



REFERRAL DOCUMENT

To be filled in by a Planner	
Application No.	PDPL/00842/2022
Address	126 ALBERT STREET PORT MELBOURNE VIC 3207
Zone	NRZ1
Overlay	HO1
Proposal Summary	Full demolition, reconstruction of original section of the dwelling, and construct ground and first floor additions and a new front fence.
Relevant Documents	See screenshot below
Specific information sought by the planner	<p>Heritage Referral:</p> <p>Apologies, the G drive is down so I don't have access to the referral templates.</p> <p>As discussed this morning, just need formal comments regarding, in particular, the demolition and reconstruction of the original section of dwelling.</p> <p>Plans located in 1C under Attachments – Planning Application Documents and Plans</p>

Planning - Application Documents and Plans (12)		0	0	Planning - Application Documents and Plans
PDPL-00842-2022 - Planning Permit - 126 ALBERT STREE...	05-Dec-2022 16:07:12	10-Dec-2022 02:41:45	663160	12 Planning - Application Documents and Plans Registered
PDPL-00842-2022 - Planning Permit - 126 ALBERT STREE...	05-Dec-2022 16:06:51	10-Dec-2022 02:37:06	663160	11 Planning - Application Documents and Plans Registered
Re_Emailmsg	05-Dec-2022 16:04:39	10-Dec-2022 02:24:24	663160	10 Planning - Application Documents and Plans Registered
WSD Storm Report - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:21:26	663160	1 Planning - Application Documents and Plans Registered
Copy of Title Words - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:21:34	663160	2 Planning - Application Documents and Plans Registered
Application Cover Letter - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:21:43	663160	3 Planning - Application Documents and Plans Registered
Town Planning Submission - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:21:52	663160	4 Planning - Application Documents and Plans Registered
Structural Engineers Report - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:02	663160	5 Planning - Application Documents and Plans Registered
Copy of Title Plan - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:11	663160	6 Planning - Application Documents and Plans Registered
Baker Building Group Letter - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:22	663160	7 Planning - Application Documents and Plans Registered
Application Form - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:34	663160	8 Planning - Application Documents and Plans Registered
Town Planning Drawings - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:44	663160	9 Planning - Application Documents and Plans Registered

Hi Martin,

Planning Permit no. 43/2021

The original proposal for this site as part of Planning Permit no. 43/2021 proposed to retain the front section of the dwelling and construct new ground and upper storey additions to the rear of the existing dwelling. In response to this application, the Heritage Advisor provided the following comments:

This is a simple, symmetrical double-fronted timber cottage with a transverse gable roof. There are some alterations which results in the Contributory grading. There is diversity in this section of Albert St due to the very dominant recently-constructed infill at no. 140, and the two-storey townhouse at the corner of Clay St. Added to this, the transverse gable roof will assist in concealing the addition behind. Because of this, the proposed 18-degree sightline, coupled with the raking roof profile will ensure that, if not fully concealed, the addition will be recessive in accordance with the objectives of the heritage policy. Notably, the gabled roof profile of the original dwelling will remain with generous visual separation between it

and the new roofline of the rear addition. The colours and materials of the addition are also acceptable, while the façade is to be retained and existing colours and materials retained or replaced to match existing.

On Friday 4 November, 2022, the Heritage Team were notified by Planning Compliance that:

It is apparent that the contributory heritage place on the land at the above address has been fully demolished in contravention of the endorsed plans that form part of Planning Permit 43/2021 (see attached). As per the endorsed plans the two front rooms of the original dwelling were to be retained.

The response from the Heritage Team on 9 November 2022 detailed:

The (now demolished) house on this site was a Contributory heritage place within the HO1 Port Melbourne Heritage Precinct.

It was a gabled timber cottage, which is typical of the housing found within this area. While it had been altered (Key changes included the replacement of the windows and the front door, replacement of the verandah floor with concrete and presumed removal of the brick chimneys), the form, materiality and some original or early details such as the verandah posts contributed to the historic character of the group of these simple timber cottages at nos. 122 to 134A Albert Street.

The front fence was not original, and was an intrusive element in the streetscape due to the inappropriate height and design.

Full demolition of this house has adversely impacted upon the integrity of the streetscape. Because of this, the front section of the house including the transverse gable roof form and verandah should be reconstructed to, as far as possible, match the external appearance demolished house, consistent with the plans endorsed with Permit 43/2021. This should include:

- *A transverse gabled roof of the same pitch, clad in corrugated iron*
- *A timber framed verandah with a bullnose profile corrugated iron roof of the same height, profile and simple detailing.*
- *If the original verandah posts have been retained they should be reinstated. If not, new posts should be created to match the detailing of these posts (there are real estate photos online that clearly show the post details)*
- *A front door with a toplight including a simple timber architrave (see real estate photos for details including profile of architrave to match). The door should be a Victorian style panelled door.*
- *If the (non-original) windows have been retained, then can be reinstated with a simple timber architrave surround (see real estate photos for the profile to match). If not, then simple timber sash windows should be substituted*
- *As approved by 43/2021, the verandah floor should be timber boards.*
- *The walls to the front and sides should be square-edge weatherboards (Re-use of existing boards is encouraged, if they have been retained and are in good condition, but it is not essential). If a different material is required due to Building regulations, then a suitable material that resembles traditional weatherboards as closely as possible should be substituted.*

The front fence, which was not original and was an intrusive element, should not be reinstated. Instead a simple timber picket fence no higher than the front fences to the adjoining properties should be installed. Plans showing this reconstruction should be submitted for approval so I can check and refine the detailing, as required.

Lodged Planning Permit no. 842/2022

The permit applicant has lodged plans that shows the demolition and reconstruction of the front section of the dwelling, limited to a depth of one room, including the roof and the verandah. This is the key change between this application and the approved Planning Permit 43/2021. No changes are proposed for the new ground and upper storey additions to the rear of the rear of the section of the building that was to be retained under Planning Permit 43/2021, therefore the original comments provided by the Heritage Advisor still apply. With regards to the reconstructed front section of the dwelling, the following details would be reinstated, and the detail provided in the plans is acceptable:

- The transverse roofline
- The bullnose verandah and posts
- The non-original windows
- The front door with a toplight

- The weatherboards

Additional information/comments

- The plans also note that a 'corrugated iron roof' will be reinstated to the house and verandah. Either the original roofing material should be reinstated or if new roofing material is required, the roofing material is to use double dipped galvanised iron – not zincalume or Colorbond.
- Cast iron lacework is proposed to be incorporated to the verandah. While this element can be seen throughout the broader Albert Street area, this style of house is an Early Victorian cottage, where such ornamentation was uncommon. No's 130 and 134 Albert Street have similar presentations to the street and do not feature lacework to the verandah. Lacework is associated with later Victorian-era buildings that feature more ornamentation detailing and should not be incorporated into the reconstructed building.
- The proposed front fence style and height is acceptable and is in keeping with the broader heritage streetscape context.

Thanks,

Jessica

Response date: 9.01.23



REFERRAL DOCUMENT

To be filled in by a Planner	
Application No.	PDPL/00842/2022
Address	126 ALBERT STREET PORT MELBOURNE VIC 3207
Zone	NRZ1
Overlay	HO1 (Contributory)
Proposal Summary	construction of a two level dwelling
Relevant Documents	See Below
Specific information sought by the planner	Please review the (non committal) Structural Engineers Report. It is proposed to demolish this Contributory graded dwelling.

There is a (non committal) Structural Engineer's report in the application documents, located in 1C under Attachments – Application Documents and Plans as per the screenshot below.

File Name	Created	Modified	Size	Format	Registered
PDFs-00842-2022 - Planning Permits- 126 ALBERT STREET...	05-Dec-2022 16:07:12	10-Dec-2022 02:41:45	663760	12	Planning - Application Documents and Plans Registered 68220
PDFs-00842-2022 - Planning Permits- 126 ALBERT STREET...	05-Dec-2022 16:06:51	10-Dec-2022 02:37:06	663760	11	Planning - Application Documents and Plans Registered 68220
Re_emailing	05-Dec-2022 16:04:39	10-Dec-2022 02:26:24	663760	10	Planning - Application Documents and Plans Registered 68220
WSD Storm Report - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:21:26	663760	1	Planning - Application Documents and Plans Registered 68220
Copy of Title Words - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:21:34	663760	2	Planning - Application Documents and Plans Registered 68220
Application Cover Letter - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:21:43	663760	3	Planning - Application Documents and Plans Registered 68220
Town Planning Submission - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:21:52	663760	4	Planning - Application Documents and Plans Registered 68220
Structural Engineers Report - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:02	663760	5	Planning - Application Documents and Plans Registered 68220
Copy of Title Plan - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:11	663760	6	Planning - Application Documents and Plans Registered 68220
Baker Building Group Letter - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:22	663760	7	Planning - Application Documents and Plans Registered 68220
Application Form - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:34	663760	8	Planning - Application Documents and Plans Registered 68220
Town Planning Drawings - 02.12.2022.pdf	05-Dec-2022 16:04:07	10-Dec-2022 02:22:44	663760	9	Planning - Application Documents and Plans Registered 68220

Hi Martin,

I have reviewed the material provided by Baker Building Group and PD Structures and can advise as follows;

As the Building Department did not have any opportunity to inspect the site prior to the demolition of the existing dwellings facade, we are in no position to validate the information provided in these reports or make any comment on the structural adequacy of the now demolished building.

Kind Regards
Daniel Rossi



Planning Application referral to Sustainable Design Advisor

Application no:		PDPL/00842/2022				
Address:		126 Albert Street, Port Melbourne				
Status:		Active				
Planner:		Martin Cooksley				
Description:		Full demolition of the existing dwelling (retrospective approval) and construction of a dwelling including reconstruction of the original front section of the dwelling				
Dates	Pre-Application	Lodgement	Notice of Decision	Appeal lodged	Permit Issued	VCAT outcome Outcome date

Referral Type:

Residential Extension Single dwelling (new) Multiple Dwellings Mixed Use Non-residential

Application Status:

Pre-app Prelim check RFI Advertising Reporting VCAT Condition Completion

Documents/Plans for Review:

Planning - Advertised Plans (10)	0	0	Planning - Advertised Plans		
PDPL-00842-2022 - ADV - Previous permit and endorsed ...	27-Jan-2023 15:18:18	27-Jan-2023 16:21:08	663160	32	Planning - Advertised Plans Registered 6918
PDPL-00842-2022 - ADV - Application Cover Letter.pdf	27-Jan-2023 15:06:29	27-Jan-2023 16:14:08	663160	23	Planning - Advertised Plans Registered 6918
PDPL-00842-2022 - ADV - Structural Engineers Report.pdf	27-Jan-2023 15:06:29	27-Jan-2023 16:14:12	663160	24	Planning - Advertised Plans Registered 6918
PDPL-00842-2022 - ADV - Building Inspection Letter.pdf	27-Jan-2023 15:06:29	27-Jan-2023 16:14:15	663160	25	Planning - Advertised Plans Registered 6918
PDPL-00842-2022 - ADV - Melbourne Water Response.pdf	27-Jan-2023 15:06:29	27-Jan-2023 16:14:18	663160	26	Planning - Advertised Plans Registered 6918
PDPL-00842-2022 - ADV - Title Info.pdf	27-Jan-2023 15:06:29	27-Jan-2023 16:14:23	663160	27	Planning - Advertised Plans Registered 6918
PDPL-00842-2022 - ADV - WSUD Storm Report.pdf	27-Jan-2023 15:06:29	27-Jan-2023 16:14:28	663160	28	Planning - Advertised Plans Registered 6918
PDPL-00842-2022 - ADV - Application Form.pdf	27-Jan-2023 15:06:29	27-Jan-2023 16:14:33	663160	29	Planning - Advertised Plans Registered 6918
PDPL-00842-2022 - ADV - Town Planning Report.pdf	27-Jan-2023 15:06:29	27-Jan-2023 16:14:38	663160	30	Planning - Advertised Plans Registered 6918
PDPL-00842-2022 - ADV - Plans.pdf	27-Jan-2023 15:06:29	27-Jan-2023 16:14:41	663160	31	Planning - Advertised Plans Registered 6918
Planning - Advertising Generated Notification (13)	0	0	Planning - Advertising Generated Notification		
Planning - Application Documents and Plans (13)	0	0	Planning - Application Documents and Plans		
Planning - General Correspondence (4)	0	0	Planning - General Correspondence		
Planning - Referrals (3)	0	0	Planning - Referrals		
Planning - Request For Further Information (5)	0	0	Planning - Request For Further Information		

PLANNER –

Date 20 March 2023

To the Sustainable Design Advisor

Please review and provide comment on the above project. **This is for a Council report due in coming days, so could the response please be expedited?** There has been a previous referral (dated 23 December 2022) to refer back to in response.

Kind regards
Martin Cooksley

Sustainable Design Advisor - response

Date 23/03/2023

Hi Martin,

The plans and supporting documents listed in the referral above have been reviewed. The proposed stormwater management is acceptable. Additional notations are required on the plans and maintenance manuals are required for the proposed raingarden and rainwater tank, to be endorsed. Templates are available on our website:

https://www.portphillip.vic.gov.au/media/zowf2e52/maintenance_manual_rainwater_tank.pdf and

https://www.portphillip.vic.gov.au/media/dd1n33yv/maintenance_manual_raingarden.pdf

See detailed conditions below.

Kind regards,

Helen Pritchard – Sustainable Design Planner

Outcome:

The application demonstrates an acceptable outcome for WSUD

Suggested Action:

Approve subject to conditions as listed below

Items required to be addressed via conditions:

Details for condition 1 plans:

- *Ground floor plan PPA—D-02 rainwater tank notation updated to “1,000 litre RWT under deck connected to toilets”.*
- *Proposed WSUD Layout Plan PP-D-04 updated to include typical raingarden section.*

Other conditions required:

WSUD2 – Stormwater Treatment Maintenance Plan

WSUD3 – Implementation of Water Sensitive Urban Design Initiatives

WSUD4 – Construction Management Water Sensitive Urban Design