

# REFERRAL DOCUMENT

To be filled in by a Planner	
Application No.	PDPL/00817/2022
Address	146, 148 & 150 BRIDPORT STREET ALBERT PARK VIC 3206
Zone	
Overlay	HO443 significant buildings
Proposal Summary	
Relevant Documents	
Specific information sought by the planner	

## Heritage Advisor response:

Hi Anita,



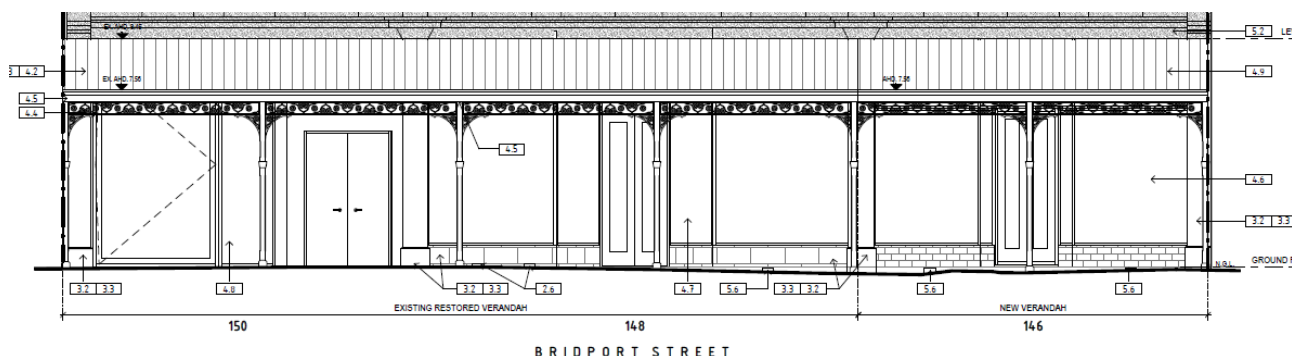
The focus of the referral is the information provided in the Bryce Raworth *Schedule of Conservation Works*, dated 28 August (the Schedule). This Schedule was not available prior to the previous referral comments by the Heritage team.

Some of the information contained in the Schedule appears to be contrary to the plans submitted and some information is new. The render above, taken from the revised plans, also indicates a different treatment of the original verandah over shopfront 150 which is not detailed elsewhere. I will assume that this is a mistake, but it needs to be rectified. Please ask the applicant to correct

this and provide more details about the proposed treatment of the reconstructed section of verandah in line with the Heritage Impact Statement.

The Heritage Impact Statement states that;

*Reconstruction of original streetscape elements is encouraged by policy and in line with this, a new verandah will be constructed to no. 146, utilising materials and finishes to match the existing verandah at nos 148-150.*



The plan above, from the Schedule, is the only detail of this reconstructed verandah, and therefore more information will need to be provided as a condition on permit. Please note that this drawing shows a different arrangement of the proposed new entrance to that of the architectural plans and should be corrected.

Council will require further detailed plans of the proposed entrance treatment at number 150 and a specific statement of heritage impact that details how the proposed entrance and the fire booster cabinet will be designed to minimise adverse impacts on the heritage streetscape and the remaining historic fabric of the shopfront at number 150. As is normal with demolition of historic fabric, some interpretation of what has been demolished would be appropriate.

Please note that it is Council policy to:

Encourage the accurate restoration or reconstruction of heritage places to a known earlier state, particularly publicly visible features such as:

- Verandahs, balconies and awnings and
- Shopfronts.

Reconstruction of the verandah to match the existing is therefore supported. Some date-stamping on the reconstructed section is recommended to assist in future interpretation of the place.

Item 4.3 of the Schedule recommends replacing the steel verandah battens with like-for-like and this is supported, with more detail provided in conditioned plans. Item 5.5 recommends reinstatement of orbs to the parapet and this is supported if more detailed information can also be provided as a condition on permit.

Council has supported the demolition of the shopfront at number 150, detailed in the *Heritage Impact Statement* by Bryce Raworth, December 2022. The two other shopfronts at 146 and 148 are to be retained. This is also noted in the plan TP.0200 showing number 150 as 'non-heritage shopfront to be demolished'. Please request that this is amended and specific items are detailed to be demolished, ie, the glass window and door and granite plinth, but not the granite piers or original timber framing, beams or lintels above the window or doorway. Some investigation of whether the original tiling to the floor of the ingo is still extant below the concrete of the splayed doorway, should also be undertaken prior to demolition.

This request has been made because the Schedule goes into more detail about the shopfront at number 150 than the *Heritage Impact Statement*, describing it as having original granite plinth and piers in the picture below from page 2. This would indicate that there is more original fabric in the

shopfront then originally thought and the shopfront retains its original arrangement of side entry and splayed display window, albeit now replaced with aluminium framed windows.



Figure 12 Existing shopfront to number 150. Granite to the shopfront plinth is to be salvaged for reuse, granite to the pillar's to be retained.

Item 2.7 in the Schedule is "Salvage and retain granite from No 150 shopfront for reuse". This must be changed to reflect the demolition of the original granite plinth, not salvage. Should the granite be reused, it should be used as part of the proposed entrance and fire booster cabinet to number 150.

Items 4.6 - 4.8 of the Schedule state:

4.6 Restore the shopfront to number 146, in accordance with one of the two following options:

- A. Retain tiles to plinth and restore copper shopfronts and tiling.
- B. Remove tiles to plinth and reinstate salvaged granite from number 150 (augmented as necessary with new, carefully matched granite). Remove copper window frames and replace with timber shopfronts, with detailing and materials as a whole to match number 148.

The option B detailed above will not be supported by Council as it is contrary to Council policy to remove significant fabric and replace it with fabric from another place. The plans do not show any demolition or change to shopfront 146, and no previous support has been given for this proposal.

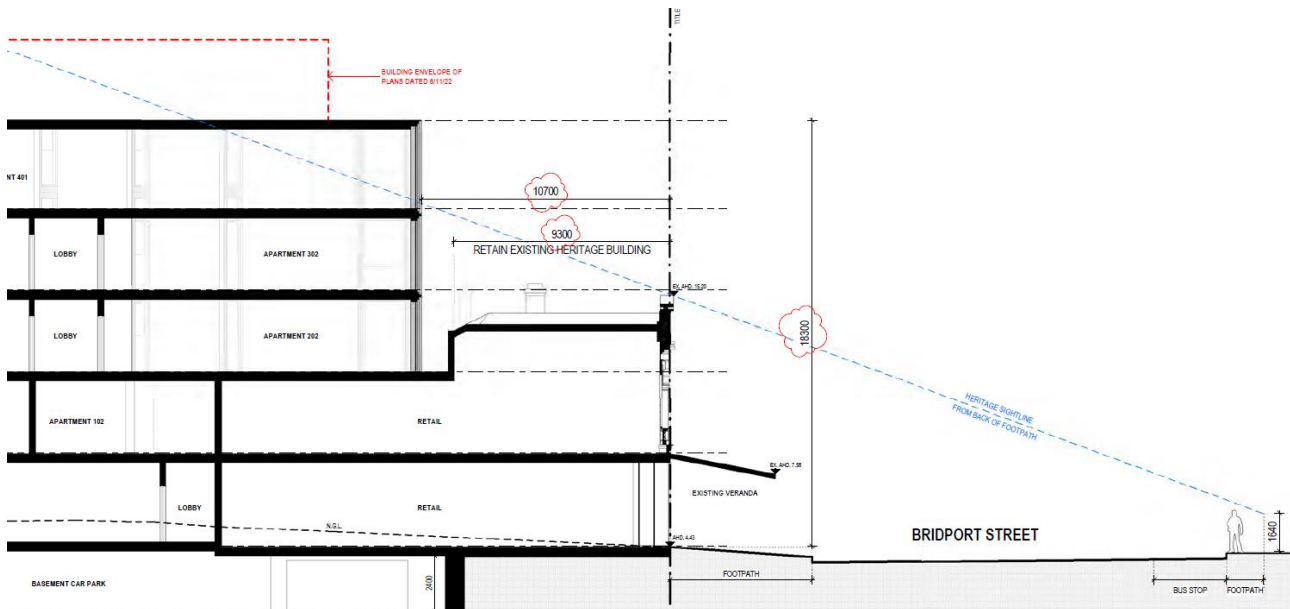
The glass, metal and tile Inter-war shopfront at number 146 is not original to the building, is a later addition and possibly was installed at the same time as the removal of a section of verandah above number 146. The shopfront is still significant and is of a quality and intactness that warrants its retention. Changes to retail spaces is a normal part of the history of commercial buildings as new technology and materials were introduced and shopping trends changed. This history of changing shopfront styles is reflected in the two different shopfronts at 148 and 146 and should be retained.

Council's Heritage shopfront guidelines state that:

- Conservation and enhancement of early shopfronts and their various elements is encouraged. Shopfronts original to the parent building will have the high priority for conservation;

- Removal will not be supported where a shopfront is considered original to the building or where a later shopfront displays valued design features;
- Removal and/or unsympathetic alteration to early shopfronts will not be supported regardless of any desired operational purposes.

The plans have provided a revised sightline diagram. The previous referral supported a higher degree of visibility on the site than would normally be permitted. With the revised plans the overall height of the new building has been reduced and greater side setbacks have been created to the adjoining building. This has decreased this visibility further. The sightline shown on Drawing TP.3000 and attached below, can therefore be supported.



Sera-Jane Peters  
Heritage Advisor  
27 September 2023

## Urban Design Referral

To be filled in by Planner	
<b>Application number:</b>	PDPL/00817/2022
<b>Address:</b>	146, 148 & 150 BRIDPORT STREET ALBERT PARK VIC 3206
<b>Planner</b>	Anita Rozankovic-Stevens
<b>Urban Design Officer:</b>	Chaitali Bhanushali
<b>Date</b>	22 September 2023

**Note:** If you require clarity on any of the comments above, or would like to forward these comments on please discuss with the Urban Design Adviser

### Urban Design Topics

The Urban design advice refers to the amended plans for the proposed partial demolition and construction of five-storey building over two basement levels at 146 Bridport Street Albert Park. The assessment is undertaken on the basis of VCAT Appeal Draft Conditions. Generally, the proposed amended development is supported from an urban design standpoint with key concerns outlined in the detailed advice below.

### Built Form

- *Form, mass and visual impact*

The overall building form and mass have been well shaped to respond to the sensitive adjacencies particularly the heritage shops on Bridport St and the Biltmore Coffee Palace, as well as the lower scale properties to the east and Bevan Street.

Setbacks at the upper levels have been generously proportioned to minimize impacts upon adjacent habitable rooms or private open spaces.

The height of the proposed building approximates that of the parapet on the front elevation of the Biltmore building.

The proposed built form, including removal of level 5, reduces dominance on the abutting Biltmore Coffee Palace and the retained heritage façade and shops fronting Bridport St, which is considered appropriate and a suitable sympathetic response to the immediate urban context.
- *Streetwall/setback/separation*

The upper levels are well set back (by 10.2 metres) at the rear, and retaining the form and character, of the heritage shops. This is greater than setbacks in heritage streetscapes in similar 'high streets' where preferred setbacks are often between 3-6 metres. The proposed setbacks respond well to the important heritage qualities of the existing shops and the adjacent Biltmore building. The proposed additional 0.5m setback on upper levels as opposed to the required 1.0m setback is acceptable, considering this detail does not significantly impact the built form presentation from the streetscape.
- *Character*

Inspiration for architectural expression of the building's facades is drawn from the scale and proportions of the surrounding heritage fabric including their structural grid. While the new building has a clearly different presentation it is sympathetic to the underlying form and geometry of the valued nearby buildings. It incorporates detailing of solid elements and around window openings providing visual depth and interest to the building's presentation.
- *Fenestration*

Gridded window openings with vertical proportions are suitably shaped in the style of adjacent and nearby heritage buildings. The surrounds or reveals are slightly coffered providing suitable visual depth to the building's façade and presentation.

- *Materials and finishes*

The materials and finishes palette is suitably restrained, with quality materials and muted tones. Pre-cast, terrazzo and off-form concrete are to be used for the solid, external elements with some fluted canted panels on the eastern façade. Clear and opaque frameless glazing is proposed for the windows and balcony balustrades.

The materials and finishes are well considered that contributes to and reinforces the presentation of the overall development.

### **Internal Amenity**

- *Retail Facilities*

The proposed amended plans demonstrate the removal of shower facilities and change rooms for the restaurant, which is non-compliant with VCAT appeal draft conditions. Additionally, the commercial lift providing access from basement to the ground level is questionable considered the lift access is terminated on the ground level and results in a non-DDA compliant accessibility within the commercial/retail on the upper level. It is recommended that DDA compliant staff and patron facilities are provided.

The access to employee bike parking in the basement is questionable considering the bike route to commercial lift accessing basement is provided from inside the retail, which is likely to conflict with the retail users. Reconfiguring the access route to employee bike parking on the basement level outside of the retail is recommended.

### **Referral Overview**

From an urban design perspective, the proposal is well conceived, carefully resolved and provides a suitable response to the policy and urban contexts. Detailed recommendations under Internal Amenity are noted above.

### **Summary of Recommendations:**

From an urban design perspective, the proposal is supported with detailed recommendations under Internal Amenity noted above.



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## Traffic Comments

### Car parking

The proposal is seeking a parking waiver of 12 car spaces based on planning scheme car parking requirements and is considered appropriate noting that the site is located within PPTN.

### Layout and Access

Each garage door opening width matching the swept-path diagrams is to be clearly annotated on the plans.

All columns within each basement to be clearly annotated complying with the requirements of AS2890.1.

The main ramp needs to show all grades, length of grades, all intermediate levels along internal edge in accordance with AS2890.1.

### Pedestrian Sightlines

Clause 52.06 of the Planning Scheme requires a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road.

Accordingly, the ramp where it intersects with the footpath should have a minimum 1m offset from the western property boundary with a view to achieve a minimum 1m x 2.5m splay.

A pedestrian sight triangle is also required on the eastern side where ramp connects with the footpath in accordance with AS2890.1. The height of all structures and vegetation etc within these splays are to be limited to no more than 750mm in height.

These can be dealt with via a permit condition.

## **Loading/Unloading**

The applicants Transport Impact Report states the following;

*“It is noted that the existing businesses on the subject site (two clothing stores and a beauty salon) operate without dedicated loading bay.*

*A formal loading bay can be found approximately 160 metres walking distance from the site at the eastern frontage of The Albert Park Hotel along Montague Street”*

Firstly, the existing use is not a restaurant. On loading/unloading grounds, restaurants typically lot busier compared to a beauty salon or a clothing store. Secondly it is unclear whether someone would walk carrying goods/deliveries a 160m distances crossing few streets to into the site.

I acknowledge the site frontage has 1/4P restrictions, however, parking demand can be lot busier during midday towards afternoons. To provide adequate loading access for the development whilst avoiding double parking etc it is recommended that a permit condition be imposed to undertake loading/unloading during weekday mornings (i.e: 7am -10 am) - *The applicant should provide a Loading Management Plan reflecting this.*

## **Other**

The new on-street parking area within the site frontage as part of the crossover works is to be signed posted as 1P matching with the rest of parking restrictions in the street. The days/times of the 1P to match the existing.



Tree removal is not supported.

The tree is in good health with no observed structural faults that compromise its long-term retention.

Planting opportunities in Bridport Street are already constrained, the extension of the veranda will result not only in the loss of the tree, it will also remove a planting opportunity.

Tree removal will have a negative impact on the visual amenity of the area.

The tree is in good health with good structure. The tree is ~5m in height with a canopy width of ~9m, N-S.

The Amenity value of the tree is \$38,086.69. This value is determined under the Greening Port Phillip Strategy. This is calculated on a base value that is updated at 1 September each year.

The extent of canopy that needs to be removed to facilitate construction of the veranda would make the tree's retention unviable. The large limb indicated above would need to be removed. The foliage mass that must be removed from those branches inside the 'construction zone' is likely to compromise the health of ~50% of the remaining canopy mass.





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## Sustainable Design Advisor - response

Date 27/09/2023

Hi Anita,

The following plans and supporting documents have been reviewed:

- Sustainable Management Plan by GIW, Revision D dated 14/09/2023
- Architectural Plans by Cera Stribley, "VCAT Final Hearing" status, Rev C dated 15/09/2023

The Sustainability Management Plan (SMP) and plans demonstrate that the proposal could achieve an acceptable outcome in relation to environmentally sustainable design, subject to two items being address on the proposed plans; north elevation external shading and improved natural daylight to apartment 102.

### Outcome:

The application demonstrates an acceptable outcome for ESD subject to two changes

### Suggested Action:

Approve subject to conditions addressing north elevation external shading and daylight to apartment 102

### Full Assessment Comments:

- Natural daylight to the living area of apartment 102 would be poor. I note that the room does not pass the natural daylight criteria in the IEQ section of the BESS report. The room is single aspect, facing a narrow terrace area. It would rely on borrowed natural daylight from the east/ north-east, which would be partly compromised by the 1800mm high screen on the east boundary of the terrace.
- Natural daylight to the living area could be improved by opening up the room into a dual aspect space. This would involve reconfiguring the pantry and deleting the internal wall between the study and the living area.
- The SMP claims that the north-facing glazing would be externally shaded but this is not evident on the plans. The depth of framing around the north elevation glazing is not sufficient to provide effective solar shading to the large expanses of glass.
- Effective solar shading is required to improve occupant comfort with reduced glare and solar heat gain, as well as reducing the need to use mechanical heating.
- The north elevation glazing of the ground floor apartments would receive effective solar shading due to the overhang of the first floor level above.

- Effective solar shading must be built into the north façade design for the living room of apartment 101, the living room and master bedroom of apartment 201, the living room of apartment 301 and the living room of apartment 401.
- The most effective external shading for north facing glazing is provided by a fixed overhang, either via a projecting fin or louvres or deep window frames.

Kind regards,

*Helen Pritchard – Sustainable Design Planner*

**Items required to be addressed via conditions:**

**Details for condition 1 plans:**

- Effective solar shading provided to the north elevation habitable room windows.
- Reconfiguration of living area and study of apartment 102 to provide a dual aspect room.

**Other conditions required:**

**ESD3 – Implementation Report for ESD**

Prior to occupation of the development approved under this permit, an ESD Implementation Report (or reports) from a suitably qualified person or company, must be submitted to and endorsed by the Responsible Authority. The Report must confirm that all ESD initiatives in the endorsed SDA/SMP and WSUD report have been implemented in accordance with the approved plans to the satisfaction of the Responsible Authority. The ESD and WSUD initiatives must be maintained throughout the operational life of the development to the Satisfaction of the Responsible Authority.

**WSUD3 – Implementation of Water Sensitive Urban Design Initiatives**

The initiatives in the endorsed Water Sensitive Urban Design (WSUD) Response must be fully implemented. These initiatives must be maintained throughout the operational life of the development to the satisfaction of the Responsible Authority.

**WSUD4 – Construction Management Water Sensitive Urban Design**

The developer must ensure that throughout the construction of the building(s) and construction and carrying out of works allowed by this permit;

- a) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;
- b) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
- c) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site.
- d) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system;
- e) The site is developed and managed to minimise the risks of stormwater pollution through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted best practice

# CITY OF PORT PHILLIP

## MEMO

**TO:** Anita Rozankovic-Stevens – Major Projects and Appeals Advisor

**FROM:** Waste Management Officer (MRA Consulting)

**DATE:** 2 October 2023

**RE:** 146-150 Bridport Street, Albert Park

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### **Review**

The WMP is mostly consistent with the Guidelines for preparing a waste management plan 2021 – City of Port Phillip. However, the identified areas below need to be addressed in a **revised WMP**.

The WMP review identified the following points needing attention:

#### **Land use information**

- The number of floors within the development is not specified by the WMP and needs to be provided.

#### **Bin Storage room**

- Storm water pollution prevention needs to be considered and described within the WMP.
- A wash down area is required to be provided in each waste room. Ensure wash down areas are included and identifiable in the designs.

#### **Waste systems**

- Disability access to all waste and resource recovery facilities and services, including access to bin chutes and bin rooms must be considered. Please provide a description of this.

#### **Additional waste requirements/services**

- Provision of an electronic waste (e-waste) recycling bin / skip:
  - CoPP require all new developments to allocate space for e-waste recycling storage, management, and disposal facilities through private contractor.
  - Allocate space for e-waste in the bin room. This will need to be shown on the designs.
- The WMP indicates plans to include separate glass bins once CoPP transitions to include glass services, ensure enough space is available

in waste rooms to include services. This will need to be shown on the designs.

**Scaled waste management drawings**

- Include in drawing:
  - E-waste skip / bin/s;
  - Size of bins; and
  - Bin wash area.