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 Neighbourhood character objectives

18/10/2018
C122

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, though 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.

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

03/05/2024
VC255

| Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement? |
|---|
| No |

### 3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

| | Standard | Requirement |
|---|---|---|
| **Minimum street setback** | A2-1 | None specified |
| | B2-1 | None specified |
| **Site coverage** | A2-5 | None specified |
| | B2-5 | None specified |
| **Private open space** | A3-2 | None specified |
| | B3-5 | None specified |
| **Front fence height** | A2-7 and B2-8 | None specified |

### 4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

03/05/2024
VC255

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

### 5.0 Application requirements

03/05/2024
VC255

None specified.

## 6.0 Decision guidelines

03/05/2024
VC255

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.