

PROJECT
146-150 BRIDPORT STREET,
ALBERT PARK

PROJECT PHASE
TOWN PLANNING

DATE
NOVEMBER 2022

City of Port Phillip
Advertised Plan
Planning Application No. 817/2022
No. of Pages: 1 of 76

A CONCEPT BY

CERA

STRIBBLEY

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Site Analysis

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Site Information

Existing Address

146-150 Bridport Street, Albert Park 3206

Site Area

972 sqm approx.

Site Frontage

20.1m Bridport St approx.

20.2m Bevan St approx.

Local Council

Bayside

Council Property Number

199221

199222

186987



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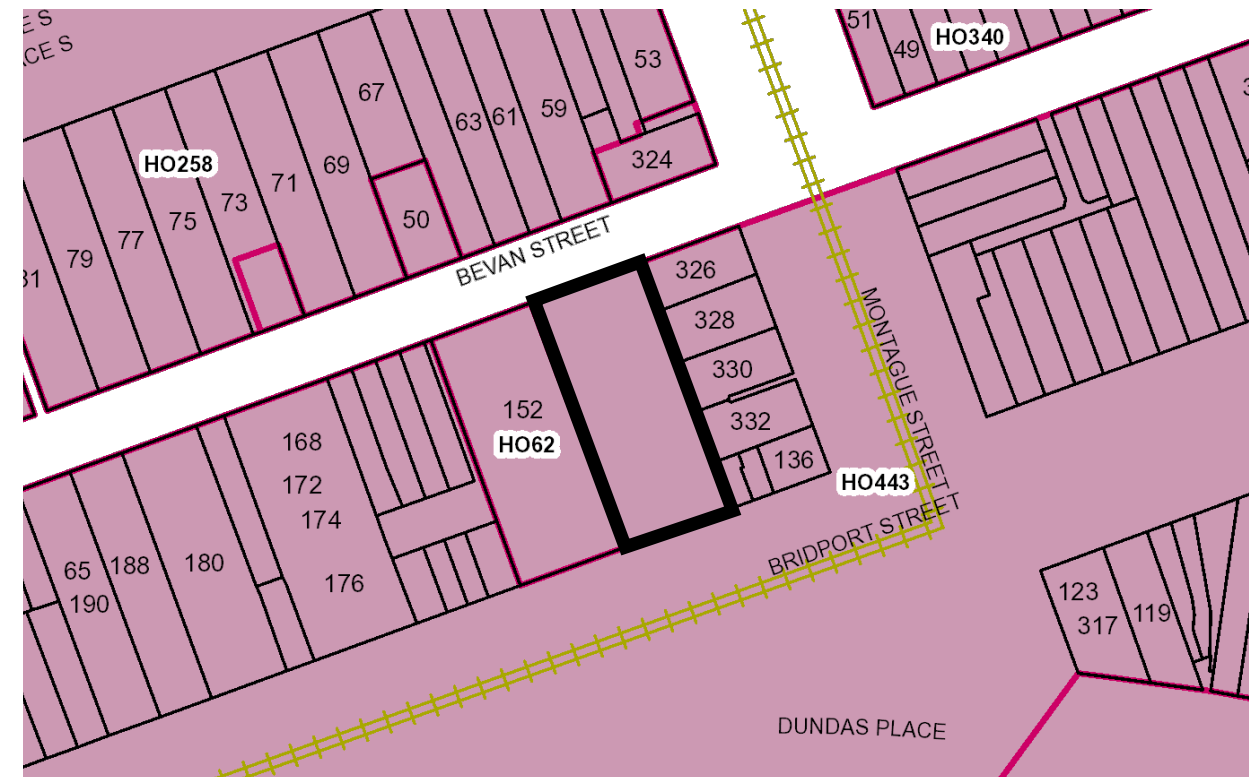
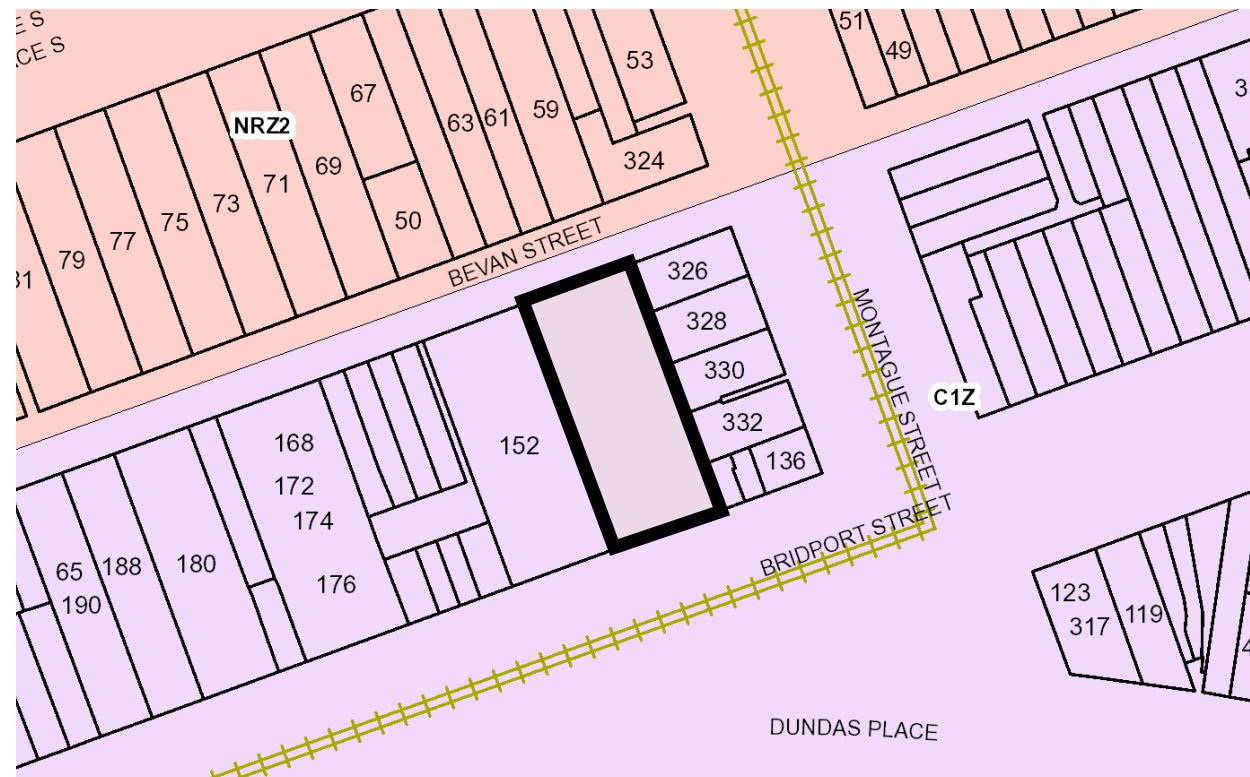
Planning Controls

Planning Zone

Commercial 1 Zone (C1Z)
Schedule to the Commercial 1 Zone (C1Z)

Heritage Overlays

Heritage Overlay (HO)
Heritage Overlay - Schedule (HO443)



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Site Context

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SUBJECT SITE
146-150 Bridport Street

The site sits within the centre of Albert Park, 3km south-east of Melbourne's CBD.

The subject site is located within one of two major commercial centres in Albert Park with the number 1 tram line running along Bridport Street. Visitors often pass through this commercial hub on their way to Port Melbourne Beach, making it a lively and bustling main street in a vibrant, busy area.

The surrounding context retains a remarkable proportion of heritage buildings from various periods throughout history.

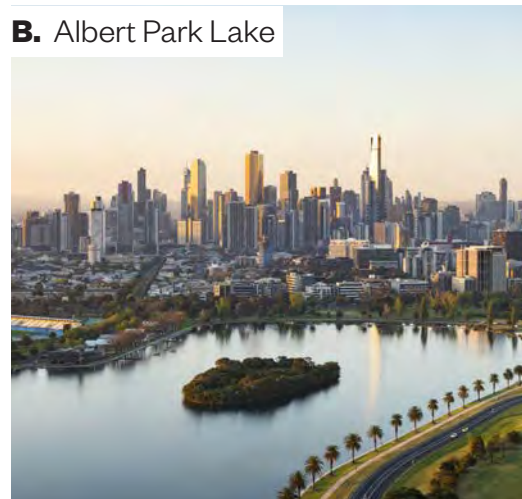
European development in Albert Park dates from the 1850s, spurred by the opening of the railway line. Expansion continued during the interwar period and the 1940s, and significant development occurred during the 1960s. The area has developed into a site of multi-generational architectural expressionism, featuring period homes and contemporary design interpretations.

St Vincent's gardens, located north of the subject site, are a historically important development in the area as Melbourne's first garden square in the 1850s. This typology was a catalyst for the terrace-lined streets that define the local character of Albert Park today.

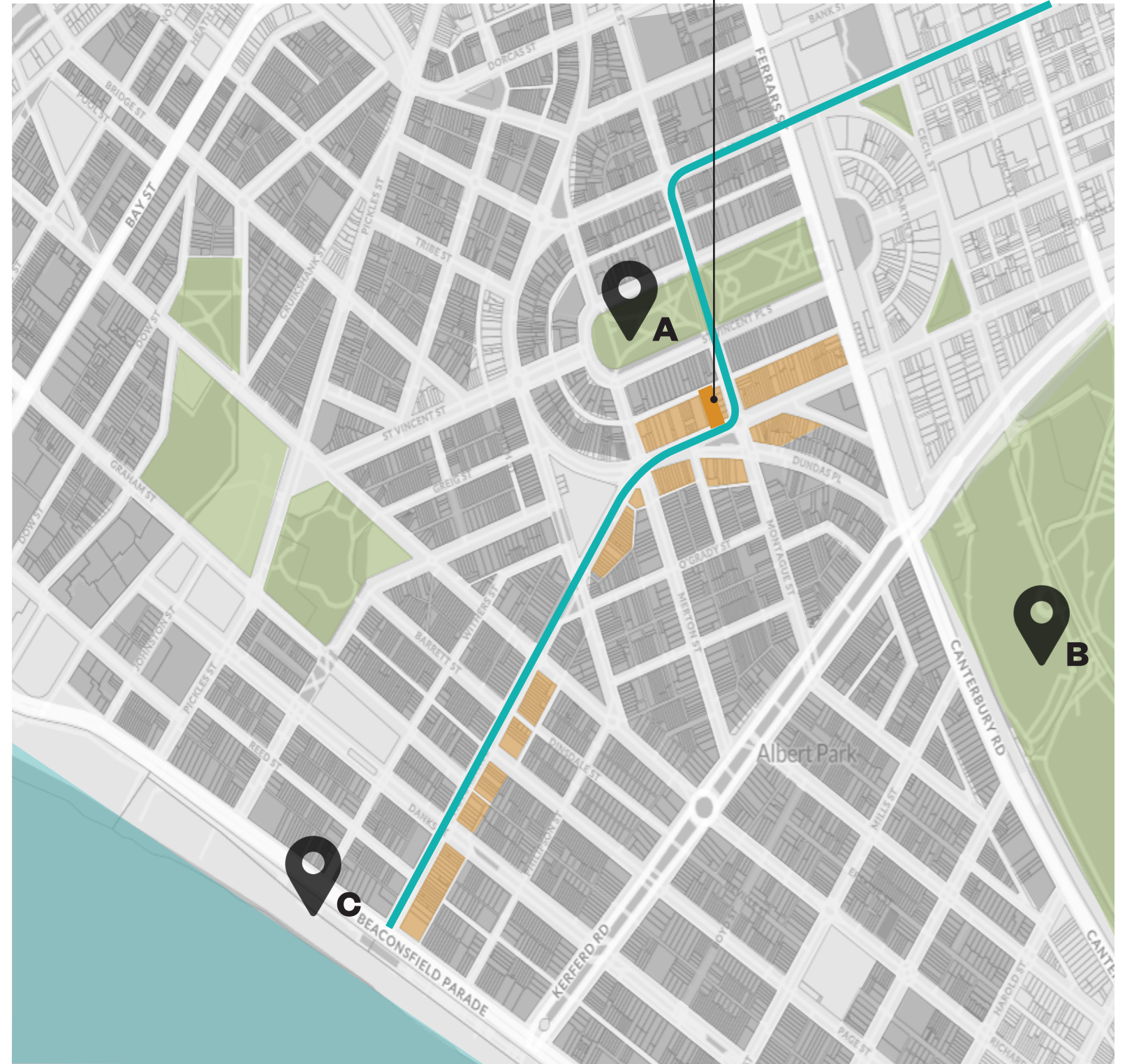
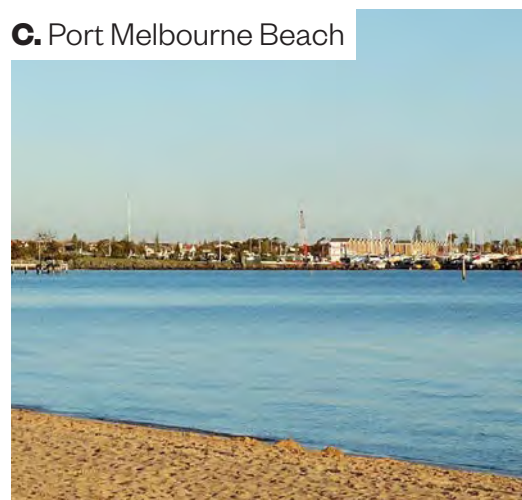
A. St Vincent's Gardens



B. Albert Park Lake

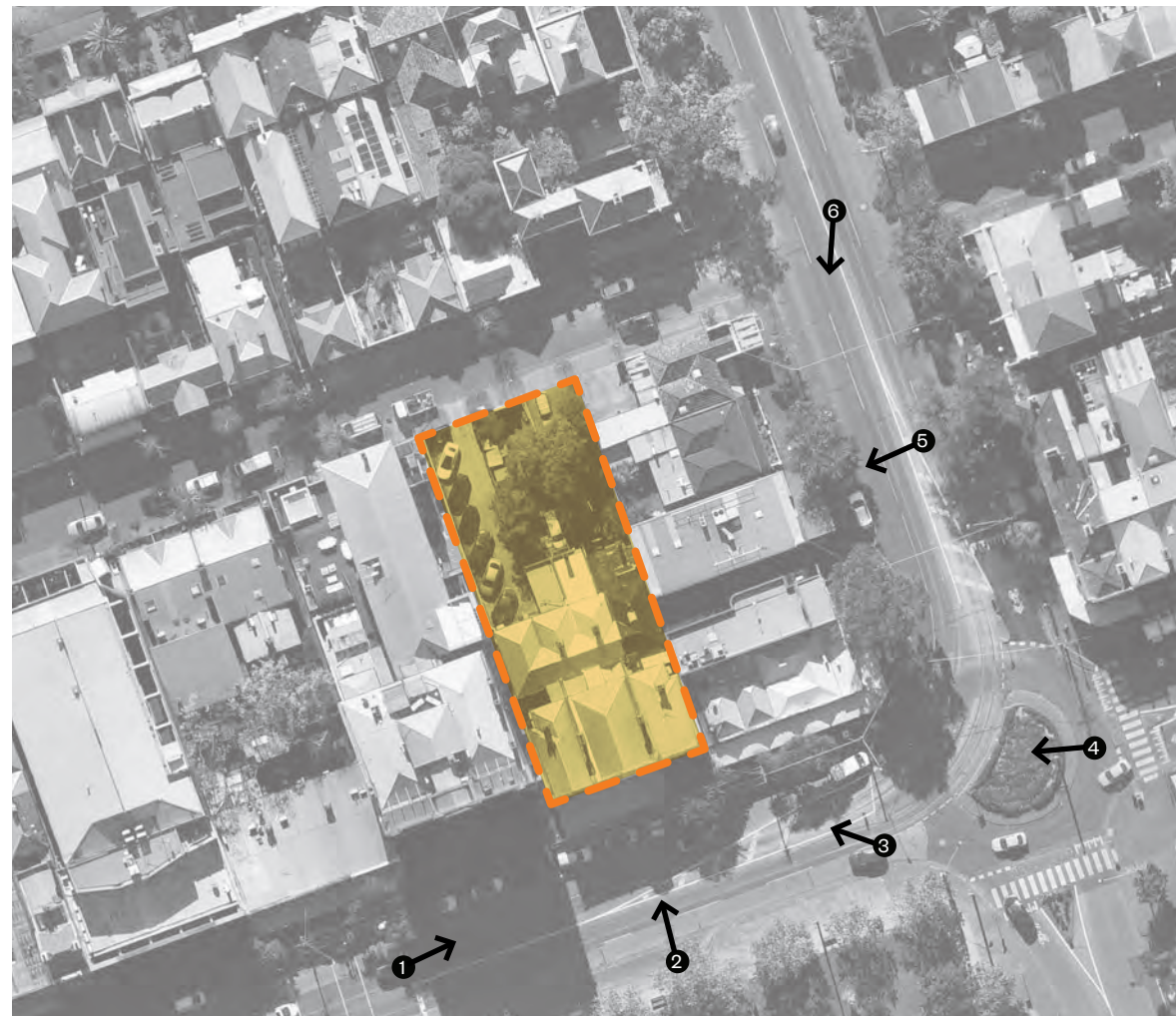


C. Port Melbourne Beach



Views to Site

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- 1 View from Bridport St (South West)
- 2 View from Bridport St (South)
- 3 View from Bridport St (South East)
- 4 View from intersection Bridport St / Ferras St
- 5 View from Montague St (East)
- 6 View from Montague St (North East)

Bridport Street Urban Character

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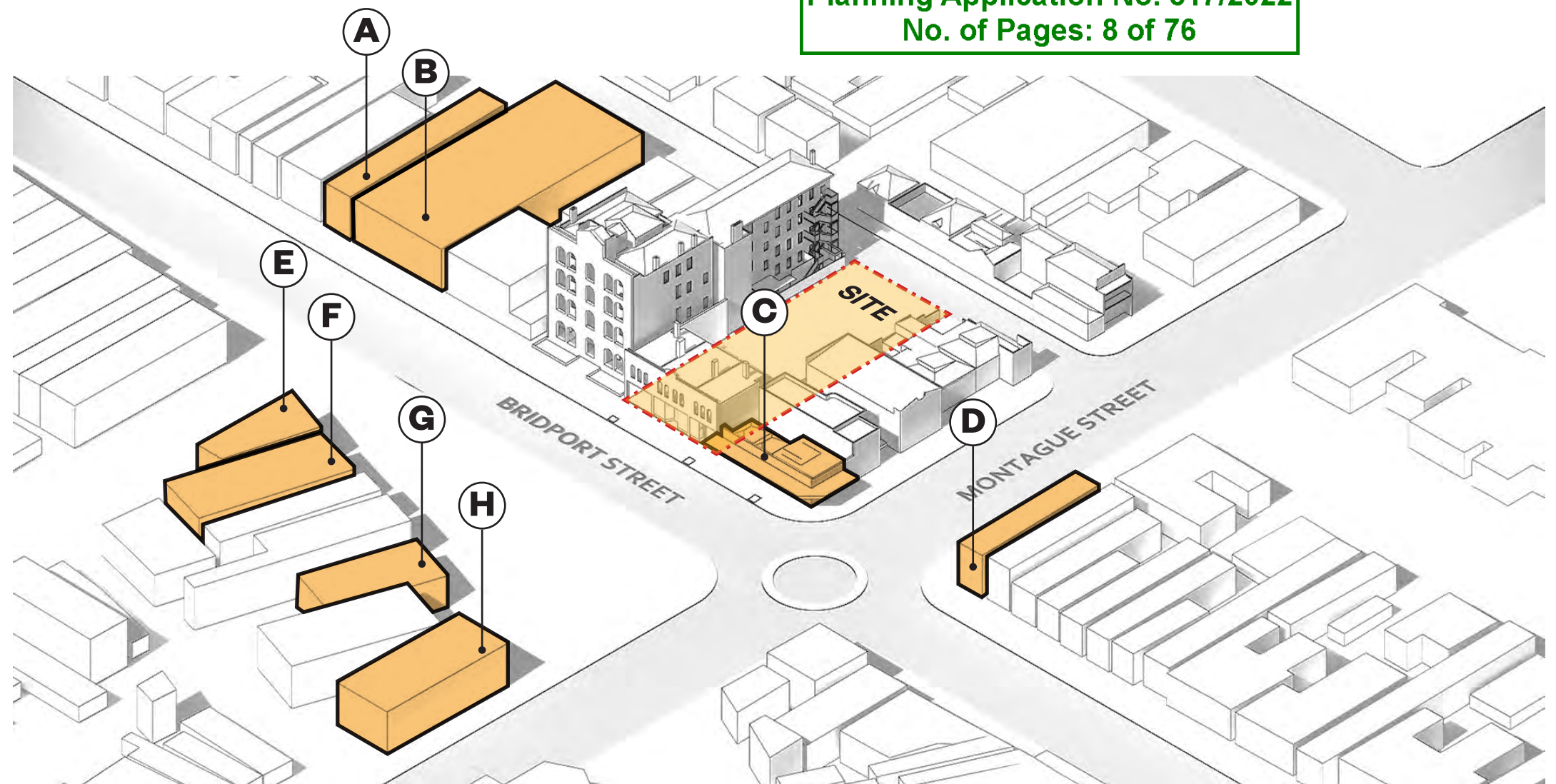
Bridport Street comprises a vibrant mix of small restaurants and eateries, boutique shops and professional services.

Albert Park's commercial spine runs from Port Melbourne Beach along Victoria Avenue, and along Bridport Street towards Albert Park Lake.

The urban fabric along this street is interwoven with various commercial offerings and building typologies, ranging from single-level storefronts, to double-storey dwellings, to corner pubs with seating areas spilling out into the street.

While the original heritage fabric in Albert Park remains incredibly intact, the street is also interspersed with more modern interventions that contribute to a rich layering of architectural styles along the streetscape.

The urban character of Bridport Street is defined by an eclectic mix of historical storefronts and contemporary additions, the combination of which has become the legacy of Bridport Street.

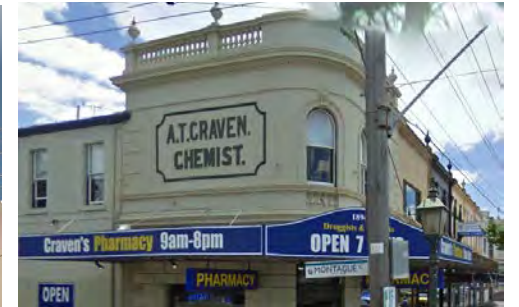
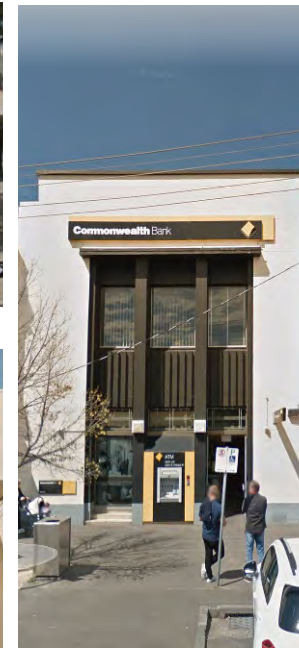
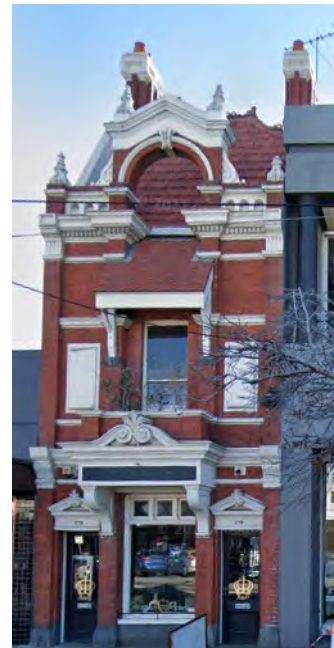


A 178 Bridport St

B 172-174 Bridport St

C 136-144 Bridport St

D 134 Bridport St



E 107-109 Dundas Place

F 101 Dundas Place

G 97 Dundas Place

H 85 Dundas Place

Bridport Street Existing Built Form

Bridport is a streetscape speckled with new and old, layers of history coalescing.

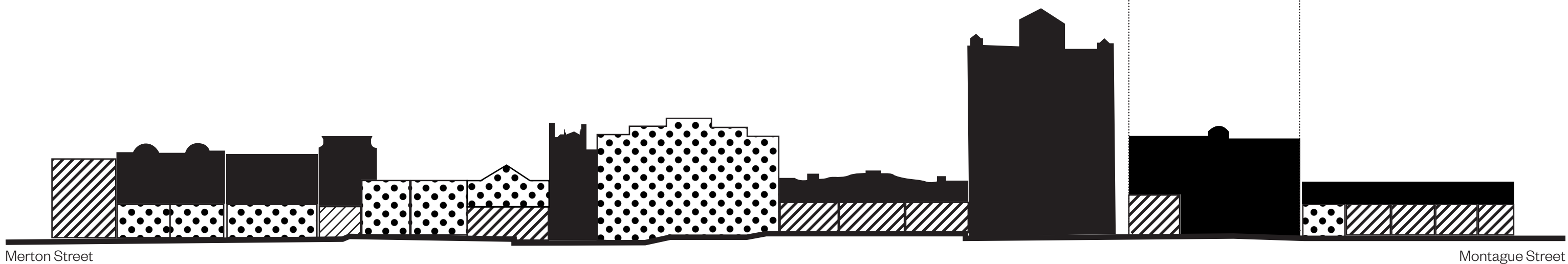
This wider context provides evidence that, while historical conservation is at the fore in Albert Park, contemporary additions have also formed a part of this history for many decades, and form an equal part of this legacy.



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Bridport Streetscape Elevation



Streetscape Elevation | Layers of History

* From observations only.

- Original Frontage
- Some Modern Additions/Alterations
- Modern Frontage

Bridport Street History

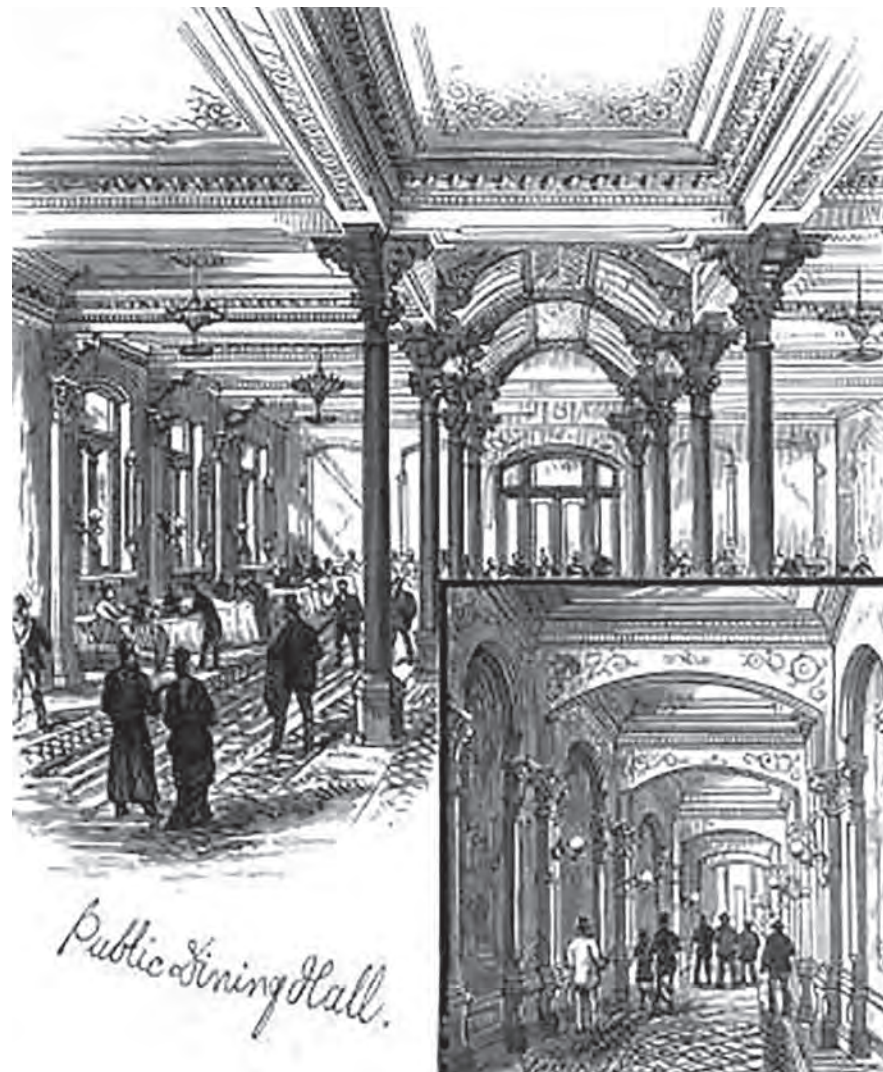
Leisure, Luxury & Coffee Palaces

The historical context of Bridport Street is one of opulence and splendour. The current retail offerings along the main retail streets today are high-end and boutique, but the original occupants of these heritage shopfronts took luxury to another level entirely.

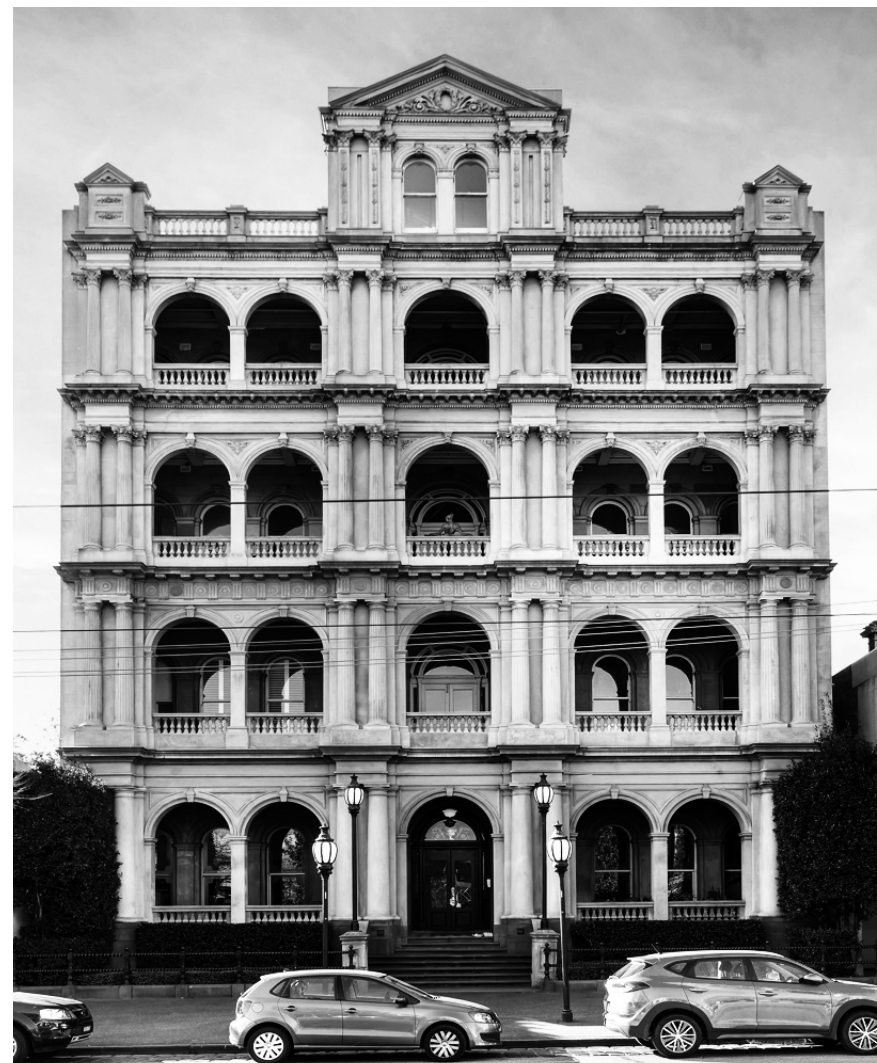
The neighbouring property at 152 Bridport Street was one of Melbourne's original coffee palaces, established during the Temperance Movement, these magnificent buildings were an ode to all things luxury and leisure, dripping with ornamentation and incredible articulation.



Existing Heritage Facade at 146-150 Bridport Street



Melbourne Coffee Palace Drawings



Historical Coffee Palace at 152 Bridport Street



Ornate Coffered Ceiling

Design Response

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Design Inspiration

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Framing Heritage

The proposal will become a respectful backdrop to the existing heritage streetscape



Contemporary Forms

The design takes inspiration from the site's history but reconstructs these cues in a modern reinterpretation

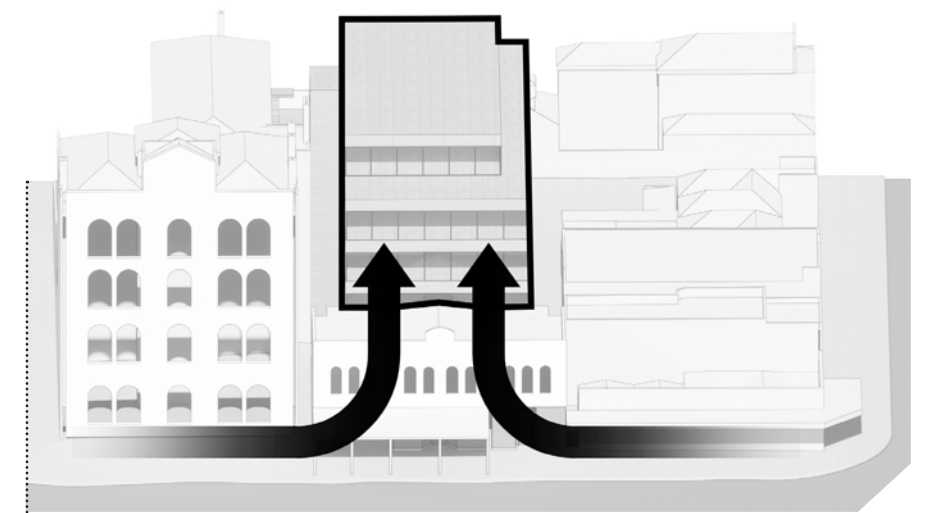
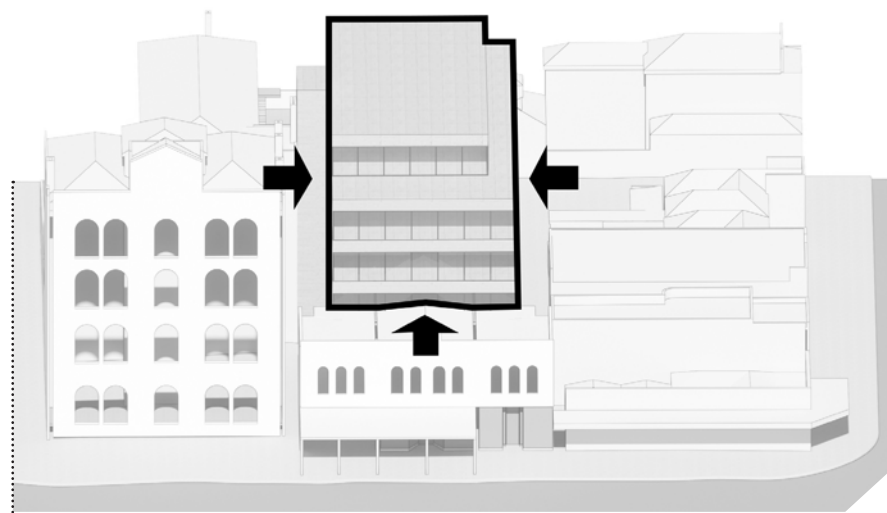
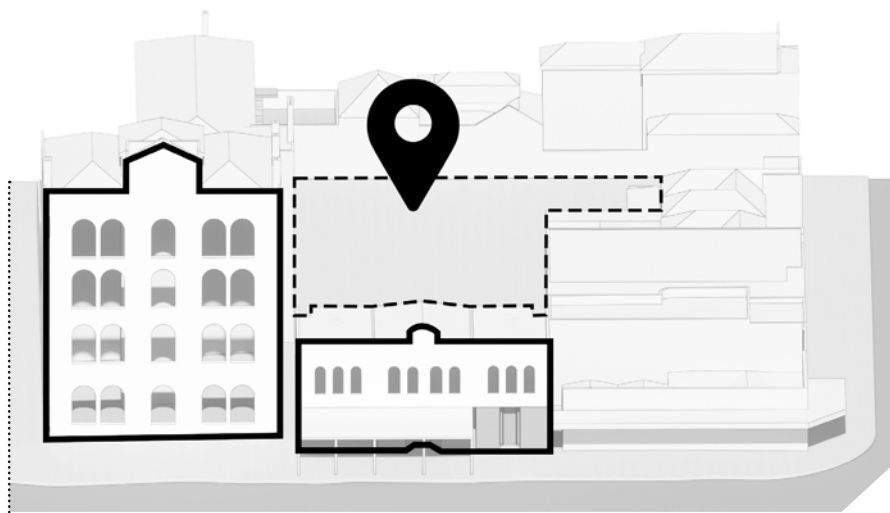


Contrasting Materiality

The proposed materiality will contrast with the existing rather than attempting an impossible imitation of original heritage features

Heritage Response

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Heritage Advice

Historical Research & Investigation

“Encourage a **contextual** design approach ... where the alteration, addition on new development incorporates an interpretive design approach, derived through comprehensive **research and analysis.**”

Setbacks Respectful of Heritage

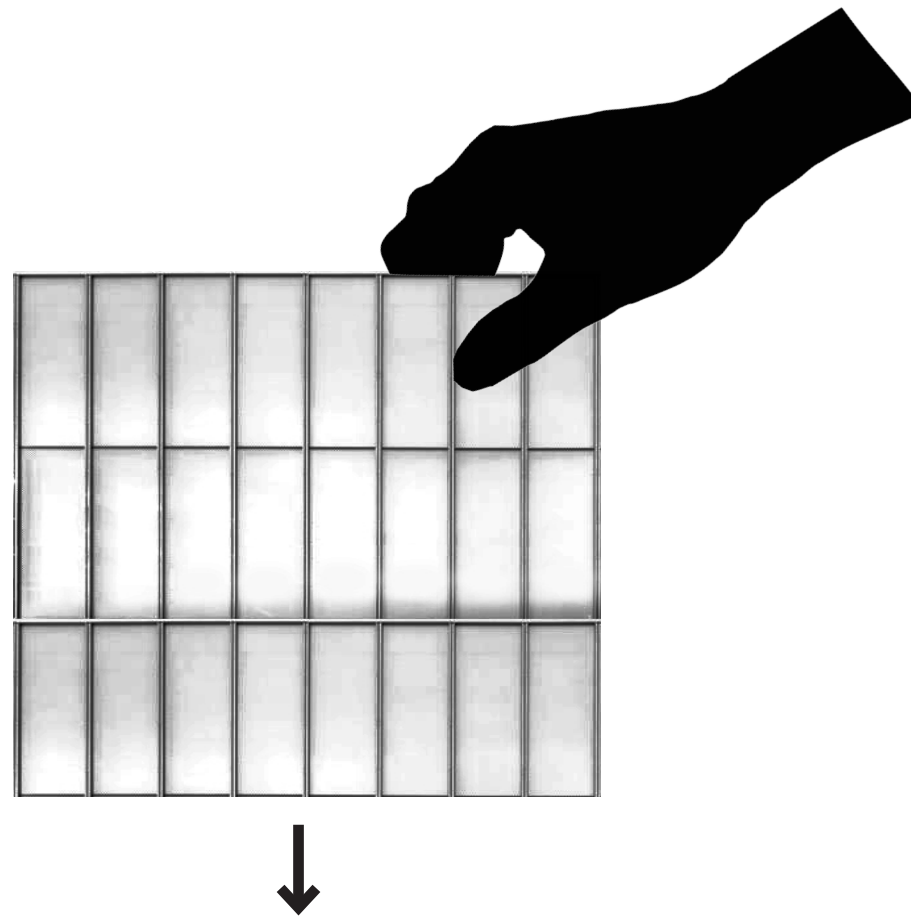
“New development should **sit comfortably** and harmoniously integrate with the site and within the streetscape and **not ... compete with the significance of the heritage place** or streetscape character.”

Reinterpretation of Existing Character

“This approach ... **adds to the existing diversity and layering of styles through time.** This layering is a defining feature in a number of areas and is therefore an important component of Port Phillip’s heritage.”

Design Response

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Existing

The existing heritage structure is already a singular, complete form that sits within the streetscape as a discrete object



Addition

The proposed intervention is a simple rectilinear geometry that is dropped in behind existing facades as a new backdrop.



Withdrawal

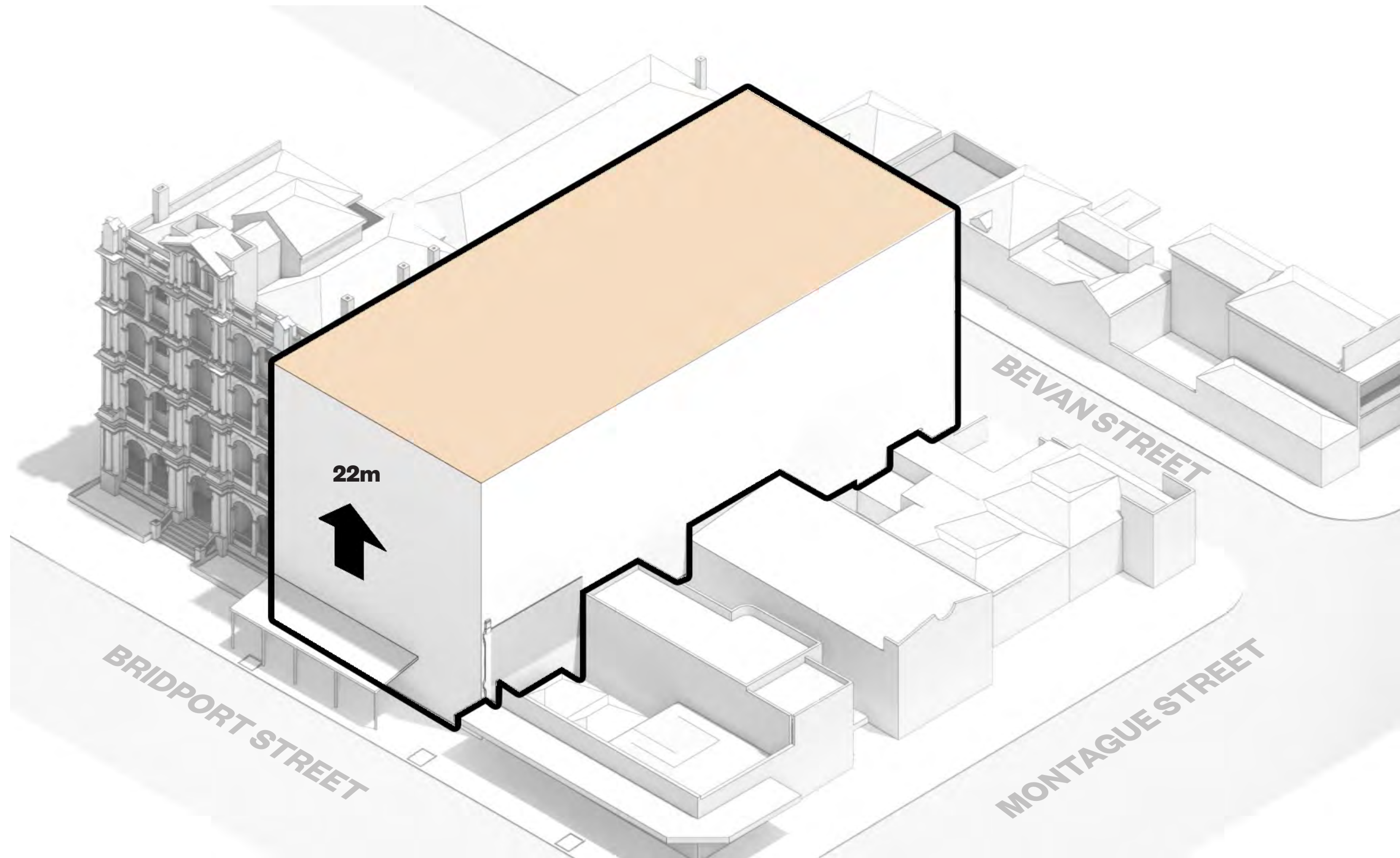
Setbacks to the site boundary push the intervention further into the background, highlighting the heritage facade rather than detracting from it

Massing

Initial Extrusion

Massing to align with existing heights along Bridport Street and not compete with neighbouring heritage structures

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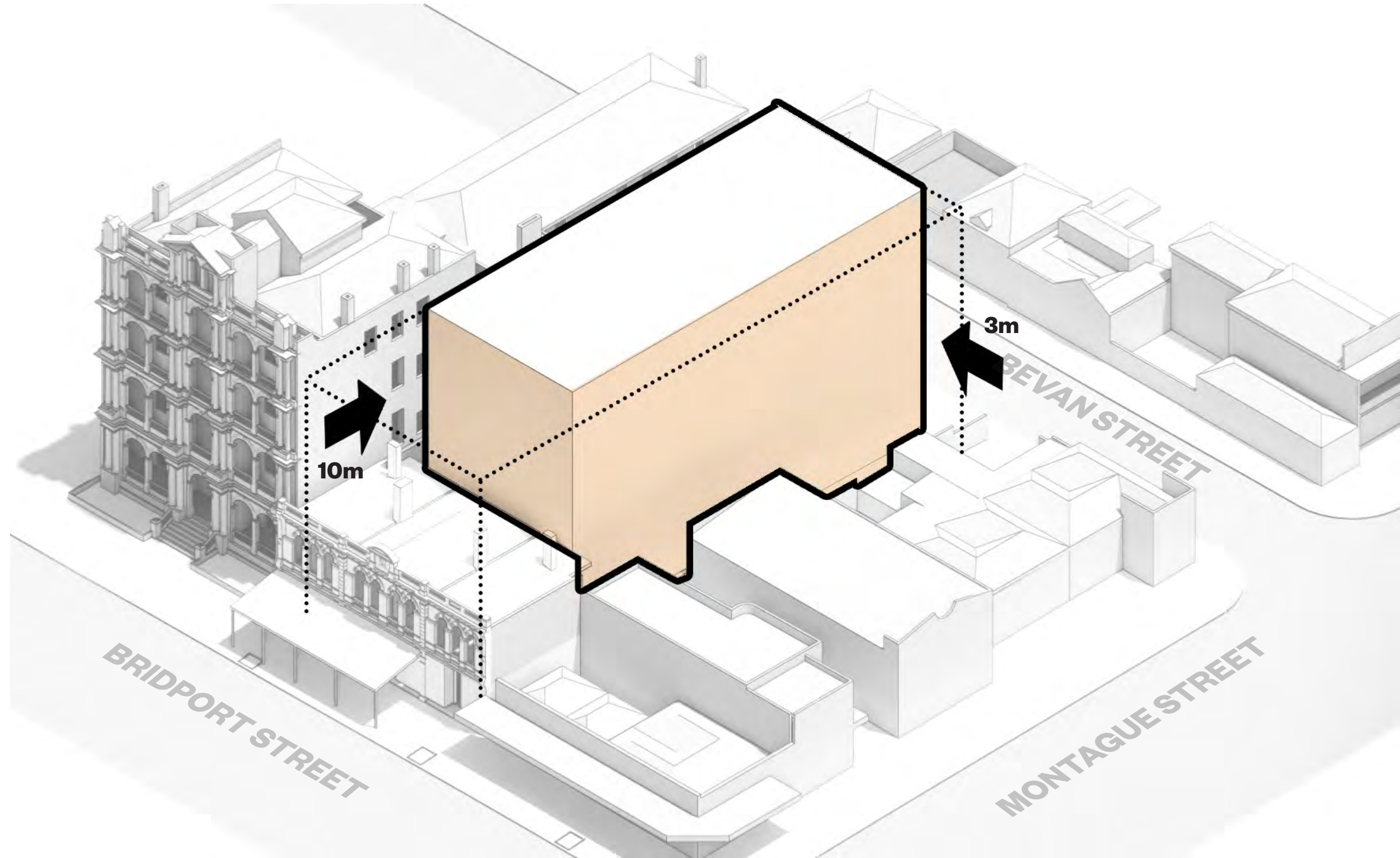


Massing

Heritage Setbacks

10 metre setback to Bridport Street to push proposed massing into background. 3m offset from eastern boundary further reduces visibility from street.

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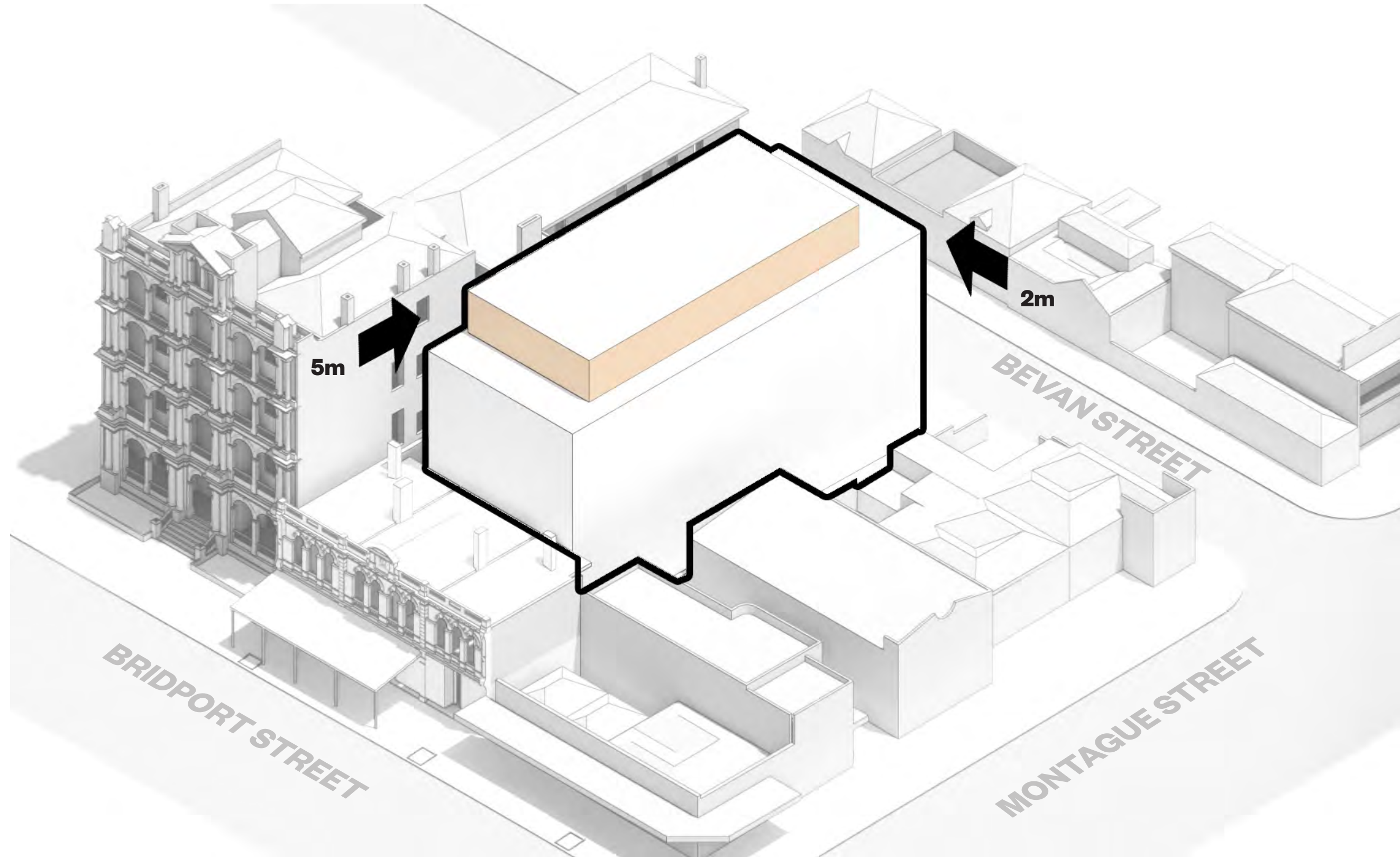


Massing

Upper Level Setbacks

Additional setbacks on the fifth level reduce the visible height from street level as well as preventing additional overshadowing to Bridport Street.

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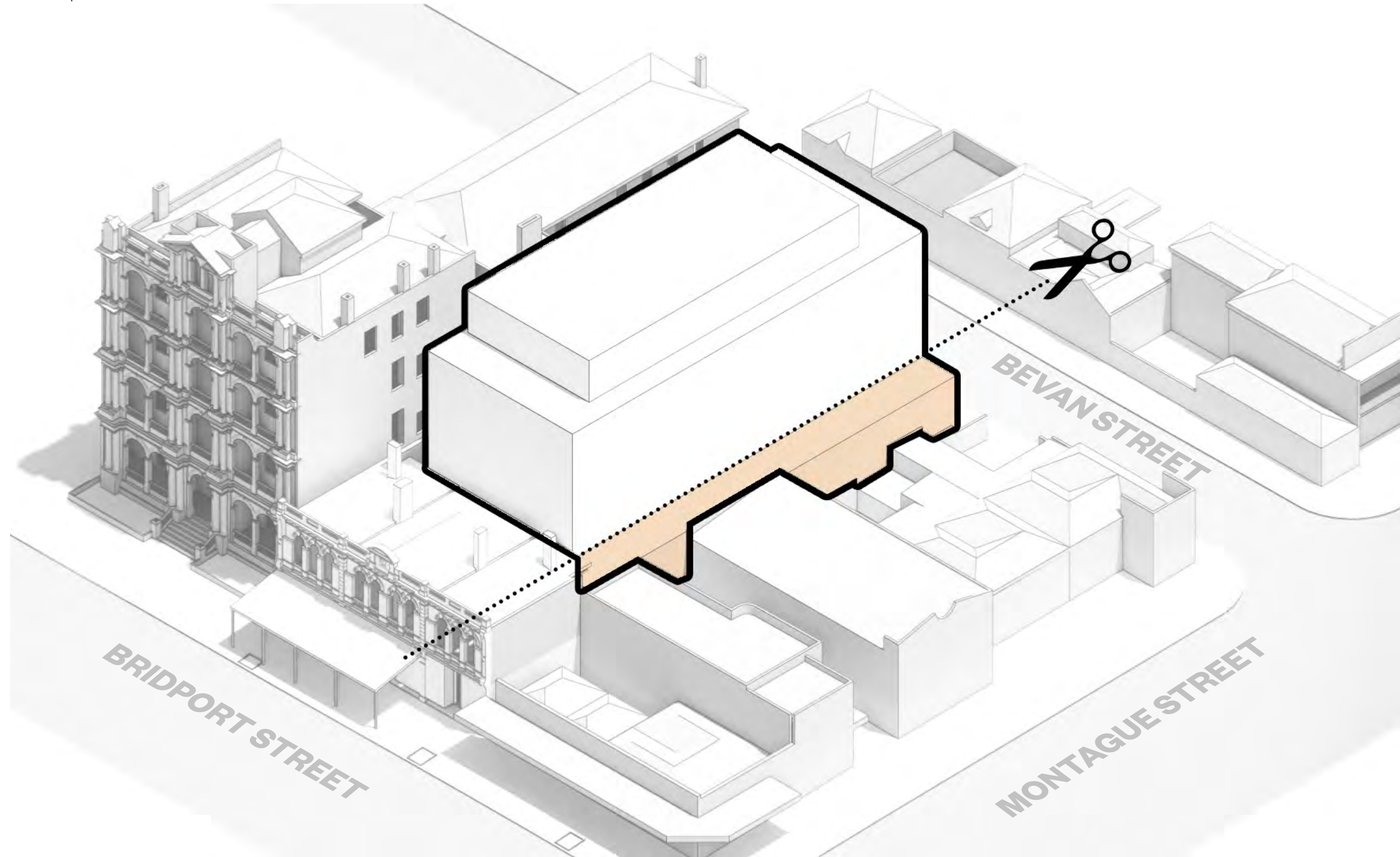


Massing

Podium Accentuation

Setbacks and a differentiation in materiality accentuate the podium and assist in fading the bulk of the building into the background along both Bridport and Bevan streets.

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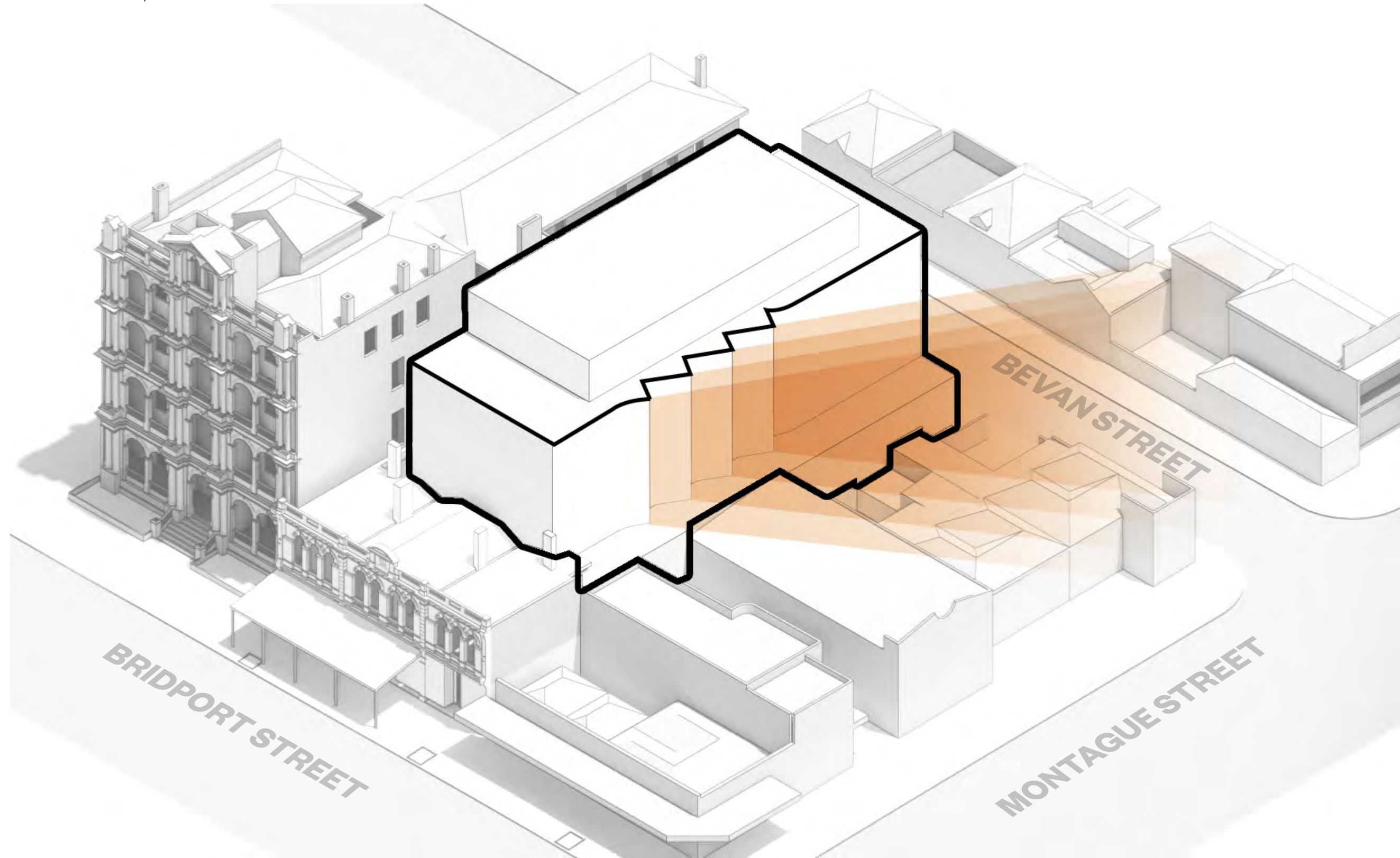


Massing

Introducing Sightlines

The eastern facade is reoriented towards the north, preventing overlooking of the neighbouring properties, and capitalising on northern views back towards the city.

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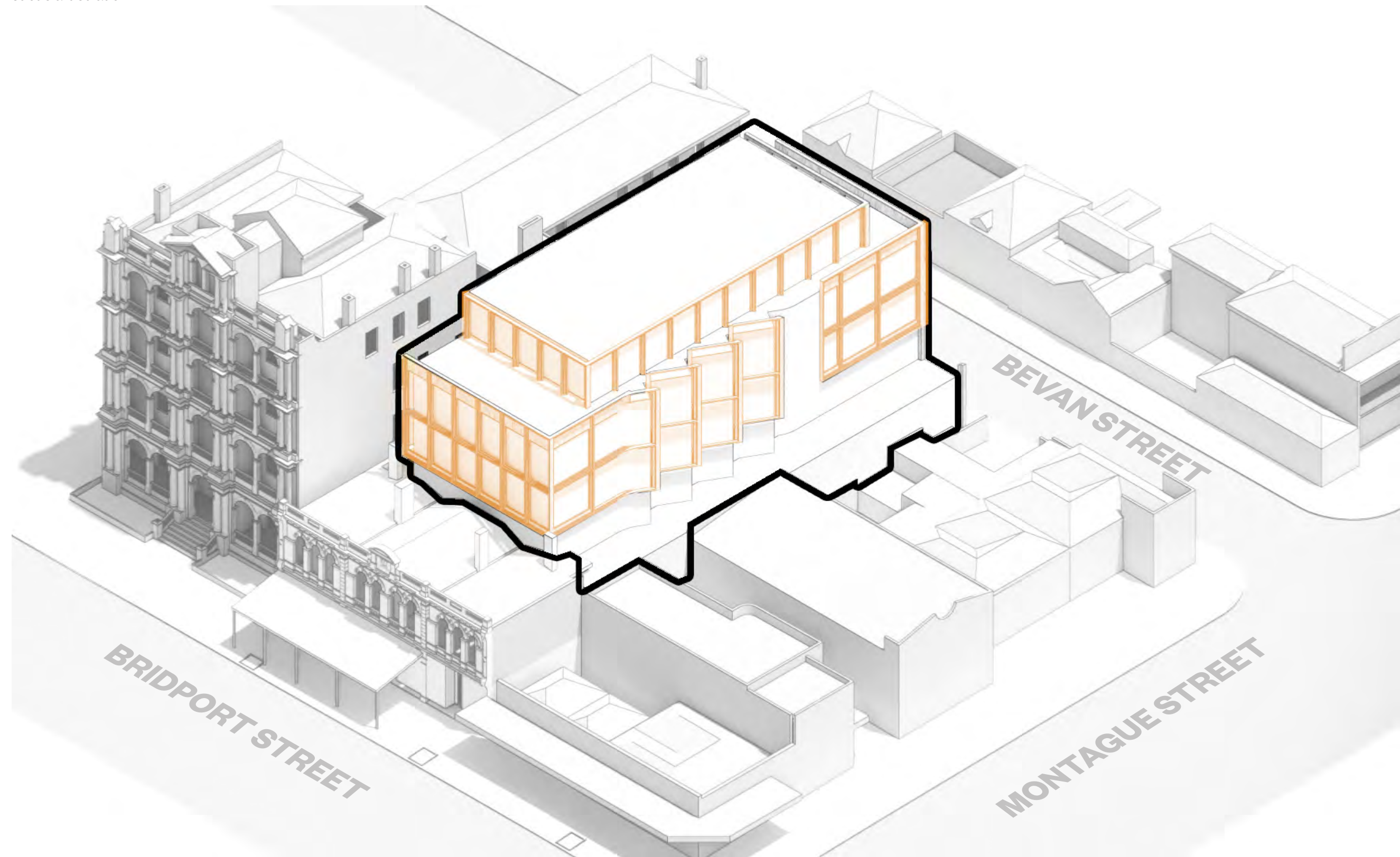


Massing

Classical Grid

The facade articulation takes cues from the classical proportions found along the streetscape, while introducing a contemporary feel with more subtle articulation.

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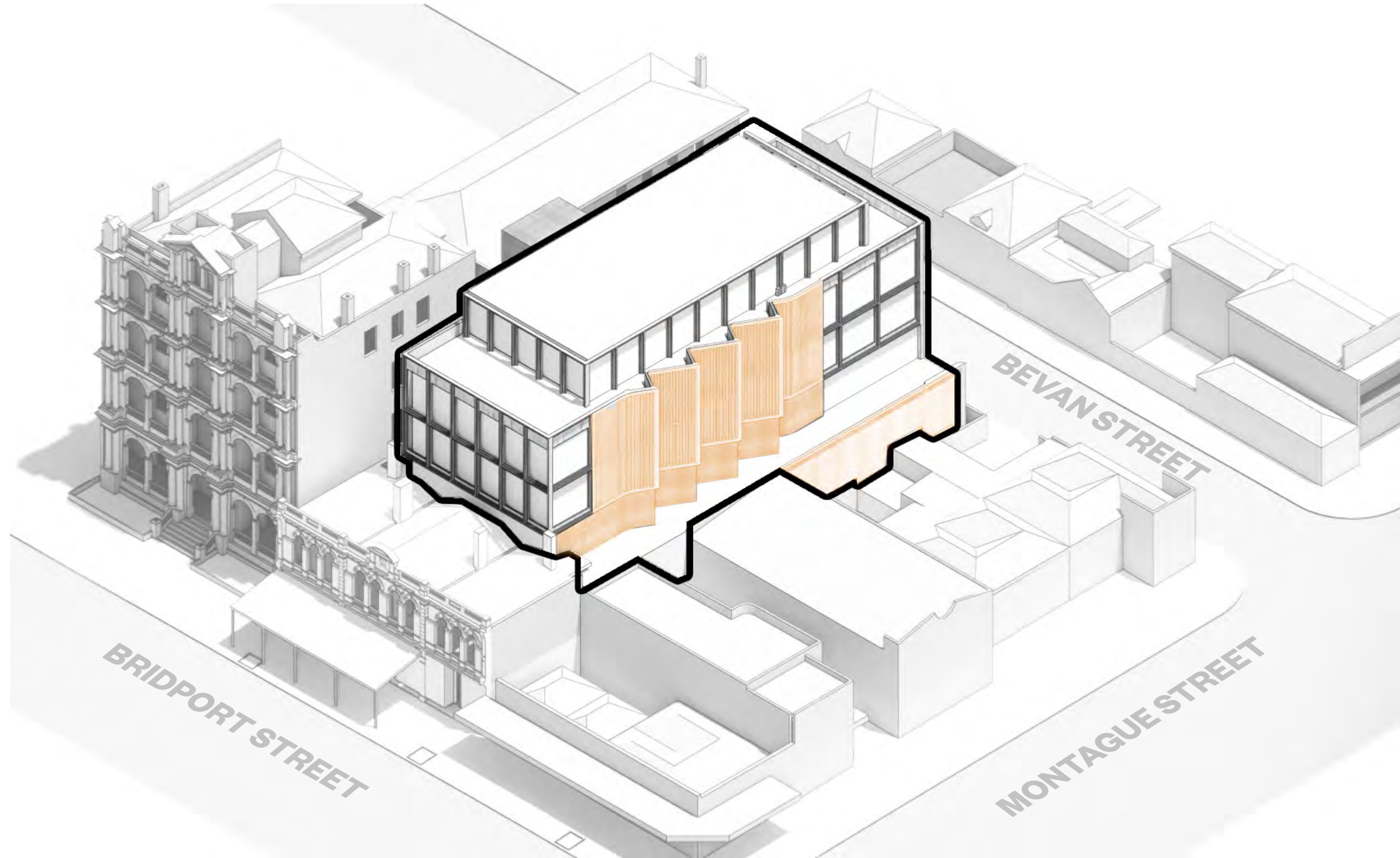


Massing

Solid Wall Articulation

Moments of solidity along the eastern facade are punctuated with a fluted detail, referencing the fluted forms of classical columns typical of neo-classical architecture.

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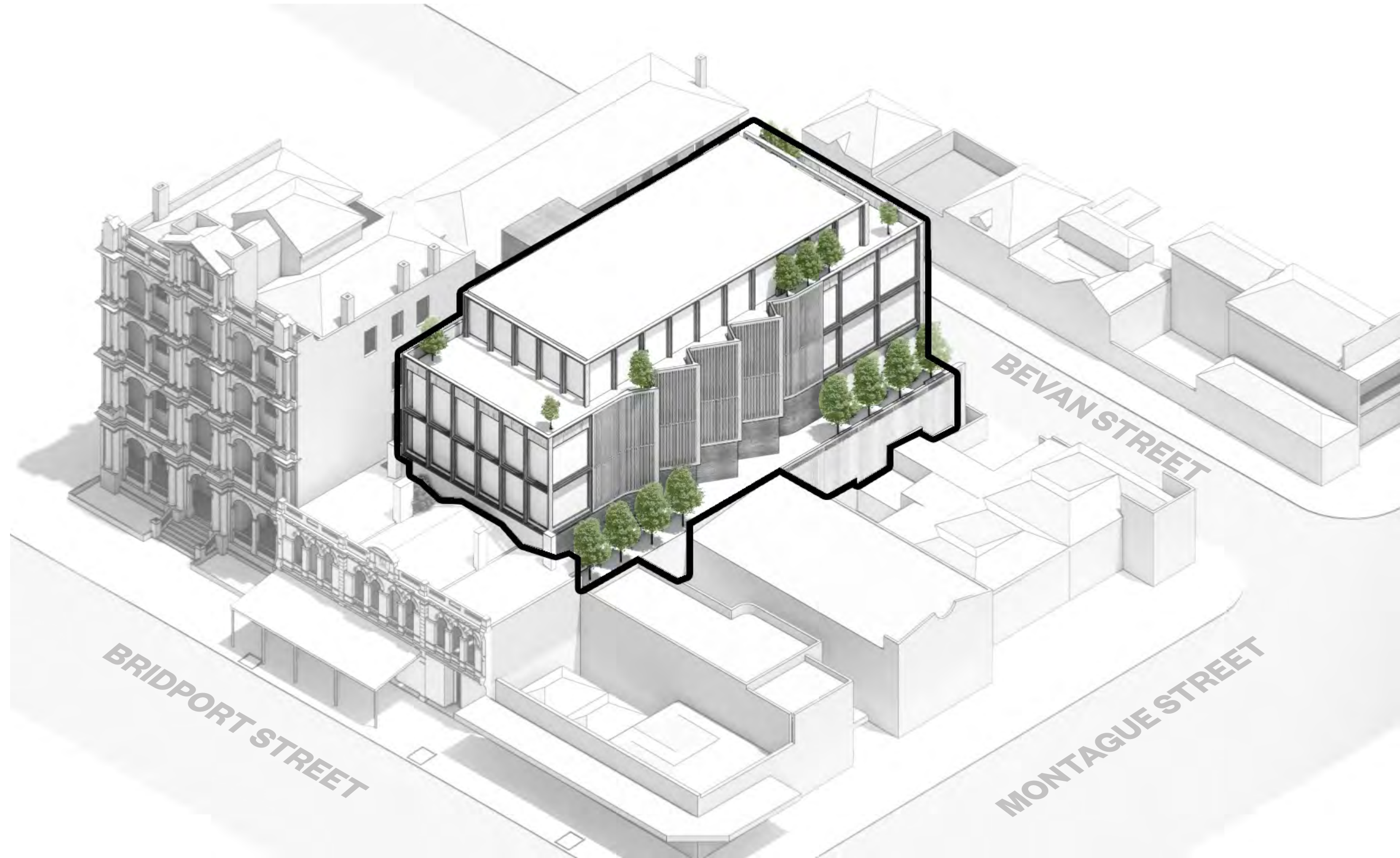


Massing

Landscaping

Landscaping is introduced along terraces to soften the rectilinear forms and provide further screening to the neighbouring buildings.

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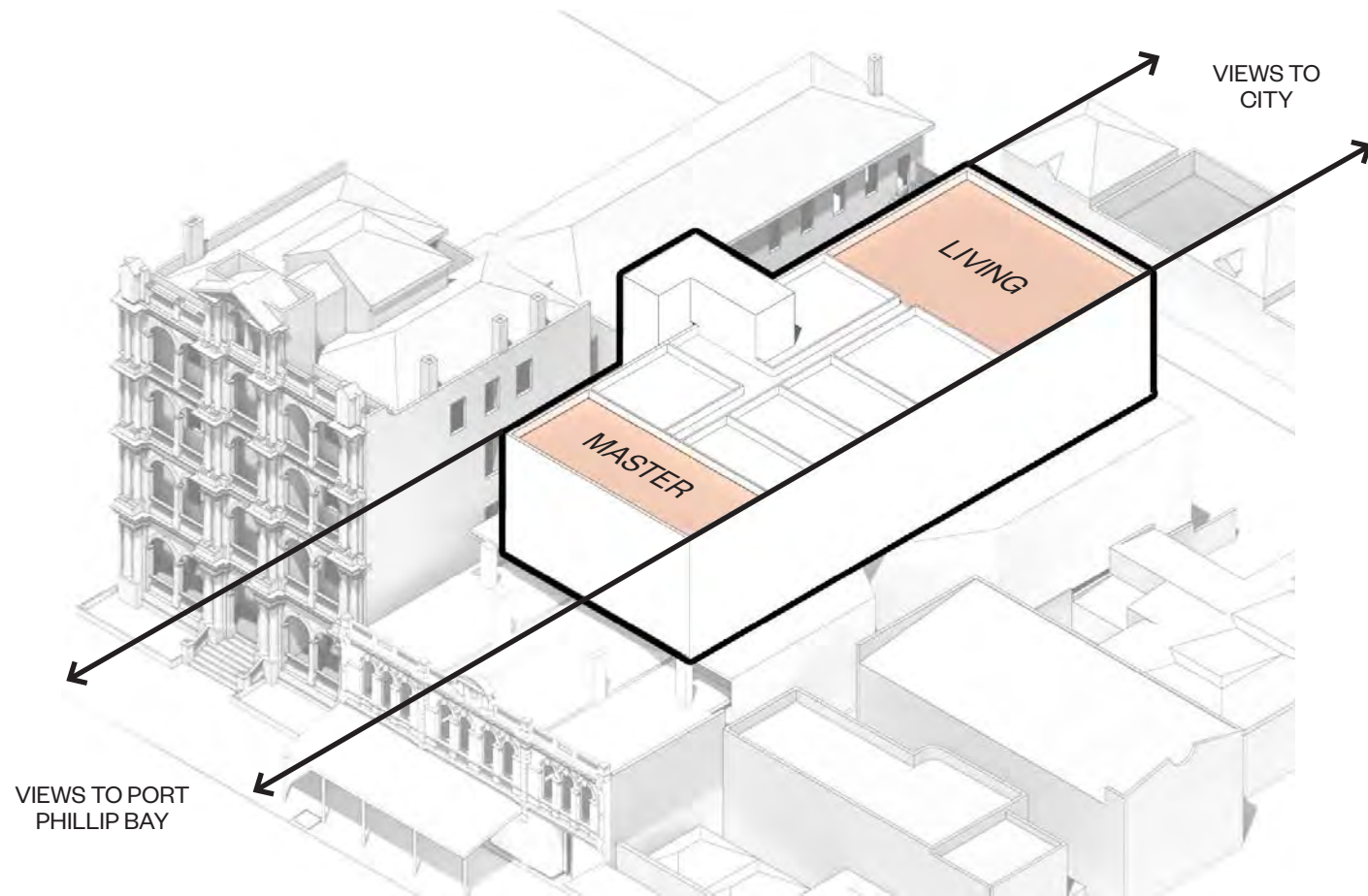


Program & Orientation

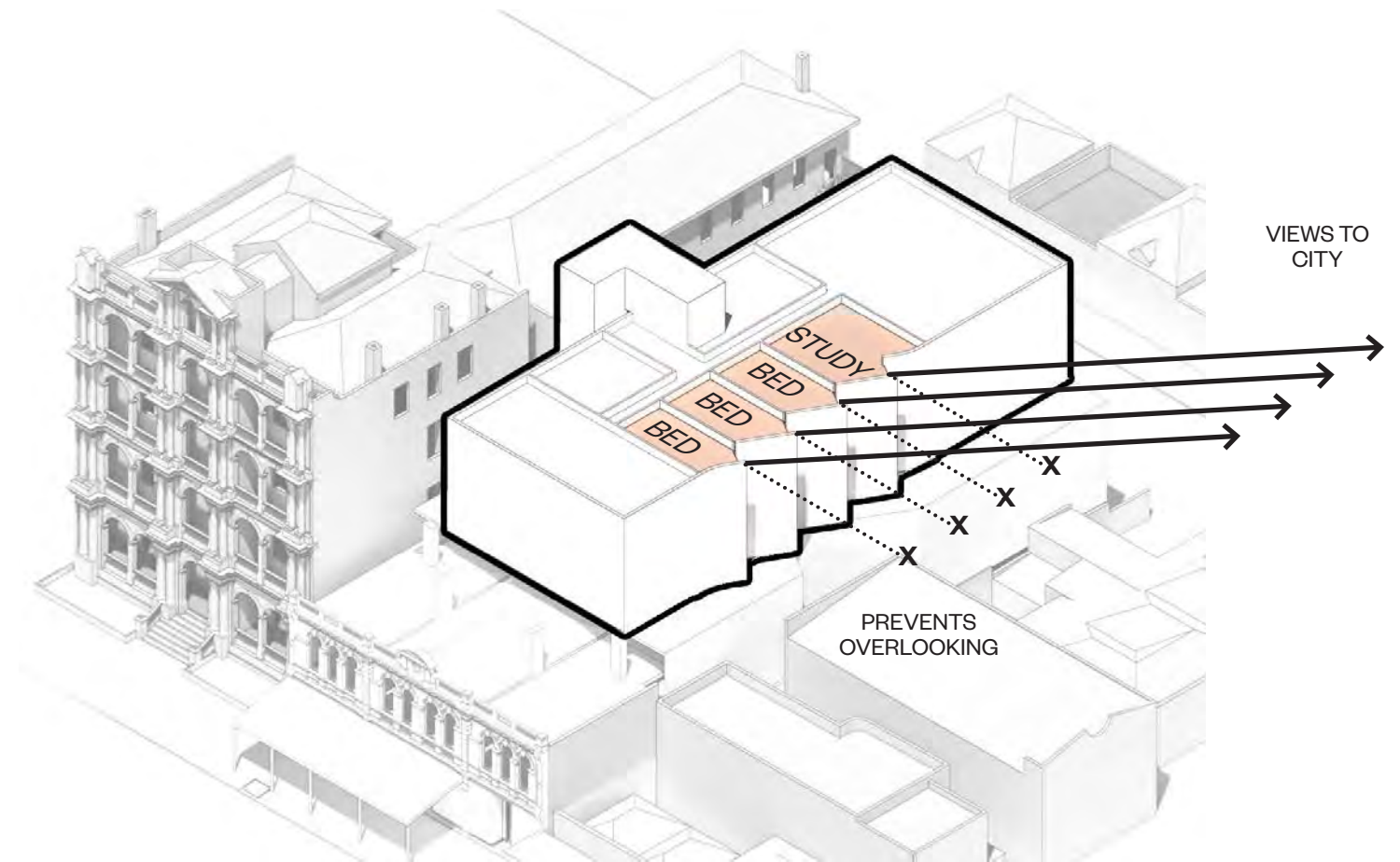
Program Orientation

The main living spaces and master bedroom are oriented to take advantage of the northern light and the primary views to both the city and Albert Park. The mass is then carved to allow for city views and northern light to the secondary bedrooms and study.

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Main Living Space & Master Bedroom



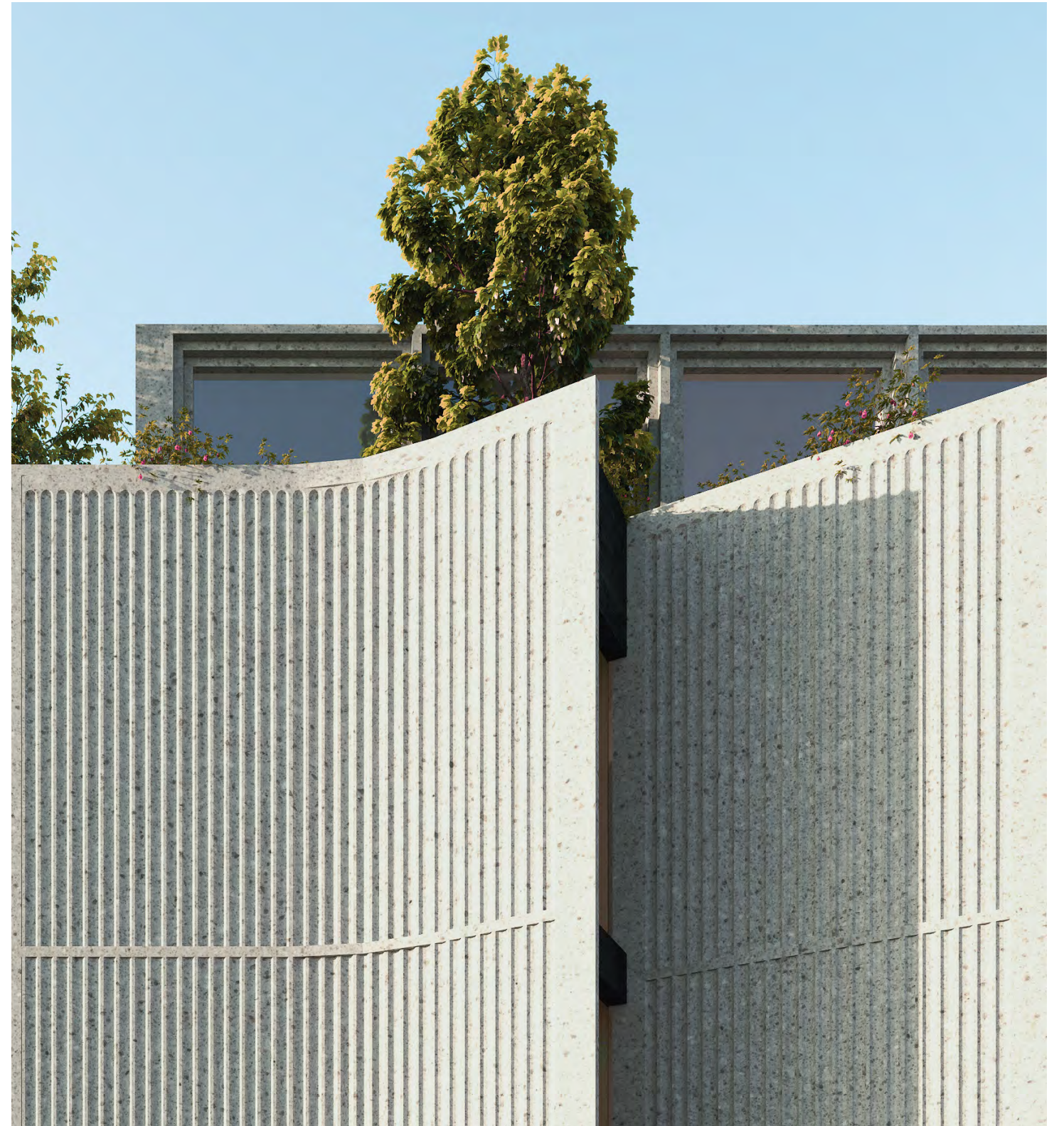
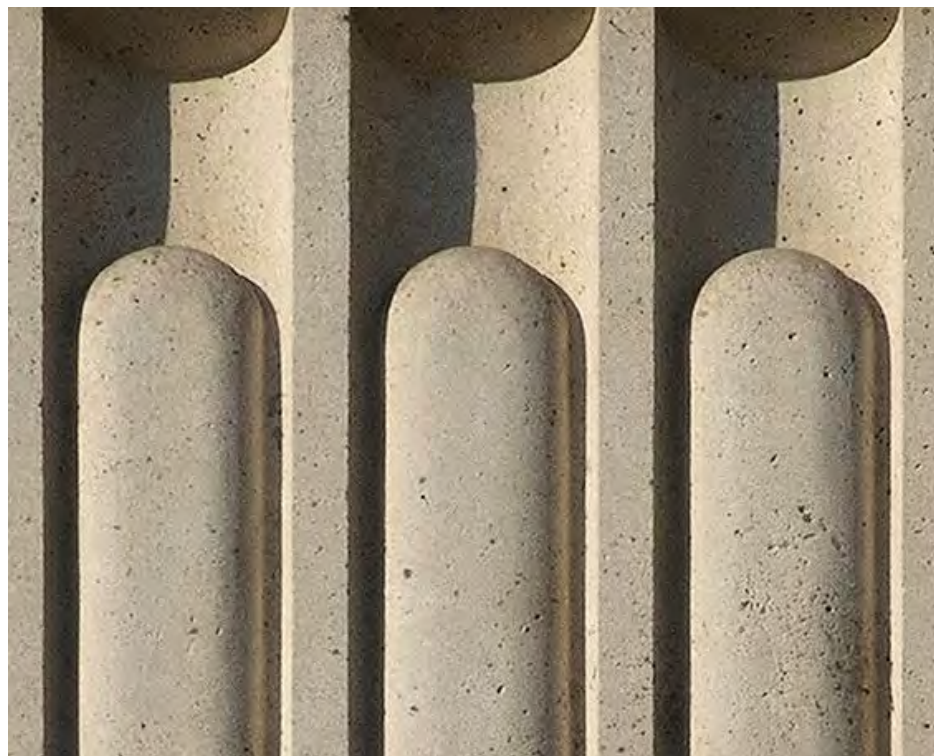
Secondary Bedrooms & Study

Facade Articulation

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Fluted Facade

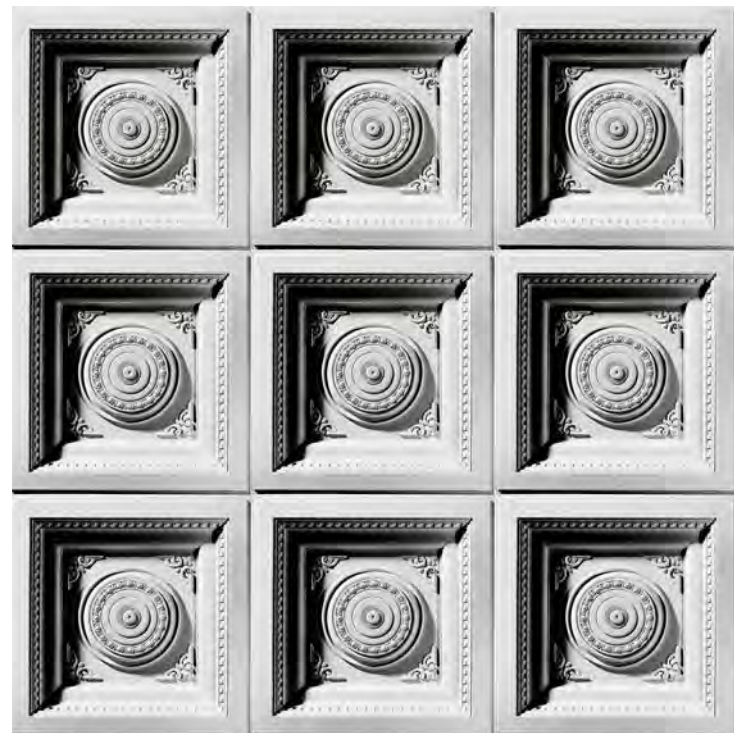
The facade takes inspiration from the fluted columns typical of the original heritage fabric in Albert Park. This motif is modernised in its application across the facade, providing textural intrigue and variation to the streetscape



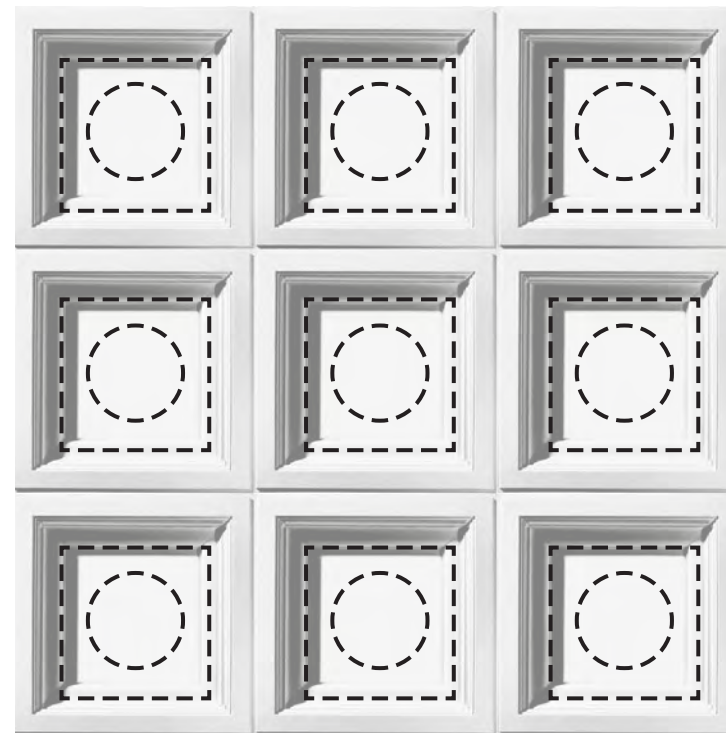
Contemporary Articulation

Neoclassical Grid

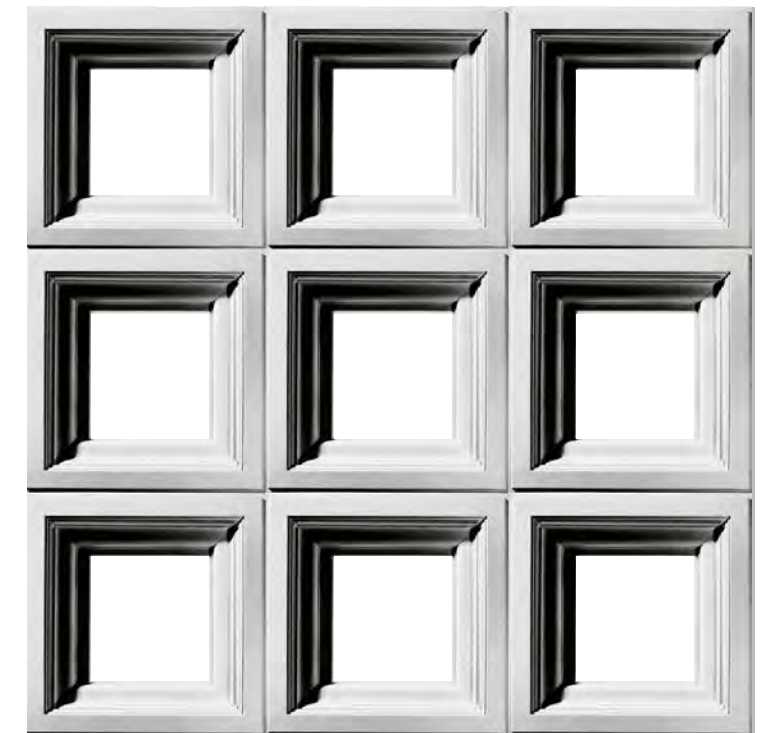
The classic interiors of Melbourne's Boom era architecture was extremely ornate and textural. The contemporary reimagining begins with stripping back the applied ornamentation to a primary grid.



Highly Ornamental Coffered Ceiling



Stripping Back Applied Ornamentation



Primary Neo-Classical Grid

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Visualisations

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Architectural Statement

Situated in the heart of Albert Park, one of inner-Melbourne's most coveted precincts, 146-150 Bridport Street presents a unique opportunity to realise a boutique, contemporary mixed-use development that responds sensitively to the heritage character of its locale.

Characterised by wide streets, heritage buildings, terraced houses, open air cafes, parks and boulevards of mature exotic trees, Albert Park is an idyllic urban milieu. The subject site consists of three double story residential Victorian shopfronts, within a single building envelope, facing south onto Bridport Street. Glass windowed shopfronts line the ground level, while arched windows and a balustraded parapet, with a centred pediment displaying the date 1901, adorns the upper-level façade.

The proposed intervention embodies a highly considered and interpretive approach, altering and adding to the heritage form in a way that integrates harmoniously with the streetscape. A simple rectilinear geometry is tucked in behind the existing façade, fading into the background and bringing the heritage character of the original building to the fore.

The eastern façade draws inspiration from the fluted columns typical of the heritage vernacular throughout Albert Park, reinterpreting the motif in a modern manner to provide textural intrigue and variation to the streetscape. An external materiality of concrete, glazing, and powder coated steel framing brings the contemporary addition to life with a refined edge.

Strategic programming orientates the main living spaces and master suites to bask in northern light, capitalising on outlooks toward the city and Albert Park. The mass is then carved to grant the secondary bedrooms access to city views and northern light.

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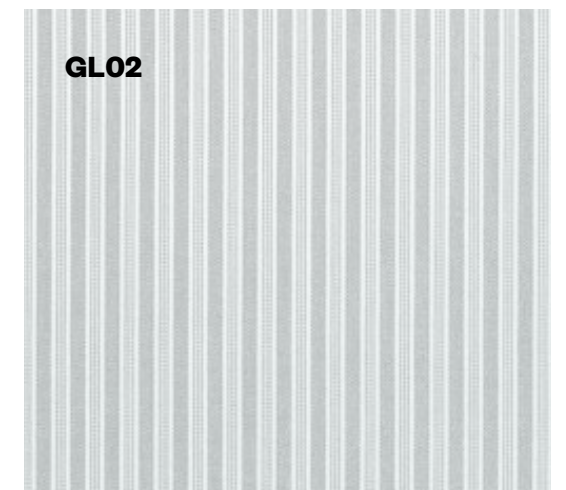
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Materials Palette

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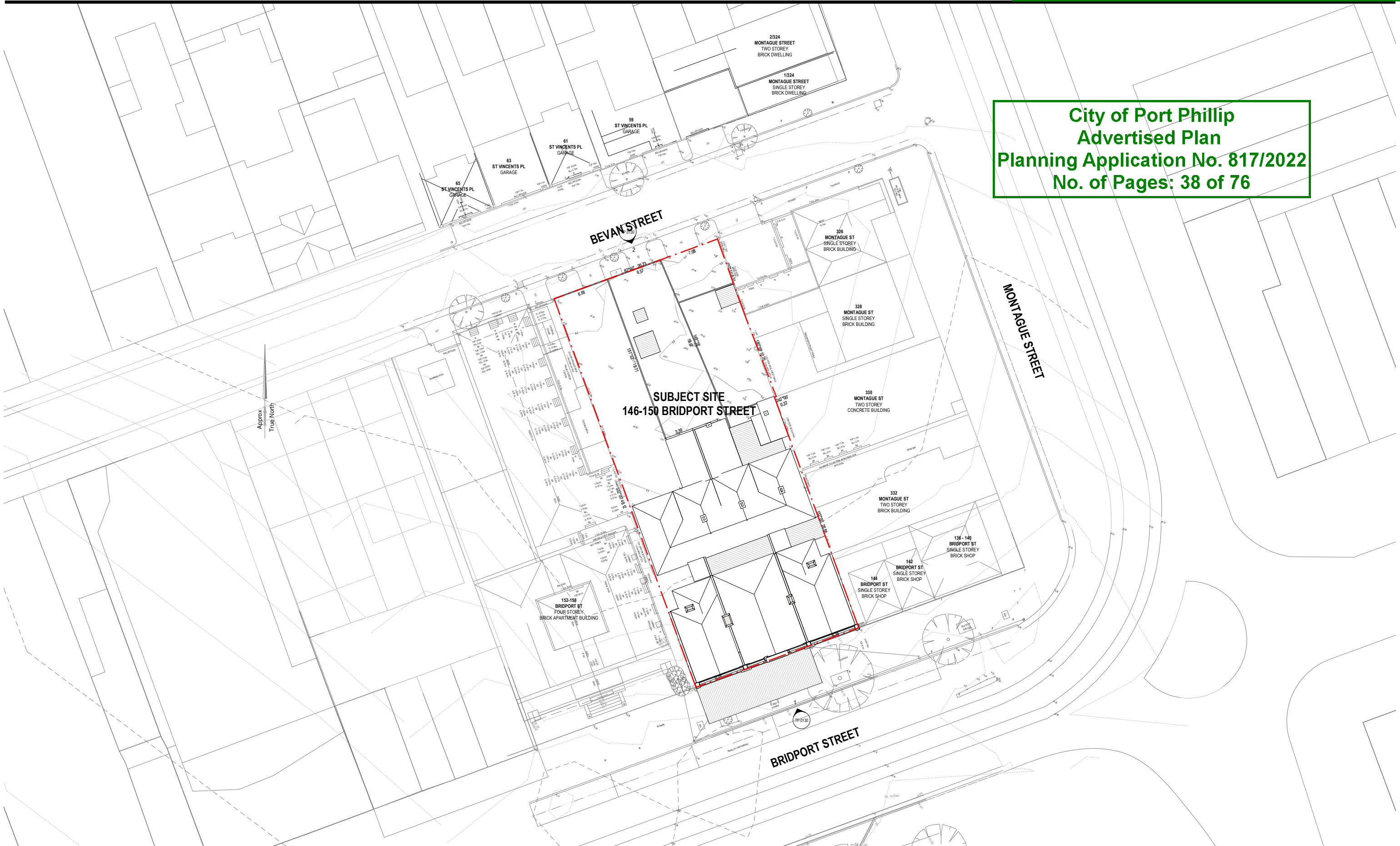
- C01** **Concrete**
Precast
- C02** **Concrete**
Finish: Off-Form
- C03** **Concrete**
Terrazzo Aggregate
Finish: Smooth/Fluted
- GL01** **Glazing**
Double Glazing
Colour: Clear
- GL02** **Glazing**
Double Glazing
Fluted
Colour: Clear
- M01** **Metal**
Powder Coated
Colour: Charcoal



Drawings

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PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
FEASIBILITY STUDY

DRAWING STATUS
TOWN PLANNING

November 2022

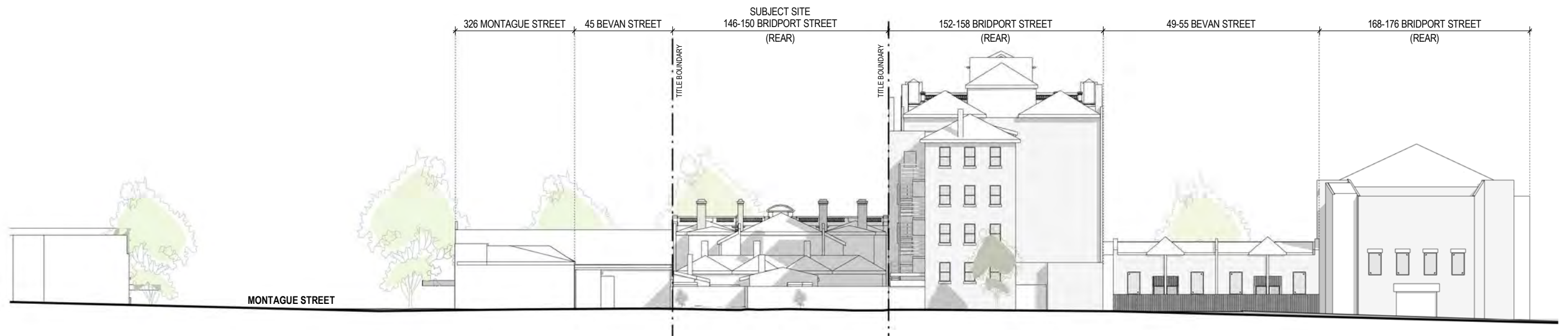
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DATE 08/11/2022
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CHECKED BY DC

DRAWING TITLE
EXISTING SITE PLAN





1 BRIDPORT STREETSCAPE ELEVATION - EXISTING
TP.0100 1:200



2 BEVAN STREETSCAPE ELEVATION - EXISTING
TP.0100 1:200

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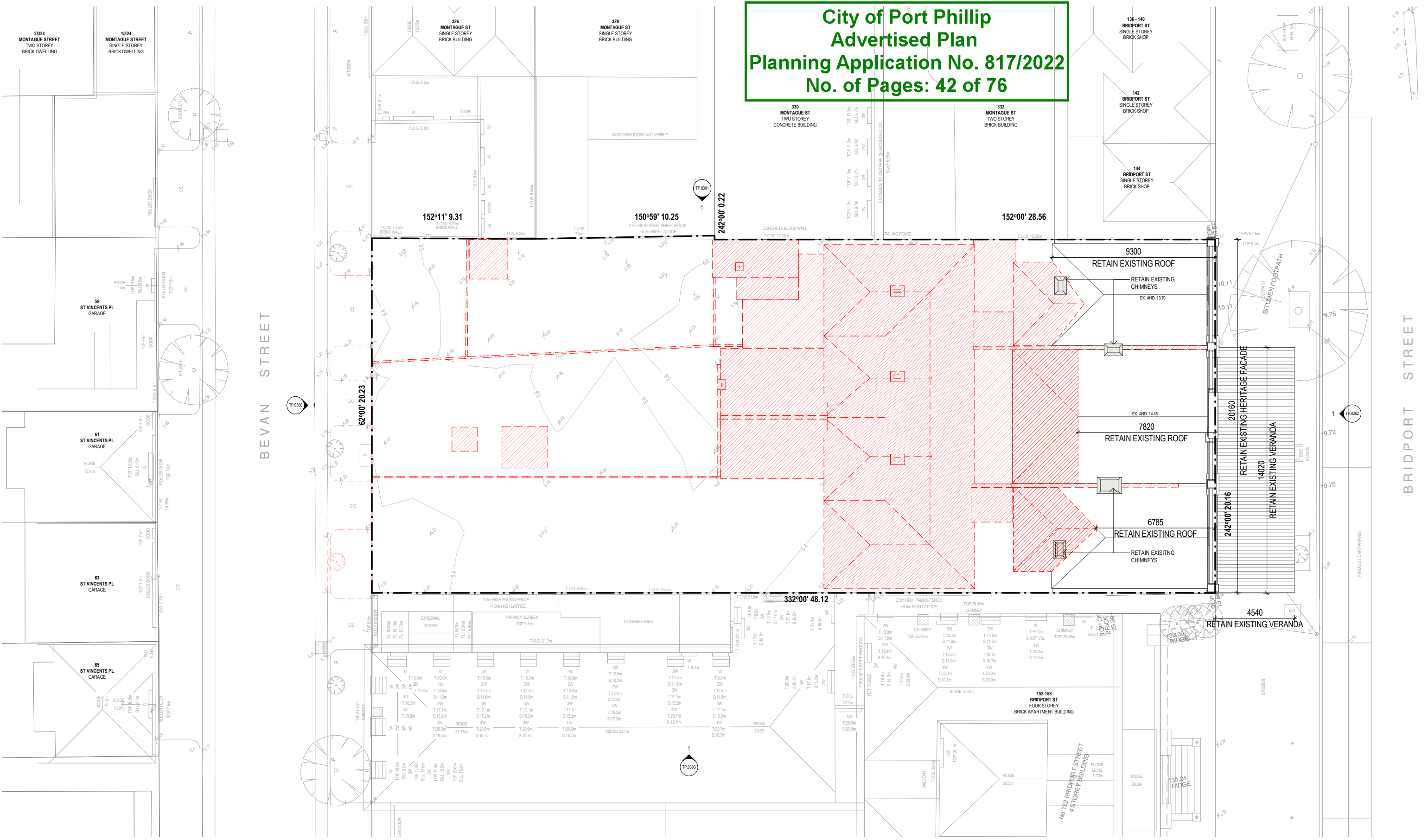
PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
FEASIBILITY STUDY

DRAWING STATUS
TOWN PLANNING
November 2022

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DRAWING TITLE
EXISTING STREETSCAPE ELEVATIONS TP.0130
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146-150 BRIDPORT STREET ALBERT PARK
FEASIBILITY STUDY

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TOWN PLANNING

November 2022

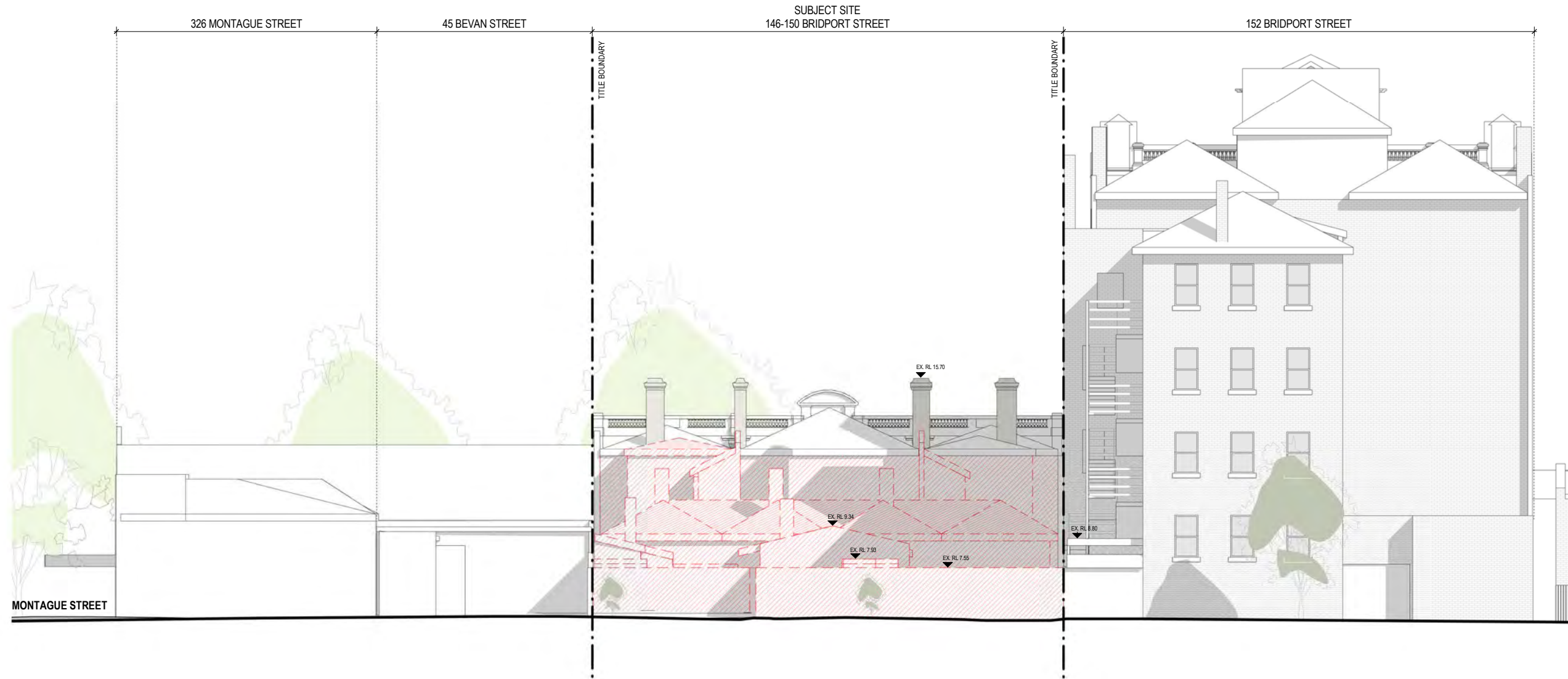
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DEMOLITION PLAN - ROOF LEVEL

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TP.0201



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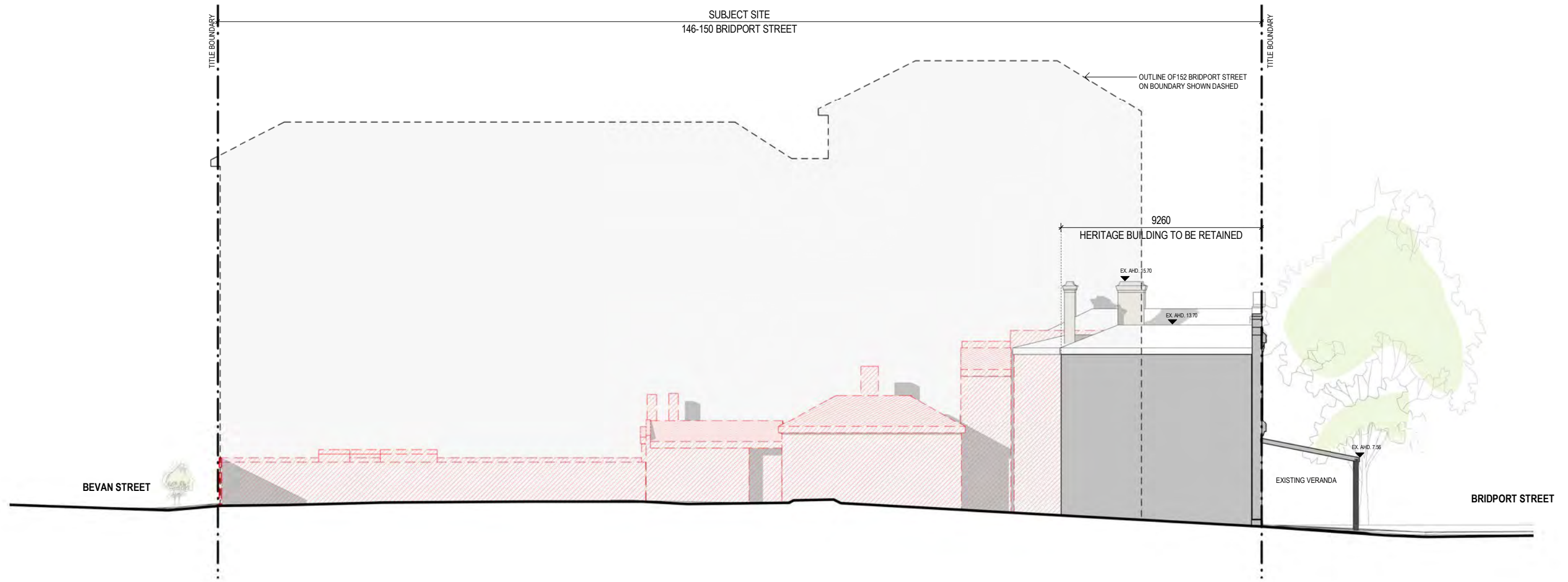
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BASEMENT 02 PLAN



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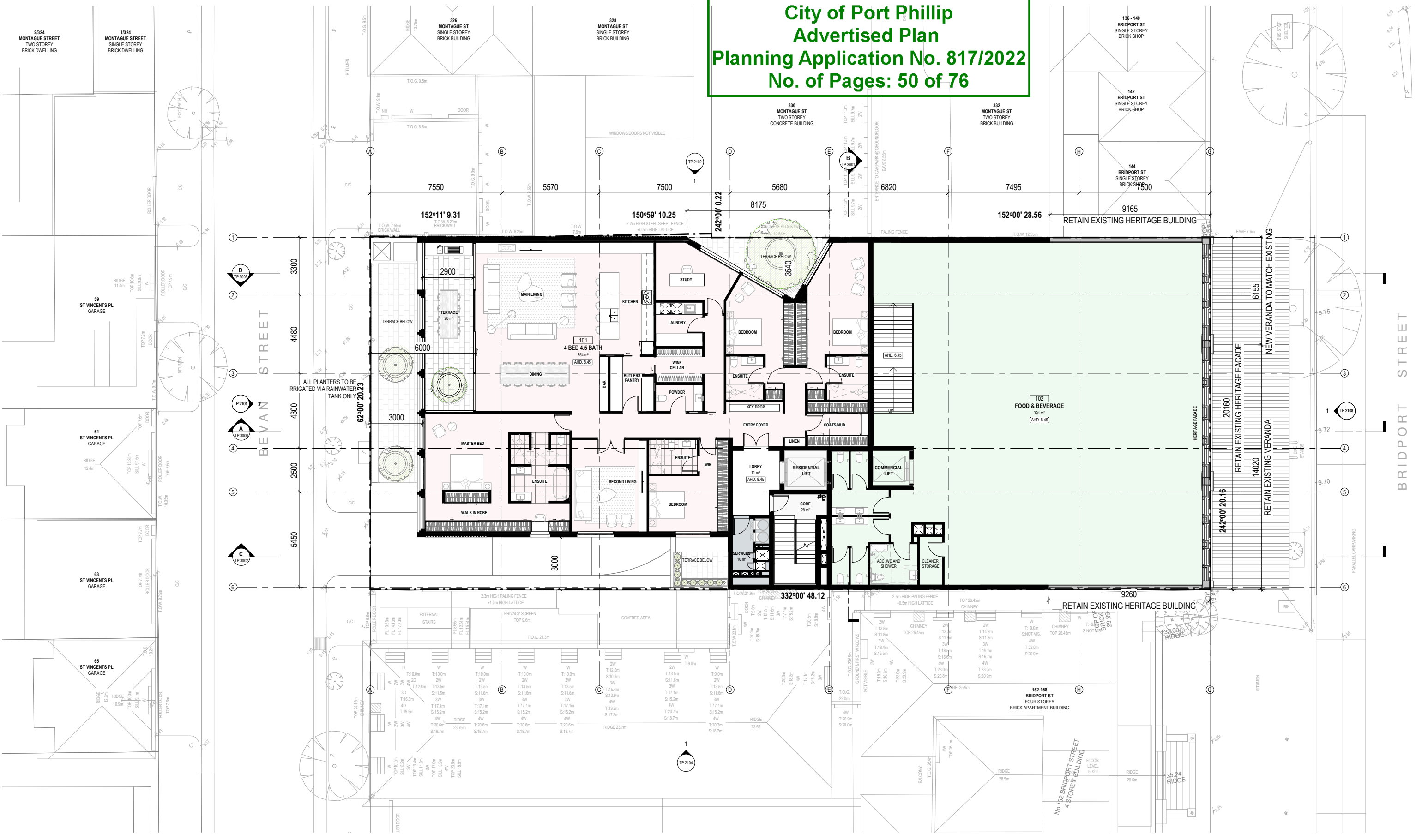
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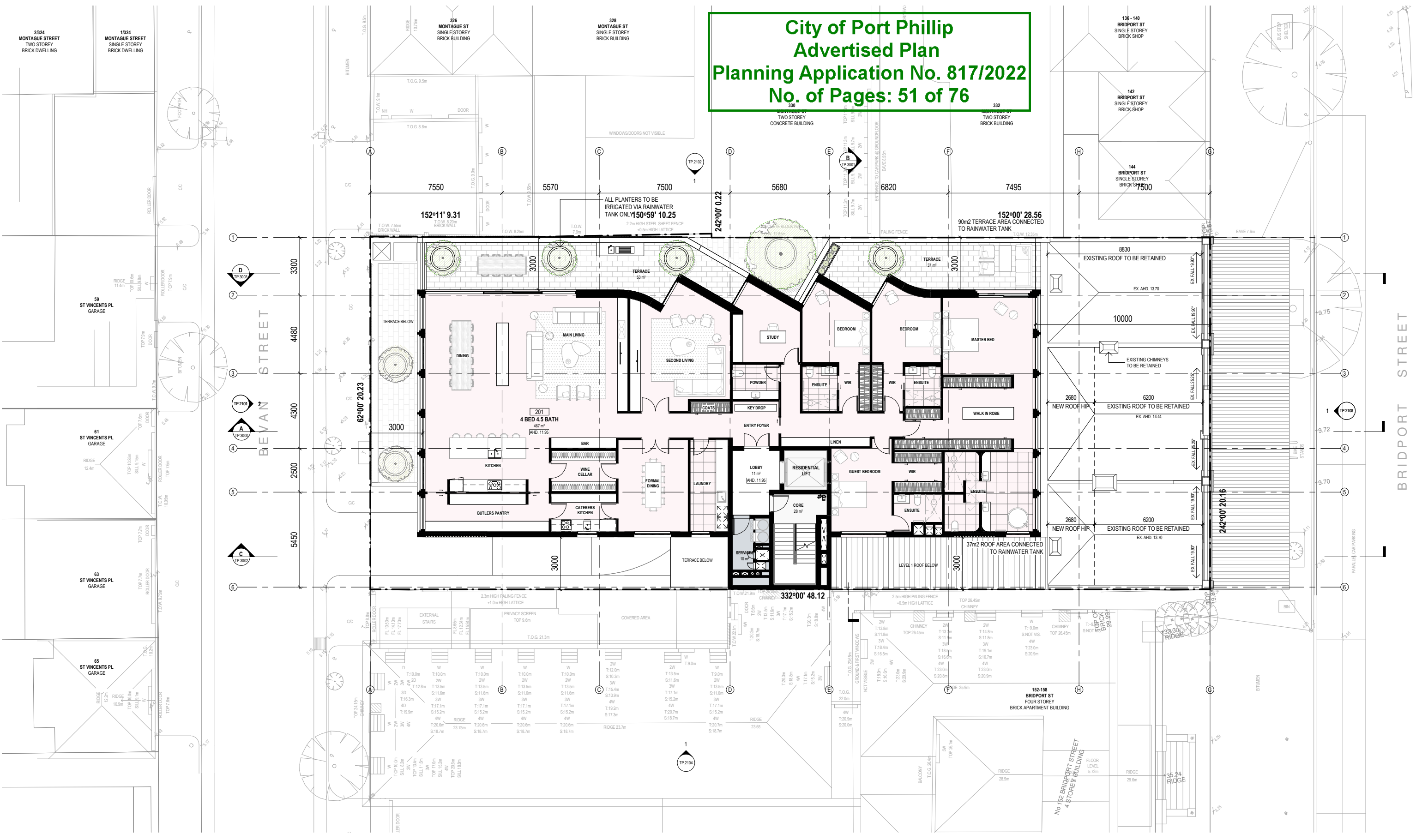
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LEVEL 01 PLAN



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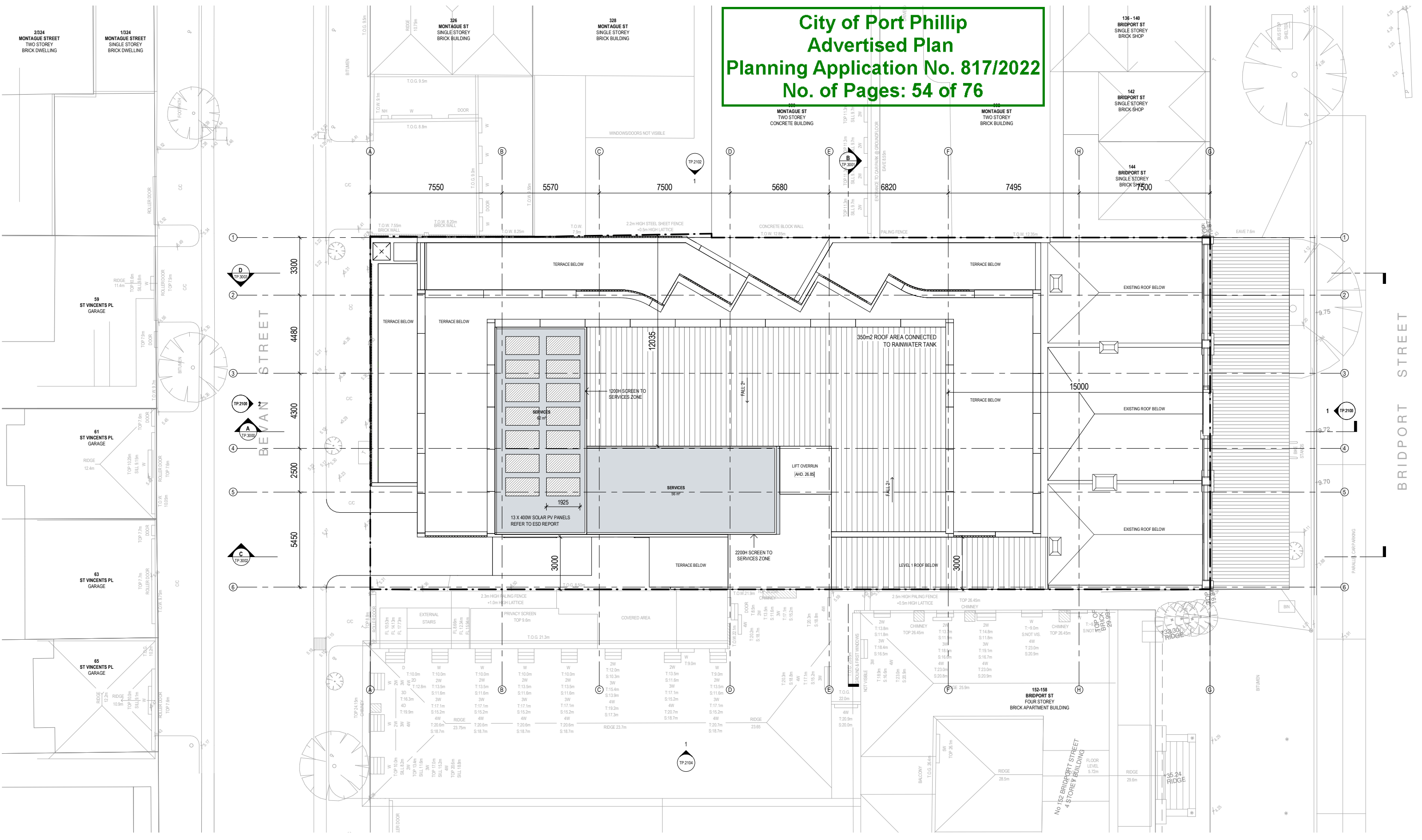
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LEVEL 02 PLAN



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ROOF PLAN

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TP.1110



1 BRIDPORT STREETSCAPE ELEVATION - PROPOSED
TP.1100 1:200



2 BEVAN STREETSCAPE ELEVATION - PROPOSED
TP.1100 1:200

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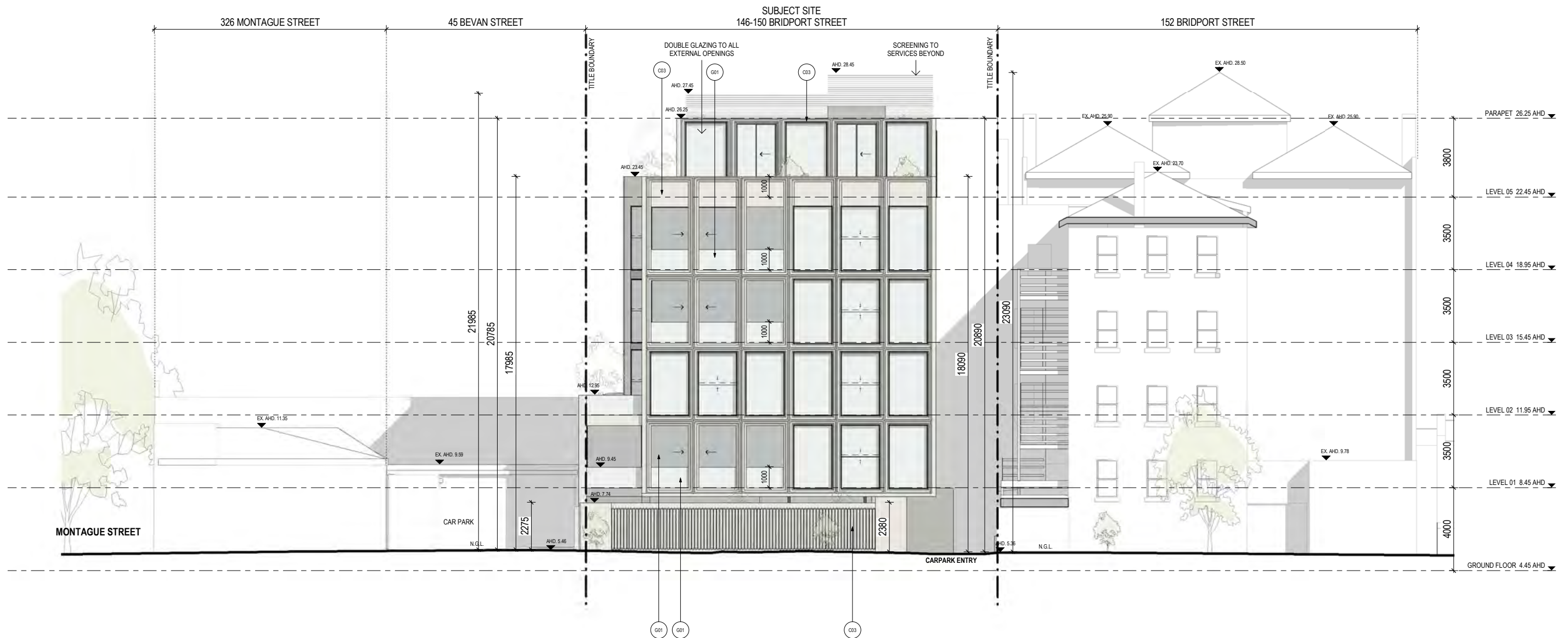
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PROPOSED STREETSCAPE ELEVATIONS TP.2100

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MATERIAL SCHEDULE	
G01 - GLAZING COLOUR: CLEAR DOUBLE-GLAZING	C01 - CONCRETE PRE-CAST
G02 - GLAZING COLOUR: CLEAR FLUTED FINISH	C02 - CONCRETE FINISH: OFF-FORM
G03 - GLAZING COLOUR: CLEAR SPECTRALLY SELECTIVE	C03 - CONCRETE TERRAZZO AGGREGATE FINISH: SMOOTH
M01 - METAL POWDER COATED COLOUR: CHARCOAL	T01 - TIMBER FINISH: TBC EXTERNAL



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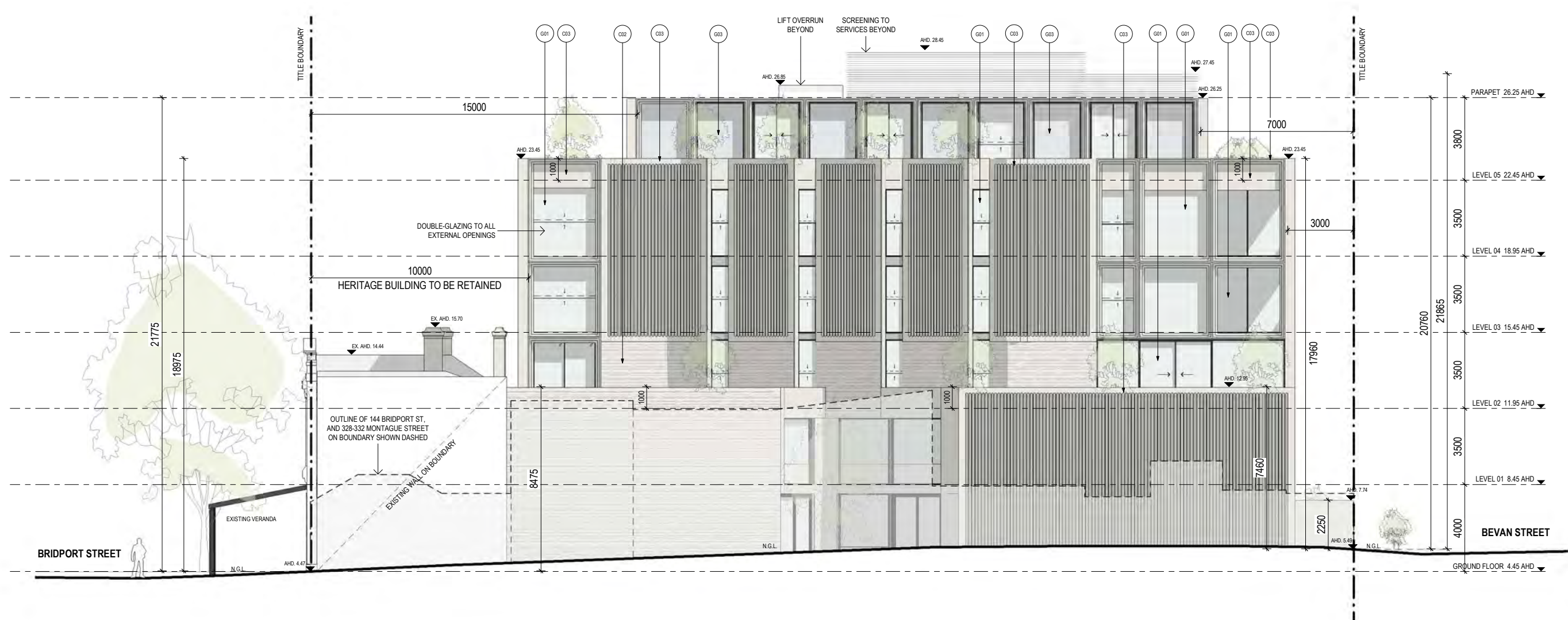
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NORTH ELEVATION

TP.2101



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G02 - GLAZING COLOUR: CLEAR FLUTED FINISH	C02 - CONCRETE FINISH: OFF-FORM
G03 - GLAZING COLOUR: CLEAR SPECTRALLY SELECTIVE	C03 - CONCRETE TERRAZZO AGGREGATE FINISH: SMOOTH
M01 - METAL POWDER COATED COLOUR: CHARCOAL	T01 - TIMBER FINISH: TBC EXTERNAL



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EAST ELEVATION



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G02 - GLAZING COLOUR: CLEAR FLUTED FINISH	C02 - CONCRETE FINISH: OFF-FORM
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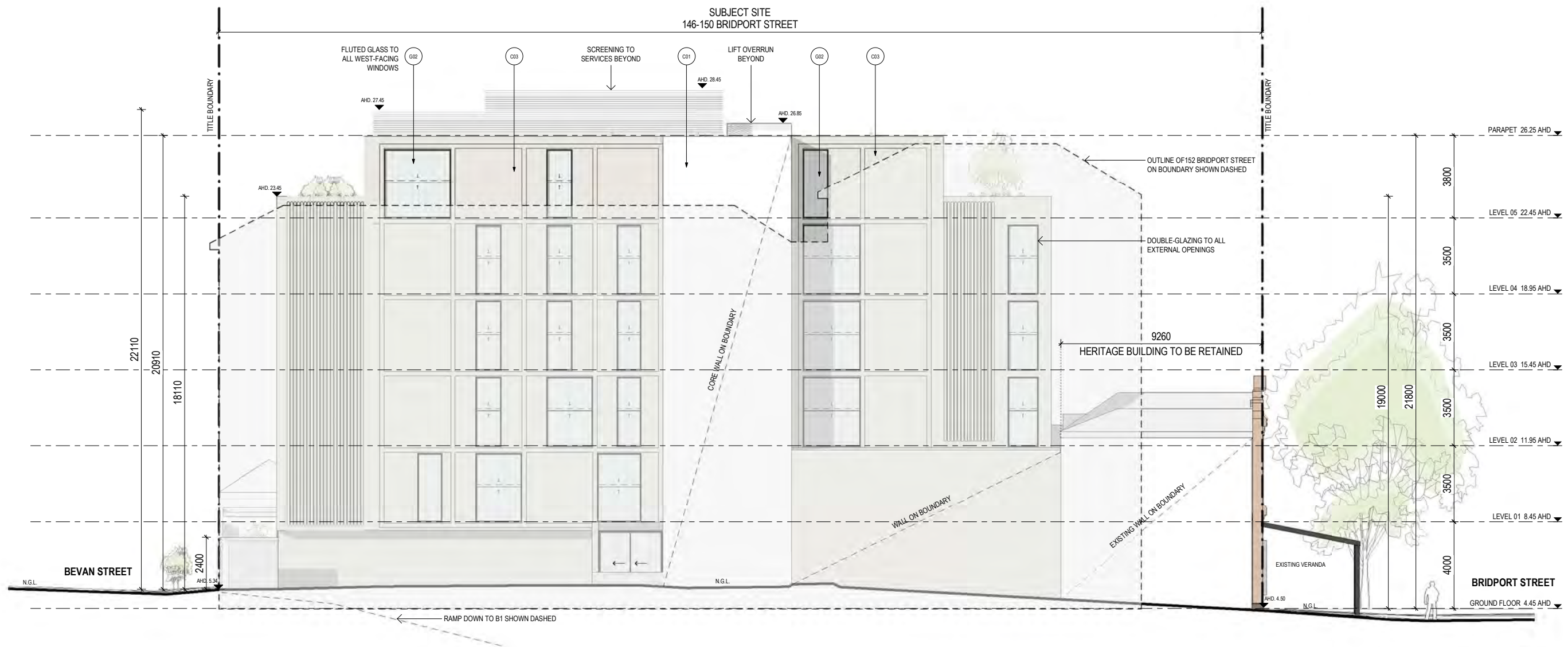
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SOUTH ELEVATION

TP.2103

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G02 - GLAZING COLOUR: CLEAR FLUTED FINISH	C02 - CONCRETE FINISH: OFF-FORM
G03 - GLAZING COLOUR: CLEAR SPECTRALLY SELECTIVE	C03 - CONCRETE TERRAZZO AGGREGATE FINISH: SMOOTH
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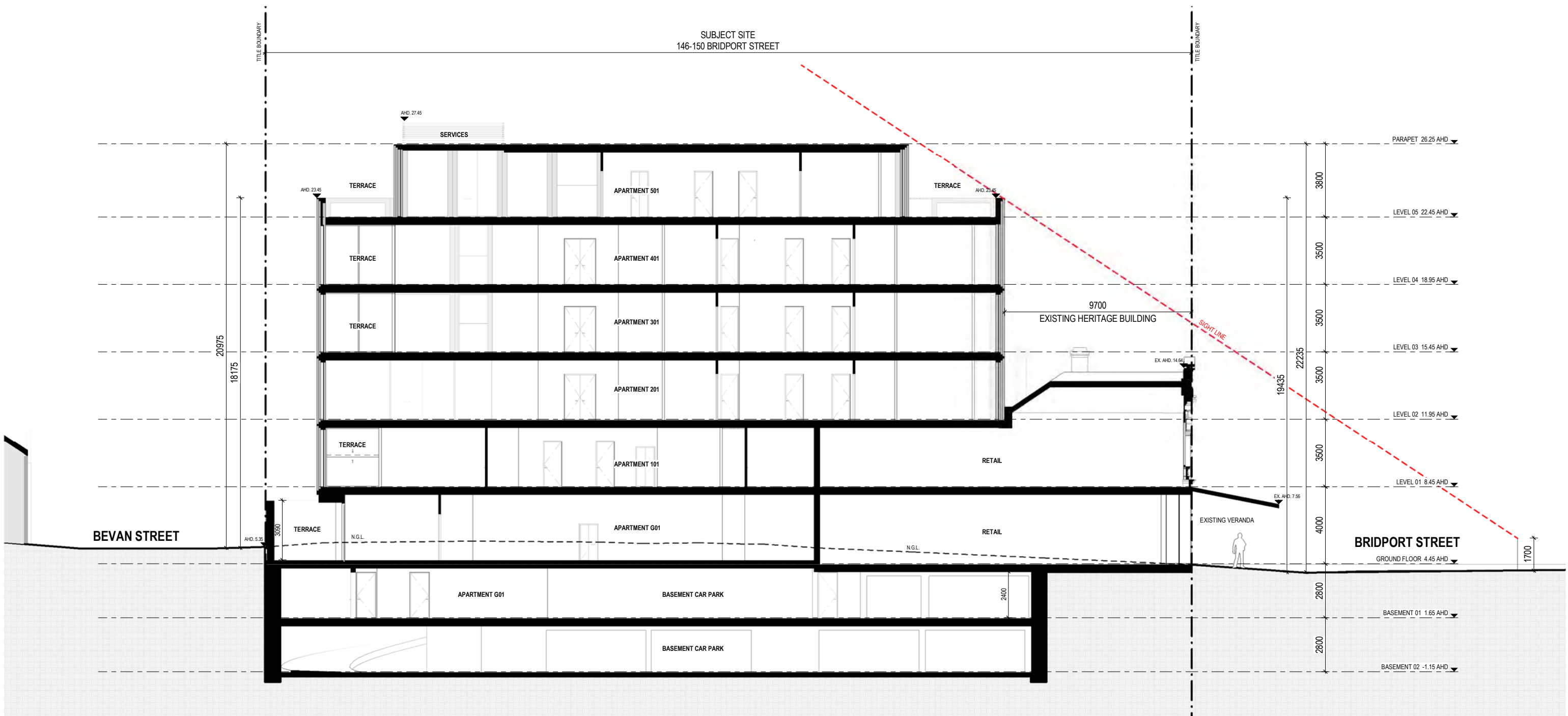
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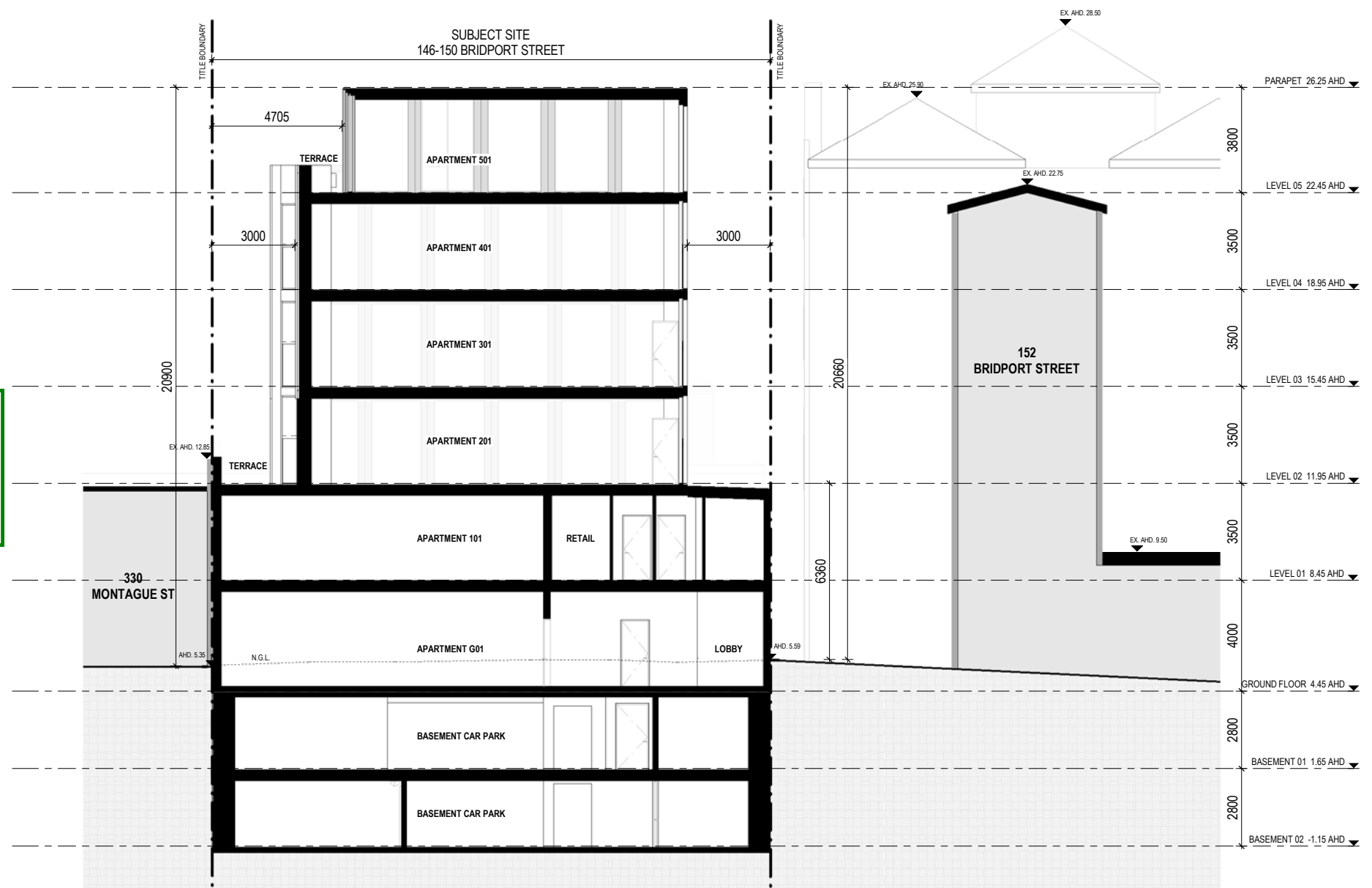
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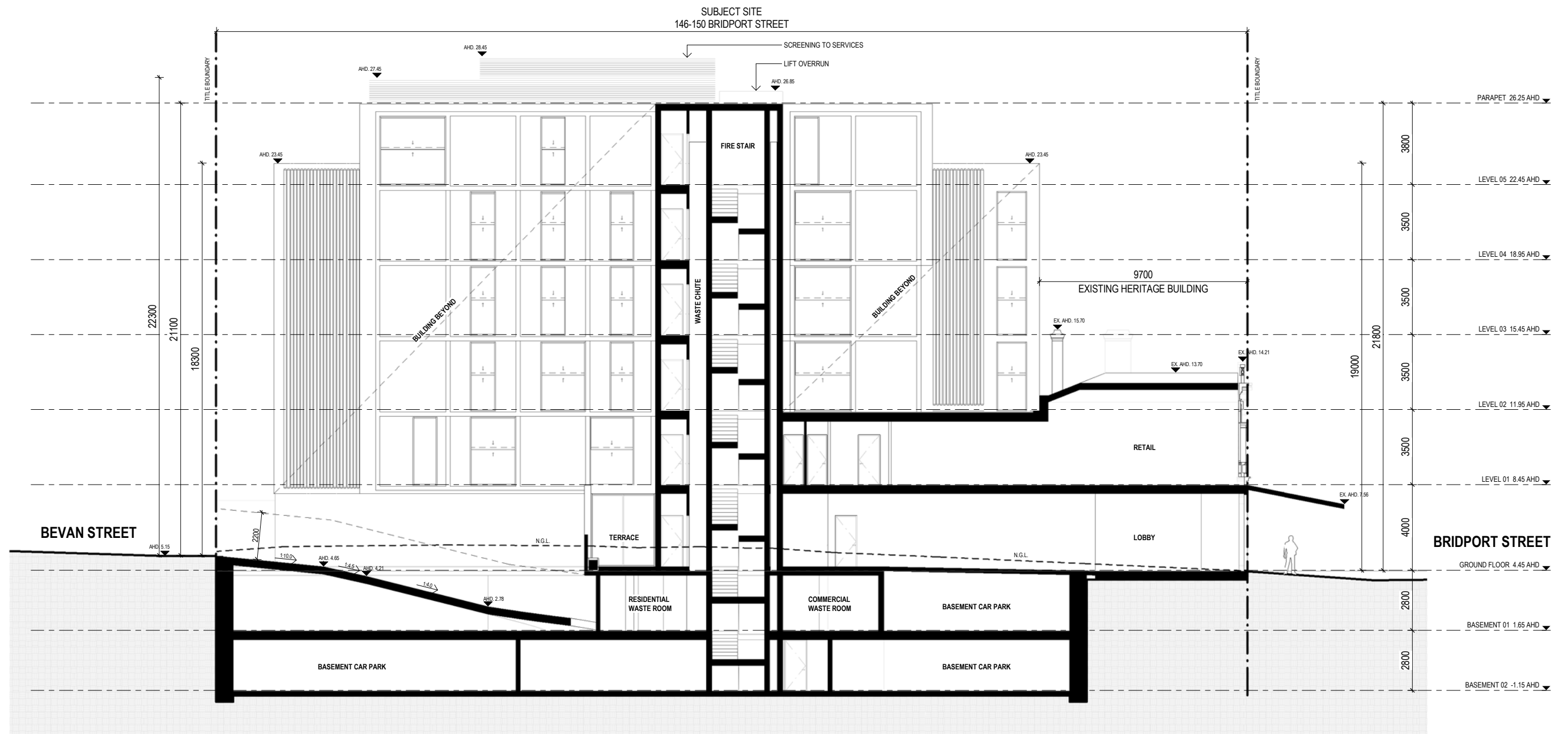
PROJECT
BRIDPORT STREET
 146-150 BRIDPORT STREET ALBERT PARK
 FEASIBILITY STUDY

DRAWING STATUS
TOWN PLANNING

November 2022

JOB N° 21229
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BUILDING SECTION B-B



**City of Port Phillip
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PROJECT
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 146-150 BRIDPORT STREET ALBERT PARK
 FEASIBILITY STUDY

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TOWN PLANNING

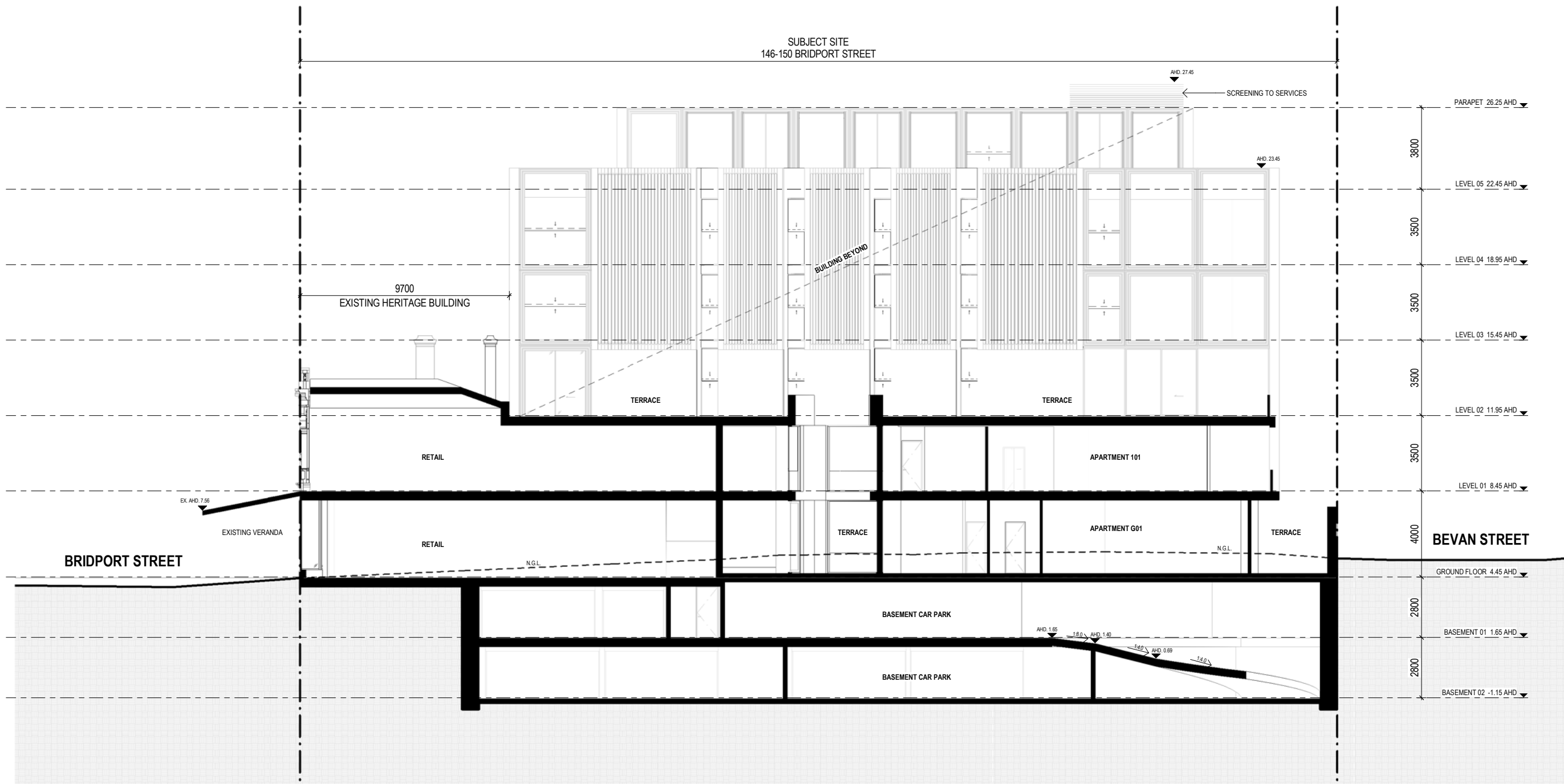
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BUILDING SECTION C-C

TP.3002

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 FEASIBILITY STUDY

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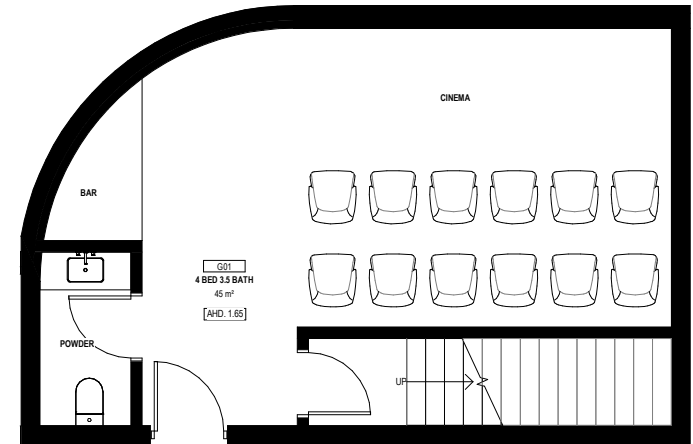
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BUILDING SECTION D-D

TP.3003

November 2022

Page 63



BASEMENT 1 CINEMA ROOM

TYPE B1

G01
4 BED 3.5 BATH
358 m²

MAIN BEDROOM SIZE	4800 x 3540mm
SECOND BEDROOM SIZE	3700 x 3250mm
THIRD BEDROOM SIZE	3480 x 3420mm
FOURTH BEDROOM SIZE	3000 x 3550mm
LIVING ROOM SIZE	5400 x 6300mm
HABITABLE ROOM DEPTH	6780mm
SNORKEL	
INTERNAL STORAGE	88.0 m ²
BREEZE PATH	
TERRACE SIZE	44 m ²
DDA COMPLIANCE	A

**City of Port Phillip
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146-150 BRIDPORT STREET ALBERT PARK
FEASIBILITY STUDY

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TYPOLOGY PLAN_GROUND FLOOR

Page 64

TP.5000





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TYPE B2	
101	4 BED 4.5 BATH 354 m ²
MAIN BEDROOM SIZE	4390 x 4780mm
SECOND BEDROOM SIZE	3250 x 3250mm
THIRD BEDROOM SIZE	3800 x 3480mm
FOURTH BEDROOM SIZE	3900 x 3200mm
LIVING ROOM SIZE	7100 x 5825mm
HABITABLE ROOM DEPTH	10245mm
SNORKEL	
INTERNAL STORAGE	70.7 m ²
BREEZE PATH	14.6 m
TERRACE SIZE	23.7 m ²
DDA COMPLIANCE	B

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TYPE B3
201
4 BED 4.5 BATH
467 m²

MAIN BEDROOM SIZE	5155 x 4420mm
SECOND BEDROOM SIZE	3000 x 3940mm
THIRD BEDROOM SIZE	3000 x 3880mm
FOURTH BEDROOM SIZE	3470 x 4780mm
LIVING ROOM SIZE	6620 x 6230mm
HABITABLE ROOM DEPTH	8400mm
SNORKEL	
INTERNAL STORAGE	83.5 m ³
BREEZE PATH	12.3 m
TERRACE SIZE	90 m ²
DDA COMPLIANCE	A

City of Port Phillip
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PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
FEASIBILITY STUDY

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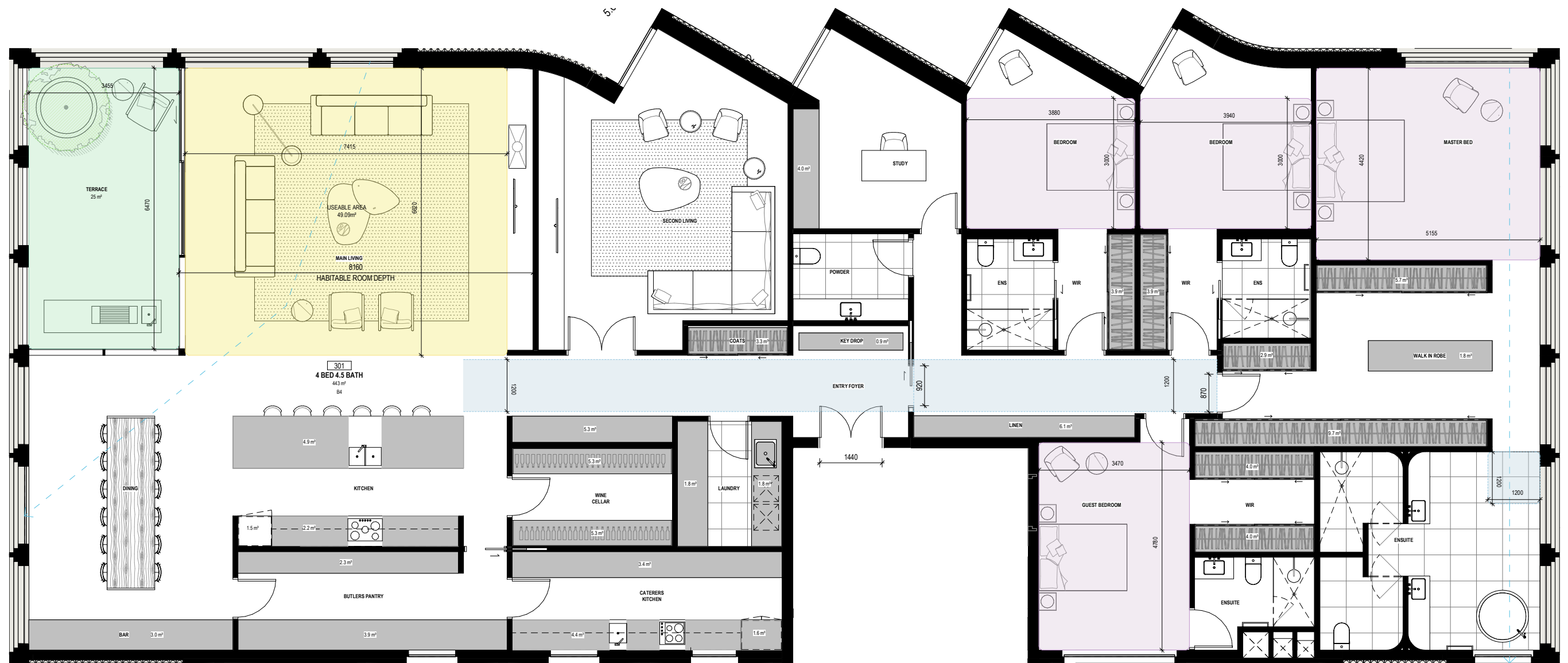
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TYPOLOGY PLAN_SECOND FLOOR

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TYPE B4

301, 401
4 BED 4.5 BATH
44.3 m²

MAIN BEDROOM SIZE	5155 x 4420mm
SECOND BEDROOM SIZE	3000 x 3940mm
THIRD BEDROOM SIZE	3000 x 3880mm
FOURTH BEDROOM SIZE	3470 x 4780mm
LIVING ROOM SIZE	7415 x 6620mm
HABITABLE ROOM DEPTH	8160mm
SNORKEL	
INTERNAL STORAGE	96.9 m³
BREEZE PATH	14.7 m
TERRACE SIZE	25 m²
DDA COMPLIANCE	A

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PROJECT
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146-150 BRIDPORT STREET ALBERT PARK
FEASIBILITY STUDY

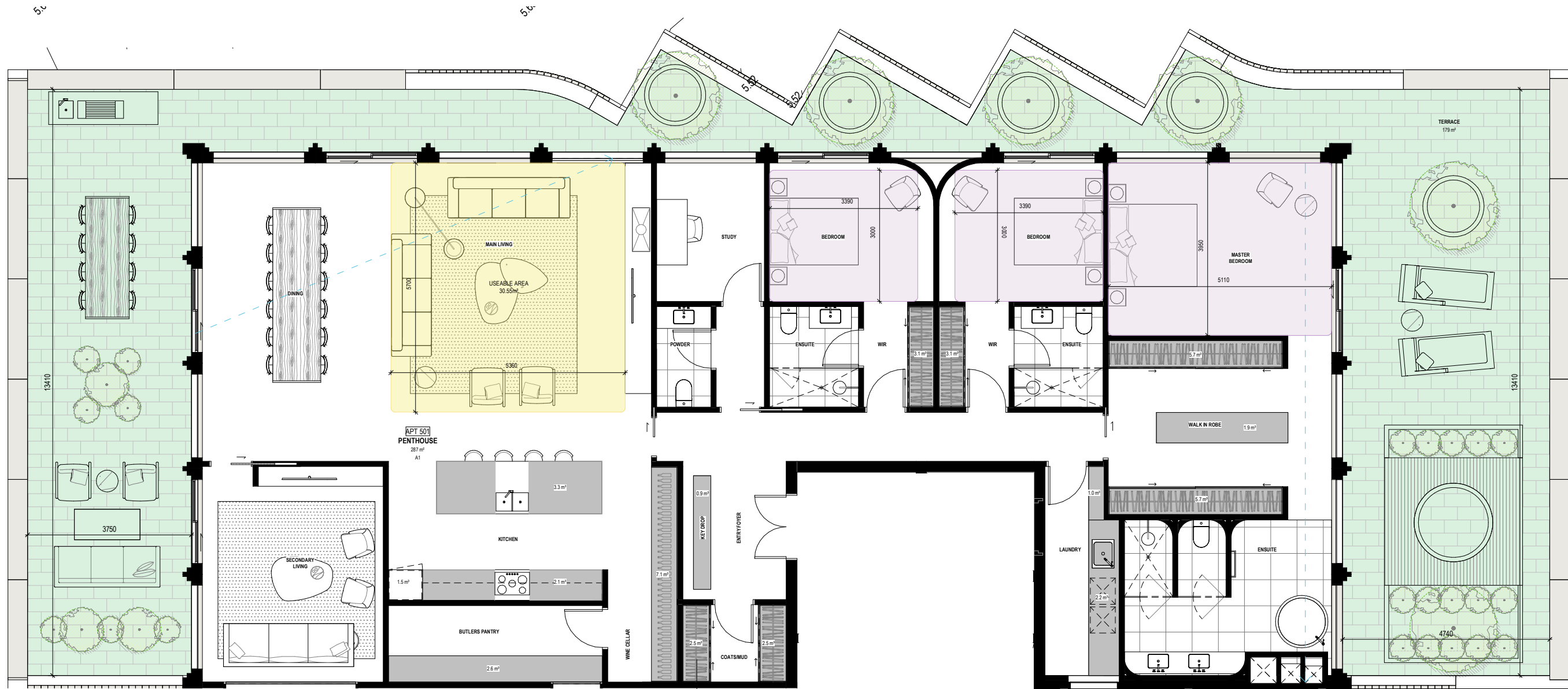
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TPOLOGY PLAN_THIRD & FOURTH FLOOR
Page 67



TP.5003



APT 501
PENTHOUSE
A1

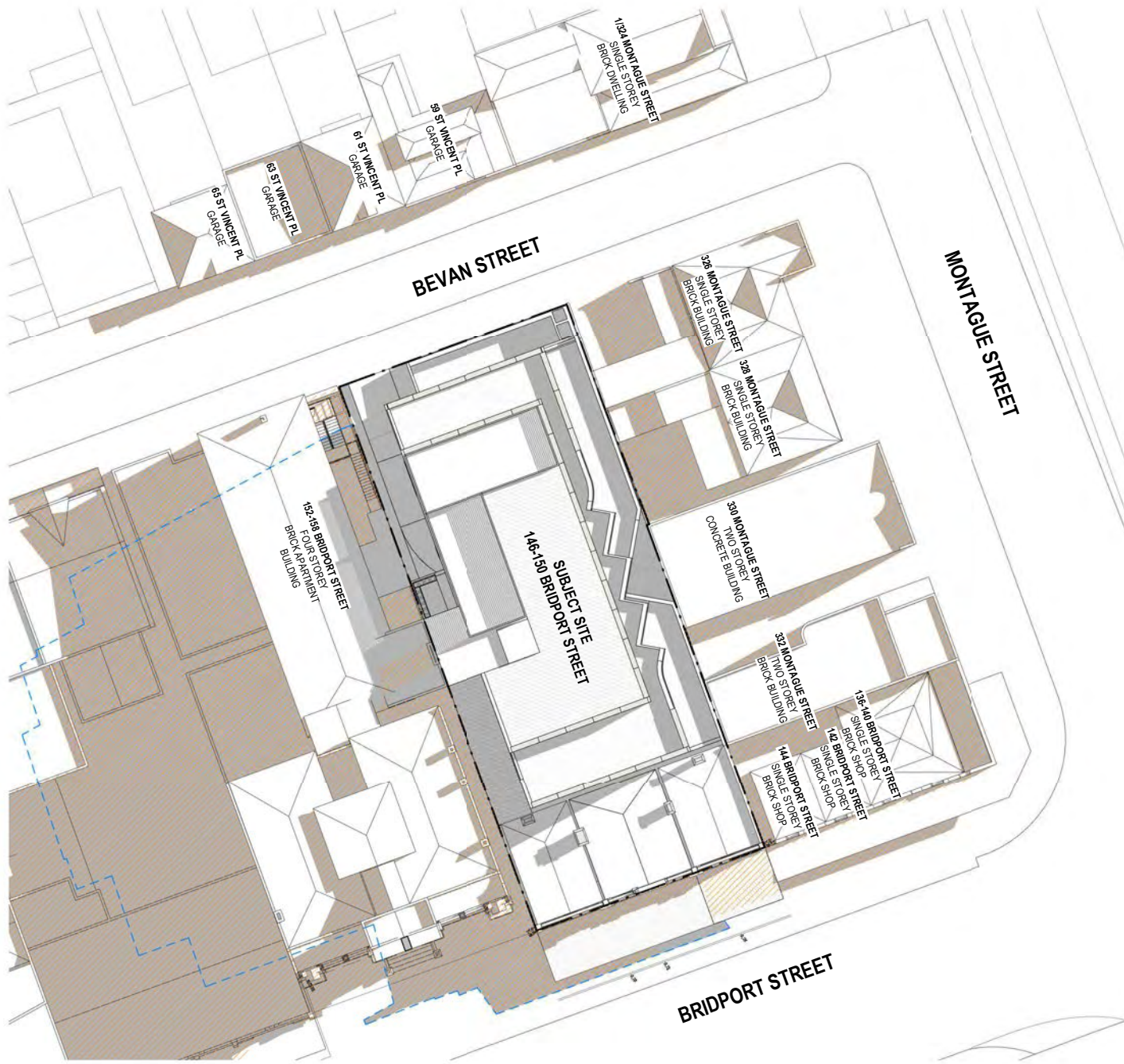
TYPE A1
501
PENTHOUSE
287 m²

MAIN BEDROOM SIZE	5110 x 3950mm
SECOND BEDROOM SIZE	3000 x 3390mm
THIRD BEDROOM SIZE	3000 x 3390mm
FOURTH BEDROOM SIZE	
LIVING ROOM SIZE	5700 x 5350mm
HABITABLE ROOM DEPTH	10120mm
SNORKEL	
INTERNAL STORAGE	45.2 m ³
BREEZE PATH	10.4 m
TERRACE SIZE	179 m ²
DDA COMPLIANCE	

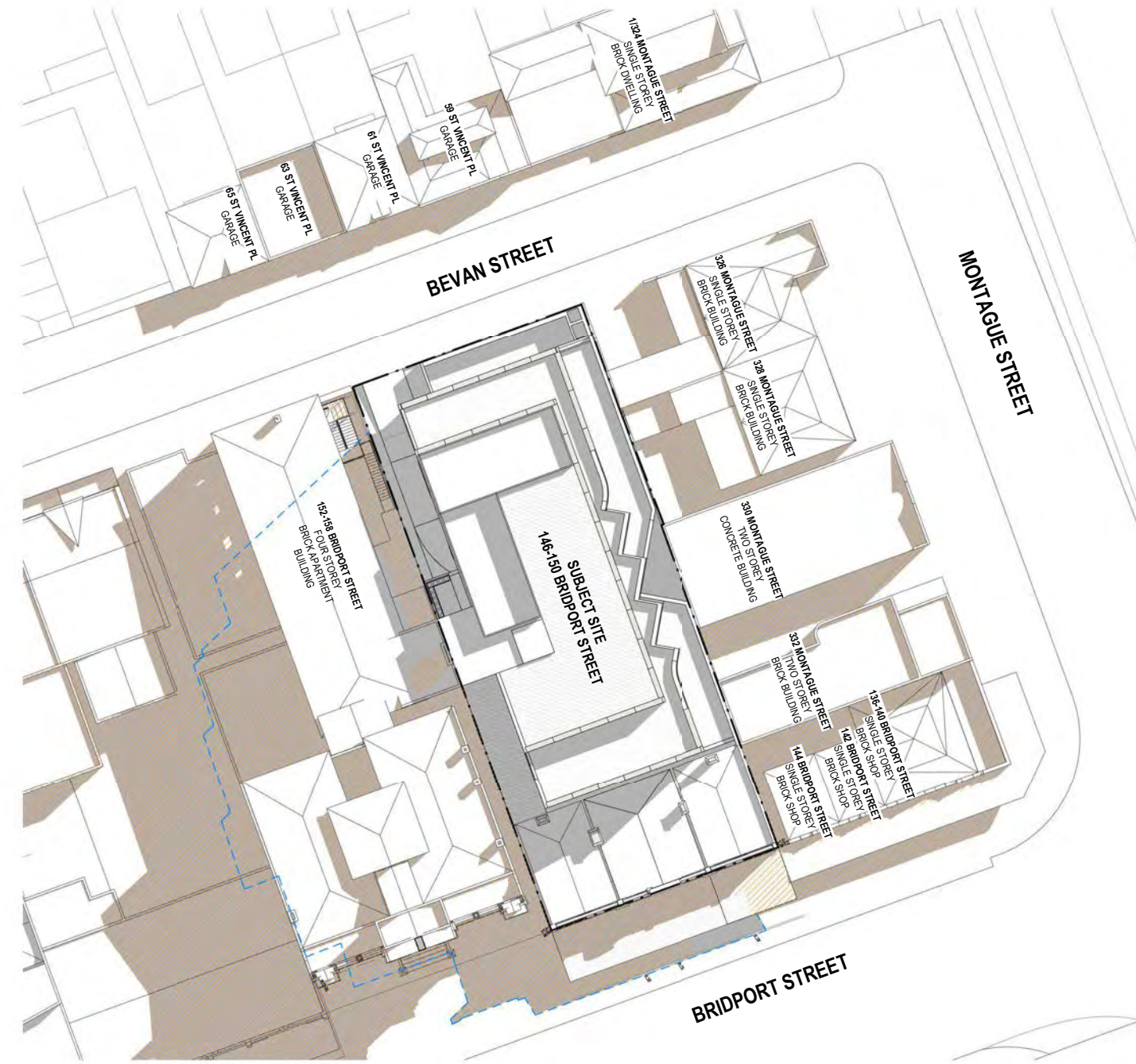
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22 SEPTEMBER - PROPOSED SHADOWS - 9:00AM



22 SEPTEMBER - PROPOSED SHADOWS - 10:00AM

**City of Port Phillip
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SHADOWS LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- PROPOSED SHADOW ON N.G.L.



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PROJECT
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146-150 BRIDPORT STREET ALBERT PARK
FEASIBILITY STUDY

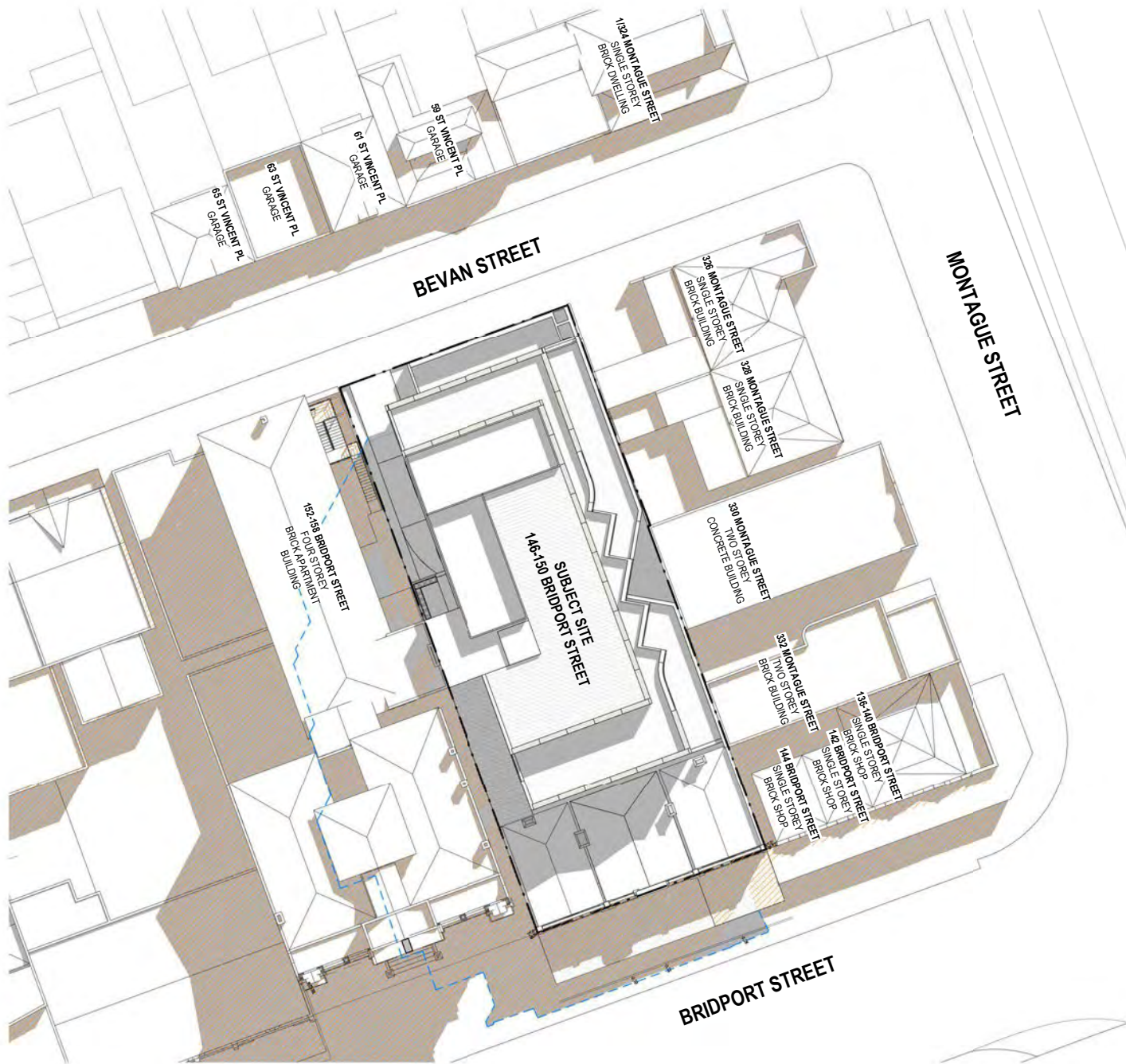
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November 2022

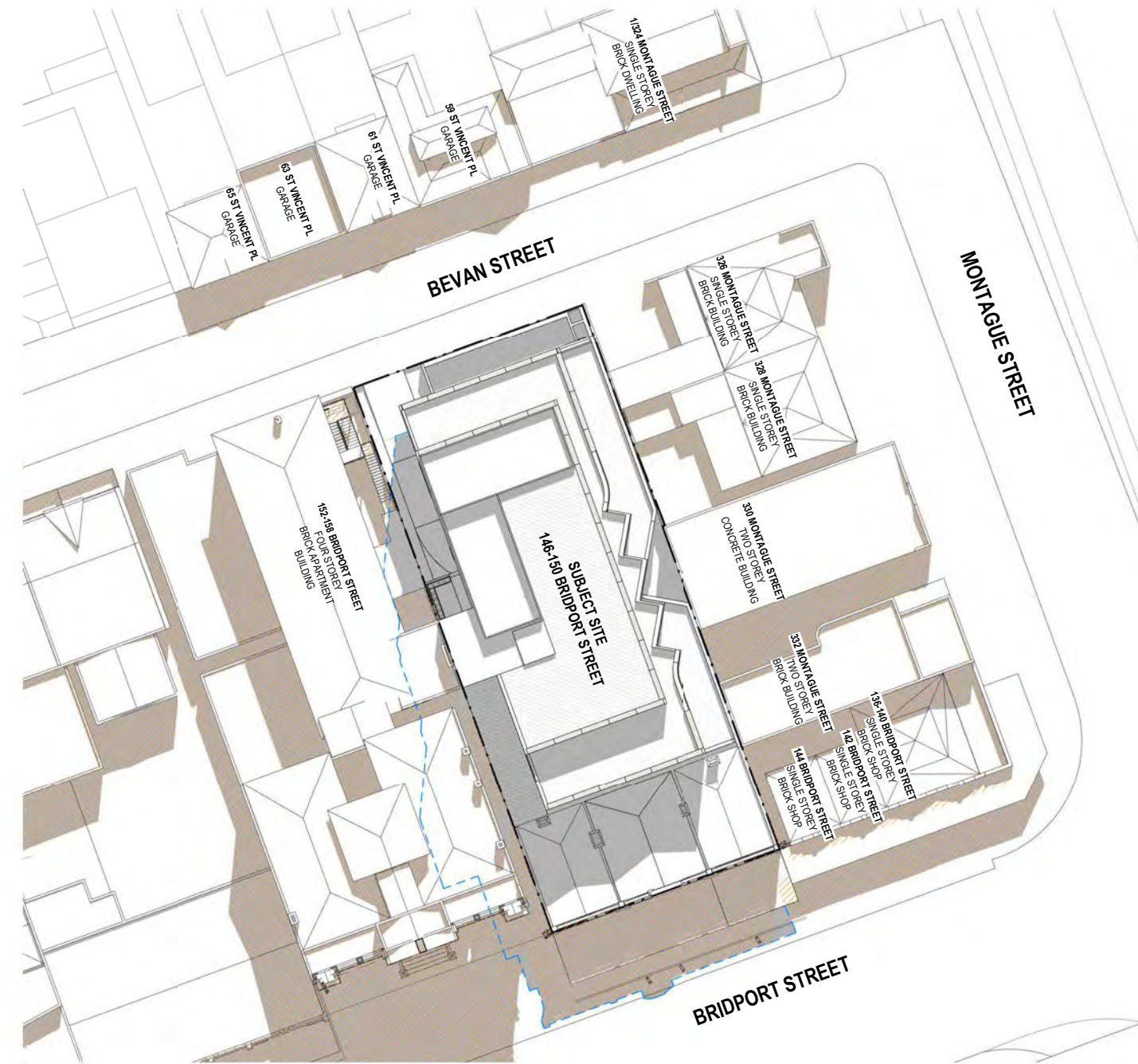
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SHADOW ANALYSIS





22 SEPTEMBER - PROPOSED SHADOWS - 11:00AM



22 SEPTEMBER - PROPOSED SHADOWS - 12:00PM

**City of Port Phillip
Advertised Plan
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SHADOWS LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- PROPOSED SHADOW ON N.G.L.



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PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
FEASIBILITY STUDY

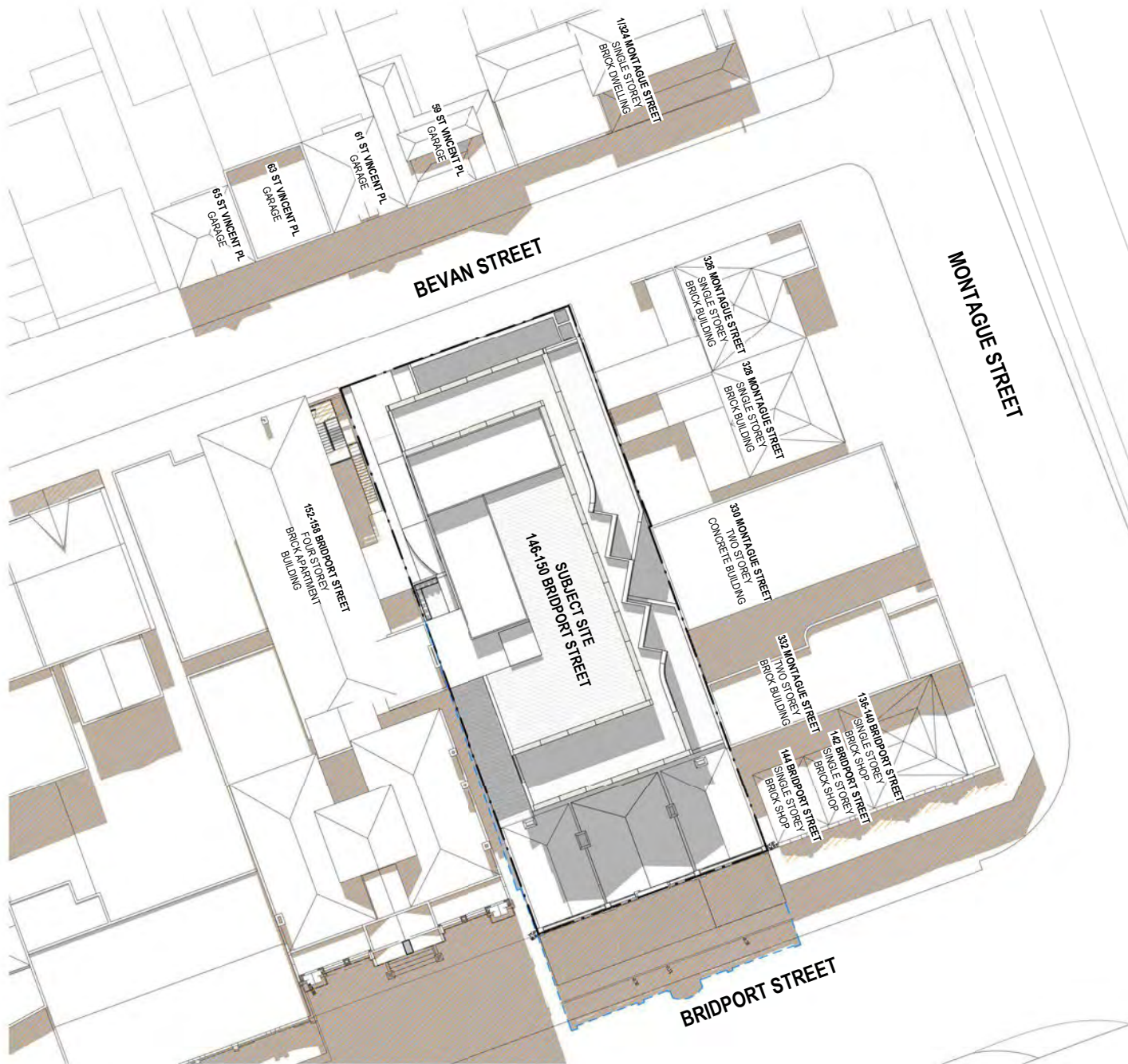
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November 2022

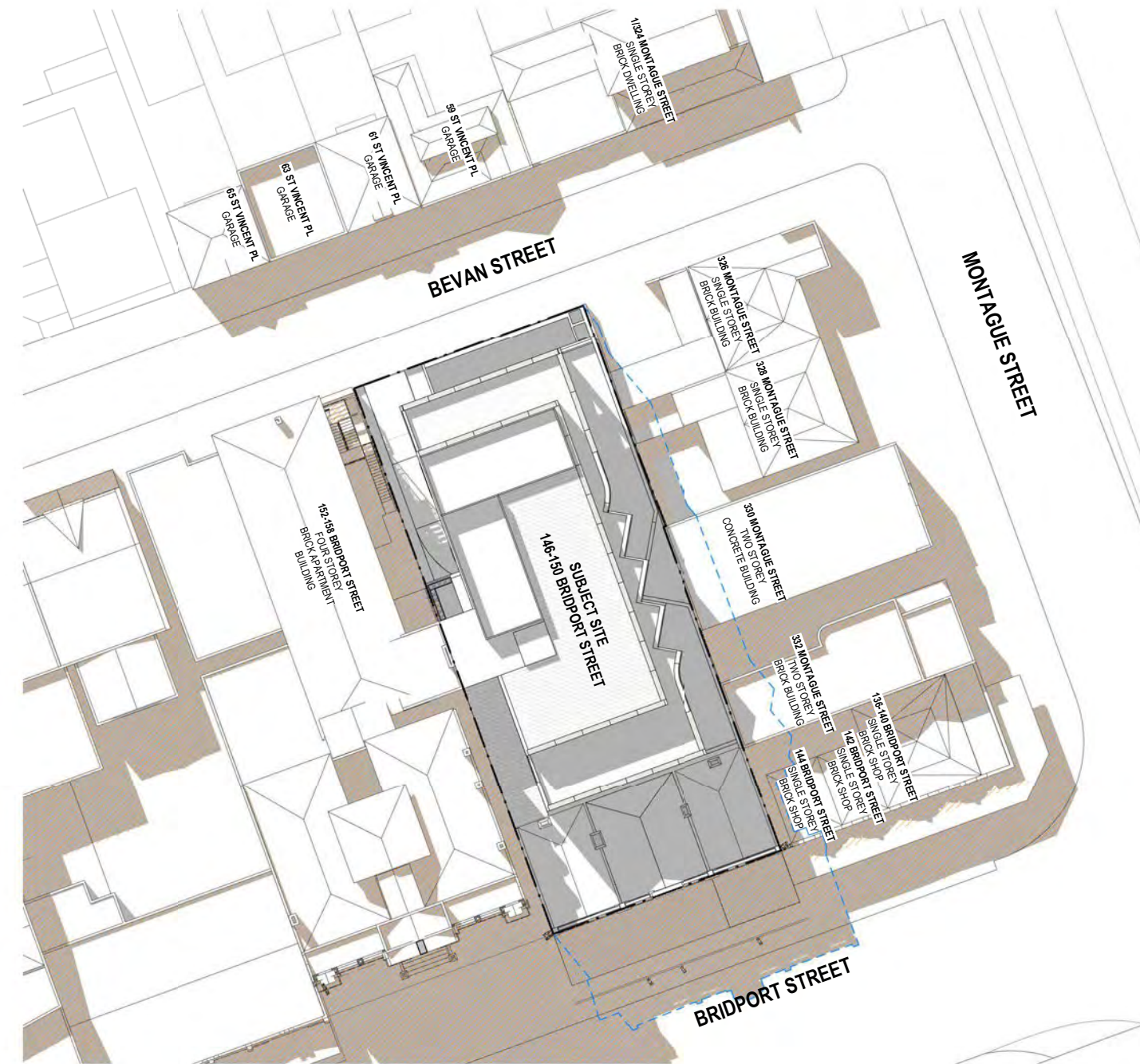
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SHADOW ANALYSIS





22 SEPTEMBER - PROPOSED SHADOWS - 1:00PM



22 SEPTEMBER - PROPOSED SHADOWS - 2:00PM

**City of Port Phillip
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SHADOWS LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- PROPOSED SHADOW ON N.G.L.



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PROJECT
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146-150 BRIDPORT STREET ALBERT PARK
FEASIBILITY STUDY

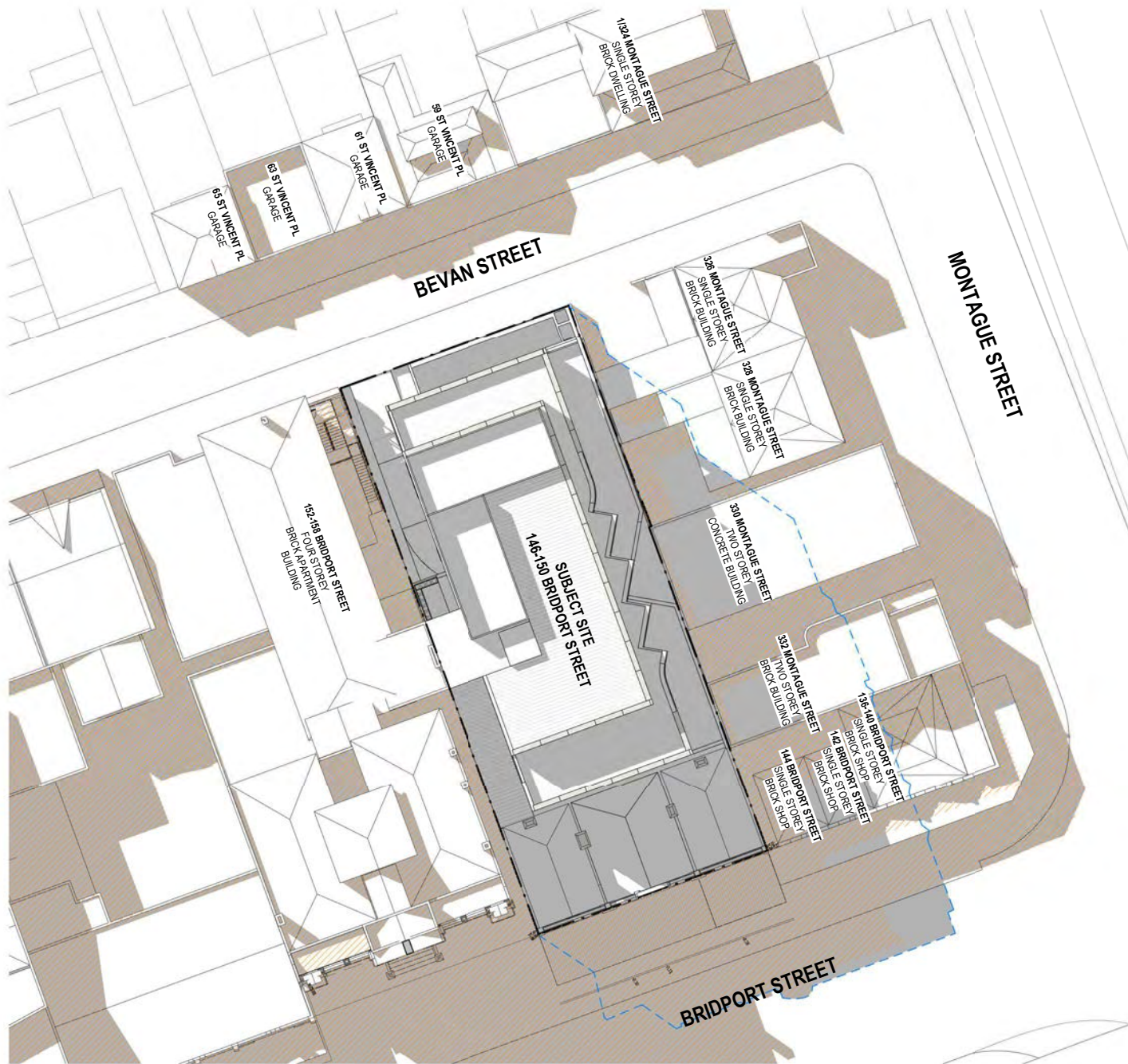
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SHADOW ANALYSIS





**City of Port Phillip
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22 SEPTEMBER - PROPOSED SHADOWS - 3:00PM

SHADOWS LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
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BRIDPORT STREET
 146-150 BRIDPORT STREET ALBERT PARK
 FEASIBILITY STUDY

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SHADOW ANALYSIS



Development Summary

PORT PHILLIP PLANNING DEPARTMENT Date Received: 25/11/2022

City of Port Phillip
Advertised Plan
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Development Summary

CERA STRIBLEY

PROJECT NUMBER 21229
 ADDRESS 146-150 Bridport St
 PROJECT STATUS Town Planning
 DATE Nov-22

City of Port Phillip
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SITE AREA (sqm) APPROX	972
BUILDING FOOTPRINT (sqm)	850.0
SITE COVERAGE	87.4%
BASEMENT COVERAGE	84.3%

PROJECT SUMMARY - APARTMENTS AND PARKING

LEVEL	RETAIL	3 BED+	4 BED+	TOTAL APARTMENTS	REQUIRED CAR PARKS	ALLOCATED RES CAR PARKS	RES CAR PARKS	RETAIL CAR PARKS	TOTAL CAR PARKS	BIKE PARKING
BASEMENT 02							14	2	16	
BASEMENT 01							6		6	14
GROUND	1		1	1	2	3				
LEVEL 01	1		1	1	2	3				
LEVEL 02			1	1	2	3				
LEVEL 03			1	1	2	4				
LEVEL 04			1	1	2	4				
LEVEL 05		1		1	2	3				
SUBTOTAL		1	5	6	12	20	20	2	22	14
PERCENTAGE		16.7%	83.3%							

PROJECT SUMMARY - AREAS

LEVEL	SERVICES/ STAIR (m2)	CORRIDOR/ LOBBY	PARKING / COMMON	RETAIL(m2)	APARTMENT NSA (m2)	TERRACE / P.O.S (m2)	TOTAL APARTMENT AREA (m2)	TOTAL GFA (m2) (EX BALC)	NETT-GROSS EFFICIENCY
BASEMENT 02	44.0	8.0	767.0					819.0	
BASEMENT 01	115.0	18.0	579.0		45.0			819.0	5.49%
GROUND	49.0	85.0		304.0	358.0	72.0	430.0	796.0	83.17%
LEVEL 01	38.0	11.0		391.0	354.0	28.0	382.0	794.0	93.83%
LEVEL 02	38.0	11.0			467.0	90.0	557.0	516.0	90.50%
LEVEL 03	38.0	11.0			443.0	25.0	468.0	492.0	90.04%
LEVEL 04	38.0	11.0			443.0	25.0	468.0	492.0	90.04%
LEVEL 05	38.0	11.0			287.0	179.0	466.0	336.0	85.42%
SUBTOTAL	398.0	166.0	1346.0	695.0	2397.0	419.0	2771.0	5064.0	88.8%

Development Summary

GROUND FLOOR - APARTMENTS

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	POS (m2)
G 01	4	4.5	3	358	72
TOTAL	4	4.5	3.0	358.0	72.0

GROUND FLOOR - COMMERCIAL

RETAIL NUMBER	TYPE	CAR ALLOCATION	AREA (m2)	POS (m2)
G 02	FOOD & BEVERAGE	2	304	0
TOTAL		2.0	304.0	

LEVEL 01 - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	TERRACE
1 01	4	4.5	3	354	28
TOTALS	4	4.5	3.0	354.0	28.0

LEVEL 01 - COMMERCIAL

RETAIL NUMBER	TYPE	CAR ALLOCATION	AREA (m2)	POS (m2)
1 02	FOOD & BEVERAGE		391	0
TOTALS		0.0	391.0	

LEVEL 02 - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	TERRACE
2 01	4	4.5	4	467	90
TOTALS	4	4.5	4.0	467.0	90.0

LEVEL 03 - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	TERRACE
3 01	4	4.5	4	443	25
TOTALS	4	4.5	4.0	443.0	25.0

LEVEL 04 - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	TERRACE
4 01	4	4	4	443	25
TOTALS	4	4	4.0	443.0	25.0

LEVEL 05 - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	TERRACE
5 01	3	3.5	3	287	179
TOTALS	3	3.5	3.0	287.0	179.0

Note: All areas are approximate only and are subject to final checking against survey information and authority approvals.

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PROJECT
146-150 BRIDPORT STREET,
ALBERT PARK

PROJECT PHASE
TOWN PLANNING

DATE
NOVEMBER 2022

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A CONCEPT BY

CERA

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