

**11.03-6L-03 St Kilda Road South Precinct**

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Proposed C203port

**Policy application**

This policy applies to the St Kilda Road South Precinct, as shown on the map to this clause.

**General****Objective**

To strengthen the St Kilda Road South Precinct's image, liveability and sense of place as it transitions to increased residential uses.

**Strategies**

Create a diverse series of neighbourhoods with a strong sense of place, community and local identity.

Encourage land uses that create activity nodes and community focal points for local residents and workers.

Provide additional opportunities for housing growth throughout the Precinct due to its proximity to public transport and activity centres.

Improve the amenity and function of St Kilda Road as a key pedestrian spine by providing active land use 'edges' at street level throughout commercial and mixed use areas.

Maintain solar access to key pedestrian streets and green links, including St Kilda Road, Wellington Street, Alma Road and Carlisle Street.

Ensure the interface between commercial and residential uses is well designed and non-residential uses are managed to protect residential amenity.

Discourage larger-scale licensed premises, bars and nightclubs that may impact on the amenity of the surrounding area.

**Policy guidelines**

Consider as relevant:

- Designing development to be self-sufficient in on-site car parking and providing on-site parking as follows:
  - Residential development:
    - One car space to each one and two bedroom dwelling.
    - Two car spaces to each three or more bedroom dwelling.
    - Secure bicycle parking at a rate of one space per dwelling.
    - Publicly accessible bicycle parking for visitors at a rate of one space per five dwellings.
  - Office: Three car spaces per 100 square metres.
  - Motor-cycle parking at a minimum rate of one motor-cycle parking space for every 100 car parking spaces to be provided on-site within new development.
  - Residential development of six or more storeys: Off-street loading facilities and allocated spaces for service vehicles.
  - Limiting the hours of operation of licensed premises to 10pm.

## **Wellington Street Neighbourhood**

### **Objective**

To enhance the Wellington Street Neighbourhood as a local and mixed use ‘village’, and a green link between Chapel Street and Albert Park.

### **Strategies**

Ensure development makes a positive contribution to the creation of a landscaped (green) pedestrian link along Wellington Street.

Along the north side of Wellington Street (DDO35):

- Facilitate a transition from a commercial to a mixed use with increasing residential uses.
- Facilitate clustering of cafes, convenience retailing and spaces for community use at the western end of Wellington Street and immediately east of Upton Road.
- Encourage commercial activities and residential frontages that activate the balance of Wellington Street, with upper level residential use.
- Limit land uses with the potential for adverse residential amenity impacts.

Along the south side of Wellington Street in a residential zone:

- Maintain the established residential role, with some additional medium density residential development consistent with the scale, neighbourhood character and heritage of the street.
- Reinforce the established low scale (1-2 storey) and fine grain of the heritage area, generally east of Upton Road.
- Reinforce the established 2-3 storey scale generally west of Upton Road, with well-designed ‘infill’ development on larger sites consistent with the established neighbourhood character.
- Maintain the established street rhythm of space between buildings and landscaping in the frontage setback.

## **St Kilda Road Neighbourhood**

### **Objective**

To reinforce the St Kilda Road Neighbourhood as a niche retail and business area, a growing residential community and a safe and friendly pedestrian environment.

### **Strategies**

Support residential redevelopment in Alma Road (east of St Kilda Road).

Along the eastern side of St Kilda Road (DDO34):

- Create a continuous activated edge to the street through a diverse range of ground level retail and complementary commercial uses.
- Support upper level office and residential, and residential to the rear of commercial premises.

Along the western side of St Kilda Road (DDO27 and DDO36):

- Support residential development at the intersection of and north of Alma Road, and in Barkly Street, and Alma Road.
- Establish a ground level residential edge within residential side streets, south of Alma Road.

## **Carlisle Street Neighbourhood**

### **Objective**

To retain the established residential role and neighbourhood character of the Carlisle Street Neighbourhood with a mix of dwelling types, set along a 'green link' between East St Kilda and St Kilda.

### **Strategies**

Facilitate medium density 'infill' residential development, consistent with the scale and neighbourhood character of the area.

Reinforce the prevailing low to mid-rise scale (2 to 4 storeys) of residential development.

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

Ensure new development utilises articulation and building form to create the sense of a fine-grain subdivision pattern.

Maintain the street rhythm of space between buildings and landscaping in the frontage setback.

Create a sense of a fine-grain subdivision pattern through the articulation and building form of new development.

### **Policy guideline**

Consider as relevant:

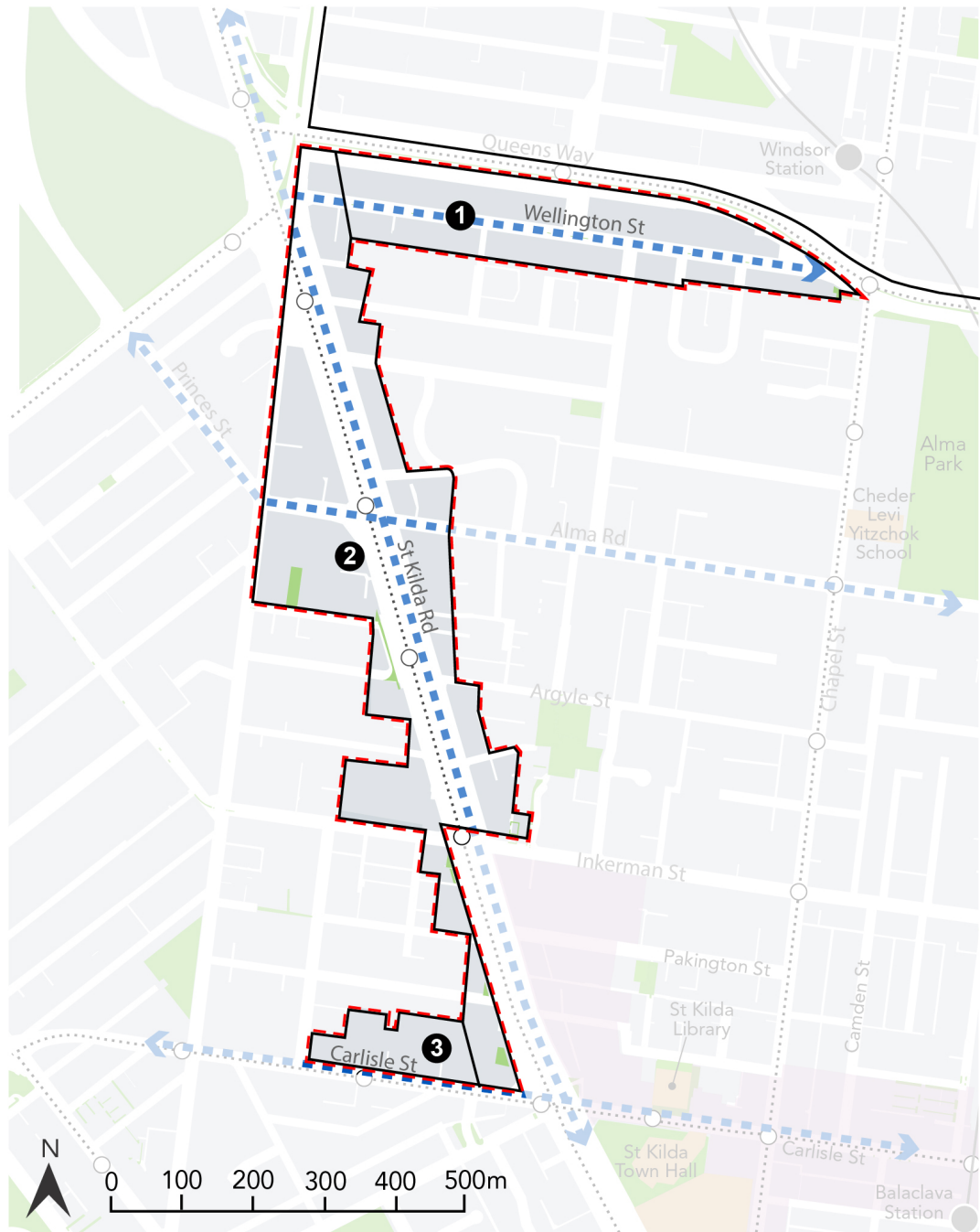
- Designing development to respect Carlisle Street as a landscaped (green) pedestrian link by maintaining solar access to the southern footpath of Carlisle Street between 10am and 3pm at the equinox (21 September).

### **Policy document**

Consider as relevant:

- *St Kilda Road South Urban Design and Land Use Framework* (Planisphere and City of Port Phillip, 2015)

St Kilda Road South Precinct and Neighbourhoods



- Municipal boundary
- Precinct boundary
- Open space
- Existing tram line / tram stop
- Key pedestrian links

Neighbourhoods

- 1 Wellington Street neighbourhood
- 2 St Kilda Road neighbourhood
- 3 Carlisle Street neighbourhood