

08/05/2014
C220**SCHEDULE 19 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO19**.**ST KILDA ROAD AREA****1.0**08/05/2014
C220**Design objectives**

- To encourage site development that will enhance the appearance, dignity and spaciousness of St Kilda Road.
- To protect and enhance the appearance of St Kilda Road as a major boulevard.
- To encourage urban design improvements so that the physical environment offers variety, interest, safety and convenience to people in the area.
- To encourage retention of those features of the area that enhance its appearance, give it character or provide a sense of identity.
- To encourage appropriate landscaped outdoor uses within a garden environment.
- To ensure that any new development or redevelopment is at a scale that protects the visual amenity of Fawkner Park.
- To ensure that development preserves the vista of the Shrine of Remembrance.

2.010/06/2010
C122**Requirements****2.1**19/01/2006
VC37**Building height and plot ratio**

Buildings or works should not exceed the maximum building height specified in the table to this schedule.

An application to exceed the maximum building height and/or plot ratio must be accompanied by a site analysis plan and a written urban context report documenting how the development will achieve the specific design objectives and outcomes of this schedule.

The height of a building or works is the height of its highest point above the permanent footpath at the centre of the site frontage. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.

For the purpose of this requirement, plot ratio is defined as the gross floor area of all buildings on a site divided by the area of the site, but excluding the area of stairs, loading bays, access ways or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply or lifts.

2.210/06/2010
C122**Setbacks**

Buildings and works should not be situated within any setback distance specified in the table to this schedule. A permit may be granted to allow:

- Minor building projections (including sunshades and small balconies) other than projections into the setback distance from St Kilda Road.
- A structure within a setback area on land with a frontage to St Kilda Road provided that the structure is:
 - single storey and located at ground level.

- separated by a landscaping strip of a minimum width of 6.5 metres from St Kilda Road.
 - constructed of lightweight materials consisting of glazing or a canvas roofing system, and being primarily an open structure within a garden setting.
 - of a design and quality that is in keeping with the garden environment of St Kilda Road.
- An unenclosed verandah that is part of an entry to a building at or near ground level to extend into a setback area on land with a frontage to St Kilda Road:
 - up to 4.5 metres into a setback area at the front of a building.
 - up to 3 metres into a setback area at the side of a building.
 - A fire escape
 - A basement within a setback area provided no part of it projects above ground level. If the site abuts St Kilda Road, any part of the basement within a frontage setback area must be at least 0.8 metres below permanent footpath level. Garden soil must cover the basement to a depth of at least 0.8 metres and the surface must be planted and maintained with lawn, garden trees, shrubs or other appropriate features, except for any pedestrian and vehicular access ways.
 - Stairs to a basement within a setback area.
 - This does not include:
 - The construction or modification of a waste pipe, flue, vent, exhaust fan, skylight security camera, street heater or similar minor works provided they are to the satisfaction of the Responsible Authority.

An application for buildings and works within the setback distance must be accompanied by a site analysis plan and a written urban context report documenting how the development will achieve the specific design objectives and outcomes of this schedule.

2.3

19/01/2006
VC37

Landscaping

Land between a building and St Kilda Road must be landscaped and maintained to the satisfaction of the responsible authority.

2.4

19/01/2006
VC37

Fences

A fence should not be built higher than 0.3 metres, unless it can be demonstrated to the satisfaction of the responsible authority that the design objectives of this schedule can be met.

2.5

19/01/2006
VC37

Car parking areas

Cars parked in parking areas should not be visible from St Kilda Road and footpaths and driveways should be no wider than 4.5 metres, unless it can be demonstrated to the satisfaction of the responsible authority that the design objectives of this schedule can be met.

2.6

19/01/2006
VC37

Display of goods

Any goods displayed in a building or on the site must not be able to be seen from St Kilda Road, unless it can be demonstrated to the satisfaction of the responsible authority that the design objectives of this schedule can be met.

3.0**Subdivision**18/11/2010
C174

A permit is not required to subdivide land.

Table to Schedule 19

Area	Maximum Building Height	Setbacks	Plot Ratio	Outcomes
40	12 metres	--	--	Development does not intrude into the vista to the Shrine of Remembrance.
41	60 metres	13.7 metres from St Kilda Road	--	<p>Development does not intrude into the vista to the Shrine of Remembrance.</p> <p>The landscaped garden frontages of St Kilda Road are maintained.</p> <p>The intensity and scale of development reinforces the existing built form character of St Kilda Road as a non-CBD commercial district and does not detrimentally impact on the traffic and car parking capacity of St Kilda Road.</p>
42	60 metres	13.7 metres from St Kilda Road or 4.5 metres if the site abuts another road. Sideage or any other boundary: 4.5 metres	4	<p>Development does not impact upon the attractiveness of Fawkner Park, the vista to the Shrine of Remembrance or the built form character of the area.</p> <p>The landscaped garden frontages to St Kilda Road are maintained.</p> <p>The intensity and scale of development reinforces the existing built form character of St Kilda Road as a non-CBD commercial district and does not detrimentally impact on the traffic and car parking capacity of St Kilda Road.</p>