

**Incorporated Document and Plans**

**PORT PHILLIP PLANNING SCHEME**

**INCORPORATED DOCUMENT**

**‘12B Chapel Street, St Kilda – September 2013’**

**This document is an incorporated document in the Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.**

## **INTRODUCTION:**

This document is an incorporated document in the Schedule to Clause 52.03 and the Schedule to Clause 81.01 of the Port Phillip Planning Scheme (the Scheme).

Despite any provision to the contrary in the Scheme, pursuant to Clause 52.03 of the Scheme the land identified in this incorporated document may be used and developed in accordance with the specific controls contained in this document, including the 'Incorporated Plans' prepared by F2 Architecture titled 'The Salvation Army, 12B Chapel Street, St Kilda'.

In the event of any inconsistency between the specific controls contained in this document and any provision of the Scheme, the specific controls contained in this document will prevail.

## **PROPOSED USE:**

Use of the subject land, to the rear of the existing church, for preventative care and counselling services (medical centre and associated office) with associated car parking.

Key details of the proposed uses are summarised as follows:

- 10 on site car parking spaces on south side of building, all in tandem formation, and 2 parallel disabled spaces at the front of the site, resulting in a total of twelve (12) car spaces provided onsite.
- Ground Floor contains 310 sq m of office space (Office), incorporating a staff room, dining/kitchen area, entry foyer, chaplain's room and toilets
- First Floor contains 323 sq m of preventative care and counselling service spaces (Medical Centre), incorporating a group counselling room, counselling offices, a staff meeting room, office storage and toilets.
- Second Floor contains 324sqm of office space (Office), incorporating staff offices, a staff room and toilets
- The total area of Office space sought is 634 sq m and the total area of Medical Centre use is 323 sq m.

## **ADDRESS OF THE LAND:**

The land at 12B Chapel Street, St Kilda, in the City of Port Phillip, (the land) described as:

- 12B Chapel Street | Lot 1 LP208660N | Volume 9766 Folio 227

## **APPLICATION OF PLANNING SCHEME PROVISIONS:**

The following provisions of the Port Phillip Planning Scheme do not apply to the land identified in this Incorporated Document:

- Clause 32.01 - Residential 1 Zone and schedule
- Clause 43.01 - Heritage Overlay
- Clause 52.06 - Car Parking

- Clause 52.07 –Loading and Unloading of Vehicles
- Clause 52.34 - Bicycle Facilities

### **THIS DOCUMENT ALLOWS:**

Partial demolition and construction of a three level addition to the rear of the existing church building, to be used for preventative care and counselling services (medical centre and associated office) with associated car parking; generally in accordance with the 'Incorporated Plans' prepared by F2 Architecture titled 'The Salvation Army, 12B Chapel Street, St Kilda' and the conditions of this incorporated document.

<b>INCORPORATED PLANS</b>	
<b>Drawing Number</b>	<b>Drawing Title</b>
TP.051	Building Massing
TP.100	Ground Floor Plan/Site Plan
TP.101	First Floor Plan
TP.102	Second Floor Plan
TP.103	Roof Plan
TP.110	Landscape Concept Plan
TP.150	West & East Elevations
TP.151	North & South Elevations
TP160	South Façade Screening
TP.200	Sections/Area Schedule/Car Parking Calculation
TP.250	Materials & Finishes
TP.350	Ecological Sustainable Development

### **THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:**

#### **Incorporated Plans**

1. The use and development must be carried out generally in accordance with the Incorporated plans.

#### **Satisfactory Completion**

2. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

#### **Construction Management**

3. Prior to the commencement of the development, a construction management plan must be prepared, including a works program, with the objective of minimising the impact of construction works on the nearby residential properties to the satisfaction of the responsible authority. The plan must specify the means of reducing the construction impact (at the cost of the applicant) of dust and noise on the nearby properties, and must provide that hours of work be in accordance with any relevant Local Law. The project must be carried out in accordance with the Construction management plan.

### **Stormwater Treatment**

4. Prior to the commencement of the development, a stormwater drawing showing the method of stormwater treatment and discharge to the nominated point must be prepared to the satisfaction of the Responsible Authority. The drawing must be prepared by a qualified person, show all details of the proposed stormwater to the satisfaction of the Responsible Authority.

### **Amenity**

5. The amenity of the area must not be detrimentally affected by the development through the:
  - a. Transport of materials, goods or commodities to or from the land
  - b. Appearance of any building, works or materials
  - c. Emissions of noise, artificial light, vibration, smell, fumes, smoke, steam, soot, ash, dust, waste water, waste products, grit or oil;
  - d. Presence of vermin;
  - e. Change to television and/or radio reception
  - f. In any other way

### **Sustainable Design Statement**

6. Before the development starts a Sustainable Design Statement that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. The Statement may be amended with the written consent of the Responsible Authority.

### **Incorporation of Sustainable Design initiatives**

7. The project must incorporate the sustainable design initiatives listed in the approved Sustainable Design Statement.

### **Lighting baffled**

8. All lighting of external areas must be suitably baffled so as not to cause nuisance or annoyance to nearby residential properties.

### **Storage and disposal of garbage**

9. Provision must be made for the storage and disposal of garbage to the satisfaction of the Responsible Authority. All garbage storage areas must be screened from public view.

### **Applicant to pay for reinstatement**

10. The Applicant/Owner must do the following things to the satisfaction of the Responsible Authority:
- a) Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for the development.
  - b) Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.
  - c) Comply with conditions (if any) required by the Council or other relevant Authorities in respect of alterations/reinstatement.

### **Crossovers**

11. Vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings. All redundant crossings must be removed and the footpath, nature strip, kerb and road reinstated prior to the completion of the development to the satisfaction of the Responsible Authority.

### **Car and Bicycle Parking**

12. The internal design of all car parks and vehicle access ways must be generally in accordance with Australian Standard 2890.1-2004 to the satisfaction of the Responsible Authority.
13. Before the use of the development starts, the area(s) set aside for the parking of vehicles and bicycles, and access lanes as shown on the Incorporated Plans must be constructed, line marked to indicate each car space and access lane, and clearly marked to show the direction of traffic along access land and driveways, all to the satisfaction of the Responsible Authority.
14. The areas set aside for parking on the Incorporated Plans are to be used in connection with the lawful uses carried out on the site and must not be operated as a public car parking facility or any other purpose such as storage, except with the written consent of the Responsible Authority.
15. Bicycle parking must be provided and located in accordance with the Incorporated Plans to the satisfaction of the Responsible Authority.
16. All external materials, finishes and colours as shown on the Incorporated Plans must not be altered without the written consent of the responsible authority.

### **No Equipment or Services**

17. No equipment, services and architectural features other than those shown on the Incorporated Plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

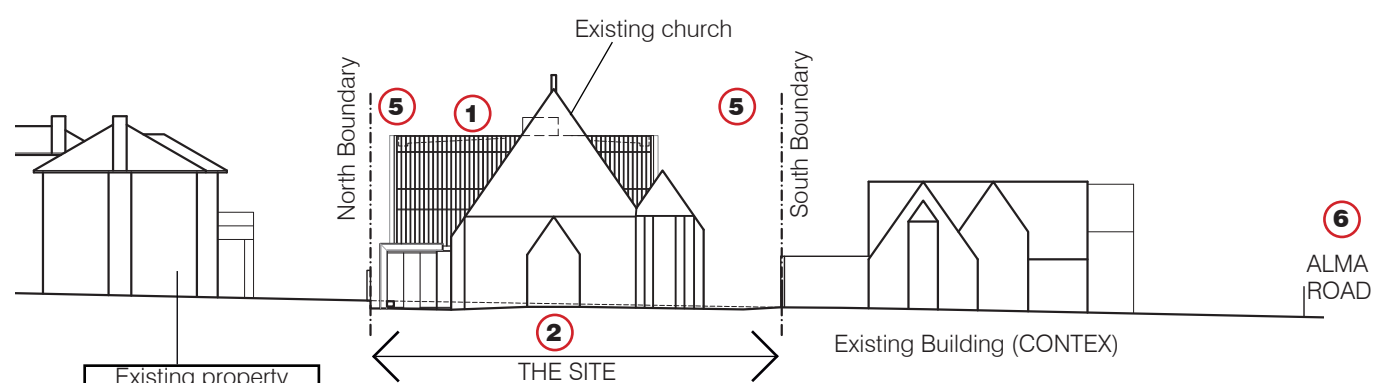
**Time Limit**

18. Notwithstanding other provisions of these conditions, the development permitted by this Incorporated Document will expire if one of the following circumstances applies:

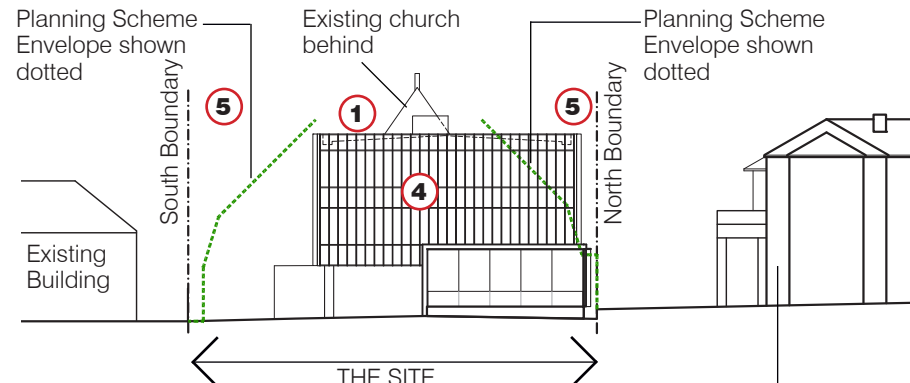
- a. The development is not started within two years of the date of the gazettal of the approved amendment.
- b. The development is not completed within two years of the date of the gazettal of the approved amendment.

The Responsible Authority may extend the periods referred to if a request is made in writing before these controls expire or within six months afterwards.

**END OF DOCUMENT**



WEST ELEVATION (CHAPEL STREET)



EAST ELEVATION (REAR)

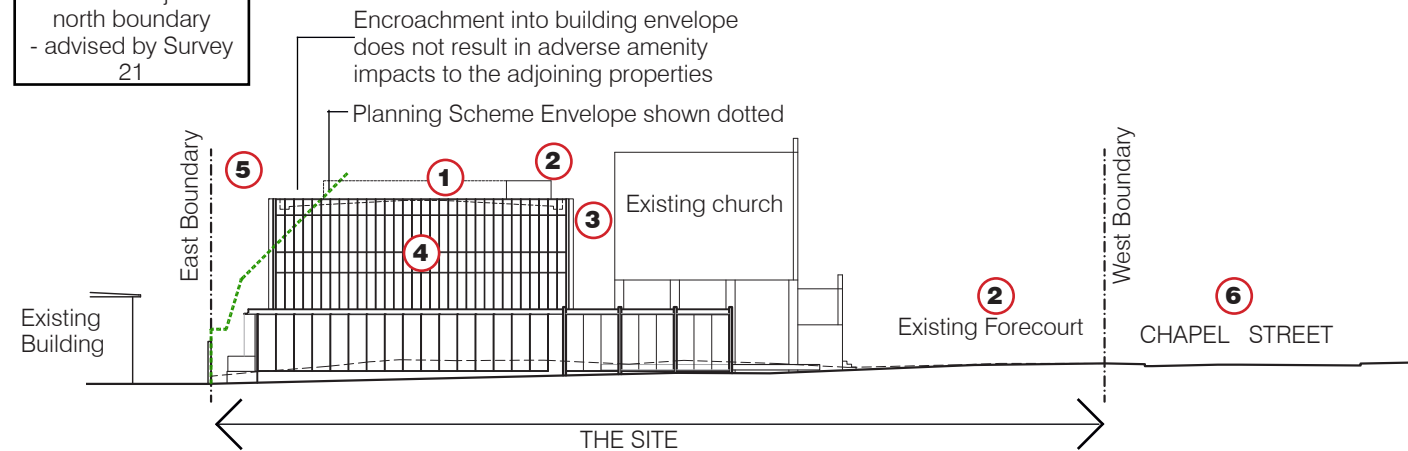
DESIGN RESPONSE:

Building Massing

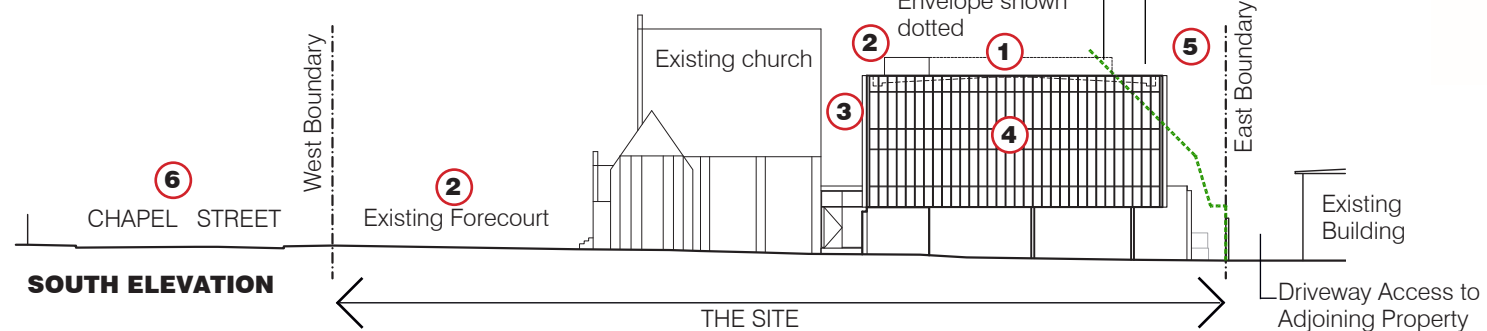
1. The floor to floor heights and the flat roof minimise the height and visual bulk of the new building.
2. The existing forecourt is retained and the new building is set back behind the existing church on Chapel Street and respecting the heritage building.
3. The set-back between the existing church and the new building provides a visual separation between the old and new respecting the heritage building.
4. The upper floors of new building are articulated to reduce the visual bulk, provide visual interest and provide a neutral backdrop to the heritage building.
5. The new building is set back from all site boundaries to minimise visual and amenity impact to the adjoining properties.

Sightlines from Adjoining Streets

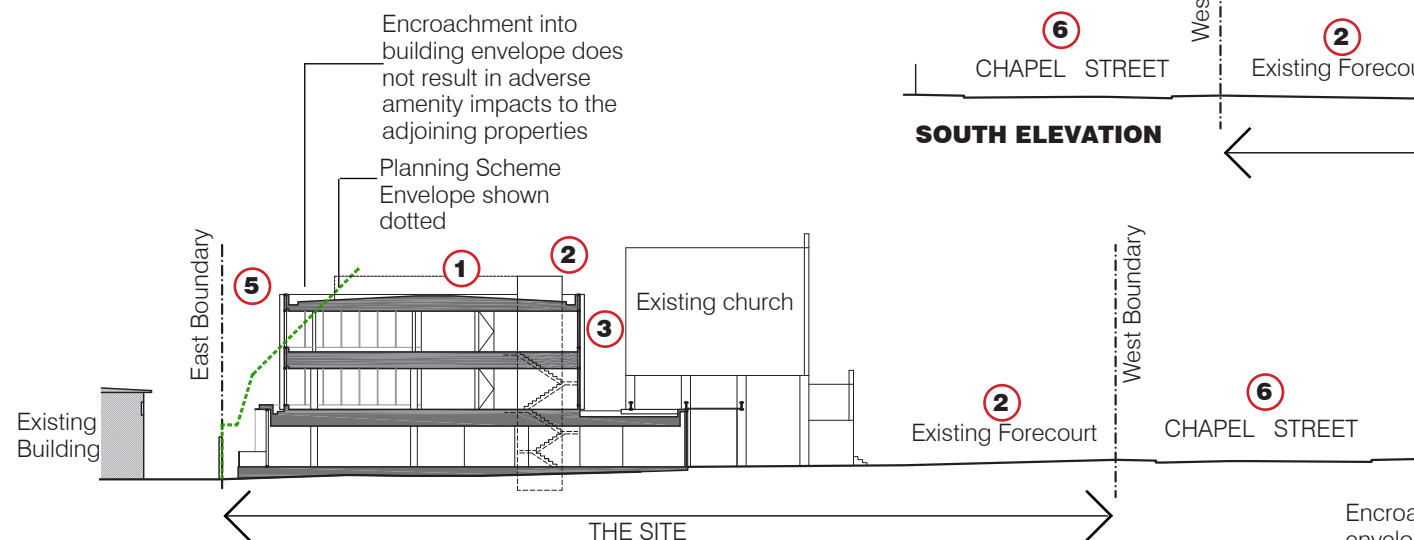
6. The new buildings are well set back from the adjoining streets and visually screened by the existing buildings on Chapel Street and Alma Road. The siting and height of the new buildings is similar to that of the surrounding buildings and results in a new development with minimal impact to the adjoining streetscapes.



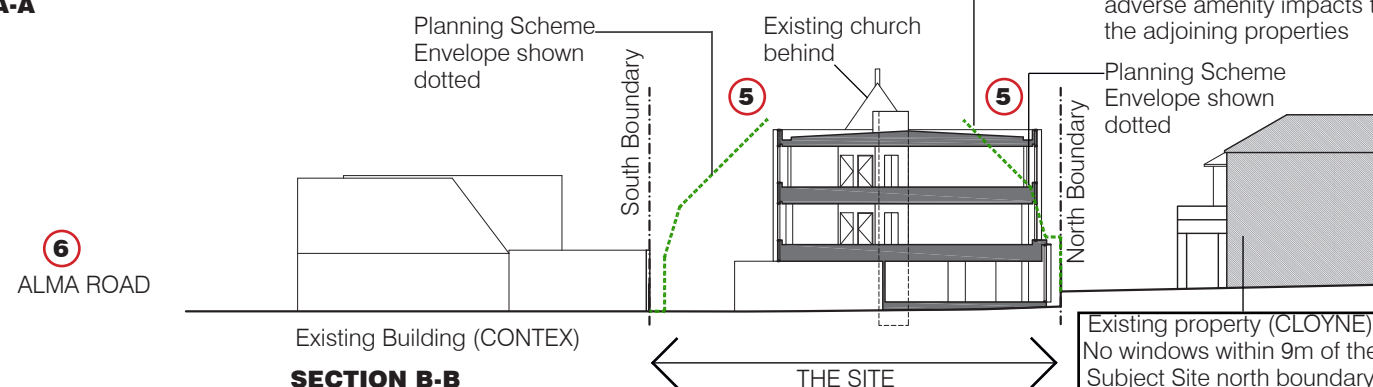
NORTH ELEVATION



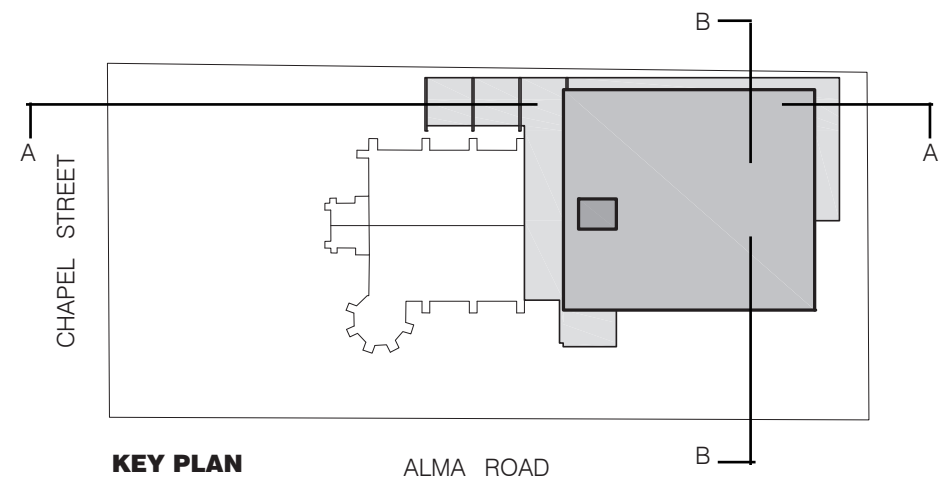
SOUTH ELEVATION



SECTION A-A



SECTION B-B



KEY PLAN



F2 Architecture

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CHAPEL STREET

SOUTH-BOUND TRAFFICS

ADJOINING PROPERTY  
CLOYNE  
12 Chapel Street

CAR PARKING

DRIVEWAY / CAR PARKING

TITLE BOUNDARY  
LANDSCAPE

ENTRY

BICYCLE PARKING (8no.)  
PEDESTRIAN ENTRY

ENTRY COURT

CANOPY OVER

ENTRY

STAFF

DINING / KITCHEN

CIRCULATION

EXISTING CHURCH

CHAPLAIN

IN-GROUND RAINWATER TANKS.  
REFER DRAINAGE  
PLAN PREPARED BY  
PARKHILL FREEMAN.

CAR PARKING

LANDSCAPE

VEHICULAR ENTRY

DRIVEWAY

LANDSCAPE

SHED

ADJOINING PROPERTY  
CONTEX  
88-92 Alma Road

ADJOINING PROPERTY  
94 Alma Road

OPEN SPACE

OPEN SPACE

DRIVEWAY

10 05 02 THE SALVATION ARMY  
12B CHAPEL STREET, ST. KILDA

DEVELOPMENT PROPOSAL  
Ground Floor Plan / Site Plan

P4	Apr 2013	Bicycle parking and in-ground rainwater tanks shown as per City of Port Phillip ESD comment		
P3	Sep 2012	Site address revised as requested		
P2	Jan 2012	Office Building [Levels 1 & 2] moved 1m North as requested by City of Port Phillip		
Revision	Date	Drawn	Scale:	Page
P4	May 2011	FM/ GO	1:200@A3	<b>TP.100</b>

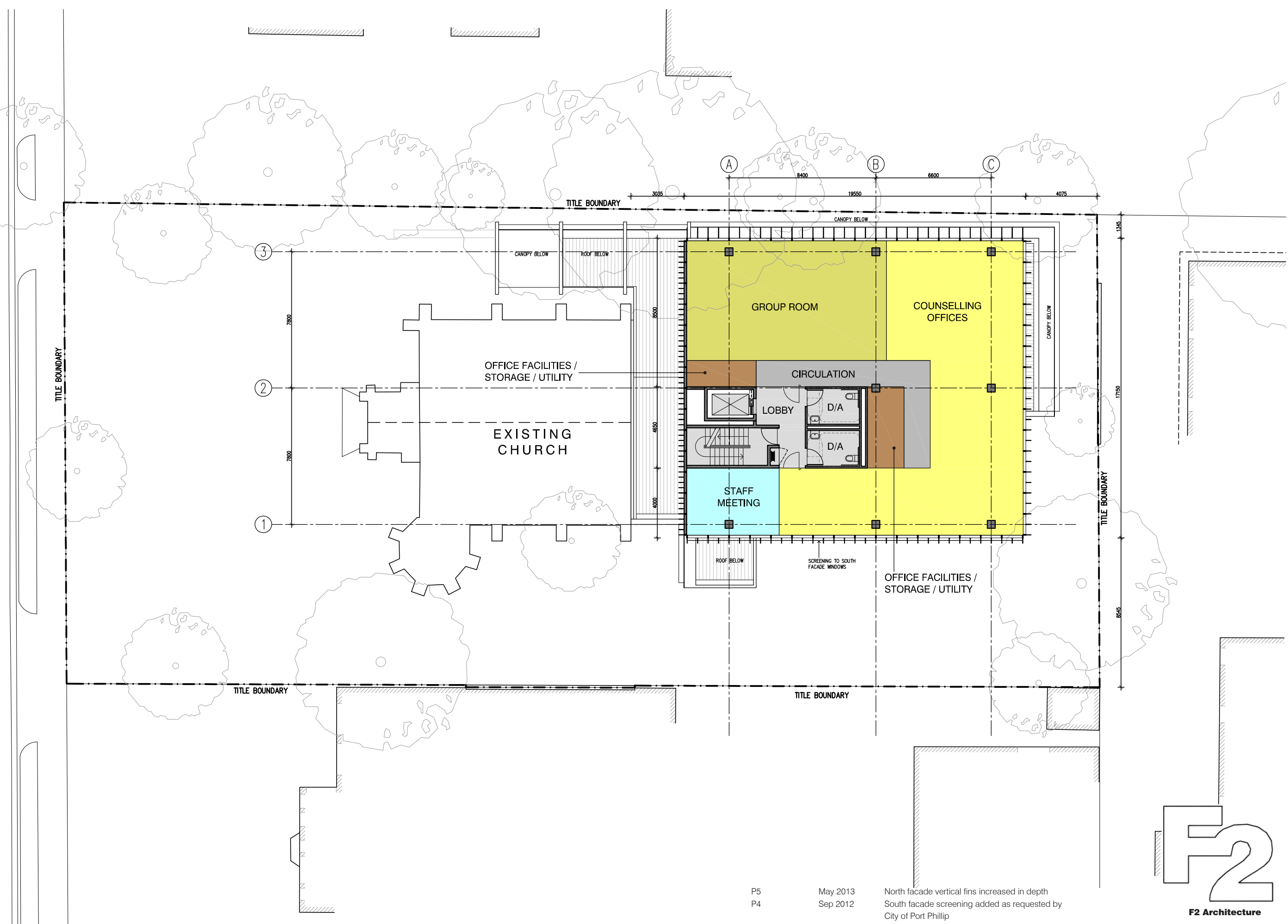
S:\F2 Architecture\Projects\Current Projects\100502 - Salvation Army Chapel Street\Drawings\Presentation\01 InDesign\TSA - Planning Submission.indd

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CHAPEL STREET



P5	May 2013	North facade vertical fins increased in depth
P4	Sep 2012	South facade screening added as requested by City of Port Phillip
P3	Sep 2012	Site address revised as requested
P2	Jan 2012	Office Building [Levels 1 & 2] moved 1m North as requested by City of Port Phillip

Revision	Date	Drawn	Scale:	Page
P5	May 2011	FM/ GO	1:200@A3	TP.101

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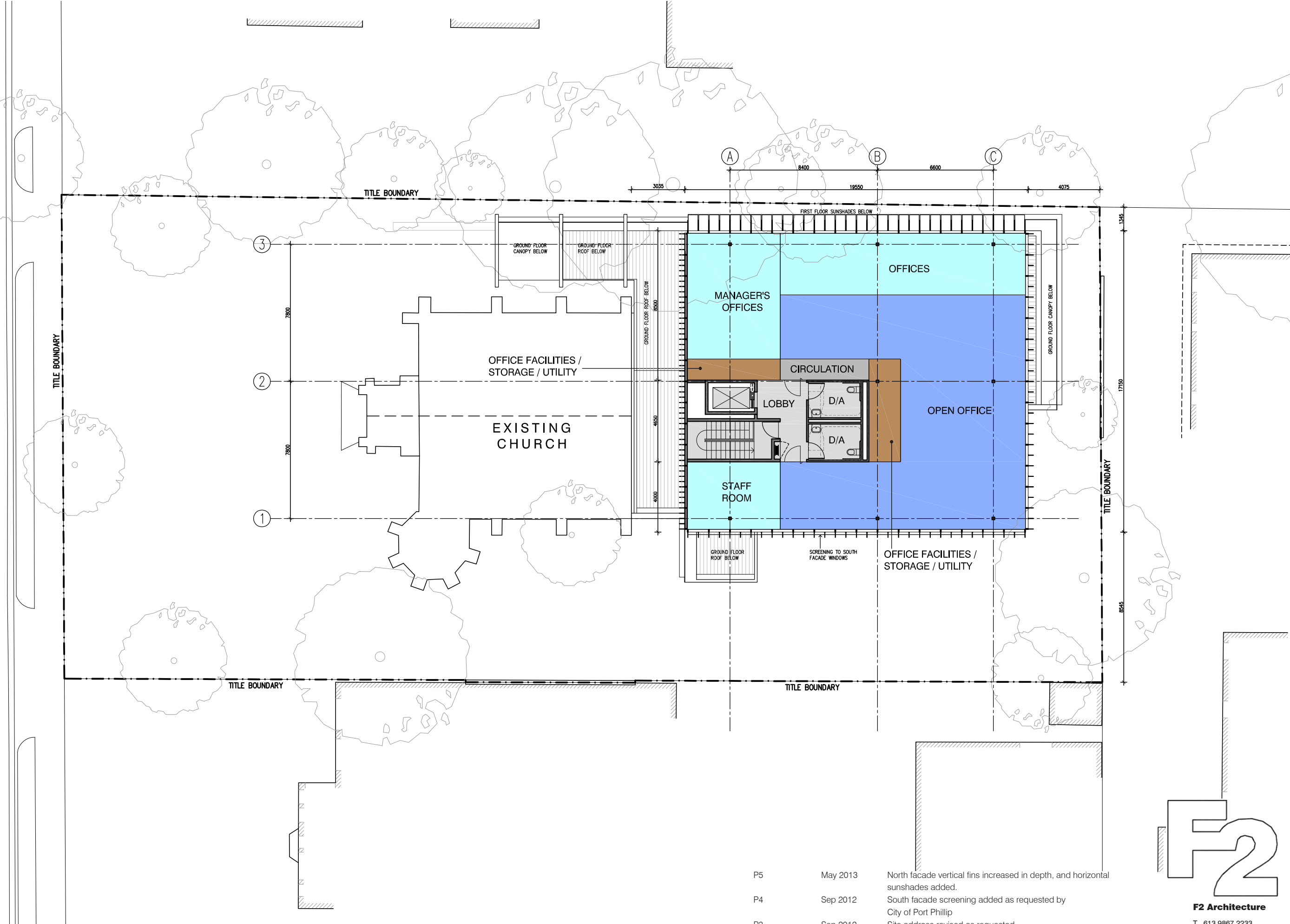
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CHAPEL STREET



P5	May 2013	North facade vertical fins increased in depth, and horizontal sunshades added.
P4	Sep 2012	South facade screening added as requested by City of Port Phillip
P3	Sep 2012	Site address revised as requested
P2	Jan 2012	Office Building [Levels 1 & 2] moved 1m North as requested by City of Port Phillip

Revision	Date	Drawn	Scale:	Page
P5	May 2011	FM/ GO	1:200@A3	TP.102

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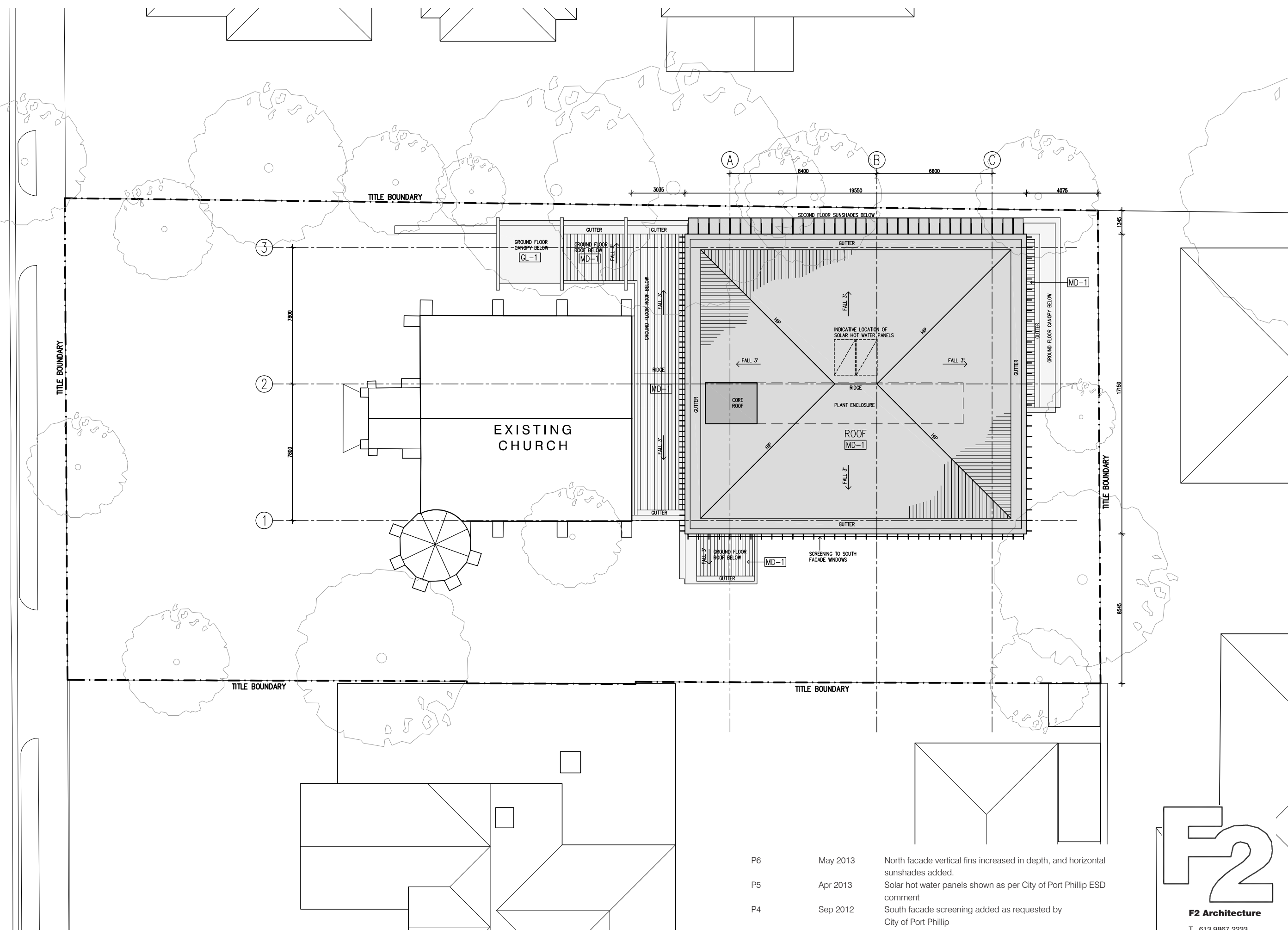
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CHAPEL STREET



P6	May 2013	North facade vertical fins increased in depth, and horizontal sunshades added.
P5	Apr 2013	Solar hot water panels shown as per City of Port Phillip ESD comment
P4	Sep 2012	South facade screening added as requested by City of Port Phillip
P3	Sep 2012	Site address revised as requested
P2	Jan 2012	Office Building [Levels 1 & 2] moved 1m North as requested by City of Port Phillip

Revision	Date	Drawn	Scale:	Page
P6	May 2011	FM/ GO	1:200@A3	TP.103

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CHapel Street

ADJOINING PROPERTY  
CLOYNE  
12 Chapel Street

ADJOINING PROPERTY  
94 Alma Road

ADJOINING PROPERTY  
CONTEX  
88-92 Alma Road

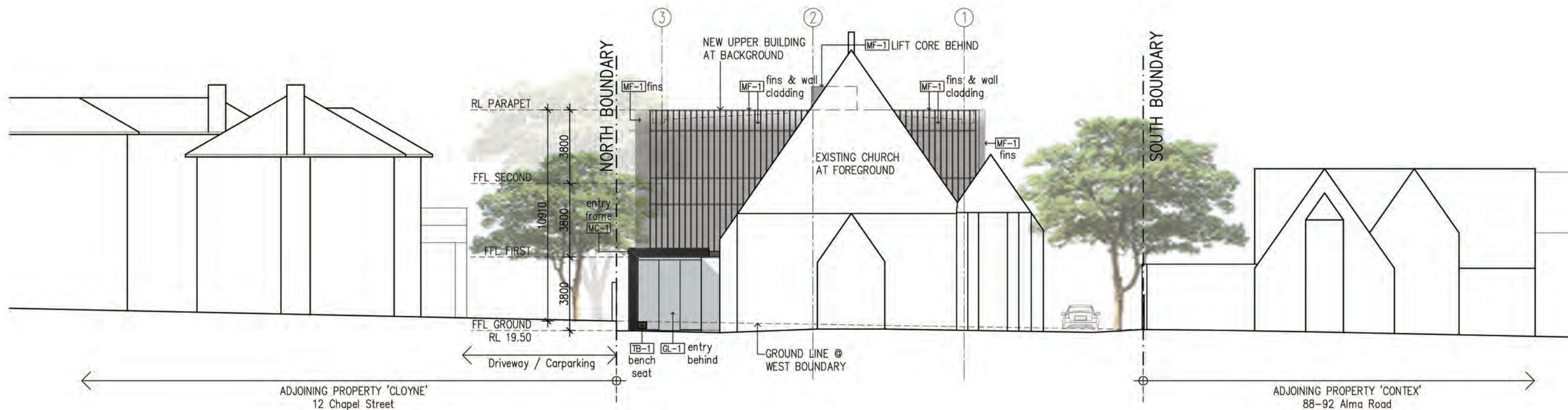
Legend

- Grass / Mulch
- Stone Pavers
- Pebbles
- Timber Deck
- Asphalt Paving (Coloured or Match Existing)
- Carparking Bay

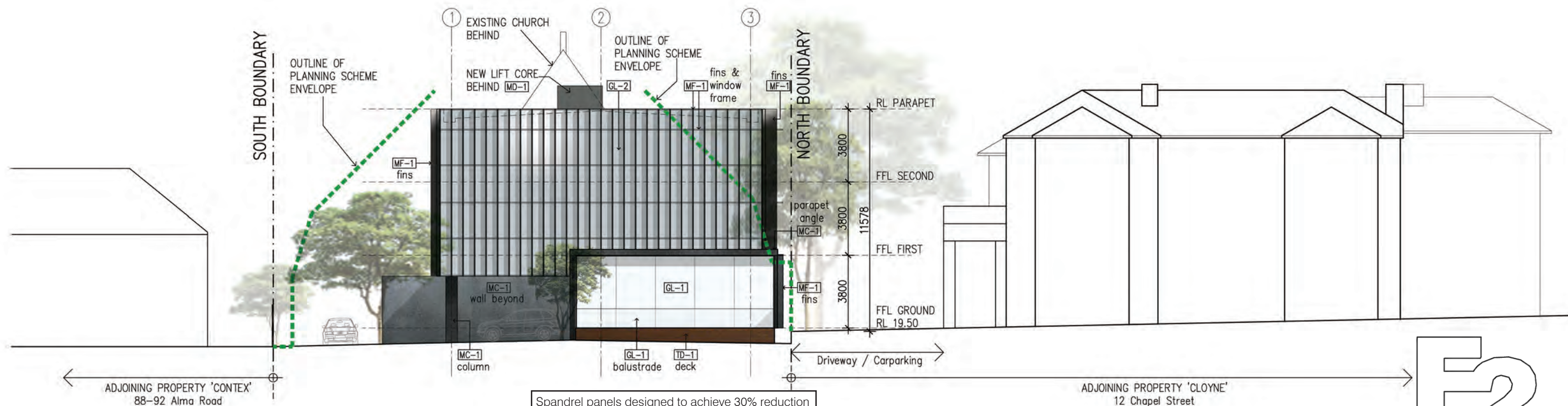
- Stepping Pebble Pavers
- Hedges
- Creepers on Steel Framing
- Featured Plants

- Existing Tree to remain
- Existing Tree to be removed





**West Elevation (Chapel Street)**



**East Elevation**

Spandrel panels designed to achieve 30% reduction in façade vision glazing. The proposed design intent for building fabric will be to demonstrate at building approval stage a 10% improvement over the minimum BCA/NCC Part J2 requirement (refer Sustainable Design Assessment prepared by Sustainable Development Consultants, dated 17 April 2013).

**DEVELOPMENT PROPOSAL**  
**West & East Elevations**

P4	May 2013	North facade vertical fins increased in depth, and horizontal sunshades added. Percentage of spandrel panels in facade vision glass noted.		
P3	Sep 2012	Site address revised as requested		
P2	Jan 2012	Office Building [Levels 1 & 2] moved 1m North as requested by City of Port Phillip		
Revision	Date	Drawn	Scale:	Page
P4	May 2011	FM/ GO	1:200@A3	<b>TP.150</b>

**10 05 02 THE SALVATION ARMY**  
**12B CHAPEL STREET, ST. KILDA**

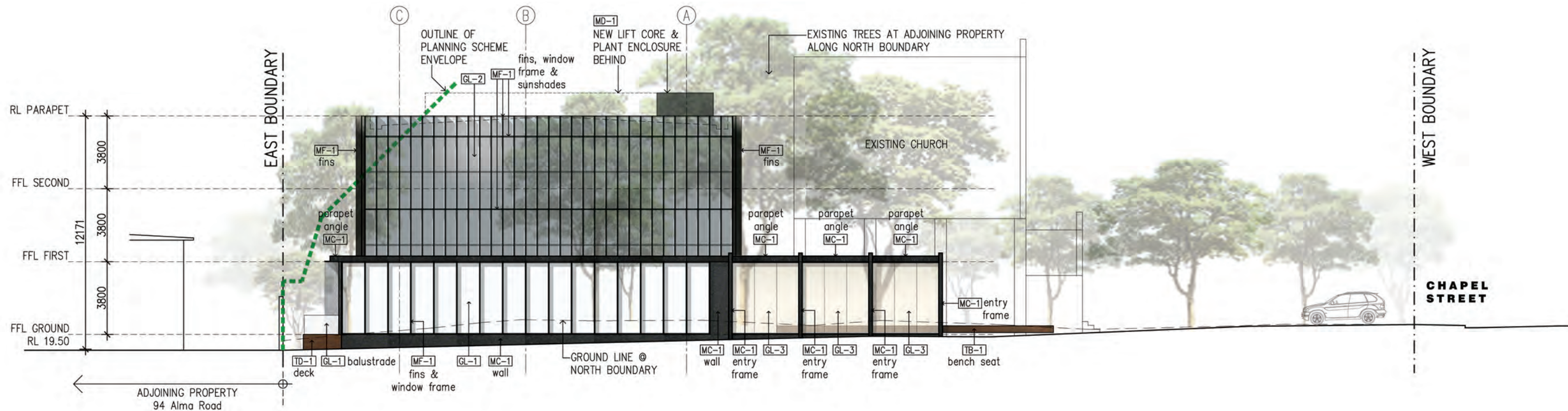
**F2**

**F2 Architecture**

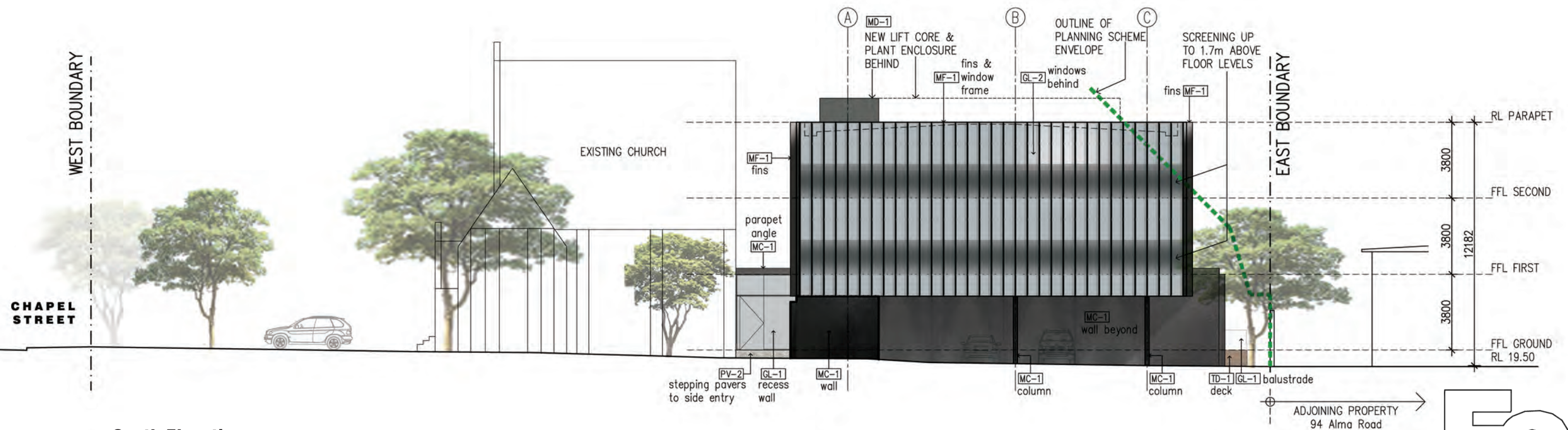
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North Elevation



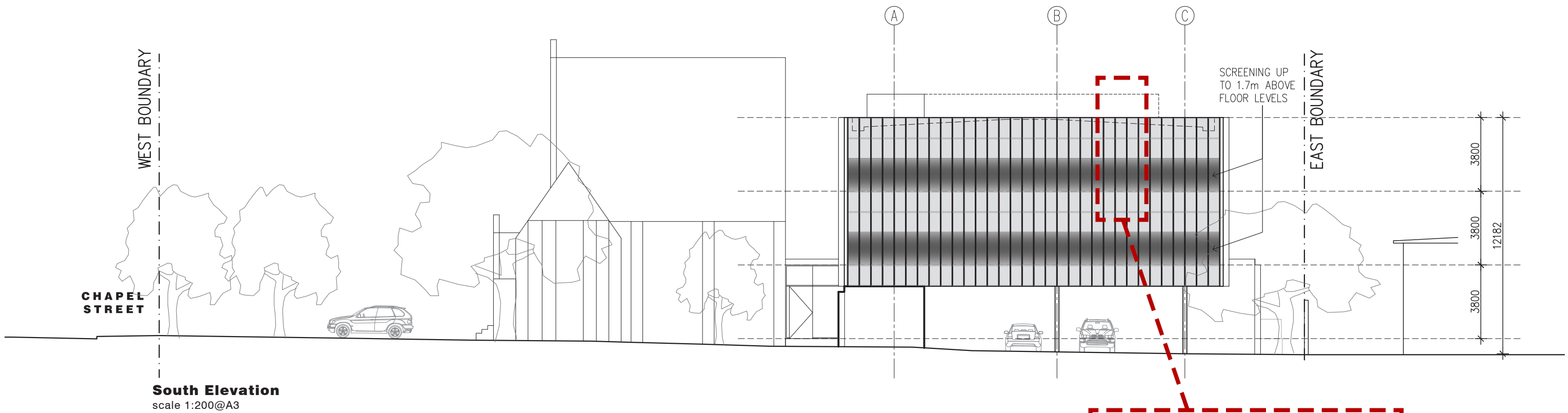
South Elevation

Spandrel panels designed to achieve 30% reduction in façade vision glazing. The proposed design intent for building fabric will be to demonstrate at building approval stage a 10% improvement over the minimum BCA/NCC Part J2 requirement (refer Sustainable Design Assessment prepared by Sustainable Development Consultants, dated 17 April 2013).

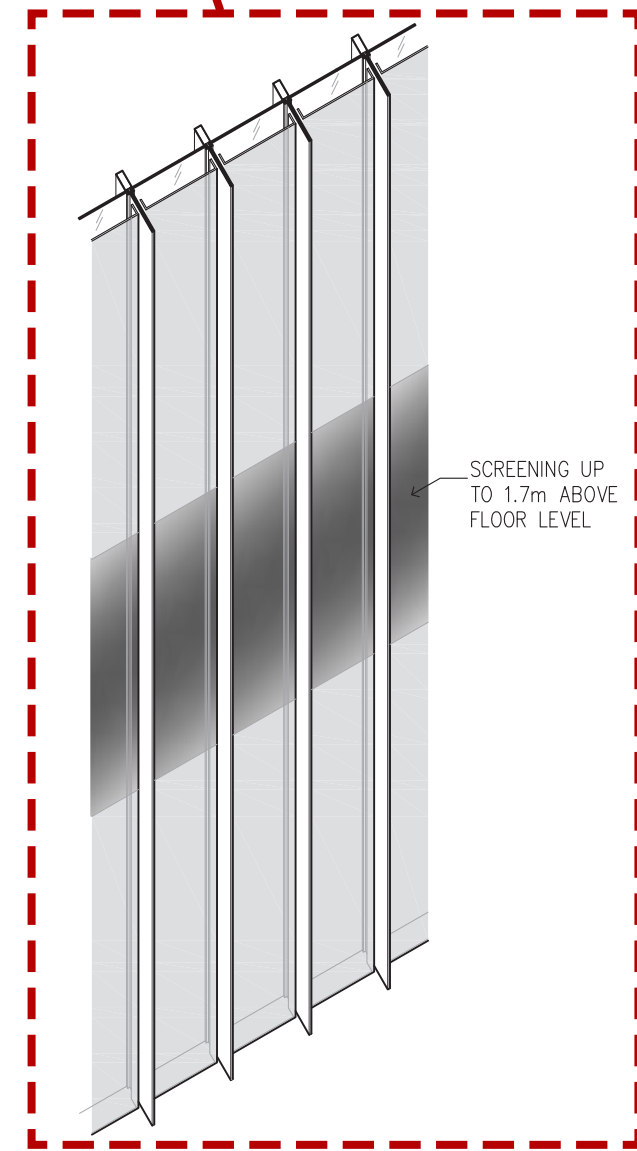
P4	May 2013	North facade vertical fins increased in depth, and horizontal sunshades added. Percentage of spandrel panels in facade vision glass noted.
P3	Sep 2012	South facade screening added as requested by City of Port Phillip
P2	Sep 2012	Site address revised as requested

Revision	Date	Drawn	Scale:	Page
P4	May 2011	FM/ GO	1:200@A3	TP.151





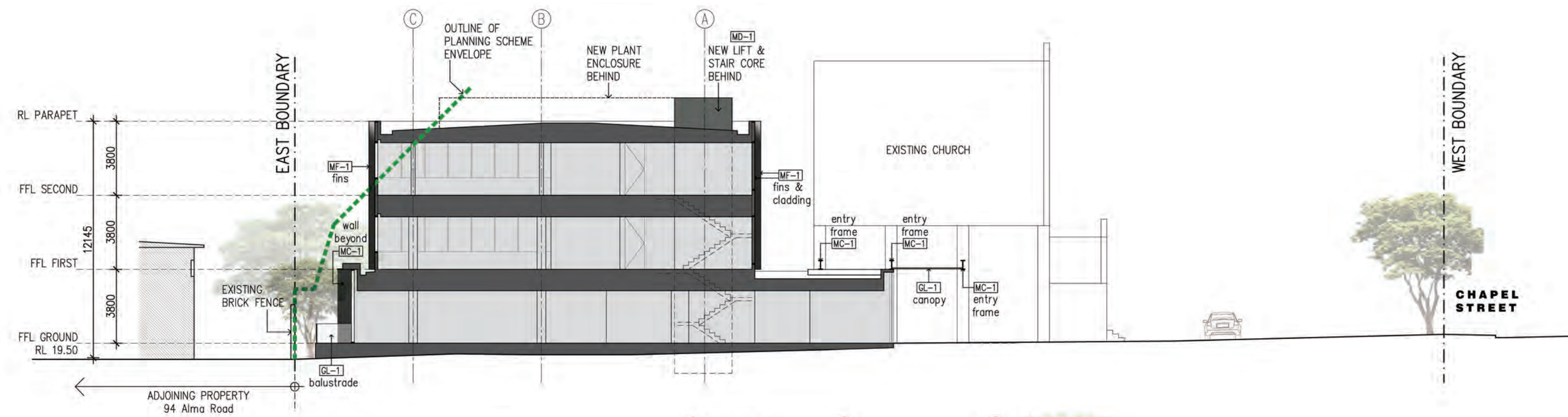
**Benchmark Images**



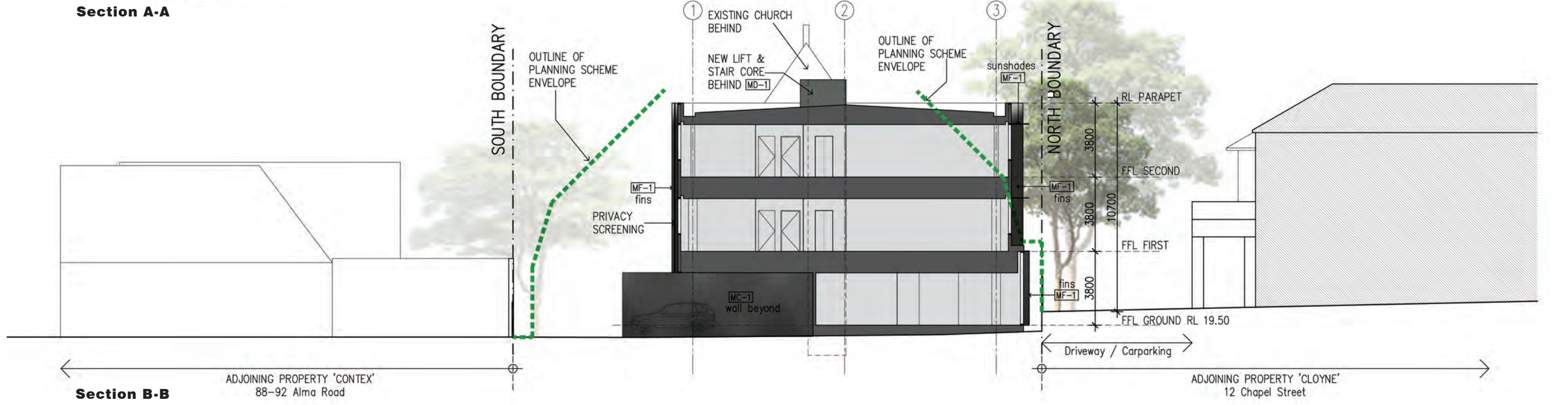
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Section A-A



Section B-B

Area Schedule

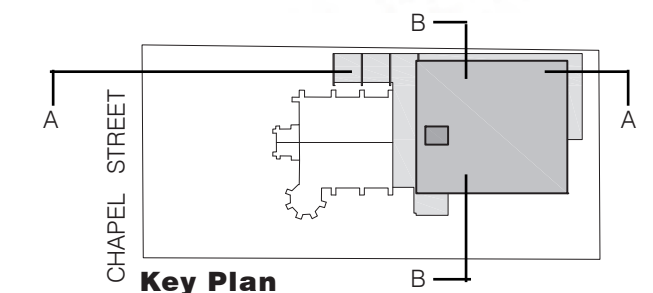
Site Area : 1614m<sup>2</sup>

Level	Carpark	Floor Areas (m <sup>2</sup> ):	
		Gross area	Office area(Net)
Ground	12no.	310	271
First		324	255
Second		324	270
Total	12no.	958	796

Carparking Calculation

	Regulation	Required	Provided
Office Cars	*3.5 cars / 100m <sup>2</sup> net	28	12
Shortfall			16

\* Data based on Port Phillip's Planning Scheme clause 52.06



P4	May 2013	North facade vertical fins increased in depth, and horizontal sunshades added.
P3	Sep 2012	Site address revised as requested
P2	Apr 2012	Office Building [Levels 1 & 2] moved 1m North as requested by City of Port Phillip

Revision	Date	Drawn	Scale:	Page
P4	May 2011	FM/ GO	1:200@A3	TP.200



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**LEGEND**

- GL-1** GLASS - Ground Windows/Canopy/Balustrade  
Performance 'Low-E' Clear Glass
- GL-2** GLASS - Upper Floor Windows / Spandrels  
Reflective Grey Metallic Glass
- GL-3** GLASS - Ground Floor Entry Windows  
Textured Clear Glass
- MC-1** METAL - Ground Floor Walls / Canopy Frames  
Metal Cladding - Dark Metallic Colour
- MD-1** METAL - Roofs  
Colourbond Metal Deck
- MF-1** METAL - Ground/Upper Window Frames/Fins/Sunshades  
Aluminium Extrusions - Charcoal Metallic Colour
- PV-1** PAVING - Ground Entry Court  
Colour Stone Pavers
- PV-2** PAVING - Ground Rear Garden  
Colour Pebble Paving
- ST-1** STONE - Existing Church  
Existing Bluestone
- TB-1** TIMBER - Ground Entry Court  
Timber Bench Seat
- TD-1** TIMBER - Dining Outdoor Area  
Timber Decking



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Ecological Sustainable Development

The design of the proposed building is based on principles of eco-logically sustainable design. In particular the following items are considered to be appropriate to this site:

Management

- Environmental management plan will be put in place for the construction process to manage environmental issues during the construction phase.
- Waste management plan to be implemented during construction.

Indoor Environmental Quality

- High level of natural daylight to office areas.
- Daylight glare control through the use of facade fins as passive sun shading.
- Natural ventilation to office areas.
- Zoning of air conditioning system to allow a high level of control for thermal comfort and to minimise energy usage.
- Provision of outdoor landscape areas.

Energy

- Selection of energy efficient plant equipment, fixtures and fittings.
- Electrical sub-metering to facilitate energy monitoring of building services.
- Natural ventilation to car parking area.
- Use of thermal insulation to minimise heat gain in Summer and reduce heat loss in Winter.
- Use of performance glazing.
- Passive sun shading of all facades.

Transport

- Provision of on-site cyclist parking and facilities.
- Located close to public transport.
- Utilise tandem parking arrangement to provide an efficient form of on-site car parking.

Water

- The building design can cater for stormwater capture and storage into underground tanks. Re-use for toilet flushing & landscape irrigation.

Materials

- Utilise and integrate existing building into proposed development.
- Minimise the use of PVC.
- Use of low embodied energy and/or recyclable materials where possible.

Pollution

- Avoid use of harmful refrigerants.
- Avoid use of harmful insulating materials.
- Use of low VOC materials.

Landscape

- Selection of drought tolerant plant species.
- Harnessing of water run off / drainage for irrigation.
- Retain majority of existing trees.
- Water sensitive urban design.
- Permeability, minimise hard surfaces in landscaping.



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