

Help design the future of Cremorne

Draft Amendment C318yara: Design and Development Overlays



Yarra City Council is proposing three new Design and Development Overlays (DDOs) for Cremorne's commercial areas. This information sheet provides a detailed explanation about the exhibited draft DDOs for Cremorne.

What are these draft overlays trying to achieve?

New controls are proposed for Cremorne's commercial precincts to manage the scale and design of development of land and provide certainty for landowners, Council, and the community.

They aim to balance:

- accommodating employment growth
- protecting the precinct's valued character and heritage
- minimising amenity impacts on the public realm, residential precincts and other commercial developments.

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

They will also include built form parameters such as building heights, street wall heights, upper-level setbacks and building separation and other design requirements based on the revised Cremorne Urban Design Framework (UDF).

Have your say

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

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

Why are new Design and Development Overlays being introduced?

The increased number of developments and emerging scale has reinforced the need for new built form controls to guide Cremorne's future growth and protect the precinct's valued character and heritage.

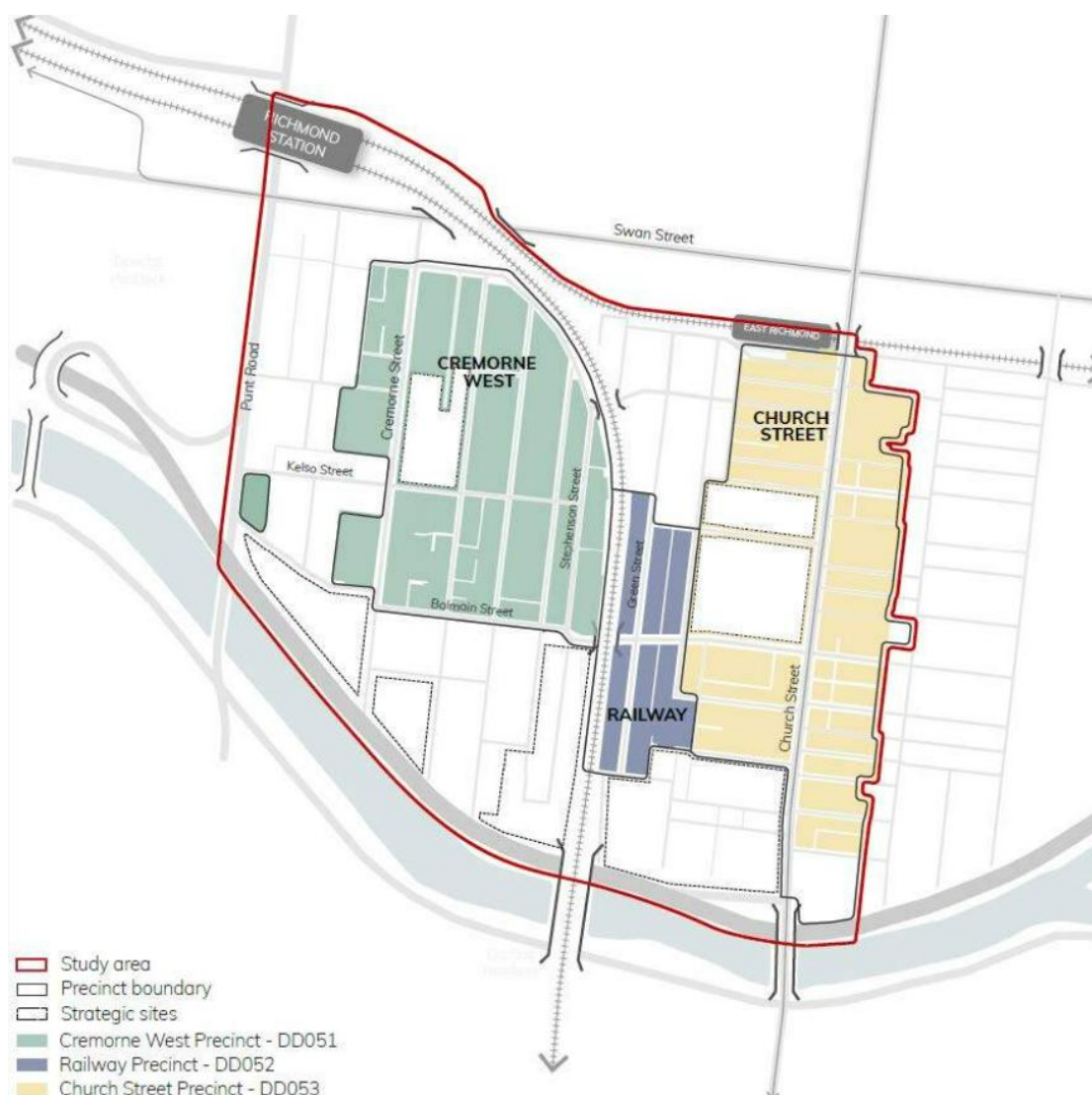
The revised UDF includes design objectives and recommendations for the Cremorne West, Railway and Church Street commercial precincts - where significant development is already occurring.

These recommendations have been implemented through the exhibited draft Design and Development Overlays (DDOs).

Where are the new overlays be introduced?

The three exhibited draft DDOs proposed as part of the amendment are:

- Cremorne West Precinct (DDO51) – highlighted in green below
- Railway Precinct (DDO52) – highlighted in blue below
- Church Street Precinct (DDO53) – highlighted in yellow below



Are the proposed planning controls mandatory or preferred?

Most of the built form provisions are proposed as preferred (discretionary), reflecting Cremorne's role as an enterprise precinct.

Key provisions are proposed as mandatory controls:

- overshadowing of the Cremorne Street, Church Street and Balmain Street footpaths
- protection of views to the Nylex sign
- street setbacks on Cremorne Street

Guidance on the application of mandatory controls is outlined within the State Government Planning Practice Note 59 (PPN59). Council must ensure that any mandatory controls are justified and meet the criteria in the Practice Note.

How do the draft overlays impact building heights and interfaces?

The three exhibited draft Design and Development Overlays (DDOs) include building height and interface requirements for new development.

These requirements aim to ensure new developments respond to neighbouring buildings, the character of the street and the broader Cremorne context.

This information sheet contains a short description of some requirements. For all requirements and their exact wording, please see the exhibited draft DDOs on our website.

How tall can buildings be?

(See section 2.2 Building heights, Plan 1 and Table 1 of the DDOs)

A 28m (7 storey) building height is proposed for the majority of Cremorne, however heights range between three and 10 storeys (12m-40m).

All heights are proposed as preferred (discretionary) heights. This means they can be varied when they meet specific criteria.

Proposed maximum building heights are taller along main streets including Cremorne Street, the northern end of Stephenson Street and Church Street.

Lower maximum heights of seven storeys are proposed away from the main activity spines in response to the narrow width of streets and laneways.

Heights are further reduced towards low-scale residential zoned areas, where interface controls apply.

Buildings heights of up to five storeys apply at the edges of the precinct to manage the transition to residential areas. Other interface requirements also apply.

The highest building heights are along:

- Cremorne Street (32m or 8 storeys)
- the northern portion of Stephenson Street between Cremorne and Gwynne Streets (36m or 9 storeys)
- Church Street (40m or 10 storeys)

The lowest building heights of 12m (3 storeys) are proposed for some heritage buildings.

How is new development built on the street?

(See section 2.3 Street wall height and setbacks, Plan 1, Table 1 and 2.10 Building design of the DDOs)

Street wall heights

The proposed street wall heights (the height of the façade of the building adjacent to the street boundary) respond to the width of the street network in Cremorne.

A maximum street wall height of 12m (3 storeys) applies to the majority of Cremorne.

This height will maintain and reinforce the scale along the street width, ensuring the street is not overwhelmed by tall buildings and feels comfortable for pedestrians.

Higher heights of 16m (4 storeys) apply on the wider streets of Cremorne Street, Church Street and the northern end of Stephenson Street.

Overall building heights and street wall heights been designed to preserve solar access to key streets.

Lower street wall heights of two storeys or street walls that match the height of heritage buildings are proposed for sites that include or are adjacent to heritage buildings.

Street setbacks

The DDOs include a requirement for street setbacks to enhance Cremorne's public realm and provide more space for building entrances, outdoor dining, seating, street level bike parking and landscaping.

These setbacks would mean that either the whole building or the ground floor needs to be setback from the property boundary on the street.

The exhibited DDO for Cremorne West applies mandatory minimum setbacks for new buildings along Cremorne Street. Elsewhere, building setbacks are strongly encouraged throughout the precinct.

Design of buildings at the street level

New buildings will need to ensure they are well designed at street level.

The frontages of these buildings should be visually interesting with windows, openings and limited blank walls. This will make the precinct feel more active and interesting at the ground level encouraging pedestrians to walk through the area.

Building services such as gas meters, fire hydrants, car park entrances and delivery areas are encouraged to be located off the main street, especially on sites with narrow frontages. This will help ensure their impact on the appearance of the building and wider precinct is minimised.

How are the upper levels of buildings designed?

Upper level setbacks

(See section 2.4 Upper level setbacks, Plan 1 and Table 1 of the DDOs)

Upper level setbacks are the minimum distance of upper levels from the street wall (lower building parts). They aim to push the upper levels of new developments back from the street.

Within the exhibited DDOs:

- 5m setbacks are proposed for Cremorne and Church Streets
- 3m setbacks are proposed for any other location.
- 5m or greater for specific locations to manage overshadowing of public spaces.

Tailored setbacks apply to heritage buildings.

These setbacks will help to reinforce a comfortable scale for pedestrians at street level and maintain the visibility of the sky from the street.

In the case of heritage buildings, upper levels have been tailored to ensure they remain visually prominent and their key architectural features stay visible.

Building separation

(section 2.6 Building separation of the DDOs)

Building separation is the distance between the upper levels of buildings.

Adequate building separation distances are necessary to ensure that good levels of daylight and sunlight enters buildings.

It also ensures that an outlook is provided from within buildings to connect occupants to the outside world and that privacy between neighbouring buildings is managed.

The proposed requirements require that buildings on sites with frontages of 20 metres or greater should be set back at the upper levels from side and rear boundaries.

Buildings on narrow sites may be built to one boundary in some circumstances where they avoid creating a continuous wall of buildings.

Visible side walls should be well designed and visually interesting to avoid sheer blank pre-cast walls.

How will impacts on public spaces be managed?

(See sections 2.7 Overshadowing and 5.0 Application Requirements of the DDOs)

The overshadowing requirements aim to protect sunlight to public spaces.

No additional overshadowing is allowed on key footpaths, including Cremorne Street, Church Street and Balmain Street. This is based on the amount of sunlight on the footpath between 10am and 2pm on 22nd September (spring equinox).

Similarly, development should not overshadow existing public spaces and parks.

New developments should also be designed to minimise overshadowing where future open space is planned.

Developments should also provide comfortable wind conditions in the public realm and communal open space.

A wind study analysis will be required for development greater than 15 metres in building height to assess the wind impact on footpaths, other public spaces and bike routes.

How will new buildings next to residential areas need to be designed?

(See section 2.8 Interface to properties in Neighbourhood Residential Zone or General Residential Zone of the DDOs)

There are four residentially zoned areas that adjoin Cremorne's commercial precincts:

- 3 residential precincts within Cremorne
- 1 outside the precinct to the east within the Brighton Street residential area.

Maximum heights of 20m (5 storeys) and interface requirements apply to commercial land adjoining land in a residential zone.

Built form requirements require a transition in scale to residential properties to minimise amenity impacts on surrounding areas. This will help manage the impacts of overlooking, overshadowing and visual bulk.

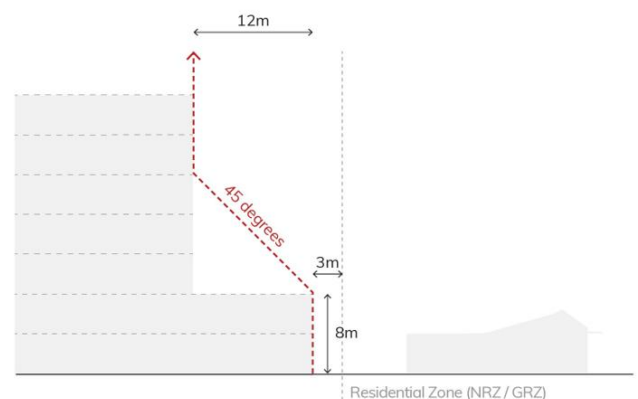
Different controls apply depending on whether properties:

- share a common boundary (a direct interface)
- are separated by a laneway (laneway interface)

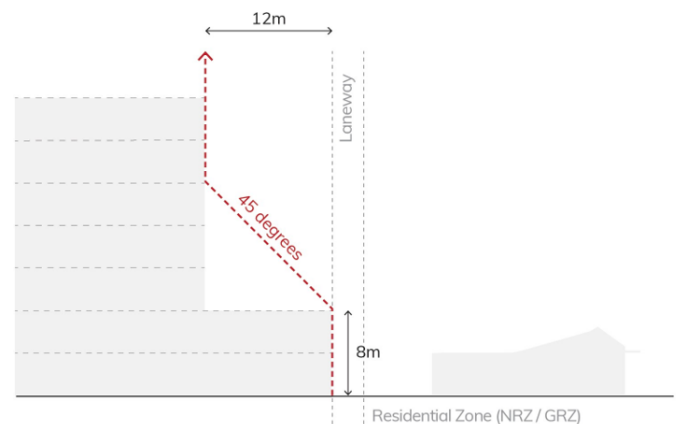
Development adjacent to residential properties should have a maximum boundary wall height of 8 metres (two storeys). Upper levels should be set back from the boundary.

Where the new building directly borders a residentially zoned land, the whole building should also be set back three metres.

Direct interface



Laneway interface



How will Cremorne's heritage and character be retained as development occurs?

(See Plan 1 and Table 1 and Section 2.9 Character buildings of the DDOs)

Heritage places

Cremorne's heritage buildings reflect its industrial and residential past. They include industrial, commercial and residential heritage places. The precinct also contains industrial buildings of state significance, listed on the Victorian Heritage Register (VHR).

New development should respect the scale and context of these important buildings.

Tailored controls have been developed to help retain the identified original fabric of the buildings, including the principal façade, primary roof form and chimneys.

The proposed built form requirements also apply to sites adjacent to the heritage buildings and places to ensure an appropriate transition to the heritage building and its setting. For example, in some locations, adjoining buildings must match the setback or street wall of the heritage building.

Character buildings

In addition to heritage-listed buildings, Cremorne's distinctive identity is further supported by the retention of character buildings.

Character buildings include pubs, factories, warehouses and offices which are not protected through the heritage controls in the planning scheme but contribute to Cremorne's visual identity and character.

44 character buildings have been identified in Cremorne that meet some or all the following criteria:

- architecturally distinctive
- demonstrate a link to the industrial history of the area
- have a three-dimensional form of the building can be seen from the public domain.
- contains interesting detailing and provides visual interest at street level
- large window openings, with the potential for a positive interface with the public domain.

The retention and reuse of these buildings is encouraged as part of any redevelopment. They can also provide alternatives to new developments and offer more affordable spaces for businesses.

The location of these character buildings are shown in the map on the next page of this information sheet.

Character buildings



How will access and movement be managed?

(See sections 2.12 Vehicle access and laneways and 2.13 Pedestrian and bicycle design of the DDOs)

The proposed built form requirements provide guidance on the design of vehicle, pedestrian and bicycle access for new developments.

The proposed DDOs prioritise vehicle access through laneways, rights-of-way, and side streets rather than main streets. This will help reduce traffic congestion and preserve pedestrian-friendly areas.

For narrower laneways, ground floor setbacks will ensure sufficient space for vehicle access and building services.

Private car parking will be concealed in basements or screened to maintain a high quality public realm.

A parking overlay is also proposed to reduce the amount of car parking in new commercial developments to encourage walking and cycling and minimising traffic entering Cremorne. For more information, see the Parking Overlay Information Sheet.

Pedestrian and bicycle infrastructure will be a key focus, of new developments incorporating visible, secure pedestrian entrances, well designed bicycle parking, and facilities to support sustainable transport.

For more information on access and movement in Cremorne, refer to Revised Urban Design Framework Theme 3 Information Sheet.

Are there exemptions from giving notice and being able to appeal to VCAT?

The Commercial 2 Zone includes a provision that exempts planning applications from third party notice and appeal rights, except where the site is within 30 metres of a residential zone, education centre or hospital.

It is proposed to include the same exemption in the proposed DDOs to ensure consistency between the zone and overlay and reflects the precinct's status as an enterprise precinct.

Contact us

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

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

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