

City of Port Phillip
Advertised Plan
Amended plan under s57A
Planning Application No. 880/2019
1 of 26



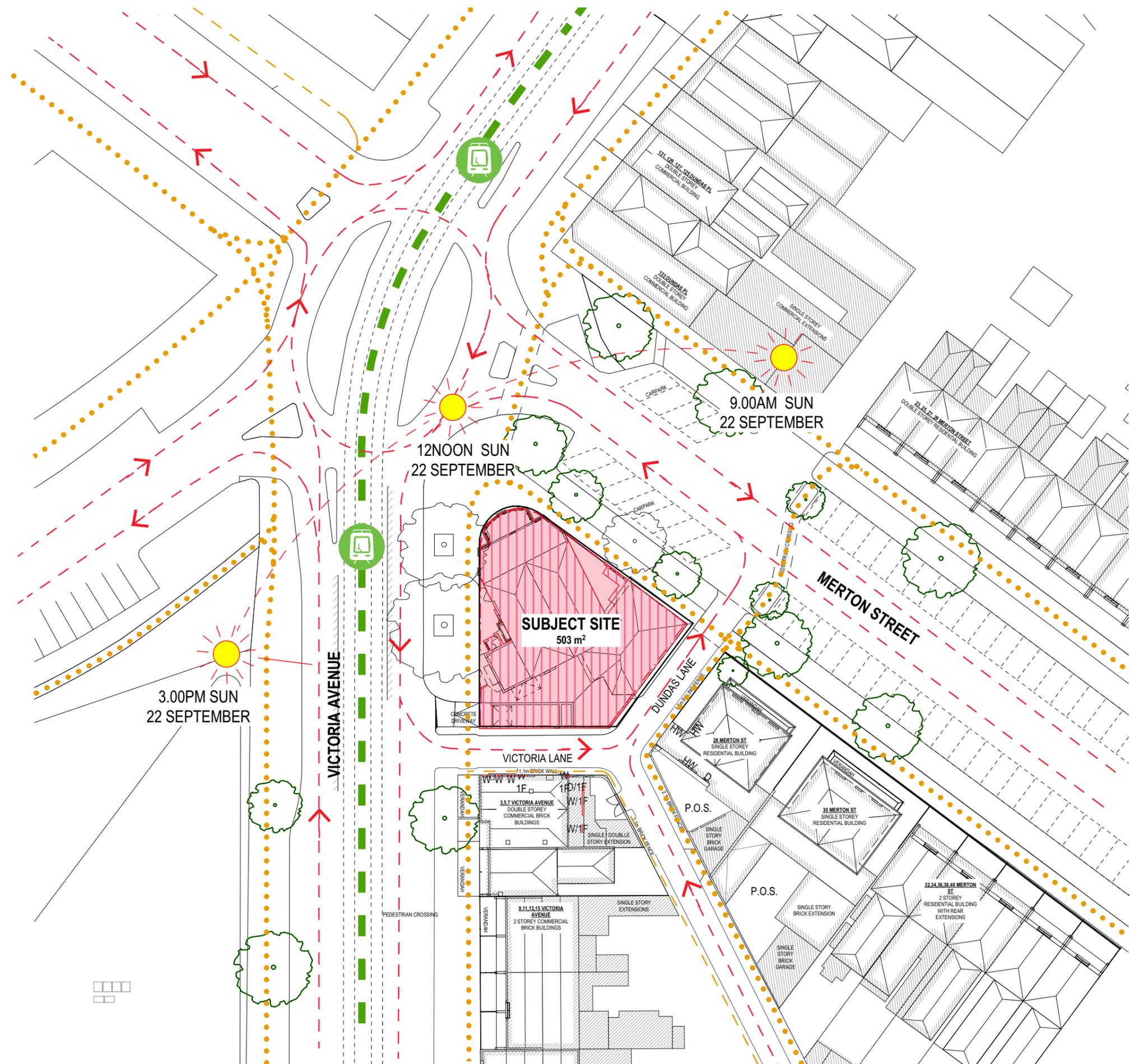
1 VICTORIA AVENUE, ALBERT PARK | PROPOSED MIXED-USE DEVELOPMENT

September 2020

site analysis | SITE PLAN

The subject site consists of a single and double storey brick building with pitched tiled roof and carport on a 503m³.

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- PEDESTRIAN PATH
- VEHICULAR PATH
- TRAM LINE
- TRAM STOP

Issue ID	Issue Date	Issue Name
A	17/12/2019	Planning Submission

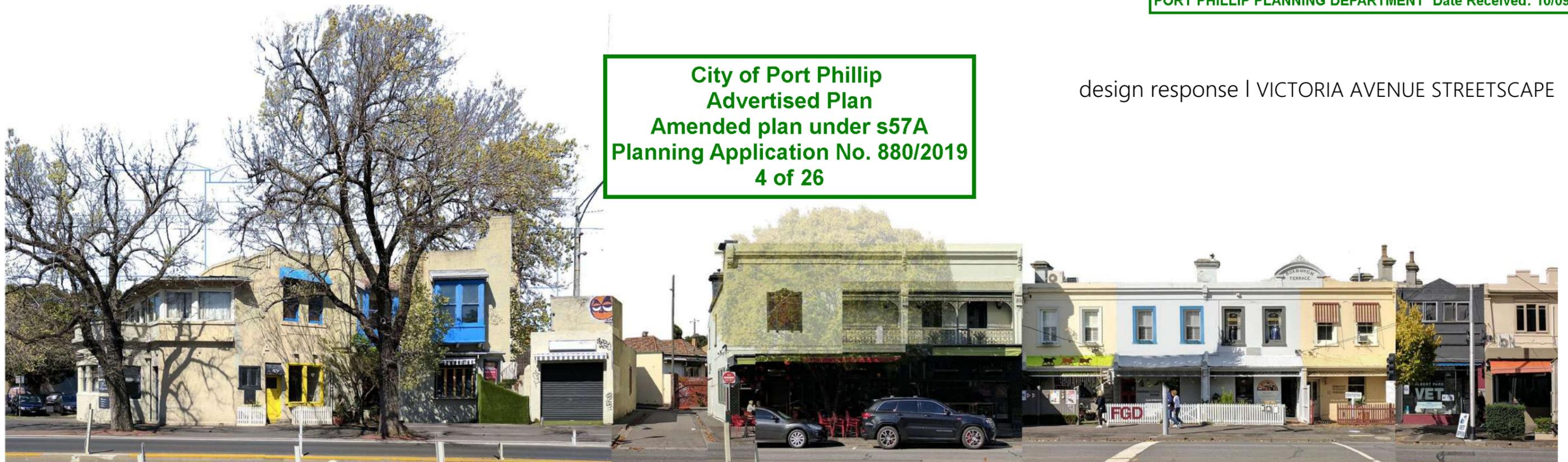
PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE **SITE PLAN**



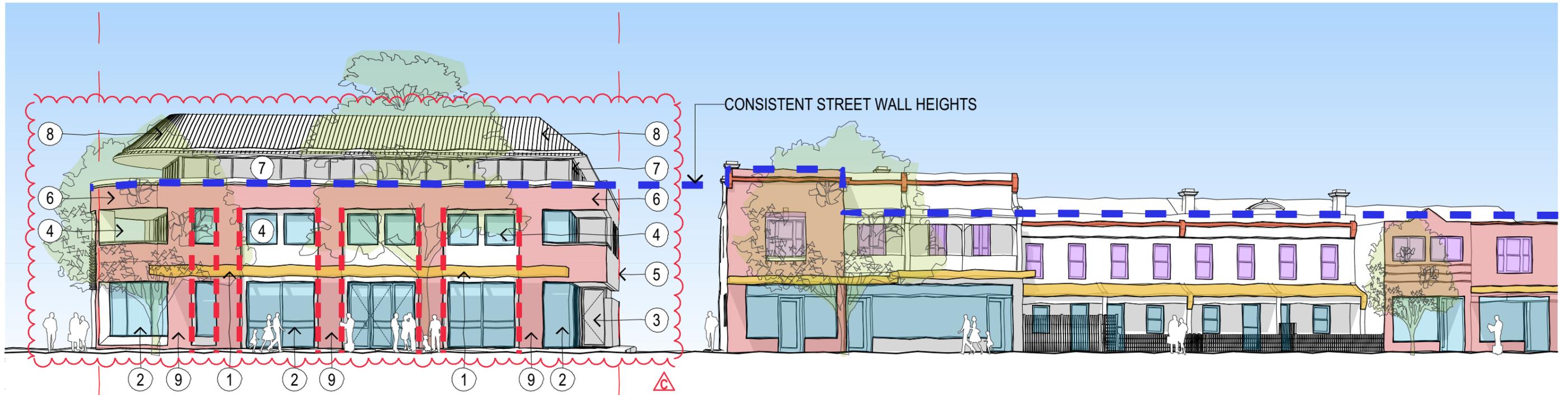
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		JOB NO.	19016
DRAWN	RR	DWG NO.	TP2.01
CHECKED	TI	REV.	A (17/12/2019)

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design response | VICTORIA AVENUE STREETSCAPE



EXISTING VICTORIA AVENUE STREETSCAPE ELEVATION



PROPOSED VICTORIA AVENUE STREETSCAPE ELEVATION

- ① NEW CANOPIES CONNECTS EXISTING VERANDAH LINE ALONG VICTORIA AVENUE FOR A CONSISTANT MICRO-LEVEL STREETSCAPE RESPOSE
- ② COMMERCIAL RETAIL AREAS ON GROUND FLOOR BRIDGING SHOPS ALONG VICTORIA AVENUE FOR A CONTINUOUS ACTIVE STREETSCAPE
- ③ VISIBLE SERVICED APARTMENT ENTRY FROM VICTORIA AVENUE
- ④ WINDOW PUNCTURED INTO A SOLID BUILDING FACE REFLECTS LANGUAGE SEEN IN NEIGHBORING BUILDINGS
- ⑤ SOLID BUILDING FACE TO BOUNDARY RESPONDING TO EXISTING AND NEIGHBORING BUILDING FACES

- ⑥ PREDOMINANT TWO-STOREY STREET WALL, CONSISTENT WITH STREET WALL HEIGHTS IN IMMEDIATE VICINITY
- ⑦ ENTIRE UPPER LEVEL SETBACK FROM THE TWO-STOREY STREET WALL
- ⑧ PITCHED ROOF FORM, ASSIST SIN THE RECESSIVE NATURE OF UPPER LEVEL MASS
- ⑨ VERTICAL EXPRESSIONS IN THE FORM AND MATERIALITY COMPLIMENT THE VERTICAL RHYTHM OF THE EXISTING STREETSCAPE



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Issue ID	Issue Date	Issue Name
A	17/12/2019	Planning Submission
C	7/09/2020	Town Planning Amendment

PROJECT **Mixed Use Development**
 1 Victoria Avenue, Albert Park
 DRAWING TITLE **DESIGN - VICTORIA AVE**

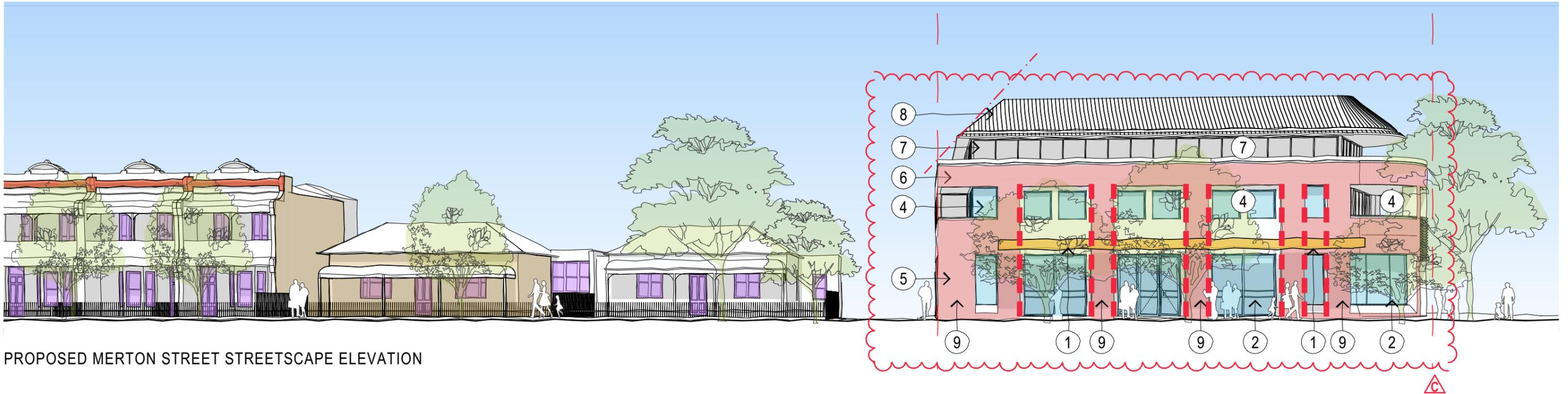
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NTS@A3	SEP. 2020
	JOB NO. 19016
DRAWN RR	DWG NO. TP3.02
CHECKED TI	REV. C (7/09/2020)

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design response | MERTON STREET STREETScape



EXISTING MERTON STREET STREETScape ELEVATION



PROPOSED MERTON STREET STREETScape ELEVATION

- ① NEW CANOPIES CONNECTS EXISTING VERANDAH LINE ALONG VICTORIA AVENUE FOR A CONSISTANT MICRO-LEVEL STREETScape RESPose
- ② COMMERCIAL RETAIL AREAS ON GROUND FLOOR BRIDGING SHOPS ALONG VICTORIA AVENUE FOR A CONTINUOUS ACTIVE STREETScape
- ③ VISIBLE SERVICED APARTMENT ENTRY FROM VICTORIA AVENUE
- ④ WINDOW PUNCTURED INTO A SOLID BUILDING FACE REFLECTS LANGUAGE SEEN IN NEIGHBORING BUILDINGS
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- ⑦ ENTIRE UPPER LEVEL SETBACK FROM THE TWO-STOREY STREET WALL
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- ⑨ VERTICAL EXPRESSIONS IN THE FORM AND MATERIALITY COMPLIMENT THE VERTICAL RHYTHM OF THE EXISTING STREETScape



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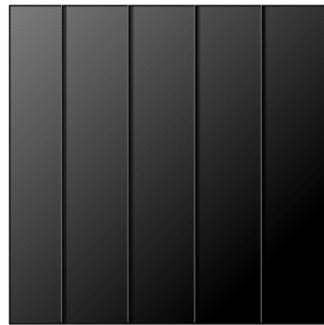
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A	17/12/2019	Planning Submission
C	7/09/2020	Town Planning Amendment

PROJECT **Mixed Use Development**
 1 Victoria Avenue, Albert Park
 DRAWING TITLE **DESIGN - MERTON ST**

SCALE	DATE
NTS@A3	SEP. 2020
DRAWN RR	JOB NO. 19016
CHECKED TI	DWG NO. TP3.03
	REV. C (7/09/2020)

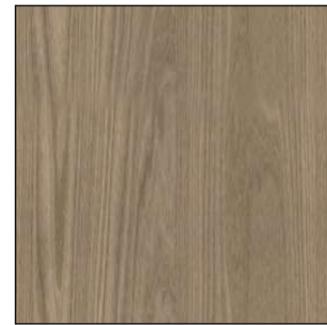
design response | MATERIALITY



SC2 - STANDING SEAM ZINC ROOFING. CHARCOAL FINISH.



SC3 - HORIZONTAL BATTEN SCREEN. CHARCOAL FINISH.



TF1 - NATURAL TIMBER FINISH TO FEATURE ELEMENTS



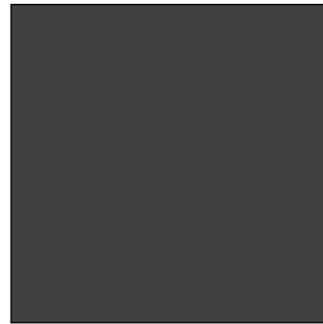
RE1 - TEXTURE RENDER FINISH



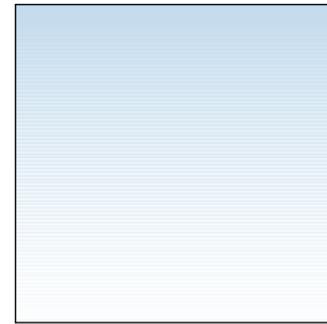
BR1 - LINEAR FACE BRICKWORK



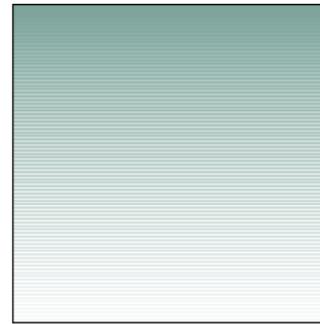
MT1 - POWDERCOATED STEEL DARK CHARCOAL FINISH



MT2 - METALLIC CHARCOAL PAINT FINISH



GL1 - CLEAR GLASS FINISH



GL2 - OBSCURE GLASS FINISH

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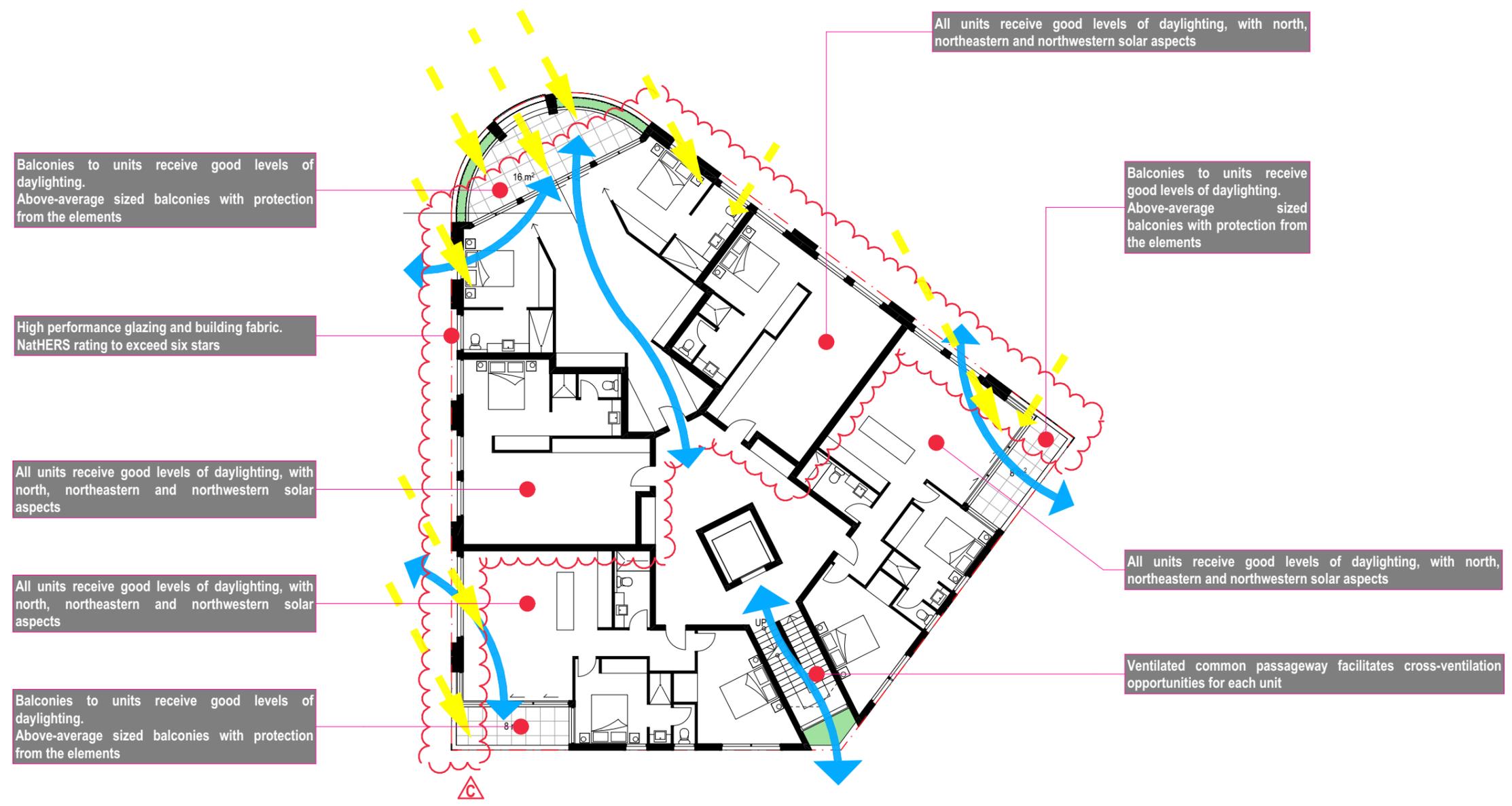


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A	17/12/2019	Planning Submission
C	7/09/2020	Town Planning Amendment

SCALE	DATE
	SEP. 2020
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design response | ESD



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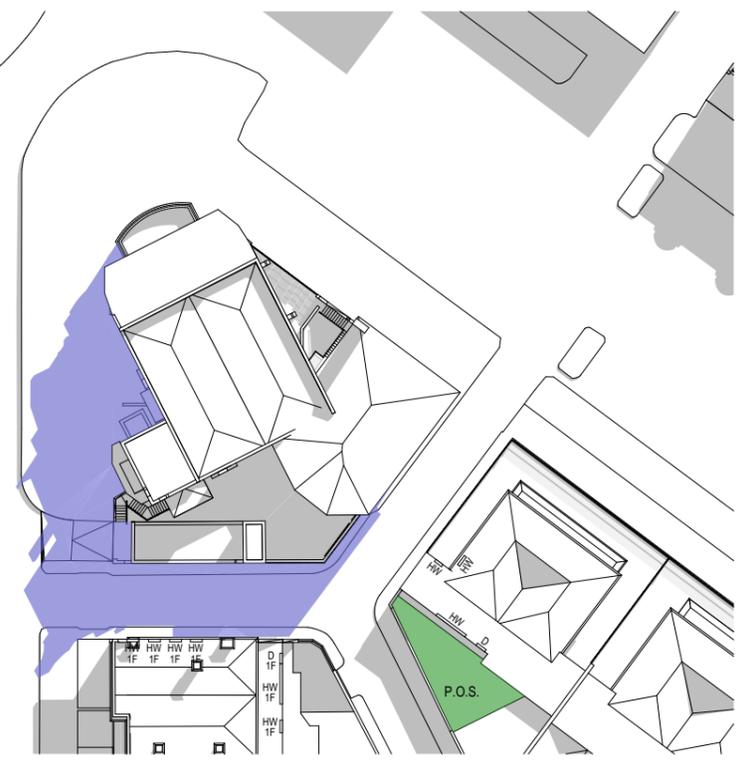
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C	7/09/2020	Town Planning Amendment

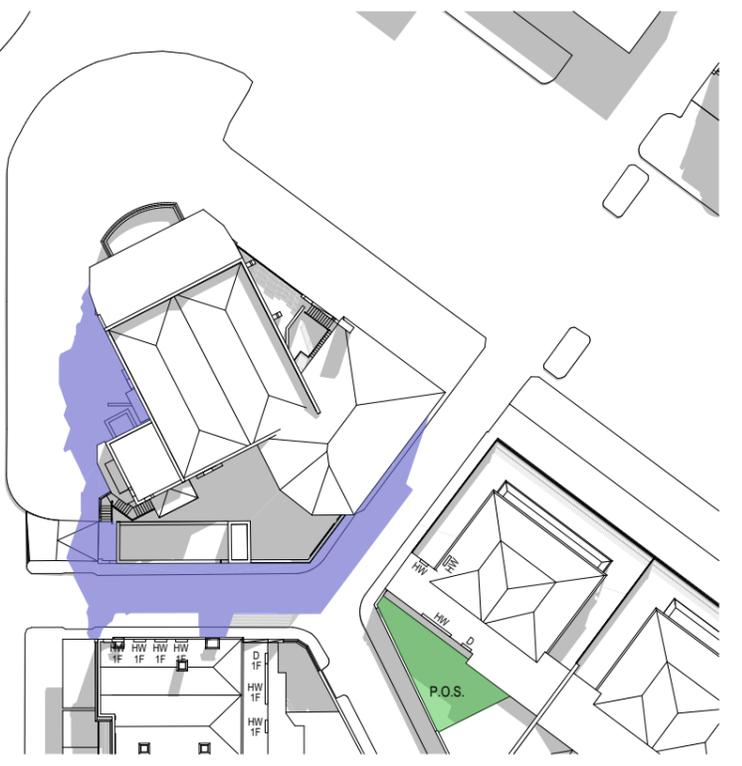
PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE
ESD



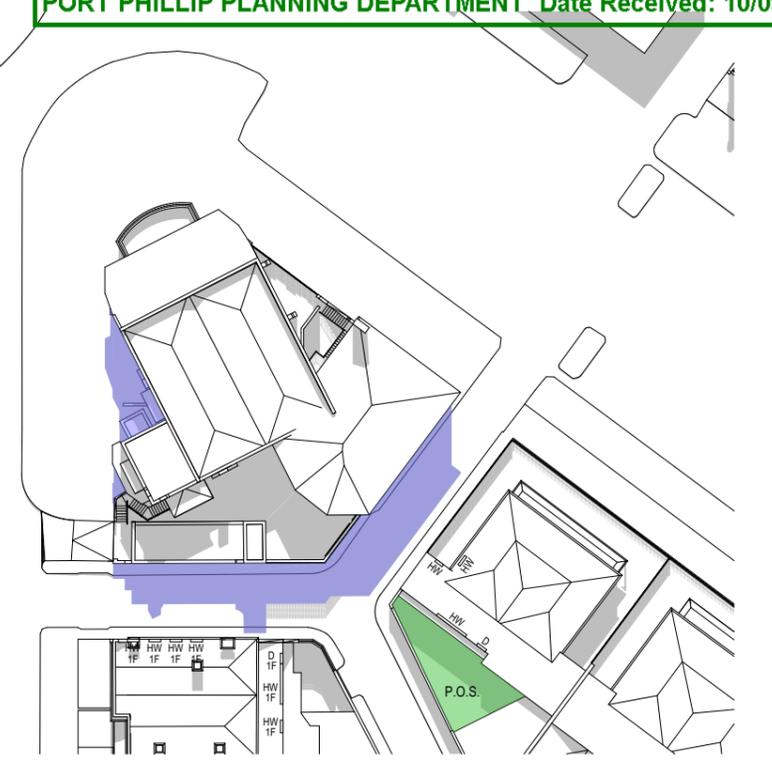
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	JOB NO. 19016
DRAWN RR	DWG NO. TP3.05
CHECKED TI	REV. C (7/09/2020)



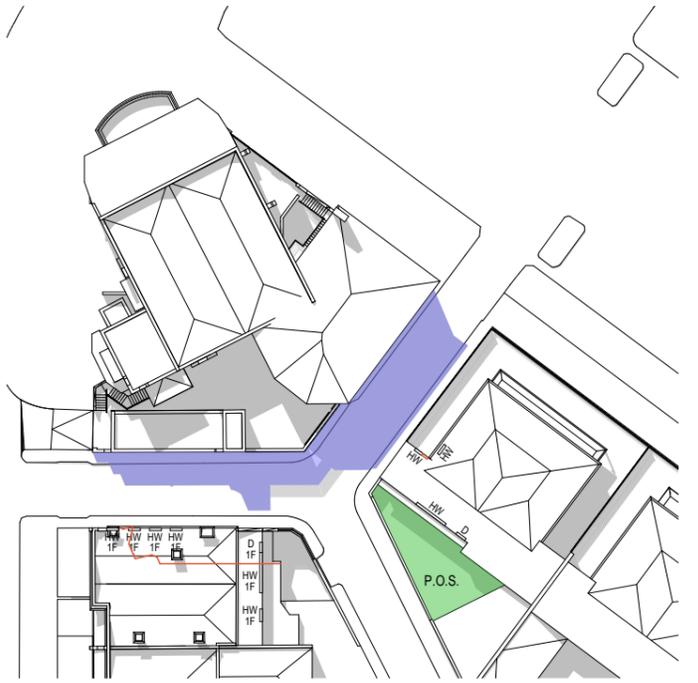
0900 Shadow Diagram



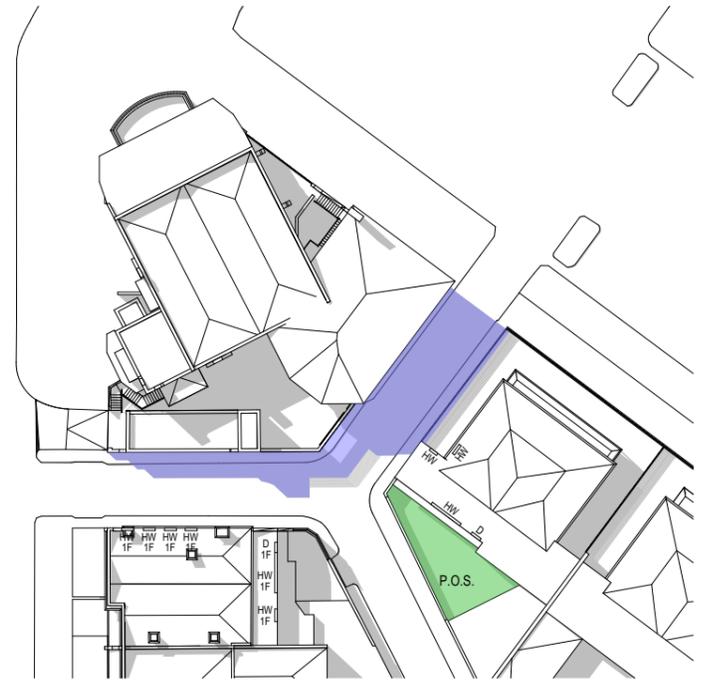
1000 Shadow Diagram



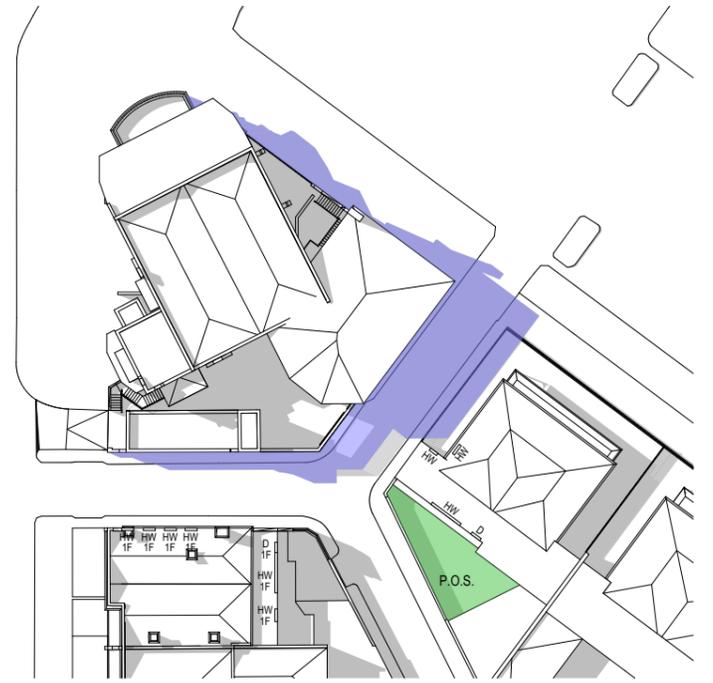
1100 Shadow Diagram



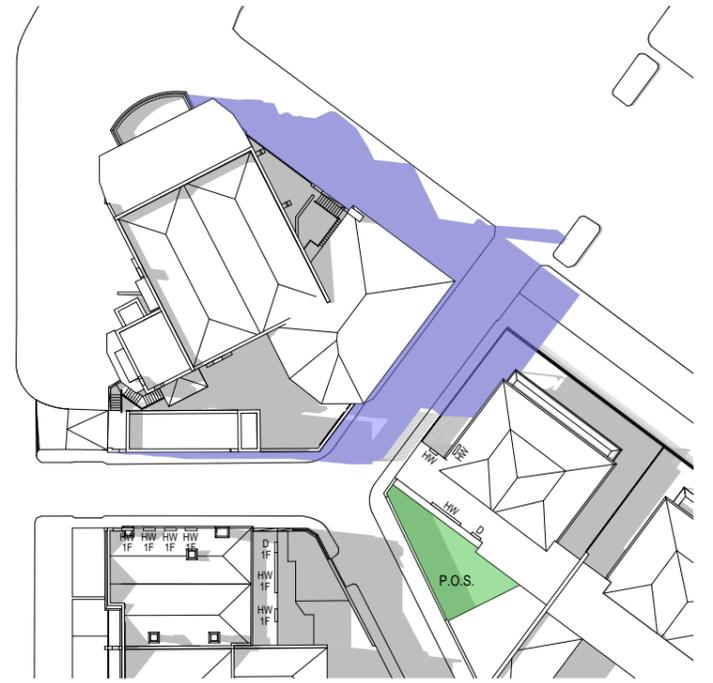
1200 Shadow Diagram



1300 Shadow Diagram



1400 Shadow Diagram



1500 Shadow Diagram

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LEGEND
 EXISTING SHADOW CAST



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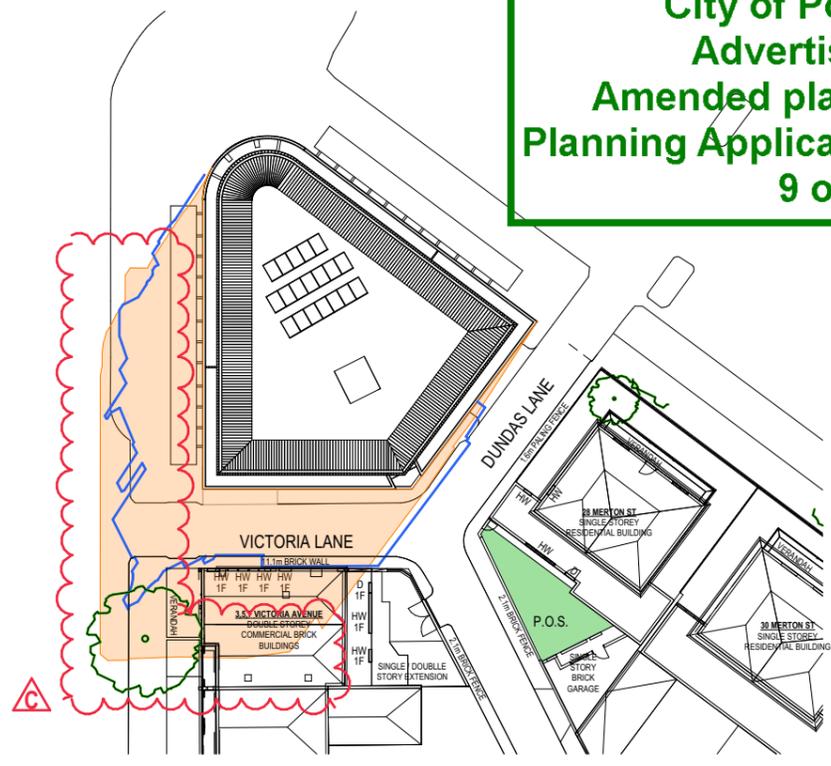
Issue ID	Issue Date	Issue Name
A	17/12/2019	Planning Submission

PROJECT **Mixed Use Development**
 1 Victoria Avenue, Albert Park
 DRAWING TITLE SHADOW DIAGRAMS (EXISTING)

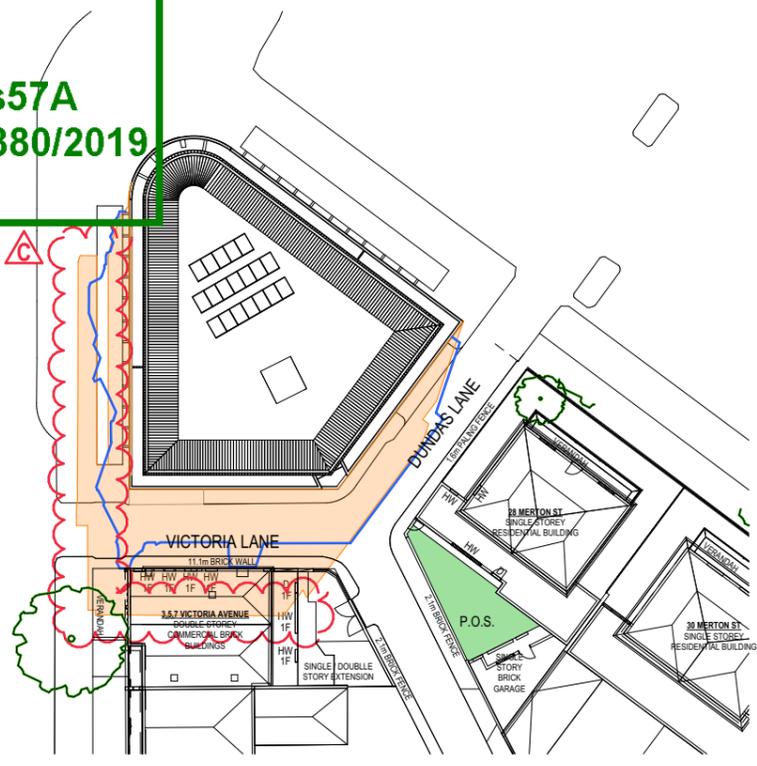


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DRAWN RR	JOB NO.	19016
CHECKED TI	DWG NO.	TP3.06
	REV.	A (17/12/2019)

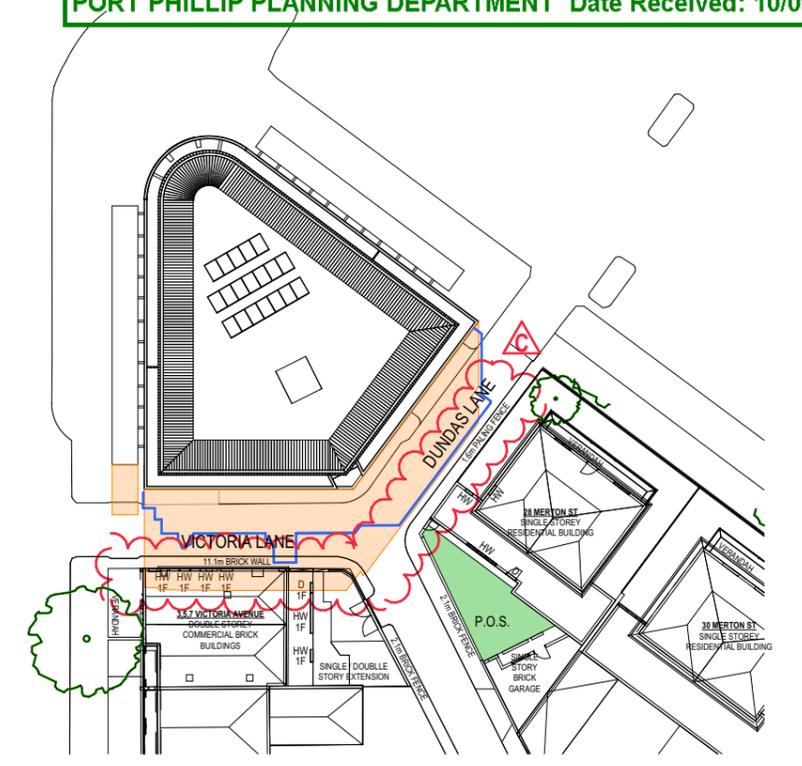
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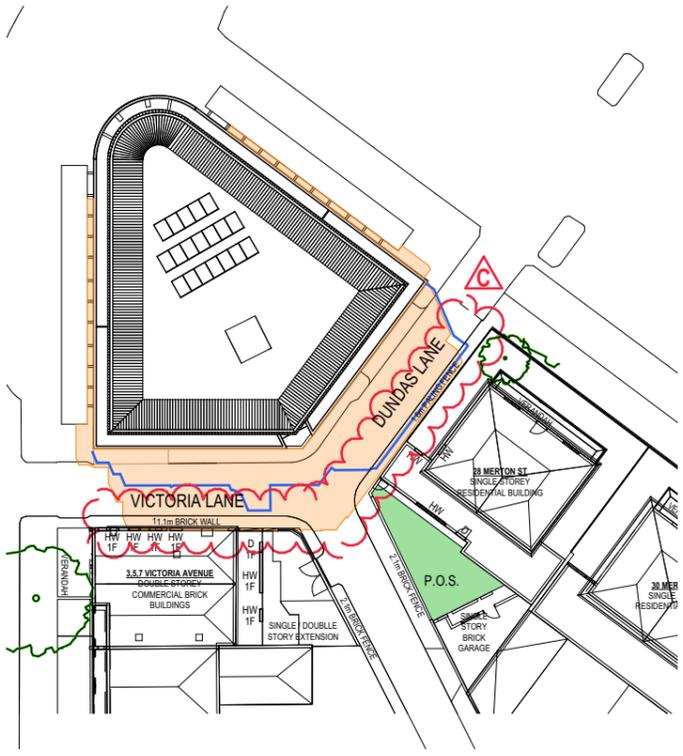
0900 Shadow Diagram



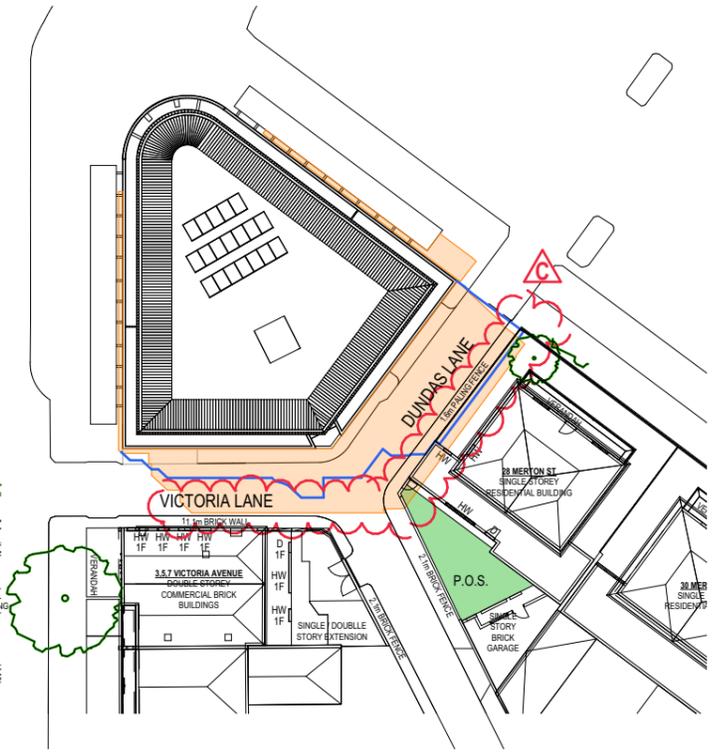
1000 Shadow Diagram



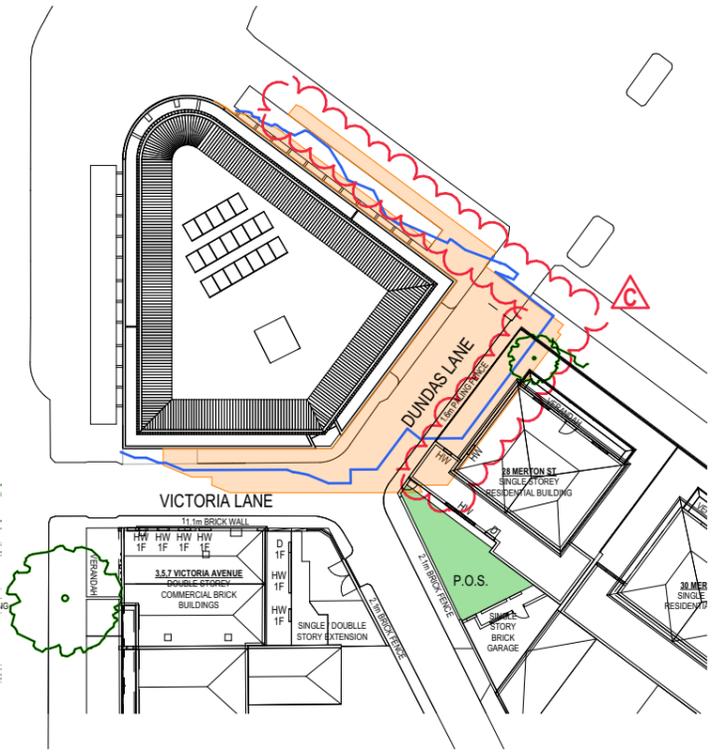
1100 Shadow Diagram



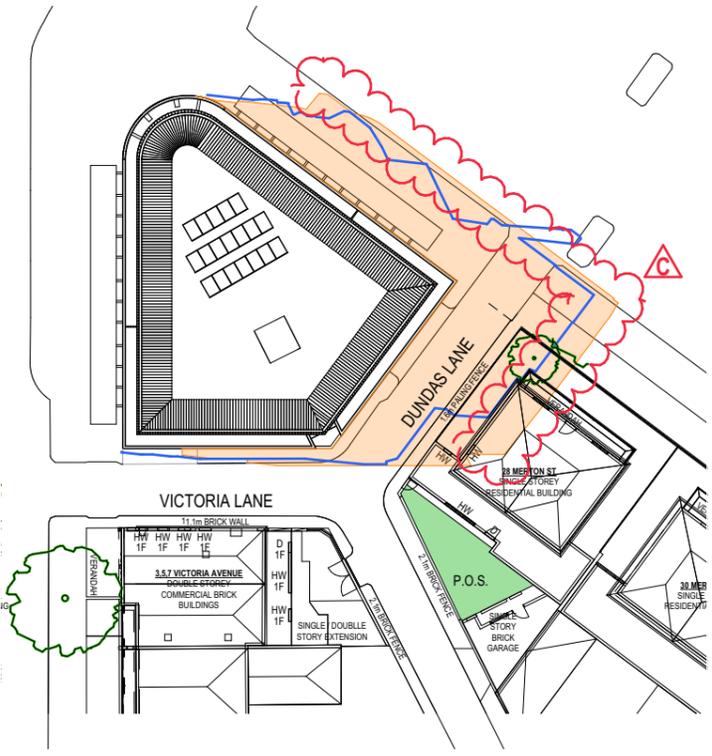
1200 Shadow Diagram



1300 Shadow Diagram



1400 Shadow Diagram



1500 Shadow Diagram

LEGEND

- EXISTING SHADOW CAST
- NEW SHADOW CAST BY PROPOSAL



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A	17/12/2019	Planning Submission
C	7/09/2020	Town Planning Amendment

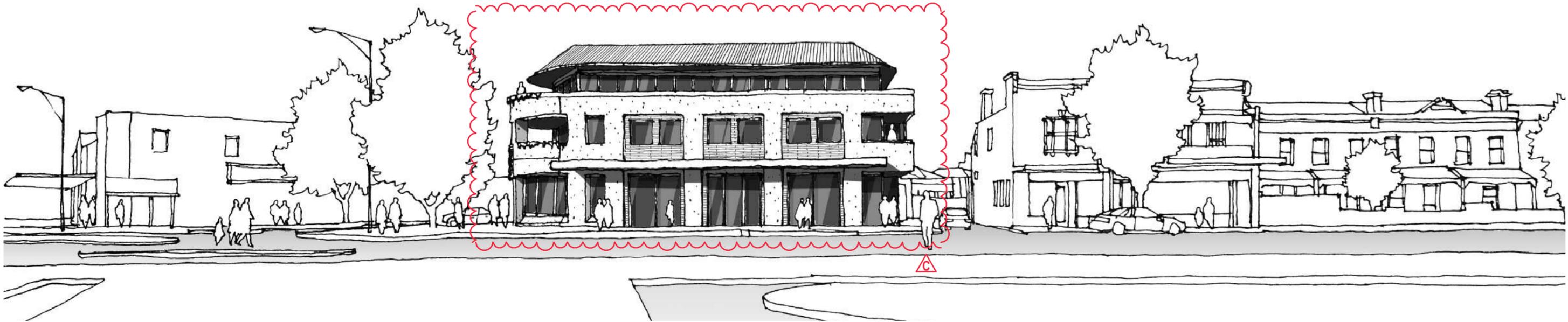
PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE **SHADOW DIAGRAMS (PROPOSED)**



SCALE	DATE	SEP. 2020
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	REV.	C (7/09/2020)

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design response | STREETSCAPES



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Issue ID	Issue Date	Issue Name
A	17/12/2019	Planning Submission
C	7/09/2020	Town Planning Amendment

PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE
STREETSCAPES

SCALE	DATE
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	JOB NO. 19016
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DRAWN RR	DWG NO. TP3.09
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A	17/12/2019	Planning Submission
C	7/09/2020	Town Planning Amendment

SCALE	DATE
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Issue ID	Issue Date	Issue Name
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C	7/09/2020	Town Planning Amendment

PROJECT **Mixed Use Development**
 1 Victoria Avenue, Albert Park
 DRAWING TITLE
 VISUAL AID 1

SCALE	DATE
	SEP. 2020
	JOB NO. 19016
DRAWN RR	DWG NO. TP3.11
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		JOB NO.	19016
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CHECKED	TI	REV.	C (7/09/2020)

 HATCHED AREA DENOTES THE WHOLE EXISTING BUILDINGS TO BE DEMOLISHED

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VICTORIA AVENUE

MERTON STREET

1 VICTORIA AVENUE

DUNDAS LANE

VICTORIA LANE

VISITOR BIKE SPACES x 2

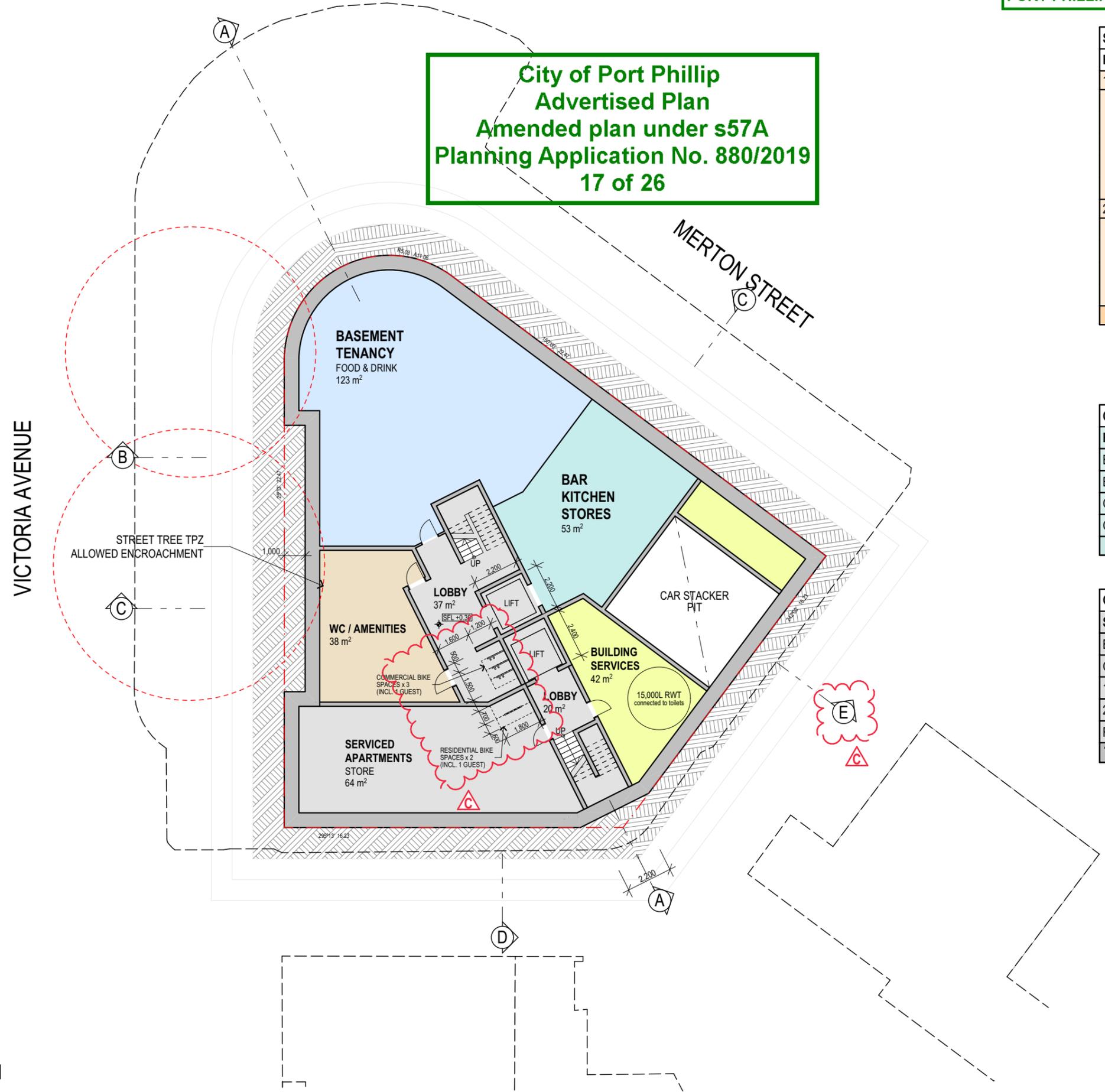
Issue ID	Issue Date	Issue Name
-	6/02/2020	Planning Submission

PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE **DEMOLITION PLAN**



SCALE	1:200@A3	DATE	SEP. 2020
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DRAWN	AP	DWG NO.	TP4.00
CHECKED	JP	REV.	-(6/02/2020)

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SERVICED APARTMENTS		
Floor	Unit Number	Unit Areas
1F	01	93.8
	02	60.4
	03	88.6
	04	88.6
	05	60.4
2F	06	89.8
	07	67.1
	08	67.1
	09	89.8
TOTAL		705.6 m²

COMMERCIAL AREAS		
Floor	Area	Area
BF	BAR KITCHEN STORES	53.3
BF	BASEMENT TENANCY	122.9
GF	TENANCY 1	91.5
GF	TENANCY 2	234.1
TOTAL		501.8 m²

GROSS FLOOR AREA	
Story	Area
BF	488.9
GF	470.6
1F	452.3
2F	347.1
RT	246.1
TOTAL	2,005.0 m²

NOTE: ALL MAJOR COMMON AREA SERVICES WILL BE SEPERATELY SUBMETERED

BASEMENT FLOOR PLAN

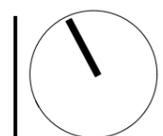


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Issue ID	Issue Date	Issue Name
-	25/10/2019	Preliminary Design Concept
A	17/12/2019	Planning Submission
B	6/02/2020	Amendments as clouded
C	7/09/2020	Town Planning Amendment

PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE **BASEMENT FLOOR PLAN**



SCALE	1:200@A3	DATE	SEP. 2020
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CHECKED	TI	REV.	C (7/09/2020)

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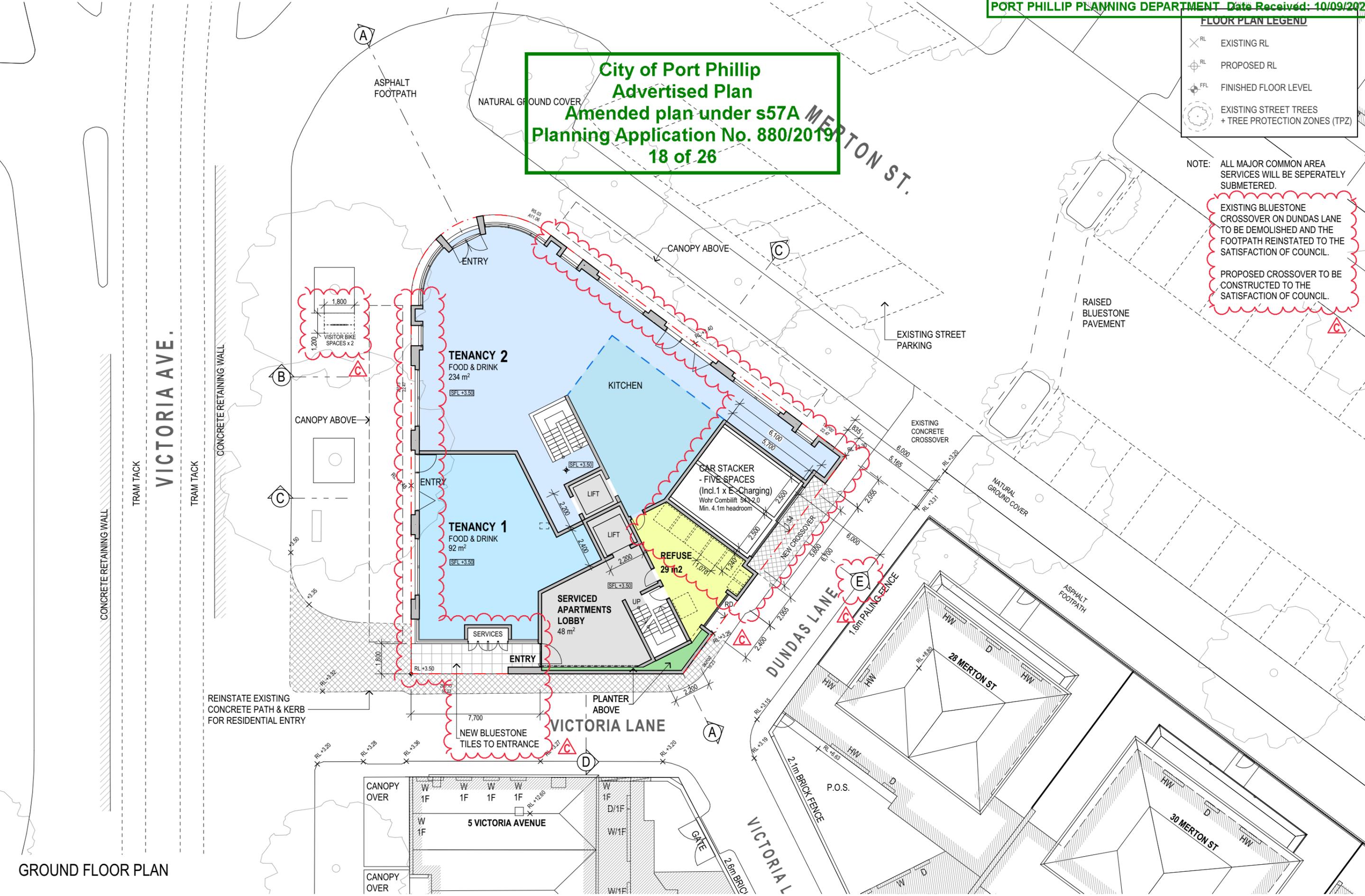
FLOOR PLAN LEGEND

- ⊗ RL EXISTING RL
- ⊕ RL PROPOSED RL
- ⊕ FFL FINISHED FLOOR LEVEL
- ⊗ EXISTING STREET TREES + TREE PROTECTION ZONES (TPZ)

NOTE: ALL MAJOR COMMON AREA SERVICES WILL BE SEPERATELY SUBMETERED.

EXISTING BLUESTONE CROSSOVER ON DUNDAS LANE TO BE DEMOLISHED AND THE FOOTPATH REINSTATED TO THE SATISFACTION OF COUNCIL.

PROPOSED CROSSOVER TO BE CONSTRUCTED TO THE SATISFACTION OF COUNCIL.



GROUND FLOOR PLAN

IMA
INTERLANDI MANTESSO ARCHITECTS

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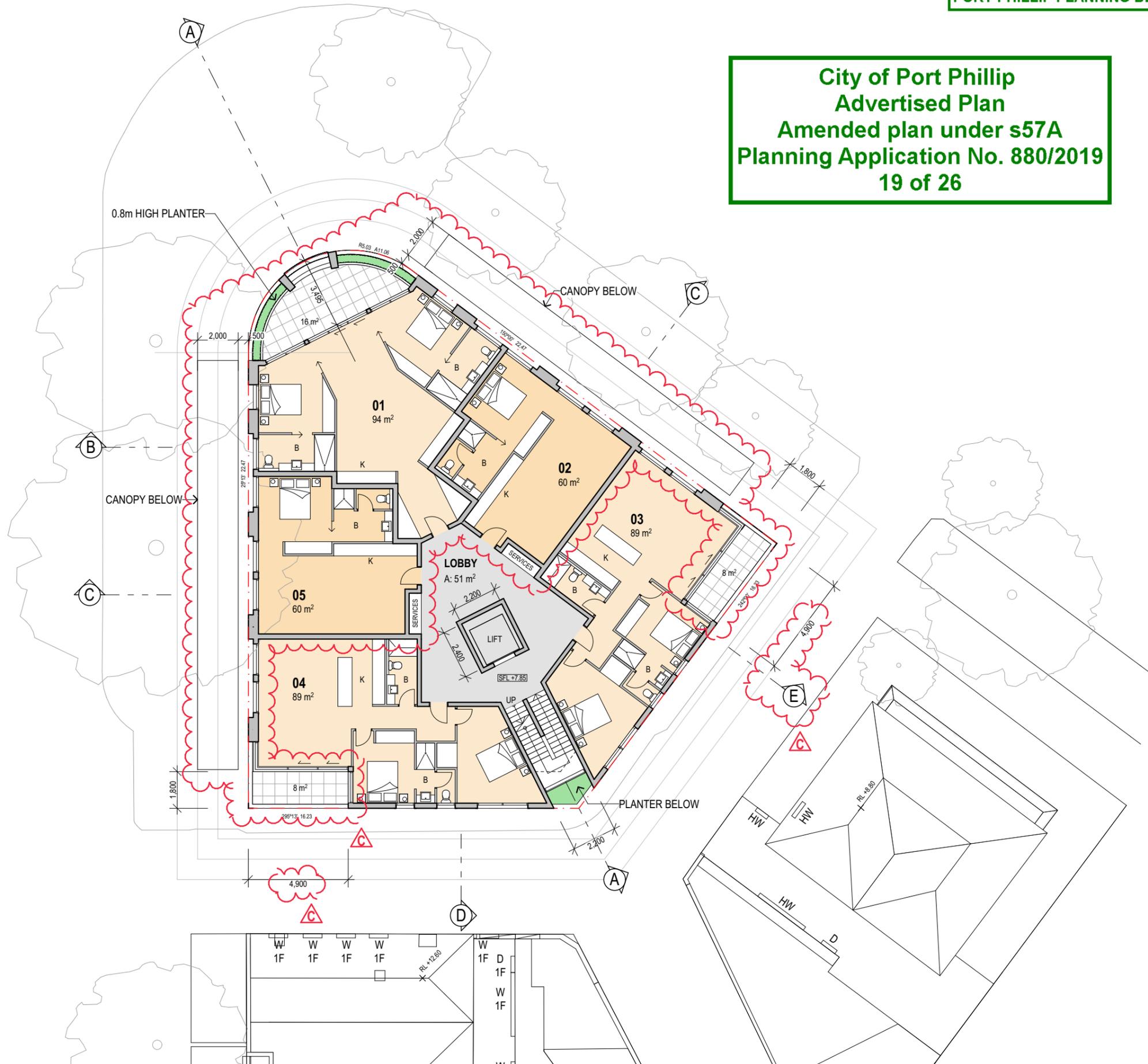
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B	6/02/2020	Amendments as clouded
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PROJECT: **Mixed Use Development**
1 Victoria Avenue, Albert Park

DRAWING TITLE: **GROUND FLOOR PLAN**

SCALE: 1:200@A3	DATE: SEP. 2020
DRAWN: RR	JOB NO. 19016
CHECKED: TI	DWG NO. TP4.02
	REV. C (7/09/2020)

**City of Port Phillip
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FIRST FLOOR PLAN

NOTE: ALL MAJOR COMMON AREA SERVICES WILL BE SEPERATELY SUBMETERED



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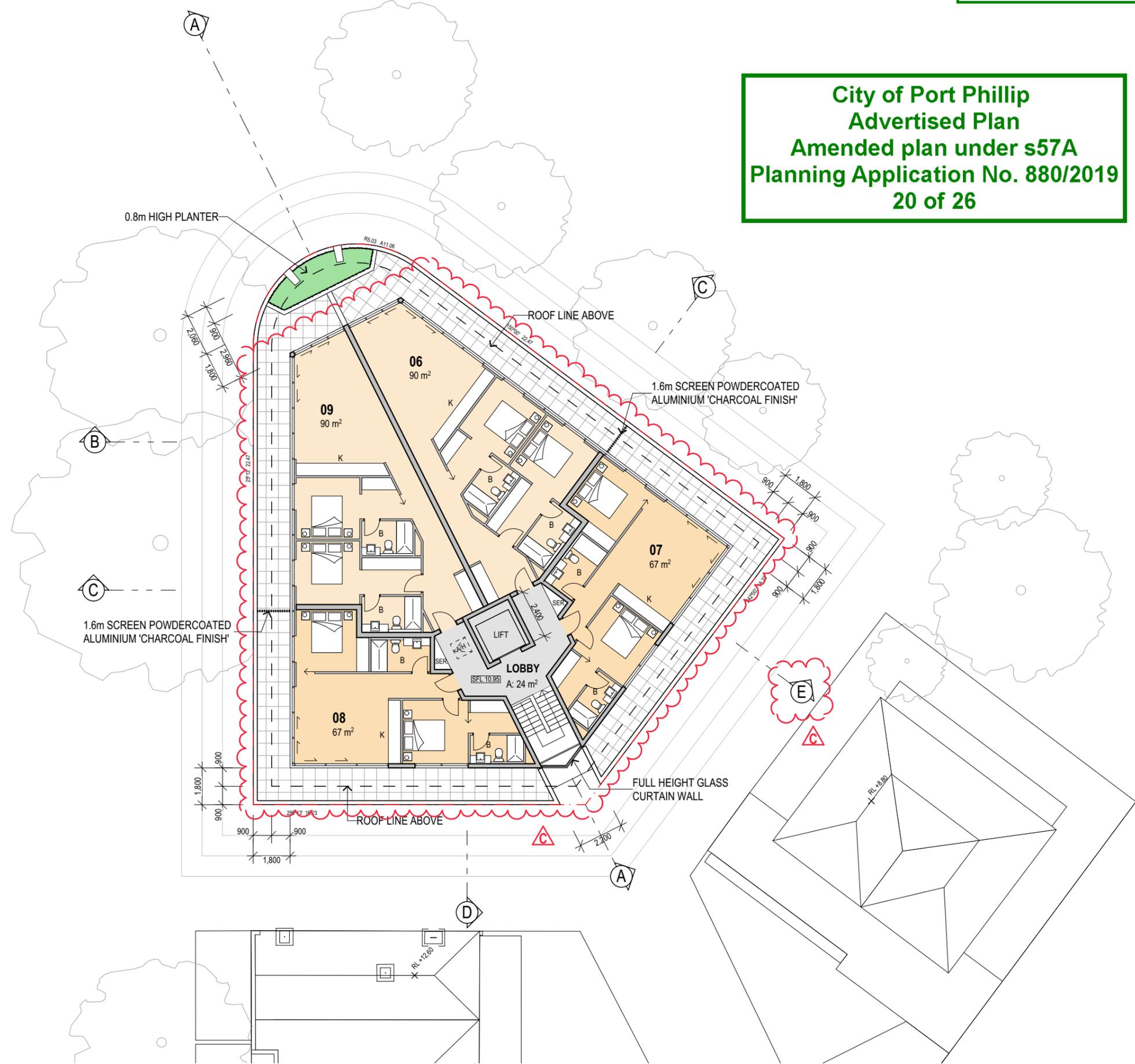
Issue ID	Issue Date	Issue Name
-	25/10/2019	Preliminary Design Concept
A	17/12/2019	Planning Submission
B	6/02/2020	Amendments as clouded
C	7/09/2020	Town Planning Amendment

PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE **FIRST FLOOR PLAN**



SCALE	DATE
1:200@A3	SEP. 2020
DRAWN	JOB NO.
RR	19016
CHECKED	DWG NO.
TI	TP4.03
	REV.
	C (7/09/2020)

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SECOND FLOOR PLAN

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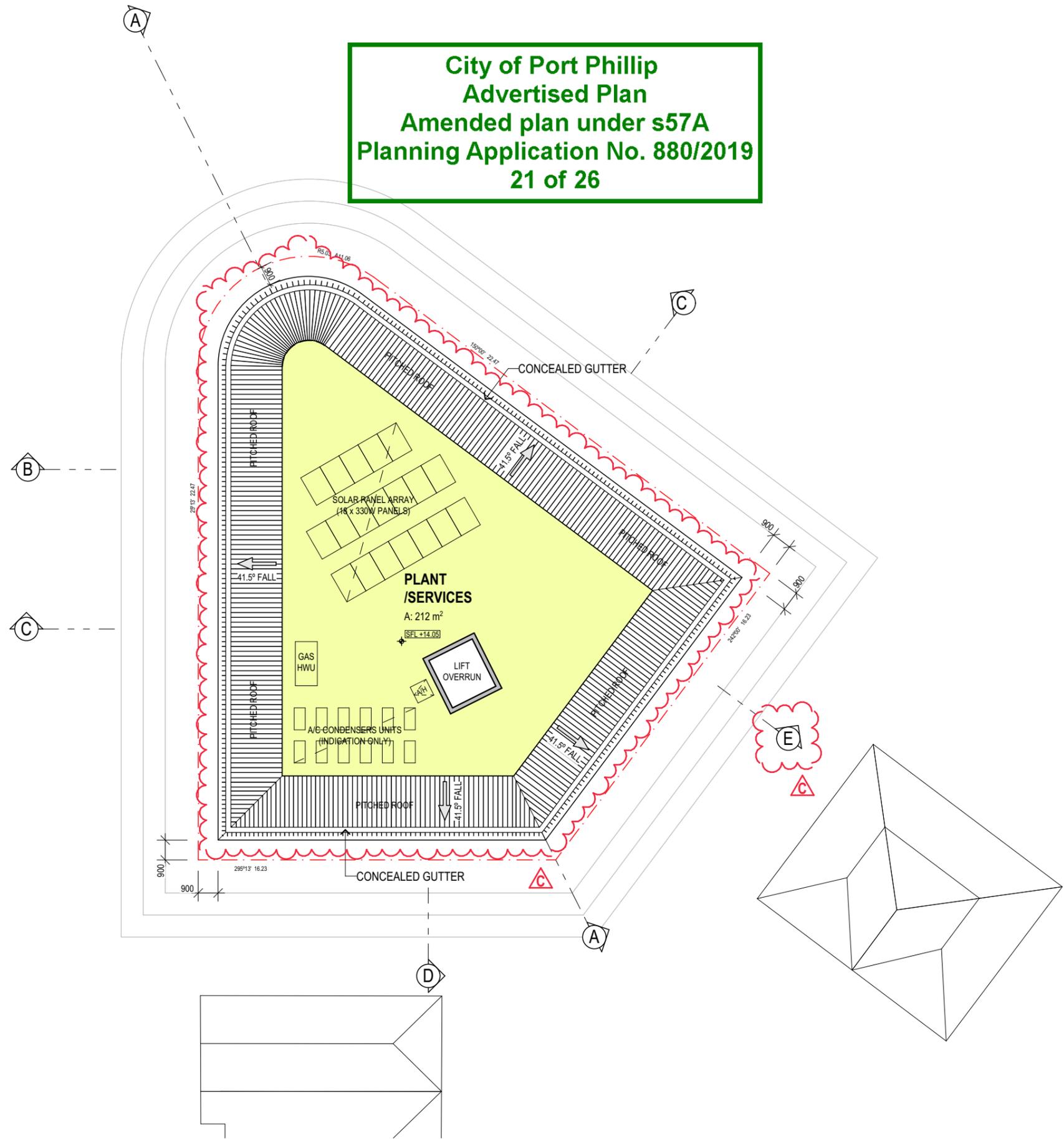
Issue ID	Issue Date	Issue Name
-	25/10/2019	Preliminary Design Concept
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C	7/09/2020	Town Planning Amendment

PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE **SECOND FLOOR PLAN**



SCALE	1:200@A3	DATE	SEP. 2020
		JOB NO.	19016
DRAWN	RR	DWG NO.	TP4.04
CHECKED	TI	REV.	C (7/09/2020)

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ROOF TOP PLAN

NOTE: ALL MAJOR COMMON AREA SERVICES WILL BE SEPERATELY SUBMETERED



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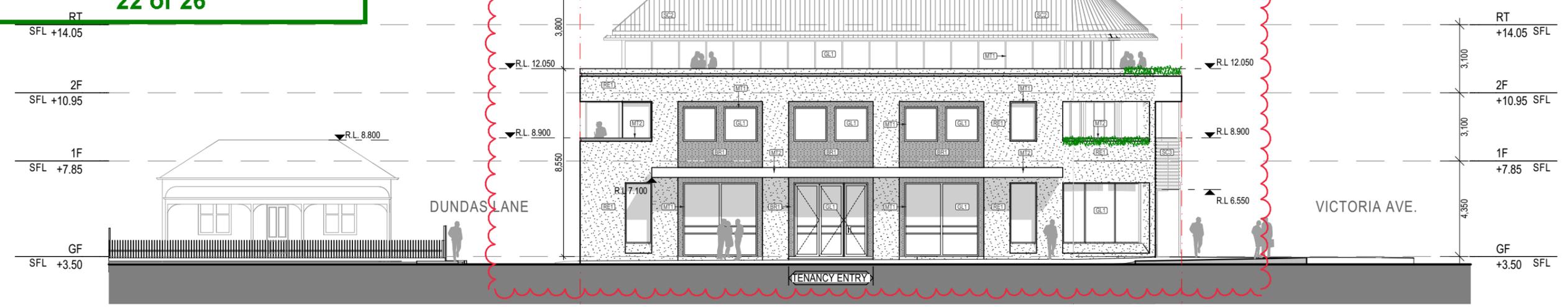
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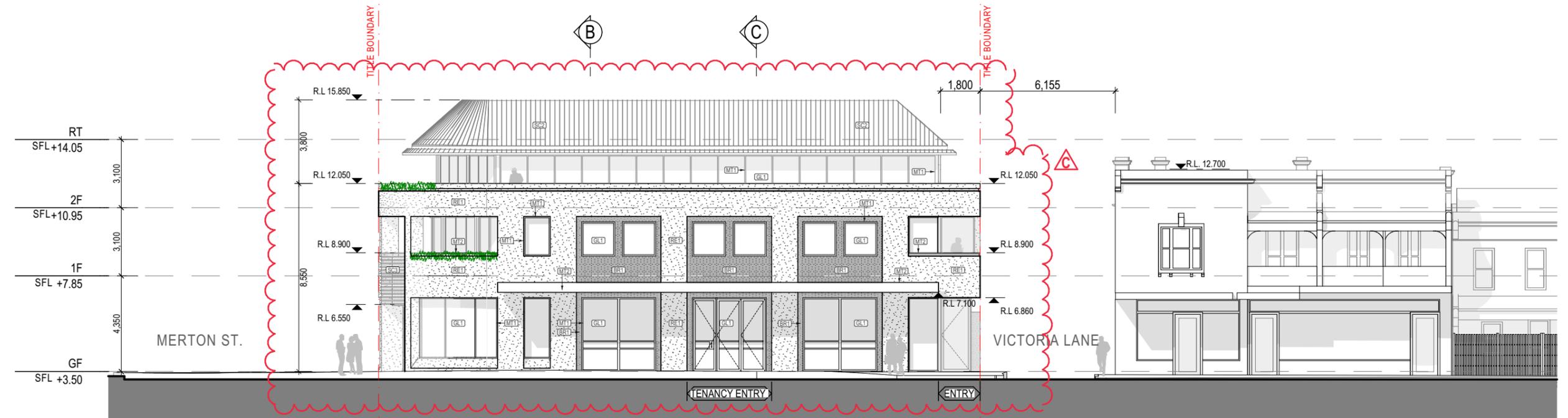
PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE
ROOF TOP PLAN



SCALE	DATE
1:200@A3	SEP. 2020
	JOB NO. 19016
DRAWN RR	DWG NO. TP4.05
CHECKED TI	REV. C (7/09/2020)



Merton Street Elevation



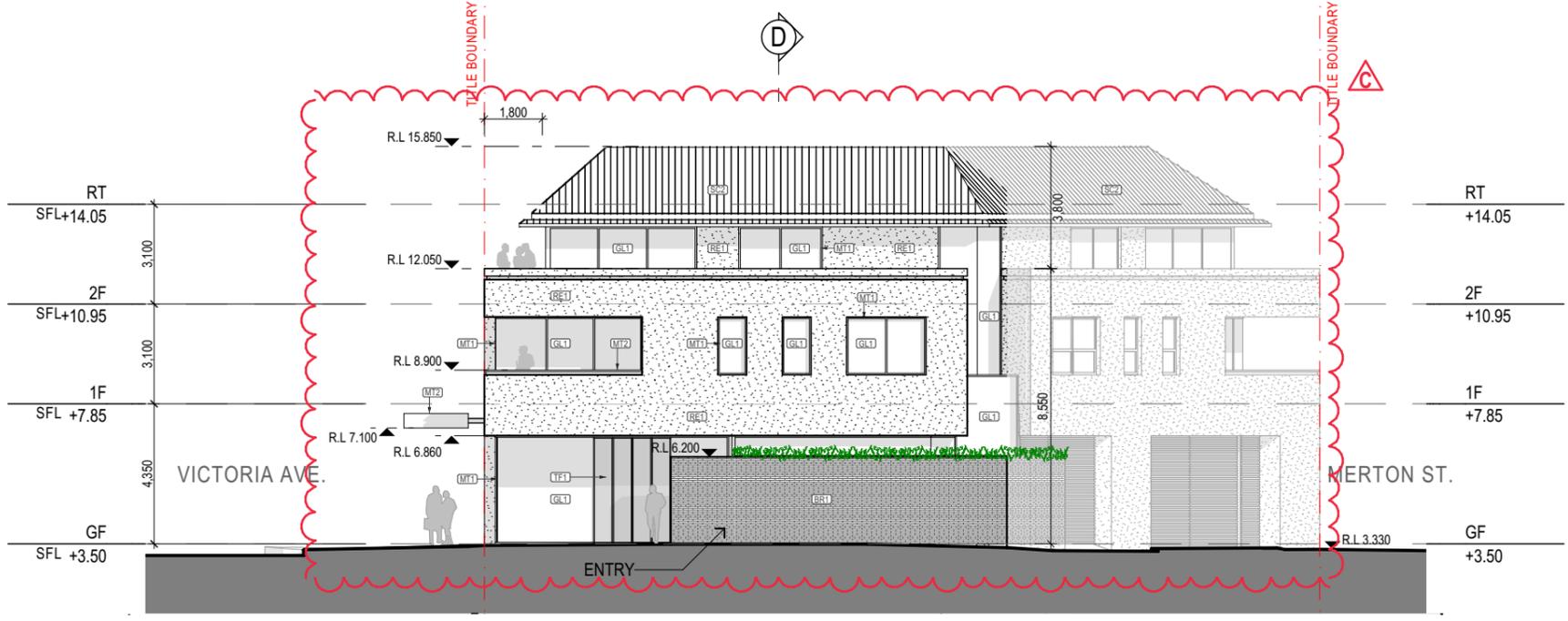
Victoria Avenue Street Elevation

- SC2 - STANDING SEAM ZINC ROOFING CHARCOAL FINISH
- SC3 - HORIZONTAL BATTEN SCREEN CHARCOAL FINISH
- TF1 - NATURAL TIMBER FINISH TO FEATURE ELEMENTS
- RE1 - TEXTURE RENDER FINISH
- BR1 - LINEAR FACE BRICKWORK
- MT1 - POWDERCOATED STEEL DARK CHARCOAL FINISH
- MT2 - METALLIC CHARCOAL PAINT FINISH
- GL1 - CLEAR GLASS FINISH
- GL2 - OBSCURE GLASS FINISH

Issue ID	Issue Date	Issue Name
-	25/10/2019	Preliminary Design Concept
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Dundas Lane Elevation



Victoria Lane Elevation

- SC2 - STANDING SEAM ZINC ROOFING, CHARCOAL FINISH
- SC3 - HORIZONTAL BATTEN SCREEN, CHARCOAL FINISH
- TF1 - NATURAL TIMBER FINISH TO FEATURE ELEMENTS
- RE1 - TEXTURE RENDER FINISH
- BR1 - LINEAR FACE BRICKWORK
- MT1 - POWDERCOATED STEEL DARK CHARCOAL FINISH
- MT2 - METALLIC CHARCOAL PAINT FINISH
- GL1 - CLEAR GLASS FINISH
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Issue ID	Issue Date	Issue Name
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MERTON STREET COLOURED ELEVATION



DUNDAS LANE COLOURED ELEVATION

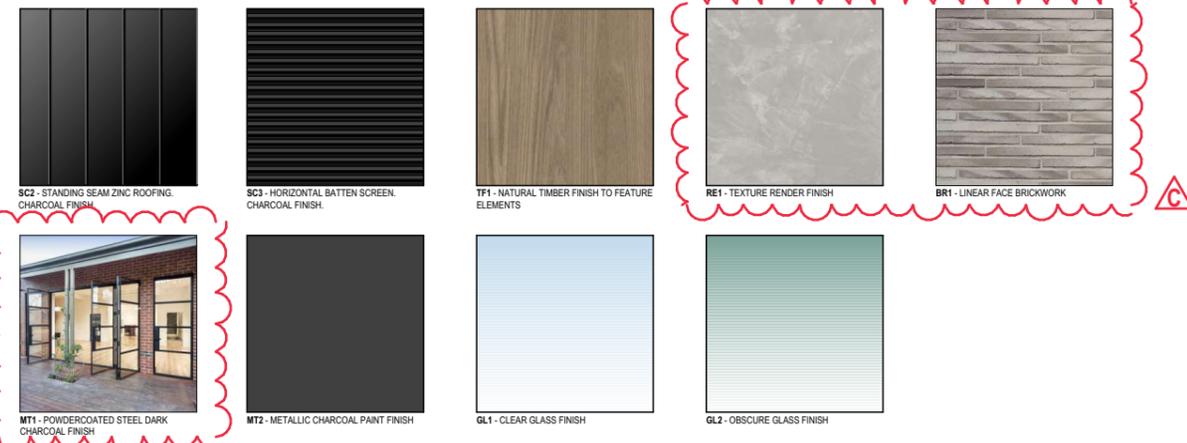


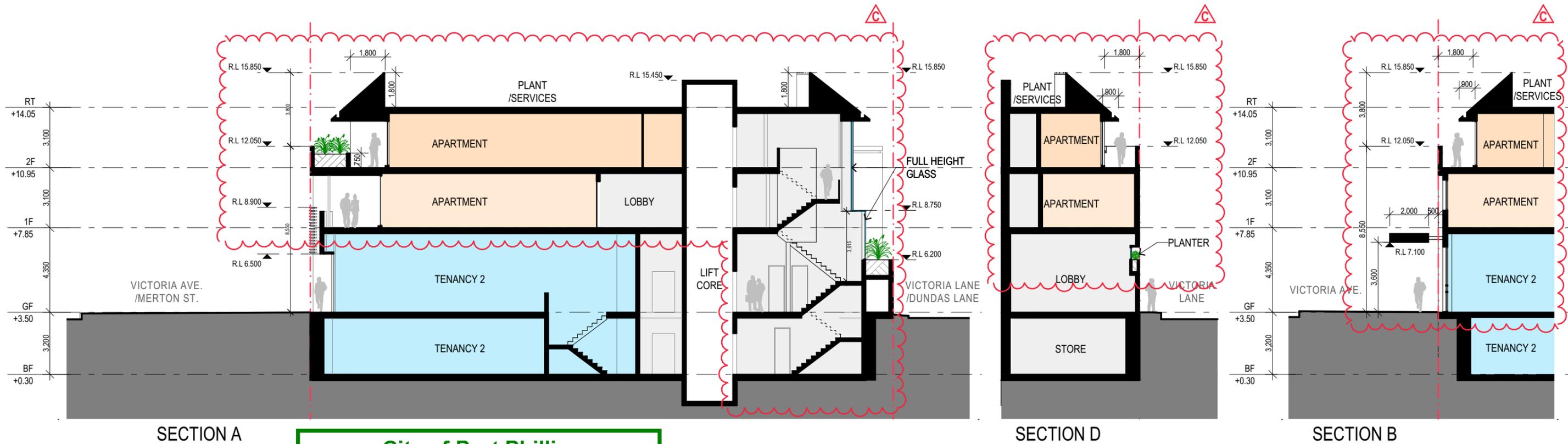
VICTORIA AVENUE COLOURED ELEVATION



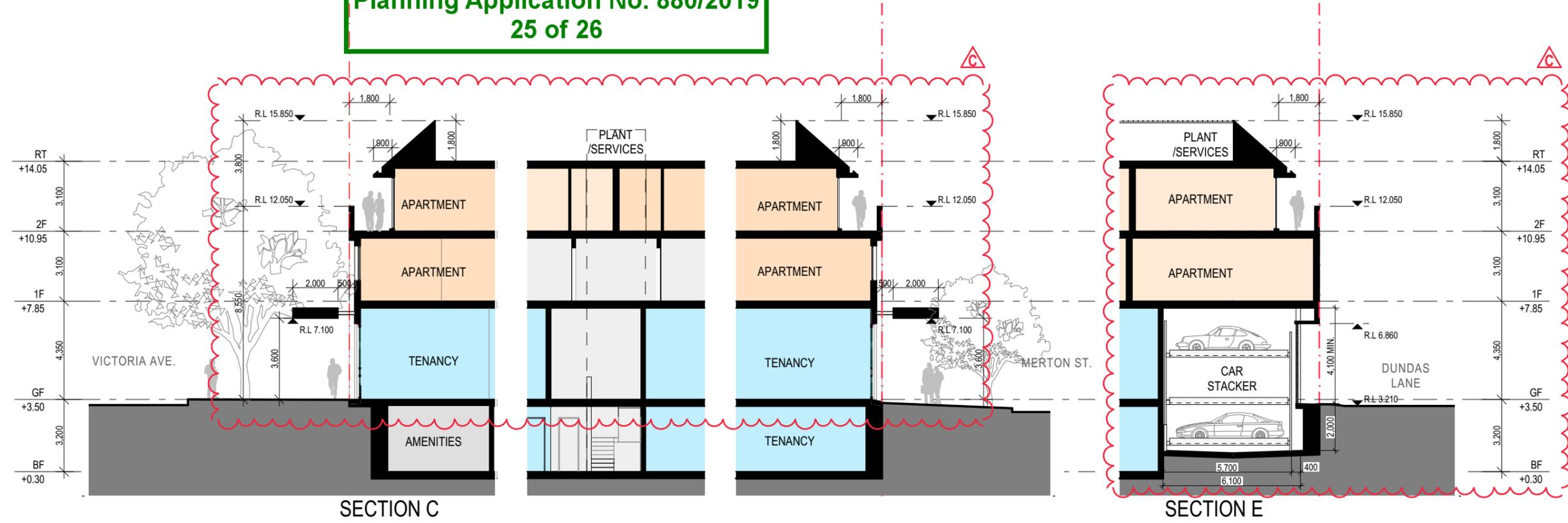
VICTORIA LANE COLOURED ELEVATION

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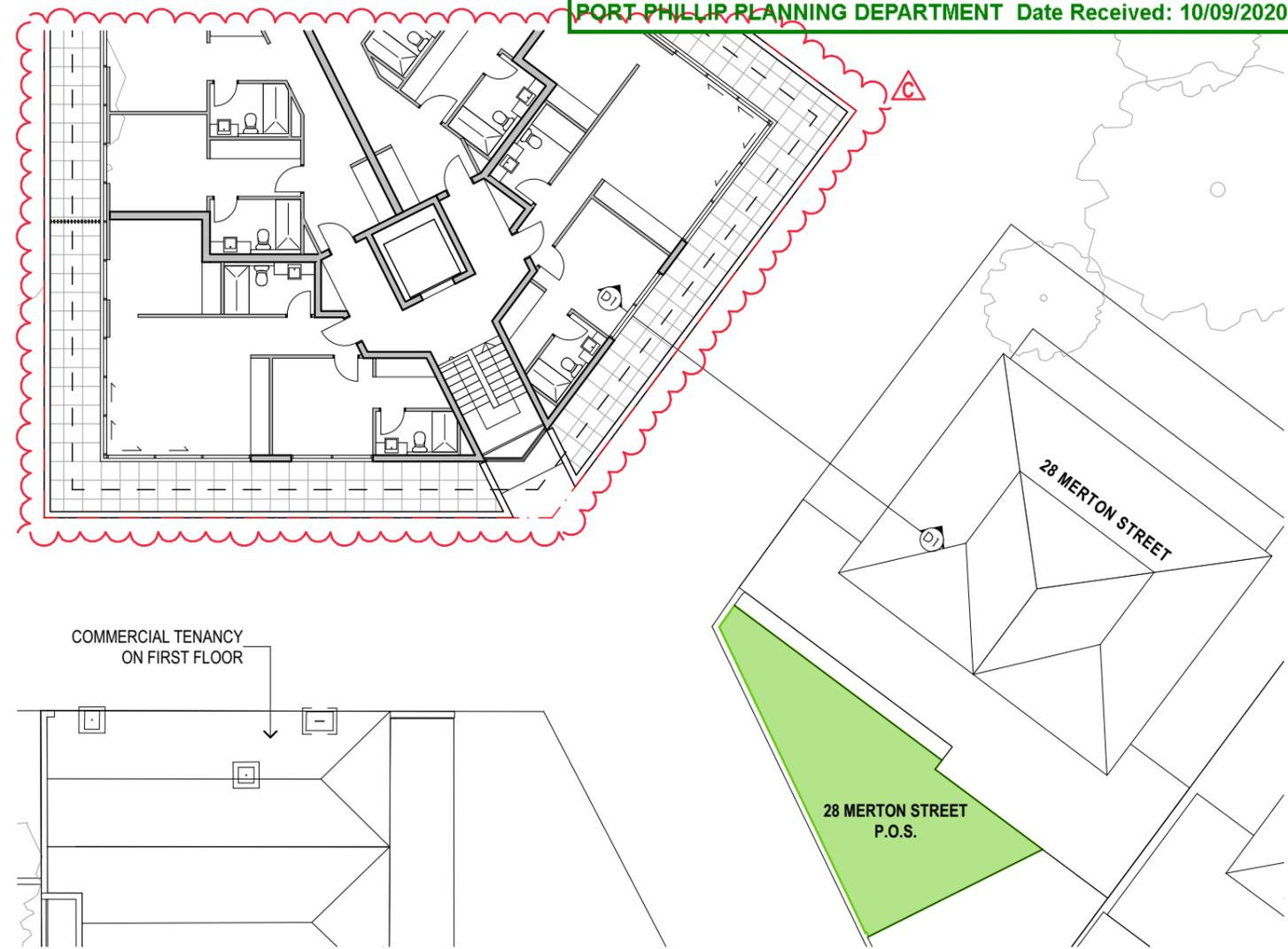
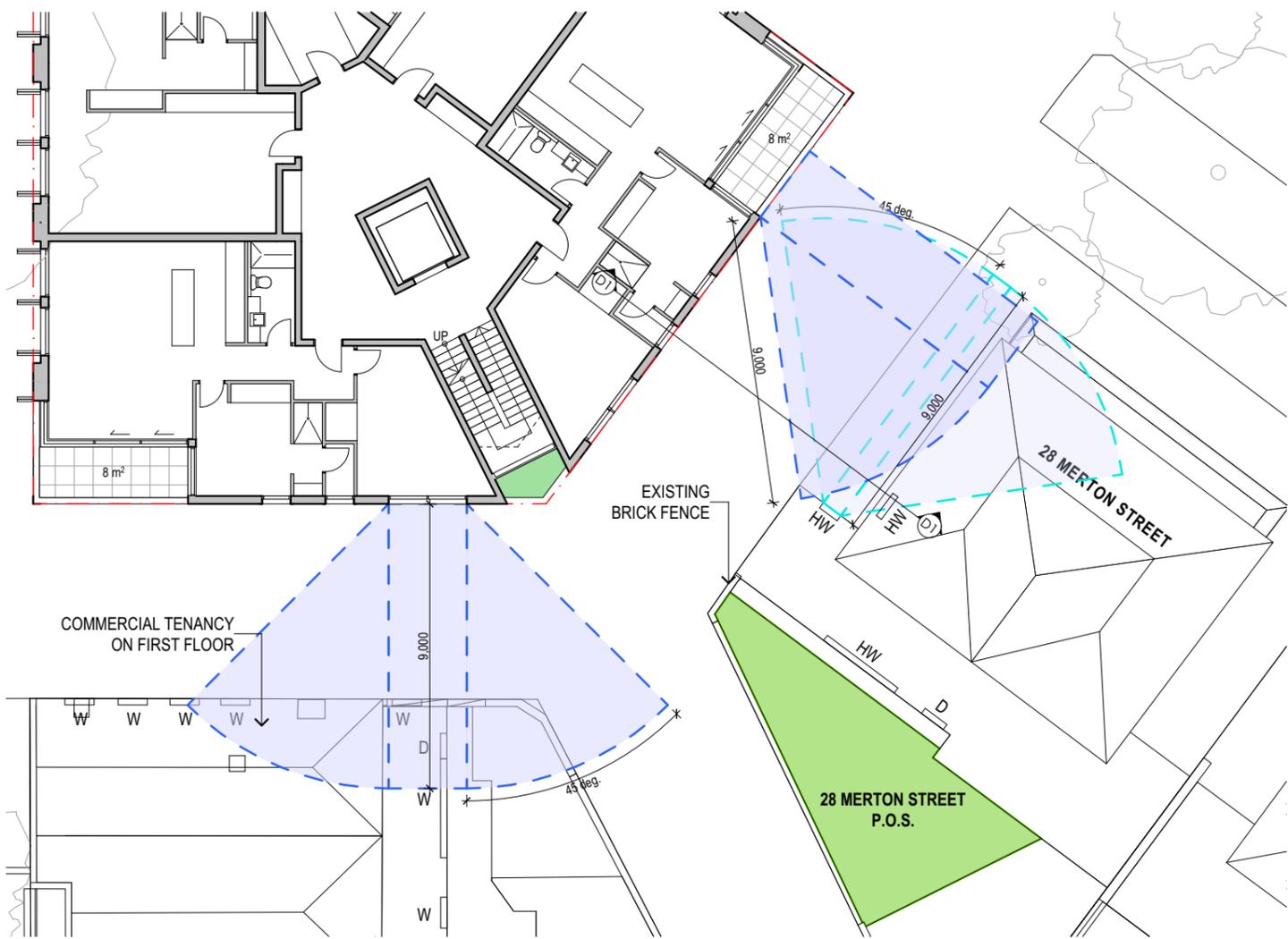
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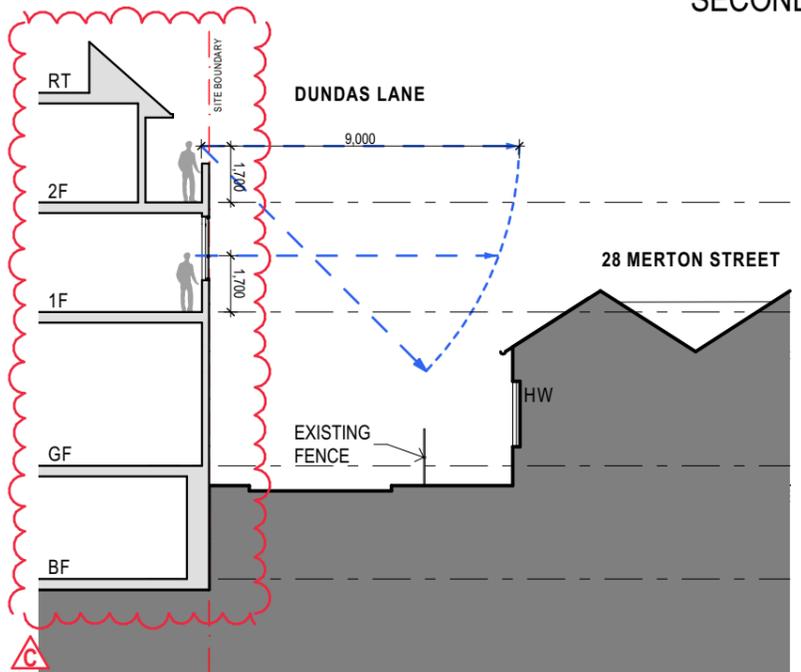
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PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE **SECTIONS**

SCALE 1:200@A3	DATE SEP. 2020
DRAWN RR	JOB NO. 19016
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D1 OVERLOOKING SECTION 2



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C	7/09/2020	Town Planning Amendment

PROJECT **Mixed Use Development**
1 Victoria Avenue, Albert Park
DRAWING TITLE **OVERLOOKING SECTION & PLAN**

SCALE	1:200@A3	DATE	SEP. 2020
		JOB NO.	19016
DRAWN	RR	DWG NO.	TP6.02
CHECKED	TI	REV.	C (7/09/2020)