



11 March 2025

**Statutory Planning Department
City of Port Phillip**

To whom it may concern,

*Re: 146 – 150 Bridport Street, Albert Park
Proposed permit amendment*

This letter has been prepared at the request of the owners of the subject site at 146 – 150 Bridport Street Albert Park. It relates to an application to amend the scheme approved under the permit PDPD-00098-2024. This office has previously provided advice in relation to the subject site, including a heritage impact statement for the permit application and a Schedule of Conservation Works that was endorsed under the permit.

The discussion below provides comment on the heritage considerations arising from this amended proposal and is to be read in conjunction with the updated town planning drawings prepared by Cera Stribley Architects.

The site contains three attached two storey Victorian shops and residences that are graded significant within the HO443 Heritage Overlay Precinct. The approved permit provides for partial demolition, and alterations and additions to the retained heritage building(s) and the construction of a four storey (ground to level 3) development to the rear. The proposed amendment application seeks to incorporate an additional level including associated updated architectural expression and layout adjustments.

The proposed amendment does not involve any additional demolition. The permitted scheme includes the demolition of the rear-built form for the construction of the multi-storey development, and the non-original shop front to number 150. The existing double storey shop and residences are retained to a depth of 9.3m including roof form above. These aspects of the scheme remain unchanged under the proposed amendment.

The amended levels Ground to 3 correspond with the massing as approved under the permit. The proposed additional level (level 4) is set back 15.84m from Bridport Street and is approximately 1.21m taller from the approved height to its associated roof level. The architectural expression is rectilinear in character and articulated with inset or punched openings forming a trabeated expression. The façade material is

predominately concrete with differing treatments and textures, as per the existing approval for the upper levels.

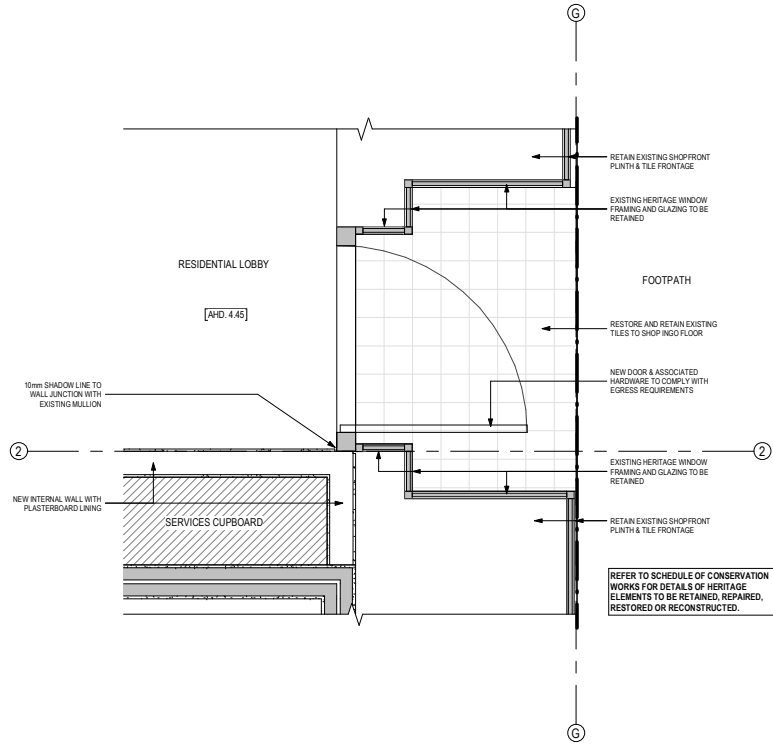
In terms of the visibility of the proposed amended built form, heritage policy states to support additions that are *'Substantially concealed when viewed at natural eye-level from the opposite side of the street.'* Having regard for this aspect of policy, it is apparent that the additional level (level 4) would not result in an unacceptable impact on the character and appearance of the place providing that the associated built form is largely concealed. The proposed additional level is effectively screened by the sight line of the level below (level 3). This level is taller than the retained heritage building, and due to the siting and height of level 4 essentially conceals that level in views from the public realm. Furthermore, in order to incorporate level 4, the lower levels were adjusted, resulting in a lower height for level 3. It is important to note that this lower height at level 3 provides for a lesser degree of visibility to the set back upper levels than the approved built form envelope, notwithstanding the addition of level 4. These measures ensures that there would be no appreciable impact on the heritage character or appearance of the retained heritage building(s) by the amended scheme, and in fact there is a slight reduction in terms of visibility as judged from natural eye-level from the opposite side of the street (refer to the sightline diagram provided on drawing TP 3000).

In terms of the retained heritage building(s), the amended scheme incorporates the fire booster cupboard and a new shop front at number 150. The associated affected area does not make an important contribution to the significance of the place, being already permitted to be altered on the basis it is non-original. The significance of the place lies more obviously with the retained shopfronts to number 148 and 146, the Bridport Street level 1 façade and the return east and west side walls. This significance is not altered by the amendment including the works as outlined in Schedule of Conservation Works and is therefore consistent with heritage policy at clause 15.03-1L that states to *'Maintain the integrity and intactness of heritage places.'*

It is noted that the apartment entrance has been relocated to the shopfront of number 146. However, the shop front is still to be retained in full and the junction between the existing shop front and a proposed new internal wall is sensitively managed by butting into the existing door mullion (refer to the detail prepared by Cera Stribley Architects appended to this letter). It is noted that the existing door will need to be replaced due to code compliance requirements, but it is intended this will be done utilising details that correspond with the character of the existing pair of doors.

In conclusion, the significance of the heritage building(s) and its contribution to the heritage character of its environs will not be affected by the proposed amendment, with the significant fabric to be retained and unaltered by the amendment. The additional built form that is proposed will be of negligible, if any, visibility or visual impact from the public realm. The amendment proposal does not give rise to heritage concerns and should be seen to be acceptable on that basis.

Bryce Raworth Pty Ltd



1 DETAIL PLAN - RESIDENTIAL ENTRY
TP.1100 1 : 20

REV DATE	REVISION	BY	CHK
A	12/02/25 TP AMENDMENT	BD	DC

REV DATE	REVISION	BY	CHK