

4.6 CHAPEL STREET NORTH PRECINCT

EXISTING URBAN CHARACTER

The Chapel Street North Precinct comprises four (4) properties, located between Duke Street and the rear of retail properties fronting Carlisle Street. The precinct is dominated by commercial / office uses, with residential properties directly to its north and west. It marks a clear transition in built form between the residential areas north along Chapel Street and the retail strip along Carlisle Street to the south. This transition emphasises this location as a gateway to the activity centre when approaching from the north.

- Mixture of modern single and double storey commercial buildings, and an older 3 storey factory-warehouse with a distinctive saw tooth roof.
- The majority of buildings have zero lot line setbacks and are all built across the entire lot frontage.
- Inconsistent street-wall height.
- Separated from the weatherboard cottages to the immediate west by a lane which runs along the rear of the precinct.
- 3 storey factory-warehouse has a zero setback to the lane.
- Most lots 10 metres wide or greater.
- Buildings at 147-149 and 149A-151 Chapel Street are identified to be of heritage value.
- The eastern side of Chapel Street is occupied by the 3 storey St Kilda Police Station and older shops with parapet heights of around 10-12 metres.
- Single storey residential dwellings on the northern side of Duke Street have a side on relationship with the street, excepting one Edwardian era duplex which is directly opposite the rear of 141 Chapel Street.

PREFERRED CHARACTER STATEMENT

This precinct will be characterised by:

- A more intensive built form that supports an increase in commercial and residential activity, with the continuation of commercial or retail uses at street level.
- Retention of heritage buildings and a high standard of design in new contemporary development appropriate to mark the entry point to the activity centre.
- Built form of a height and bulk that maintains a human scale and responds to the predominant scale of existing development.
- A vibrant, safe and attractive pedestrian environment with buildings actively fronting the street.
- Built form that responds, and provides an appropriate transition, to the residential properties situated to the north and west.

DESIGN OBJECTIVES

These design objectives are additional to the general objectives found in Section 3. They must be read and applied in conjunction with the general objectives and principles found in Section 3.

- To promote design excellence in new development, appropriate to this high profile location within the Carlisle Street Activity Centre.
- To ensure new development contributes to a more coherent edge to Chapel Street.
- To realise the development potential within the precinct, whilst respecting heritage buildings and the existing building scale along Carlisle Street.
- To enhance the pedestrian experience along Chapel Street as a principal walking route.
- To emphasise the corner site through built form and street level activity.
- To create a transition down in the intensity of built form to the adjoining low-rise 'fine grain' residential areas to the west and north, and Carlisle Street to the south.

ATTACHMENT 6 (PART B)

DESIGN REQUIREMENTS

- Buildings must have a zero setback to the street frontage.
 - The street-wall parapet height must be no more than 11 metres in height; this will allow three storeys of development.
 - Buildings should not exceed a maximum height of 16 metres (5 storeys).
 - Above the street-wall any additional storeys must be set back 5 metres so as to be visually recessive. This setback may be reduced by up to 2 metres along Chapel Street, if the architecture of the upper levels renders them distinctly different and visually recessive through variations in forms, materials, openings and colours.
 - The above setback also applies to the side street boundary on the corner lot.
 - Side walls visible above adjoining buildings should be visually recessive through variations in forms, materials, openings or colours.
 - The street-wall must be built to the side boundaries.
 - The street-wall on Chapel Street should have a veranda for the full width of the frontage, unless inconsistent with an original façade that is being retained.
 - The ground floor facade should be designed to facilitate contact between building occupants and people in the street. It should include pedestrian entries and clear glazing.
 - On the corner site, the building must address both street frontages with either doors or street level windows.
 - The facade of the ground floor of sites with a frontage over 10 metres must be well articulated through variations in form, materials, openings or colours, or the inclusion of vertical design elements to enhance the pedestrian experience.
 - Vehicular access must be provided from the rear or side of lots.
 - Side and rear setbacks at boundaries with properties zoned Residential 1 should comply with the objectives of Clause 55.04-1 (side and rear setbacks objective) of the Port Phillip Planning Scheme.
- Development at boundaries with properties zoned Residential 1 should comply with the objectives of Clause 55.04-5 (overshadowing of open objective) of the Port Phillip Planning Scheme.