

18/10/2018
C122

SCHEDULE 12 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ12**.

CARLISLE STREET NEIGHBOURHOOD, ST KILDA

1.0

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Neighbourhood character objectives

To ensure the form of new development reinforces the prevailing low to mid-rise scale of residential development along Carlisle Street.

To ensure the height of new development respects and responds to the scale of existing residential buildings, through a comparable street-wall height and recessed upper levels.

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

To ensure an active residential edge to the street, through ground level entries and windows, and upper level windows and balconies.

To ensure new development makes a positive contribution to the development of Carlisle Street as a landscaped (green) pedestrian link and maintains solar access to the southern footpath.

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

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

No

3.0

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

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

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Requirements of Clause 54 and Clause 55

| | 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 |
| Private open space | A17 | None specified |
| | B28 | None specified |

| | Standard | Requirement |
|--------------------|-------------|----------------|
| Front fence height | A20 and B32 | None specified |

5.0

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Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 18 metres and 5 storeys.

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Application requirements

None specified.

7.0

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Decision guidelines

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.