

Help design the future of Cremorne

Draft Amendment C318yara – Design Development Overlay (DDO) summary



This information sheet is a high-level summary of the exhibited draft Design and Development Overlays (DDOs) for Cremorne.

What are these draft overlays trying to achieve?

The draft Design and Development Overlay – Schedules 51-53 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.

What are the main built form and design requirements to guide developments?

The built form and design requirements relate to:

- street wall height (the vertical distance between the top of the street wall and the footpath)
- upper-level setbacks (the reduction in the building area or tapering of a building as the building height increases)
- overall building height
- setbacks to residential properties
- transition of potential development towards adjoining heritage buildings.

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

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 include:

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

What are some additional built form and design requirements?

The exhibited DDOs include other requirements to guide a development's built form and design.

Below is a short description of some requirements. For all requirements and their exact wording, please see the exhibited draft DDOs on our website.

Interfaces with residential areas

(See section 2.8 of the DDOs)

These requirements aim to minimise impacts on existing residential properties that are outside of the DDO areas.

Development on a rear boundary should not exceed the maximum heights outlined within the DDOs and above this, must be set back to ensure they don't dominate the space visually.

Overshadowing

(See section 2.7 Overshadowing of the DDOs)

This requirement aims to minimise overshadowing from new developments on specific footpaths, existing public spaces and consider the impacts on future open space.

Building separation

(See section 2.6 Building separation of the DDOs)

This requirement aims to ensure good levels of internal amenity by ensuring upper levels of development within a DDO area are set apart from each other.

Other design requirements

(See section 2.9 Design requirements of the DDOs)

Several requirements aim to ensure new developments achieve pedestrian-oriented, high-quality urban design outcomes through street level activation, generous entry spaces in areas of narrow footpaths and well-designed building facades.

The requirements would also ensure that development responds sensitively towards heritage buildings, character buildings and public spaces.

Access and parking

(See sections 2.12 and 2.13 of the DDOs)

This requirement aims to provide a safe and accessible environment for pedestrians and to limit potential conflict between vehicle movements and pedestrians and bike riders.

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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