

1-7 Waterfront Place | Port Melbourne

Heritage Victoria Application
Revision A

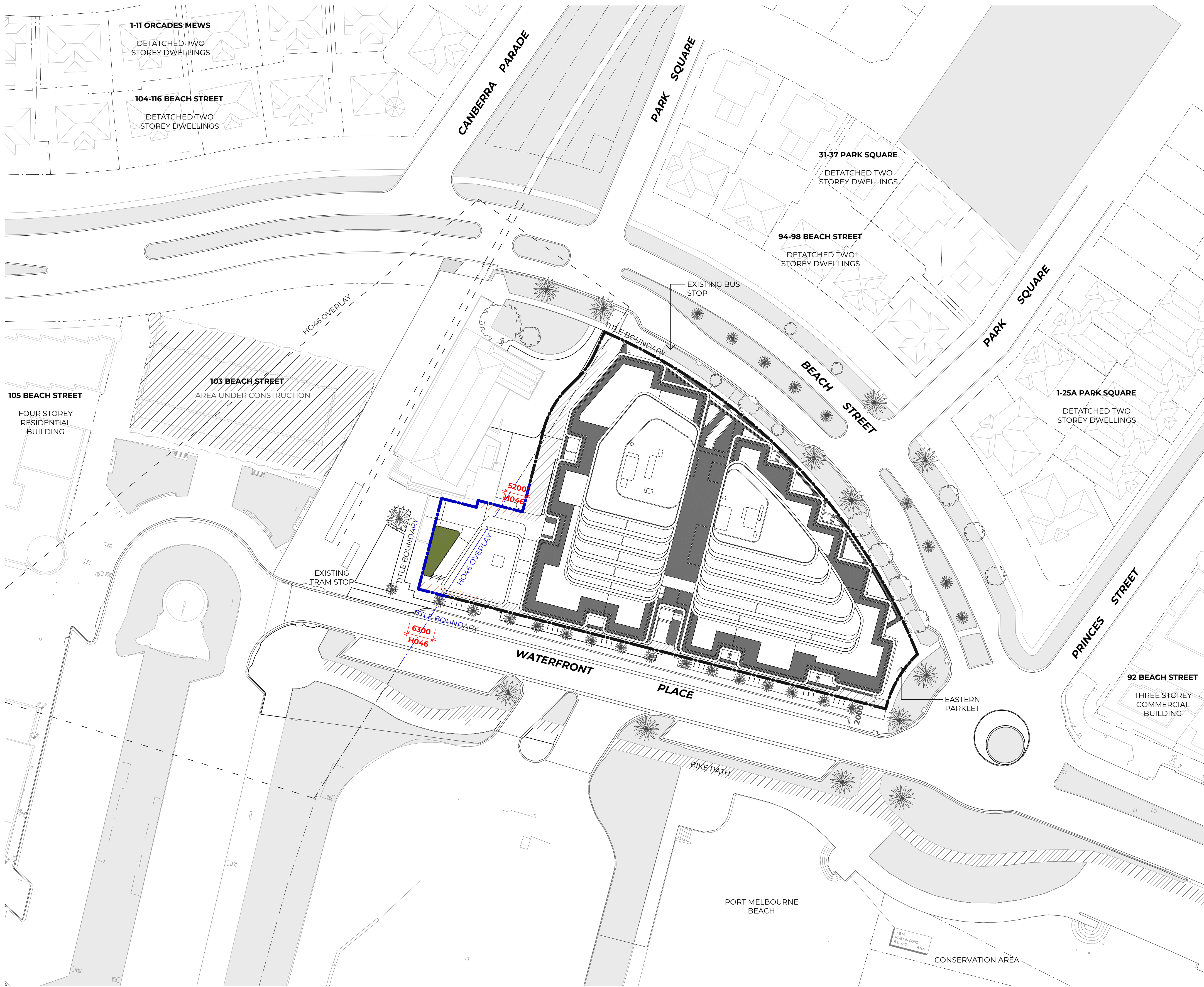




Woods Bagot acknowledges the Traditional Owners of the land, sky and waters.
We pay our respects to Elders past, present, and to the future leaders of our community.
We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

Prepared For:
GFM Group Pty Ltd (ACN 675 440 730) in its capacity as trustee of the GFM BTS Trust
Subtrust No.4 (ABN 12 757 352 180)

Revision	Date	By	Checked	Description
A	02.06.2025	SS	LJ	Response to Council



Recent revision history			
#	Status	Description	Date
A		Town Planning Issue	17/01/2025
B		Town Planning Issue	05/09/2025

Notes
Copyright © Woods Bagot 2018
All Rights Reserved
No material may be reproduced without prior permission
Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
Do not scale drawings.

Project
1-7 Waterfront Place, Port Melbourne

Client
GFM Group Pty Ltd (ACN 675 440 730) in its capacity as trustee of the GFM BTS Trust Subtrust No.4 (ABN 12 757 352 180)

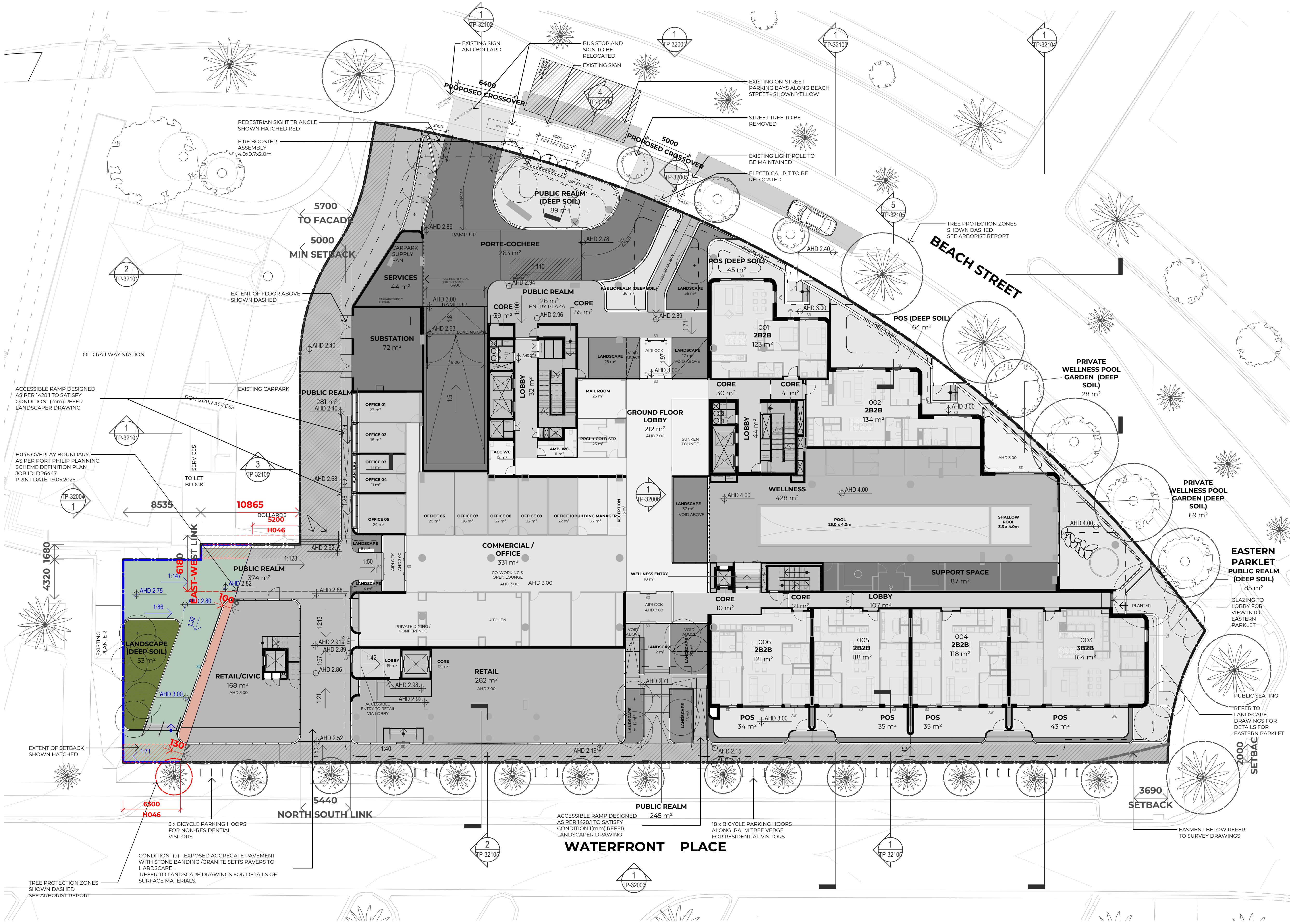
Issuer
W-B
WOODS BAGOT

Project number 131042		Size check 25mm	
Checked SS	Approved LJ	Sheet size A1	Scale 1 : 500

Sheet title
PROPOSED SITE PLAN & SURVEY

Sheet number
TP-11002
Status
TOWN PLANNING APPLICATION

Revision
B



Recent revision history		
#	Status	Description
A		Town Planning Issue
B		Town Planning Issue

Notes
Copyright © Woods Bagot 2018
All Rights Reserved
No material may be reproduced without prior permission
Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
Do not scale drawings.

- GENERAL NOTES:**
- ALL OFFSITE WORKS ARE INDICATIVE AND ARE SUBJECT TO THE RELEVANT APPROVAL OF THE RESPONSIBLE AUTHORITY.
 - EACH BALCONY AND POS GREATER THAN 12 m² ARE PROVIDED WITH A TAP AND DRAIN.
 - WRITTEN CONFIRMATION BY A LICENSED LAND SURVEYOR WILL BE PROVIDED TO THE RESPONSIBLE AUTHORITY VERIFYING THAT THE DEVELOPMENT DOES NOT EXCEED 35M ABOVE NATURAL GROUND LEVEL IN HEIGHT. THIS MUST BE PROVIDED AT RELEVANT STAGES DURING THE CONSTRUCTION OF THE BUILDING AS NOMINATED BY THE RESPONSIBLE AUTHORITY AND BEFORE THE BUILDING IS OCCUPIED.
 - ALL CAR PARKING SPACES TO HAVE FUTURE PROVISION FOR THE INSTALLATION OF EV CHARGING STATIONS.
 - REFER TO LANDSCAPE ARCHITECT REPORTS PREPARED BY OCULUS FOR ALL EXTERNAL PLANTING AND LANDSCAPING.
 - MIN. 1700MM HIGH SCREEN BETWEEN APARTMENTS TO ALL RESIDENCES IN ACCORDANCE WITH STANDARD DIS.
 - REFER BELOW SYMBOLS FOR WASTE BIN TYPES:
 - G GARAGE BINS
 - GL GLASS
 - O ORGANICS
 - R RECYCLING
 - WASH WASHING BAY
 - BIN CHUTE DOOR ON EACH LEVEL TO BE COLOUR CODED - RED FOR GARAGE BINS, YELLOW FOR RECYCLING.
 - REFER TO WASTE REPORT BY RATIO CONSULTANTS.
 - REFER TO TRAFFIC REPORT BY RATIO CONSULTANTS.
 - REFER TO ARCHITECTURAL COMPLIANCE DIAGRAMS.
 - REFER TO SURVEY DRAWINGS FOR EASEMENT EXTENTS.
 - ALL ROOF AREAS ARE NOT ACCESSIBLE BY RESIDENTS.
 - ALL TOWER MAINTENANCE ZONE AREAS ARE NOT ACCESSIBLE BY RESIDENTS.
 - ALL CARPARKS ARE 2600 X 4600 UNLESS OTHERWISE NOTED.

WINDOW TYPE LEGEND
AW - AWNING WINDOW
SD - SLIDING DOOR

Project
1-7 Waterfront Place, Port Melbourne

Client
GFM Group Pty Ltd (ACN 675 440 730) in its capacity as trustee of the GFM BTS Trust Subtrust No.4 (ABN 12 757 352 180)

Issuer
W-B
WOODS BAGOT

Project number		Size check		
131042		25mm		
Checked	Approved	Sheet size	Scale	
SS	LJ	A1	1 : 200	

Sheet title
GROUND PLAN

Sheet number
TP-22100

Revision
B

Status
TOWN PLANNING APPLICATION



Recent revision history		
#	Status	Description
A		Town Planning Issue
B		Town Planning Issue

Notes
Copyright © Woods Bagot 2018
All Rights Reserved
No material may be reproduced without prior permission
Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
Do not scale drawings.

- GENERAL NOTES:**
- ALL OFFSITE WORKS ARE INDICATIVE AND ARE SUBJECT TO THE RELEVANT APPROVAL OF THE RESPONSIBLE AUTHORITY.
 - EACH BALCONY AND POS GREATER THAN 12 m² ARE PROVIDED WITH A TAP AND DRAIN.
 - WRITTEN CONFIRMATION BY A LICENSED LAND SURVEYOR WILL BE PROVIDED TO THE RESPONSIBLE AUTHORITY VERIFYING THAT THE DEVELOPMENT DOES NOT EXCEED 35M ABOVE NATURAL GROUND LEVEL IN HEIGHT. THIS MUST BE PROVIDED AT RELEVANT STAGES DURING THE CONSTRUCTION OF THE BUILDING AS NOMINATED BY THE RESPONSIBLE AUTHORITY AND BEFORE THE BUILDING IS OCCUPIED.
 - ALL CAR PARKING SPACES TO HAVE FUTURE PROVISION FOR THE INSTALLATION OF EV CHARGING STATIONS.
 - REFER TO LANDSCAPE ARCHITECT REPORTS PREPARED BY OCULUS FOR ALL EXTERNAL PLANTING AND LANDSCAPING.
 - MIN. 1700MM HIGH SCREEN BETWEEN APARTMENTS TO ALL RESIDENCES IN ACCORDANCE WITH STANDARD DIS.
 - REFER BELOW SYMBOLS FOR WASTE BIN TYPES:
 - G GARAGE BINS
 - GL GLASS
 - O ORGANICS
 - R RECYCLING
 - WASH WASHING BAY
 - BIN CHUTE DOOR ON EACH LEVEL TO BE COLOUR CODED - RED FOR GARAGE BINS, YELLOW FOR RECYCLING.
 - REFER TO WASTE REPORT BY RATIO CONSULTANTS.
 - REFER TO TRAFFIC REPORT BY RATIO CONSULTANTS.
 - REFER TO ARCHITECTURAL COMPLIANCE DIAGRAMS.
 - REFER TO SURVEY DRAWINGS FOR EASEMENT EXTENTS.
 - ALL ROOF AREAS ARE NOT ACCESSIBLE BY RESIDENTS.
 - ALL TOWER MAINTENANCE ZONE AREAS ARE NOT ACCESSIBLE BY RESIDENTS.
 - ALL CARPARKS ARE 2600 X 4600 UNLESS OTHERWISE NOTED.

WINDOW TYPE LEGEND
AW - AWNING WINDOW
SD - SLIDING DOOR

Project
1-7 Waterfront Place, Port Melbourne

Client
GFM Group Pty Ltd (ACN 675 440 730) in its capacity as trustee of the GFM BTS Trust Subtrust No.4 (ABN 12 757 352 180)

Issuer
W-B
WOODS BAGOT

Project number
131042

Size check
25mm

Checked
SS

Approved
LJ

Sheet size
A1

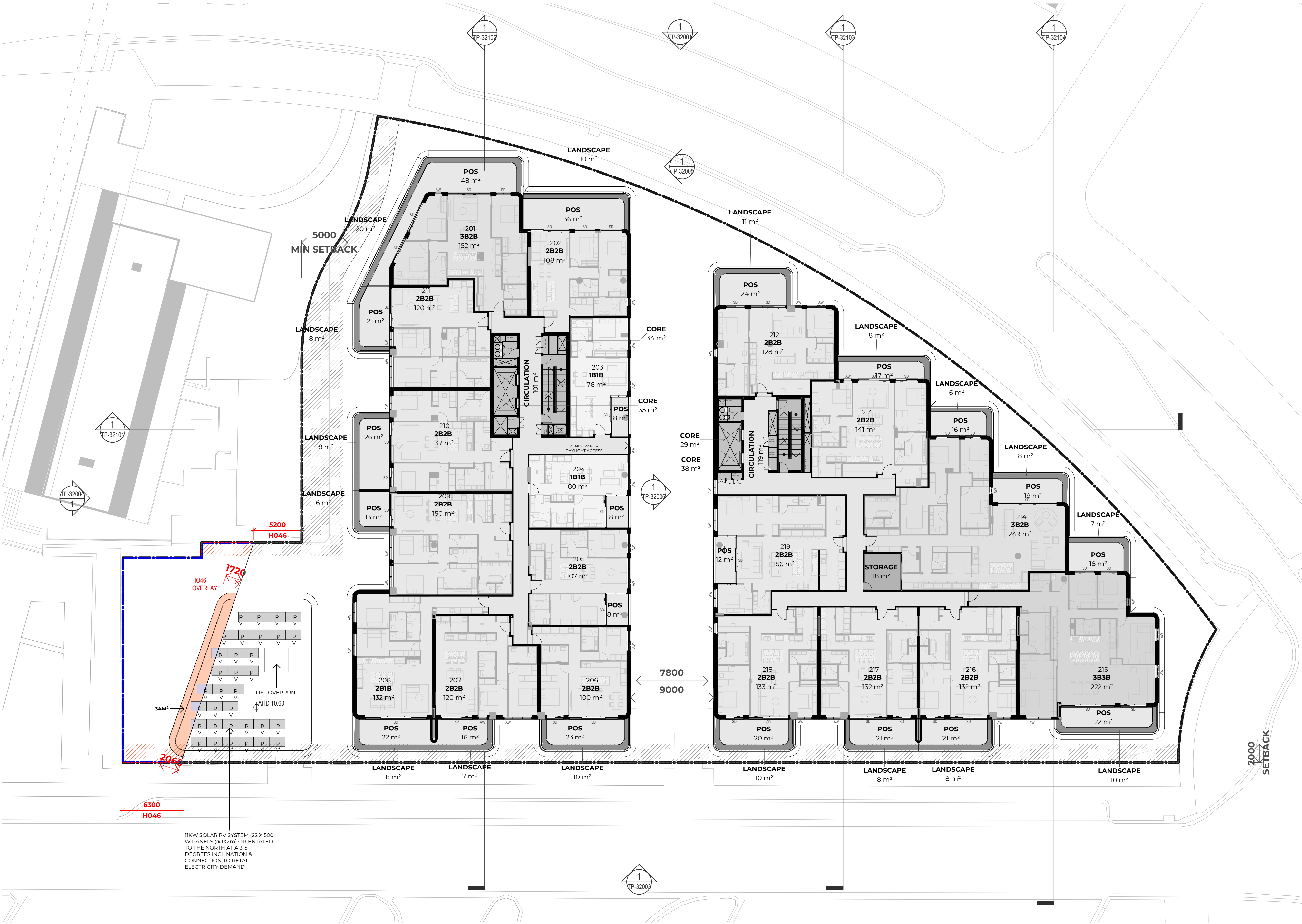
Scale
1 : 200

Sheet title
LEVEL 01 PLAN (PODIUM)

Sheet number
TP-22101

Revision
B

Status
TOWN PLANNING APPLICATION



Recent revision history		
#	Status	Description
A		Town Planning Issue
B		Town Planning Issue

Notes
Copyright © Woods Bagot 2018
All Rights Reserved
No material may be reproduced without prior permission
Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
Do not scale drawings.

- GENERAL NOTES:
- ALL OFFSITE WORKS ARE INDICATIVE AND ARE SUBJECT TO THE RELEVANT APPROVAL OF THE RESPONSIBLE AUTHORITY.
 - EACH BALCONY AND POS GREATER THAN 12 m² ARE PROVIDED WITH A TAP AND DRAIN.
 - WRITTEN CONFIRMATION BY A LICENSED LAND SURVEYOR WILL BE PROVIDED TO THE RESPONSIBLE AUTHORITY VERIFYING THAT THE DEVELOPMENT DOES NOT EXCEED 35M ABOVE NATURAL GROUND LEVEL IN HEIGHT. THIS MUST BE PROVIDED AT RELEVANT STAGES DURING THE CONSTRUCTION OF THE BUILDING AS NOMINATED BY THE RESPONSIBLE AUTHORITY AND BEFORE THE BUILDING IS OCCUPIED.
 - ALL CAR PARKING SPACES TO HAVE FUTURE PROVISION FOR THE INSTALLATION OF EV CHARGING STATIONS.
 - REFER TO LANDSCAPE ARCHITECT REPORTS PREPARED BY OCULUS FOR ALL EXTERNAL PLANTING AND LANDSCAPING.
 - MIN. 1700MM HIGH SCREEN BETWEEN APARTMENTS TO ALL RESIDENCES IN ACCORDANCE WITH STANDARD DIS.
 - REFER BELOW SYMBOLS FOR WASTE BIN TYPES:
 - G GARAGE BINS
 - GL GLASS
 - O ORGANICS
 - R RECYCLING
 - WASH WASHING BAY
 - BIN CHUTE DOOR ON EACH LEVEL TO BE COLOUR CODED - RED FOR GARAGE BINS, YELLOW FOR RECYCLING.
 - REFER TO WASTE REPORT BY RATIO CONSULTANTS.
 - REFER TO TRAFFIC REPORT BY RATIO CONSULTANTS.
 - REFER TO ARCHITECTURAL COMPLIANCE DIAGRAMS.
 - REFER TO SURVEY DRAWINGS FOR EASEMENT EXTENTS.
 - ALL ROOF AREAS ARE NOT ACCESSIBLE BY RESIDENTS.
 - ALL TOWER MAINTENANCE ZONE AREAS ARE NOT ACCESSIBLE BY RESIDENTS.
 - ALL CARPARKS ARE 2600 X 4600 UNLESS OTHERWISE NOTED.

WINDOW TYPE LEGEND
AW - AWNING WINDOW
SD - SLIDING DOOR

Project
1-7 Waterfront Place, Port Melbourne

Client
GFM Group Pty Ltd (ACN 675 440 730) in its capacity as trustee of the GFM BTS Trust Subtrust No.4 (ABN 12 757 352 180)

Issuer
W-B
WOODS BAGOT

Project number		Size check	
131042		25mm	
Checked	Approved	Sheet size	Scale
SS	LJ	A1	1 : 200

Sheet title
LEVEL 02 PLAN (PODIUM)

Sheet number
TP-22102

Revision
B

Status
TOWN PLANNING APPLICATION

Notes
Copyright © Woods Bagot 2018
All Rights Reserved
No material may be reproduced without prior permission

Contractor must verify all dimensions on site before commencing work or preparing shop drawings.

Do not scale drawings.

	CE-01 SMOOTH CONCRETE LOOK FINISH
	CE-02 TEXTURED CONCRETE LOOK FINISH
	CD-01 METAL SHEET CLADDING - PEWTER TONALITY
	CD-02 CONCRETE LOOK FINISH
	CL-01 TIMBER LOOK FINISH
	GL-01 CLEAR GLAZING
	GL-02 OBSCURED GLAZING
	MW-01 METAL BALUSTRADE - PEWTER TONALITY
	MW-02 STEEL ROD / TRELLIS SYSTEM
	MW-03 PAINTED METAL - PEWTER TONALITY
	LV-01 METAL LOUVERE - PEWTER TONALITY

AW AWNING WINDOW (OPERABLE)
SD SLIDING DOOR - REFER PLANS FOR OPERABILITY

WRITTEN CONFIRMATION TO BE PROVIDED BY A LICENSED LAND SURVEYOR TO THE RESPONSIBLE AUTHORITY VERIFYING THAT THE DEVELOPMENT DOES NOT EXCEED 35M ABOVE NATURAL GROUND LEVEL IN HEIGHT. THIS MUST BE PROVIDED AT RELEVANT STAGES DURING THE CONSTRUCTION OF THE BUILDING AS NOMINATED BY THE RESPONSIBLE AUTHORITY AND BEFORE THE BUILDING IS OCCUPIED.

Project
1-7 Waterfront Place, Port Melbourne

Issue
W-B
WOODS BAGOT

Sheet title
NORTH ELEVATION

Date generated 8/09/2025 4:52:17 PM

Recent revision history		
#	Status	Description
A		Town Planning Issue
B		Town Planning Issue
		Date
		17/01/2025
		05/09/2025

Notes
Copyright © Woods Bagot 2018
All Rights Reserved
No material may be reproduced without prior permission
Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
Do not scale drawings.

MATERIALS LEGEND:

- CE-01** SMOOTH CONCRETE LOOK FINISH
- CE-02** TEXTURED CONCRETE LOOK FINISH
- CD-01** METAL SHEET CLADDING - PEWTER TONALITY
- CD-02** CONCRETE LOOK FINISH
- CL-01** TIMBER LOOK FINISH
- GL-01** CLEAR GLAZING
- GL-02** OBSCURED GLAZING
- MW-01** METAL BALUSTRADE - PEWTER TONALITY
- MW-02** STEEL ROD / TRELLIS SYSTEM
- MW-03** PAINTED METAL - PEWTER TONALITY
- LV-01** METAL LOUVER - PEWTER TONALITY

WINDOW TYPE LEGEND:

- AW** AWNING WINDOW (OPERABLE)
- SD** SLIDING DOOR - REFER PLANS FOR OPERABILITY

GENERAL NOTES:
WRITTEN CONFIRMATION TO BE PROVIDED BY A LICENSED LAND SURVEYOR TO THE RESPONSIBLE AUTHORITY VERIFYING THAT THE DEVELOPMENT DOES NOT EXCEED 35M ABOVE NATURAL GROUND LEVEL IN HEIGHT. THIS MUST BE PROVIDED AT RELEVANT STAGES DURING THE CONSTRUCTION OF THE BUILDING AS NOMINATED BY THE RESPONSIBLE AUTHORITY AND BEFORE THE BUILDING IS OCCUPIED.

EXTERNAL FINISHES HAVE BEEN SELECTED TO ENSURE THAT NO MATERIAL REFLECTS MORE THAN 15% OF VISIBLE LIGHT WHEN MEASURED AT 90° TO THE SURFACE, IN ACCORDANCE WITH THE PLANNING PERMIT CONDITION 1(S).

Project
1-7 Waterfront Place, Port Melbourne

Client
GFM Group Pty Ltd (ACN 675 440 730) in its capacity as trustee of the GFM BTS Trust Subtrust No.4 (ABN 12 757 352 180)

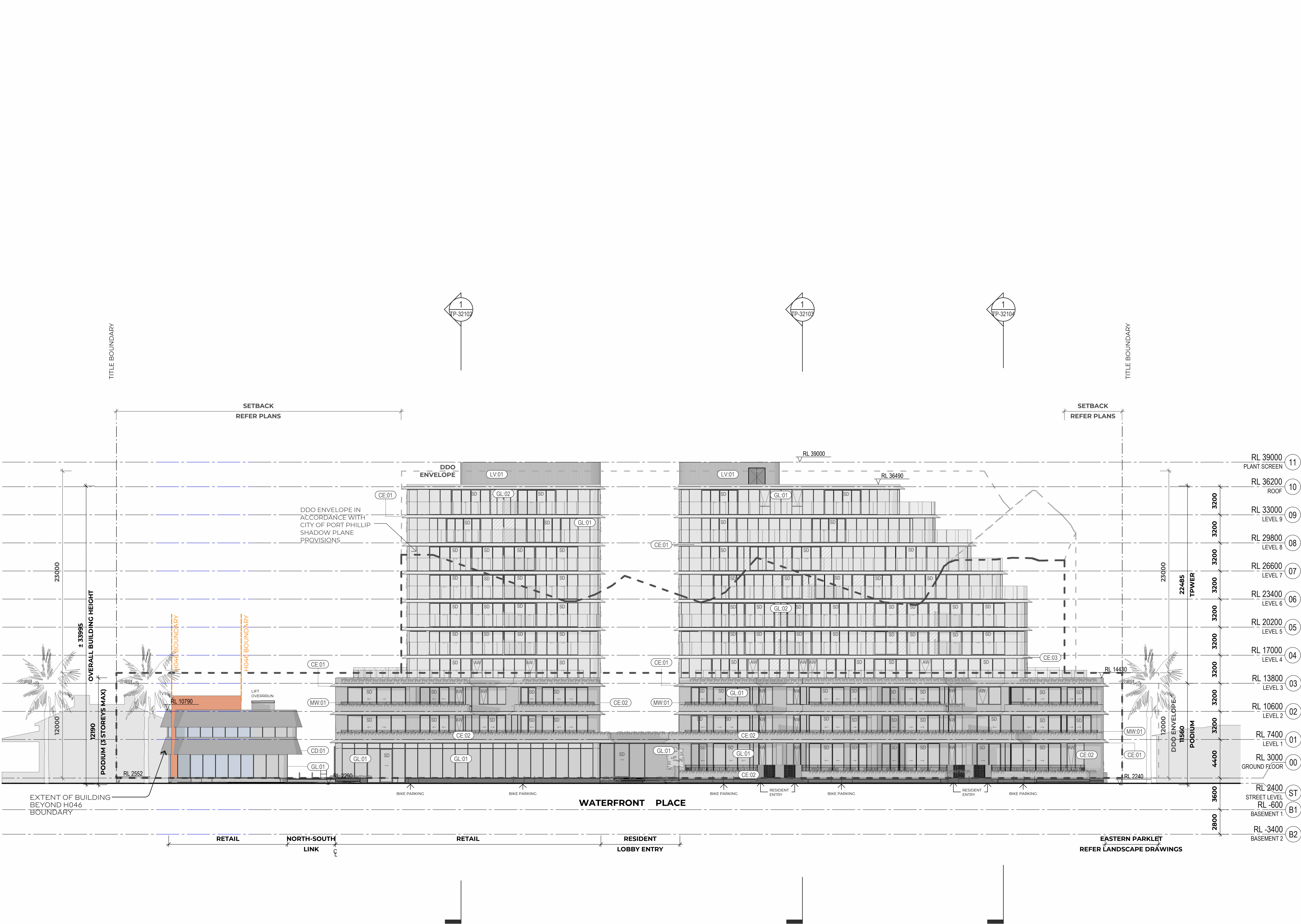
Issuer
W-B
WOODS BAGOT

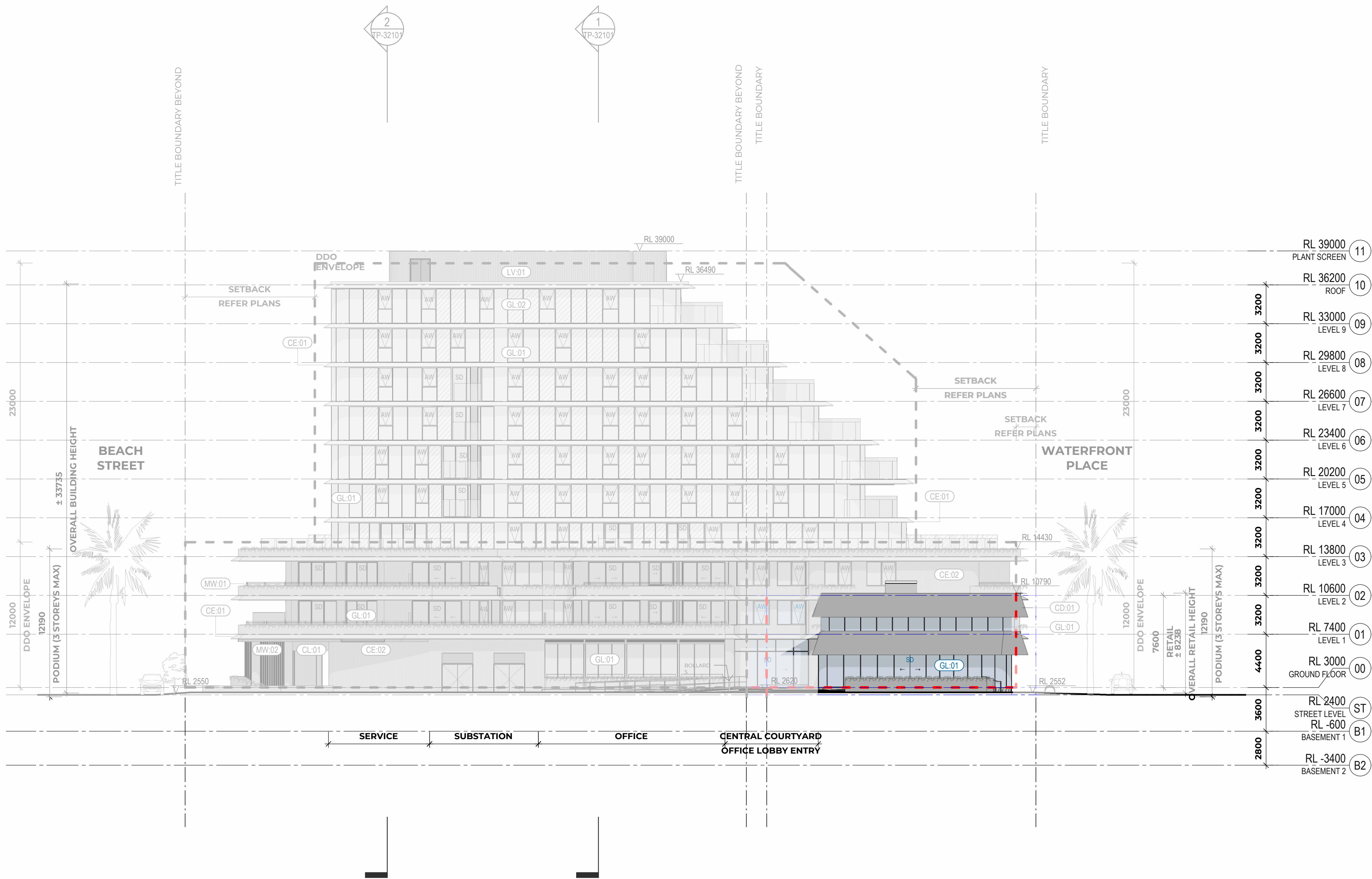
Project number		Size check	
131042		25mm	
Checked	Approved	Sheet size	Scale
SS	LJ	A1	1 : 200

Sheet title
SOUTH ELEVATION

Sheet number
TP-32003
Status
TOWN PLANNING APPLICATION

Revision
B





Recent revision history		
#	Status	Description
A		Town Planning Issue
B		Town Planning Issue

Notes
Copyright © Woods Bagot 2018
All Rights Reserved
No material may be reproduced without prior permission
Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
Do not scale drawings.

MATERIALS LEGEND:

- CE-01** SMOOTH CONCRETE LOOK FINISH
- CE-02** TEXTURED CONCRETE LOOK FINISH
- CD-01** METAL SHEET CLADDING - PEWTER TONALITY
- CD-02** CONCRETE LOOK FINISH
- CL-01** TIMBER LOOK FINISH
- GL-01** CLEAR GLAZING
- GL-02** OBSCURED GLAZING
- MW-01** METAL BALUSTRADE - PEWTER TONALITY
- MW-02** STEEL ROD / TRELLIS SYSTEM
- MW-03** PAINTED METAL - PEWTER TONALITY
- LV-01** METAL LOUVER - PEWTER TONALITY

WINDOW TYPE LEGEND:

- AW** AWNING WINDOW (OPERABLE)
- SD** SLIDING DOOR - REFER PLANS FOR OPERABILITY

GENERAL NOTES:
WRITTEN CONFIRMATION TO BE PROVIDED BY A LICENSED LAND SURVEYOR TO THE RESPONSIBLE AUTHORITY VERIFYING THAT THE DEVELOPMENT DOES NOT EXCEED 35M ABOVE NATURAL GROUND LEVEL IN HEIGHT. THIS MUST BE PROVIDED AT RELEVANT STAGES DURING THE CONSTRUCTION OF THE BUILDING AS NOMINATED BY THE RESPONSIBLE AUTHORITY AND BEFORE THE BUILDING IS OCCUPIED.

EXTERNAL FINISHES HAVE BEEN SELECTED TO ENSURE THAT NO MATERIAL REFLECTS MORE THAN 15% OF VISIBLE LIGHT WHEN MEASURED AT 90° TO THE SURFACE, IN ACCORDANCE WITH THE PLANNING PERMIT CONDITION 1(S).

Project
1-7 Waterfront Place, Port Melbourne

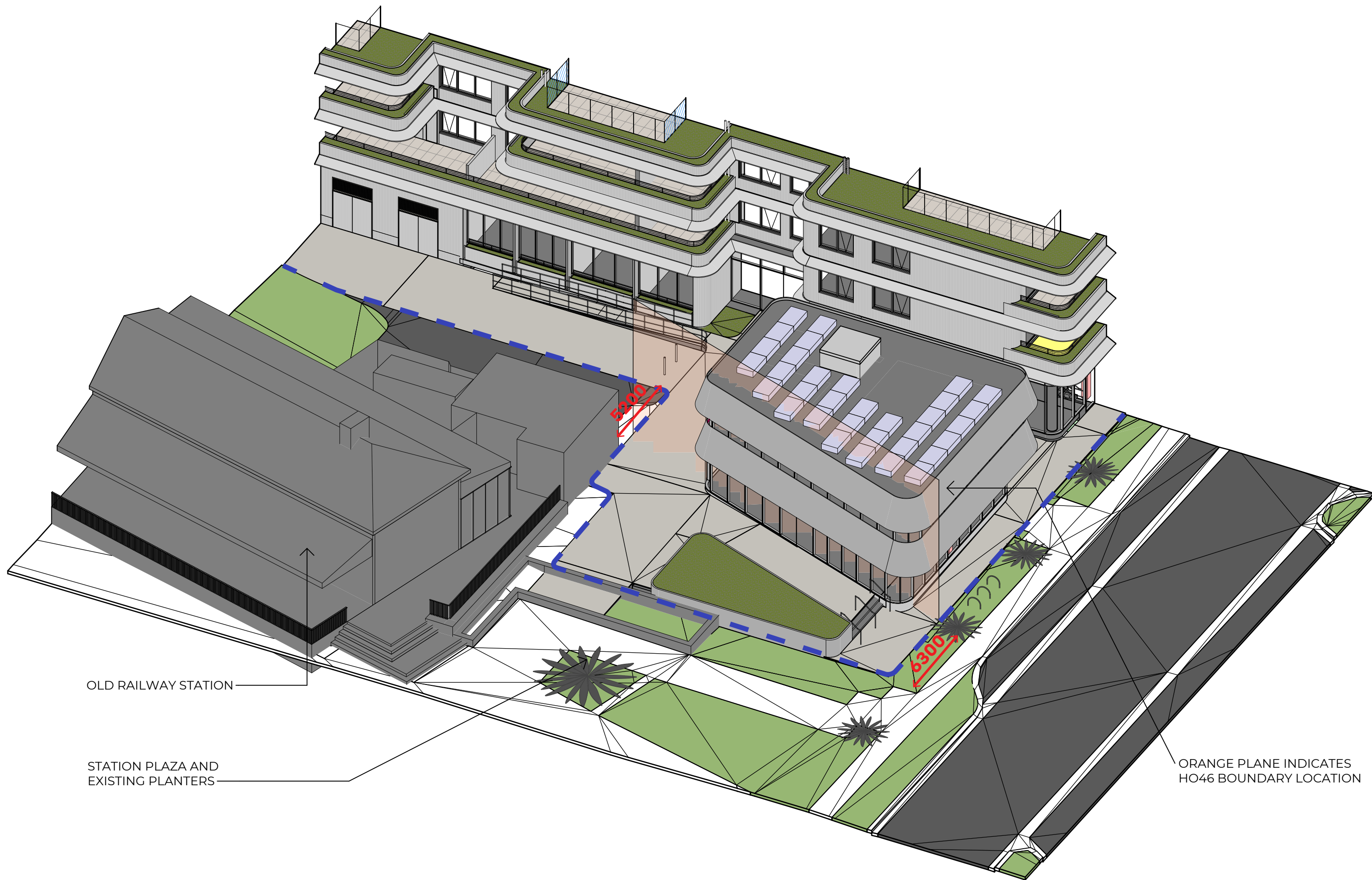
Client
GFM Group Pty Ltd (ACN 675 440 730) in its capacity as trustee of the GFM BTS Trust Subtrust No.4 (ABN 12 757 352 180)

Issuer
W-B
WOODS BAGOT

Project number		Size check	
131042		25mm	
Checked	Approved	Sheet size	Scale
SS	LJ	A1	1 : 200

Sheet title
WEST ELEVATION

Sheet number	Revision
TP-32004	B
Status	TOWN PLANNING APPLICATION



OLD RAILWAY STATION

STATION PLAZA AND
EXISTING PLANTERS

ORANGE PLANE INDICATES
HO46 BOUNDARY LOCATION

Heritage Victoria Application View from Sundial at Station Pier



Heritage Victoria Application View from Waterfront Place



Heritage Victoria Application View from Waterfront Place



Heritage Victoria Application

View from Station Plaza



Heritage Victoria Application View from Station Plaza



Heritage Victoria Application View from Old Railway Station



Heritage Victoria Application View from North-South Link



Australia & New Zealand

Adelaide Level 14, 11 Waymouth Street Adelaide SA 5000, Australia T +61 8 8113 5900	Melbourne Mezzanine, 498 Little Collins Street Melbourne, Vic 3000, Australia T +61 3 8646 6600
Auckland Level 3, 106–108 Quay Street Tāmaki Makaurau Auckland 1143, New Zealand T +64 9 979 9490	Perth The Palace, 108 St Georges Terrace Perth WA 6000, Australia T +61 8 9322 0500
Brisbane Level 14, 80 Ann Street, Brisbane Qld 4000, Australia T +61 7 3308 2900	Sydney Level 2, 60 Carrington Street Sydney NSW 2000, Australia T +61 2 9249 2500

China

Beijing 10F, Building H, Phoenix Place, No A5 Shuguangxili, Chaoyang Beijing China 100028 T +86 10 6419 8555	Hong Kong Level 22, The Centrium 60 Wyndham Street Central Hong Kong T +852 2526 6308
Shanghai Plaza 336, 9F 336 Middle Xizang Road Huangpu District Shanghai, China 200001 T +86 21 6023 1968	Shenzhen Units 07&08, 44/F 3031 Shennan Middle Road Hon Kwok Center Futian District Shenzhen, China 518017 T +86 755 3332 5218

Middle East

Abu Dhabi Cloud Spaces, Level 1 Town Square, Yas Mall, Yas Island, Abu Dhabi, UAE T +971 2 410 3561	Dubai Office 1, Level 1 The Offices 1, One Central Dubai World Trade Centre Dubai, UAE T +971 4 404 1600
--	--

North America

Los Angeles Bradbury Building, 304 S Broadway, Los Angeles, CA 90013 USA T +213 766 0445	New York 30 Broad Street, 7th Floor, New York NY 10004, USA T +1 646 756 3300
San Francisco 128 Spear Street, Ground Floor, San Francisco CA 94105, USA T +1 415 277 3000	

South East Asia

Singapore 38 Bukit Pasoh Road Singapore 089852 T +65 6800 0900	London 75 Riding House Street, London W1W 7EJ United Kingdom T +44 20 7637 6880
--	--

UK & Europe

Follow us

- 

facebook.com/WoodsBagot
- 

@woodsbagot
- 

@woods_bagot
- 

linkedin.com/company/woods-bagot
- 

pinterest.com.au/woodsbagot
- 

woodsbagot 伍兹贝格

WWW.WOODSBAGOT.COM

Contacts

- Peter Miglis

peter.miglis@woodsbagot.com
- Lisa Jennings

lisa.jennings@woodsbagot.com