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, 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 21.5 metres and 6 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.