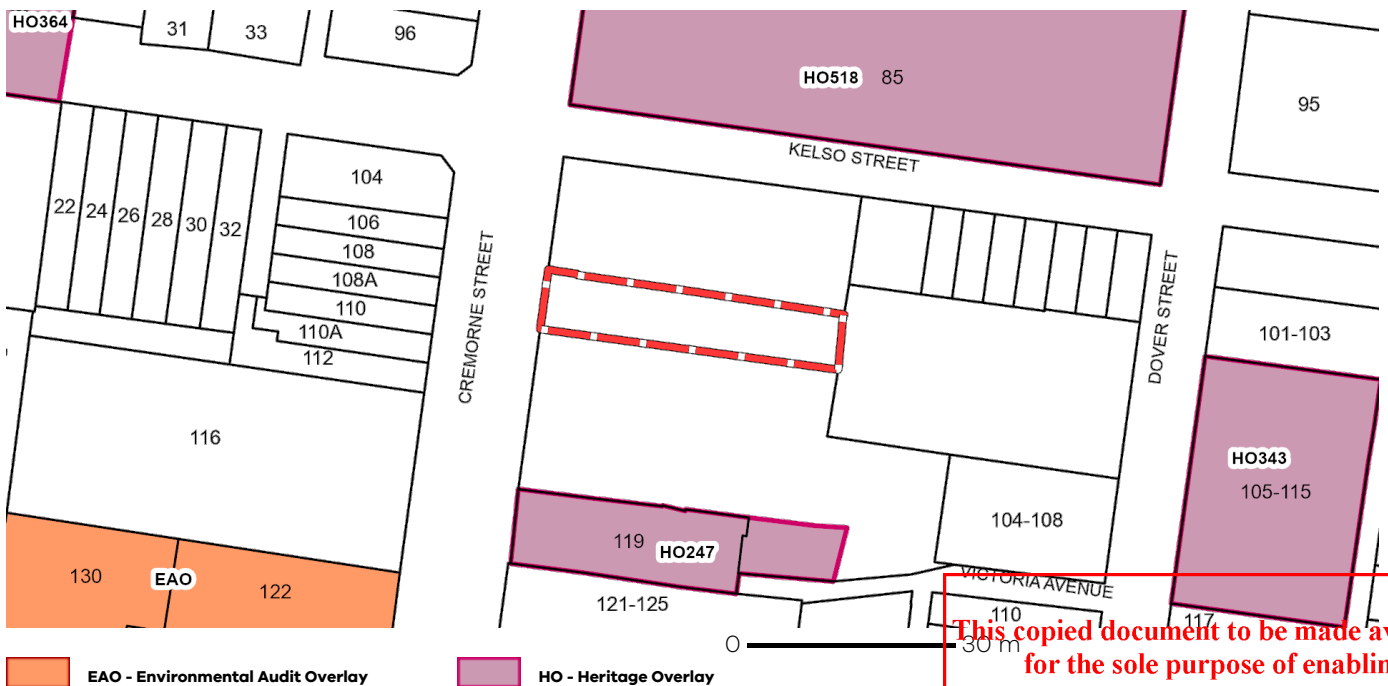
DCPO - Development Contributions Plan Overlay

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OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)
[HERITAGE OVERLAY \(HO\)](#)



EAO - Environmental Audit Overlay

HO - Heritage Overlay

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From www.planning.vic.gov.au at 09 August 2024 09:29 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP371486**
 Address: **115 CREMORNE STREET CREMORNE 3121**
 Standard Parcel Identifier (SPI): **1\TP371486**
 Local Government Area (Council): **YARRA**
 Council Property Number: **337200 (Part)**
 Planning Scheme: **Yarra**
 Directory Reference: **Melway 2G G11**

www.yarracity.vic.gov.au

[Planning Scheme - Yarra](#)

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **RICHMOND**

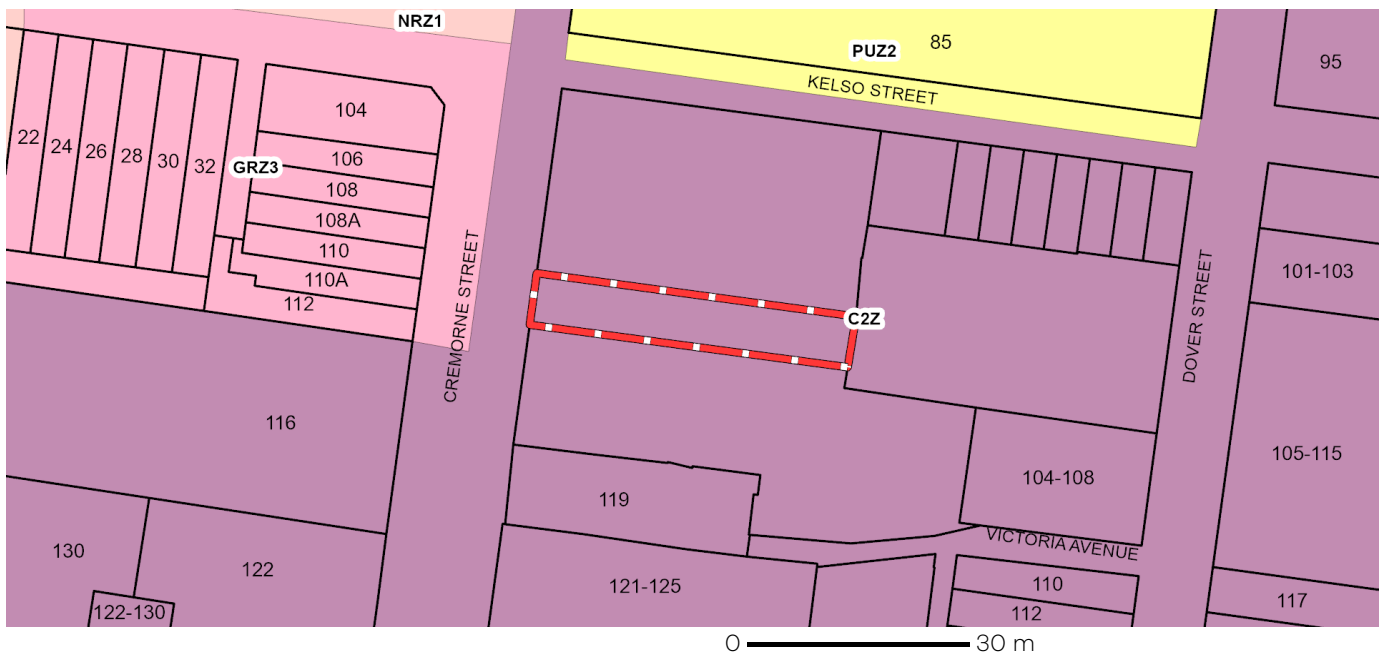
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

COMMERCIAL 2 ZONE (C2Z)



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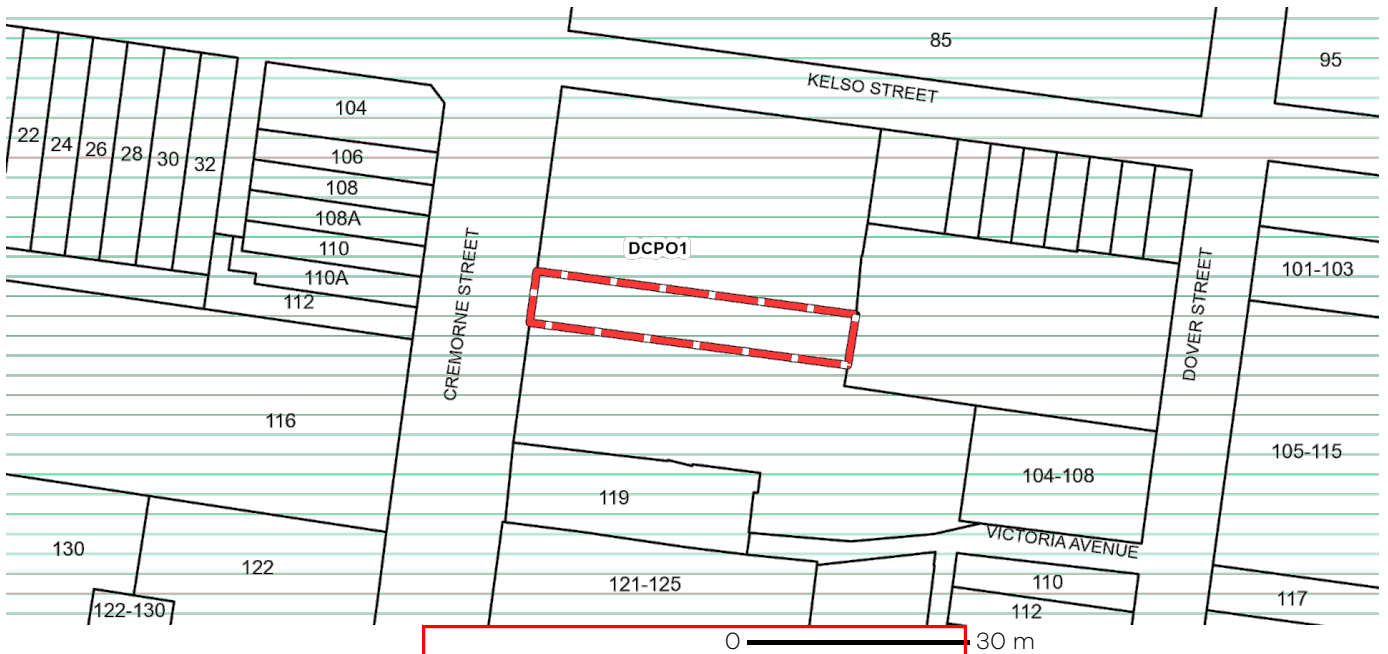
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Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)



DCPO - Development Contributions Plan Overlay

OTHER OVERLAYS

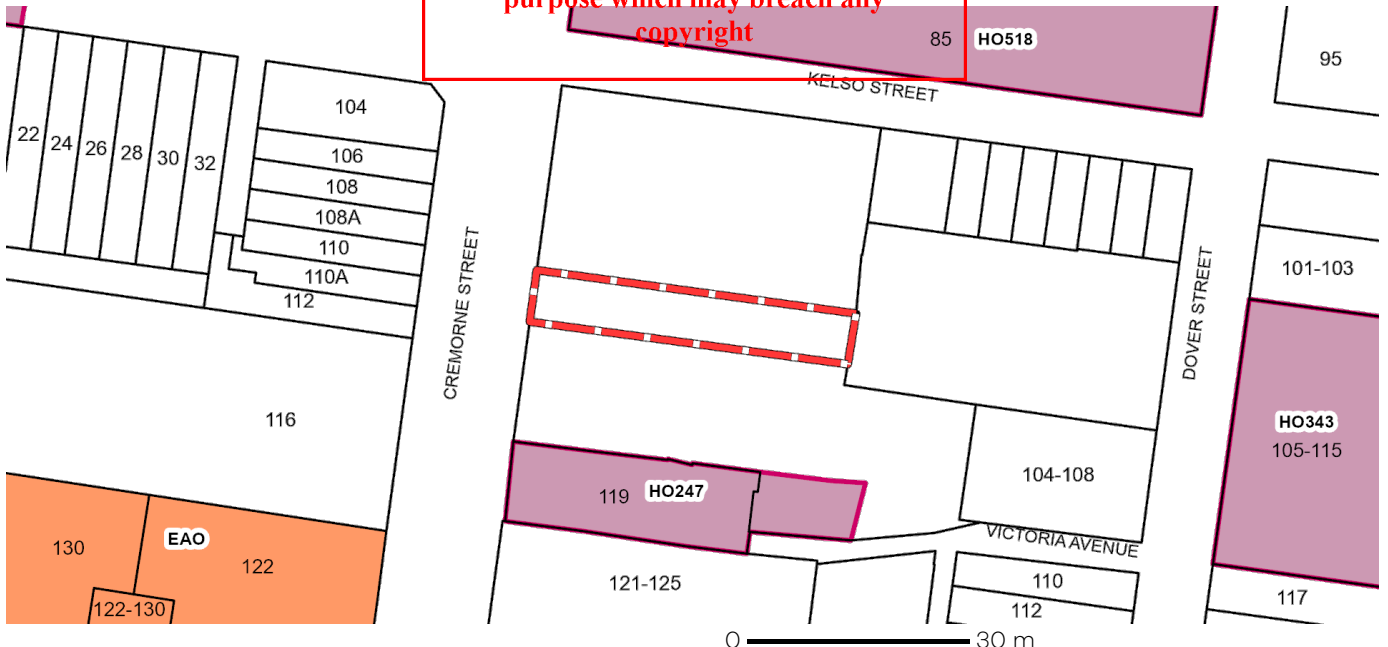
Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

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EAO - Environmental Audit Overlay

HO - Heritage Overlay

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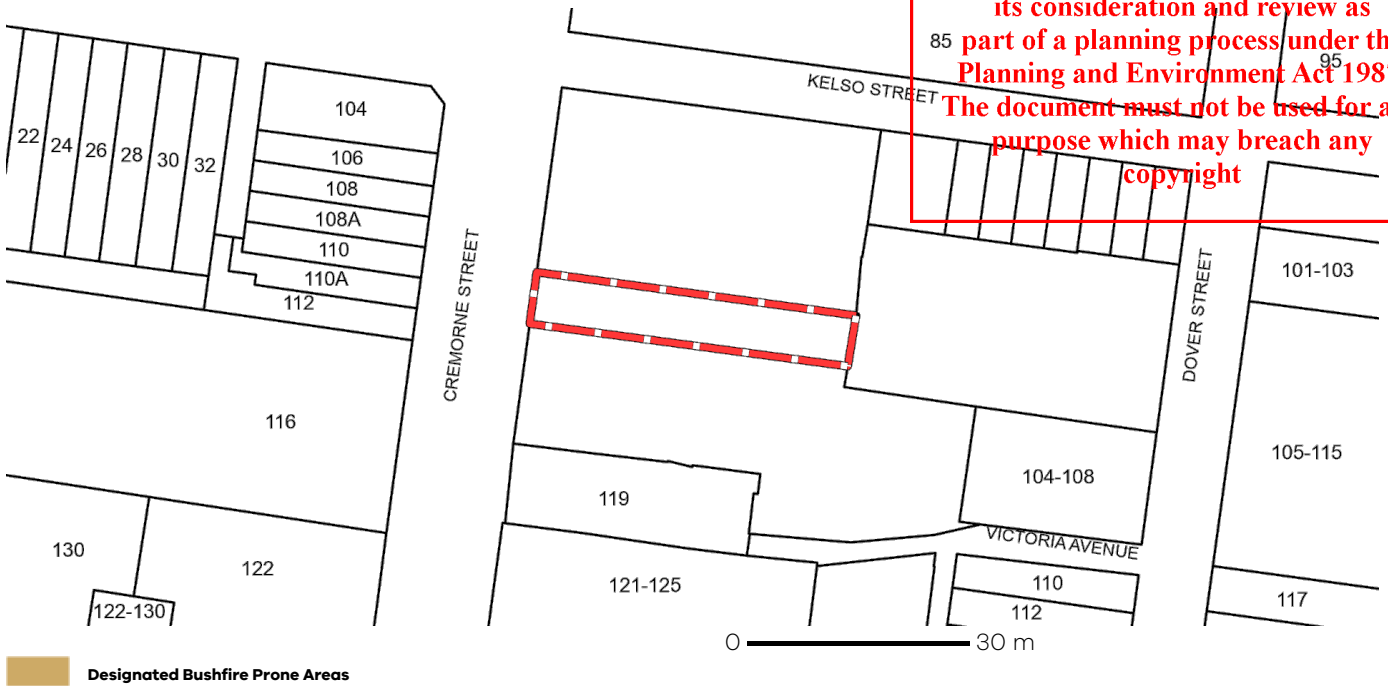
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From www.planning.vic.gov.au at 09 August 2024 09:29 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP243830**
 Address: **115 CREMORNE STREET CREMORNE 3121**
 Standard Parcel Identifier (SPI): **1\TP243830**
 Local Government Area (Council): **YARRA**
 Council Property Number: **337200 (Part)**
 Planning Scheme: **Yarra**
 Directory Reference: **Melway 2G G11**

www.yarracity.vic.gov.au

[Planning Scheme - Yarra](#)

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 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **CITIPOWER**

STATE ELECTORATES

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 Legislative Assembly: **RICHMOND**

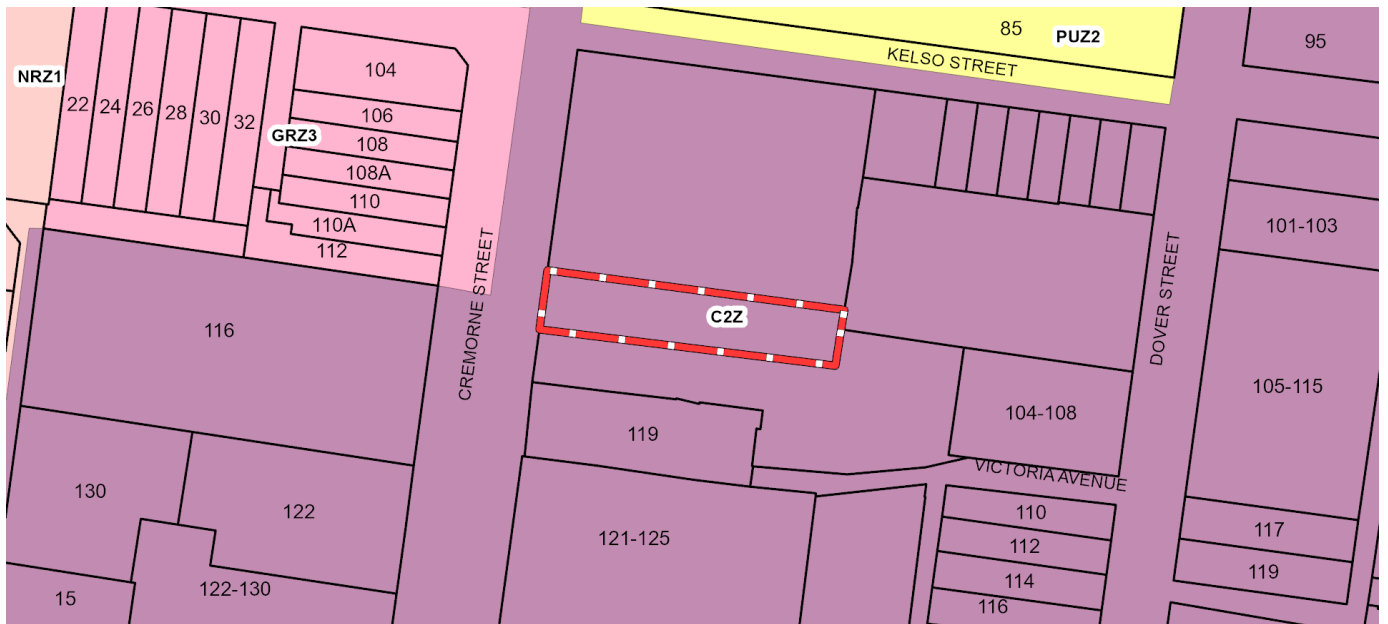
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

COMMERCIAL 2 ZONE (C2Z)



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Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)

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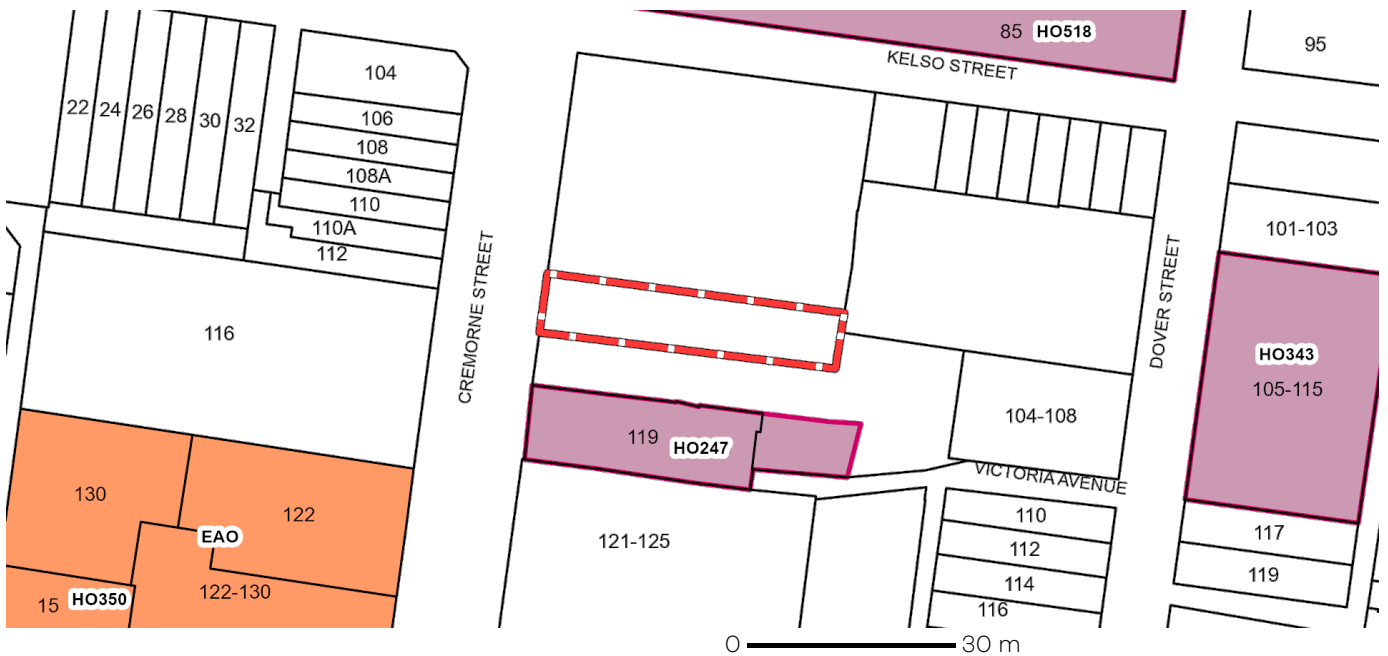
 **DCPO - Development Contributions Plan Overlay**

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OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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[HERITAGE OVERLAY \(HO\)](#)



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From www.planning.vic.gov.au at 09 August 2024 09:29 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP449280**
 Address: **115 CREMORNE STREET CREMORNE 3121**
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 Local Government Area (Council): **YARRA**
 Council Property Number: **337200 (Part)**
 Planning Scheme: **Yarra**
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www.yarracity.vic.gov.au

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 Legislative Assembly: **RICHMOND**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

COMMERCIAL 2 ZONE (C2Z)



C2Z - Commercial 2
GRZ - General Residential
NRZ - Neighbourhood Residential
PUZ2 - Public Use-Education

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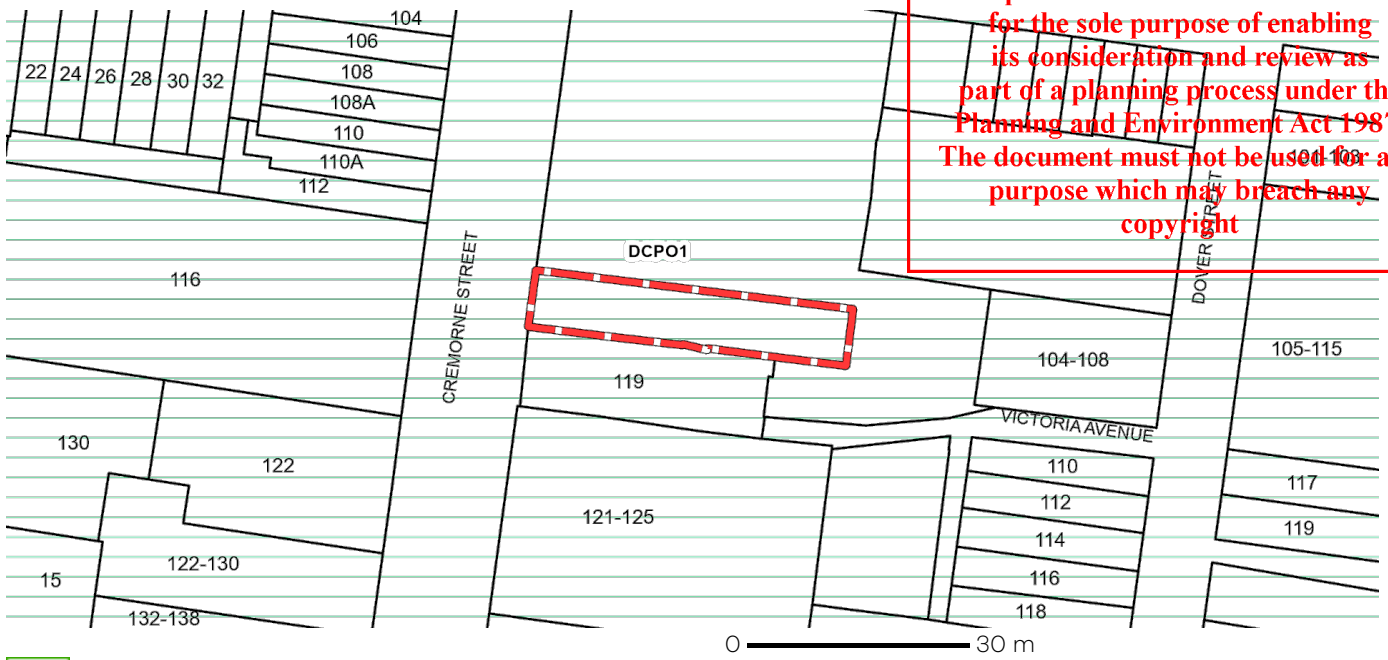
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[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)



DCPO - Development Contributions Plan Overlay

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Planning scheme data last updated on 7 August 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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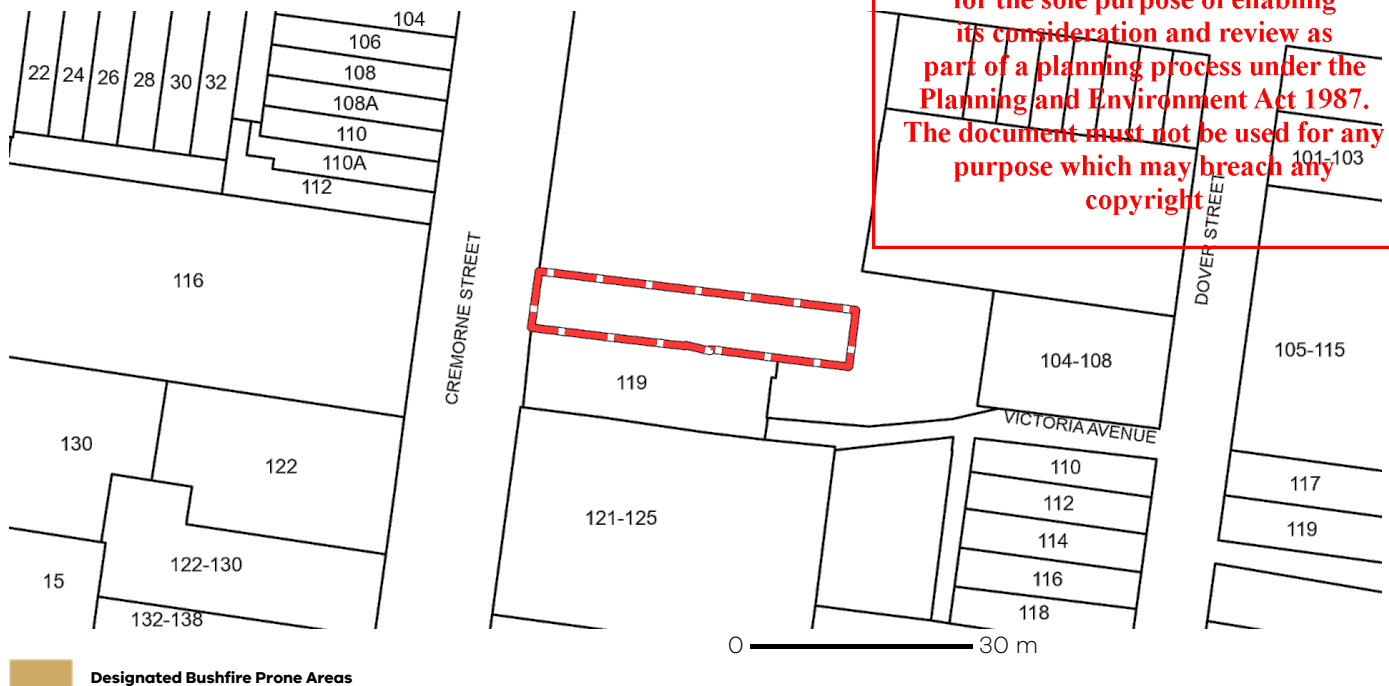
Designated Bushfire Prone Areas

This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.

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Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(environment.vic.gov.au)) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).