

20/12/2018  
C159port

## SCHEDULE 13 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ13**.

### ALMA ROAD AND CORNER OF CARLISLE STREET AND ST KILDA ROAD, ST KILDA

#### 1.0 Neighbourhood character objectives

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To ensure new development protects the visual prominence of the St Kilda Presbyterian Church by creating a transition in the height of development from lower rise adjoining the Church to higher rise at the corner of Alma Road and St Kilda Road along Alma Road, east of the Church.

To ensure new development along Alma Road provides consistent landscaped front setbacks and regular spacing between buildings.

To ensure new development establishes a coherent edge to the western side of St Kilda Road through a continuous street wall and consistent building heights.

To encourage development that enhances the prominent corner of Carlisle Street and St Kilda Road.

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

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**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

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**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
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
	A17	None specified

	Standard	Requirement
Private open space	B28	None specified
Front fence height	A20 and B32	None specified

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

18/10/2018  
C122

A building used as a dwelling or a residential building must not exceed a height of 21.5 metres and 6 storeys.

**6.0 Application requirements**

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None specified.

**7.0 Decision guidelines**

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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.