

1-7 Waterfront Place | Port Melbourne

Urban Context Report - Revision A





A strategic site for Port Melbourne, at the junction between city and coast

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	17.01.2025	SS	LJ	Town Planning

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01

Introduction

Design Statement

Design Team

Design Statement

Waterfront Place will be a landmark development in Port Melbourne, occupying a strategic position at the meeting point of city and coast. This transformative project aspires to revitalise the site, blending harmoniously with the established residential fabric to the north and the coastal charm to the south.

A coveted waterfront lifestyle awaits those who call this place home. In response to the growing demand for bespoke, thoughtfully designed, and high-quality coastal residences, Waterfront Place offers an exceptional living experience. Complementing these homes are integrated commercial and retail spaces, fostering a seamless work-life balance. Vibrant retail and civic areas will further enliven the waterfront, creating a gentle yet dynamic energy that serves the wider community.

The design vision harmoniously blends functionality with aesthetic sophistication, paying homage to the vibrant city culture and natural beauty of the coastal setting. Positioned on a unique island site, Waterfront Place takes full advantage of its surrounds, embracing the character of Beach Street, Waterfront Place, and the Old Brick Railway Station Plaza. Each aspect offers its own distinct personality and allure. The architecture responds to celebrate this diversity by weaving it into the broader neighbourhood fabric.

Waterfront Place seeks to foster community connection and engagement by introducing new programs and amenities into the streetscape. These thoughtfully crafted spaces will become a hub where residents and visitors alike can connect, thrive, and experience the unparalleled synergy of city and coast.



Project Team

The commitment to deliver 1-7 Waterfront Place is demonstrated in the assembly of the project team.

Waterfront Place is a rare and exceptional site, recognised by the project team as a location of significant importance.

With a wealth of experience in delivering high-quality residential projects, Woods Bagot leads the architectural direction with a focus on beautiful architecture, responsive design and crafted experience.

To achieve the highest standards for Waterfront Place, a carefully curated group of industry-leading consultants has been engaged. Selected for their expertise and commitment, each consultant plays a vital role in ensuring the success of this landmark development.

CASA

W-B
WOODS BAGOT

O C U L U S



Contour*

PHILIP
CHUN



FSG
GEOTECHNICS
+ FOUNDATIONS



ratio:

Bryce
Raworth
CONSERVATION | HERITAGE



02

Urban Context Analysis

Neighbourhood Context
Neighbourhood Timeline
Streetscape Character

Neighbourhood Context Port Melbourne

Situated at the apex of Beacon Cove, between Waterfront Place and Beach Street, the site is approximately 3.5km southwest from Melbourne's central business district. Port Melbourne, a population of 18,521 with a density of 4,055 persons per square kilometres, is an upscale coastal inner city suburb with a rich industrial history.

Port Melbourne, originally known as Sandridge, was established in the 1830s and gained prominence during the Victorian gold rush as a key transport hub with a railway line connecting it to Melbourne. Captain Wilbraham Liardet, an early settler, contributed significantly to its development, including establishing a hotel and jetty. The suburb, separated from Albert Park by a lagoon until its filling in 1929, became an industrial and immigrant gateway with piers like Station and Princes. Over time, it transitioned from an industrial and criminal hotspot to a residential area, marked by developments like Beacon Cove, following the decline of its port and manufacturing industries.

The sunny bayside suburb now boasts modern architecture, charming palm-lined paths hugging Port Melbourne Foreshore, grand old pubs, and boutique eateries and distilleries.

Being on the waterfront, Wellness plays an important aspect of the culture of Port Melbourne. This comes easily with direct access to the Bay Trail, kayaking along the bay, world-class day spas, close connection to nature via Westgate Park.



Station Terminal and Cruise Dock



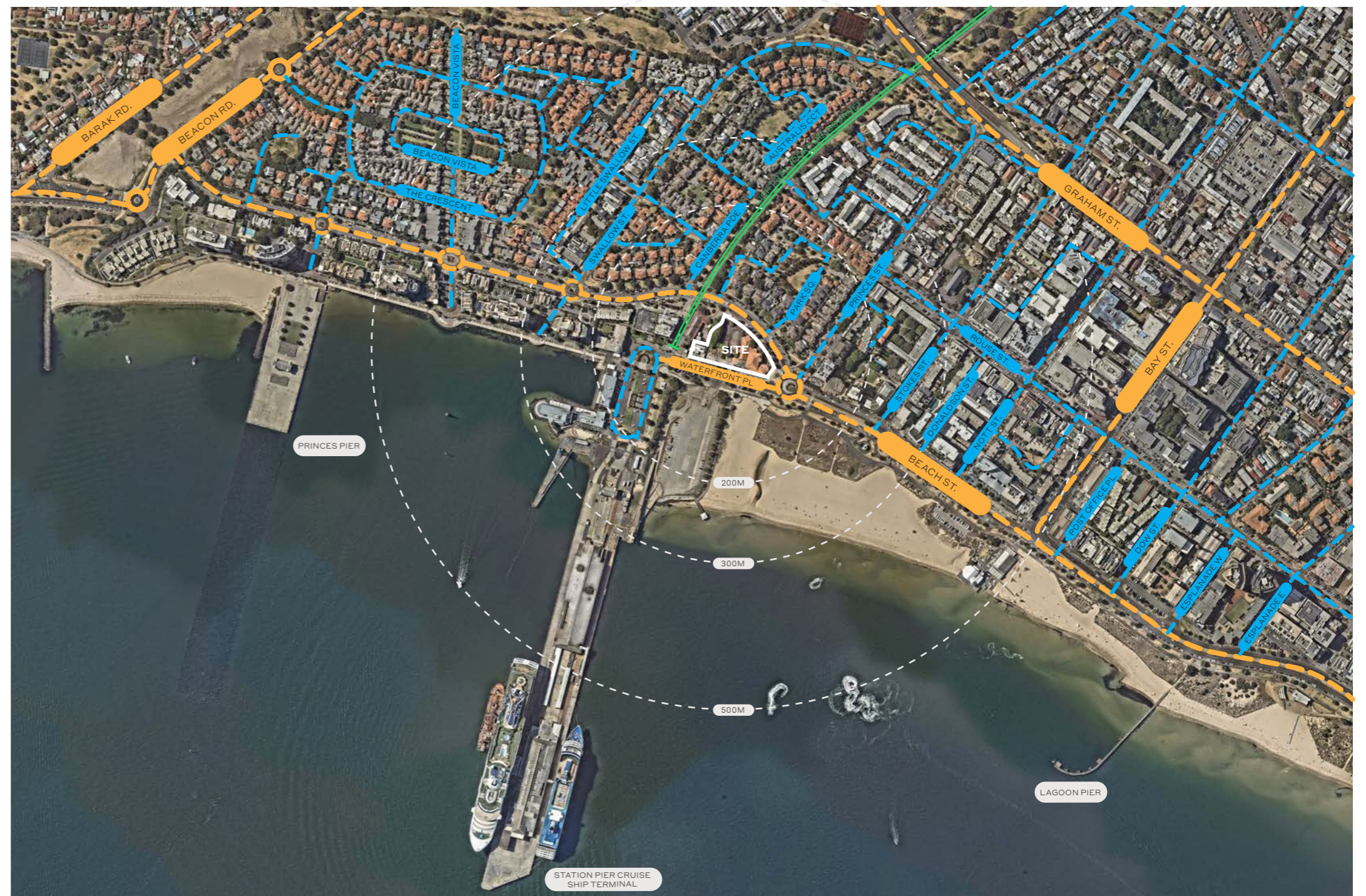
Neighbourhood Context Movement Overlay

The site is position between Waterfront Place and Beach Street. Beach Street being a Collector Road and Waterfront Place being a Major Road within the City of Port Philip's public road register. To the West of Waterfront Place is an access road connecting to Station Pier. West of the site is the last stop of the light rail network line 109. Outside of the immediate context, is a network of secondary local streets connecting to the residential precinct.

- PIER Pier Location
- Primary/Main Streets
- Secondary/Local Street Connections
- Light Rail
- Walking radius



Old Railway Station and Tram Terminal



Neighbourhood Context Movement Overlay

The location of the site offers a variety of transportation options. The site sits adjacent to the light rail route with Station Plaza being the last stop of the line. Beach Street offers access to the bus route running East-West along Port Melbourne. Within 300m, there is access to the Port Phillip community bus route on Rouse Street and Princes Street.

There is a strong cycling network surrounding the site. This includes a series of informal bike routes, on-road bike lanes and the Bay Trail. The Bay Trail is an off-road shared path that stretches along the coast. This is a popular route for people commuting to work or taking a long leisurely bike ride upto a 200km coastal circuit.

- PIER Pier Location
- Walking Path/Track
- Off-Road Shared Path
- On-Road Bike Lane
- Informal Bike Route
- Bus Route With Terminus
- Port Philip Community Bus Route
- Tram Route with Stop and Terminus
- Walking radius



Bay Trail on Beach Street

Neighbourhood Context Zoning Overlay

The area surrounding Waterfront Place is characterised by a diverse mix of residential, commercial, community, and infrastructure developments, reflecting the dynamic nature of Port Melbourne. The suburb is further enriched by a network of local parks, recreational spaces, and conservation areas, offering a harmonious balance between urban living and natural environments.

To the west of the site lies Bay Street, the vibrant commercial heart of Port Melbourne. This tree-lined retail precinct boasts an eclectic array of offerings, including lively pubs, diverse restaurants, distinctive boutiques, specialty shops, wellness retreats, as well as professional and community services. Together, these elements create a thriving hub that embodies the unique charm and character of the area.

- 01. St Joseph's Catholic Church Port Melbourne
- 02. Holy Trinity Anglican Church Port Melbourne
- 03. Port Philip Specialist School
- 04. Wintringham Hostel - Port Melbourne

- Mixed Use
- Commercial Use
- Residential Use
- Pier
- Public Open Space
- Community Use



Residential Character of Beach Street



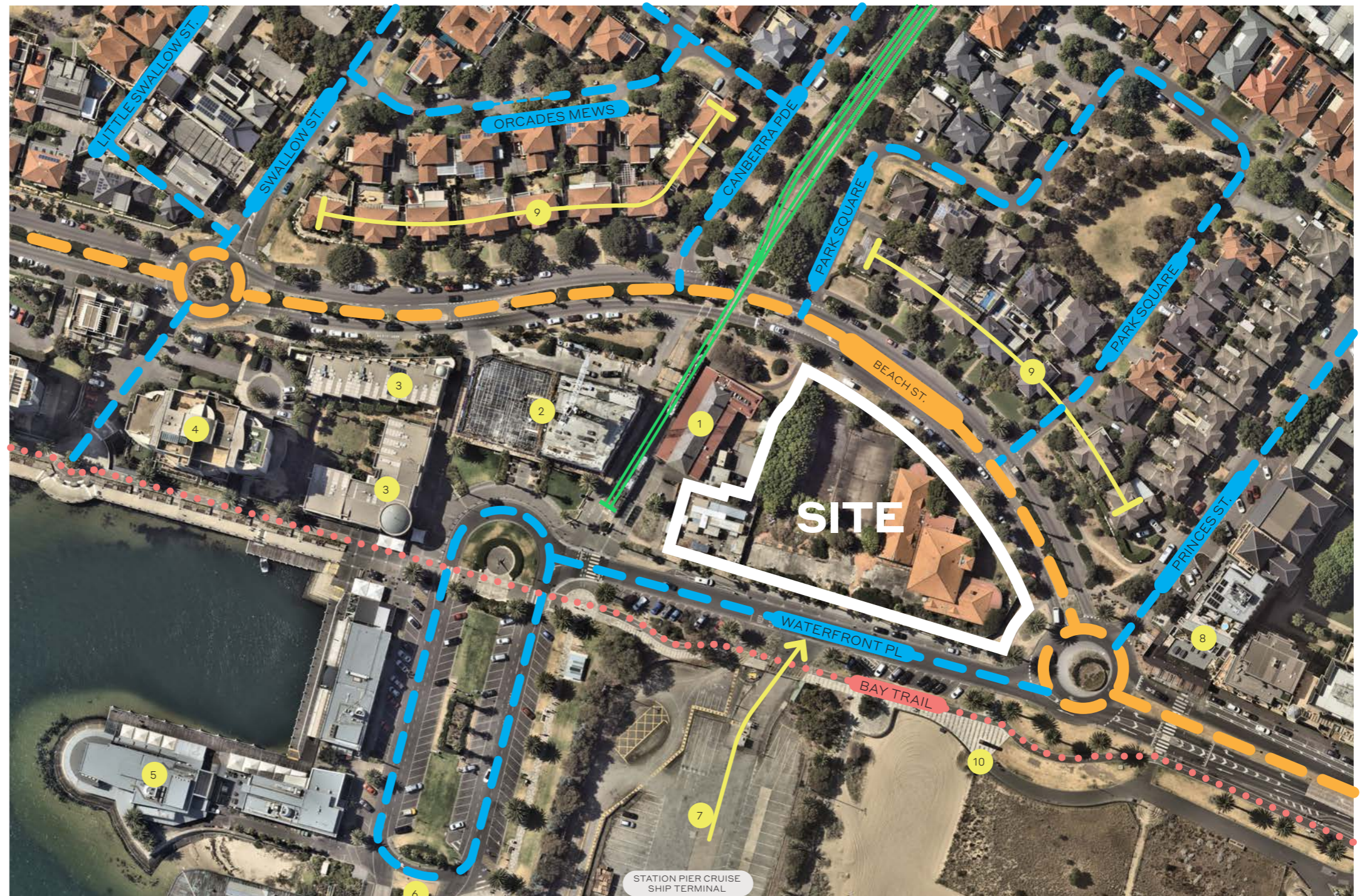
Neighbourhood Context Site Context

- 1 Port Melbourne Railway Station
Registered Place - H093
- 2 103 Beach Street
Five-storey mixed-use residential building
- 3 105 Beach Street
Four-storey mixed-use residential building
- 4 107 Beach Street
Nine-storey residential building
- 5 11 Waterfront Pl
Event Venue
- 6 Station Pier
Cruise Ship Terminal
- 7 Station Pier Exit
Cruise Ship Terminal Exit
- 8 92 Beach St - The London
Eight-storey mixed use development + restaurant
- 9 Residences
Two-storey residences
- 10 Centenary Bridge Pylon
Historical Landmark

- PIER Pier Location
- Primary Main Streets
- Secondary/Local Street Connections
- Light Rail
- Bay Trail - Walking Trail



Station Pier



Neighbourhood Timeline Connection To History

Port Melbourne is a gateway into Melbourne. It is a place that is valued by locals for its history and environment, and an active and welcome destination for visitors.

In Yalukit William: The River People of Port Philip by local historian Meyer Eidelson, he states:

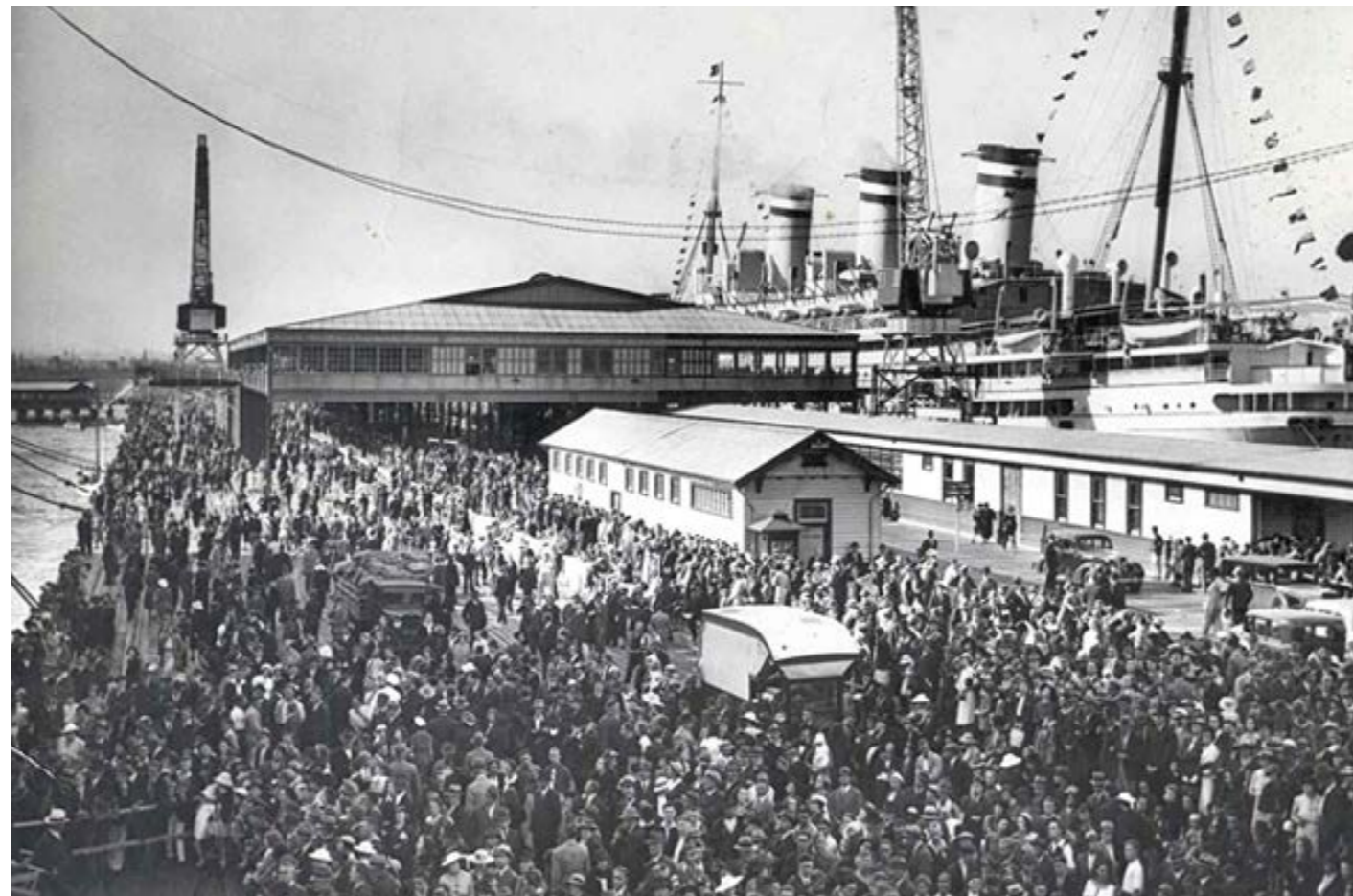
*"Port Melbourne contained extensive wetlands in Fisherman's Bend and North Port which were rich hunting and gathering grounds for game, fish and tubers. Fisherman's Bend holds a vast accumulation of sands deposited by the Yarra River since the end of the last Ice Age. High ridges of sand created by winds gave the name Sandridge to the area. Much of the area was very flood prone with dense shrub. Much more habitable was the Port Melbourne Lagoon, a known Aboriginal site which ran a mile inland from the foreshore between today's East and West Esplanade. The lagoon was filled in from the 1890s to create Lagoon Reserve and Edwards Park. In 1839 Wilbraham and Caroline Liardet were camped nearby, on the beach near Bat Street with their nine children."**

For over 20,000 years, the Aboriginal people of Kulin Nation has inhabited Port Melbourne. The first white men visited early in the 19th century and settled by the 1830s.

Historically, Station Pier has been Victoria's welcoming point for generations of new immigrants, refugees and servicemen. The current pier, Station Pier, was built in the 1920s and opened in 1930, replacing the former Railway Pier to welcome the new generation luxury passenger liners.

The former Port Melbourne Railway Station building is the first significant public steam railway in Australia. The building played an important role in the history of the piers, in particular Station Pier, and in the social history of Melbourne through its association with the popular bay excursion trade. The railway line was closed in 1987 to be converted to light rail, currently route 109.

*Eidelson, M. (2014). Yalukit William: The River People of Port Philip. City of Port Philip, Page 23

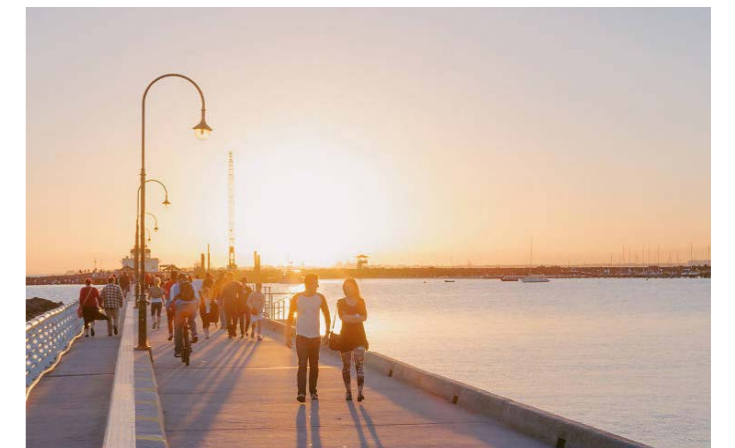
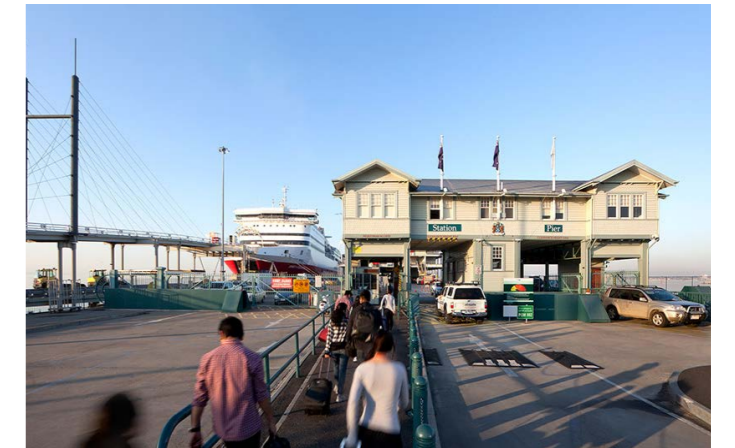
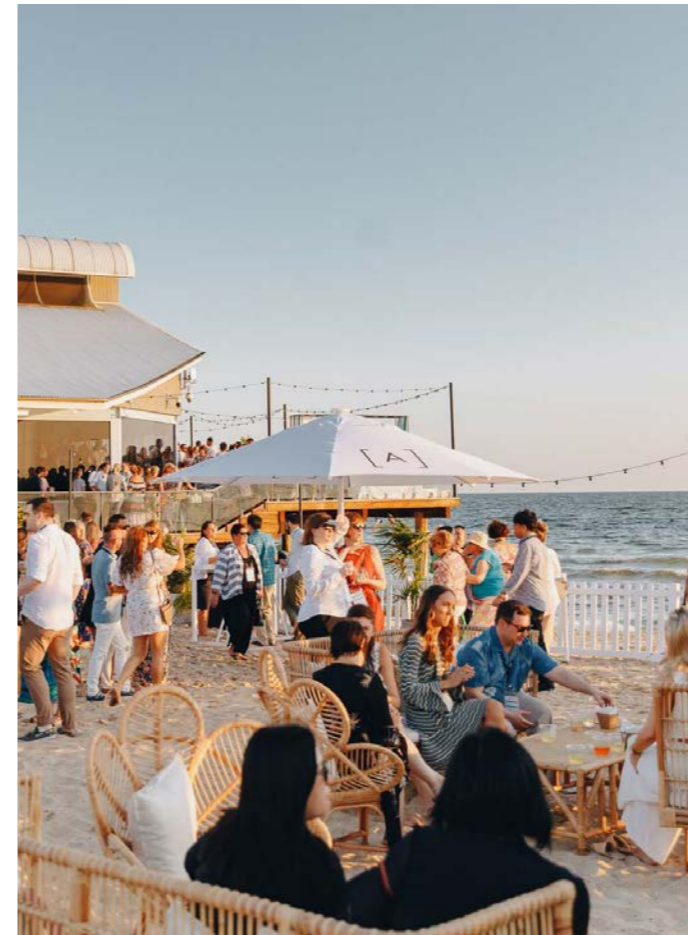
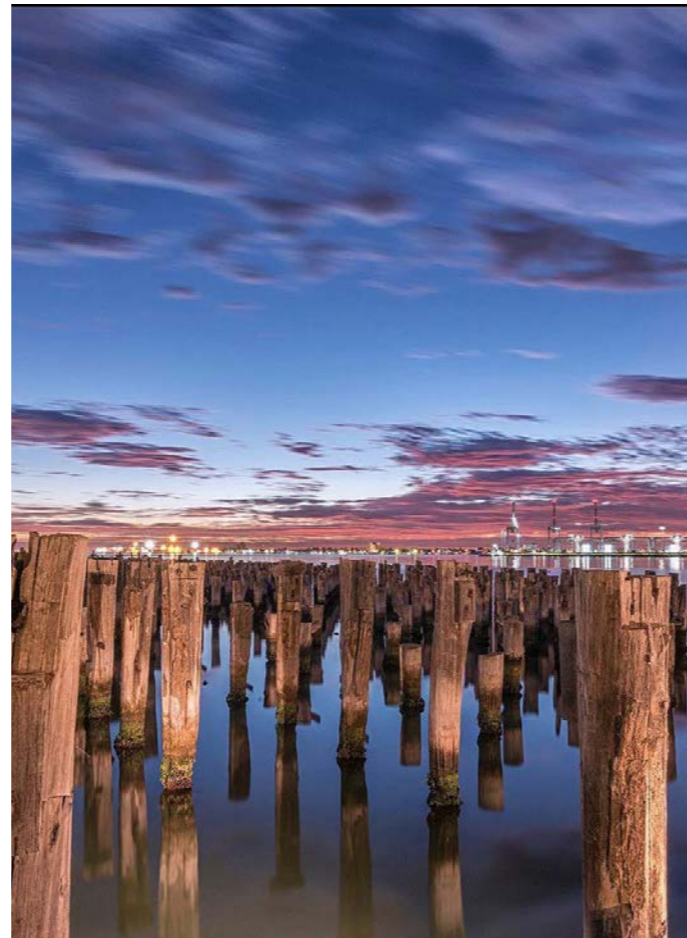


Neighbourhood Timeline Present Day

Port Melbourne has developed into a vibrant tapestry of heritage, community and modern coastal living meeting urban sophistication.

Port Melbourne today is a vibrant and sought-after suburb that blends coastal charm with urban sophistication. Located just southwest of Melbourne's CBD, it is a dynamic community shaped by its maritime heritage and ongoing urban renewal. The community focused suburb features a diverse mix of historic worker's cottages, modern apartments, and innovative developments like Beacon Cove, complemented by scenic bayside beaches, parklands, and waterfront promenades. Bay Street serves as its lively commercial heart, offering an eclectic mix of cafés, restaurants, boutique shops, and professional services.

Port Melbourne's culture thrives on its balance of relaxation and activity, attracting families, professionals, and creatives who value its blend of rich history, community spirit, and seamless connectivity to both the city and nature.



Site Analysis

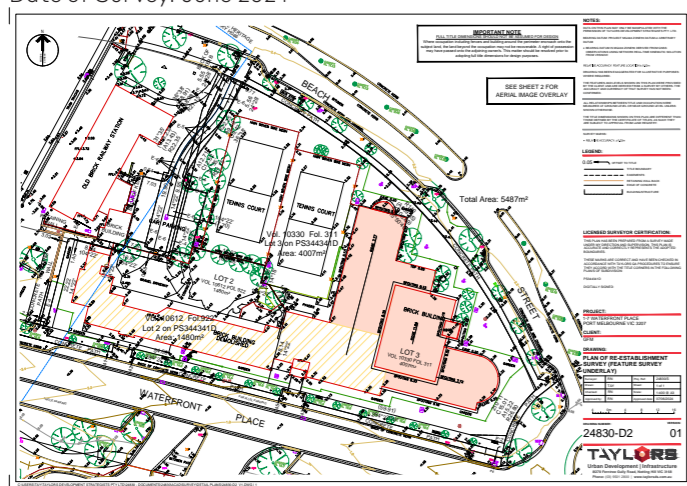
Existing Site
Site Interface
DDO Overlay

Existing Site

1-7 Waterfront Place is a uniquely positioned island site with immense potential for transformation. Formerly home to a fitness centre and tennis courts, the site had long been left vacant, creating an unsightly public realm that detracted from the surrounding community. The irregularly shaped site, covering 5,483sqm, is defined by Beach Street to the north and east, Waterfront Place to the south, and the Old Railway Station Plaza to the west.

This project aspires to activate the site's perimeter by introducing vibrant ground-level frontages that engage with the streetscape. The design thoughtfully responds to the distinct characteristics of each surrounding street through strategically placed entrances, dynamic façade articulation, and the integration of new uses and amenities. Positioned as a key urban node, the development has the potential to serve as a catalyst for revitalising not only its immediate surroundings but also the broader urban context.

Survey provided by Taylors
Date of Survey: June 2024



Streetscape Character Waterfront Place

Waterfront Place's charm lies not just in its maritime character but also in its local activities and public realm.

The unique vibrant mix of portside industry and bay side recreation create a distinct experience that becomes a celebrated place for locals and visitors.

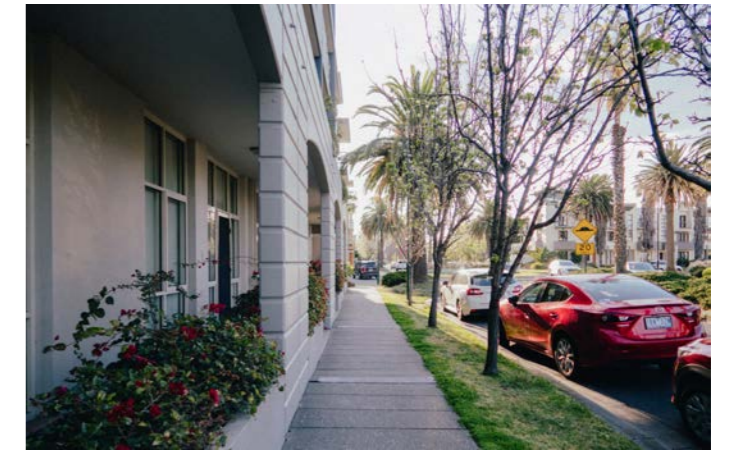
Historically, Waterfront Place was livelier due to passenger and service access to Station Pier to aboard the Spirit of Tasmania. Since October 2022, it has been relocated to the Spirit of Tasmania Quay in Geelong. This serenity instilled onto Waterfront Place presents a great opportunity for residential and boutique commercial activation.



Streetscape Character Beach Street

Beach Street lends itself to a lush landscape and boasts a charming residential character.

Nestled within Port Melbourne, Beach Street has a blend of architectural styles that reflect its rich history and character. Lush landscapes add to its appeal with tree-lined streets, blooming gardens and well-maintained parks that invite residents to enjoy outdoors, reflecting the well-being of the community. Residential complexes, contemporary town houses and new builds create a sense of diversity and community.



Streetscape Character Western Interface - Old Railway Station Plaza

The western interface is critical for the blending of the proposed architecture into the existing public realm.

Towards Beach Street, the back of house areas of the commercial tenancies within the Old Railway Station comprises of car parking, storage, toilets and way-easement.

Towards Waterfront Place, there is a more open interface. Brick planters, and green verges are placed to direct people towards Waterfront Place from the Tram stop and Old Railway Station.



Planning Information

Schedule 23 to Clause 43.02 Design and Development Overlay

Theme B ['responsive']

Design requirements B1: Podium height and massing

- As shown in Figure 1 to this Schedule, building height for the podium must not exceed 3 storeys and 12 metres.

A permit cannot be granted to vary this requirement.

- Massing and location of built form must generally be in accordance with Figure 1 of this Schedule.

Design requirements B2: Tower height, siting and massing

- Development must not exceed a maximum height of 10 storeys and 35 metres (inclusive of the podium and exclusive of rooftop services).
- Development above 3 storeys (and 12 metres) must be set back a minimum of 8 metres in addition to any ground level setback.

A permit cannot be granted to vary any of these requirements.

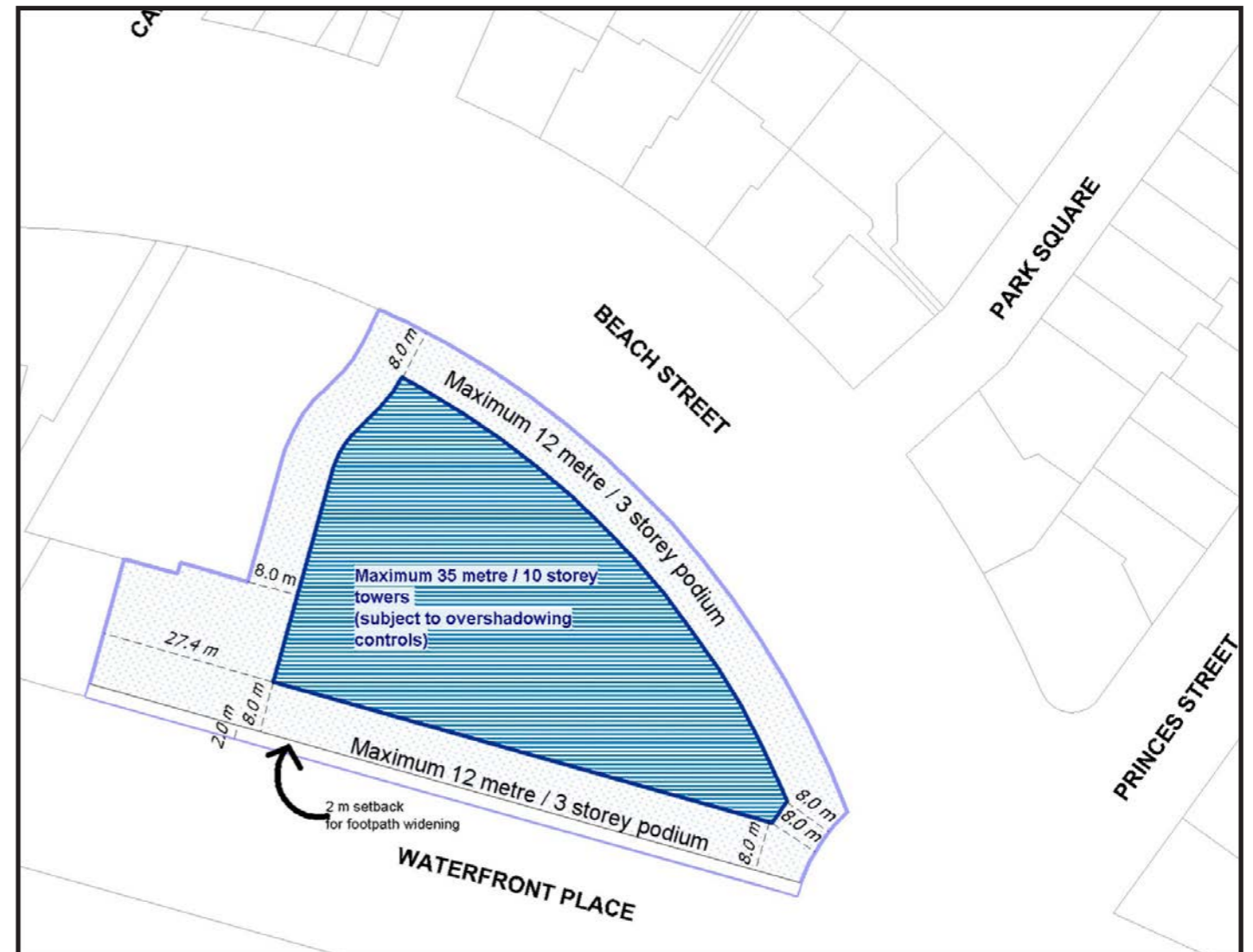
- The maximum height and siting of any tower form must be generally in accordance with Figure 1 of this Schedule.
- Any tower form should use design techniques to avoid a monolithic or bulky appearance. This should include separation into two tower forms with an average separation of 10 metres.
- Adequate separation between towers must be provided to achieve visual privacy and sufficient daylight to habitable room windows, reduce visual dominance and building bulk, and ensure wind impacts are minimised.

Design requirements B8: Sunlight and shadows

- Development must not cast a shadow beyond the southern kerb line of Waterfront Place between the hours of 9:00am and 3:00pm at the September equinox.

A permit cannot be granted to vary this requirement.

- Development should minimise overshadowing beyond the southern kerb line of Waterfront Place between the hours of 9:00am and 3:00pm at the June solstice.
- Public spaces on the site should be located to maximise opportunities for optimal solar access.
- Buildings should be configured and designed to minimise negative amenity impacts of shadows on the public realm and other publicly accessible areas.
- Solar access to key building frontages should be maximised, such as areas identified for outdoor dining, community uses and residential outdoor spaces.
- Direct solar access to residential dwellings should be maximised.



Map 1 to Schedule 23 to Clause 43.02

Planning Information DDO Overlay

1-7 Waterfront Place is situated within a Mixed-Use Zone (MUZ) and governed by Schedule 23 to the Design and Development Overlay (DDO23), which provides specific development guidelines for the site. The DDO prescribes a maximum podium street-wall height of three stories or 12 metres, with a 2-metre setback required along the southern boundary. The tower form must be set back 8 metres from the street-wall and maintain an average separation of 10 metres to prevent a monolithic or bulky appearance, with the overall building height capped at 35 metres.

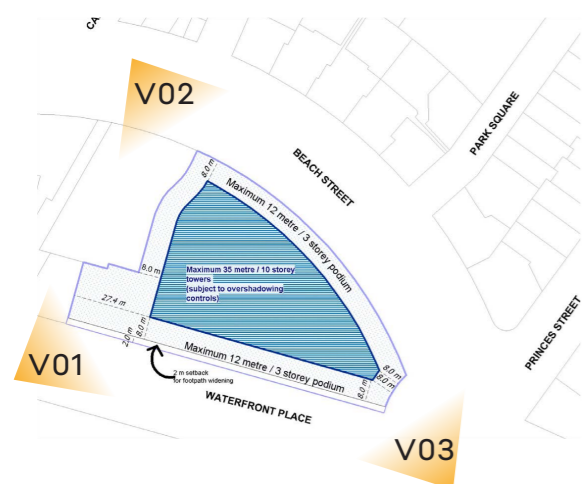
Sunlight and shadow impacts are critical considerations within the DDO. A mandatory provision ensures that between 9 am and 3 pm at the September equinox, the development does not cast shadows beyond the southern kerb line of Waterfront Place. Additionally, a discretionary provision encourages minimising shadow impacts beyond the southern kerb line during the same hours at the June solstice. These measures aim to balance development with preserving sunlight access and maintaining the site's integration with its urban and environmental context.



Massing View 01



Massing View 02



Massing View 03

04

Design Response

Our Approach

Precinct Qualities

Design Response

- Waterfront Place
- Beach Street
- Port Melbourne Station
- Landscape Design



A design approach that speaks to coastal geology and urban context

Our Approach Design Pillars

1. Contouring

The building's design embraces fluid, wind-blown contours that mimic the natural undulations of Port Melbourne's coastal landscape. This approach creates a sense of harmony between the structure and its environment, with curved lines that soften the building's profile and evoke the movement of water. The contouring enhances both the aesthetic and functional aspects, optimizing airflow and natural light while establishing a distinctive architectural identity.

2. Porosity: Eroded Forms and Opening to Views

The podium of the building is designed with intentional "erosion," creating open, porous spaces that connect the development to its surroundings. These openings frame panoramic views of the city and bay while encouraging natural light and ventilation. The eroded forms generate dynamic, semi-enclosed spaces for community interaction, such as shaded courtyards, pathways, and viewing terraces that bring a sense of openness and connection to the coastal environment.

3. Cavities of Growth and Refuge

Integrating nature into the design, the building incorporates "cavities" filled with greenery, offering spaces for growth, relaxation, and retreat. Vertical gardens, rooftop terraces, and lush communal areas foster a connection to nature, promoting well-being and a sense of refuge within the urban setting. These green elements not only enhance visual appeal but also improve air quality and create tranquil environments for residents.

4. Giant Pebbles Bedded in the Shore

The soft, rounded forms of the towers draw inspiration from pebbles naturally shaped by the sea, wind and sand. These sculptural forms create a distinctive architectural language, with the towers appearing as harmonious elements embedded in the coastal landscape. The design evokes a sense of calm and timelessness, reflecting the enduring presence of natural features along the shoreline. This approach enhances the building's connection to its setting while offering an elegant, organic aesthetic.

Contouring



Porosity, Eroded Forms and Opening to Views



Cavities of Growth and Refuge



Giant Pebbles Bedded in the Shore



Our Approach Massing

Perched on a prime site in Port Melbourne, this modern residential building seamlessly blends coastal charm with urban sophistication. Its sleek, glass-dominated façade reflects the shimmering waters of Port Phillip Bay while framing panoramic views of Melbourne's skyline. The structure rises elegantly, featuring spacious balconies and floor-to-ceiling windows that allow residents to soak in both the bustling cityscape and serene coastal vistas. Designed with luxury and comfort in mind, the building boasts contemporary interiors, rooftop amenities, and lush landscaped spaces that harmonize with the surrounding environment, offering a unique lifestyle where the city meets the sea.



Our Approach Massing

The massing of the site is developed from the DDO23 requirement and responds to its immediate existing context.

Our massing approach takes into consideration adjacent developments and pedestrian street views.



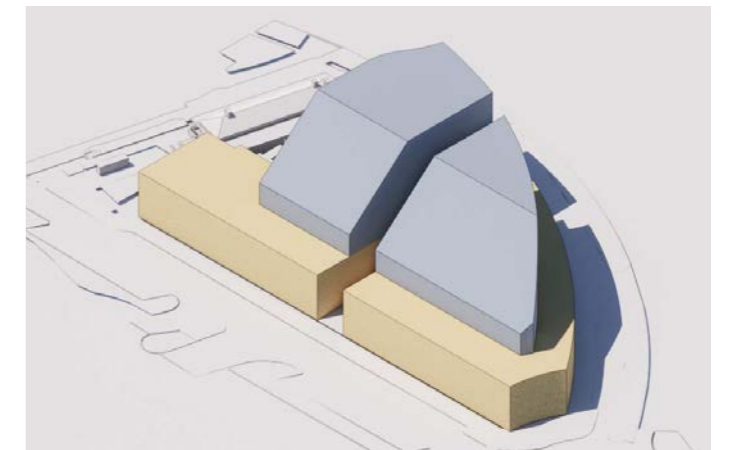
Existing Conditions

Waterfront Place is currently a vacant, cleared parcel of land. Previously home to a health fitness centre and tennis courts, the structures were recently demolished after years of neglect and deterioration, leaving the area primed for redevelopment and revitalisation.



DDO Massing

Massing as outlined in the DDO. Podium expression through setting back of upper levels. Two distinct tower form are setback from podium streetwall with a specific irregular wedge removed to ensure compliance with the mandatory overshadowing provisions of the DDO.



Responsive Massing Envelope

The podium's built form incorporates an indentation along the tower separation axis, emphasising the building entrance and enhancing its visual articulation. The tower forms are streamlined and adhere to the provisions outlined in the DDO, ensuring a balanced and compliant design.



Coastal geology informing podium design

The podium massing draws inspiration from coastal geological erosions and natural landforms, evoking the imagery of resilient rock formations shaped by the elements. This design is expressed through recessed, staggered, and separated volumes, creating a dynamic and sculptural architectural presence.



Soft tower form

The tower form is meticulously sculpted to evoke a soft, wind-swept pebble formation, embodying an organic elegance. This fluid and graceful form contrasts with the rugged, robust architectural language of the podium, creating a harmonious interplay of strength and softness that compliments and enhances both elements.

The skyline embodies the city's identity, reflecting its energy and ambition, while the coast represents tranquility, where nature offers balance. Together, they create a dialogue between urban vibrancy and coastal serenity.



Precinct Qualities

Positioned on a unique island site, Waterfront Place takes full advantage of its surrounds, embracing the character of Beach Street, Waterfront Place, and the Old Brick Railway Station Plaza. Each aspect offers its own distinct personality and allure.

Waterfront Place

Once a vital thoroughfare for voyagers embarking the Spirit of Tasmania, Waterfront Place has transformed into a serene coastal cul-de-sac, offering breathtaking views of Port Phillip. The proposed design seeks to breathe new life into this iconic site by introducing retail and commercial spaces seamlessly integrated with residential living. All elements are positioned to maximise the sweeping views, the tree-lined coast, and the lifestyle amenities the waterfront offers.

Beach Street

Stretching in an elegant east-west curve, Beach Street defines the northern edge of the site. Lined with stately palm trees, it transitions from charming two-story residences in the North-West to a panoramic outlook over the city skyline and lush suburban foregrounds. The design celebrates this unique vantage point, framing the natural and metropolitan views to enhance the connection between the site and its surroundings.

Old Railway Station Plaza

The historic Railway Station, once the terminus of a rail link to Flinders Street and now part of Tram Route 109, anchors the western edge of the site. This historic building, housing retail spaces, nestled by gardens to the North and South of the Plaza.

Our design approach extend the public realm into the site, creating vibrant commercial and retail destinations that draw people in and enliven the precinct.



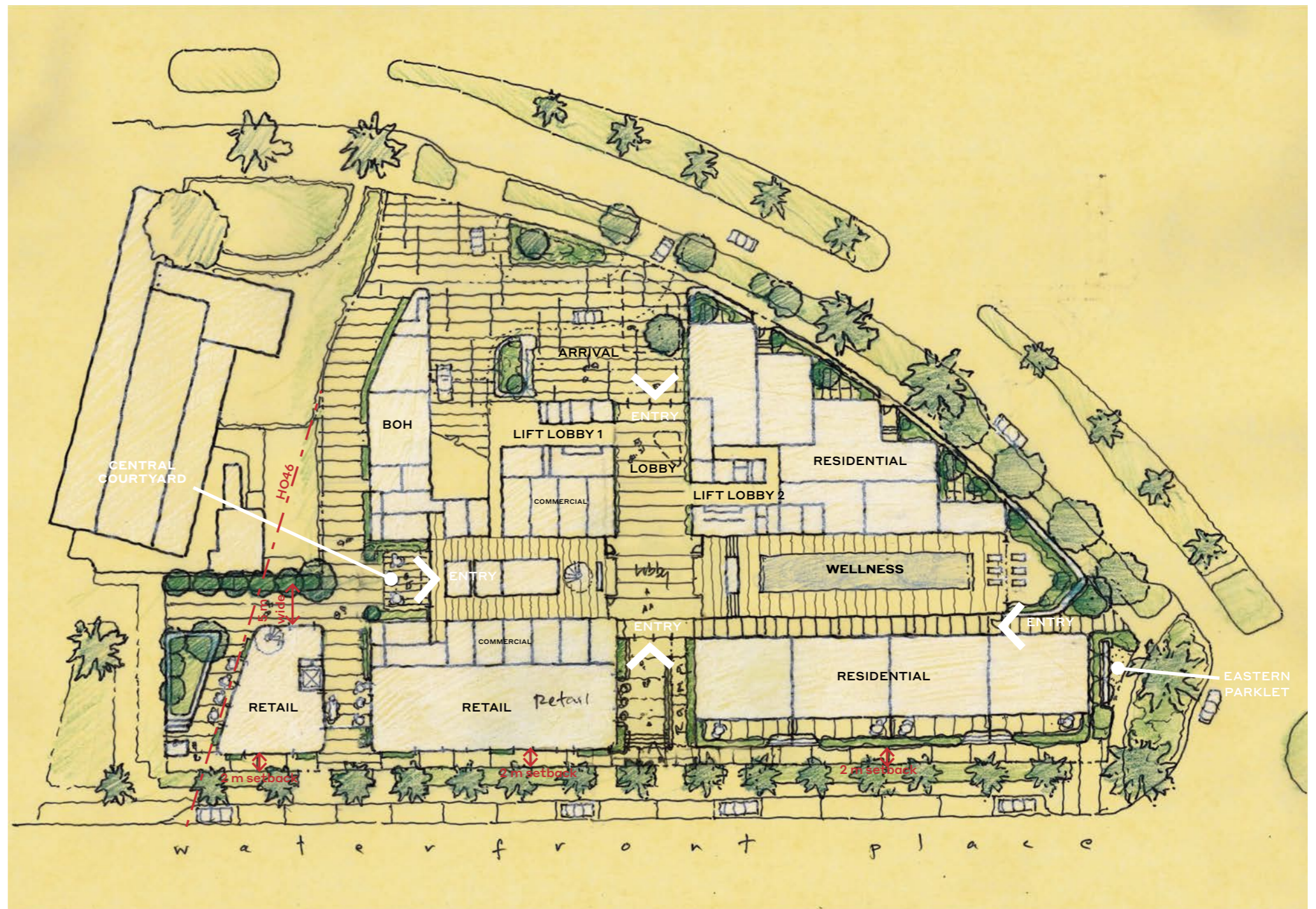
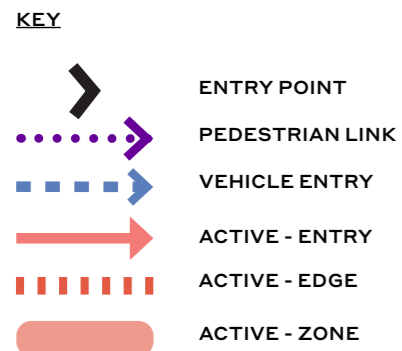
Precinct Qualities Ground Plane - Entry

The ground plane will anchor the site forming a porous, multi-layered design fostering vibrant interactions that act as a catalyst for community engagement and coastal vitality.

The site's ground plane features a relatively minimal gradient, with less than a metre variation in elevation, averaging 2.4 metres to the Australian Height Datum (AHD), which aligns with the designated Flood Level. Based on guidance from Melbourne Water and a 1% Annual Exceedance Probability (AEP), a freeboard requirement of 600mm above the Flood Level establishes the Ground Floor Level at 3 metres AHD. Consequently, all building entry points are thoughtfully elevated above street level to meet these flood mitigation standards.

A prominent north-south axis is established, with the porte-cochere on Beach Street providing an elegant off-road vehicular drop-off experience amidst landscaped gardens, enhancing the coastal arrival journey. Ground-floor residences each enjoy private, street-facing entries, fostering a direct connection to the public realm. Meanwhile, commercial spaces activate previously underutilised zones, particularly behind the Historic Railway Station, transforming them into vibrant access points.

The porous ground plane reinforces Beach Street's coastal vistas and creates a harmonious, pedestrian-friendly interface along Waterfront Place.



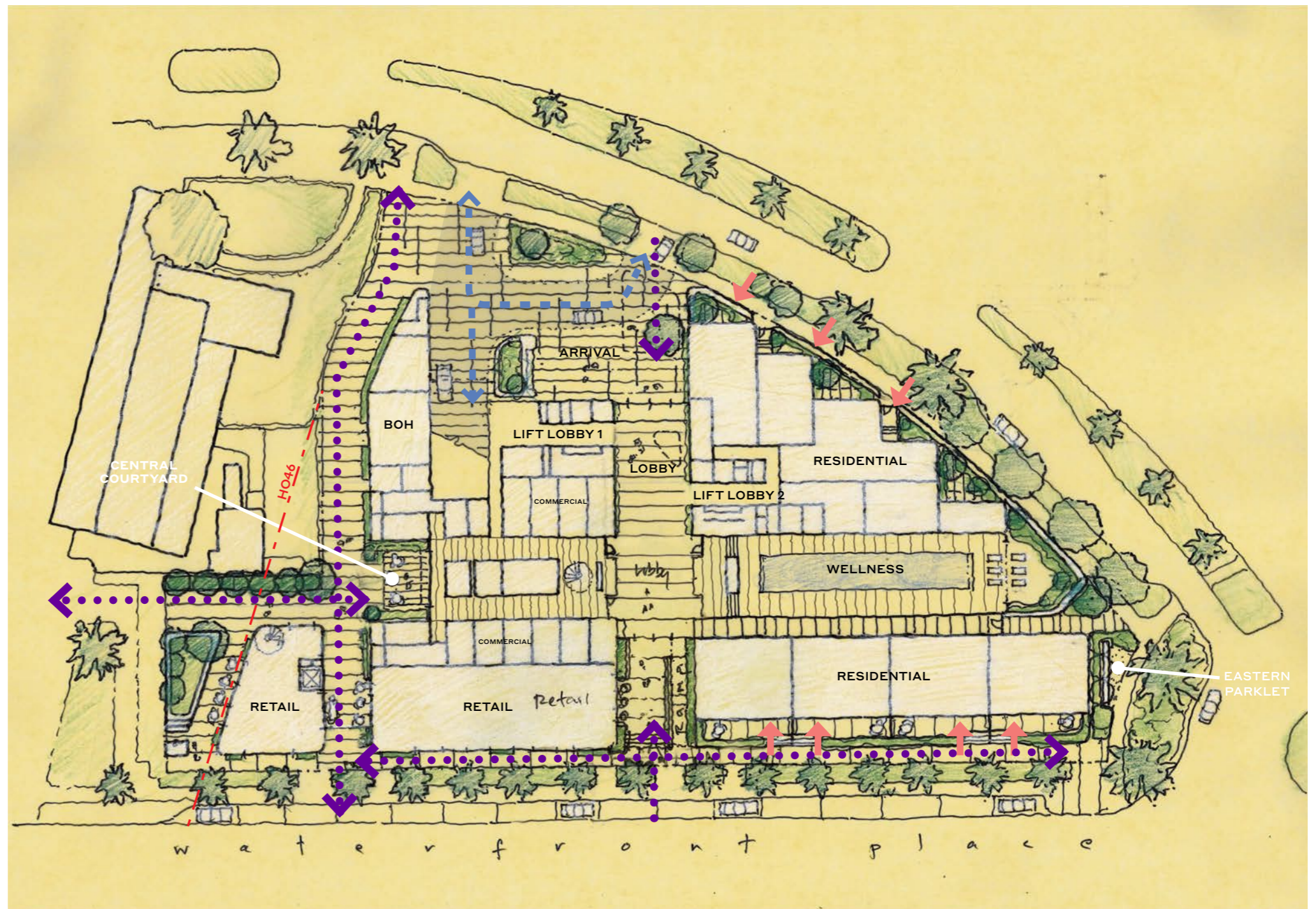
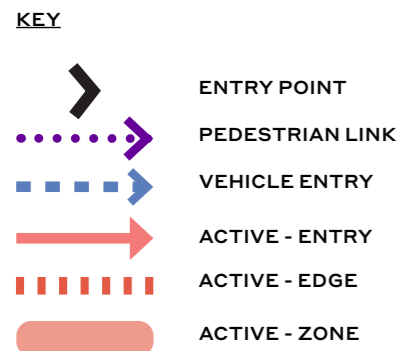
Precinct Qualities Ground Plane - Connections

The ground plane and podium of the building is designed with intentional “erosion,” creating open, porous spaces that connect the development to its surroundings.

The ground plane’s porosity emphasises seamless axial connections, fostering accessibility and flow. A north-south pedestrian link, positioned behind the Historic Railway Station, enables smooth navigation between Waterfront Place and Beach Street. Centrally along this axis lies the Central Courtyard, featuring an entry point to the commercial spaces. Meanwhile, an east-west connection extends from the Station Plaza, guiding visitors into the courtyard and the retail heart of the precinct.

Along Waterfront Place, a 2-metre setback complies with City of Port Phillip’s DDO provisions, creating a welcoming entry into the retail and residential areas.

Basement levels efficiently handle most servicing needs via the Porte-Cochere, while occasional substation access is facilitated along the north-south link.



Precinct Qualities Ground Plane - Activation

Active edges are vital in fostering vibrant, engaging streetscapes, seamlessly integrating the built environment with the public realm and enhancing community interaction.







The ground plane and podium are designed to support active edges across all frontages, with strategically placed activated zones enhancing the overall experience. The most prominent of these is the retail zone at the south-west corner, featuring a producing garden, restful spaces, and a seamless connection to the Old Railway Station Plaza.

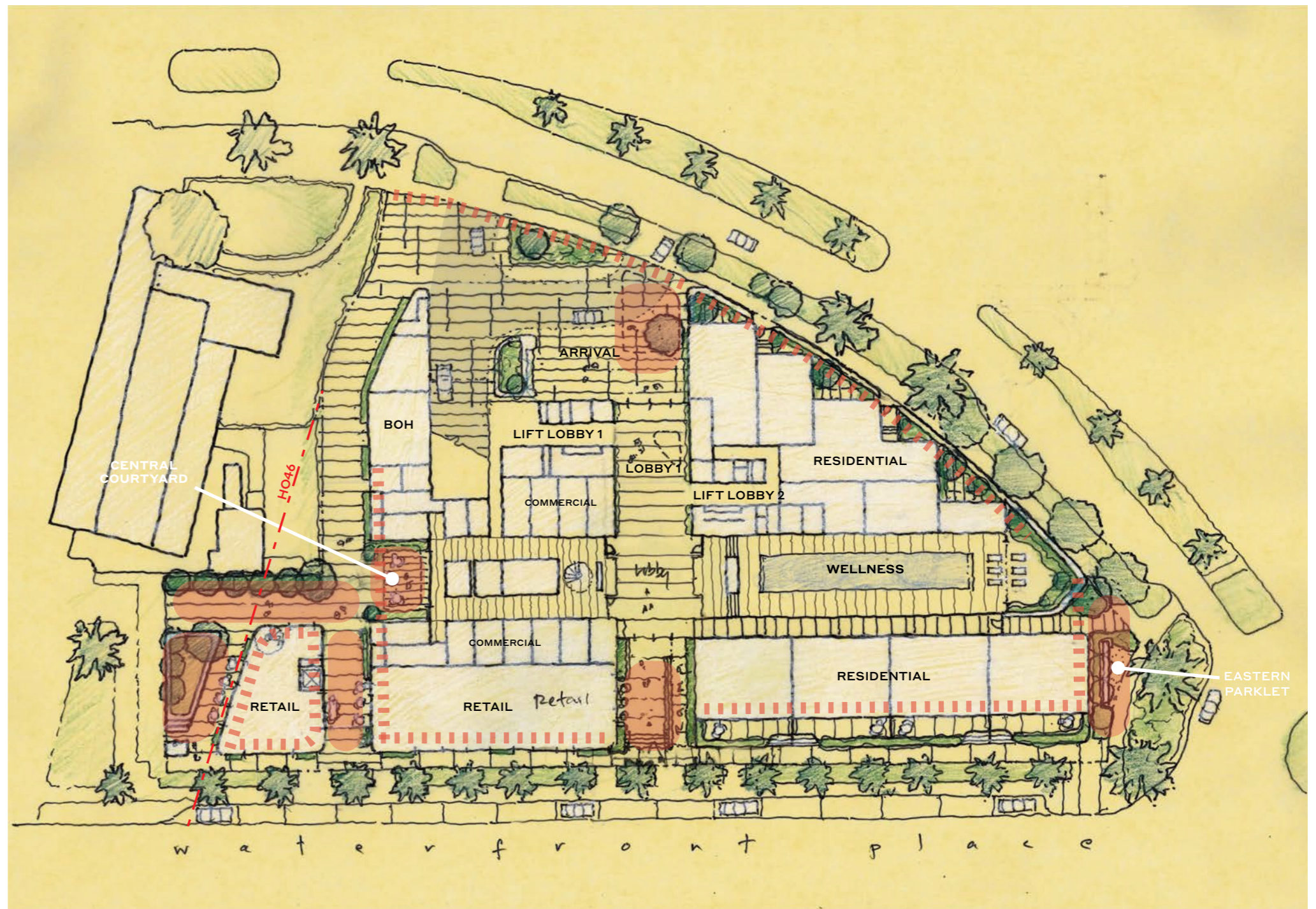
The central lobby along the North-South axis is framed by two verdant garden entries. One from Beach Street, featuring the Porte-Cochere and the other from Waterfront Place.

To the East, the Parklet serves as both a pedestrian retreat and a green buffer, providing a tranquil space amidst the roundabout junction of Beach Street, Princes Street, and Waterfront Place.

The Wellness Pool is complemented by an elevated outdoor private garden for residents, offering not only a serene retreat but also contributing to passive surveillance along Beach Street. This thoughtful design fosters a sense of safety and security for the surrounding community.

KEY

-  ENTRY POINT
-  PEDESTRIAN LINK
-  VEHICLE ENTRY
-  ACTIVE - ENTRY
-  ACTIVE - EDGE
-  ACTIVE - ZONE



Precinct Qualities Arrival Experiences

Porte-Cochere Entry

The Porte-Cochere Entry on Beach Street serves as the building's main point of arrival, offering an elegant and composed experience with cascading landscapes, a generous entry plaza, a gradual ramp for both pedestrians and vehicles, and a soaring void that opens up to the sky.

Waterfront Place Entry

The Waterfront Place Entry, located to the south, creates a welcoming green corridor that guides residents and visitors into the building, offering shelter and framed views towards Port Philip Bay.

Beach Street Entry

The Beach Street Entry, adjacent to the roundabout, is a quaint, serene entry complemented by the Eastern Parklet, featuring planters at varying heights and integrated seating for a tranquil experience.

Central Courtyard Entry

The Central Courtyard Entry, centrally located along the North-South pedestrian link and at the terminus of the East-West connection from the Old Railway Station Plaza, is defined by a podium form that is eroded above to allow for views of the sky and natural light to reach the ground floor planters, surrounded by retail spaces that contribute to an active, lively atmosphere.



Porte-Cochere Entry - Beach Street



Central Courtyard - From North-South and East-West Link



Waterfront Place Entry



Beach Street Entry



Waterfront Place
Creating a destination

Design Response Waterfront Place

The unique vibrant mix of portside industry and bay side recreation create a distinct experience that becomes a celebrated place for locals and visitors.

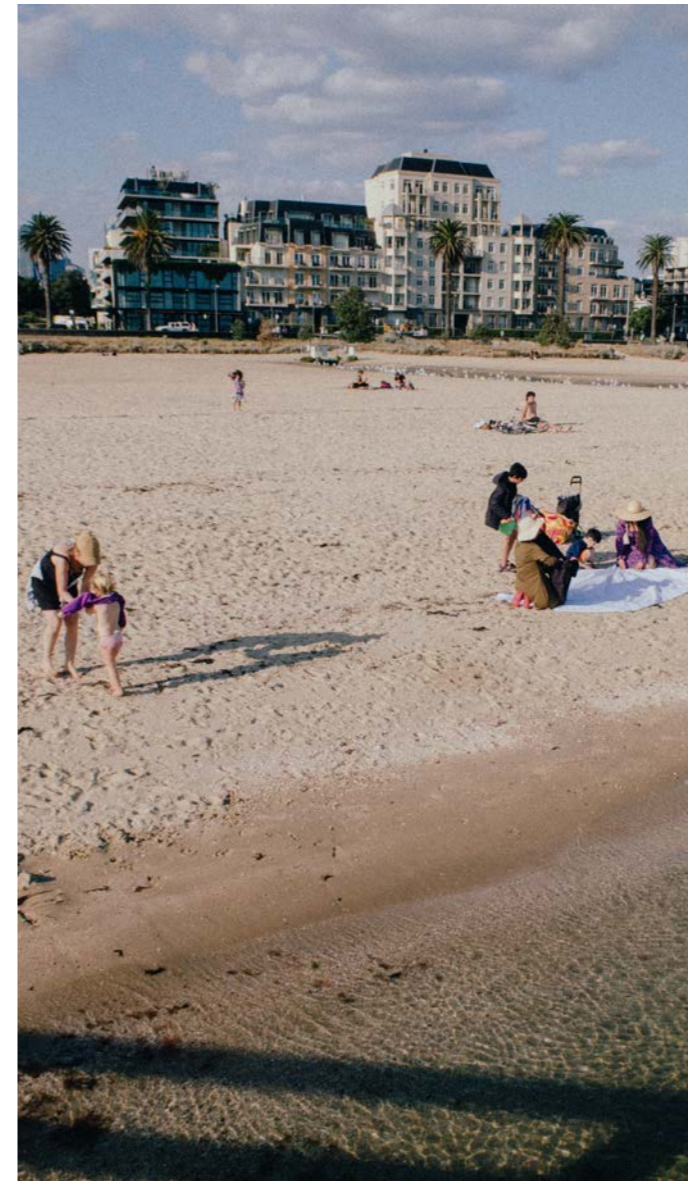
Waterfront Place presents a great opportunity for residential and boutique commercial activation, moving on from its past life serving as the gateway for the Spirit of Tasmania.

Our design response embraces this opportunity and the uniqueness of Waterfront Place as a destination. Placing an emphasis on views out to the horizon, celebrating the water and nautical nature and lifestyle of the precinct.



Casting views towards the horizon

The design is inspired by casting views towards the horizon, with long, horizontal frontages framing expansive vistas. This layout creates a seamless connection between the built form and the surrounding landscape, enhancing the sense of openness and visual continuity.



Attraction to Water

Water is a fundamental element of life, naturally drawing people in. Our design embraces this connection, bringing the building closer to the water and incorporating programs that highlight and enhance this relationship.



Nautical Nature

Inspired by nautical design, the approach incorporates clean, crisp forms that give the impression of buoyancy, making even heavy elements appear light and fluid.

Design Response Waterfront Place



*Inviting connection and breathing life into coastal
community spaces adjacent homely abodes*

Design Response Waterfront Place

Materials

The material palette has been carefully selected to compliment the building forms and align with the architectural design pillars.

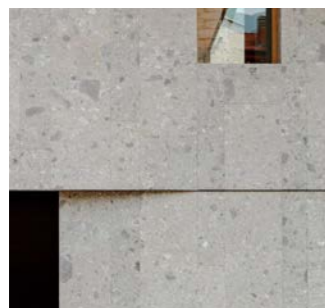
The podium features smooth and textured concrete finishes, evoking the strength of coastal geological formations, while the underside of each layer is accented with natural timber-look cladding, adding a soft, elegant touch. The tower's pebble-like, soft forms are predominantly glazed, with exposed smooth concrete slab edges for a refined look. Residential entries are framed with metal balustrades, balancing security with visual openness.

Reflecting the local coastal environment, the ground plane materiality echoes the region's character, resilience, and timeless aesthetic.

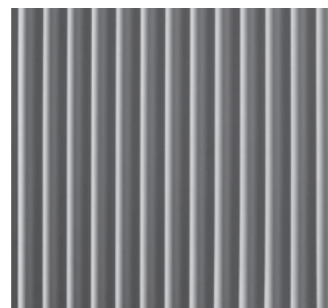


WATERFRONT PLACE STREETSCAPE VIEW

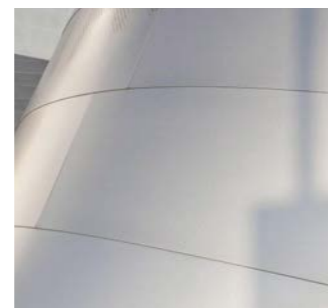
Note materials shown is representative of the design intent and is not reflective of actual chosen material.



CE:01
Smooth Concrete Look Finish



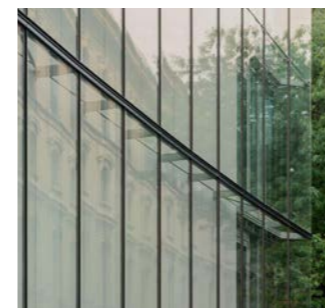
CE:02
Textured Concrete Look Finish



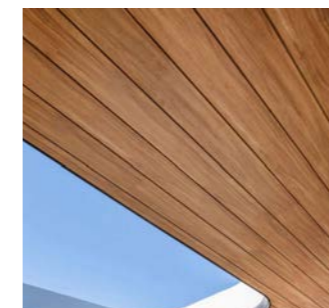
CD:01
Metal Sheet
Pewter Tonality



CD:02
Concrete Look Finish



GL:01
Glazed Facade



CL:01
Timber Look Lining



PV:01
Stone Look Floor
Sandstone Tonality

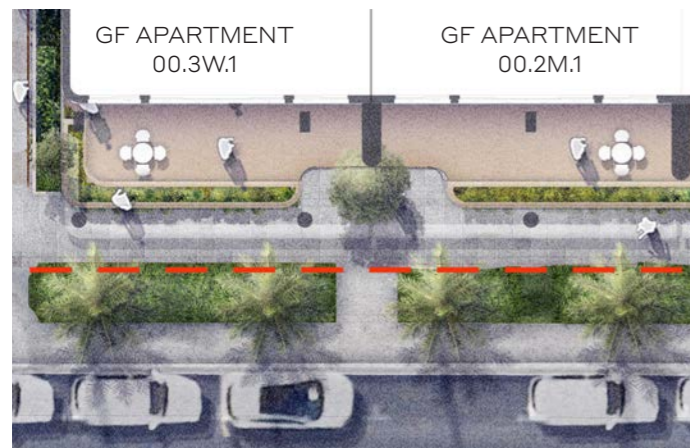


MW:01
Metal Balustrade
Pewter Tonality



Design Response Residential Activation

The Waterfront Place residences feature elevated foreyards and balconies that create a strong connection with the street. The ground-floor foreyards are raised above street level, accessed by stairs leading to a metal-lined gate. Low-height planters ensure privacy while allowing expansive views of the horizon. The elevated balconies offer residents sheltered green spaces and scenic vistas of the coastal landscape. From these higher vantage points, residents can observe the natural rhythm of life in the coastal setting, cultivating a deep sense of connection with their environment and enhancing passive surveillance of the surrounding area.



Design Response Retail Activation

Retail and commercial spaces are thoughtfully positioned at the western end of Waterfront Place, adjacent to the Old Railway Station Plaza. A large-format retail tenancy on the ground floor features clear-glazed shopfronts that extend along the street, maximizing visibility and engagement. These spaces are designed to fully leverage the views, the north-south link, and the adjacent courtyards. Back-of-house services are discreetly located at the rear, out of public view.

A two-story detached retail building serves as a sculptural landmark between the main building and the plaza. For further details, refer to the Western Interface chapter of the report.





Beach Street
*A thoughtfully designed shared public space that
seamlessly connects the surrounding neighborhoods,
paired with a refined residential arrival experience that
embodies the essence of the coast.*

Design Response Beach Street

Lined with stately palm trees, Beach Street transitions from a charming two-story lush neighbourhood to an eclectic waterfront architecture.

Situated on an island site with active frontages on all sides, the architectural response is designed holistically as a "building in the round." The design approach to Beach Street is akin to that of Waterfront Place, ensuring a cohesive architectural language. However, subtle differences in the design approach responds to the unique characteristics of Beach Street, embracing its eclectic waterfront architectural style and integrating seamlessly with the surrounding residential neighbourhoods. Modern, lush landscaped frontages further enhance the connection to the street, creating a harmonious and contextual design that respects and elevates the local character.



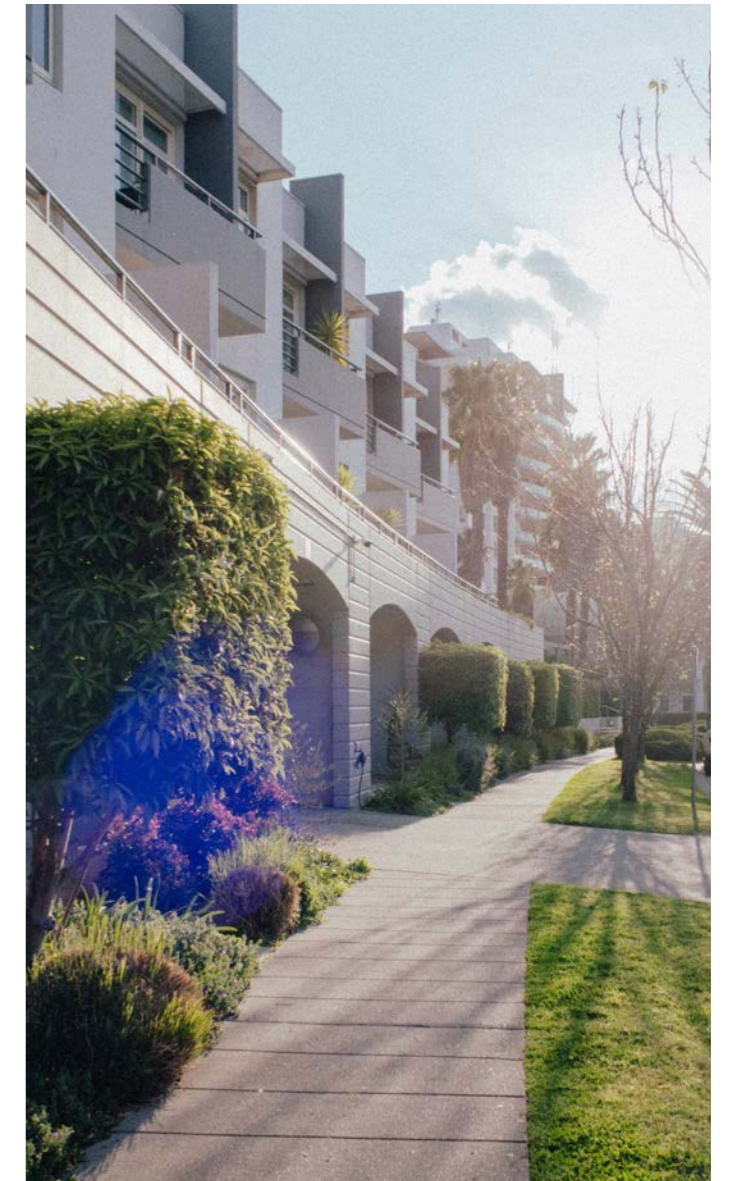
Eclectic Architectural Style

As the use of the Port declined, Beach Street has experienced successive waves of development, resulting in a diverse architectural tapestry. This evolution includes a mix of apartment complexes, medium-density housing, and expansive neighbourhood creations. Each development reflects the distinct architectural style and design philosophies of the era in which it was constructed, contributing to the street's eclectic and layered character.



Residential Neighbourhood

Immediately north of the subject site lies a charming two-story residential neighbourhood characterised by lush green frontyards that exude a sense of openness and tranquillity. Our design approach to Beach Street seeks to honour and reflect this serene atmosphere, integrating elements that compliment the neighbourhood's verdant character and open charm.



Modern Landscaped Street Frontages

Softscaping is a unifying theme among the residences and buildings along Beach Street, with many developments close to the site boundary integrating lush landscaping to preserve this character. Our design approach embraces this, ensuring landscaped street frontages that maintain a cohesive and consistent streetscape language.

Design Response Beach Street



*An expressive landmark naturally embedded
into the tapestry of Beach Street*

Design Response Beach Street

Materials

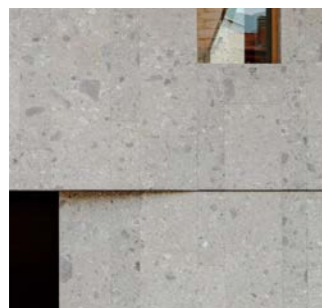
As the architecture is holistically conceived as a “building in the round,” the material palette maintains consistency across all frontages while incorporating nuanced differences that respond to the streetscape and surrounding urban fabric.

The podium combines smooth and textured concrete finishes, evoking the strength of coastal geological formations, while natural timber-look cladding on the undersides introduces a soft, refined warmth. The tower’s organic, pebble-like forms are predominantly glazed, with smooth concrete slab edges.

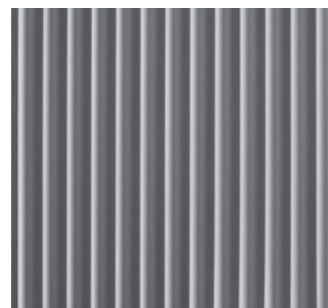
Residential portals and gates are crafted from metal, balancing security with visual openness. Trellis green walls, integrated with the slab edges above, enhance privacy while contributing to an active and verdant frontage.



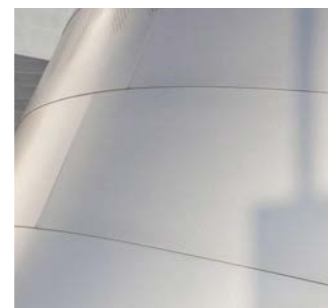
Note materials shown is representative of the design intent and is not reflective of actual chosen material.



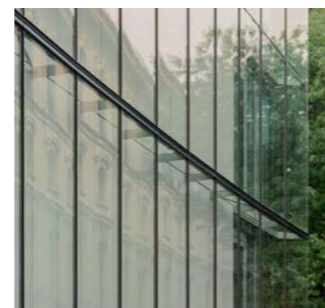
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Smooth Concrete Look
Finish



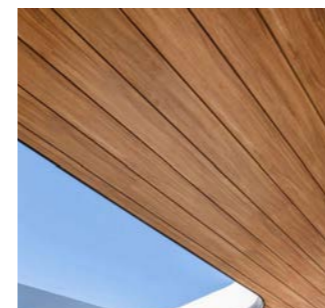
CE:02
Textured Concrete Look
Finish



CD:01
Metal Sheet
Pewter Tonality



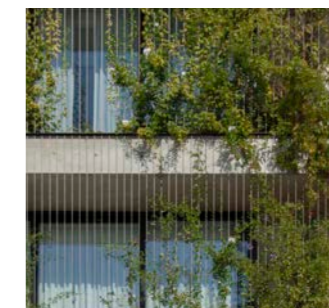
GL:01
Glazed Facade



CL:01
Timber Look Lining



MW:01
Metal Balustrade
Pewter Tonality



MW:02
Steel Rod/Trellis System



MW:03
Metal Portal Entry
Pewter Tonality



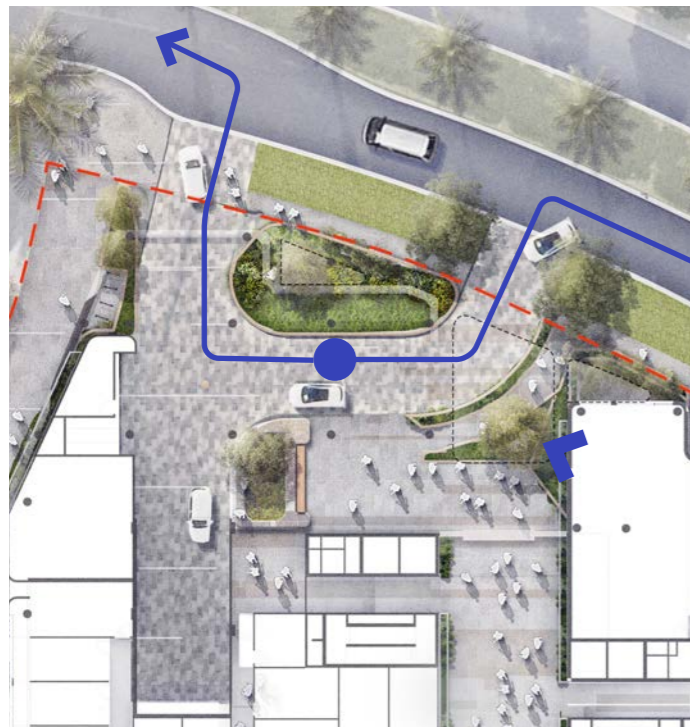
Design Response Porte-Cochere

The Porte-Cochere on Beach Street offers a sophisticated and seamless arrival experience, serving as the primary access point for residents and visitors. Designed with elegance and functionality in mind, the entry ramp begins at the proposed eastern crossover on Beach Street and leads to a central parking bay within the entry plaza. A striking architectural void at the ramp's entrance frames views upwards towards the tower, softened by the elevated landscaped edge.

The ramp is flanked by a series of planters, creating a buffer for the pedestrian walkway leading to the lobby airlock. Vehicles arriving at the temporary parking bay can either proceed into the basement or exit onto Beach Street via the western crossover.

A sculpted, raised island planter between the two crossovers introduces lush greenery and a vertical garden, enhancing the street's ambiance while providing a natural buffer for the surrounding neighbourhood.

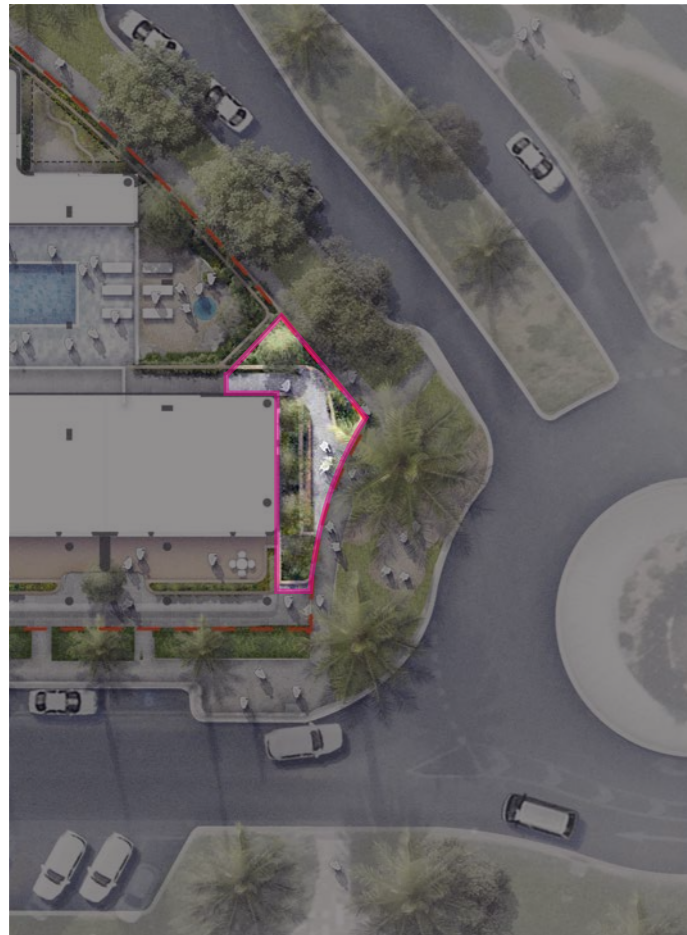
The Porte-Cochere also accommodates service vehicles accessing the basement, ensuring functionality without compromising serenity or design integrity.



Design Response Eastern Parklet

The Eastern Parklet serves as a serene pedestrian retreat and a verdant buffer, softening the bustling roundabout junction of Beach Street, Princes Street, and Waterfront Place. Thoughtfully designed, it features integrated seating, raised planters, and durable materials that ensure both function and longevity.

The landscape is enriched with a vibrant palette of plantings, creating a dynamic and welcoming environment. Serving as a visual focal point, the parklet draws attention to the building's presence, offering an inviting expression when approached from Beach Street or Beaconsfield Parade.





Western Interface
*Fostering a safe, finely scaled community environment
that seamlessly extends the public realm into the
vibrant and dynamic offerings of the ground plane.*

Design Response Western Interface - Port Melbourne Station

Honouring the Heritage of Port Melbourne and activating the public plaza.

Located on an island site with active frontages on all sides, the architectural response is conceived as a holistic "building in the round." The design approach for the western interface mirrors that of Waterfront Place and Beach Street, maintaining a cohesive architectural language. However, nuanced adjustments are made to respond to the distinct characteristics of Port Melbourne Station, the Tram 109 terminus plaza, and the craftsmanship of the heritage building.



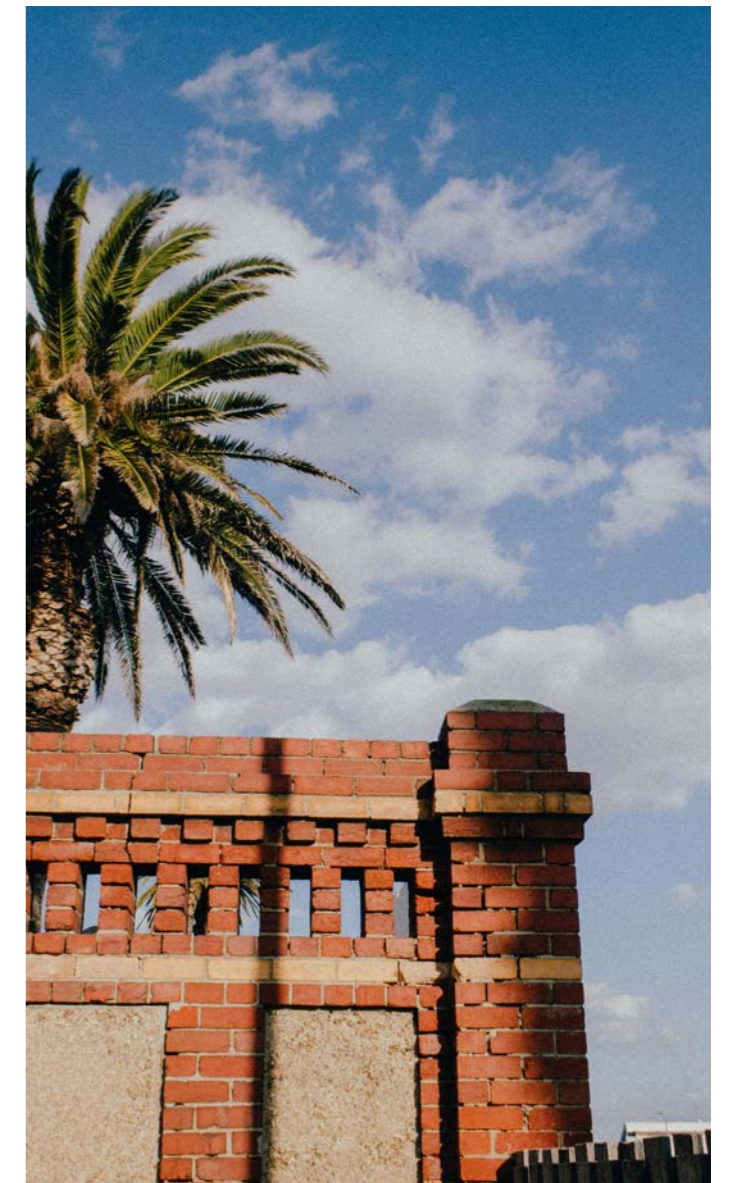
Heritage Port Melbourne Station

Beacon Cove, originally known as Port Melbourne Station, was part of Australia's first railway, opened in 1854. After its closure in 1987, the line was converted to light rail (Route 109). The station building is listed on the Victorian Heritage Register facilities retail tenancies serving the nearby residential developments.



Plaza and Civic Interface

The Plaza containing Tram 109 terminus is an important civic point for Port Melbourne and the community. From the CBD, this terminus is one of the entry points to Port Melbourne. Our design approach seeks to integrate seamlessly with the plaza and to amplify its activation.



Craftsmanship and Detail

The former Port Melbourne Railway Station is historically significant as the only surviving example of a station building type developed by the Victorian Railways Department after the 1890s depression. Its importance is enhanced by its well-preserved fabric and its role in the area's maritime history during the expansion of the piers.

Design Response Western Interface - Port Melbourne Station



Preserving the Station building's architectural integrity...

Design Response Western Interface - Port Melbourne Station



...and sensitively responding to its heritage value and the importance it of its role within the waterfront precinct

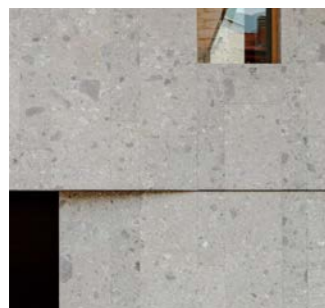
Design Response Western Interface - Port Melbourne Station

Materials

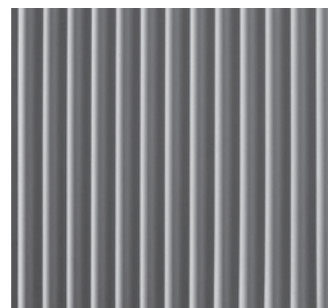
The architecture is conceived as a “building in the round,” with a consistent material palette across all frontages, incorporating subtle variations that reflect the surrounding streetscape and urban fabric. The two-storey detached retail building on the western side features a lightweight metal sheet facade, with walls echoing the smooth concrete finish and a timber-look soffit on both levels.



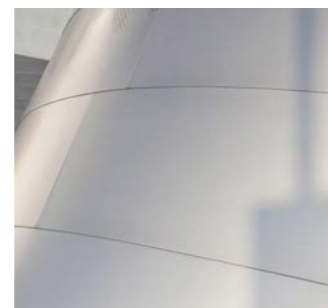
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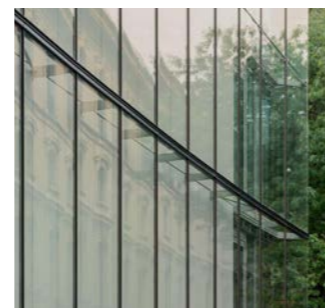
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Smooth Concrete Look Finish



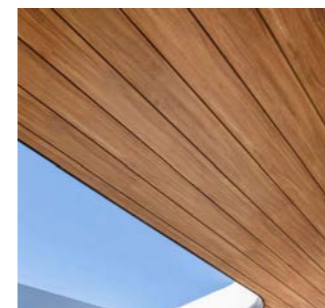
CE:02
Textured Concrete Look Finish



CD:01
Metal Sheet Pewter Tonality



GL:01
Glazed Facade



CL:01
Timber Look Lining



PV:01
Stone Look Floor Sandstone Tonality



MW:01
Metal Balustrade Pewter Tonality



Landscaping

Design Response North-South Shared Link/Interface to Old Railway Station + Plaza

The North-South shared link is a pivotal element in the ground plane design, offering a safe and inviting passage between Beach Street and Waterfront Place. Its carefully considered axial views and materiality enhance the user experience.

From Beach Street, the link discreetly hides back-of-house spaces and the substation. Midway along the link, framed commercial office openings lead to a building entry off the central courtyard. Further south, retail tenancies along Waterfront Place are positioned to frame panoramic views of the water.

Additionally, the North-South link maintains essential vehicular access to the Old Railway Station carparks and services.



Design Response Western Retail Building

A two-story detached retail building serves as a sculptural landmark between the main building and the plaza. This structure is highlighted by a landscaped deck and a food production garden, blending functionality with visual appeal. The first level features a terrace that offers panoramic views, seamlessly connecting the city skyline with the coastal horizon. At ground level, outdoor dining areas and seating are integrated with lush landscaped planters, creating a vibrant and welcoming public space.

The design of this retail building is carefully crafted to complement and respect the historical integrity of the Old Railway Station. The metal cladding colour is chosen to match the roof tiles of the heritage station, while the building's form is sculpted in response to the heritage overlay boundary.



Design Response Commercial Offices

The commercial offices along the North-South Link have been carefully positioned to enhance the activation of the western plaza interface. By integrating these office spaces, the design responds to the City of Port Phillip DDO23, which encourages flexible spaces for diverse land uses. The openings to the office areas are framed with a refined metal shroud and integrated planters, ensuring a seamless connection between the commercial spaces, the surrounding plaza, and the broader landscape, reinforcing the cohesive architectural language and activating the public realm.





Facade

Inspired by the local landscape, the tower takes on soft, flowing forms that echo the impact of coastal waters, while the podium grounds itself with the strength of the peninsula, embodying the resilience of coastal geology.

Design Response Facade



A graceful and sculptural facade sitting naturally upon the shores of Port Philip Bay.

Design Response Facade Design

Drawing from the natural setting of the site to inform the architecture.

The facade design of Waterfront Place is composed of two distinct yet complementary elements, each responding to the natural context of the site. The podium facade draws inspiration from the strength and resilience of coastal geological formations, with sculptural volumes that evoke the dynamic forms of eroded landforms. In contrast, the tower facade takes cues from the smooth, wind-swept shapes of pebbles, embodying a sense of softness and organic fluidity.

Both the podium and tower façades are designed to frame views of Port Phillip Bay while incorporating principles of nautical architecture. This approach not only enhances the building's connection to its coastal setting but also ensures a sustainable design response tailored to the local climate.



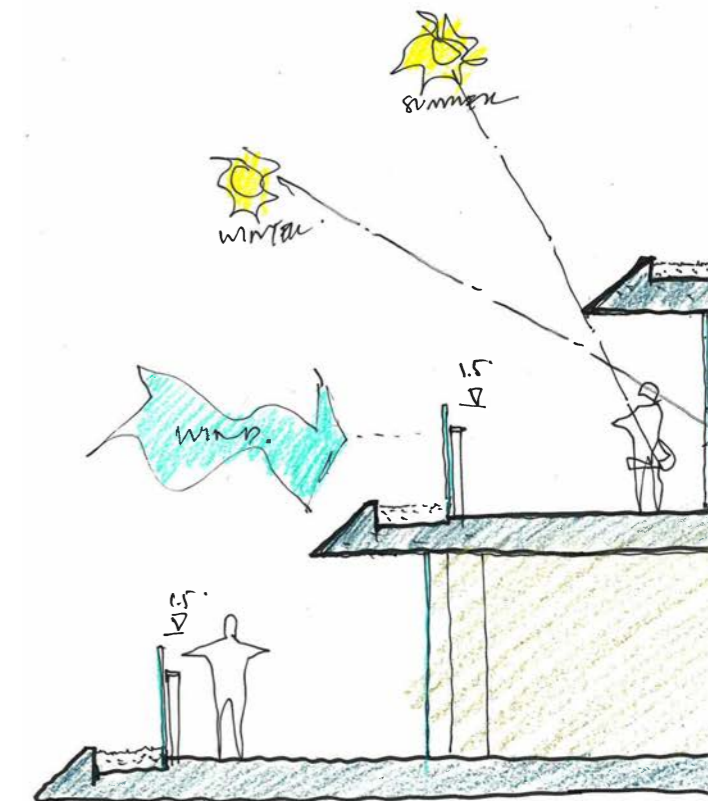
Casting views towards the horizon

The design draws inspiration from the act of casting views toward the horizon, with extended horizontal frontages framing sweeping vistas. Like a fore-castle deck, the building embraces the horizon, positioning balconies and living spaces to celebrate the expansive coastal outlook.



Nautical Nature

Inspired by nautical design, the approach incorporates clean, crisp forms that give the impression of buoyancy, making even heavy elements appear light and fluid.



Responsive Architecture

The sculptural composition of the building thoughtfully responds to each orientation with subtle nuances, all while maintaining a cohesive design language. This harmonious approach enables the architecture to adapt sustainably to the site's climatic conditions.

Design Response Podium Facade - Type 01

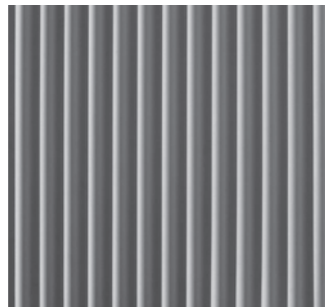
The podium façade has been carefully designed with two primary types, each tailored to respond to the unique character of the site's frontages while maintaining a cohesive design language. Reflecting the coastal geology, the façade incorporates two distinct concrete textures—smooth and textured—creating depth and visual interest.

Deep outdoor living areas with perimeter planters are a defining feature of the podium. The slab edge is finished with smooth concrete, complemented by a textured vertical upstand that ribbons along the floorplate. This configuration creates sheltered outdoor spaces, with raised planters positioned behind the slab edge for added greenery and privacy. The glazing line is recessed, seamlessly connecting the internal living spaces to the balconies, enhancing the sense of openness and integration with the surrounding environment.

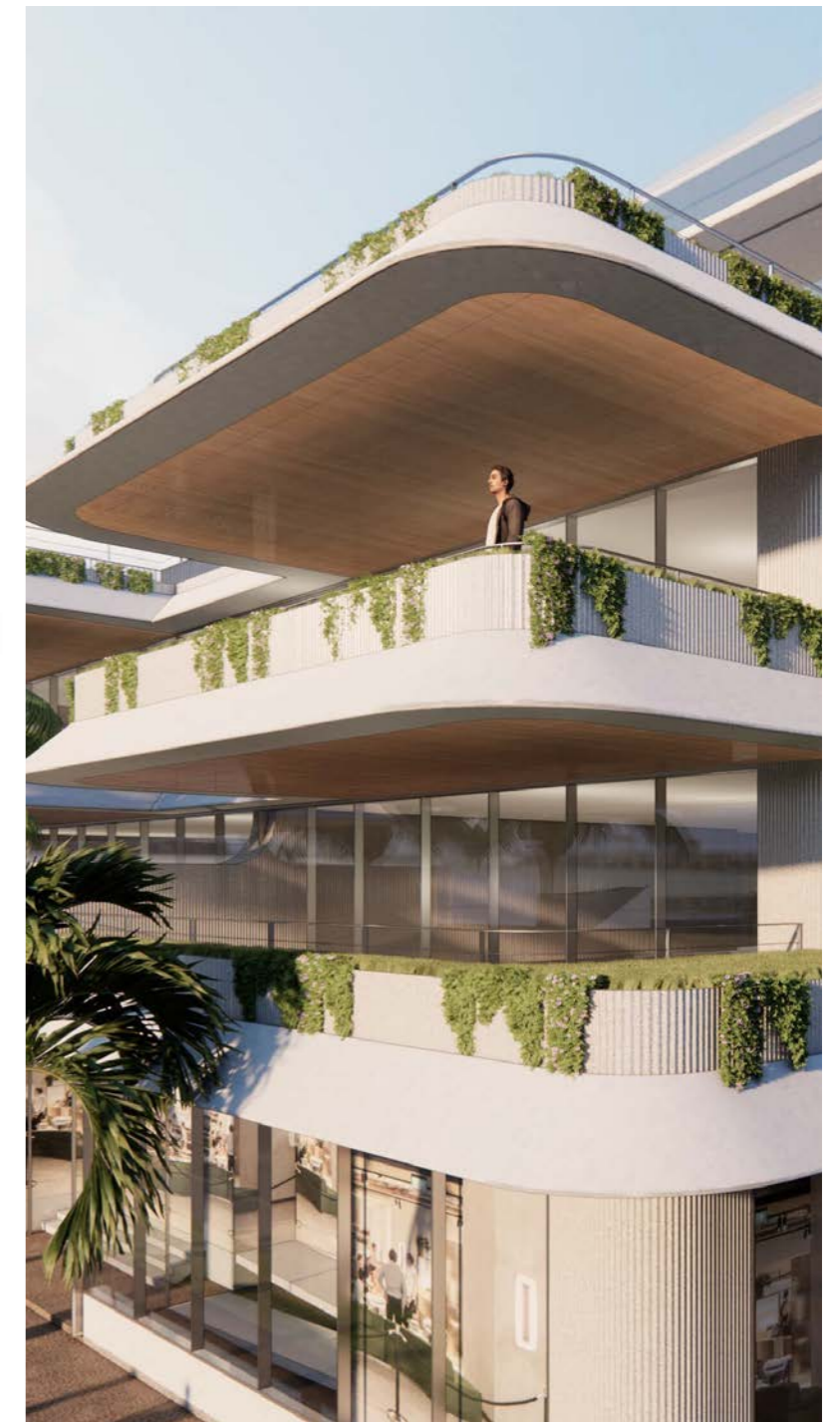
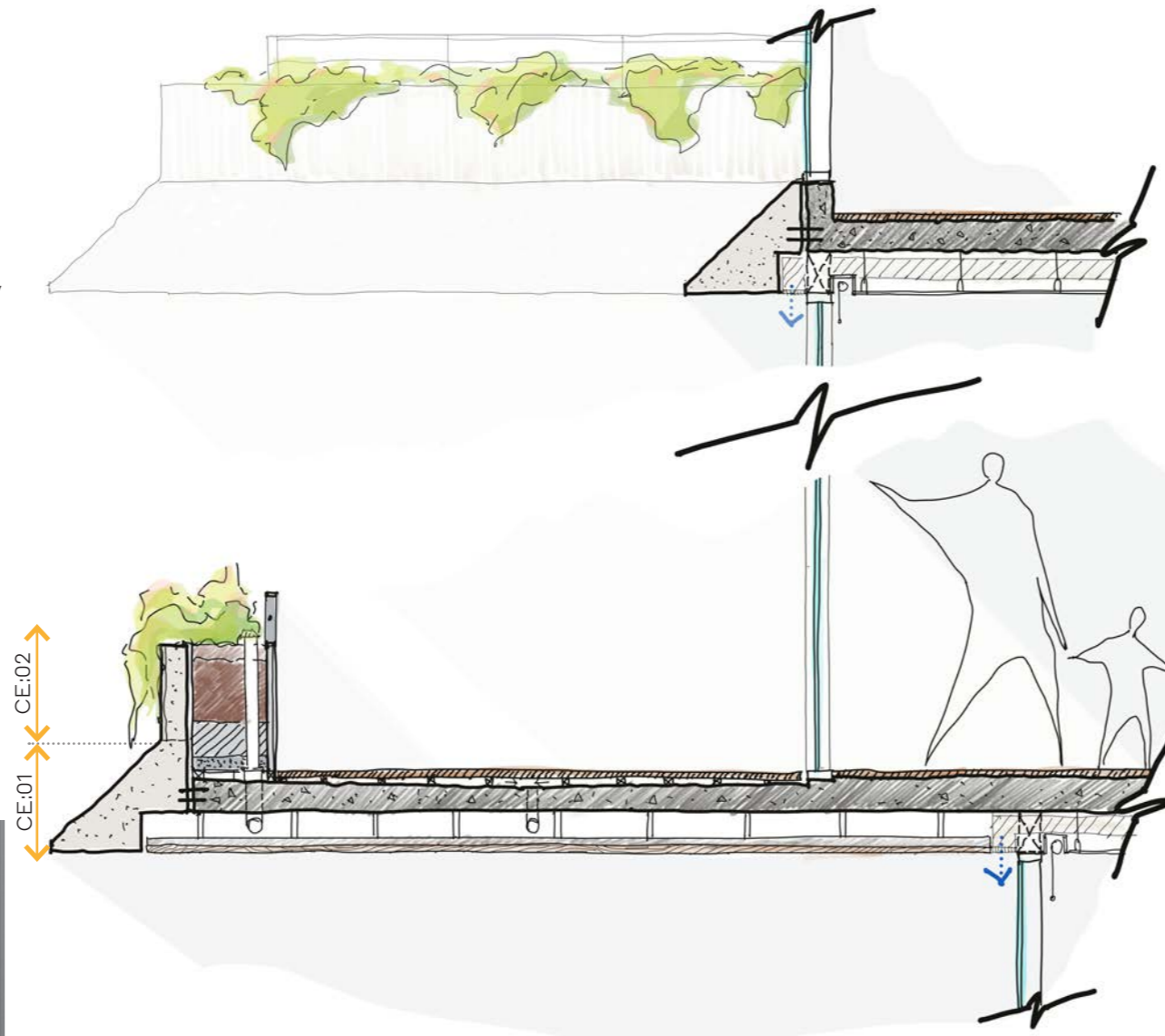
Note materials shown is representative of the design intent and is not reflective of actual chosen material.



CE:01
Smooth Concrete Look Finish



CE:02
Textured Concrete Look Finish



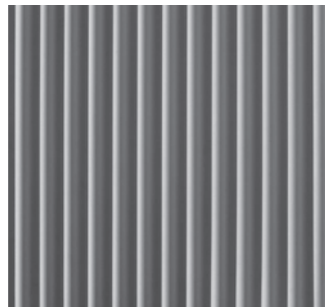
Design Response Podium Facade - Type 02

Where the glazing aligns with the external façade, the two-textured concrete slab edge becomes a defining feature. The textured upstand enhances privacy for bedrooms and living spaces while framing views towards the city or coast. The glazing is recessed within the wall opening, offering additional protection and emphasizing the façade's sculptural quality. The smooth slab edge elegantly conceals services, while concealed blind pelmets within the ceiling zone allow for enhanced internal shading, seamlessly integrating form and function.

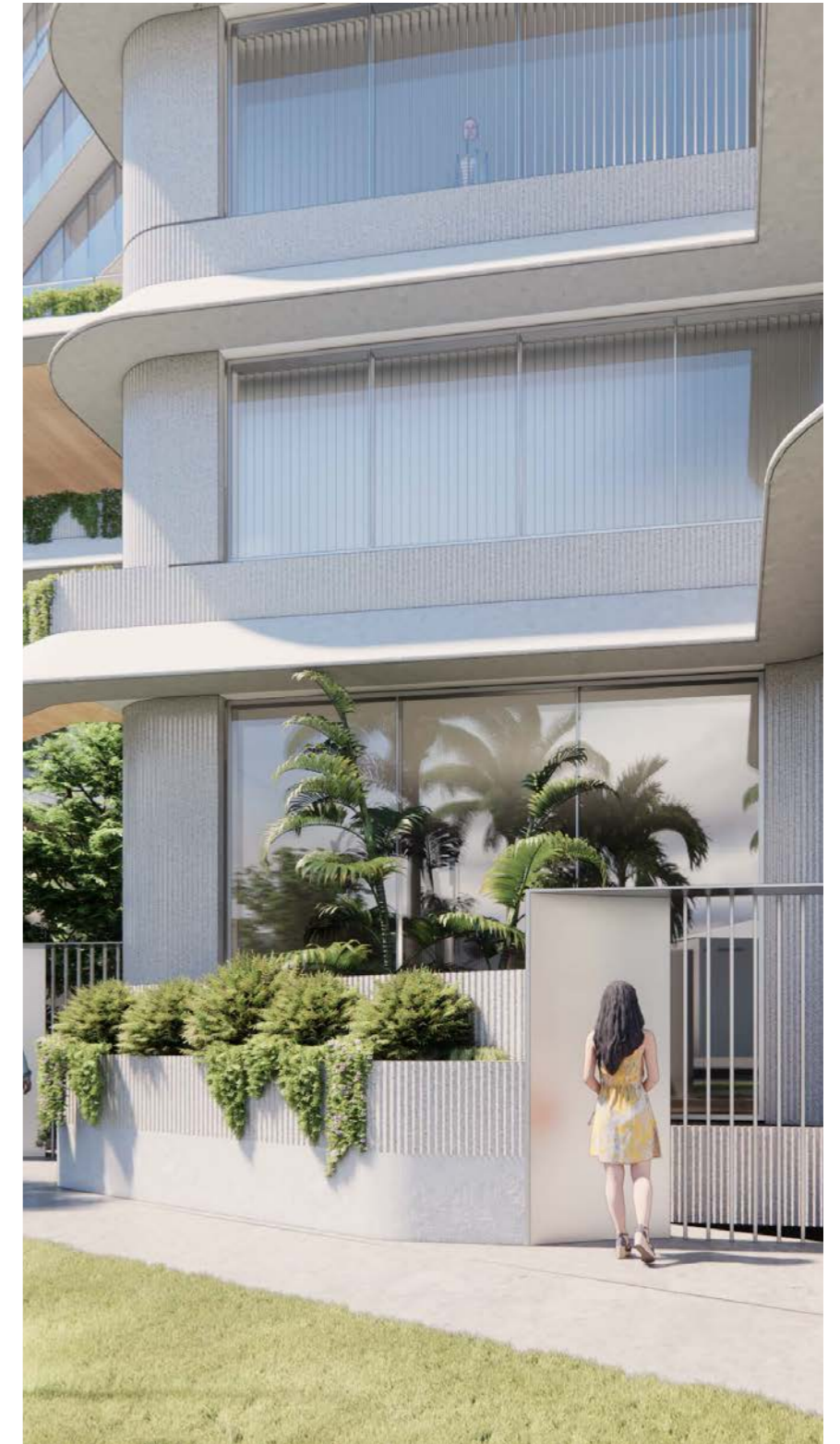
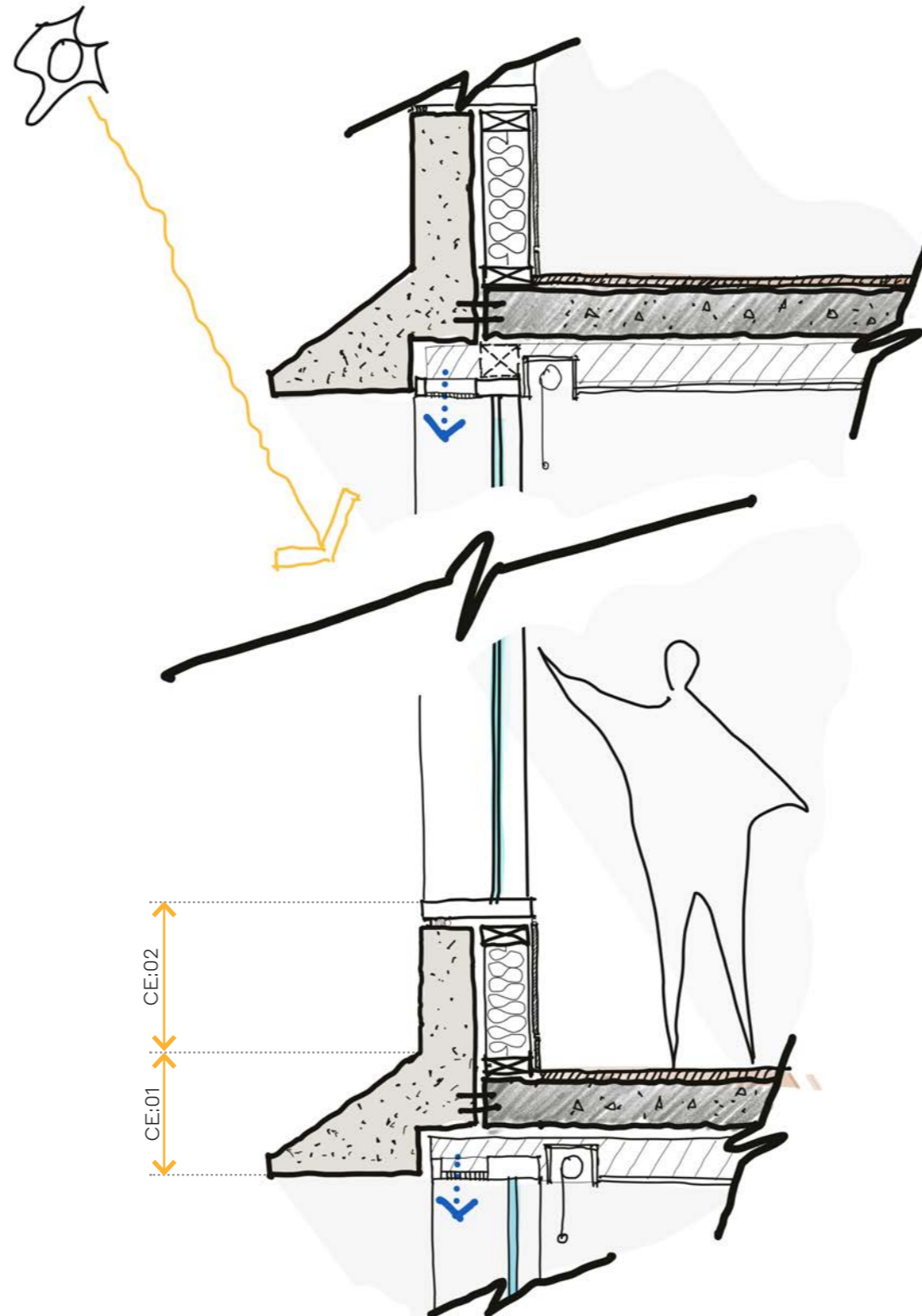
Note materials shown is representative of the design intent and is not reflective of actual chosen material.



CE:01
Smooth Concrete Look
Finish



CE:02
Textured Concrete Look
Finish



Design Response Tower Facade - Type 03

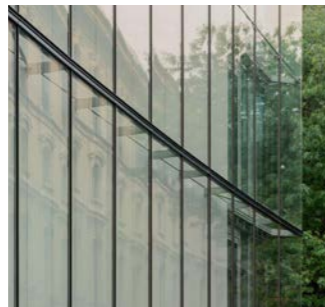
In contrast to the podium, the tower façade adopts a more refined articulation and materiality, tailored to its increased exposure to environmental conditions. The slab edge profile is designed to function as an external shading element, reducing solar heat gain during peak hours while still allowing ample natural light to permeate the interiors. This careful consideration also minimises shadow impact, aligning with the City of Port Phillip's planning provisions.

The tower façade features three primary types. Consistent with the podium, a smooth concrete slab edge profile is complimented by glazing set at varying depths. This type is most prevalent along the northern facade and maximises internal living areas, offering expansive views of the city skyline. It embraces a minimalistic approach, showcasing the purity of the tower's sculptural form. The smooth concrete slab edge not only protects the recessed glazing but also conceals integrated services, resulting in a clean, timeless expression that frames the building's panoramic vistas.

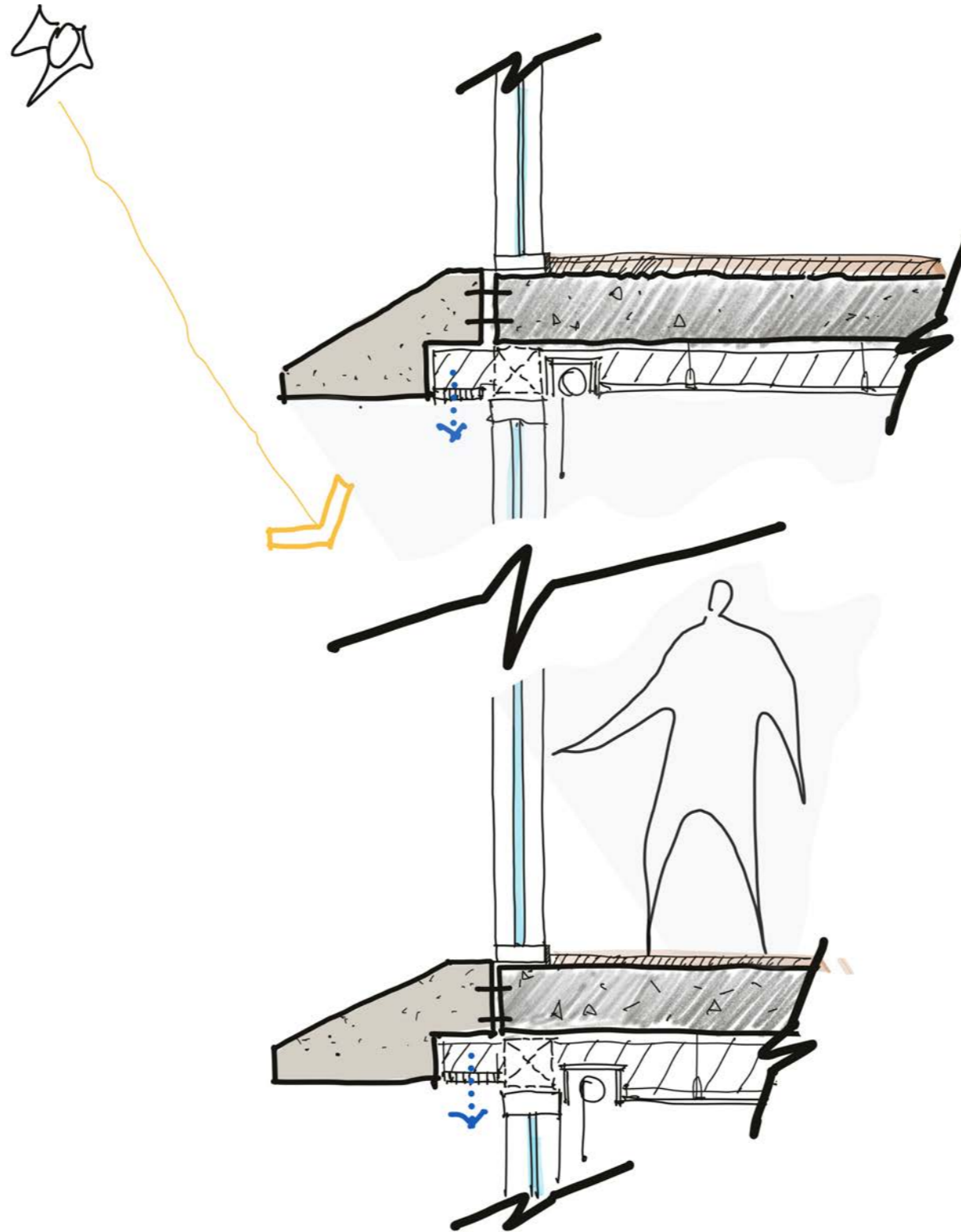
Note materials shown is representative of the design intent and is not reflective of actual chosen material.



CE:01
Smooth Concrete Look
Finish



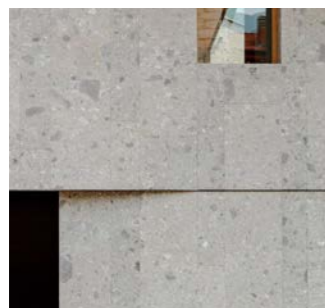
GL:01
Glazed Facade



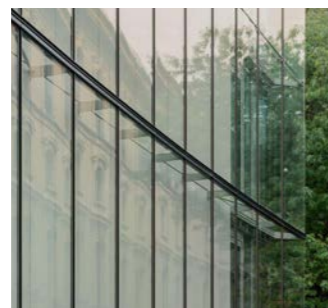
Design Response Tower Facade - Type 04

This façade type is characteristic of the southern elevation, which faces Port Phillip Bay. The smooth concrete slab edges align with each floorplate, staggered and set back progressively from the level below while providing protection to the recessed glazing. This approach places careful significance to minimise the shadow impact to Waterfront Place, aligning with the City of Port Phillip's planning provisions. Outdoor balconies offer uninterrupted panoramic views of the bay, framed by a 1.5-meter glass balustrade mitigating the effects of strong windy conditions. In front of the balustrade, a strip of large gravel landscaping introduces a tactile, earthy layer that harmonises with the seascape beyond. Columns are strategically positioned behind the façade, emphasising the sculptural elegance of the building's form.

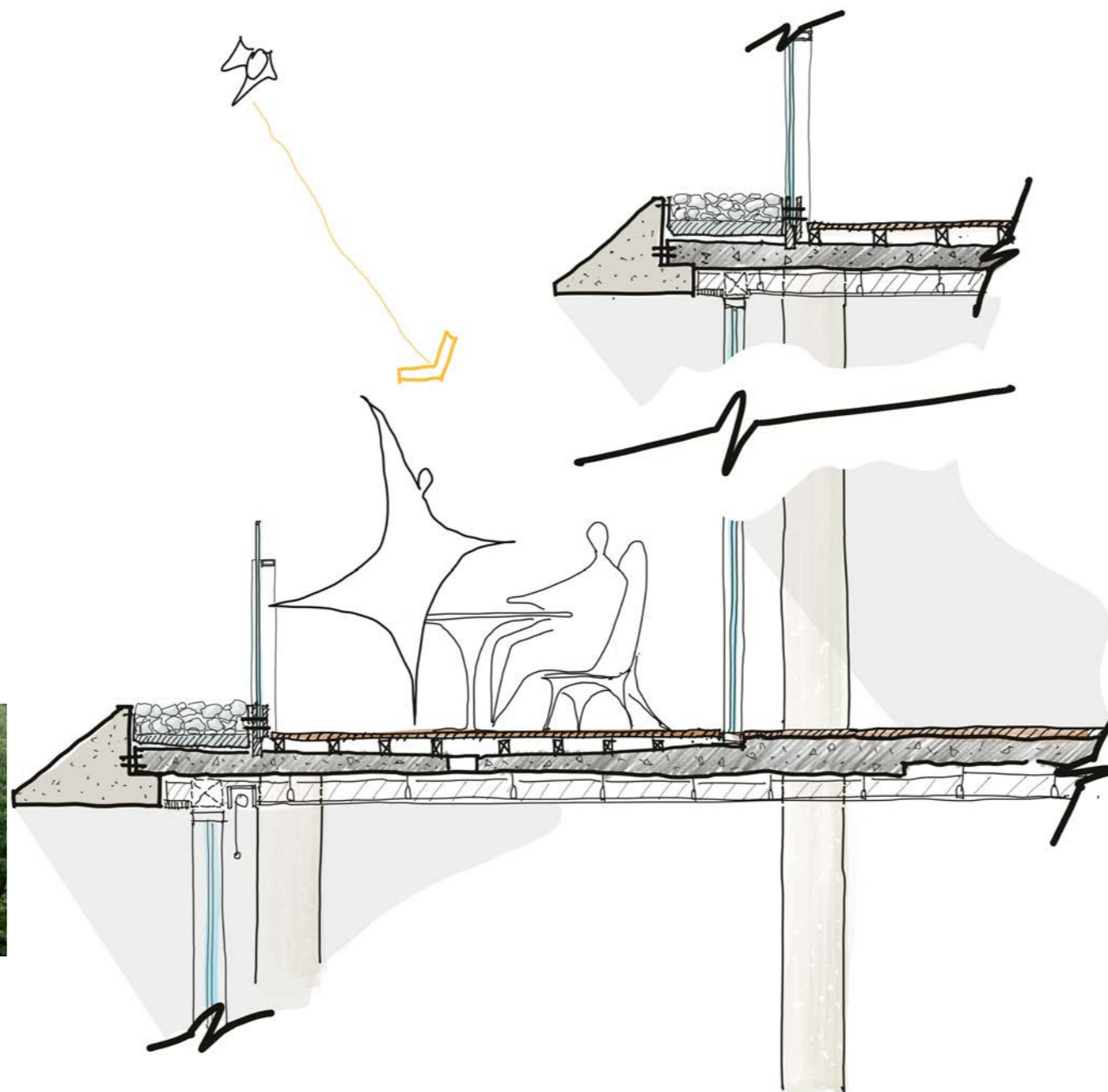
Note materials shown is representative of the design intent and is not reflective of actual chosen material.



CE:01
Smooth Concrete Look
Finish



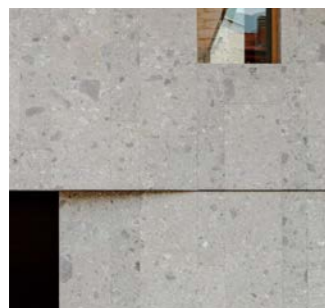
GL:01
Glazed Facade



Design Response Tower Facade - Type 05

This façade type is applied to the laneway side of each tower. Large fins, finished in a concrete-look finish, direct views towards the city or coast, while their regular placement also minimises overlooking, maintaining the privacy of residents. As with other façades, the smooth concrete slab edge profile protects the glazing below, concealing integrated services. The simplicity of the fins adds a sculptural element to the tower, providing visual balance and softening the building's form, contributing to an aesthetic that the entire community can appreciate.

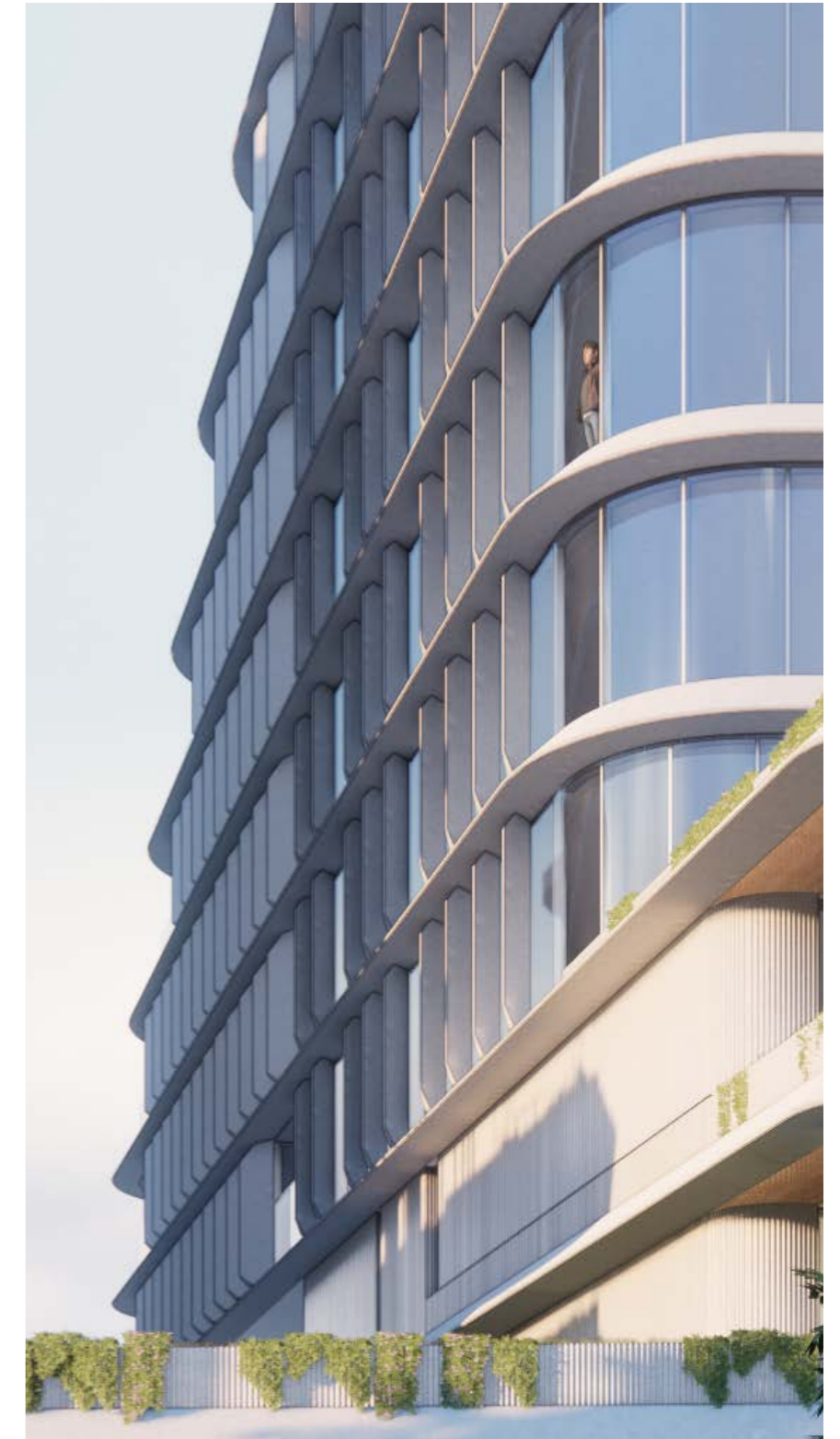
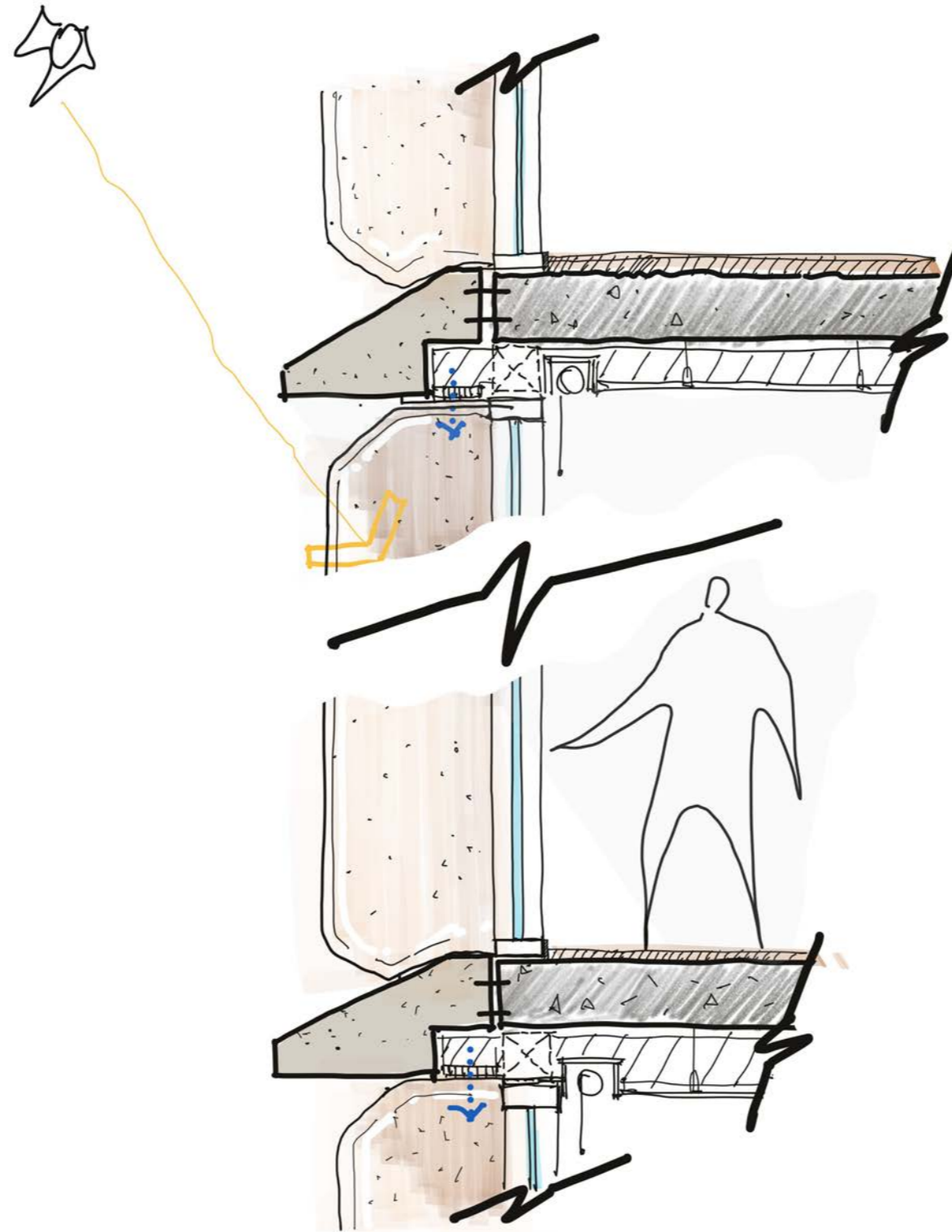
Note materials shown is representative of the design intent and is not reflective of actual chosen material.



CE:01
Smooth Concrete Look Finish



CD:02
Concrete Look Finish







Landscape Design
*Embracing the spirit of the coast for
all to enjoy*

Landscape Response Approach

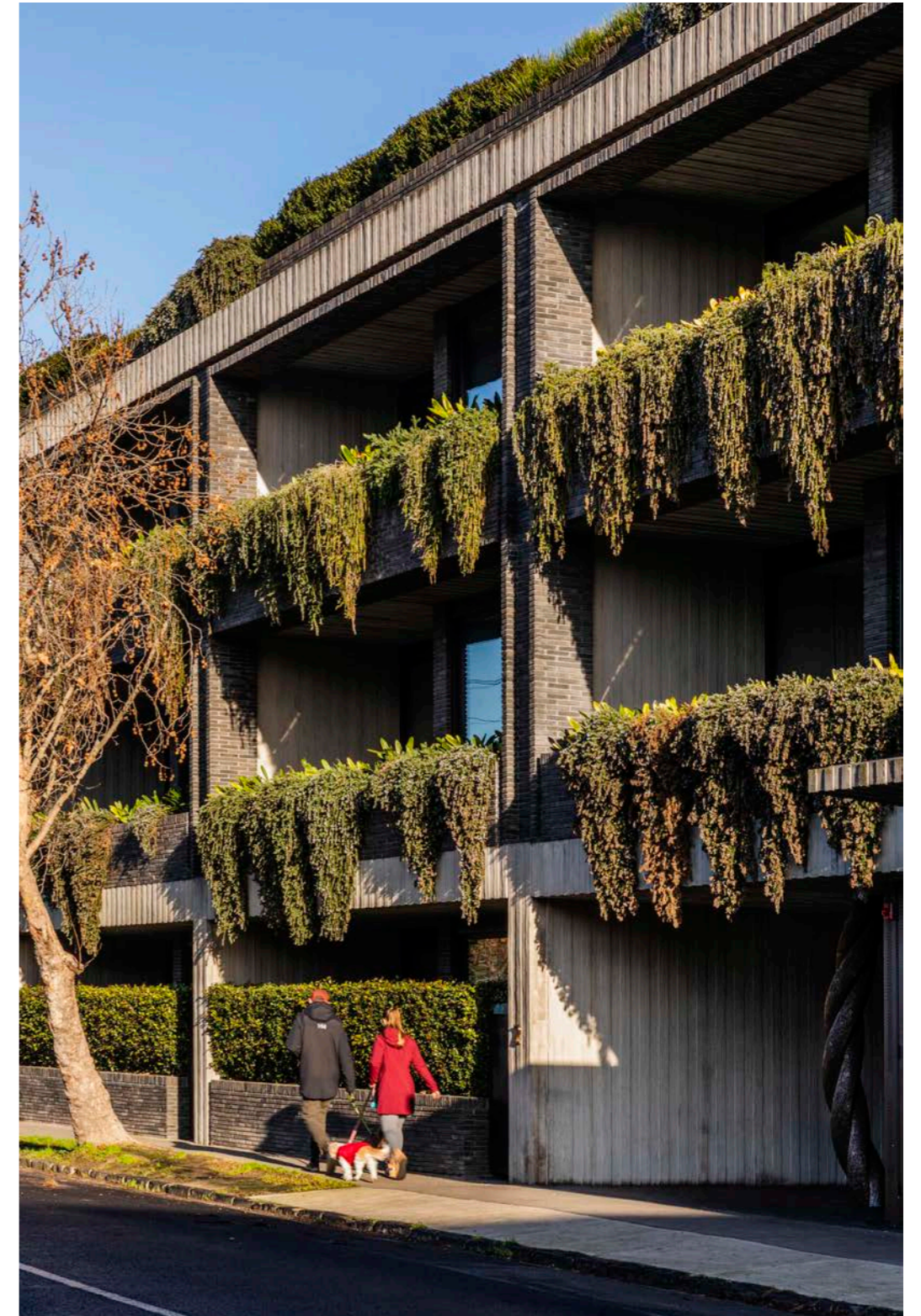
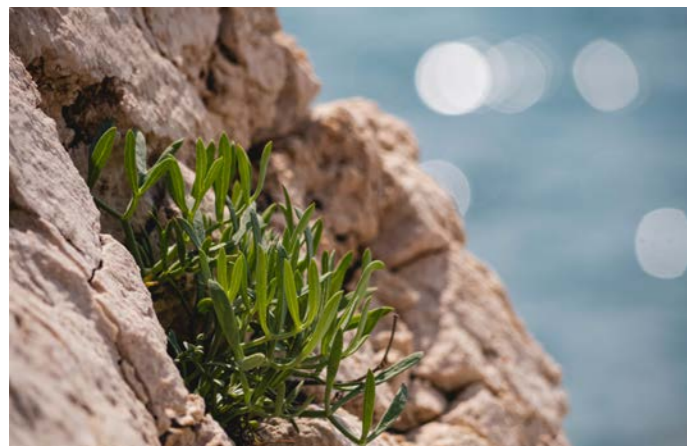
Cavities of Growth and Refuge

Integrating nature into the design, the podium's geological form creates sculptural cavities filled with greenery, offering spaces for growth, relaxation, and retreat. Vertical gardens, rooftop terraces, and lush communal areas foster a deep connection to the natural environment, promoting well-being and providing moments of tranquillity amidst the urban landscape. These verdant features not only elevate the aesthetic appeal but also improve air quality, create habitats, and offer serene environments for residents.

At the ground level, the landscape layout activates key pedestrian connections, transforming the site into an accessible and inclusive destination. This design enhances the community experience, drawing from the site's cultural and coastal identity while serving as a vital link between the city and the bay. The laneway evolves into a dynamic, multi-functional space, fostering community engagement and revitalising the surrounding coastal environment.

The podium's landscaping extends above the ground plane, integrating perimeter planting, green courtyards, and elevated gardens. These features create visual and physical connections between levels, offering a sense of refuge and amplifying the usability and ecological value of the development.

Refer to Oculus' Landscape Design Report.



Landscape Design L01 Communal Courtyard

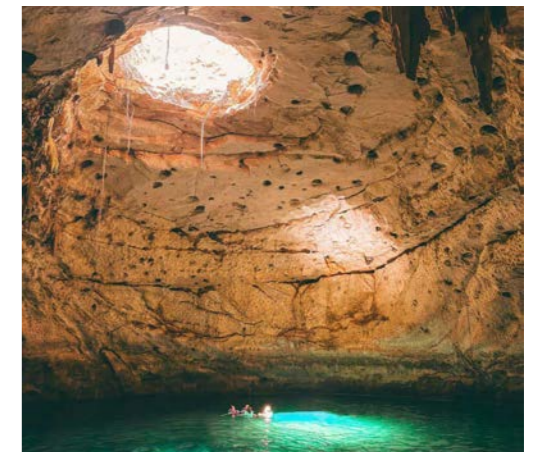
A communal green courtyard is nestled on the first level, just north of the Entertaining Zone, offering a serene and contemplative retreat surrounded by lush, soft landscaping. This outdoor sanctuary complements the internal entertaining zone, providing residents with a tranquil space to unwind while enjoying views of the city.

A skylight punctuates the courtyard, framed by cascading plantings that filter soft, dappled light into the entrance lobby below, creating a seamless connection between levels. The courtyard also enhances the living experience for apartments above, offering verdant views and a calming visual amenity. Positioned between the two pebble-like towers, it serves as a green buffer, balancing the architectural composition with nature's embrace.

Refer to Oculus' Landscape Design Report.



Level 1 Courtyard



Landscape Design L01 - L03 Podium Edge Planting

Along each level of the podium façade, edge planting is introduced with cascading greenery that softens the concrete finish, evoking the natural growth emerging from the crevices of geological formations. These planters bring a dynamic interplay of architecture and nature, enriching the façade's sculptural quality.

At the podium's top, greenery extends along the perimeter, further blurring the boundary between built and natural environments. This lush planting not only enhances the podium's visual appeal but also allows the building to harmonise with the surrounding tree canopy, seamlessly integrating into the coastal landscape.

Refer to Oculus' Landscape Design Report.



Level 1 Courtyard

05

Planning Background

Planning Background

Shadow Studies

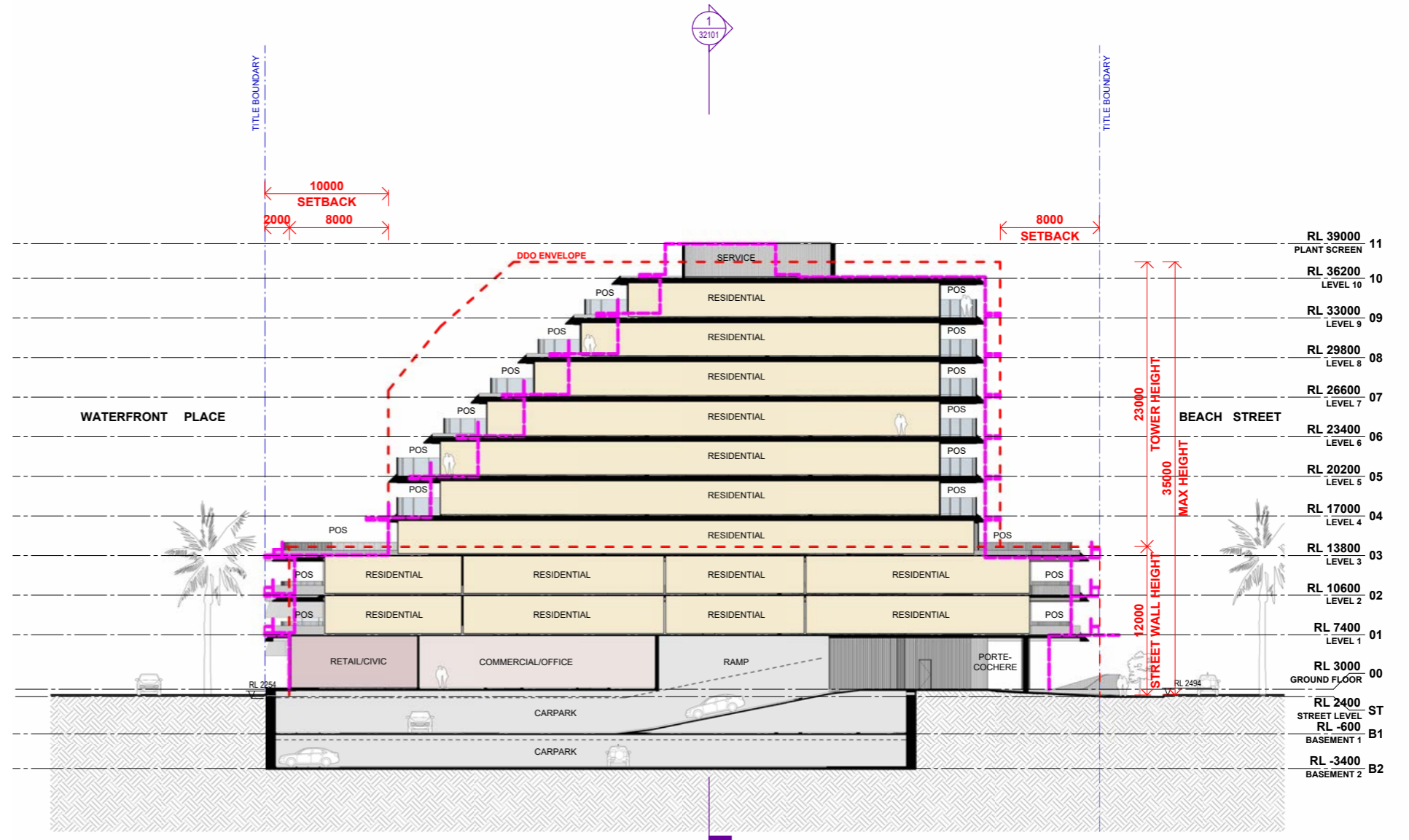
Planning Background

The built form proposition is guided primarily by the existing approval (Planning Permit 490/2020/A) and relevant built form guidance within the applicable Design and Development Overlay (DDO23), specifically the built form and overshadowing requirements.

There is an opportunity to improve the internal configuration of the building, as well as the external presentation and its response to the context. The contoured form of the building, and its activation to the street are an improvement in the amended response, and these opportunities are realised with limited impact on the overshadowing impact to publicly accessible areas, and continued compliance with mandatory requirements within the DDO23.

With specific reference to overshadowing, the amended proposal achieves a reduction in the overshadowing impact at all nominated times at the September equinox (mandatory provision). At the winter solstice (non-mandatory provision), the amended proposal is generally consistent with the extent of overshadowing within the existing approval, and detail is provided within the overshadowing diagrams that follow.

Overall, the proposal continues to comply with all mandatory provisions within the DDO23 and achieves an improved outcome with respect to activation, connections, adaptability and response to context.



- LEGEND
- - - - - DDO Envelope
 - - - - - Permitted Envelope

Sun Studies

June Solstice - 21 June 9am - 3pm

Studies undertaken for M.G.A North Zone 55
True North is 1.27 degrees west of M.G.A Zone 55 North
Revit Analysis conducted in Revit 2023.1 in a geolocated model

Whilst Woods Bagot has used all reasonable endeavours in simulating this solar analysis, all figures are approximate and serve as a guide only. Reasonable assumptions have been made to simulate the angles and profiles of the permitted scheme, which includes but are not limited to the elevation of the shadows cast and magnetic declination.

Shadow Comparison

Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

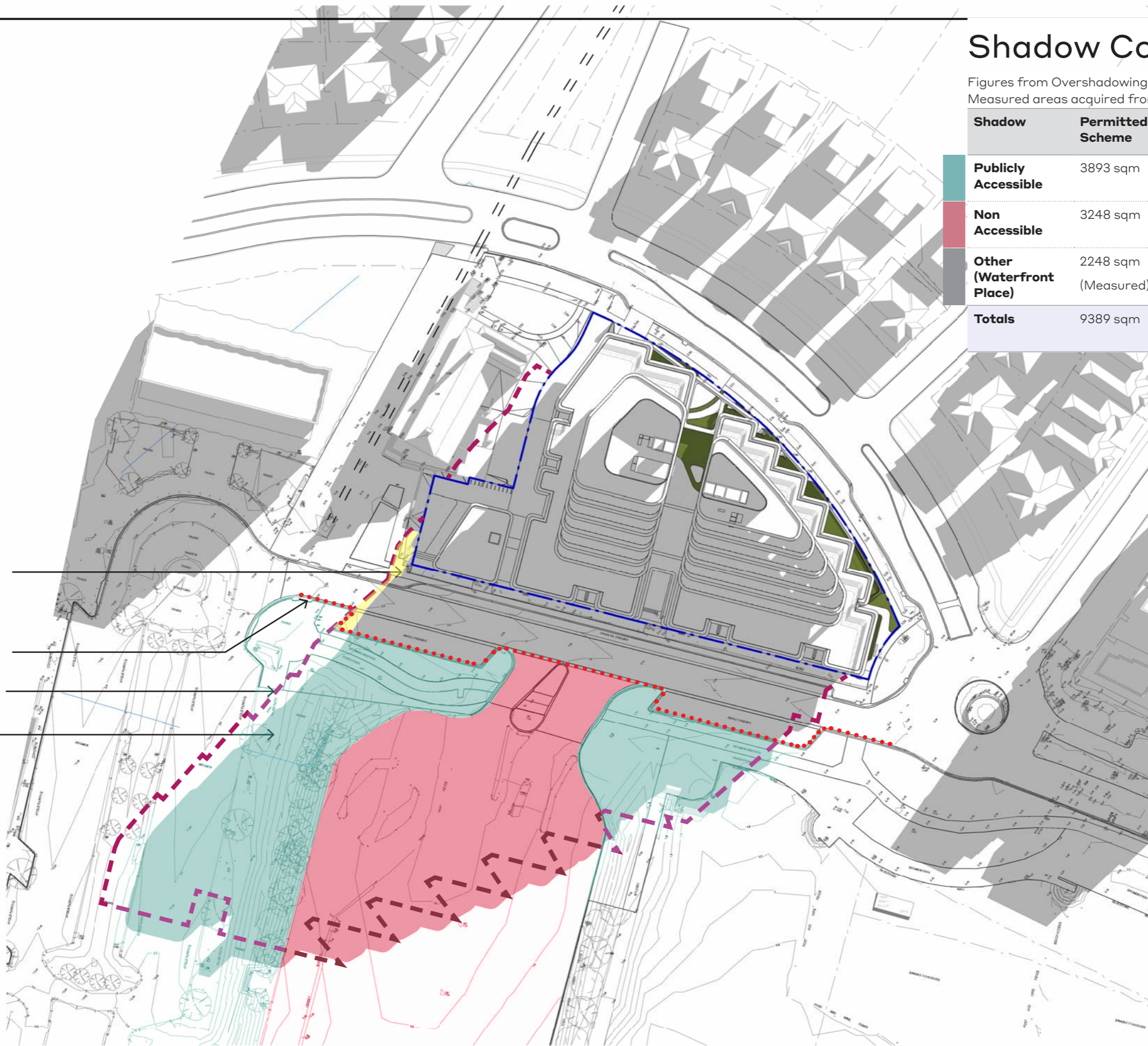
Shadow	Permitted Scheme	Current	Difference
Publicly Accessible	3893 sqm	3740 sqm	- 153 sqm
Non Accessible	3248 sqm	3605 sqm	+ 357 sqm
Other (Waterfront Place)	2248 sqm (Measured)	2040 sqm	- 208 sqm
Totals	9389 sqm	9385 sqm	- 4 sqm

Area of sunlight gain to Waterfront Place by current scheme: **70 sqm**

Southern kerb line of Waterfront Place

Permitted Shadow Shown dashed red

Proposed Shadow Shown shaded

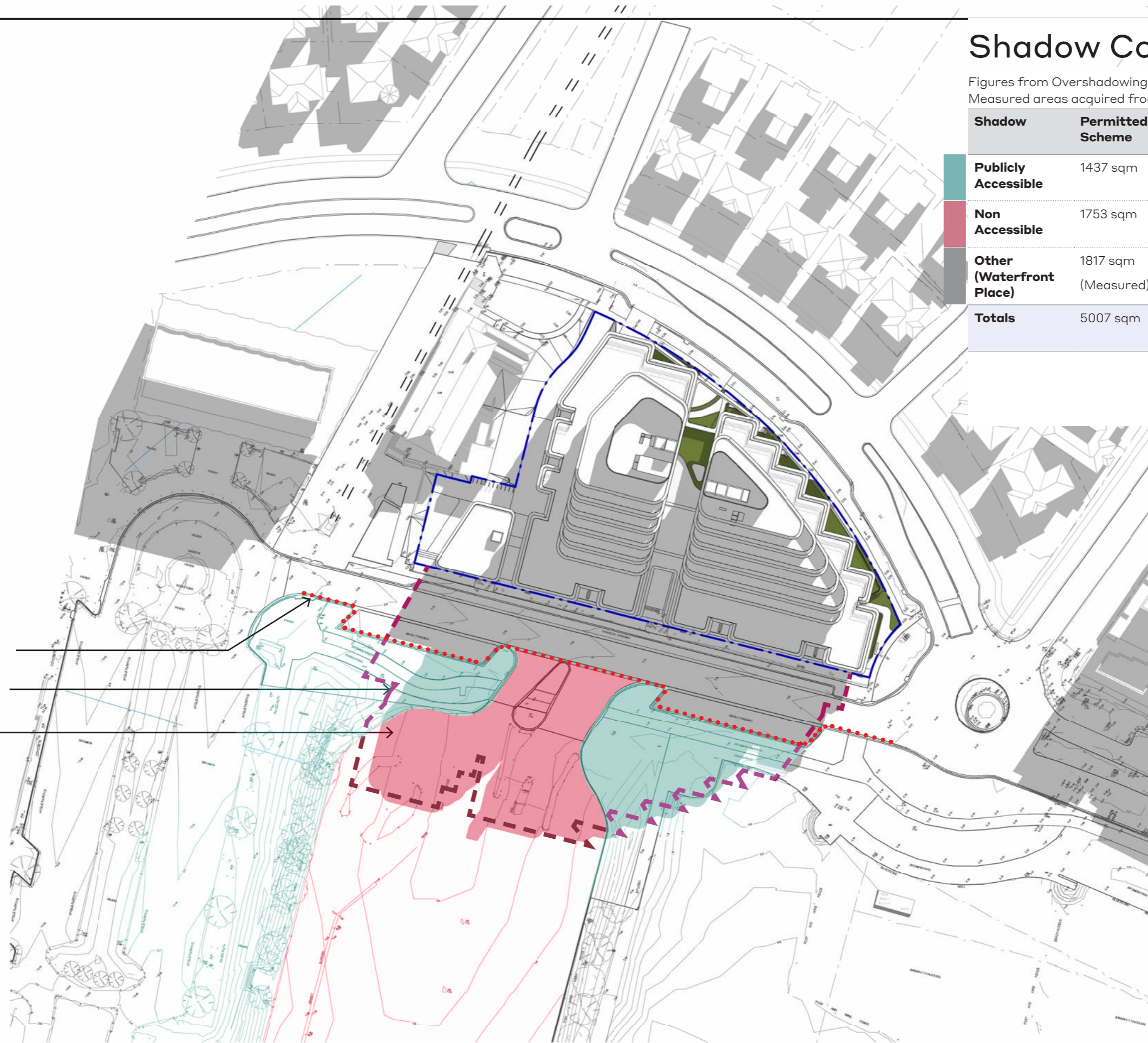


Shadow Comparison

Figures from Overshadowing Analysis Revision A
Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Publicly Accessible	1437 sqm	1365 sqm	- 72 sqm
Non Accessible	1753 sqm	1720 sqm	- 33 sqm
Other (Waterfront Place)	1817 sqm (Measured)	1870 sqm	+ 53 sqm
Totals	5007 sqm	4955 sqm	- 52 sqm

Southern kerb line of Waterfront Place
Permitted Shadow Shown dashed red
Proposed Shadow Shown shaded



Shadow Comparison

Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Publicly Accessible	915 sqm	970 sqm	+ 55 sqm
Non Accessible	587 sqm	610 sqm	+ 23 sqm
Other (Waterfront Place)	1750 sqm (Measured)	1700 sqm	- 50 sqm
Totals	3252 sqm	3280 sqm	+ 28 sqm

Area of sunlight gain to Waterfront Place by current scheme: **116 sqm**

Southern kerb line of Waterfront Place

Permitted Shadow Shown dashed red

Proposed Shadow Shown shaded



Shadow Comparison

Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

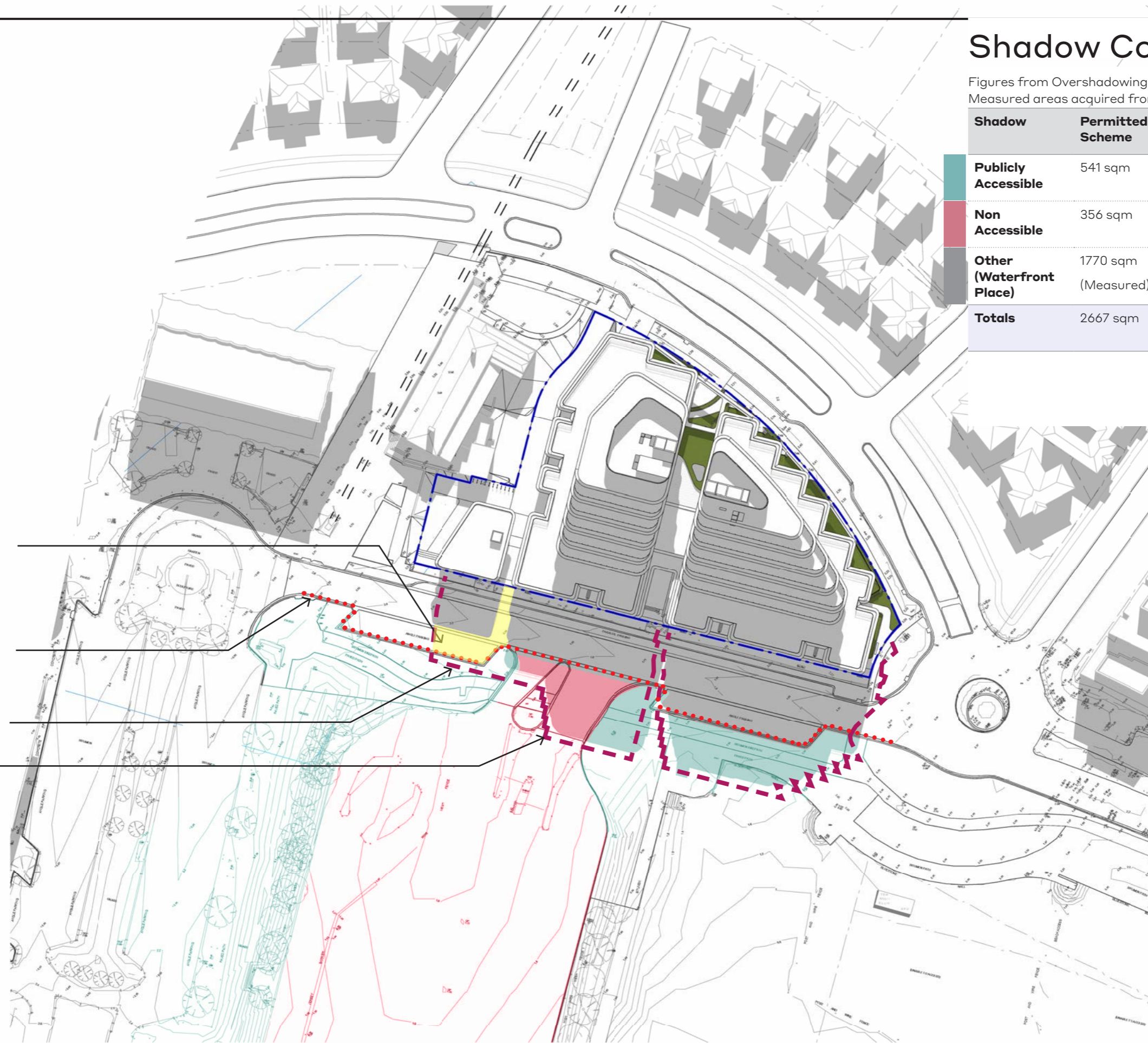
Shadow	Permitted Scheme	Current	Difference
Publicly Accessible	541 sqm	625 sqm	+ 84 sqm
Non Accessible	356 sqm	300 sqm	- 56 sqm
Other (Waterfront Place)	1770 sqm (Measured)	1755 sqm	- 15 sqm
Totals	2667 sqm	2680 sqm	+ 13 sqm

Southern kerb line of Waterfront Place

Area of sunlight gain to Waterfront Place by current scheme: **140 sqm**

Permitted Shadow Shown dashed red

Proposed Shadow Shown shaded



Shadow Comparison

Figures from Overshadowing Analysis Revision A
Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Publicly Accessible	757 sqm	650 sqm	- 107 sqm
Non Accessible	191 sqm	120 sqm	- 71 sqm
Other (Waterfront Place)	1843 sqm (Measured)	1760 sqm	- 83 sqm
Totals	2791 sqm	2530 sqm	- 261 sqm

Southern kerb line of Waterfront Place
 Area of sunlight gain to Waterfront Place by current scheme: **118 sqm**
 Permitted Shadow Shown dashed red
 Proposed Shadow Shown shaded



Shadow Comparison

Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

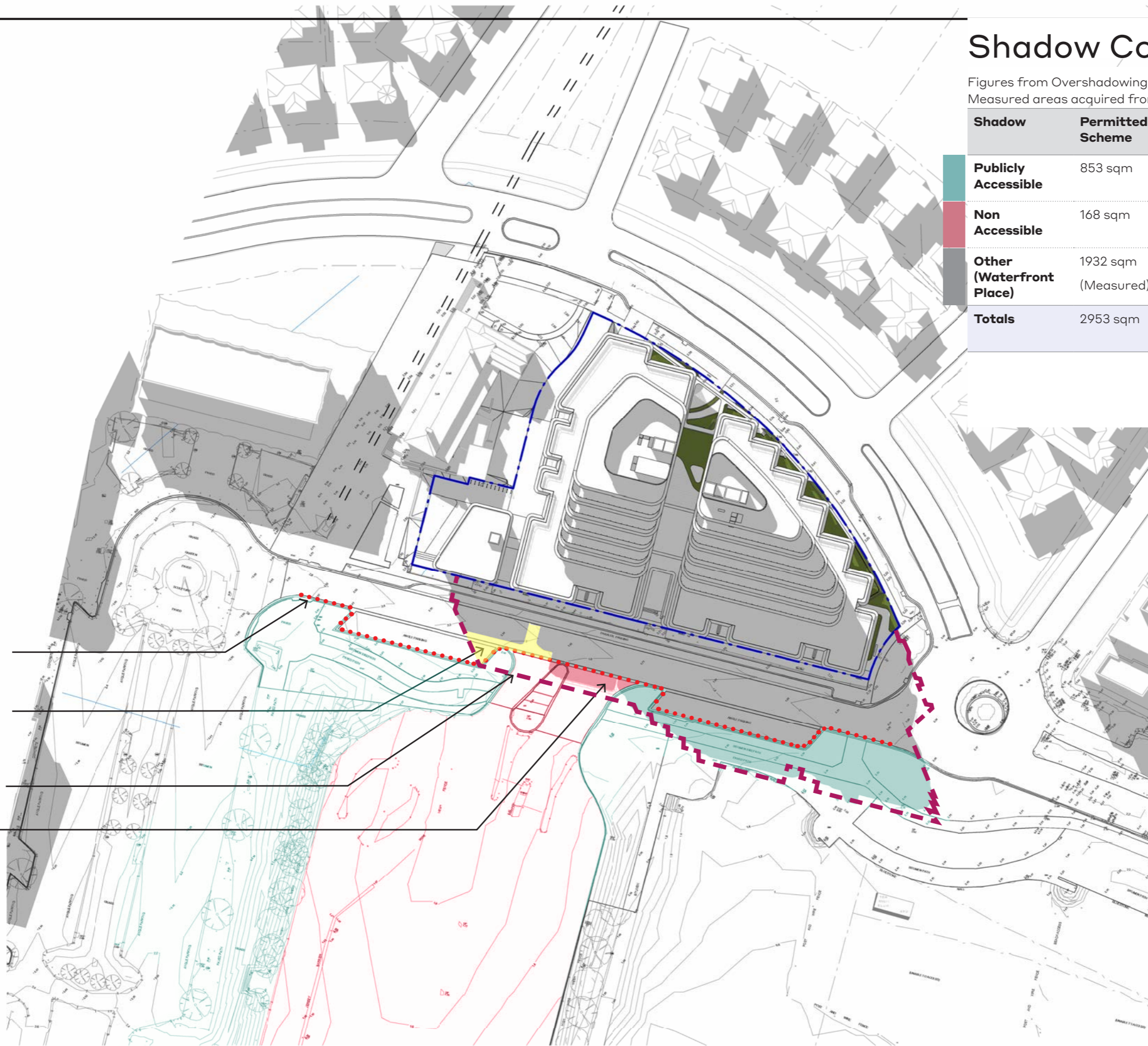
Shadow	Permitted Scheme	Current	Difference
Publicly Accessible	853 sqm	725 sqm	- 128 sqm
Non Accessible	168 sqm	70 sqm	- 98 sqm
Other (Waterfront Place)	1932 sqm (Measured)	1900 sqm	- 32 sqm
Totals	2953 sqm	2695 sqm	- 258 sqm

Southern kerb line of Waterfront Place

Area of sunlight gain to Waterfront Place by current scheme: **79 sqm**

Permitted Shadow Shown dashed red

Proposed Shadow Shown shaded

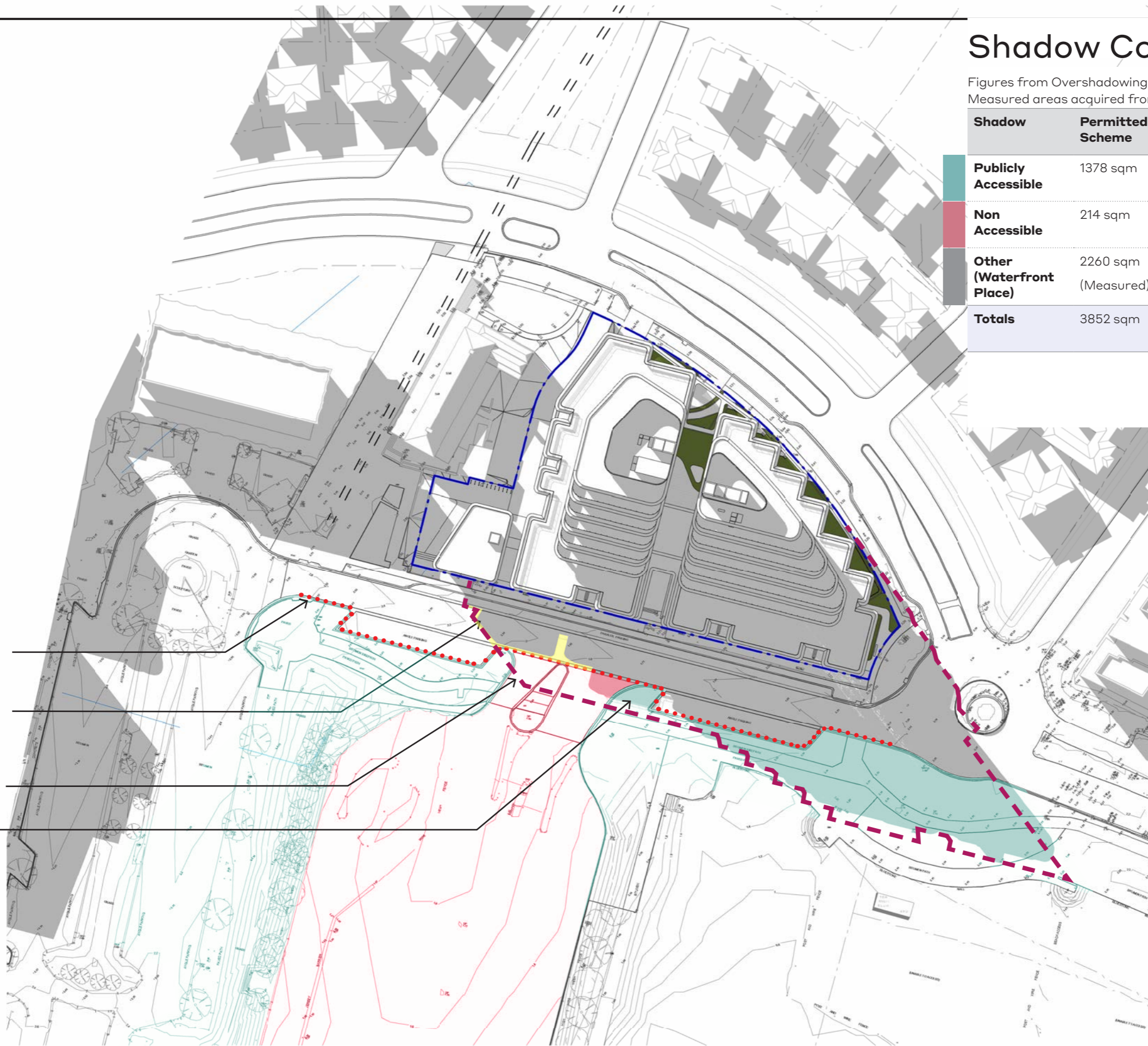


Shadow Comparison

Figures from Overshadowing Analysis Revision A
Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Publicly Accessible	1378 sqm	1230 sqm	- 148 sqm
Non Accessible	214 sqm	40 sqm	- 174 sqm
Other (Waterfront Place)	2260 sqm (Measured)	2290 sqm	+ 30 sqm
Totals	3852 sqm	3560 sqm	- 292 sqm

- Southern kerb line of Waterfront Place
- Area of sunlight gain to Waterfront Place by current scheme: **50 sqm**
- Permitted Shadow Shown dashed red
- Proposed Shadow Shown shaded



Sun Studies

September Equinox - 22 Sept 9am - 3pm

Studies undertaken for M.G.A North Zone 55
True North is 1.27 degrees west of M.G.A Zone 55 North
Revit Analysis conducted in Revit 2023.1 in a geolocated model

Whilst Woods Bagot has used all reasonable endeavours in simulating this solar analysis, all figures are approximate and serve as a guide only. Reasonable assumptions have been made to simulate the angles and profiles of the permitted scheme, which includes but are not limited to the elevation of the shadows cast and magnetic declination.

Shadow Comparison

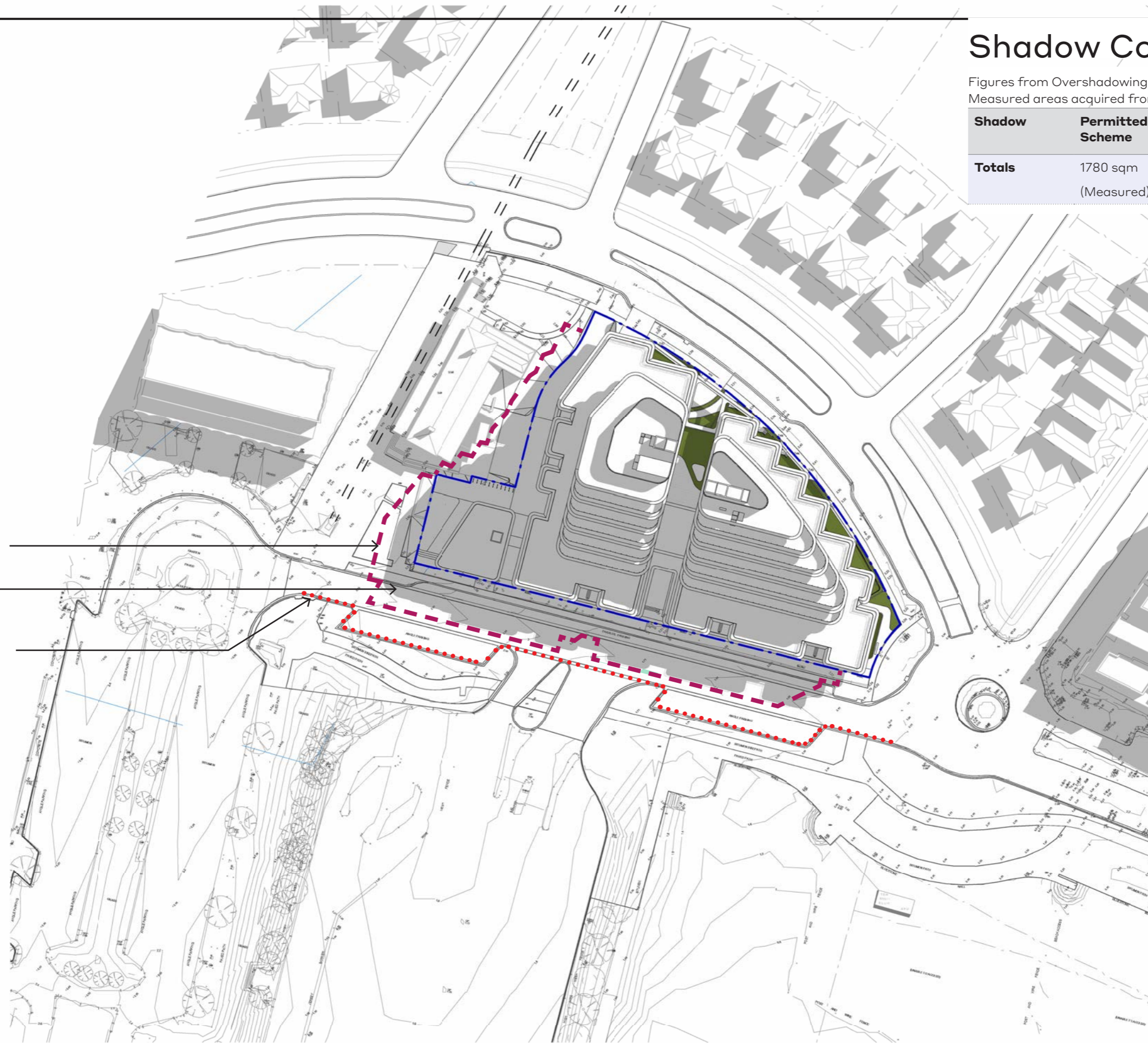
Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Totals	1780 sqm (Measured)	1480 sqm	- 300 sqm

Permitted Shadow
Shown dashed red

Proposed Shadow
Shown shaded

Southern kerb line of
Waterfront Place



Shadow Comparison

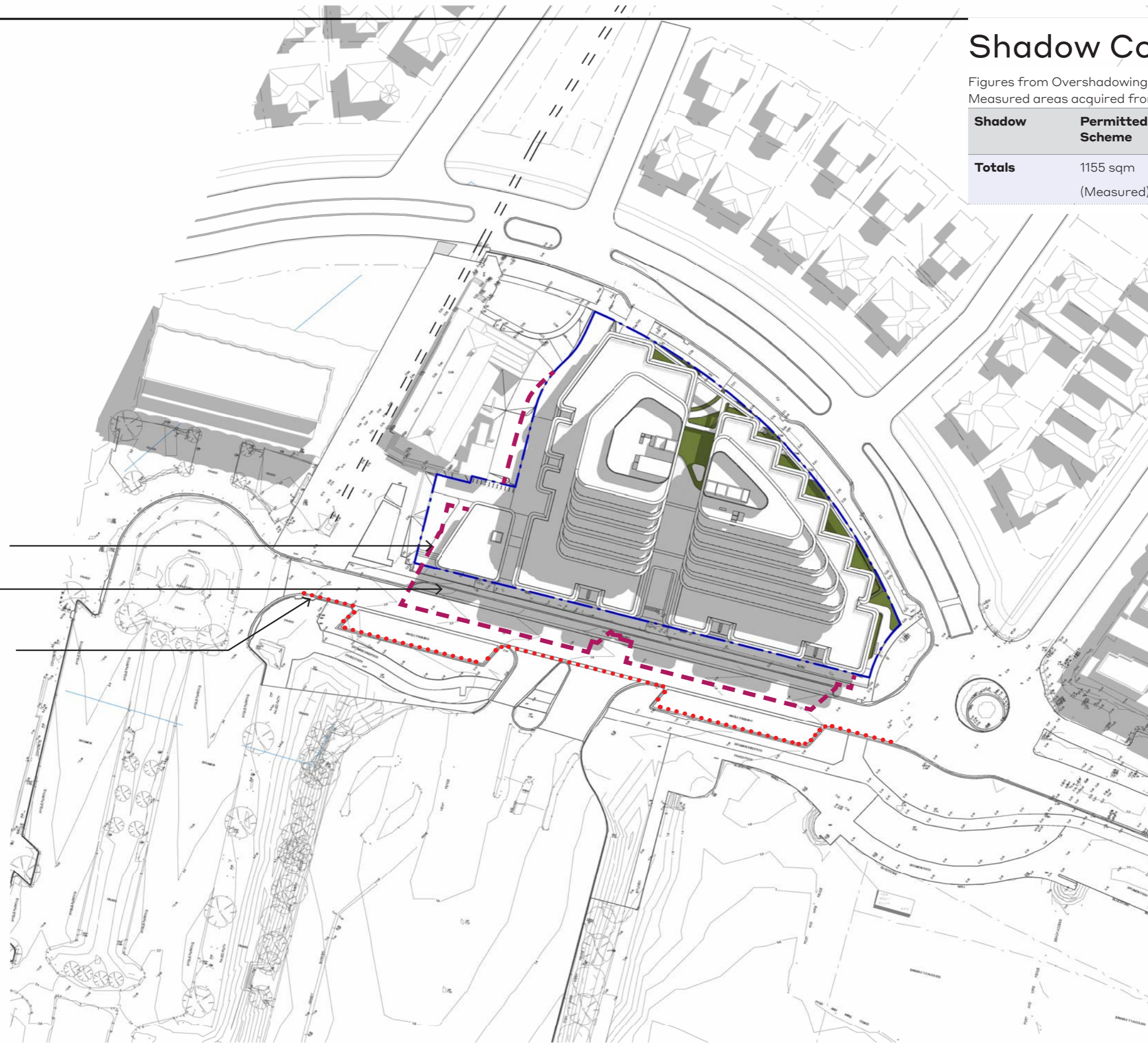
Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Totals	1155 sqm (Measured)	935 sqm	- 220 sqm

Permitted Shadow
 Shown dashed red

Proposed Shadow
 Shown shaded

Southern kerb line of
 Waterfront Place



Shadow Comparison

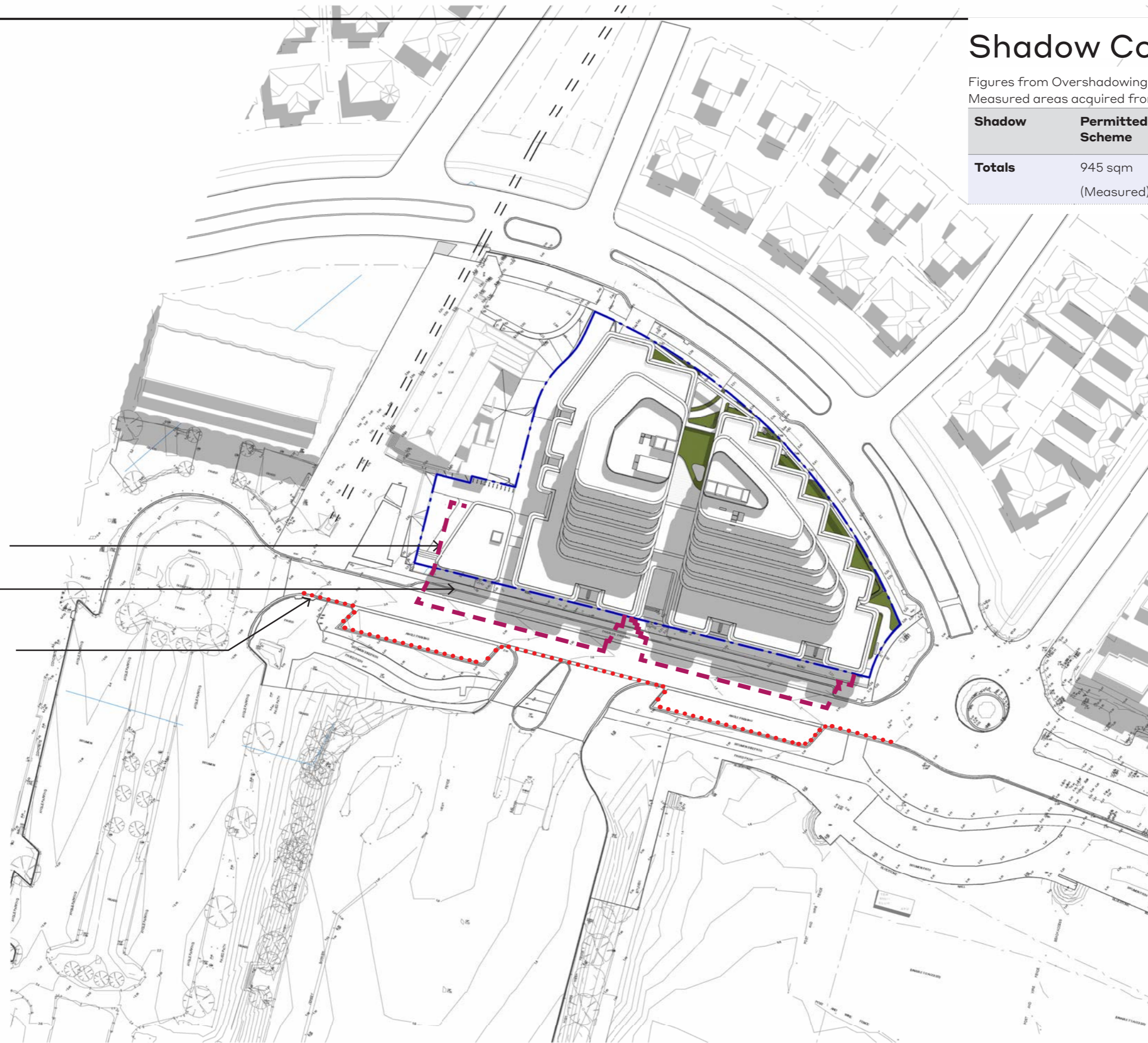
Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Totals	945 sqm (Measured)	790 sqm	-155 sqm

Permitted Shadow
 Shown dashed red

Proposed Shadow
 Shown shaded

Southern kerb line of
 Waterfront Place



Shadow Comparison

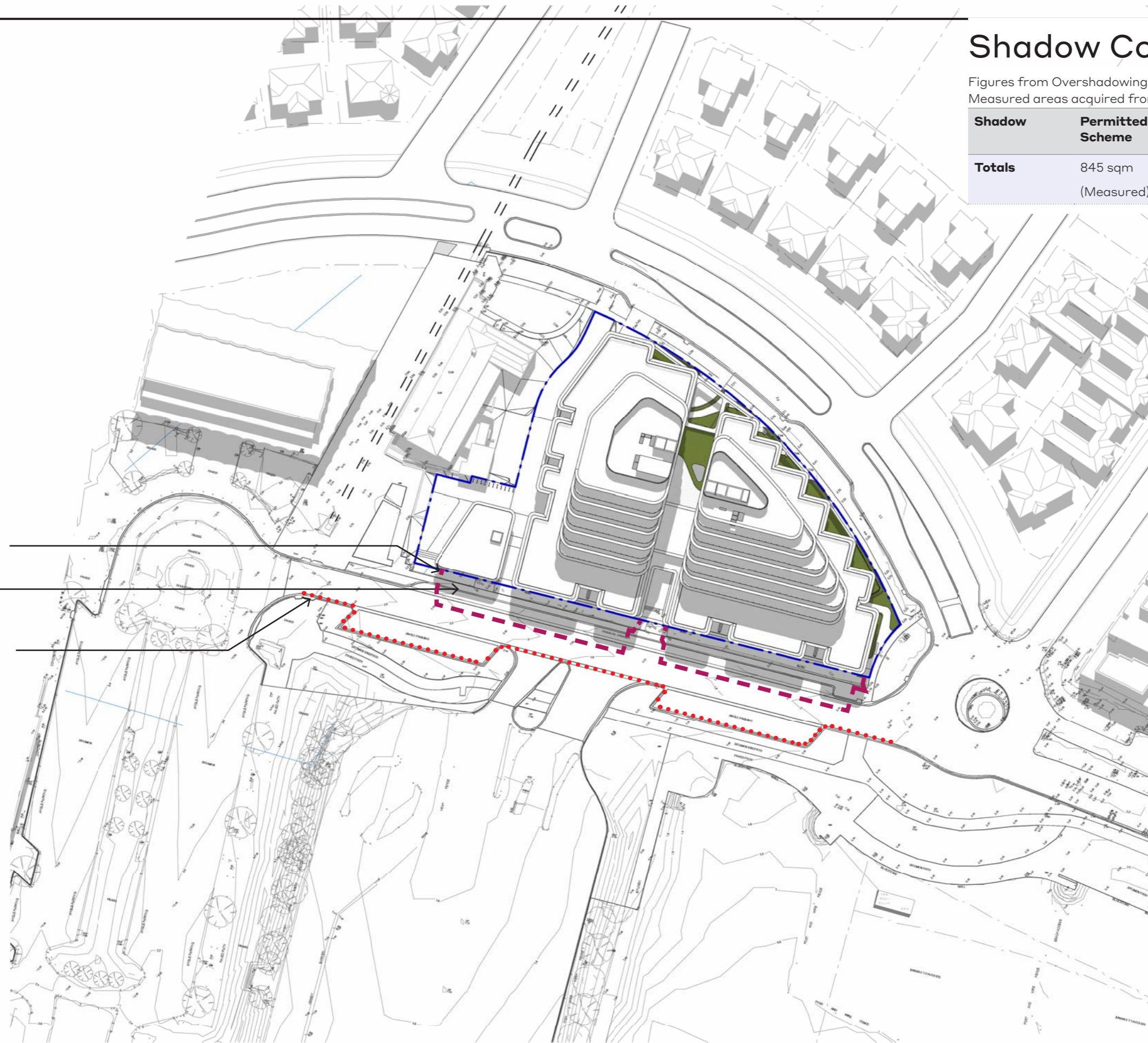
Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Totals	845 sqm (Measured)	690 sqm	-155 sqm

Permitted Shadow
Shown dashed red

Proposed Shadow
Shown shaded

Southern kerb line of
Waterfront Place



Shadow Comparison

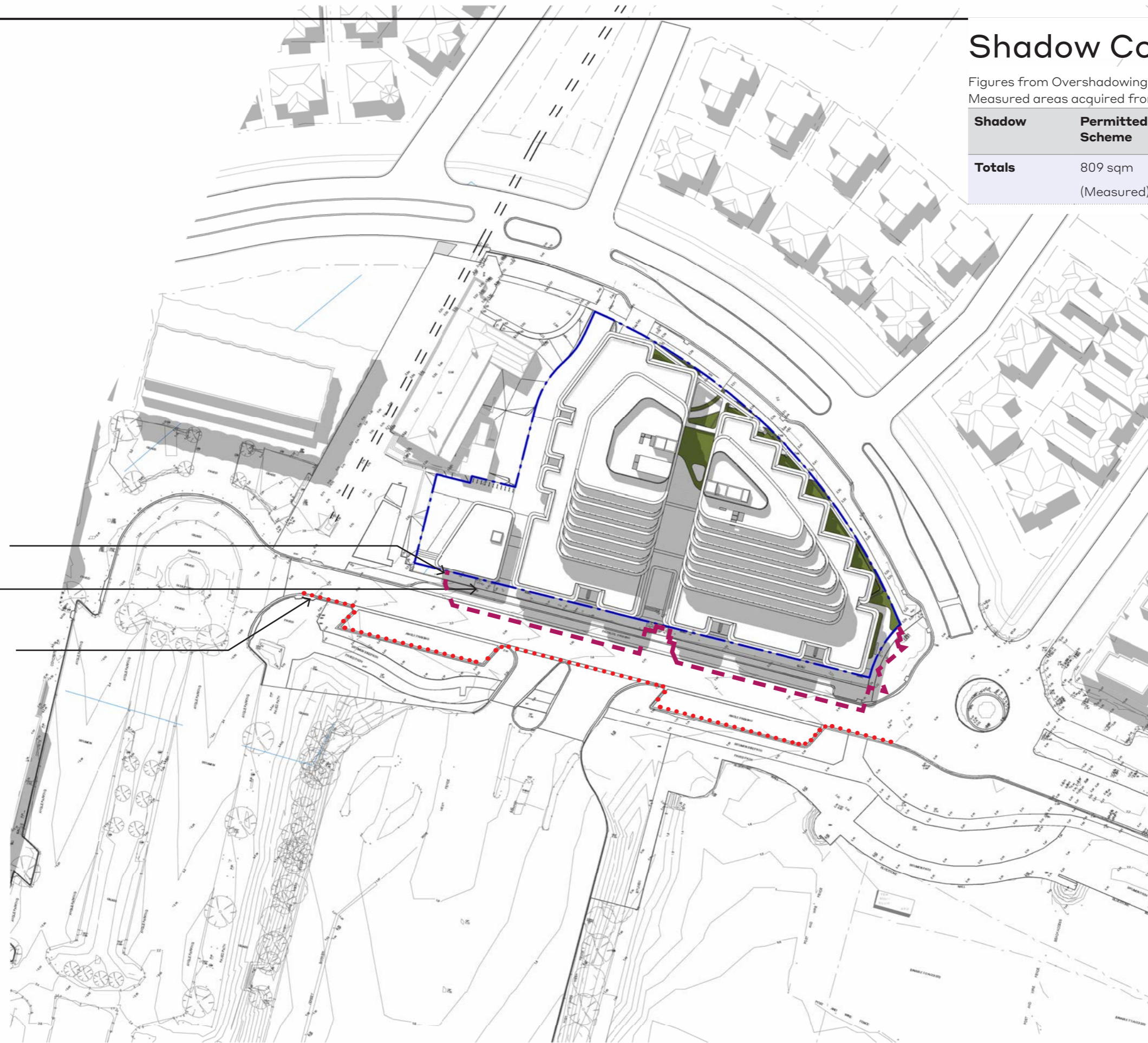
Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Totals	809 sqm (Measured)	640 sqm	-169 sqm

Permitted Shadow
Shown dashed red

Proposed Shadow
Shown shaded

Southern kerb line of
Waterfront Place



Shadow Comparison

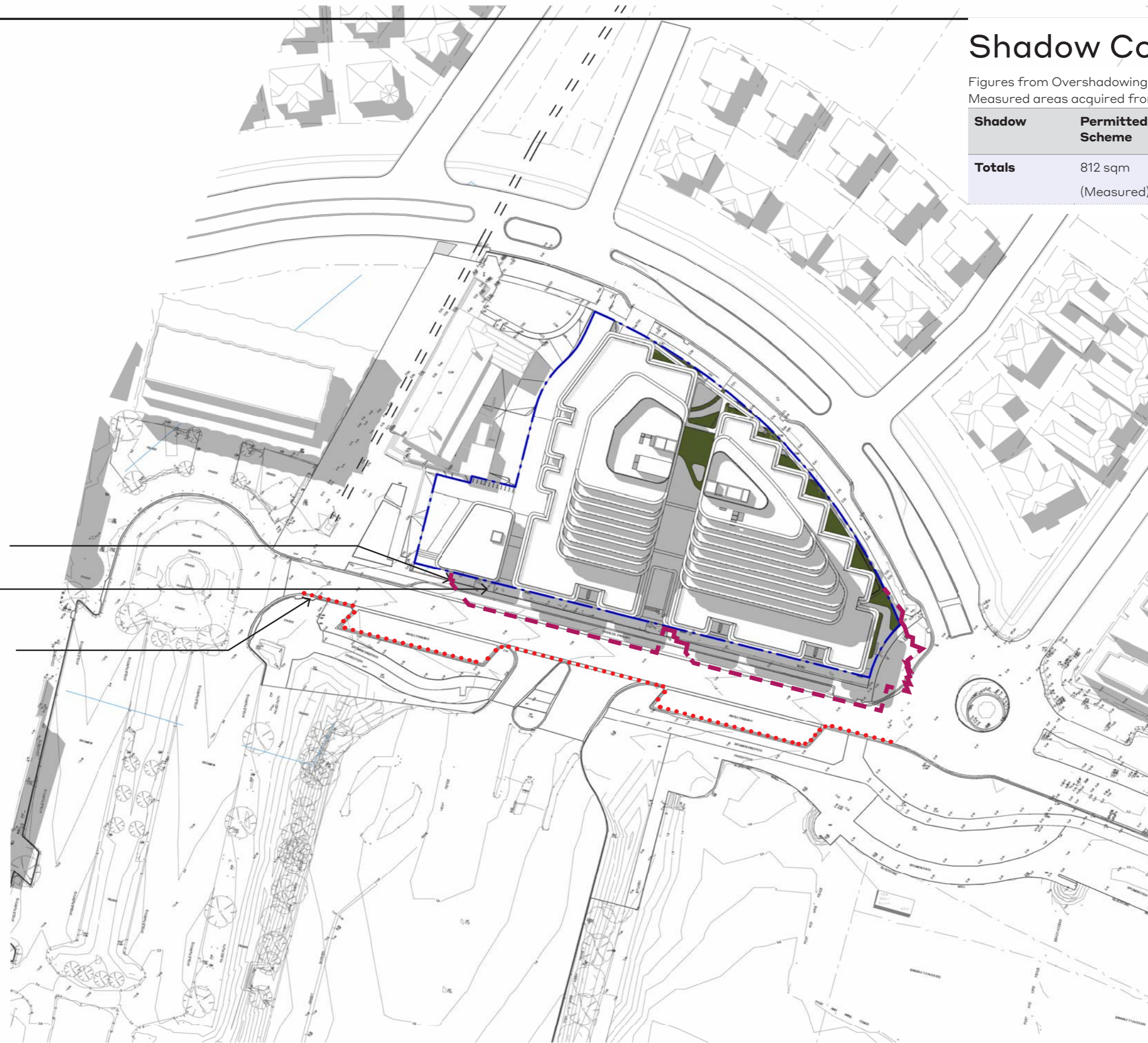
Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Totals	812 sqm (Measured)	610 sqm	- 202 sqm

Permitted Shadow
Shown dashed red

Proposed Shadow
Shown shaded

Southern kerb line of
Waterfront Place



Shadow Comparison

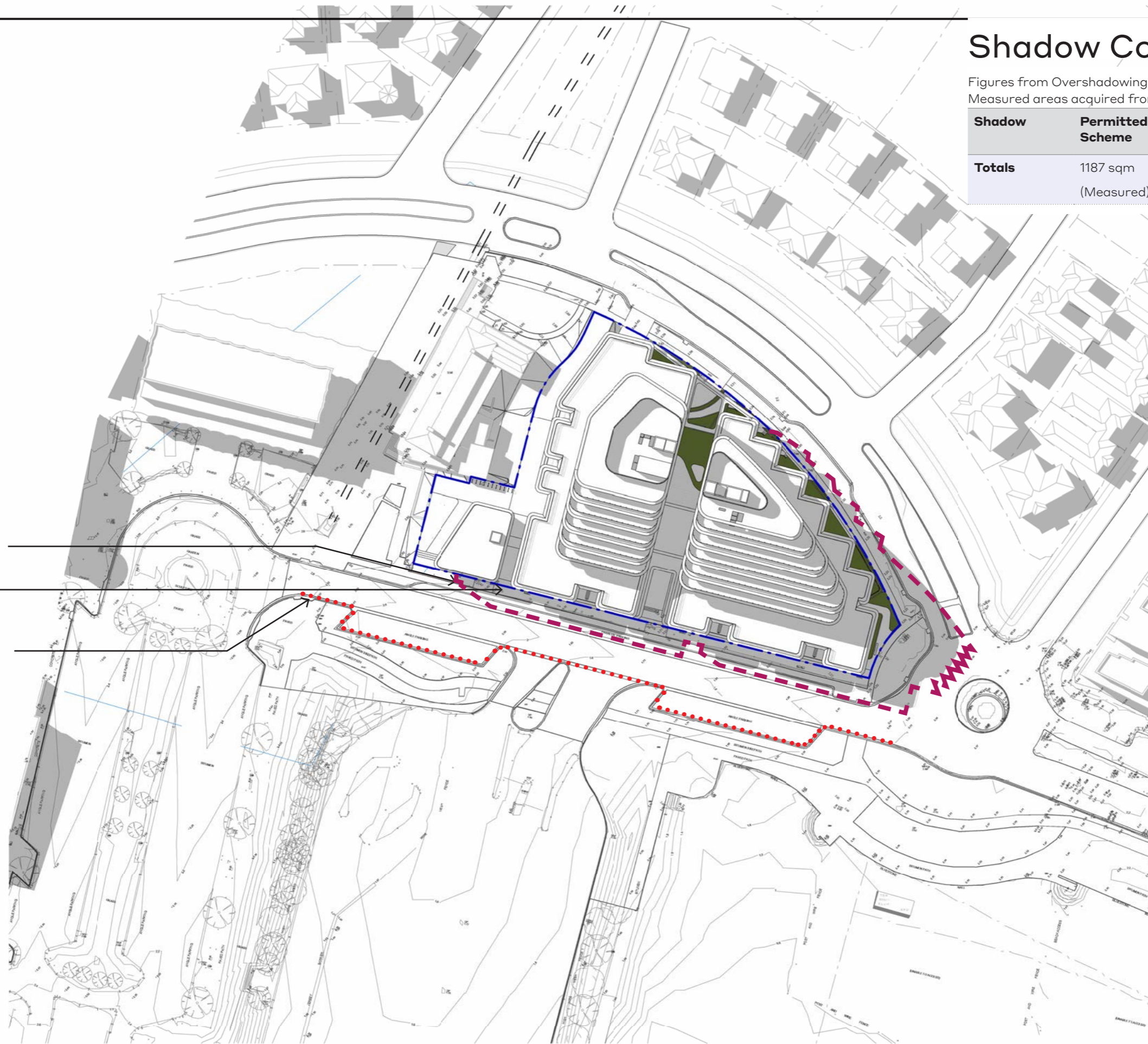
Figures from Overshadowing Analysis Revision A
 Measured areas acquired from scaling relative drawings

Shadow	Permitted Scheme	Current	Difference
Totals	1187 sqm (Measured)	1000 sqm	-187 sqm

Permitted Shadow
Shown dashed red

Proposed Shadow
Shown shaded

Southern kerb line of
Waterfront Place

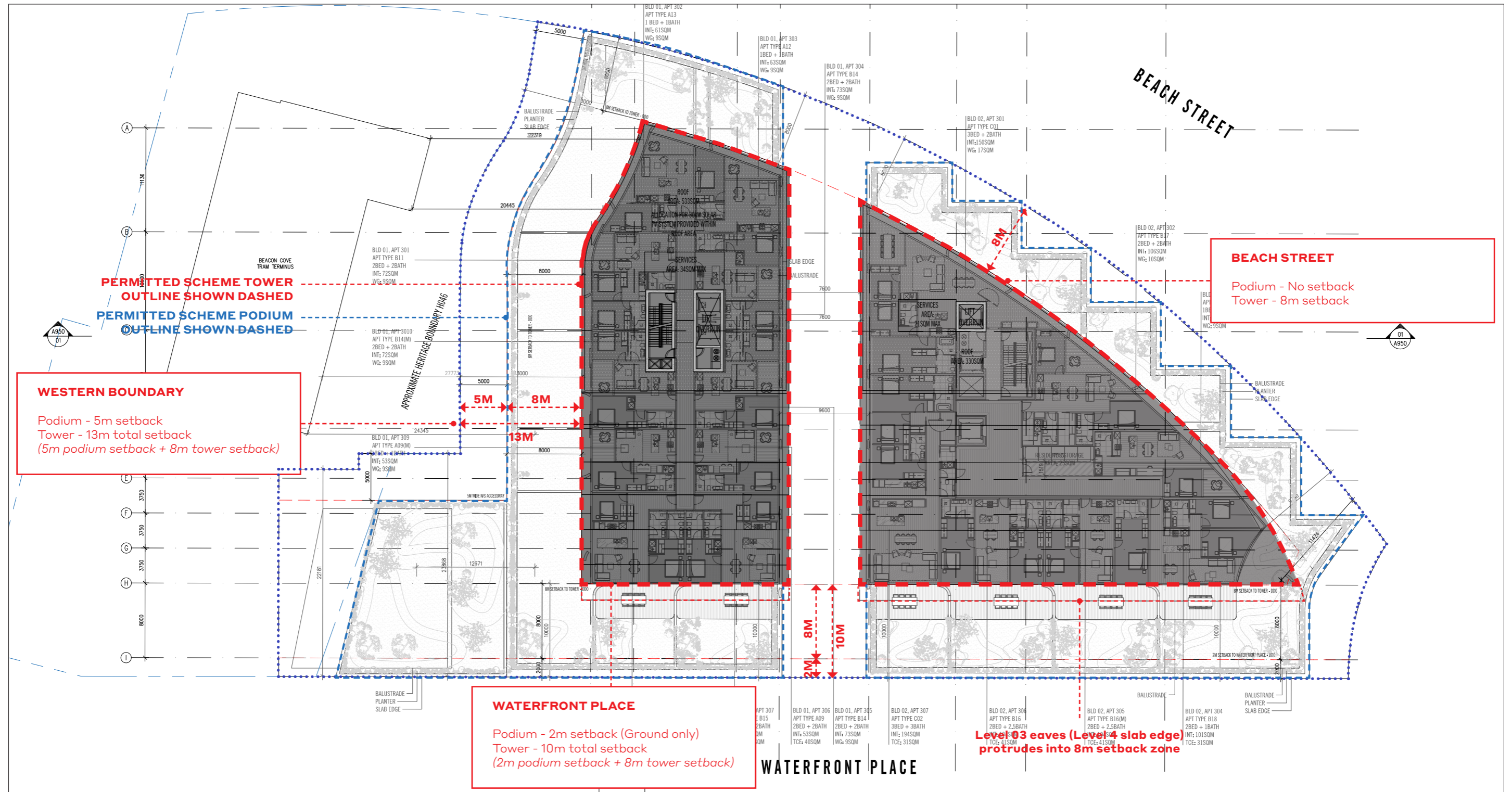


Comparison to Permitted Scheme

Ground Floor
Podium
Tower
Section

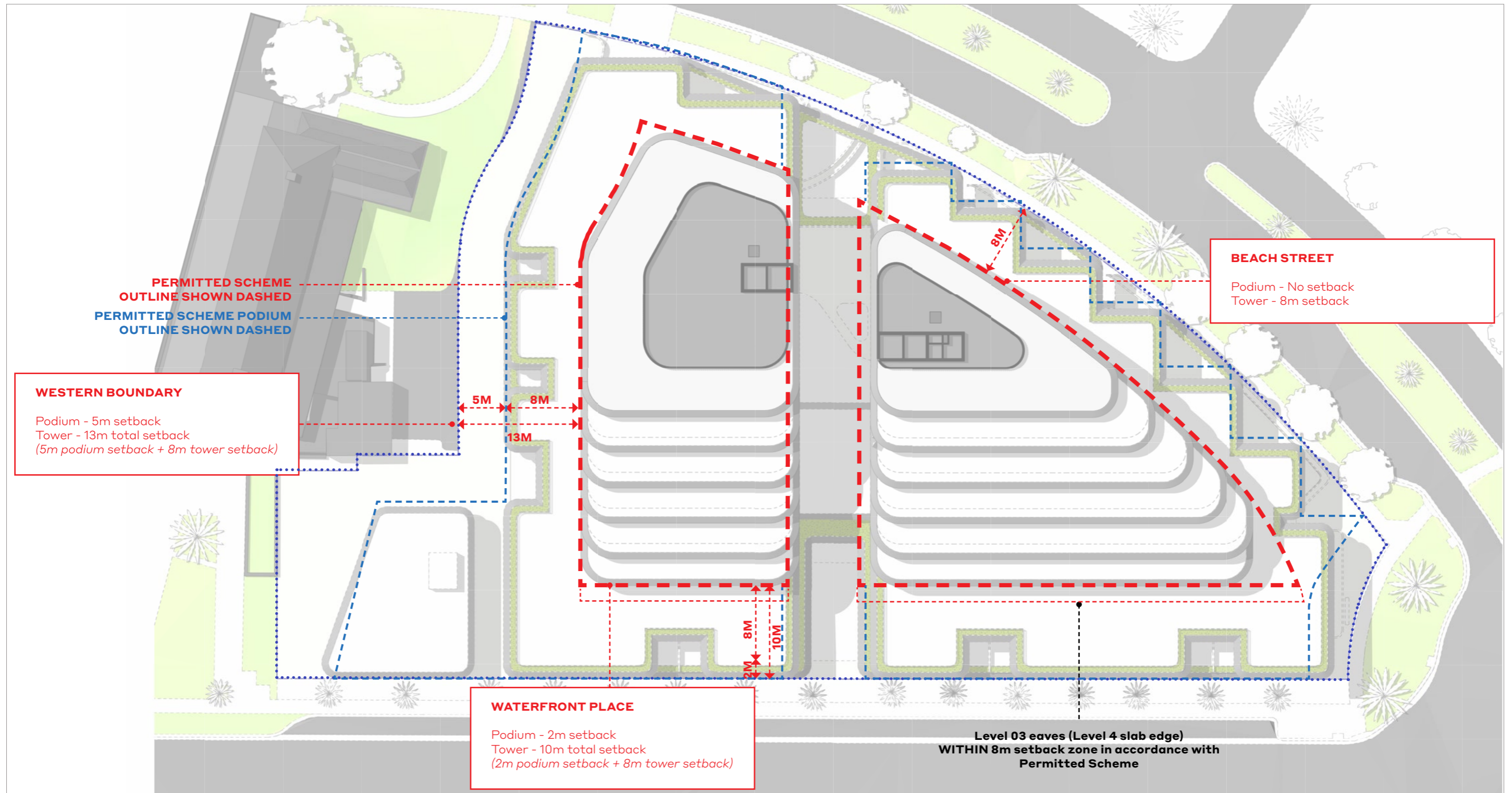
Building Heights and Setbacks Permitted Scheme - Plan

A0110 Revision D + A0103 Revision D

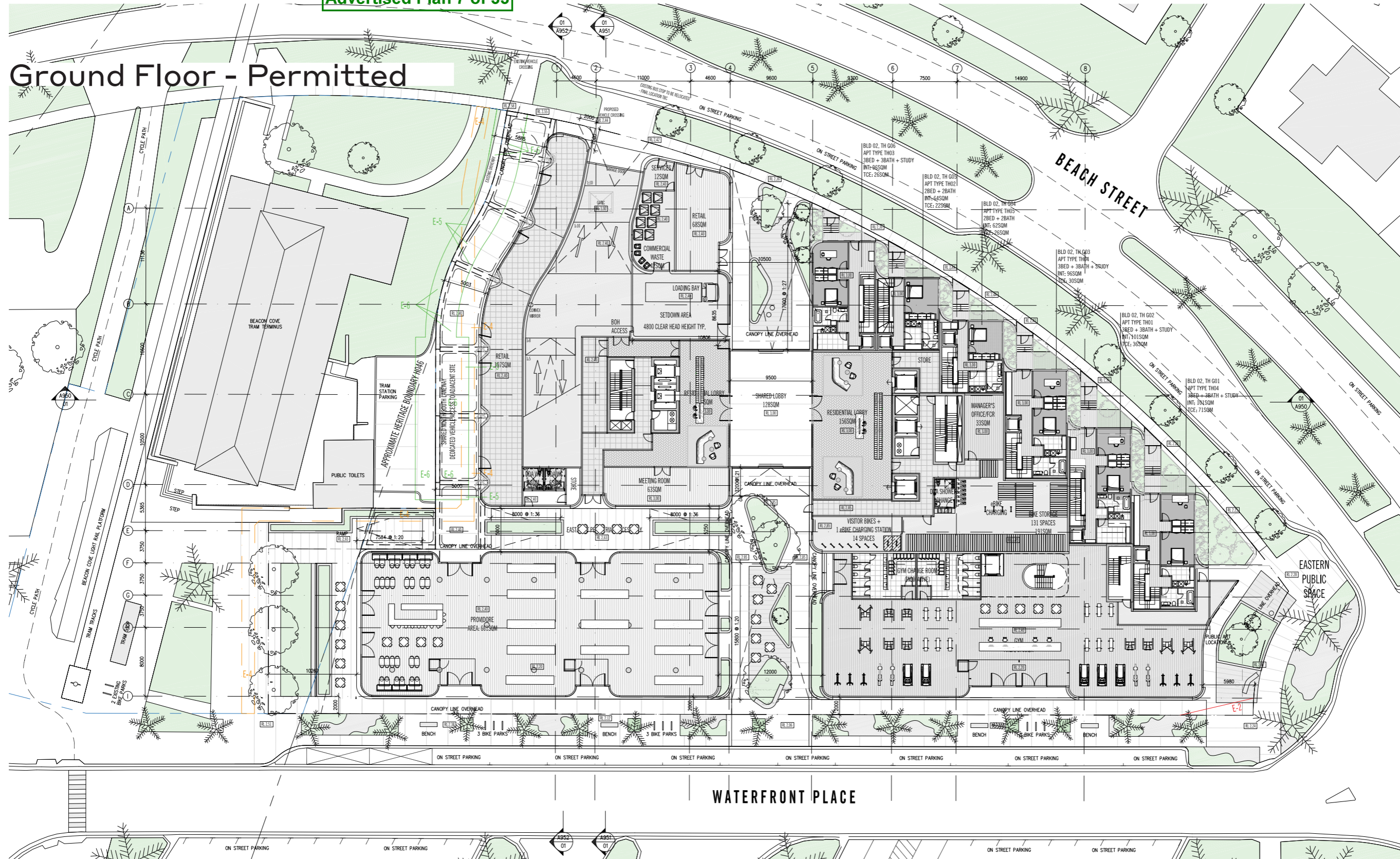


Building Heights and Setbacks Proposed Scheme - Plan

Both Podium and Tower Setbacks work to adhere with the permitted scheme



Ground Floor - Permitted



Rev No.	Date	Reason for Issue
A	31.01.2020	ISSUE FOR TOWN PLANNING - DRAFT
B	03.02.2020	ISSUE FOR TOWN PLANNING
C	16.10.2020	ISSUE FOR TOWN PLANNING RFI
D	26.01.2021	ISSUE FOR TOWN PLANNING

Issued by	Rev No.	Date	Reason for Issue
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EF			
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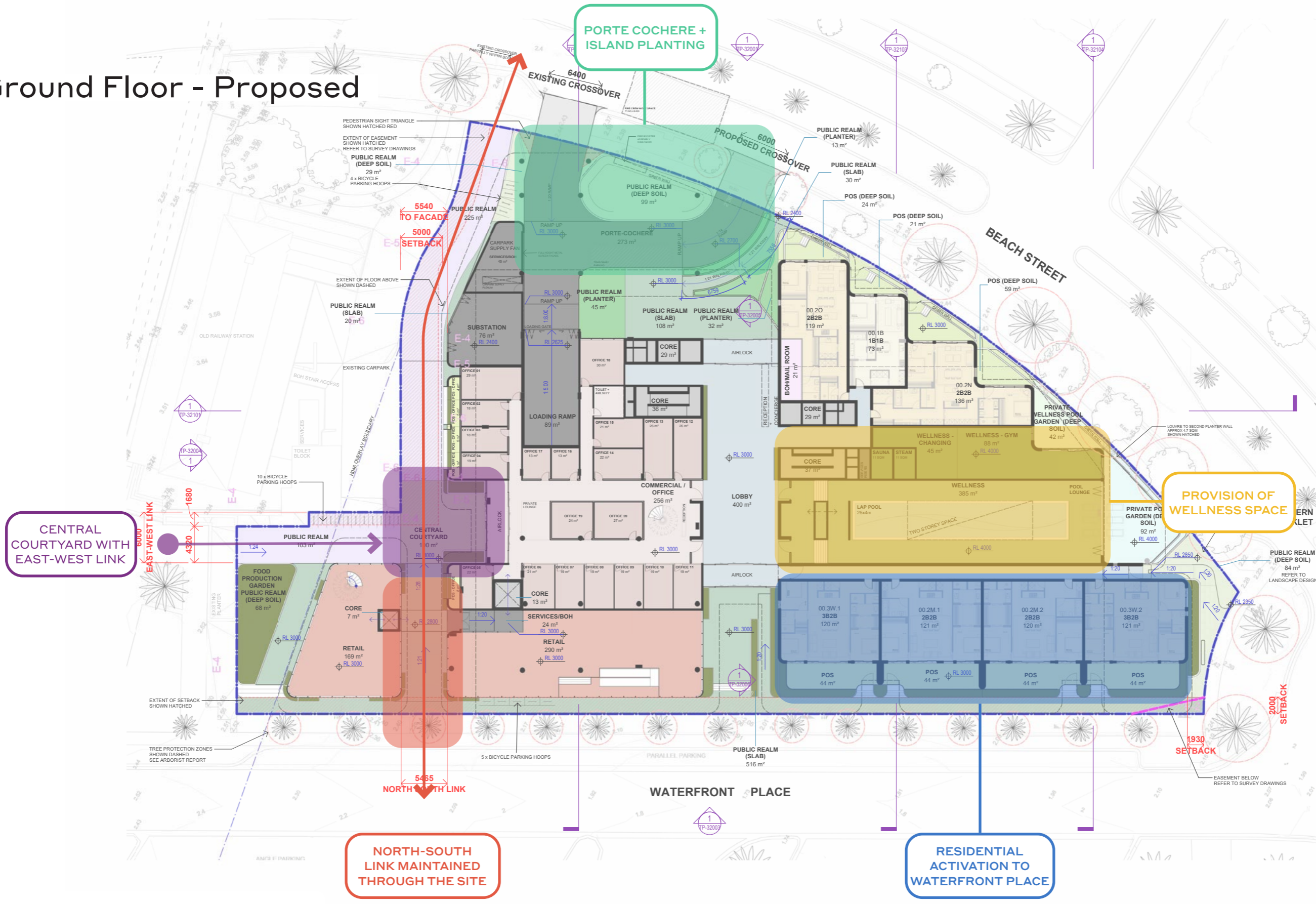
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ABN 97 556 188 726

Project Title
**1-7 WATERFRONT PLACE,
PORT MELBOURNE
ACTION GROUP AUSTRALIA**

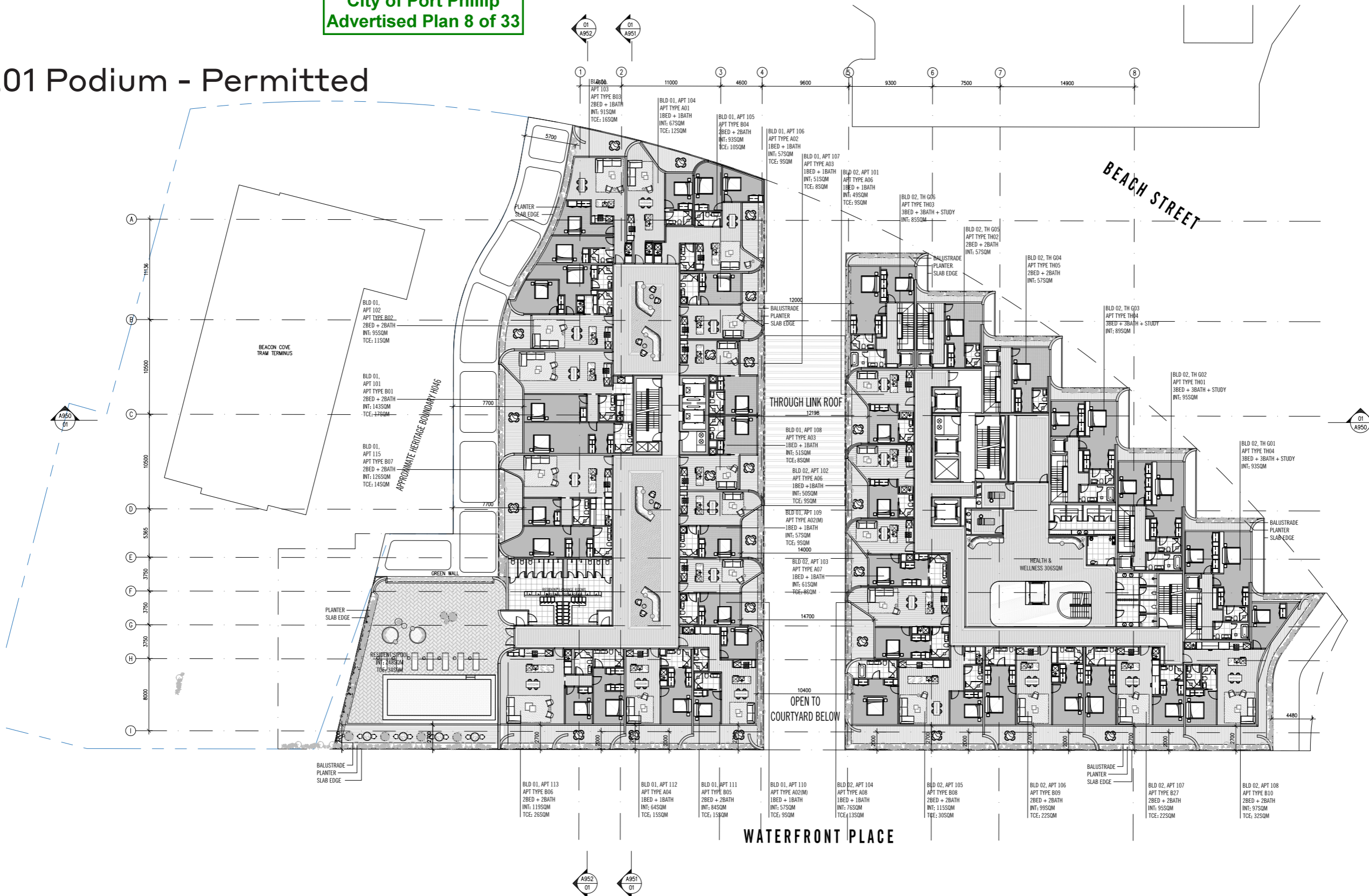
Drawing Title
**GENERAL ARRANGEMENT
LEVEL 00 GROUND FLOOR PLAN**
Project Number
19055
Drawing Status
TP
Drawing Number
A0100
Revision
D

Ground Floor - Proposed



City of Port Phillip
Advertised Plan 8 of 33

L01 Podium - Permitted



Rev. No.	Date	Reason for Issue	Issued By	Rev. No.	Date	Reason for Issue	Issued By
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Project Title
**1-7 WATERFRONT PLACE,
PORT MELBOURNE
ACTION GROUP AUSTRALIA**

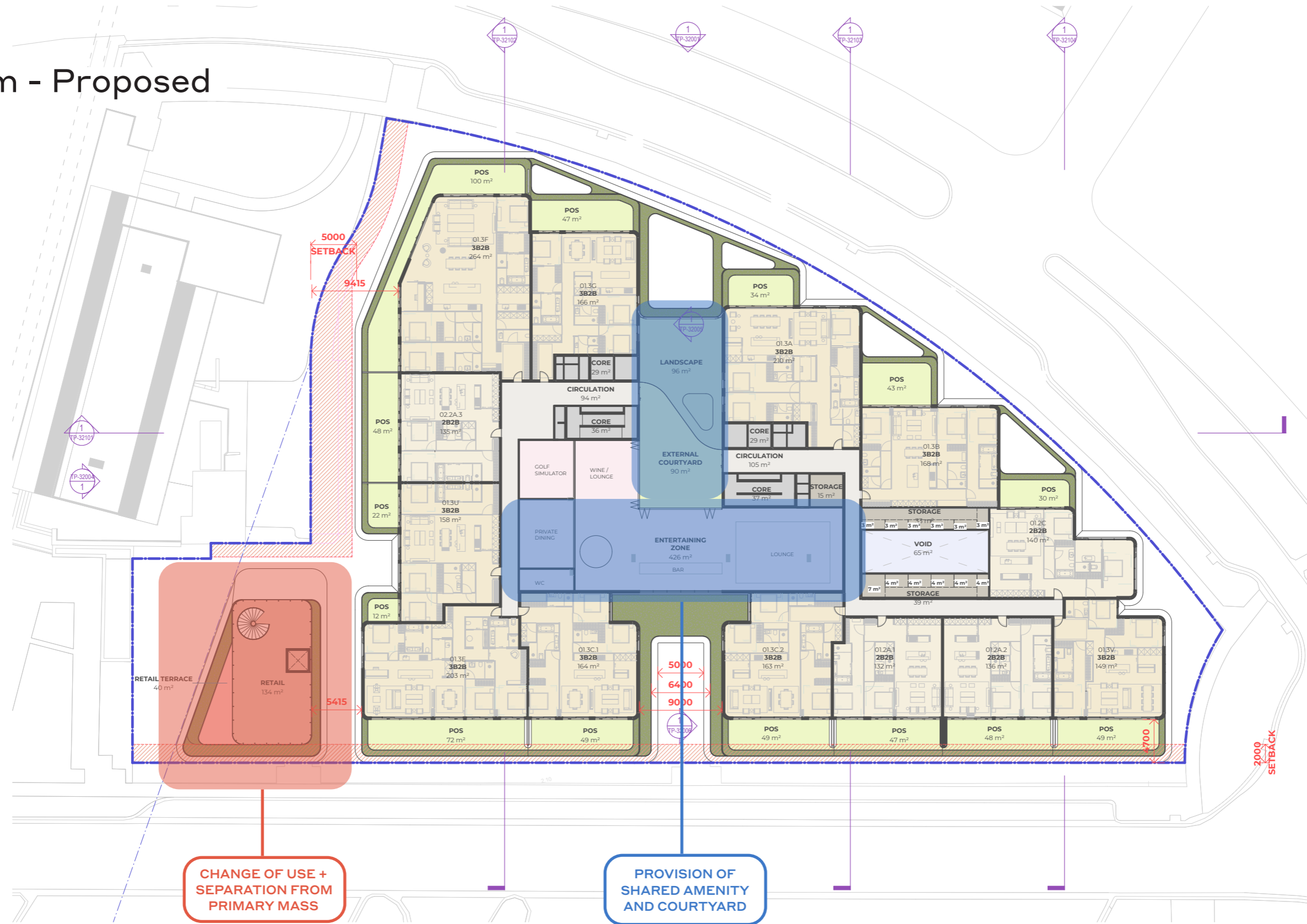
Drawing Title
**GENERAL ARRANGEMENT
LEVEL 01 FLOOR PLAN**

Project Number
19055

Drawing Number
A0101

Revision
D

L01 Podium - Proposed



City of Port Phillip
Advertised Plan 11 of 33

L04 Tower - Permitted



PERMITTED SCHEME ENCROACHMENT INTO SETBACK

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Scale: SCALE@A1 1:200 SCALE@A3 1:400

Project Title: 1-7 WATERFRONT PLACE, PORT MELBOURNE

Client: ACTION GROUP AUSTRALIA

Project Number: 19055

Revision: A0104

Drawing Status: TP

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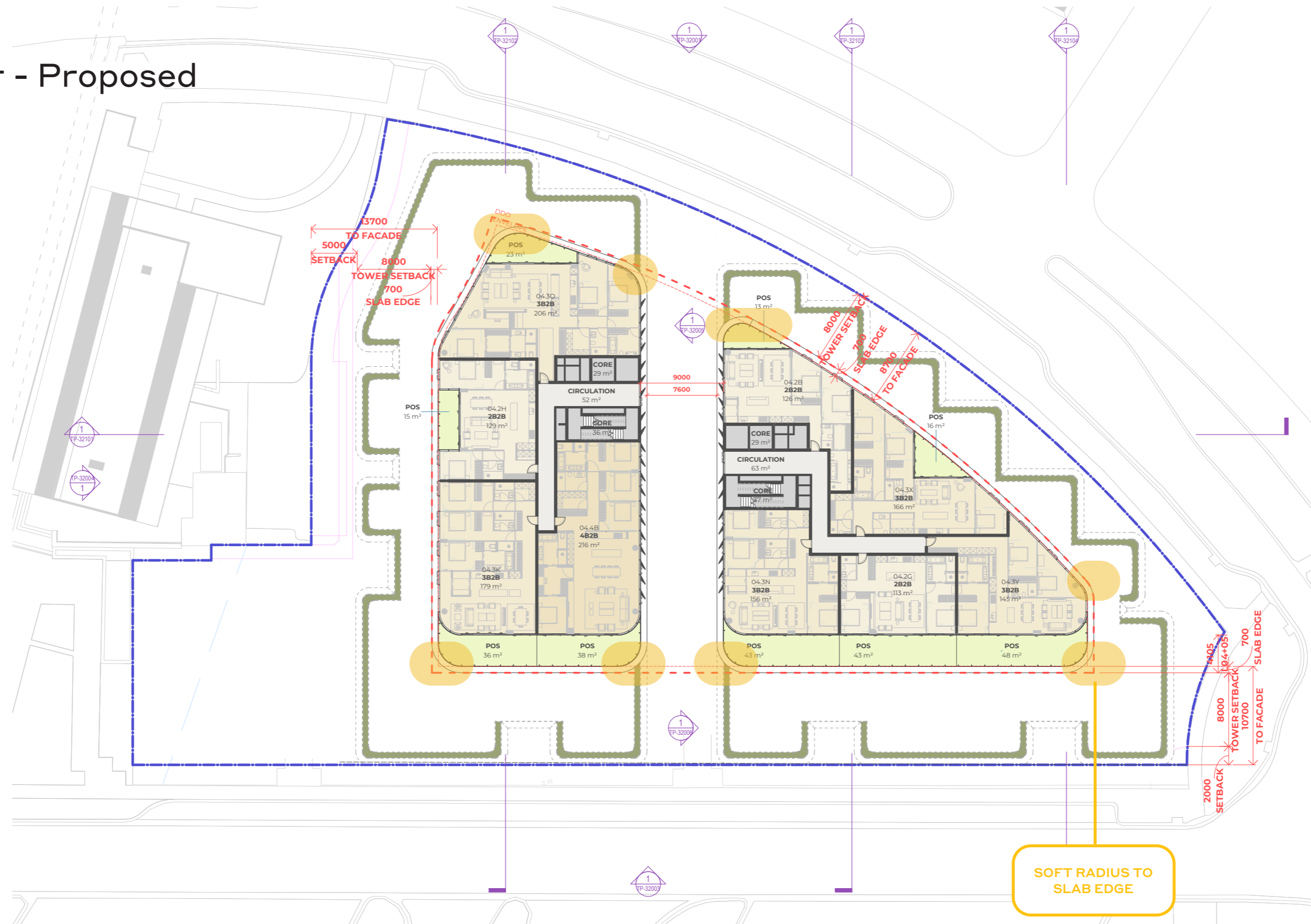
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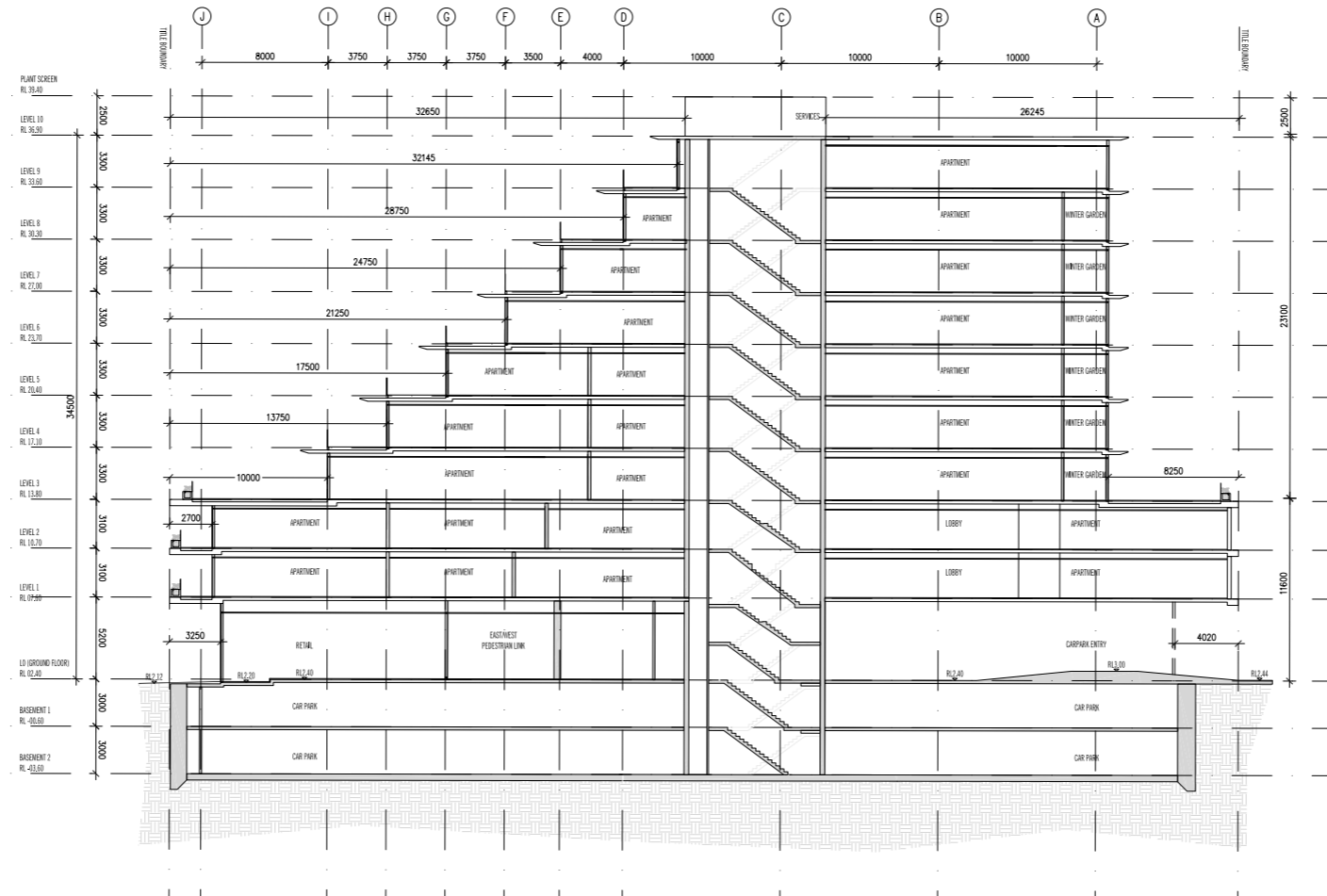
Rev No.	Date	Reason for Issue	Issued By

L04 Tower - Proposed



City of Port Phillip
Advertised Plan 25 of 33

Section B-B - Permitted

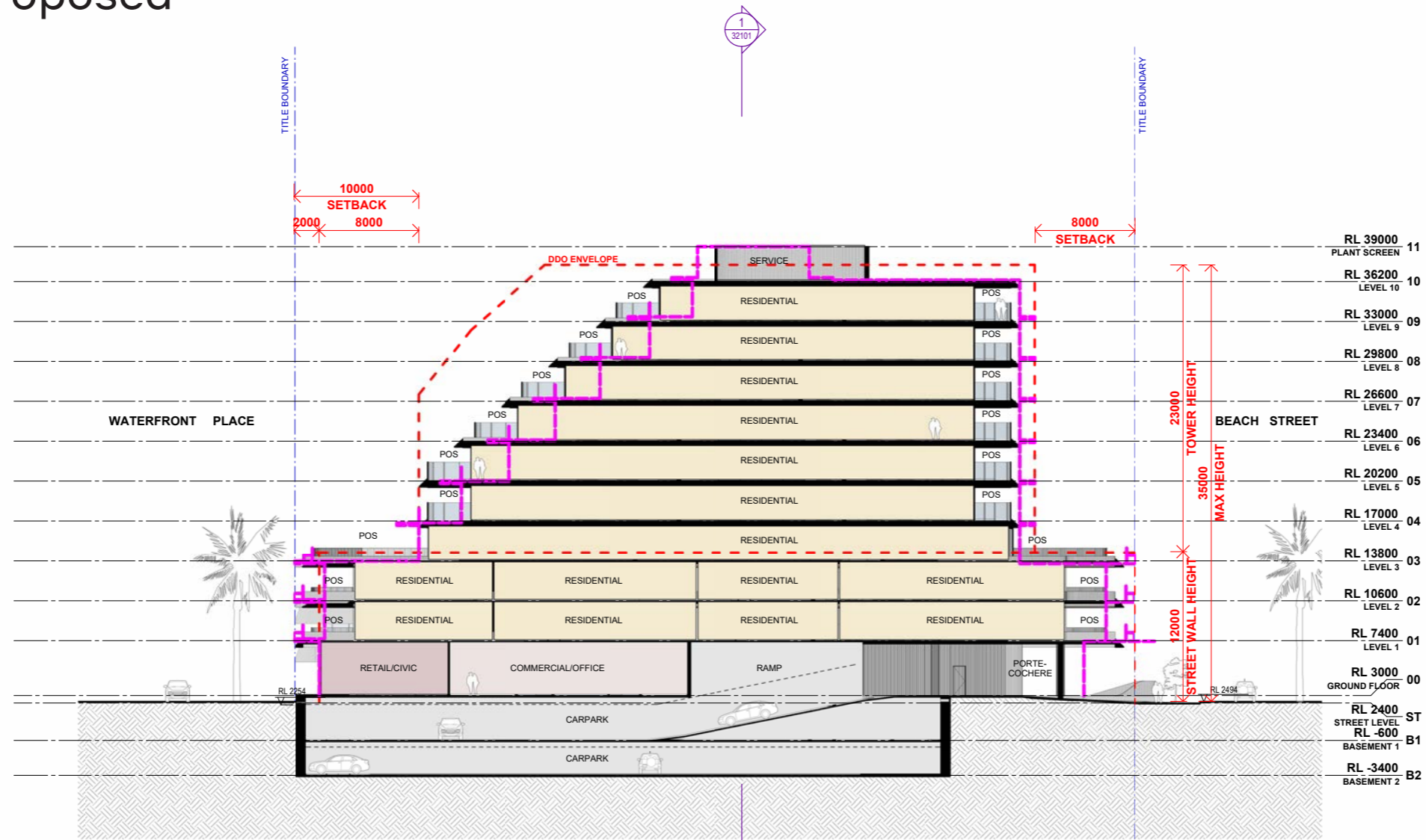


Rev No.	Date	Reason for Issue	Issued By	Rev No.	Date	Reason for Issue	Issued By
A	31.07.2020	ISSUE FOR TOWN PLANNING - DRAFT	CH				
B	02.08.2020	ISSUE FOR TOWN PLANNING	AM				
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Section B-B - Proposed



LEGEND

- - - DDO ENVELOPE
- PERMITTED ENVELOPE

Streetscape Views



Streetscape Views



Beach Street View 01



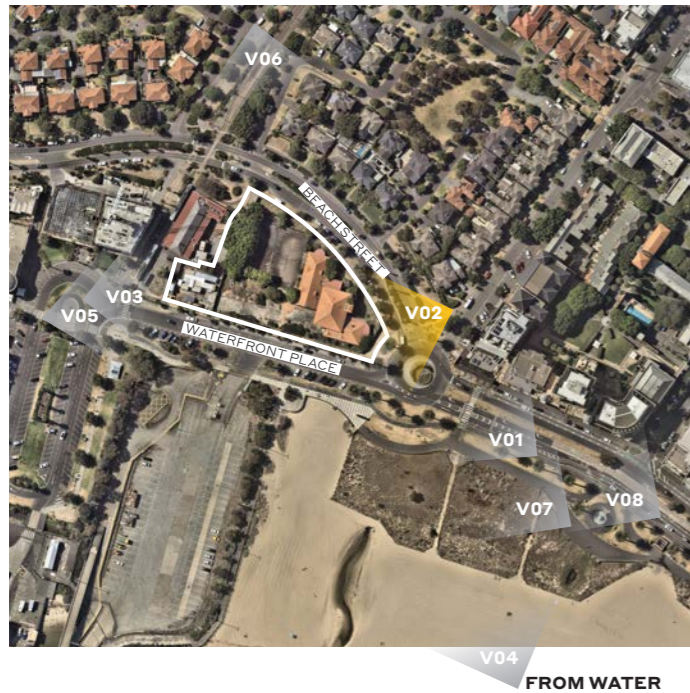
Permitted Scheme View 01
Page 142-143 of Urban Context
Report, Date 31.03.2021



Princess Street View 02



Permitted Scheme View 02
Page 144-145 of Urban Context
Report, Date 31.03.2021



PROPOSED

Waterfront Place View 03



Permitted Scheme View 03
Page 146-147 of Urban Context
Report, Date 31.03.2021



PROPOSED

Hobsons Bay View 04



Permitted Scheme View 04
Page 149 of Urban Context
Report, Date 31.03.2021



Waterfront Place Sculpture View 05



Permitted Scheme View 05
Page 151 of Urban Context
Report, Date 31.03.2021



Canberra Parade View 06



Permitted Scheme View 06
Page 153 of Urban Context
Report, Date 31.03.2021



V04
FROM WATER



PROPOSED

Beach Street - Port Melbourne Band Rotunda View 07



Permitted Scheme View 07
Page 155 of Urban Context
Report, Date 31.03.2021



V04
FROM WATER



PROPOSED

Beach Street and Stokes Street View 08



Permitted Scheme View 08
Page 157 of Urban Context
Report, Date 31.03.2021



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