



STATEMENT OF CHANGES (COMPARED TO ENDORSED PLANS DATED 12/12/24)

Planning Scheme: City of Port Phillip

Responsible Authority: City of Port Phillip

Address of the land: 146-150 Bridport Street, Albert Park 3208

Planning Permit Number: PDPL/00817/2022

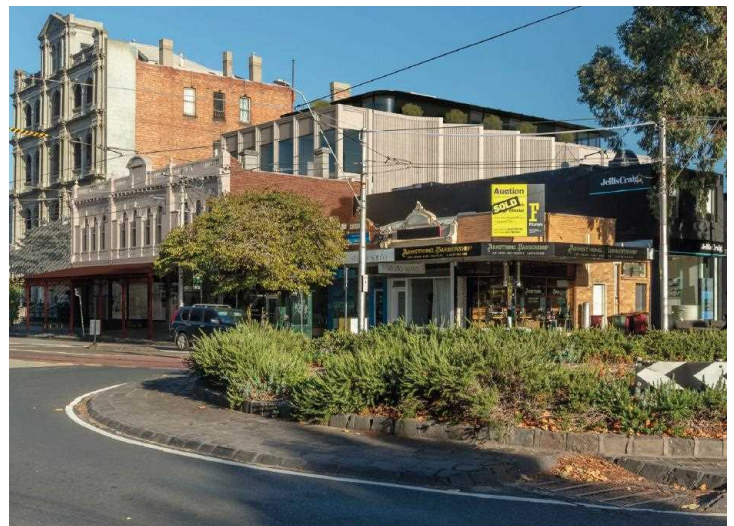
Date: 17th April 2025

Summary of Key Changes:

- Reduction in floor to floor heights at GF Level, Level 01, Level 02 and Level 03
- Reduction in height of Level 03 parapet by 1m from RL 19.65 AHD to RL 18.65 AHD
- Addition of Level 04
- Overall building height increase by 1.2m from RL 19.65 AHD to RL 20.85 AHD
- Number of apartments increased from 8 to 10 (+2)
- Apartment mix changed from 3 x 4-bed, 2 x 3-bed and 3 x 2-bed to 4 x 3-bed and 6 x 4-bed
- Number of car parking spaces increased from 22 to 30 (+8)
- Number of bike parking spaces decreased from 16 to 12 (-4)
- Reduction in area of Restaurant premises from 455 m² to 174m² (-281m²)
- Revised core location resulting in apartment layout changes from GF Level to Level 04
- Relocation of residential entry from shopfront of 150 Bridport to shopfront of 146 Bridport
- Introduction of gas connection



RENDER IMAGE OF APPROVED DEVELOPMENT



RENDER IMAGE OF PROPOSED AMENDED DEVELOPMENT

Cera Stribley
Architecture and
Interior Design
ME_952612417_1

Level 3, 29 Stewart St
Richmond VIC AUS 3121
ABN 29 350 585 700

+61 3 9533 2582
info@cs-a.com.au
www.@cs-a.com.au

Schedule of Drawing Changes:

TP.0302 - SOUTH ELEVATION - DEMOLITION

1. Demolition of existing double-leaf timber entry doors to shopfront 146 to be replaced with appropriate door and hardware to accommodate egress requirements

TP.1090 – BASEMENT 02 PLAN

1. Basement layout revised to incorporate 4 x private garages, 4 x standard parking spaces, and 5 x motorcycle parking spaces
2. Structural Floor Level revised from -1.15 to -1.95 (lowered 800mm)
3. Motorbike parking spaces deleted

TP.1091 – BASEMENT 01 PLAN

1. Basement layout revised to incorporate 4 x private garages, 2 x standard parking spaces, and 2 x employee bike racks
2. Deletion of motorcycle parking
3. Residential bike storage relocated to GF Level
4. Structural Floor Level revised from 1.65 to 0.85 (lowered 800mm)

TP.1100 – GROUND FLOOR PLAN

1. Revised core location resulting in apartment layout changes
2. Relocation of residential entry from shopfront 146 to shopfront 150
3. Minor adjustment to fire booster cupboard to be located directly on title boundary due to FRV requirements for this to be visible from the primary building entry
4. Reduction in area of Restaurant premises from 455m² to 174m² (-281m²)
5. Introduced additional lift and stair for access to Apt 103
6. Introduced residential bike parking (10 x on-grade spaces)
7. Water meter relocated to Level B1
8. Revised shape of private terrace to G01 along eastern boundary
9. Introduced additional private terrace for Apt G02 along western boundary
10. Planter box added over basement vehicle entry ramp
11. Minor changes to basement vehicle entry ramp to accommodate head height clearances below

TP.1101 – LEVEL 01 PLAN

1. Revised core location resulting in apartment layout changes
2. Restaurant premises converted to additional apartment (Apt 103) within existing heritage building
3. Revised shape of light court to eastern boundary
4. Introduced additional terrace to northern boundary for Apt 101
5. Introduced additional glazing along western boundary
6. Structural Floor Level revised from 8.45 to 7.85 (lowered 600mm)

TP.1102 – LEVEL 02 PLAN

1. Revised core location resulting in apartment layout changes
2. Terrace to south-east corner deleted
3. Additional terrace introduced to north-west corner for Apt 202
4. Structural Floor Level revised from 11.95 to 11.05 (lowered 900mm)

TP.1103 – LEVEL 03 PLAN

1. Revised core location resulting in apartment layout changes
2. Terrace to south-east corner deleted
3. Additional terrace introduced to north-west corner for Apt 301
4. Structural Floor Level revised from 15.45 to 14.25 (lowered 1200mm)

TP.1104 – LEVEL 04 PLAN

1. Introduced Level 04 (and associated penthouse apartment)

TP.1110 – ROOF PLAN

1. Structural Floor Level revised from 19.65 to 20.85 (raised 1200mm)

TP.2101– NORTH ELEVATION

1. Reintroduced Level 04
2. Overall building height increased by 1.2m
3. Level 03 parapet height decreased by 1.0m
4. Terraces introduced to Apt 101 and Apt 301
5. Additional glazing to northern façade setback behind carpark ramp

TP.2102– EAST ELEVATION

1. Reintroduced Level 04
2. Overall building height increased by 1.2m
3. Level 03 parapet height decreased by 1.0m
4. Terraces to south-east corner on Level 02-03 deleted
5. Introduced terrace to north-east corner on Level 03
6. Minor glazing changes across Level GF-01 due to internal layout updates

TP.2103– SOUTH ELEVATION

1. Reintroduced Level 04
2. Overall building height increased by 1.2m
3. Level 03 parapet height decreased by 1.0m
4. Residential entry relocated from shopfront 150 to shopfront 146
5. Additional glazing to southern façade within 3m setback from western boundary

TP.2104– WEST ELEVATION

1. Reintroduced Level 04
2. Overall building height increased by 1.2m
3. Level 03 parapet height decreased by 1.0m
4. Full-height fluted glazing revised to terminate at 1700mm above finished floor level with clear glazing above
5. Revised window locations due to internal layout changes