

18/10/2018  
C122

## SCHEDULE 10 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ10**.

### WELLINGTON STREET NEIGHBOURHOOD, ST KILDA

#### 1.0 Neighbourhood character objectives

18/10/2018  
C122

To reinforce the established two and three storey scale generally west of Upton Road, allowing for new infill development on larger sites consistent with the established neighbourhood character.

To ensure new development maintains the established street rhythm of space between buildings and landscaping in the frontage setback.

To ensure development makes a positive contribution to the creation of Wellington Street as a landscaped (green) pedestrian link.

#### 2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

18/10/2018  
C122

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

#### 3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

18/10/2018  
C122

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

Yes

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

Yes

#### 4.0 Requirements of Clause 54 and Clause 55

18/10/2018  
C122

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	None specified
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	None specified
<b>Front fence height</b>	A20 and B32	None specified

**5.0 Maximum building height requirement for a dwelling or residential building**

18/10/2018  
C122

None specified

**6.0 Application requirements**

18/10/2018  
C122

None specified.

**7.0 Decision guidelines**

18/10/2018  
C122

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal respects the existing neighbourhood character, including height and form.
- The visual impact and bulk of the proposal and its relationship with adjacent buildings.
- Whether the roof form responds to the streetscape character.
- Whether architectural features contribute positively to the architecture of the building and neighbourhood character.