

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.











CAYZER
Real Estate

Park Physiotherapy

9690 5858
www.parkphysio.com.au
PROVIDING PHYSIOTHERAPY SERVICES
• Physiotherapy
• Podiatry
• Chiropractic
• Occupational Therapy
• Speech Therapy
• Physiotherapy for Children
• Physiotherapy for the Elderly
• Physiotherapy for the Injured
• Physiotherapy for the Sick



Albert Park Physiotherapy

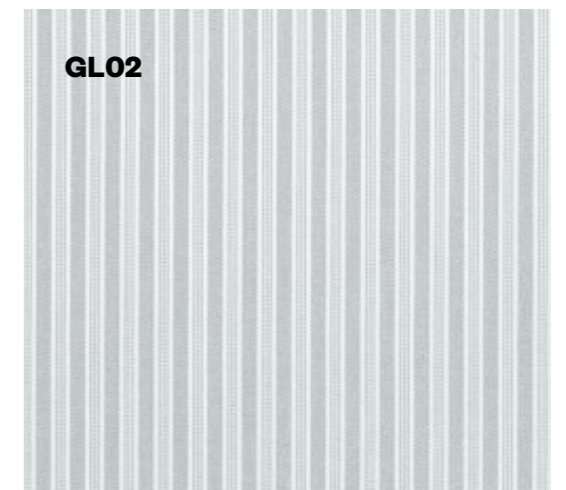
Albert Park Physiotherapy
9630 5658
100 Albert Park Road
Albert Park, VIC 3207

Albert Park Physiotherapy
100 Albert Park Road
Albert Park, VIC 3207
9630 5658

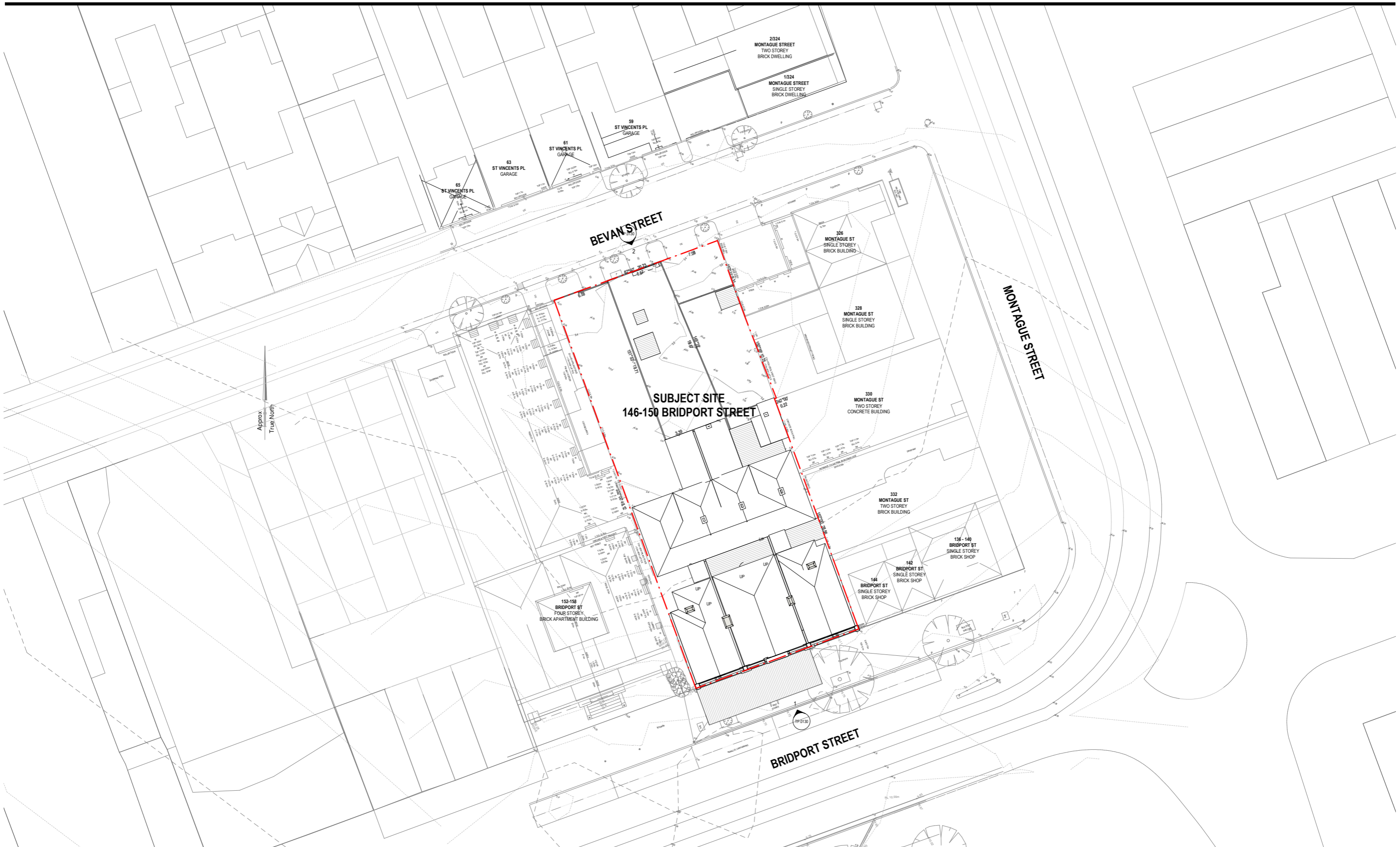


Materials Palette

- C01** **Concrete**
Precast
- C02** **Concrete**
Finish: Off-Form
- C03** **Concrete**
Terrazzo Aggregate
Finish: Smooth
- C04** **Concrete**
Terrazzo Aggregate
Finish: Fluted
- GL01** **Glazing**
Double Glazing
Colour: Clear
- GL02** **Glazing**
Double Glazing
Fluted
Colour: Clear
- M01** **Metal**
Powder Coated
Colour: Charcoal



Drawings



NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	08/11/22	TOWN PLANNING	BD	DC
B	24/07/23	WITHOUT PREJUDICE	BD	DC
C	15/09/23	VCAT FINAL HEARING	BD	DC

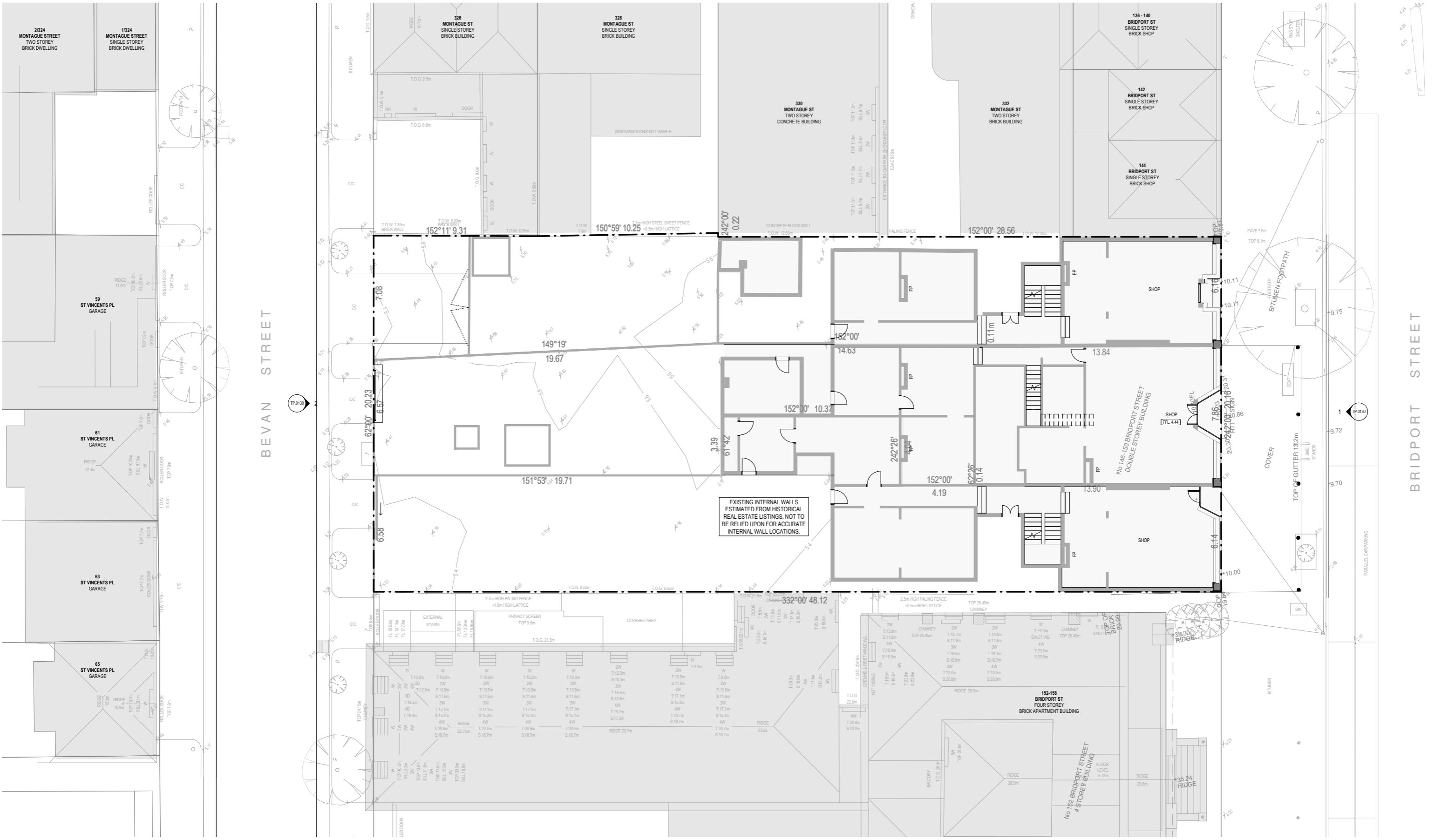
REV	DATE	REVISION	BY	CHK

PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:200 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
EXISTING SITE PLAN



NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PRE-JUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

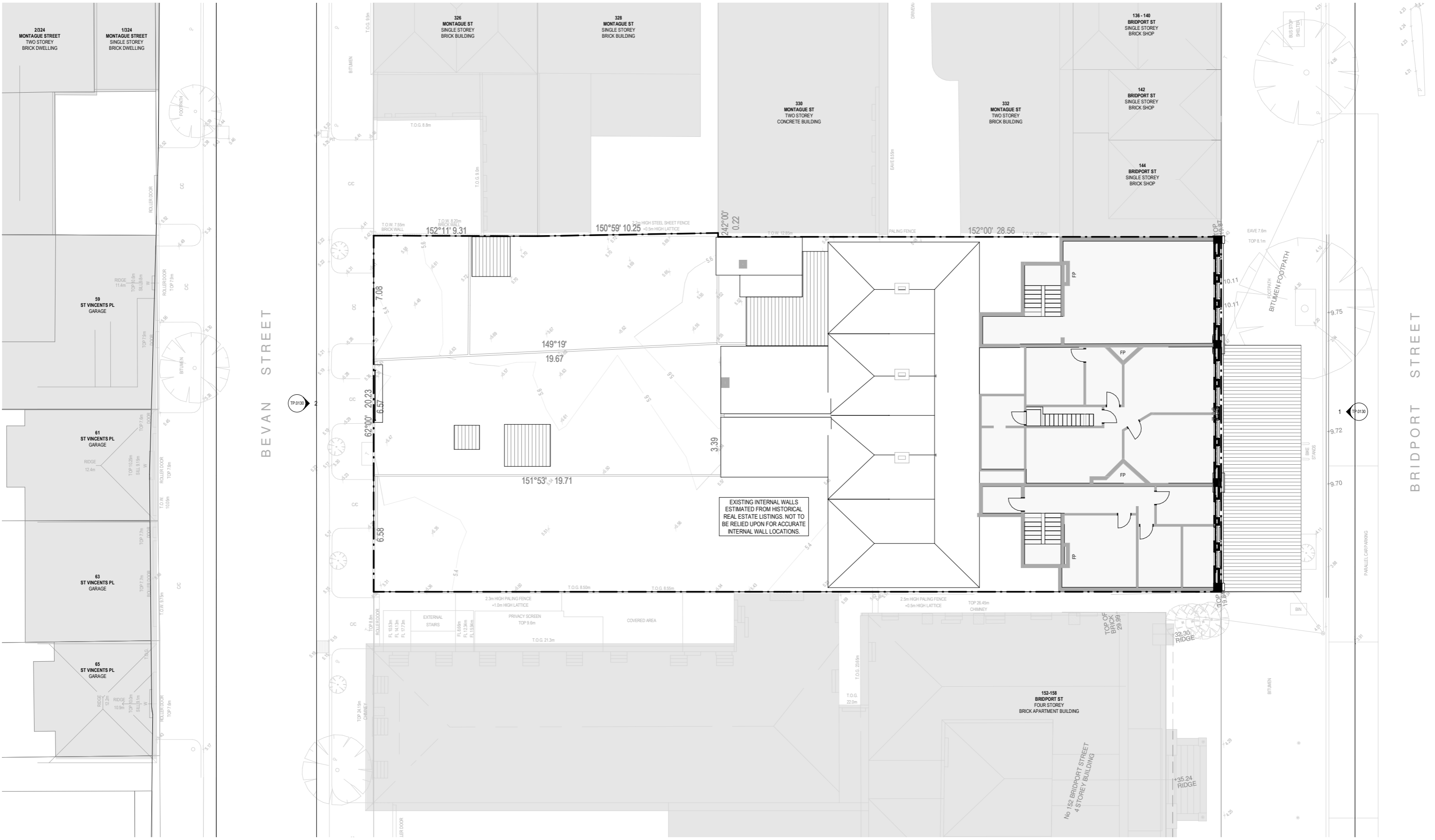
REV DATE	REVISION	BY	CHK

PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
EXISTING GROUND FLOOR PLAN



NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK

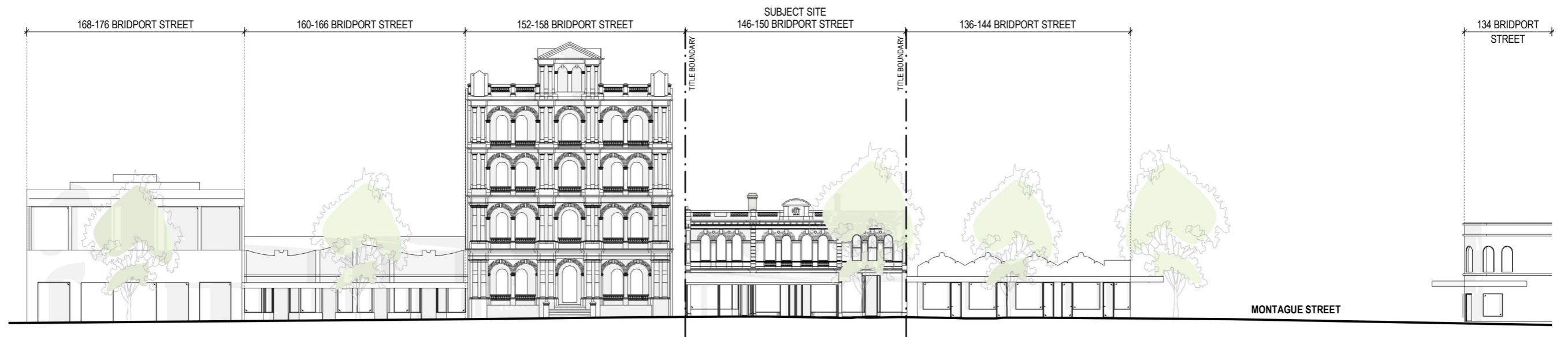
PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

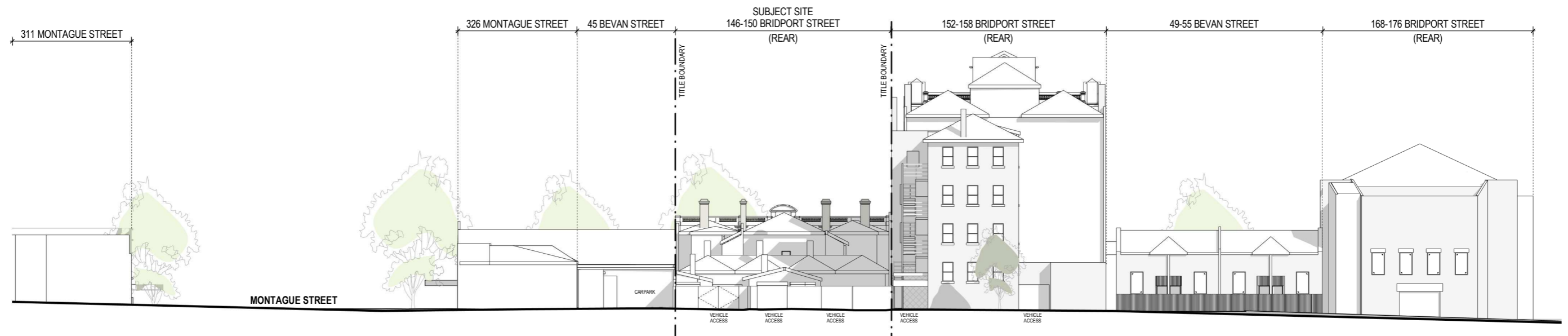
JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
EXISTING LEVEL O1 PLAN

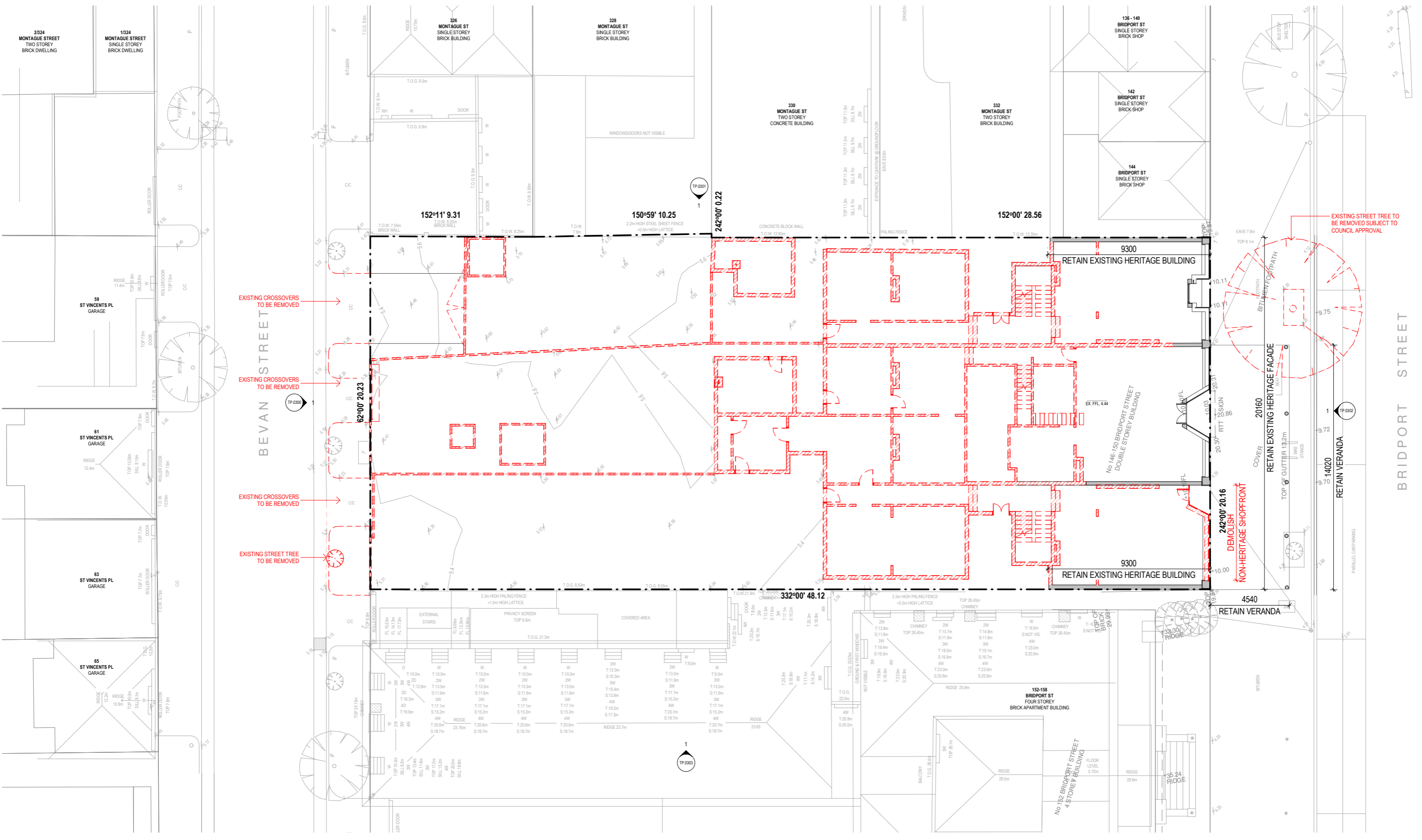




1 BRIDPORT STREETScape ELEVATION - EXISTING
TP.0100 1:200



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



REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PRE-JUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK

PROJECT

BRIDPORT STREET

146-150 BRIDPORT STREET ALBERT PARK

TOWN PLANNING

DRAWING STATUS

VCAT FINAL HEARING

JOB N° 21229

REVISION N° C

DATE 15/09/23

SCALE 1:100 @ A1

DRAWN BY BD

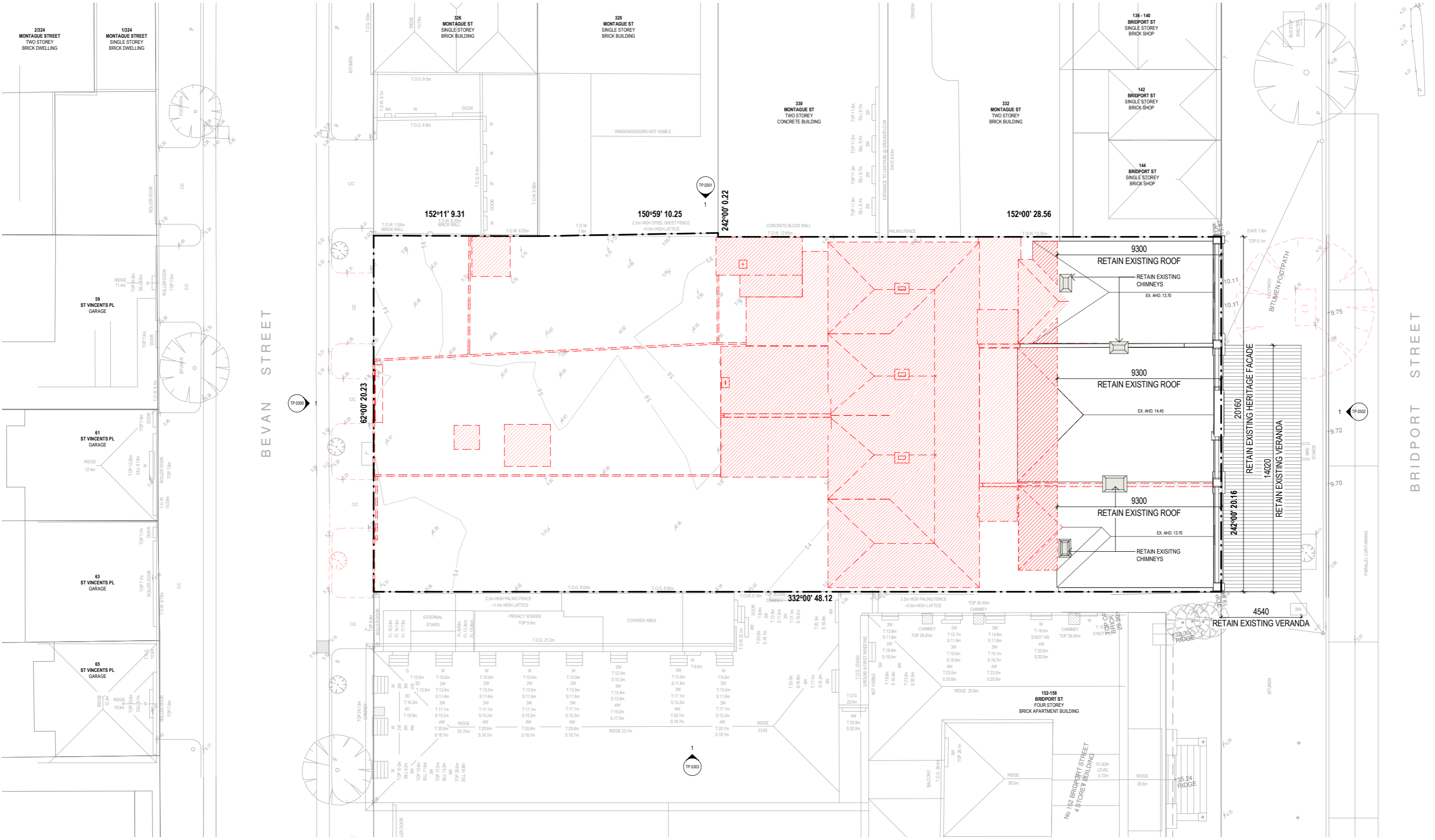
CHECKED BY DC

DRAWING TITLE

DEMOLITION PLAN - GROUND FLOOR LEVEL

TP.0200





NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV DATE	REVISION	BY	CHK
A 08/11/22	TOWN PLANNING	BD	DC
B 24/07/23	WITHOUT PRE-JUDICE	BD	DC
C 15/09/23	VCAT FINAL HEARING	BD	DC

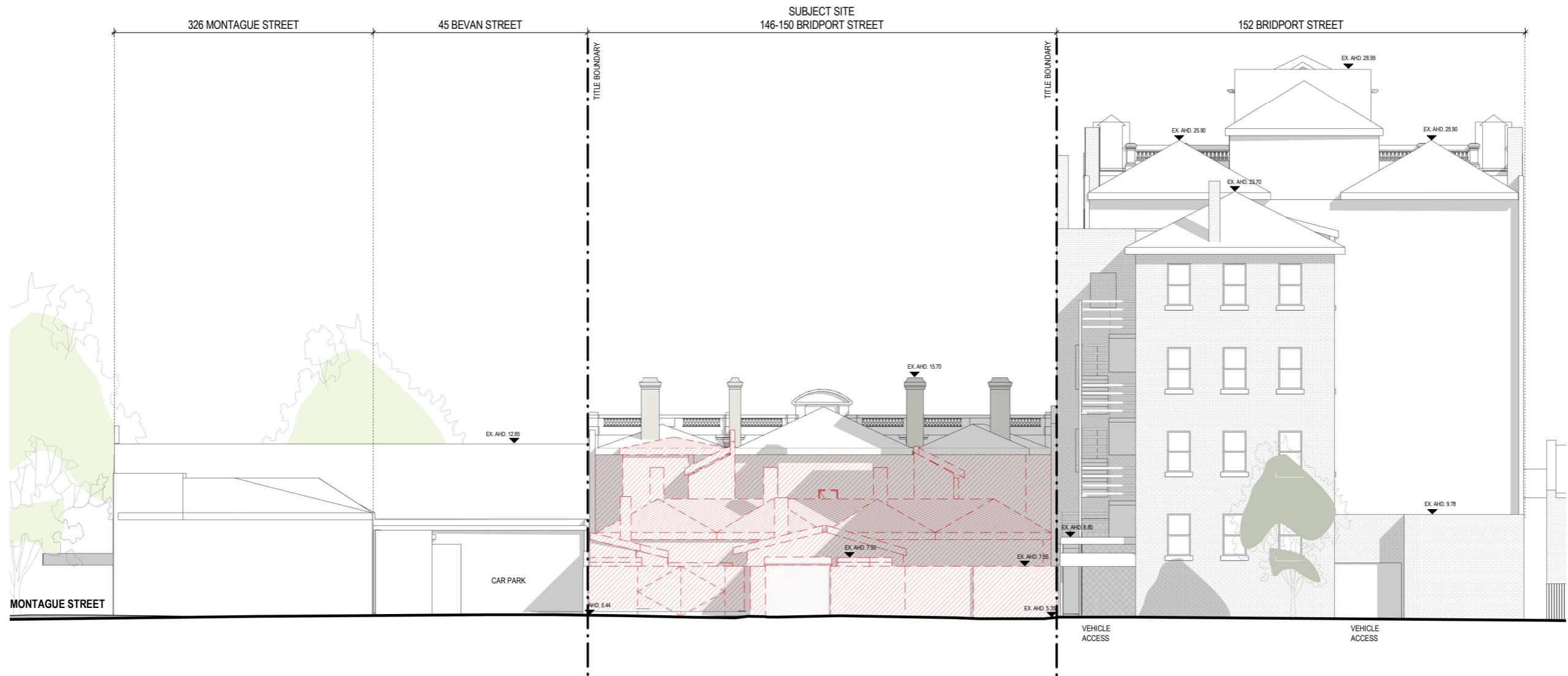
REV DATE	REVISION	BY	CHK

PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
DEMOLITION PLAN - ROOF LEVEL



REV	DATE	REVISION	BY	CHK
A	08/11/22	TOWN PLANNING	BD	DC
B	24/07/23	WITHOUT PREJUDICE	BD	DC
C	15/09/23	VCAT FINAL HEARING	BD	DC

REV	DATE	REVISION	BY	CHK



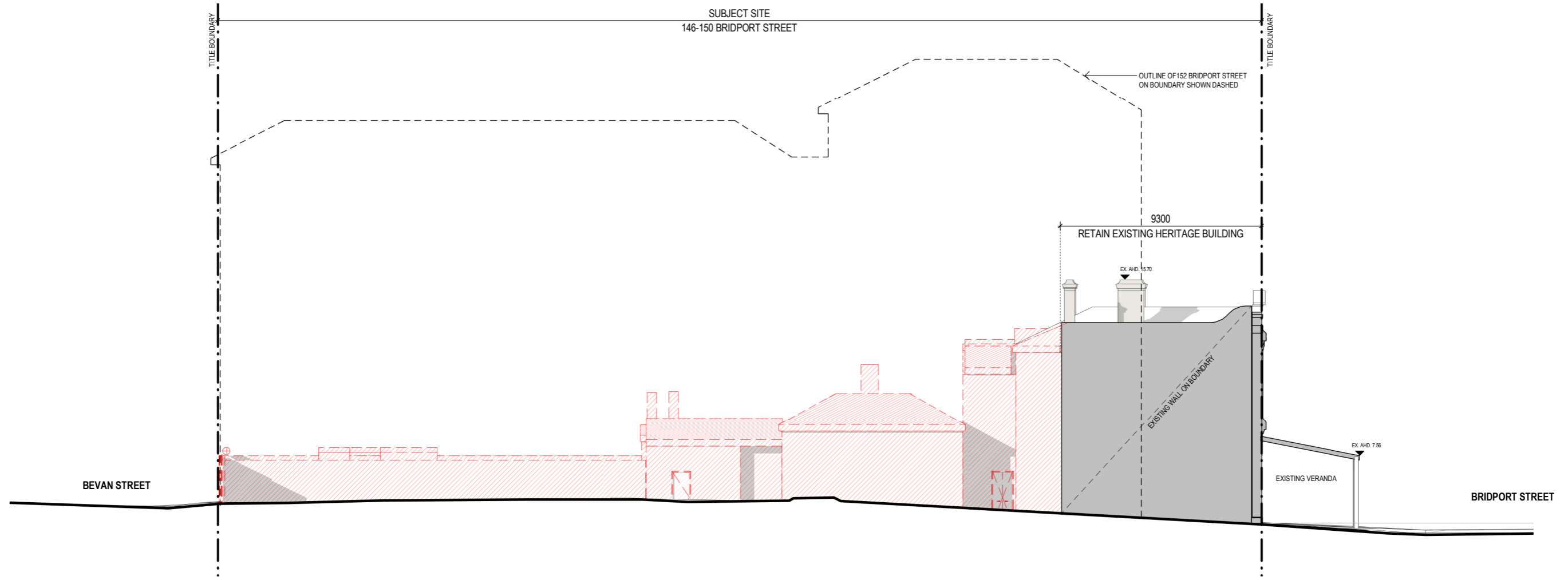
REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK



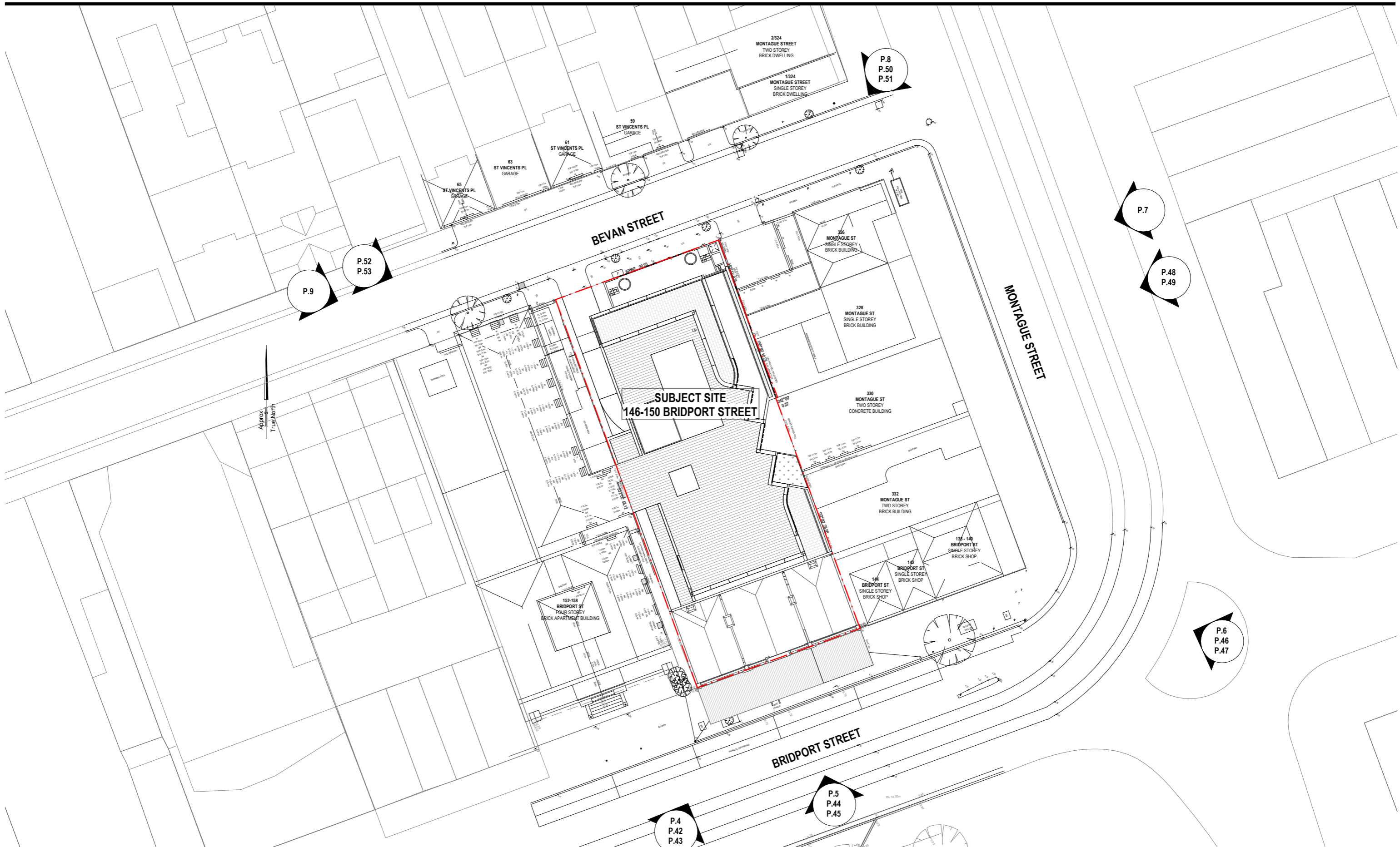
REV	DATE	REVISION	BY	CHK
A	08/11/22	TOWN PLANNING	BD	DC
B	24/07/23	WITHOUT PREJUDICE	BD	DC
C	15/09/23	VCAT FINAL HEARING	BD	DC

REV	DATE	REVISION	BY	CHK



REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK



NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	08/11/22	TOWN PLANNING	BD	DC
B	24/07/23	WITHOUT PREJUDICE	BD	DC
C	15/09/23	VCAT FINAL HEARING	BD	DC

REV	DATE	REVISION	BY	CHK

PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1: 200 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
PROPOSED SITE PLAN





REV	DATE	REVISION	BY	CHK
A	08/11/22	TOWN PLANNING	BD	DC
B	24/07/23	WITHOUT PREJUDICE	BD	DC
C	15/09/23	VCAT FINAL HEARING	BD	DC

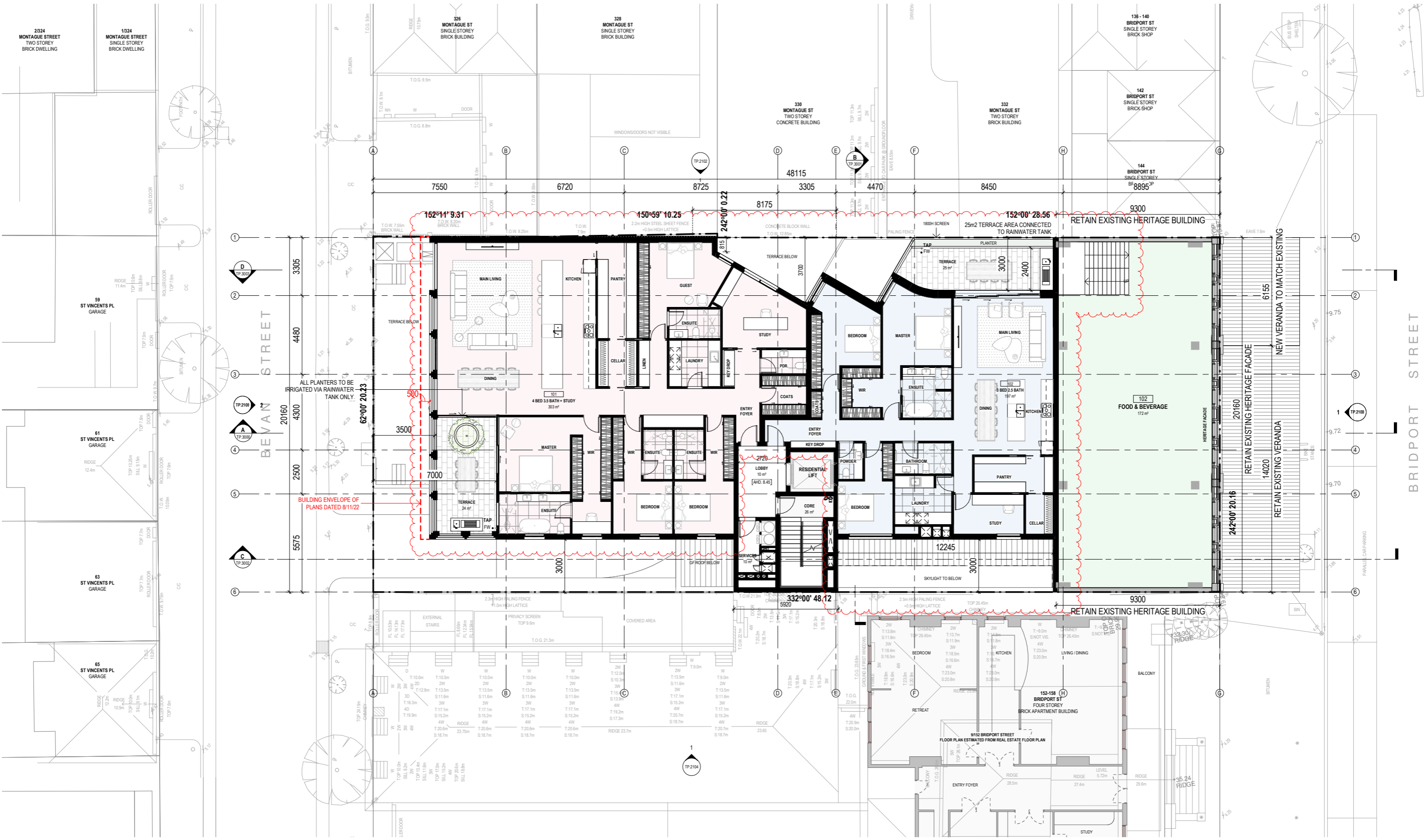
REV	DATE	REVISION	BY	CHK



REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK





NOTES
 Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
 Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PRE-JUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK

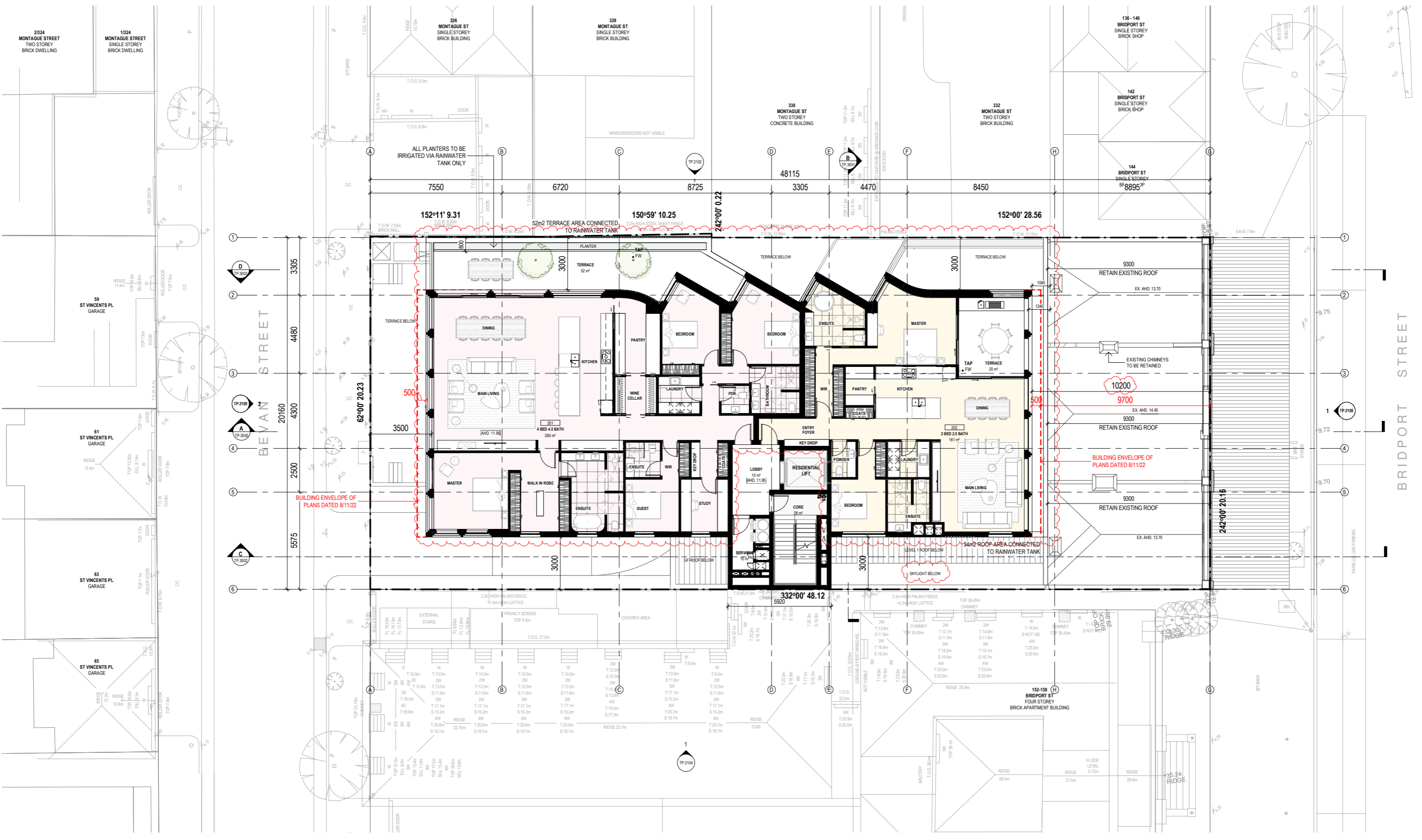
PROJECT
BRIDPORT STREET
 146-150 BRIDPORT STREET ALBERT PARK
 TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
LEVEL 01 PLAN





REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK

PROJECT

BRIDPORT STREET

146-150 BRIDPORT STREET ALBERT PARK

TOWN PLANNING

DRAWING STATUS

VCAT FINAL HEARING

JOB N° 21229

REVISION N° C

DATE 15/09/23

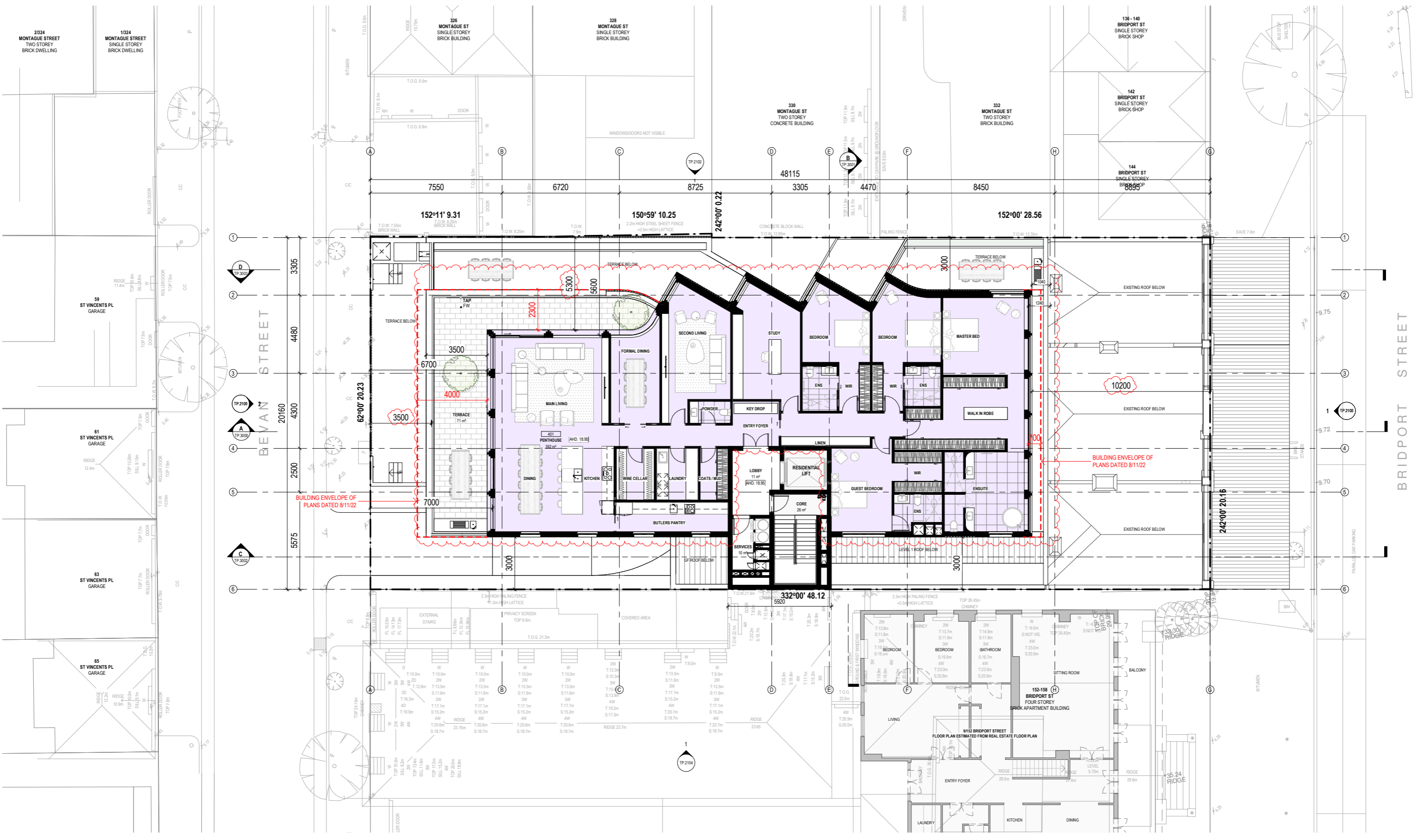
SCALE 1:100 @ A1

DRAWN BY BD

CHECKED BY DC

DRAWING TITLE

LEVEL 02 PLAN



Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@c-s.com.au
www.c-s.com.au
Level 03, 29 Stewart St
Richmond VIC 3121 AUS

NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PRE-LIDJICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK

PROJECT

BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS

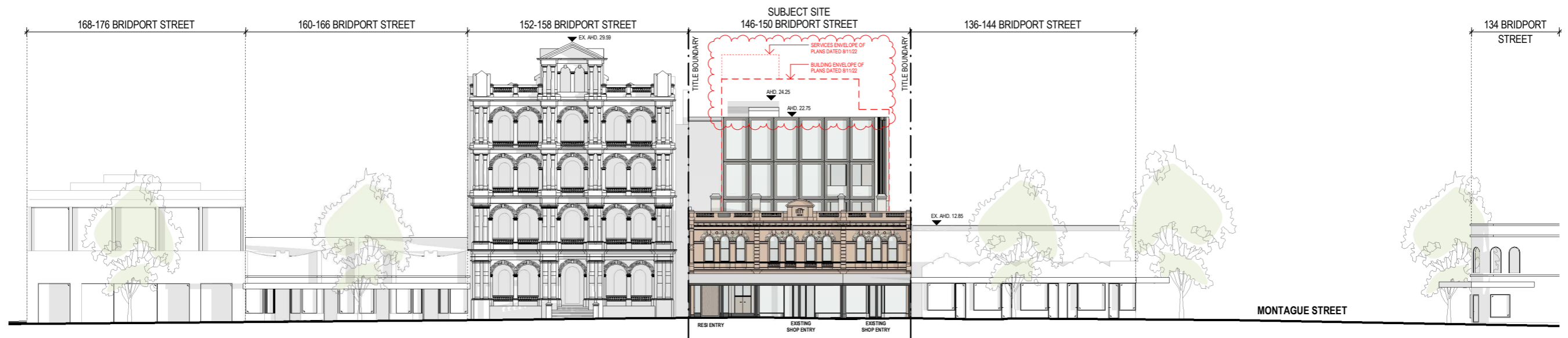
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

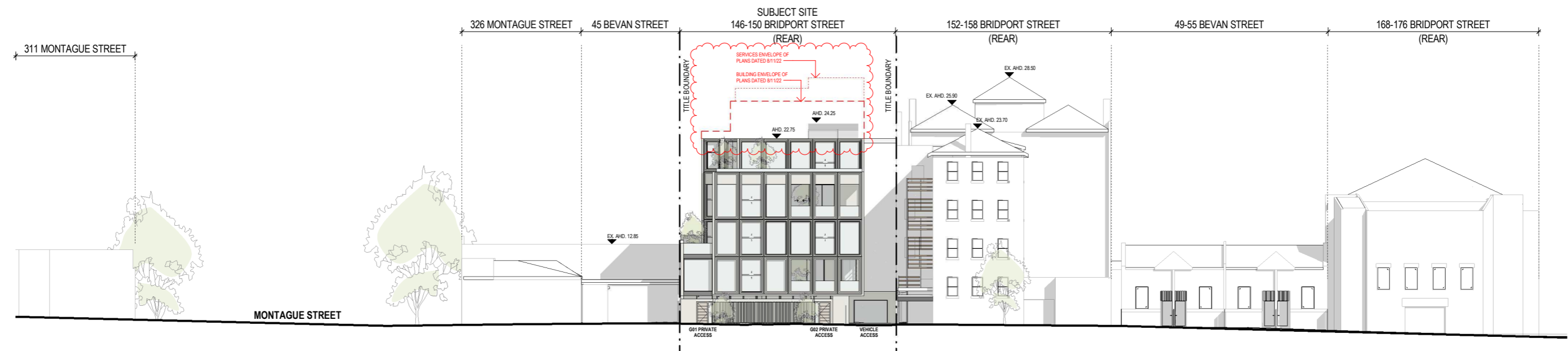
DRAWING TITLE

LEVEL 04 PLAN

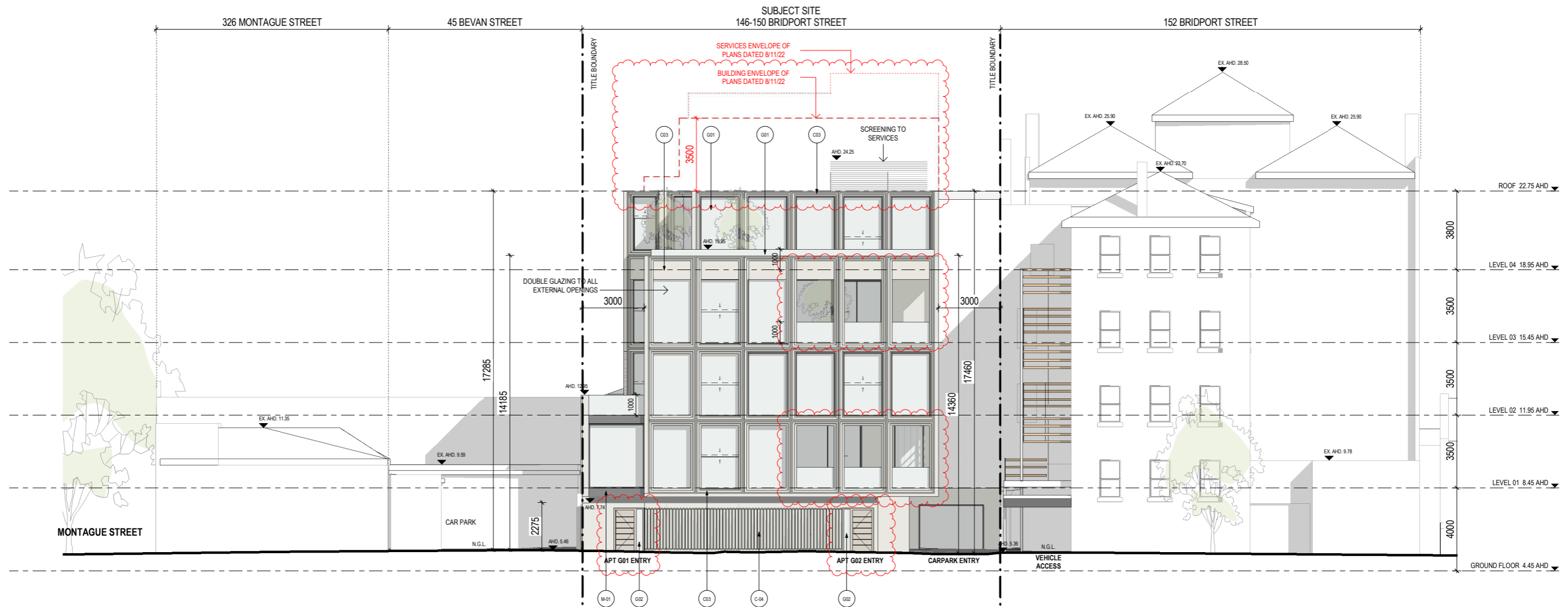




1 BRIDPORT STREETScape ELEVATION - PROPOSED
TP.1101 1:200



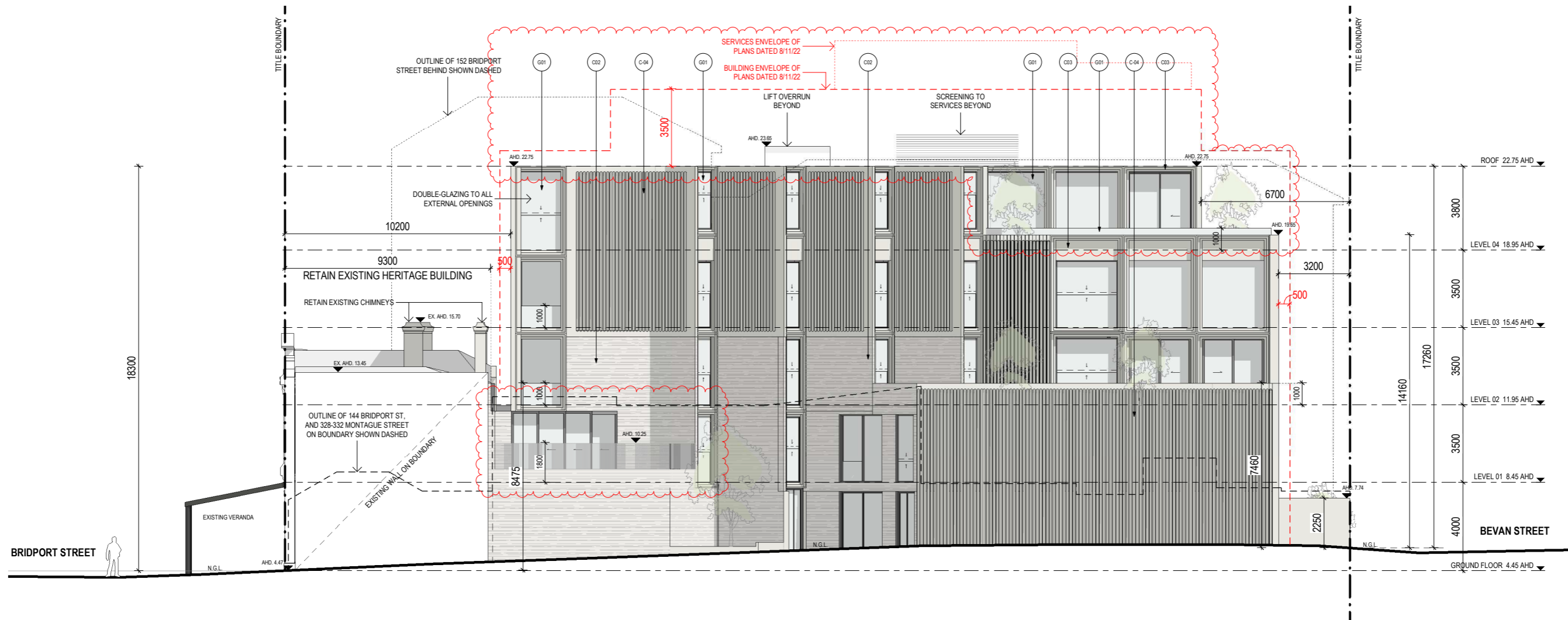
2 BEVAN STREETScape ELEVATION - PROPOSED
TP.1101 1:200



MATERIAL SCHEDULE			
G01 - GLAZING	COLOUR: CLEAR	C01 - CONCRETE	PRE-CAST
	DOUBLE-GLAZING	C02 - CONCRETE	FINISH: OFF-FORM
G02 - GLAZING	COLOUR: CLEAR	C03 - CONCRETE	TERRAZZO AGGREGATE
	FLUTED FINISH		FINISH: SMOOTH
G03 - GLAZING	COLOUR: CLEAR	C04 - CONCRETE	TERRAZZO AGGREGATE
	SPECTRALLY SELECTIVE		FINISH: FLUTED
M01 - METAL	POWDER COATED	T01 - TIMBER	NATURAL FINISH
	COLOUR: GREY		EXTERNAL

REV	DATE	REVISION	BY	CHK
A	08/11/22	TOWN PLANNING	BD	DC
B	24/07/23	WITHOUT PRE-JUDICE	BD	DC
C	15/09/23	VCAT FINAL HEARING	BD	DC

REV	DATE	REVISION	BY	CHK



MATERIAL SCHEDULE			
G01 - GLAZING	COLOUR: CLEAR	C01 - CONCRETE	PRE-CAST
	DOUBLE-GLAZING	C02 - CONCRETE	FINISH: OFF-FORM
G02 - GLAZING	COLOUR: CLEAR	C03 - CONCRETE	TERRAZZO AGGREGATE
	FLUTED FINISH		FINISH: SMOOTH
G03 - GLAZING	COLOUR: CLEAR	C04 - CONCRETE	TERRAZZO AGGREGATE
	SPECTRALLY SELECTIVE		FINISH: FLUTED
M01 - METAL	POWDER COATED	T01 - TIMBER	NATURAL FINISH
	COLOUR: GREY		EXTERNAL

CERA STRIBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@c-s.com.au
www.c-s.com.au
Level 03, 29 Stewart St
Richmond VIC 3121 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PRE-JUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK

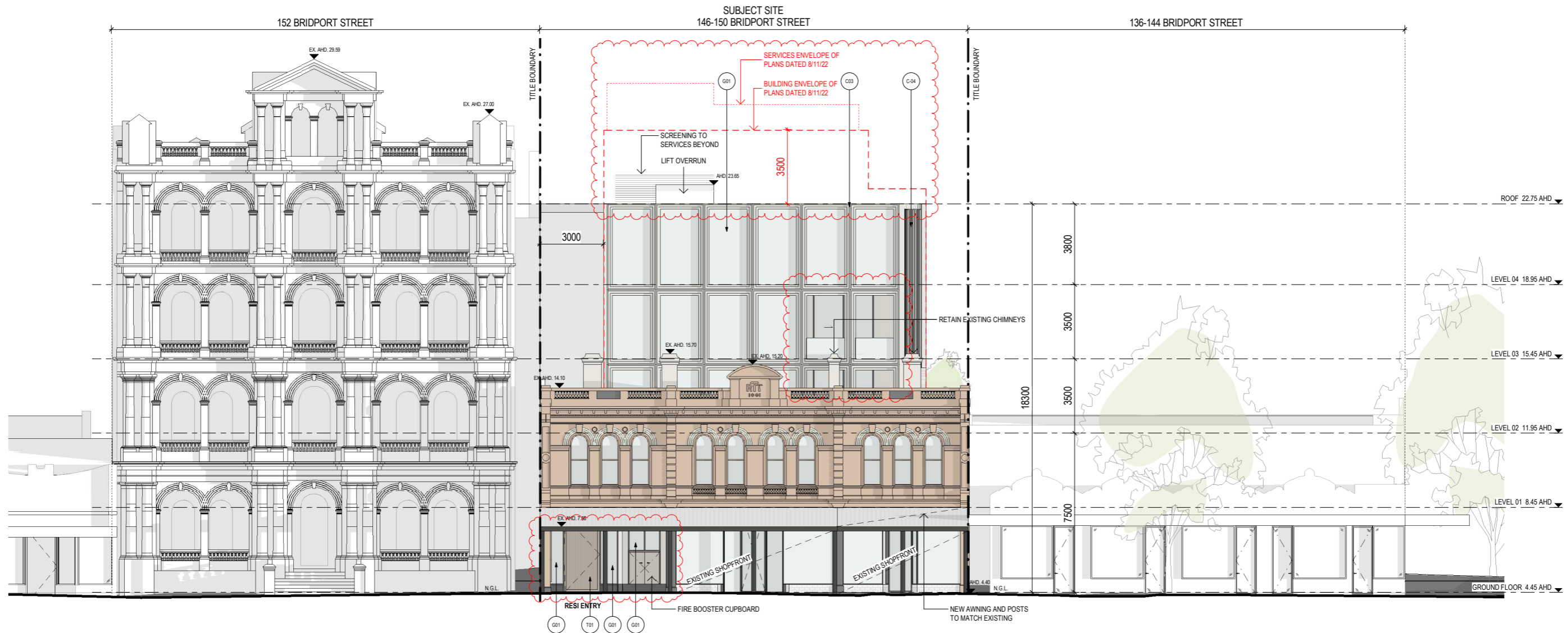
PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
EAST ELEVATION

TP.2102



MATERIAL SCHEDULE			
G01 - GLAZING	COLOUR: CLEAR	DOUBLE-GLAZING	C01 - CONCRETE
G02 - GLAZING	COLOUR: CLEAR	FLUTED FINISH	C02 - CONCRETE
G03 - GLAZING	COLOUR: CLEAR	SPECTRALLY SELECTIVE	C03 - CONCRETE
M01 - METAL	POWDER COATED	COLOUR: GREY	C04 - CONCRETE
			T01 - TIMBER
			NATURAL FINISH
			EXTERNAL

CERA STRIBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@c-s.com.au
www.c-s.com.au
Level 03, 29 Stewart St
Richmond VIC 3121 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	08/11/22	TOWN PLANNING	BD	DC
B	24/07/23	WITHOUT PRE-JUDICE	BD	DC
C	15/09/23	VCAT FINAL HEARING	BD	DC

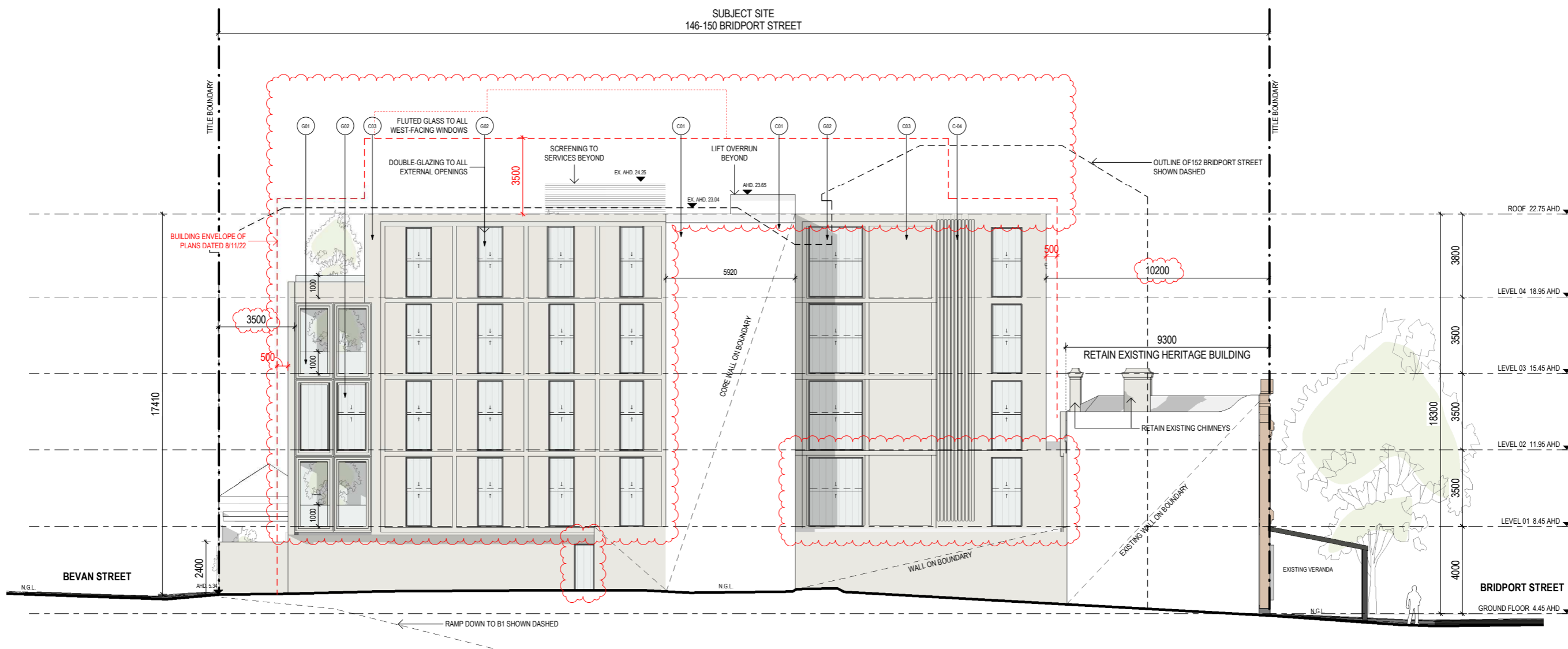
REV	DATE	REVISION	BY	CHK

PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
SOUTH ELEVATION



MATERIAL SCHEDULE			
G01 - GLAZING	COLOUR: CLEAR	C01 - CONCRETE	PRE-CAST
	DOUBLE-GLAZING	C02 - CONCRETE	FINISH: OFF-FORM
G02 - GLAZING	COLOUR: CLEAR	C03 - CONCRETE	TERRAZZO AGGREGATE
	FLUTED FINISH		FINISH: SMOOTH
G03 - GLAZING	COLOUR: CLEAR	C04 - CONCRETE	TERRAZZO AGGREGATE
	SPECTRALLY SELECTIVE		FINISH: FLUTED
M01 - METAL	POWDER COATED	T01 - TIMBER	NATURAL FINISH
	COLOUR: GREY		EXTERNAL

CERA STRIBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@c-s.com.au
www.c-s.com.au
Level 03, 29 Stewart St
Richmond VIC 3121 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PRE-JUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

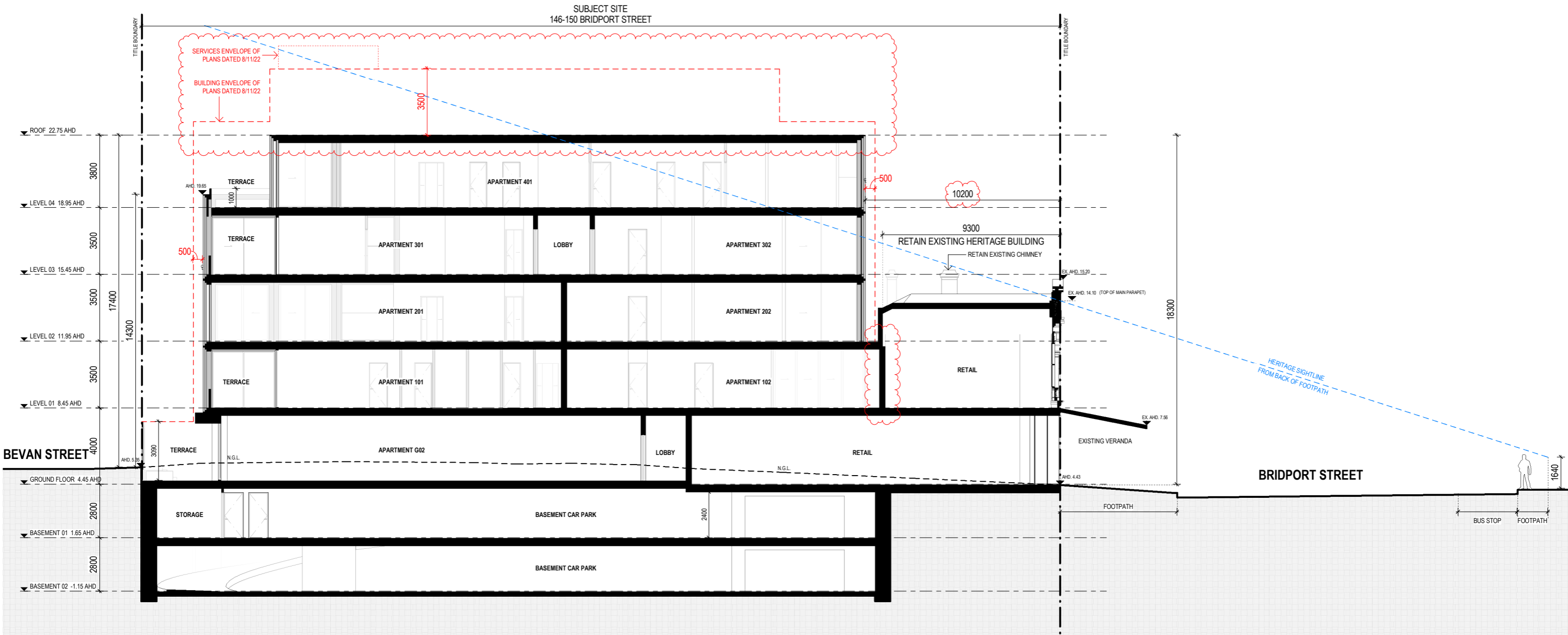
REV DATE	REVISION	BY	CHK

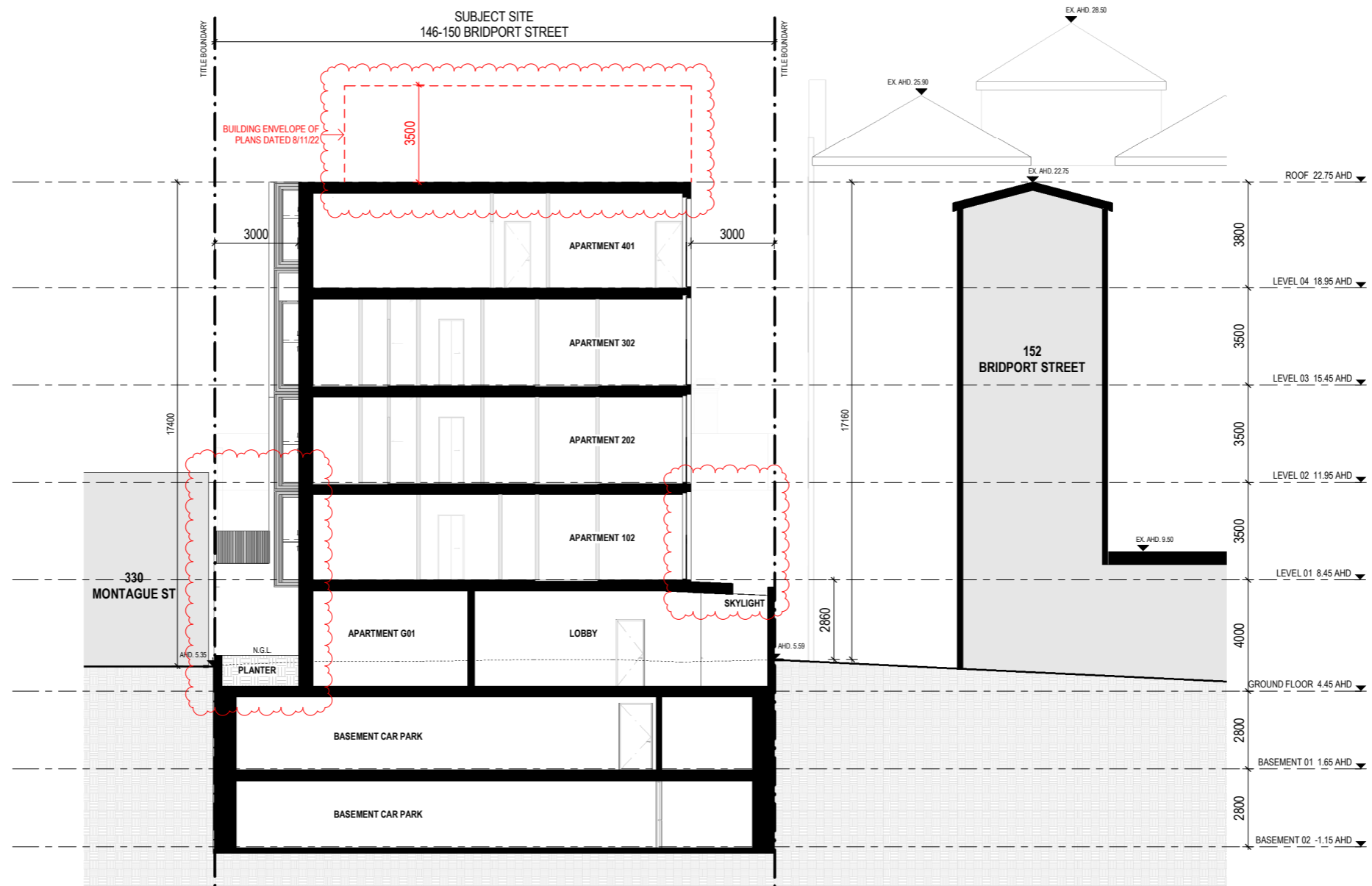
PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
WEST ELEVATION





NOTES

Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV	DATE	REVISION	BY	CHK
A	08/11/22	TOWN PLANNING	BD	DC
B	24/07/23	WITHOUT PREJUDICE	BD	DC
C	15/09/23	VCAT FINAL HEARING	BD	DC

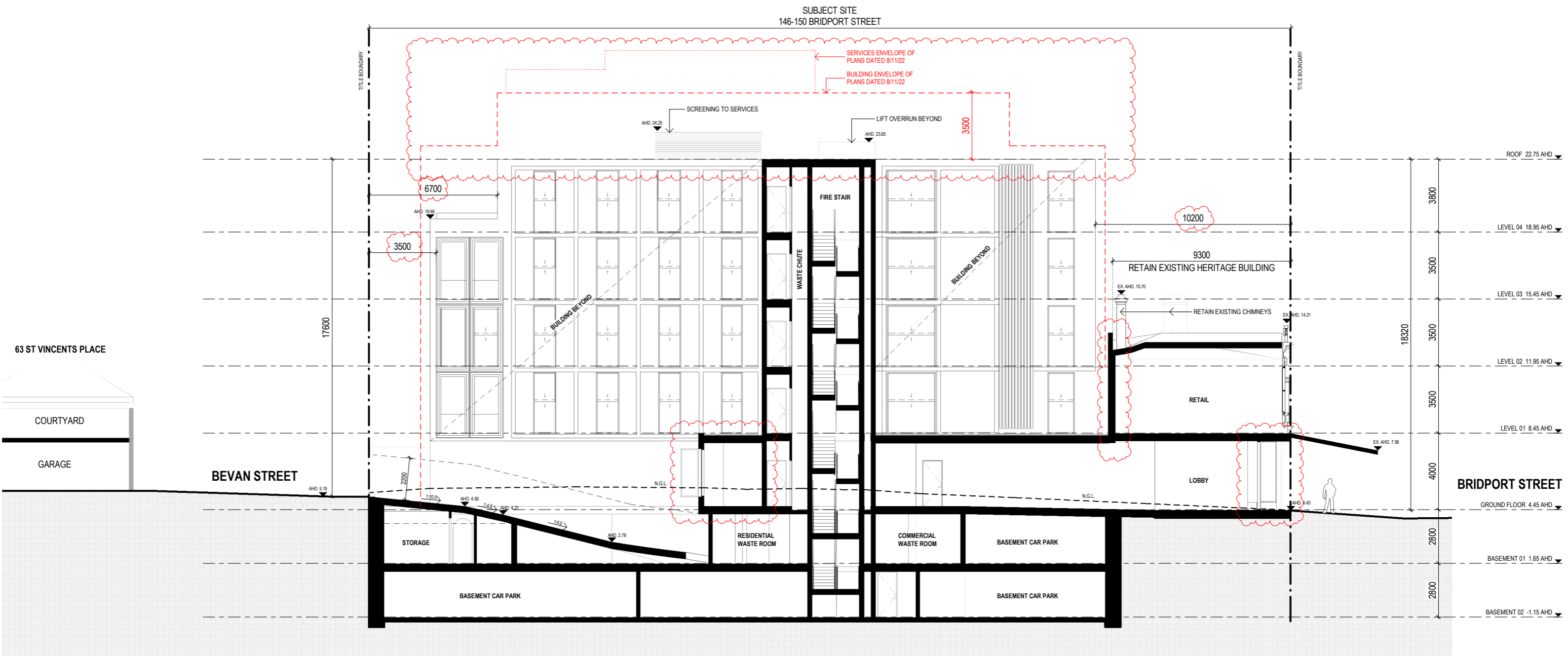
REV	DATE	REVISION	BY	CHK

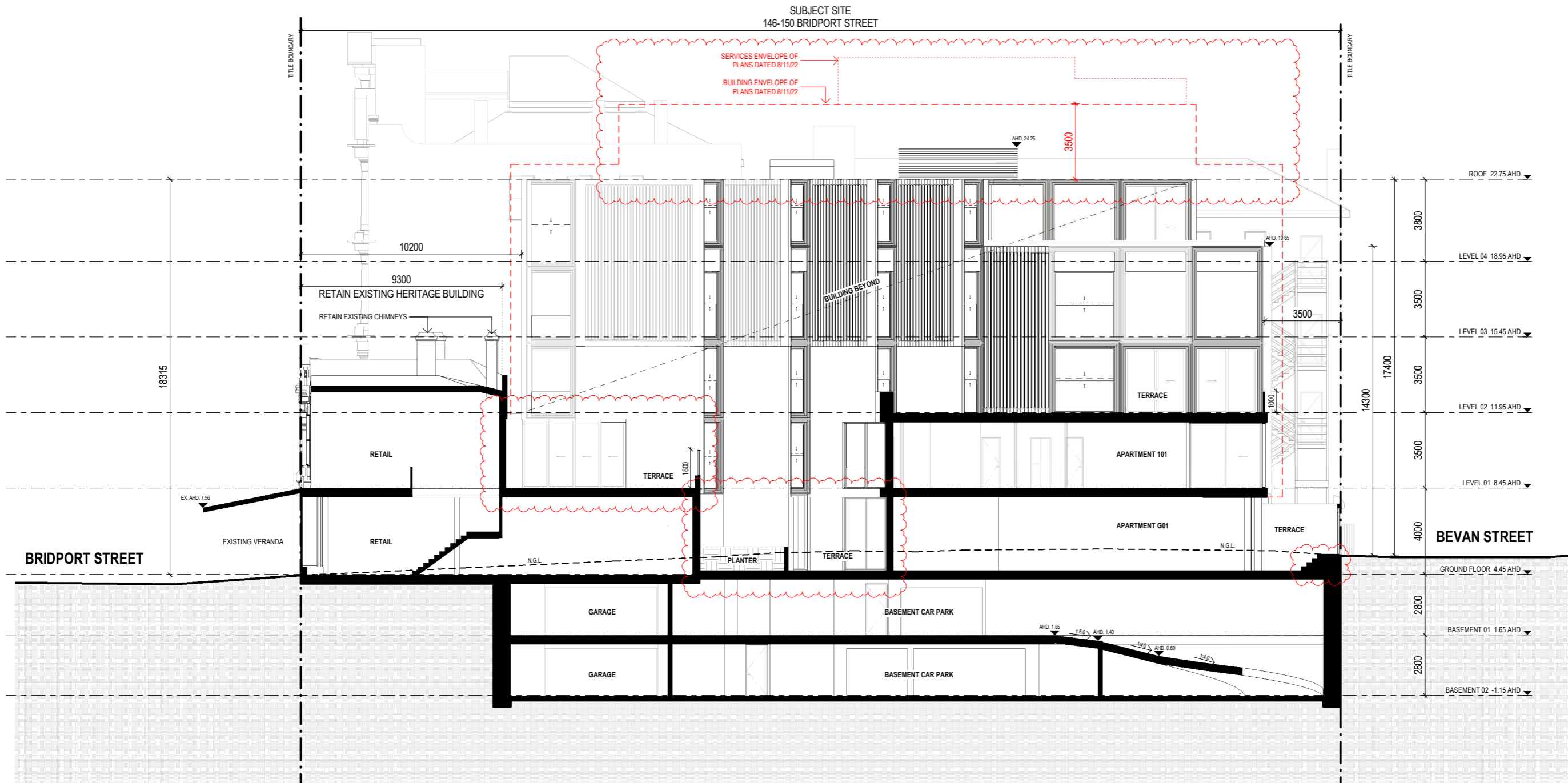
PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:100 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
BUILDING SECTION B-B





REV DATE	REVISION	BY	CHK
A 08/11/22	TOWN PLANNING	BD	DC
B 24/07/23	WITHOUT PREJUDICE	BD	DC
C 15/09/23	VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK

G02	
2 BED 2 BATH	
148 m ²	
MAIN BEDROOM SIZE	3000 x 3600mm
SECOND BEDROOM SIZE	3000 x 3680mm
THIRD BEDROOM SIZE	
FOURTH BEDROOM SIZE	
LIVING ROOM SIZE	4450 x 4070mm
HABITABLE ROOM DEPTH	8900mm
SNORKEL	
INTERNAL STORAGE	29.9 m ²
BREEZE PATH	
TERRACE SIZE	25 m ²
DDA COMPLIANCE	A



202_302	
2 BED 2.5 BATH	
161 m ²	
MAIN BEDROOM SIZE	4500 x 3840mm
SECOND BEDROOM SIZE	3000 x 3110mm
THIRD BEDROOM SIZE	
FOURTH BEDROOM SIZE	
LIVING ROOM SIZE	4600 x 6300mm
HABITABLE ROOM DEPTH	8740mm
SNORKEL	
INTERNAL STORAGE	26.9 m ²
BREEZE PATH	9.0 m
TERRACE SIZE	20 m ²
DDA COMPLIANCE	A

CERA STRIBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@c-s.com.au
www.c-s.com.au
Level 03, 29 Stewart St
Richmond VIC 3121 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK

PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

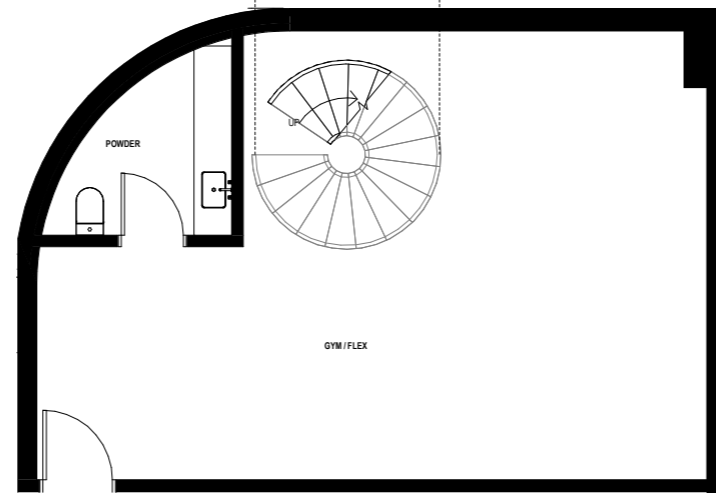
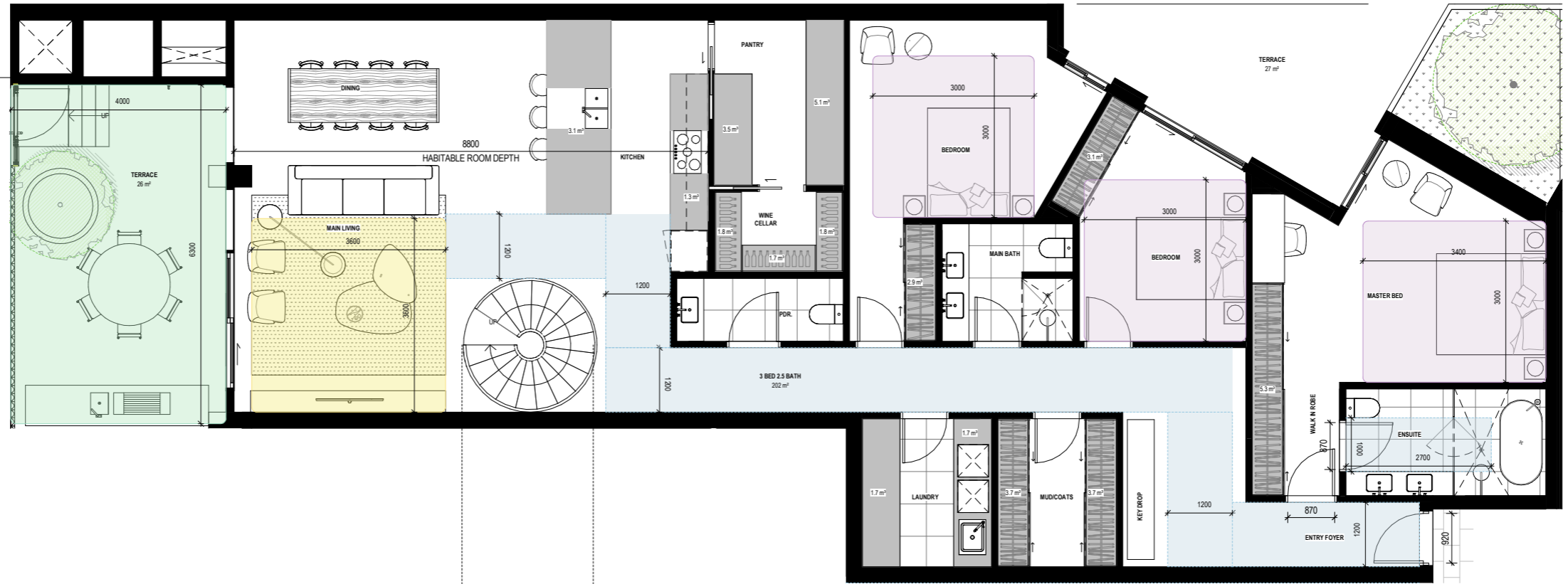
JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE 1:50 @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
TYPOLGY PLANS - 2 BED



TP.5000

G01	
3 BED 2.5 BATH 202 m ²	
MAIN BEDROOM SIZE	3000 x 4850mm
SECOND BEDROOM SIZE	3100 x 3150mm
THIRD BEDROOM SIZE	3675 x 3665mm
FOURTH BEDROOM SIZE	
LIVING ROOM SIZE	4250 x 4600mm
HABITABLE ROOM DEPTH	8800mm
SNORKEL	
INTERNAL STORAGE	39.6 m ²
BREEZE PATH	
TERRACE SIZE	26 m ²
DDA COMPLIANCE	B



BASEMENT 1 - GYM / FLEX ROOM (APT G01)

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK



102
3 BED 2.5 BATH
197 m²

MAIN BEDROOM SIZE	3900 x 3835mm
SECOND BEDROOM SIZE	3000 x 3340mm
THIRD BEDROOM SIZE	3000 x 3110mm
FOURTH BEDROOM SIZE	
LIVING ROOM SIZE	4625 x 5665mm
HABITABLE ROOM DEPTH	8970mm
SNORKEL	
INTERNAL STORAGE	35.8 m ²
BREEZE PATH	14.3 m
TERRACE SIZE	25 m ²
DDA COMPLIANCE	A





101
4 BED 3.5 BATH + STUDY
303 m²

MAIN BEDROOM SIZE	4040 x 4230mm
SECOND BEDROOM SIZE	3000 x 3370mm
THIRD BEDROOM SIZE	3000 x 3370mm
FOURTH BEDROOM SIZE	3665 x 3675mm
LIVING ROOM SIZE	6400 x 7400mm
HABITABLE ROOM DEPTH	9000mm
SNORKEL	
INTERNAL STORAGE	72.2 m ²
BREEZE PATH	9.2 m
TERRACE SIZE	24 m ²
DDA COMPLIANCE	B

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK



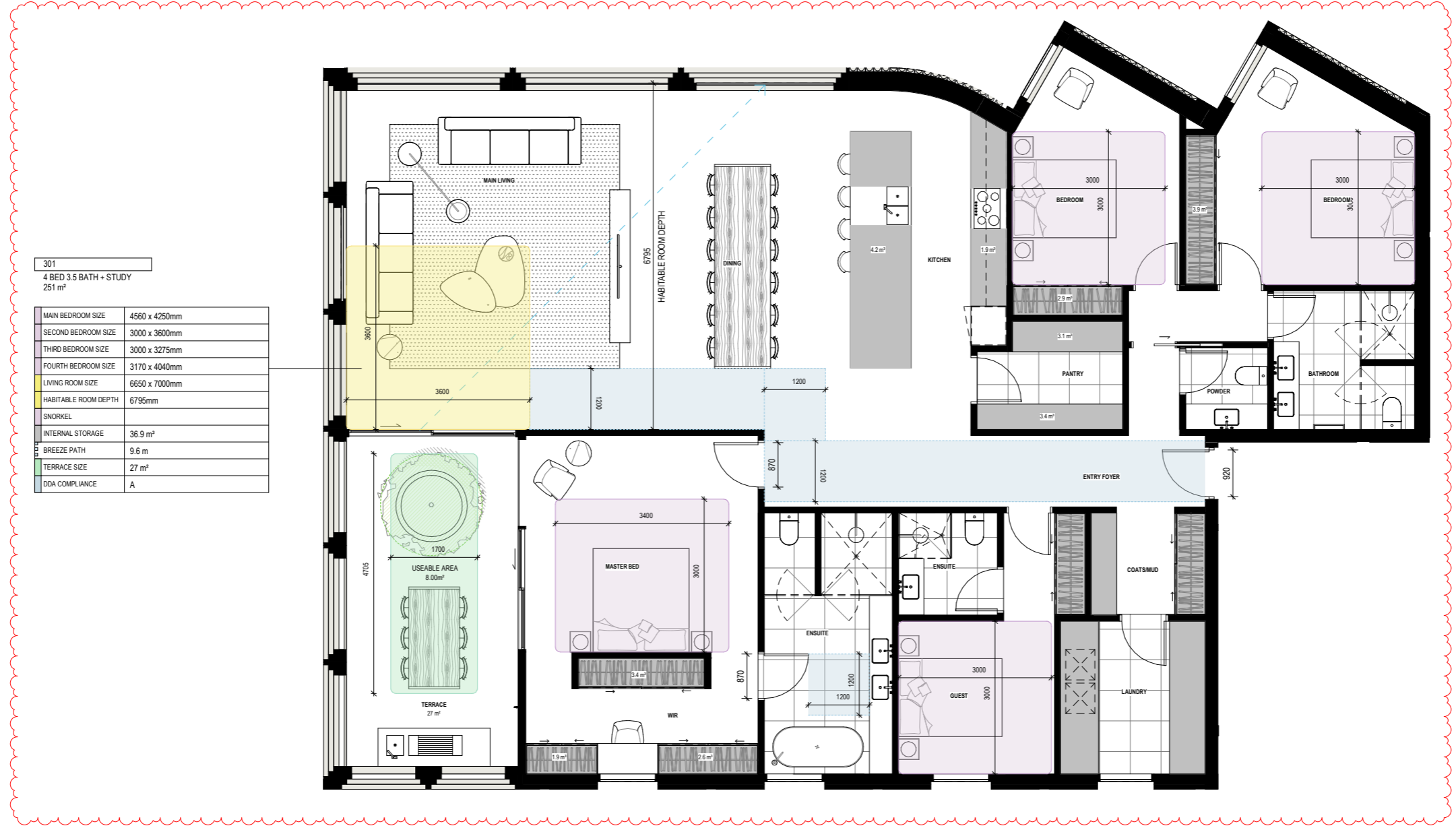
201	
4 BED 4.5 BATH 280 m ²	
MAIN BEDROOM SIZE	4260 x 4370mm
SECOND BEDROOM SIZE	3060 x 3000mm
THIRD BEDROOM SIZE	3280 x 3000mm
FOURTH BEDROOM SIZE	3900 x 3170mm
LIVING ROOM SIZE	5700 x 6000mm
HABITABLE ROOM DEPTH	8320mm
SNORKEL	
INTERNAL STORAGE	56.8 m ²
BREEZE PATH	11.9 m
TERRACE SIZE	52 m ²
DDA COMPLIANCE	A



REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK



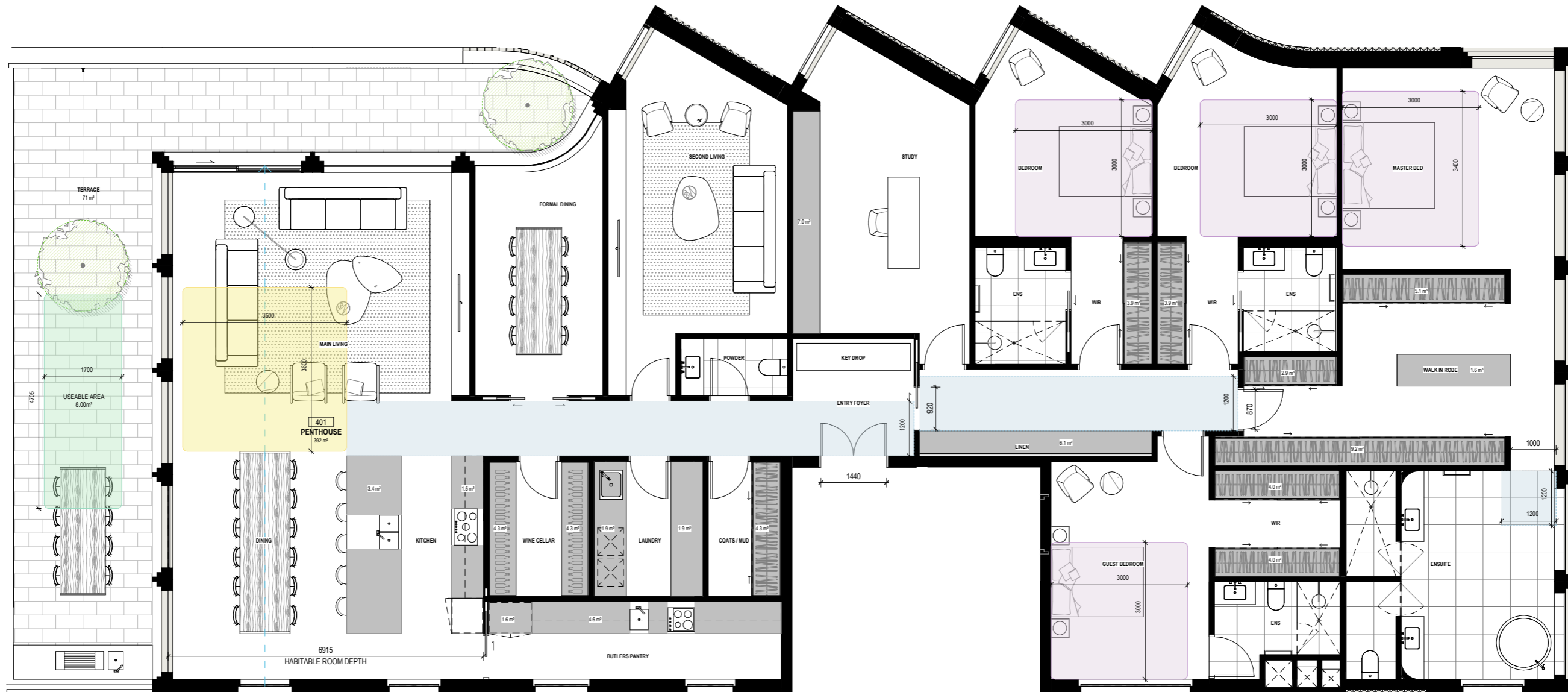


301	
4 BED 3.5 BATH + STUDY	
251 m²	
MAIN BEDROOM SIZE	4560 x 4250mm
SECOND BEDROOM SIZE	3000 x 3600mm
THIRD BEDROOM SIZE	3000 x 3275mm
FOURTH BEDROOM SIZE	3170 x 4040mm
LIVING ROOM SIZE	6650 x 7000mm
HABITABLE ROOM DEPTH	6795mm
SNORKEL	
INTERNAL STORAGE	36.9 m³
BREEZE PATH	9.6 m
TERRACE SIZE	27 m²
DDA COMPLIANCE	A

REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK





401
PENTHOUSE
392 m²

MAIN BEDROOM SIZE	4700 x 4420mm
SECOND BEDROOM SIZE	3470 x 4780mm
THIRD BEDROOM SIZE	3000 x 3940mm
FOURTH BEDROOM SIZE	3000 x 3880mm
LIVING ROOM SIZE	6100 x 6100mm
HABITABLE ROOM DEPTH	6915mm
SNORKEL	
INTERNAL STORAGE	75.5 m³
BREEZE PATH	11.5 m
TERRACE SIZE	71 m²
DDA COMPLIANCE	A

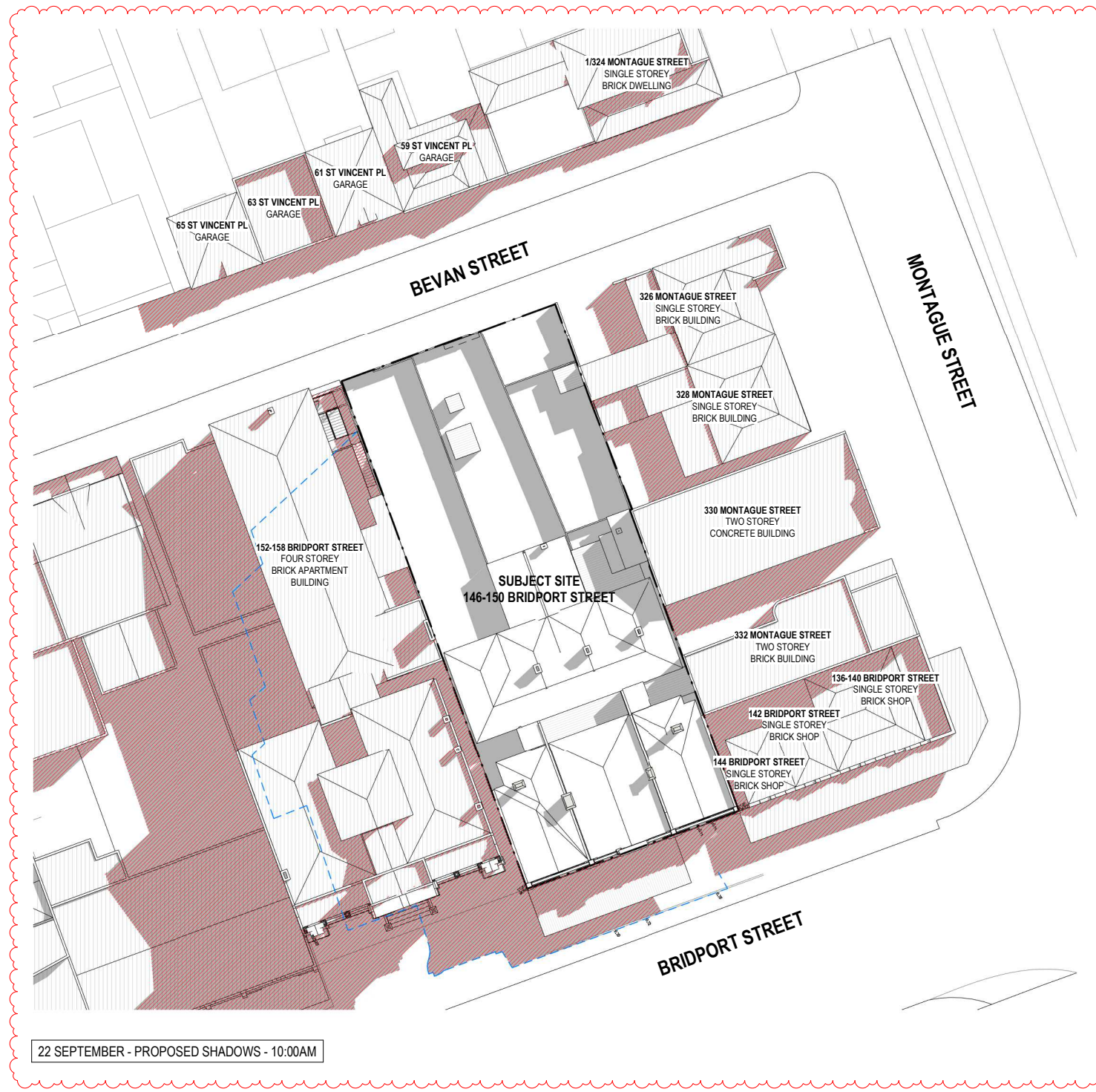
REV DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK





22 SEPTEMBER - PROPOSED SHADOWS - 9:00AM



22 SEPTEMBER - PROPOSED SHADOWS - 10:00AM

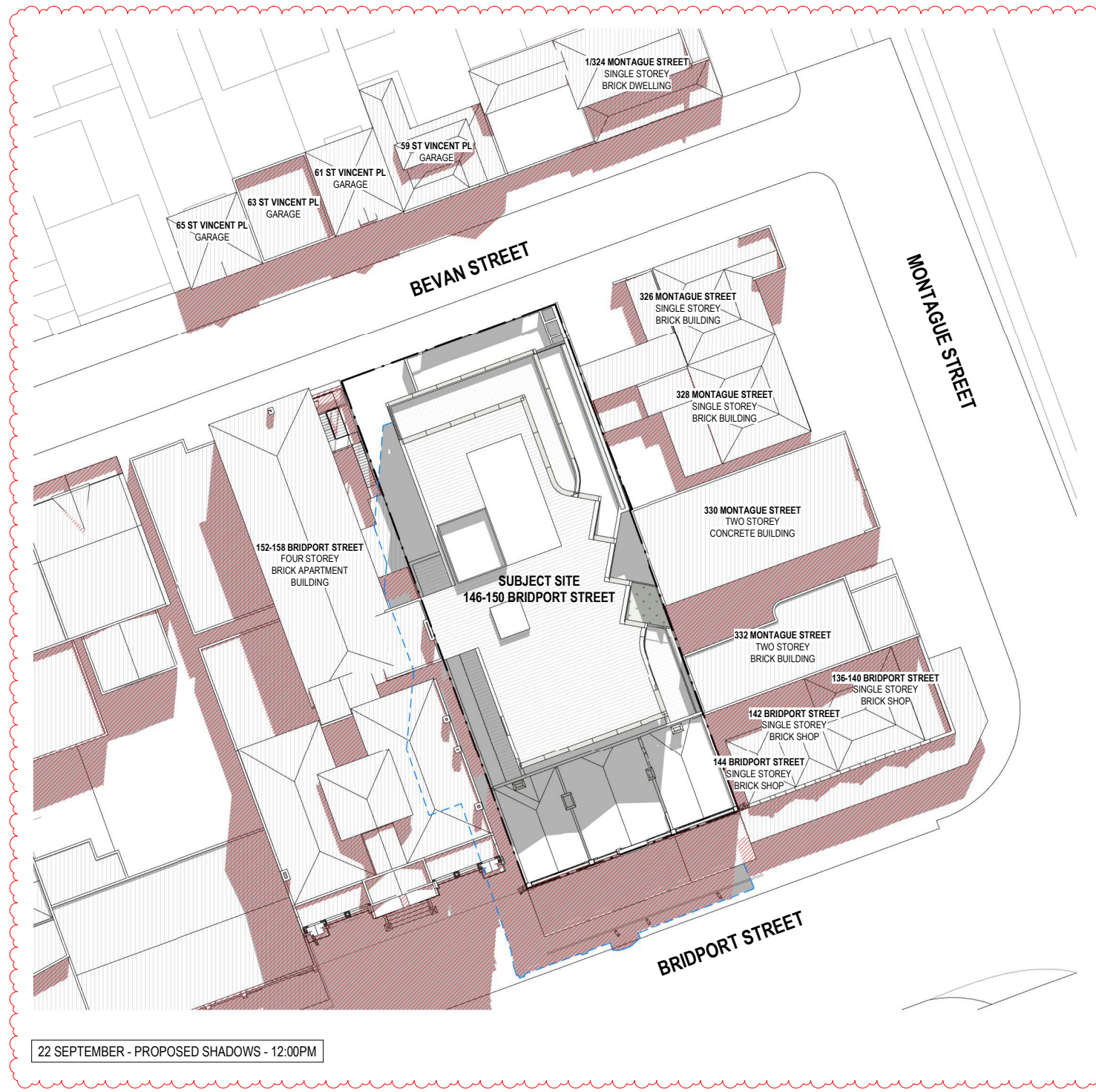
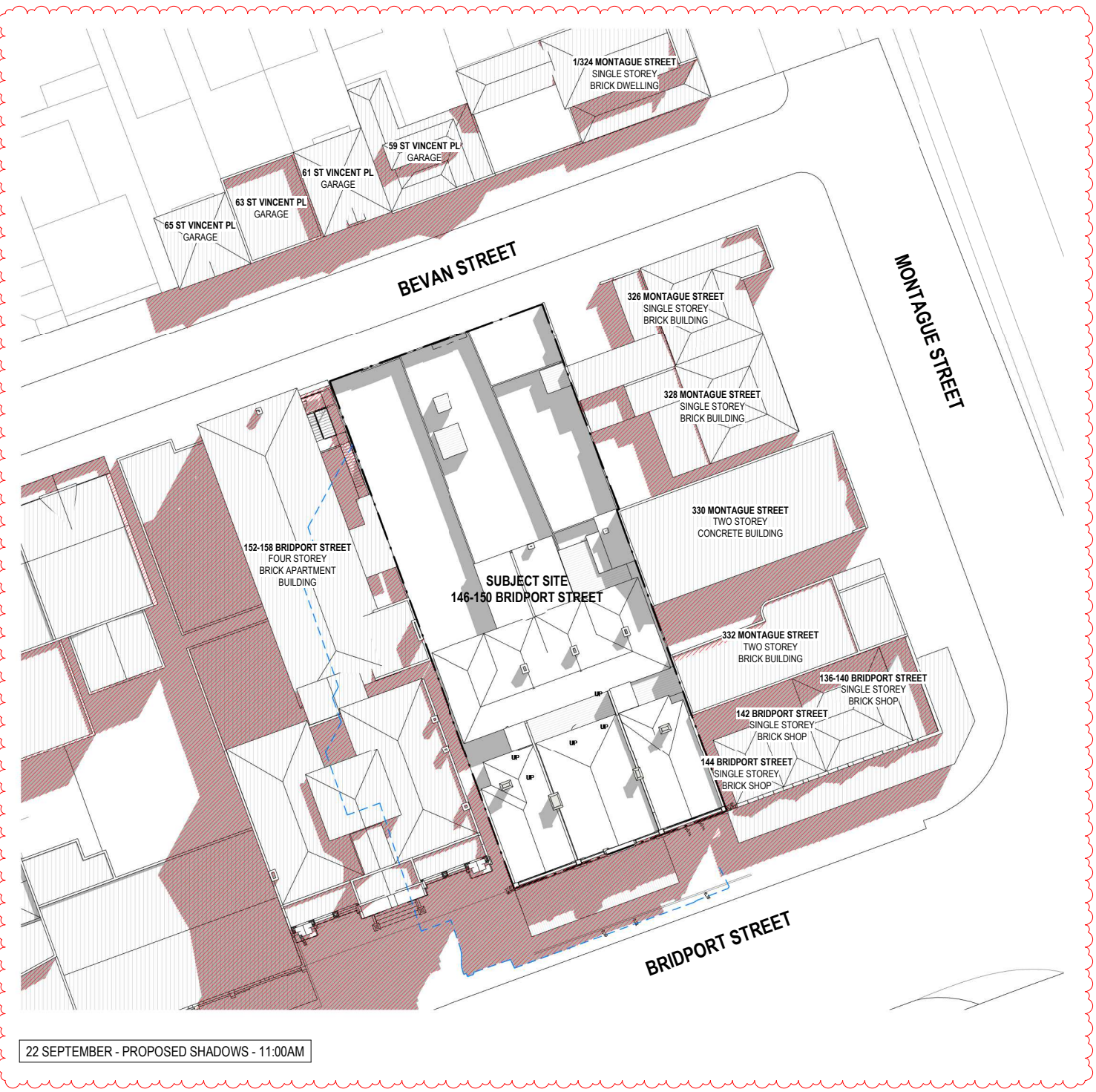
SHADOWS LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OUTLINE OF SHADOWS CAUSED BY PROPOSED DEVELOPMENT ON NATURAL GROUND LEVEL DISREGARDING EXISTING BUILDINGS

REV DATE	REVISION	BY	CHK
A 08/11/22	TOWN PLANNING	BD	DC
B 24/07/23	WITHOUT PREJUDICE	BD	DC
C 15/09/23	VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK



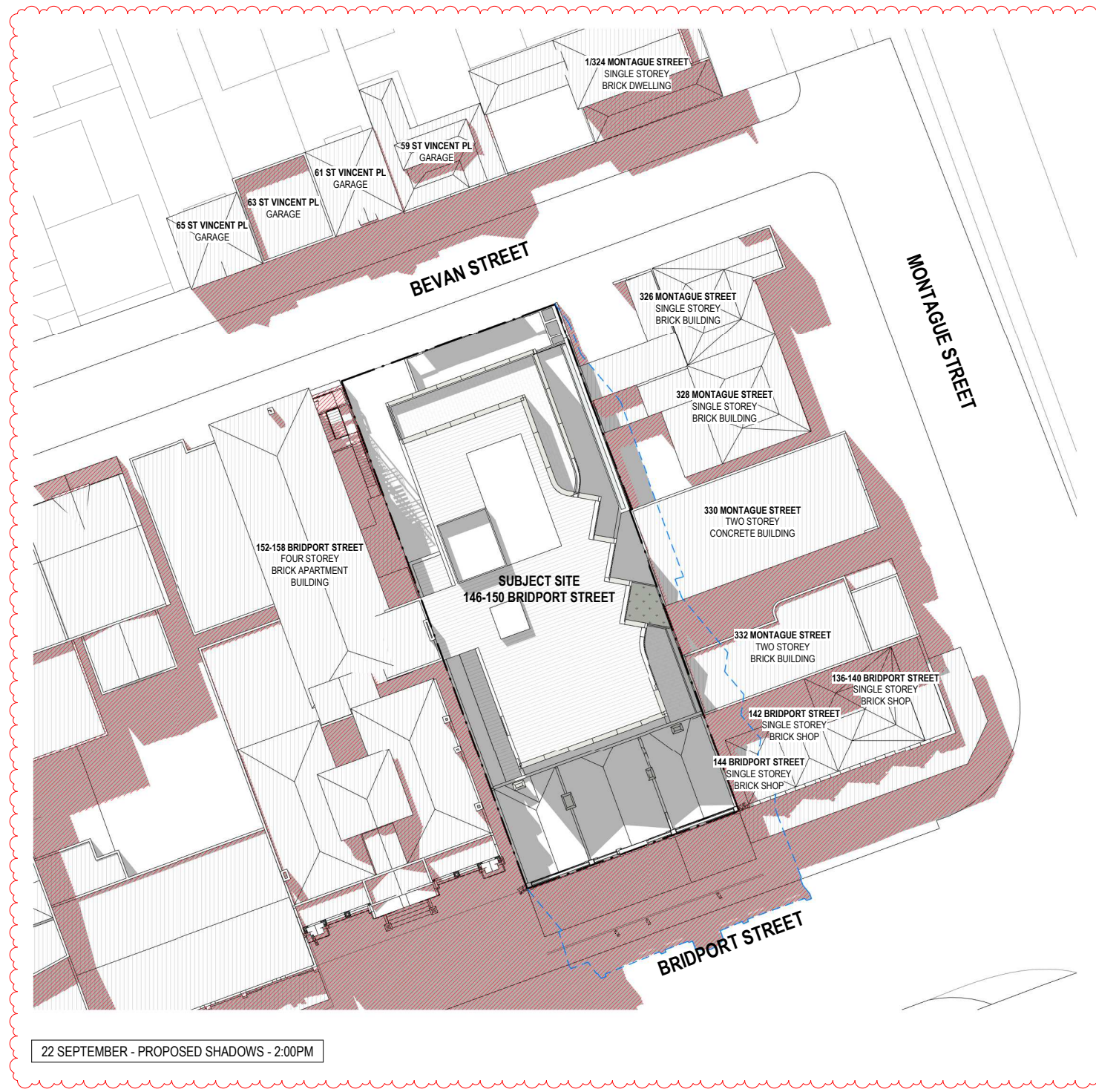
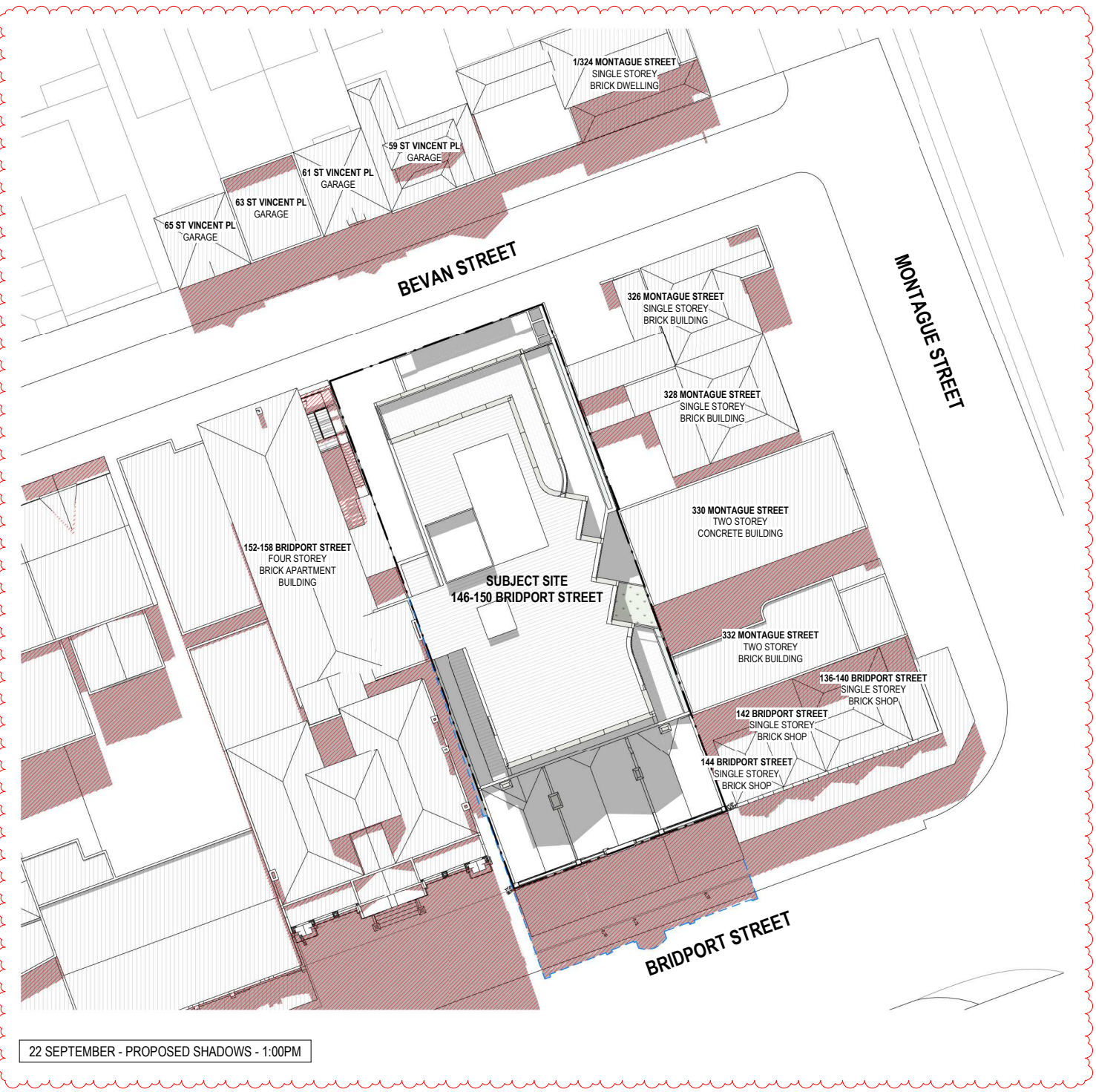


SHADOWS LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OUTLINE OF SHADOWS CAUSED BY PROPOSED DEVELOPMENT ON NATURAL GROUND LEVEL DISREGARDING EXISTING BUILDINGS

REV DATE	REVISION	BY	CHK
A 08/11/22	TOWN PLANNING	BD	DC
B 24/07/23	WITHOUT PREJUDICE	BD	DC
C 15/09/23	VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK



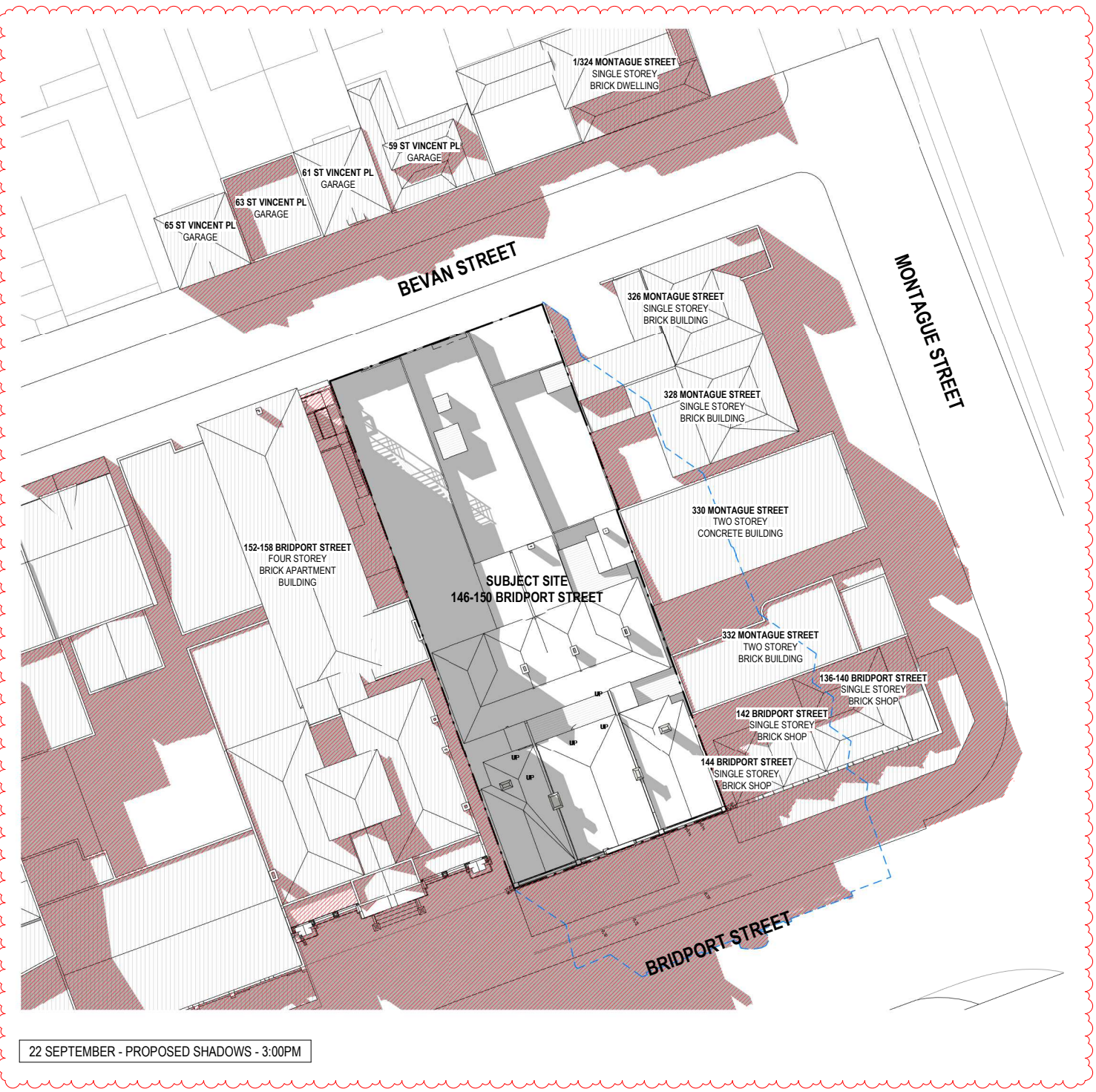
SHADOWS LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OUTLINE OF SHADOWS CAUSED BY PROPOSED DEVELOPMENT ON NATURAL GROUND LEVEL DISREGARDING EXISTING BUILDINGS

REV. DATE	REVISION	BY	CHK
A	08/11/22 TOWN PLANNING	BD	DC
B	24/07/23 WITHOUT PREJUDICE	BD	DC
C	15/09/23 VCAT FINAL HEARING	BD	DC

REV. DATE	REVISION	BY	CHK





22 SEPTEMBER - PROPOSED SHADOWS - 3:00PM

SHADOWS LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OUTLINE OF SHADOWS CAUSED BY PROPOSED DEVELOPMENT ON NATURAL GROUND LEVEL DISREGARDING EXISTING BUILDINGS

CERA STRIBBLEY

Cera Stribley
Architecture
Interior Design

Cera Stribley Pty. Ltd.
ABN 29 350 585 700

+ 61 3 9533 2582
info@c-s.com.au
www.c-s.com.au
Level 03, 29 Stewart St
Richmond VIC 3121 AUS

NOTES
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is / are confidential. The recipient(s) of this document is / are prohibited from disclosing such information, ideas and concepts to any person without prior written consent of the copyright holder.

REV DATE	REVISION	BY	CHK
A 08/11/22	TOWN PLANNING	BD	DC
B 24/07/23	WITHOUT PREJUDICE	BD	DC
C 15/09/23	VCAT FINAL HEARING	BD	DC

REV DATE	REVISION	BY	CHK

PROJECT
BRIDPORT STREET
146-150 BRIDPORT STREET ALBERT PARK
TOWN PLANNING

DRAWING STATUS
VCAT FINAL HEARING

JOB N° 21229
REVISION N° C
DATE 15/09/23
SCALE As indicated @ A1
DRAWN BY BD
CHECKED BY DC

DRAWING TITLE
SHADOW ANALYSIS



Development Summary

Development Summary

CERA STRIBLEY

PROJECT NUMBER 21229
 ADDRESS 146-150 Bridport St
 PROJECT STATUS VCAT
 DATE Sep-23

SITE AREA (sqm) APPROX	972
BUILDING FOOTPRINT (sqm)	850.0
SITE COVERAGE	87.4%
BASEMENT COVERAGE	80.7%

PROJECT SUMMARY - APARTMENTS AND PARKING

LEVEL	RETAIL	2 BED	3 BED	4 BED+	TOTAL APARTMENTS	REQUIRED CAR PARKS	ALLOCATED RES CAR PARKS	RES CAR PARKS	COMMERCIAL CAR PARKS	TOTAL CAR PARKS	BIKE PARKING
BASEMENT 02								15	3	18	
BASEMENT 01								4		4	17
GROUND	1	1	1		2	3	4				
LEVEL 01	1		1	1	2	4	4				
LEVEL 02		1		1	2	3	4				
LEVEL 03		1		1	2	3	4				
LEVEL 04				1	1	2	3				
SUBTOTAL		3	2	4	9	15	19	19	3	22	17
PERCENTAGE		33.3%	22.2%	44.4%							

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	37.0	8.0	739.0					784.0	
BASEMENT 01	160.0	23.0	543.0		58.0		58.0	784.0	
GROUND	49.0	87.0		284.0	350.0	51.0	401.0	770.0	82.34%
LEVEL 01	38.0	10.0		171.0	500.0	49.0	549.0	719.0	93.32%
LEVEL 02	38.0	10.0			442.0	72.0	514.0	490.0	90.20%
LEVEL 03	38.0	10.0			411.0	47.0	458.0	459.0	89.54%
LEVEL 04	38.0	10.0			392.0	71.0	463.0	440.0	89.09%
SUBTOTAL	398.0	158.0	1282.0	455.0	2153.0	290.0	2443.0	4446.0	88.9%

Development Summary

GROUND FLOOR - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	POS (m2)
G 01	3	2.5	2	202	26
G 02	2	2	2	148	25
TOTAL			4.0	350.0	51.0

GROUND FLOOR - COMMERCIAL

RETAIL NUMBER	TYPE	AREA (m2)
G 02	FOOD & BEVERAGE	284
TOTAL		284.0

LEVEL 01 - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	TERRACE
1 01	4	4.5	2	303	24
1 02	3	2.5	2	197	25
TOTALS			4.0	500.0	49.0

LEVEL 01 - COMMERCIAL

RETAIL NUMBER	TYPE	AREA (m2)
1 02	FOOD & BEVERAGE	171
TOTALS		171.0

LEVEL 02 - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	TERRACE
2 01	4	3.5	2	280	52
2 02	2	2.5	2	162	20
TOTALS			4.0	442.0	72.0

LEVEL 03 - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	TERRACE
3 01	4	3.5	2	251	27
3 02	2	2.5	2	160	20
TOTALS			4.0	411.0	47.0

LEVEL 04 - APARTMENT

NUMBER	BEDROOMS	BATHROOMS	CAR ALLOCATION	AREA (m2)	TERRACE
4 01	4	4.5	3	392	71
TOTALS			3.0	392.0	71.0

PROJECT
146-150 BRIDPORT STREET,
ALBERT PARK

PROJECT PHASE
VCAT

DATE
SEPTEMBER 2023

A CONCEPT BY
CERA
STRIBBLEY