

Help design the future of Cremorne

Revised Cremorne Urban Design Framework



Theme 5

*Quality design
that builds on
Cremorne's
precinct identity*



High-quality built form outcomes will help deliver on the vision for Cremorne. New development will respond to Cremorne's character and the surrounding context, contribute to the public realm and enhance heritage buildings in Cremorne.

The revised Cremorne Urban Design Framework (UDF) includes proposed design controls to guide the redevelopment of commercial sites in Cremorne.

The new design controls manage the scale and design of new commercial development in the Cremorne West, Railway and Church Street Precincts.

The revised UDF includes a package of proposed design controls, such as height limits and building setbacks.

The proposed controls support new high-quality office and commercial developments but makes sure they protect the amenity of residential areas.

They also ensure the development enhances the quality and character of Cremorne's streets and public spaces.

The revised UDF showcases Cremorne's diverse heritage buildings including large industrial complexes, commercial pubs and shopfronts and rows of terraces.

While heritage places are already identified and protected in the Yarra Planning Scheme, the revised UDF will include specific design controls to guide new development on heritage sites and neighbouring sites.

More information

If you would like to know more about this project visit:
yoursayyarra.com.au/designcremorne



The revised UDF identifies large strategic sites within Cremorne which are expected to undergo significant change. It highlights Council's aspirations for these sites, covering issues such as heritage, new open space and through site connections. To ensure this development moves in the best possible direction, the revised UDF also recommends further consultation with landowners and Heritage Victoria.

What did we hear from the community about the draft UDF?

A draft UDF was released in November 2022 for consultation. Comments included:

- Mixed views on building heights – residents supported lower heights and commercial landowners supported higher.
- Require increased setbacks. Others did not support mandatory setbacks
- Impacts of building separation requirements on development
- Impacts of development on residential amenity
- Mixed views on overshadowing controls on key streets e.g. they should not be mandatory. Whilst others supported stronger controls.

What's changed since the draft UDF?

In response to the engagement, Council made changes to Theme 5:

- Addition of criteria to assess preferred heights.
- Updates to encourage all sites to provide ground level setbacks.
- Updated requirement to limit development to construction on one side wall only on narrow sites.
- New action (5.4.2) - desktop survey of potential historic archaeological site.
- Identification of character buildings to be retained.

Key actions in the revised UDF include:

- Introduce and implement built form controls for the Cremorne West Precinct, Railway Precinct and Church Street Precinct into the Yarra Planning scheme through a planning scheme amendment.
(Actions 5.1.1, 5.2.1, 5.3.1 & 5.4.1)
- Undertake further strategic work for each strategic site in conjunction with landowners and Heritage Victoria (as relevant) to inform detailed master planning. **(Action 5.5.1)**

The built form recommendations from the UDF have been included in the proposed planning controls in draft Amendment C318yara.

Contact us

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

Provide a submission before Monday 8 December 2025 to have your say.

For more information, contact us on **9205 5555** or email **strategicplanning@yarracity.vic.gov.au**.

Interpreter Services 9280 1940

National Relay 133 677 then 03 9205 5055

