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HANGING GARDENS PLANNING RESPONSE

Project Address: 59 The Parade, Ocean Grove
Report Revision: B
Dated: 22 March 2026

Prepared for: Convex Holdings Pty Ltd
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UXD Quality System & Circulation Schedule			
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1.0 Overview

1.1 Introduction

This planning report accompanies a planning permit application for the proposed apartment development of 59 The Parade, Ocean Grove

UXD Group Pty Ltd has been engaged as both the design & planning consultants on behalf of Convex Holdings Pty Ltd which are the prospective developers of the land.

The site is located within an established precinct of Ocean Grove, approximately 22km from Geelong & 96km from Melbourne CBD. The land comprises of approximately 815 sqm and presents an excellent opportunity to provide a number of various apartment typologies to accommodate the growing community within an established area of Ocean Grove.

The site is within a Residential Growth Zone pursuant to the Greater Geelong Planning Scheme and is subject to a Protected Settlement Boundary Overlay and Design & Development Overlay (Schedule 14)

The application seeks the following planning approval pursuant to Clause 32.07-6 (Construction and extension of two or more dwellings on a lot, dwelling on common property and residential buildings) of the Geelong Planning Scheme as stipulated within the Residential Growth Zone.

1.2 Supporting Documentation

This report should be read in association with the following material:

- Certificate of Title & Plan of Subdivision
- Feature, Level & Re-Establishment Survey
- Architectural Development Plans
- View Impact Assessment (Appendix B)
- Waste Management Report (Appendix C);
- Neighbour's consent letter to remove adjoining trees (Appendix D)

1.3 Subject Site

The subject site is identified as 59 The Parade, Ocean Grove ('the site'), and comprises all land within Lot 131 of Plan of Subdivision 001856

The land is rectangular in shape with south-to-north orientation. It has one frontage (The Parade) which is 20.12m wide. Vehicular access to the property is afforded via a main township road to the south of the subject site. The road itself is a dual carriageway.



Figure 1. The Subject Site & Surrounds

Reference: NearMaps, Image dated 29/10/25

In its current state, the land is relatively flat and is currently occupied by a single-storey dwelling which is constructed from brick veneer and sheet roofing. The dwelling is proposed to be removed to provide a clear canvas for the proposed development.

Landscaping to the site is mainly of shrub type species and low-level planting. No significant trees are present both on site or within the vicinity of the boundary line of the subject site with the vegetation predominantly be of shrub type species.

1.4 The Environs (Immediate & Surrounding Context)

The subject site is within an established corridor of Ocean Grove and walking distance to the main commercial precinct of Ocean Grove. The Parade itself is one of the major thoroughfare roads that provides many linkages throughout Ocean Grove township.

The housing profile is mixed and emerging along the Parade, with many recent knock-down, re-builds and medium density developments. Developments in more recent times along The Parade have evolved from side-by-side townhomes (predominately of 3 storey form) into lifestyle based apartments. This is evident at 100 The Parade, 78 The Terrace, 97 The Terrace and 108 The Terrace. Further to this, there are a number of prospective apartment applications approved within the township

The Parade is an active street with both vehicular and pedestrian traffic catered for east and west of the carriageway. The pattern of housing and plotting of dwellings is inconsistent, whilst the majority of properties which front The Parade have low-to-high street fences.



Figure 2. The Subject Site From Street Front

Reference: Google Streetview

Ocean Grove features a mixture of different housing forms, there is still an eclectic mix of inter-war and post-war architectural styles. However, over the past decade, more contemporary and coastal forms are emerging and beginning to set the architectural precedent of Ocean Grove. The Parade and subject site provide a great opportunity to provide further housing to an established burrow of Ocean Grove that has direct connection to Ocean Grove Village and all the amenities it has to offer.

In relation to the sites immediate context, the neighbouring properties consist of:

Northern Interface: 58-60 The Avenue - Single dwelling properties

Eastern Interface: 61 The Parade - Dual Occupancy Development consisting of two single-storey dwellings

Southern Interface: The Parade (streetfront)

Western Interface: 57 The Parade - Double Storey Dwelling with a council approved dual occupancy of 3x storeys in height that is currently under review at VCAT.

No trees of significance are either on site or within neighbouring properties with vegetation predominately being of shrub like and council accepting the removal of all vegetation from the subject site under the current apartment approval of 57-59 The Parade.

1.5 The Proposal

The application seeks planning approval to develop land at 59 The Parade, Ocean Grove, by the way of:

- Demolishing and removing the existing dwellings and associated vegetation from site
- Proposing an three (3) level apartment building and basement which accommodates the following dwellings:
 - Basement Level: Car-parking, Storage, Waste Refuse, Plant & Equipment provisions, gym, wellness and end of trip facilities
 - Ground Level: Foyer, Four (4) Terrace Apartments
 - Level 01: Two (2) Sub-Penthouses
 - Level 02: Two (2) Penthouses

As part of the development scheme no variation to the parking standards (Clause 52.06) is required. All parking will be provided on site, inclusive of visitors.

2.0 Planning Framework Response

The Planning Policy Framework of the Greater Geelong Planning Scheme provides the underlying planning objectives for both the state and local municipality.

With respect to the proposed development, the policies encourage additional housing opportunities to locate within existing urban and township areas that have access to a variety of services. The development should address its surrounding context to provide appropriate amenity and neighbourhood character outcomes.

Policies of the Planning Policy Framework of relevance to the application comprise the following:

Clause 11 Settlement

- 11.01-1R Settlement – Regional Victoria
- 11.01-1R Settlement – Geelong 21

Clause 15 Built Environment and Heritage

- 15.01-1S Urban design
- 15.01-2S Building design
- 15.01-5S Neighbourhood character

Clause 16 Housing

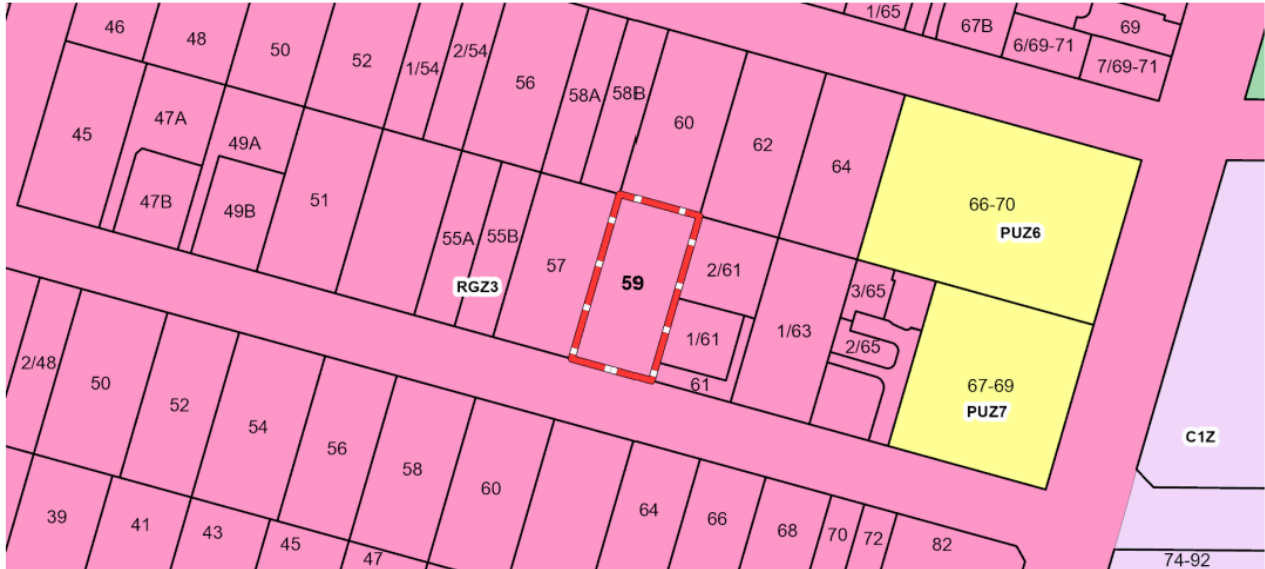
- 16.01-1S Housing supply
- 16.01-1L-02 Increased housing diversity areas
- 16.01-2S Housing affordability
- 16.01-1L-03 Increased housing diversity in coastal areas

The development's response to strategic policies of the Geelong Planning Scheme and Policy Framework are considered and responded to within Section 5 of the report following.

3.0 Zoning & Overlay Controls

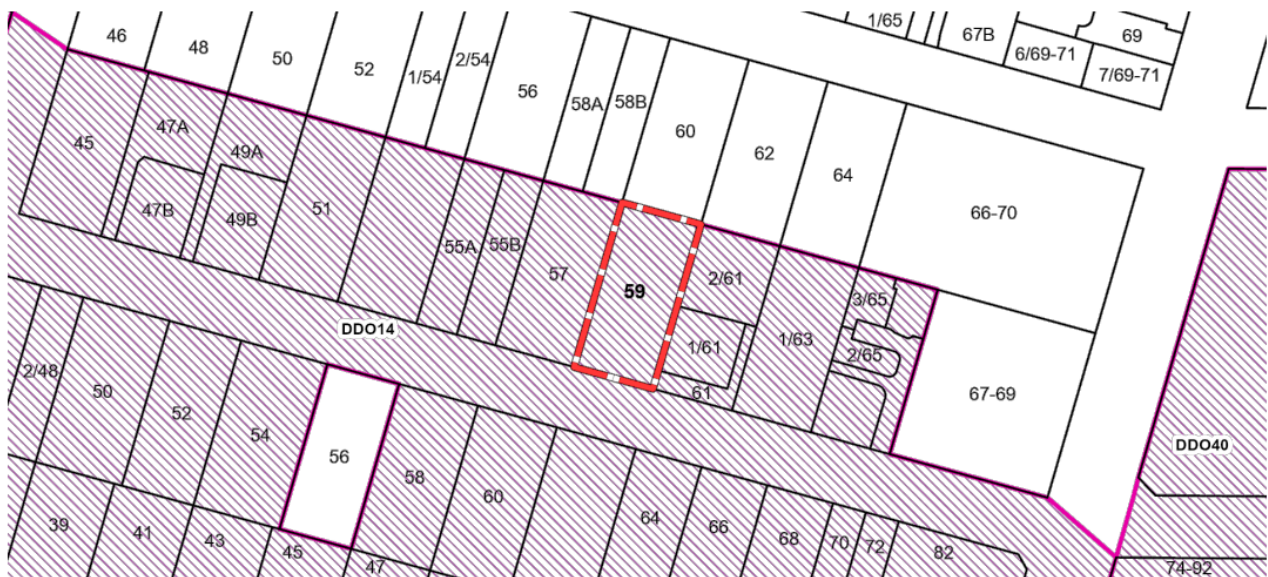
The subject site is zoned:

Residential Growth Zone | Schedule 3 (RGZ3)



And is subjected to the following overlays:

Design & Development Overlay | Schedule 14 (DDO14)



Protected Settlement Boundary (PSB)



Additional Notes: The property is not within an area of aboriginal cultural heritage sensitivity nor within a designated bushfire prone area.

Zoning Overview

Clause 32.07 - Residential Growth Zone

The subject site is within a Residential Growth Zone pursuant to provisions of Clause 32.07 of the Greater Geelong Planning Scheme. The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

With respect to the zoning and in addition to **Clause 65**, the responsible authority must consider (as appropriate) the following decision guidelines as prescribed under **Clause 32.07-13**:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a Housing Choice and Transport Zone, Mixed Use Zone or Residential Growth Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings, small second dwellings and residential buildings

- For the construction of one dwelling on a lot, whether the development is an under-utilisation of the lot.
- For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of four storeys, excluding a basement, the objectives, standards and decision guidelines of Clause 57.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

In addition to the above, the site is subjected to **Schedule 3 of the Residential Growth Zone**. The following controls need to be considered and best adopted:

07/12/2020
C396ggee

SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ3**.

COASTAL INCREASED HOUSING DIVERSITY AREAS

1.0
07/12/2020
C396ggee

Design objectives

None specified.

2.0
08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	<p>If the site is in a heritage overlay, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 6 metres, whichever is the lesser.</p> <p>In all other areas, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 5.5 metres, whichever is the lesser.</p> <p>Side street setback requirements specified in the table to Standard A2-1 continue to apply.</p>
	B2-1	<p>If the site is in a heritage overlay, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 6 metres, whichever is the lesser.</p> <p>In all other areas, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 5.5 metres, whichever is the lesser.</p> <p>Side street setback requirements specified in the table to Standard B2-1 continue to apply.</p>
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	<p>At least one part of the private open space has secluded private open space with a minimum area of 20 square metres and a minimum dimension of 3 metres with convenient access from a living area, dining area or kitchen.</p> <p>All other requirements in Standard A3-2 apply, including alternate private open space provisions.</p>
	B3-5	<p>A dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 20 square metres of secluded private open space with a minimum dimension of 3 metres; or ▪ An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or ▪ A balcony with at least the area and dimensions specified in Table B3-5; or ▪ An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. <p>All other requirements of Standard B3-5 continue to apply.</p>
Front fence height	A2-7 and B2-8	None specified

3.0
26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 10.5 metres.

4.0
07/12/2020
C396ggee

Application requirements

None specified.

5.0
07/07/2023
C456ggee

Decision guidelines

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Buildings and works & dwellings

- The requirements of Clause 16.01-1L-02 in relation to the siting, height, scale, materials and form of proposed buildings.

6.0 Transitional Provisions

Schedule 3 to clause 32.07 Residential Growth Zone does not apply to an application to construct a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme. The requirements of clause 54 as they apply to clause 54.03-2 or of clause 55 as they apply to clause 55.03-2 as in force immediately before the said approved date continue to apply.

Despite the provisions of Schedule 3 to clause 32.07, these do not apply to an application under section 69 of the Act to extend a permit to construct or extend a development.

Zoning Response:

The proposed development application is one that strongly responds to the purposes of the Residential Growth Zone. The design response is one that provides:

- **A diversity of housing types in a location that offers good access to services, transport and the town centre.**
- **An increased density of building to accommodate further housing within an established precinct of Ocean Grove**
- **A design response which achieves the design objectives specified within the schedule to the zone.**

With respect to the the developments response to the decision guidelines prescribed under **Clause 32.07-13**, the development:

Decision Guideline (32.07-13)	Design & Planning Response
General	<ul style="list-style-type: none"> • The municipal planning strategy and the planning policy framework has been considered and adopted as part of the overall design response • The development is consistent with the purpose of the zone by providing a greater scale and density of building to accommodate further housing within the town centre of Ocean Grove. • The objectives of the zone have been addressed as part of the design response (refer to Schedule 3 response). • All decision guidelines relevant to the proposal have been considered in the design response and development application. • The impact of overshadowing has been considered and mitigated as best possible within Clause 55 standards.
Subdivision	<ul style="list-style-type: none"> • Although the development application does not propose subdivision, all necessary measures have been implemented into the design to allow future subdivision in-accordance with Clause 56. • Provision for vehicles providing for supplies, waste removal, emergency services and public transport has been considered.
Dwellings & Residential Buildings	<ul style="list-style-type: none"> • The development is not considered an under-utilisation of the lot by providing a greater density of housing as directed by the zoning purpose and objectives. • The apartment building has been designed in-accordance with Clause 55 and Clause 55.07 standards.

With regards to **Schedule 3 of the Residential Growth Zone**, the development application responds by the way of:

Geelong CC Modified Standards (RGZ3)	Design & Planning Response
<p><u>B2-1: Minimum Street Setback</u></p> <p><i>If the site is in a heritage overlay, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 6 metres, whichever is the lesser.</i></p> <p><i>In all other areas, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 5.5 metres, whichever is the lesser.</i></p> <p><i>Side street setback requirements specified in the table to Standard B2-1 continue to apply.</i></p>	<p>The development's front setback is consistent with Schedule 3 of the RGZ by providing a 6.5m front street setback at ground level and then an upper floor (Level 01) front street setback of 5.5m, which cantilevers the ground floor footprint below.</p>
<p><u>B2-5: Maximum Site Coverage</u></p> <p><i>Standard B2-5 Applies with no local modification (70%)</i></p>	<p>The development complies with the building footprint equating to 67% site coverage of the allowable 70%.</p>
<p><u>B3-5: Private Open Space</u></p> <p><i>A dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:</i></p> <ul style="list-style-type: none"> • <i>An area of 20 square metres of secluded private open space with a minimum dimension of 3 metres; or</i> • <i>An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or</i> • <i>A balcony with at least the area and dimensions specified in Table B3-5; or</i> • <i>An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.</i> <p><i>All other requirements of Standard B3-5 continue to apply.</i></p>	<p>The development meets the minimum private open space requirements for all dwellings in-accordance with both Schedule 3 of the RGZ and Table B3-5 of Clause 55.</p> <p>Refer to corresponding development plans and enclosed Clause 55 assessment for further information.</p>

<p><u>B2-8: Front fence height</u></p> <p><i>Standard B2-8 Applies with no local modification.</i></p>	<p>The development is north facing and as a result, the applicant proposes secluded private open space to the street-front behind feature front fences.</p> <p>To ensure and protect any future resident's amenity, the applicant seeks an increase of 300mm to the allowable 1.5m front fence height prescribed within Standard B2-8.</p> <p>A front fence of 1.8m is more suitable for the subject site and protection of secluded private open space. It is noted that this height fence is approved under the current apartment approval for the subject site (in consolidation with 57 The Parade, Ocean Grove).</p>
<p><u>Maximum Building Height</u></p> <p><i>A building used as a dwelling or a residential building must not exceed a height of 10.5 metres</i></p>	<p>The proposed development does not exceed 10.5m in height above natural ground level.</p>

Design & Development Overlay Overview

Clause 43.02

The subject site is within a **Design & Development Overlay** pursuant to provisions of Clause 34.01 of the Greater Geelong Planning Scheme. The purpose of the zone is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

Clause 43.02-01, refers to design objectives to the associated schedule. In this instance, the Schedule number is 14 of the Greater Geelong Planning Scheme.

In addition to the design objectives set out in Schedule 40 of the Design & Development, **Clause 43.02-6** outlines the following decision guidelines that the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

Schedule 14 to Clause 43.02 Design & Development Overlay

DDO14 has been established to provide direction and preferred design outcomes to housing and developments around the periphery of Ocean Grove Town Centre. The subject site has been identified within **Dwellings over 7.5 metres in areas with access to views.**

Accordingly, **Clause 1.0** seeks the following design objectives:

To ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

And **Clause 6.0** of the DDO14 sets out the following design objective

- The design objectives of this schedule.
- The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size and bulk (including the roof).
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land and reduce the need for site excavation or filling.
- The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.

Design & Development Overlay Response

The design response is considered both site responsive and consistent with the objectives & building design requirements established within the DDO14. Accordingly, the following responses illustrates the development proposal:

- ✓ Considers and adopts the objectives set out in the Municipal Planning Strategy & the Planning Policy Framework
- ✓ Adopts the design objectives prescribed in both the overlay schedule and other relevant policies and design guidelines.
- ✓ Provides a high standard form of contemporary architecture consistent with the coastal cues emerging style of housing throughout Ocean Grove.
- ✓ Provides a scale of development which the bulk and mass is mitigated through articulated design, recessions, use of treatments and proportions.
- ✓ Provides a biophilic design response to soften aesthetics and enhance of the overall Streetscape of The Parade (and Ocean Grove by extension).
- ✓ Encapsulate parking facilities underground so they are not dominate to the streetscape and allow the overall architecture and landscaping to take presence.
- ✓ Provide a tiered building design to harness existing dwelling sight lines and building Impact
- ✓ A building which is designed to its environment and applies methods and treatments to ensure the privacy and amenity of its neighbours is not impacted.



Figure 3. Artist Impression (Streetscape)

Reference: UXD Group Pty Ltd

With respect to Schedule 14, the Design Objectives set out:

To ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

As highlighted above and in context of the subject site, the planning policy identifies protection of reasonable shared views to the ocean, foreshore and Barwon River (where appropriate and applicable).

In consideration of the above, UXD Group refers council to Appendix B and the submitted view impact assessment which shows the proposed building in photomontage format. For reference, see excerpts below which shows the key



Figure 4. View Impact from 58A & 58B The Avenue (Party Wall) Reference: UXD Group Pty Ltd



Figure 5. View Impact from 60 The Avenue (Shared Boundary) Reference: UXD Group Pty Ltd

In consideration of retaining shared views as contemplated within Schedule 14 of the DDO, the view impact assessment submitted confirms that shared views to the ocean, foreshore and barwon river are provided.

Protected Settlement Boundary Overlay Overview

The subject site is within a **Protected Settlement Boundary** in which the Greater Geelong Planning Scheme refers to **Clause 11.03-5S Distinctive areas and landscapes**. This policy sets out the following:

Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Protected Settlement Boundary Overlay Response

Clause 11.03-5S refers applicants to the **Bellarine Peninsula Statement of Planning Policy (Victorian Government, 2023)**. This statement identifies Ocean Grove as a 'regional city' as illustrated on the following planning map:



Figure 6. Bellarine Peninsula Planning Map 6

Reference: Victorian Government

The policy identifies the following planning context for the central township of Ocean Grove:

The Ocean Grove town centre is distinct from the remainder of the settlement. Development is higher density and fine-grain with taller buildings in prominent locations so long as design requirements are met to protect the coastal village feel. It showcases contemporary architectural design while reflecting the existing coastal character that has strong connections to the beach location. New development in the town centre will allow sunlight to fall on public streets and maintain glimpses across Bass Strait. Vegetation will continue to be a key feature of the public and private realms. The Shell Road and Grubb Road activity centres provide a distinct sense of arrival to Ocean Grove. They have contemporary-designed development with sensitive landscaping and signage.

Increased housing diversity will be accommodated in residential areas surrounding the Ocean Grove town centre, Shell Road and Grubb Road activity centres with some development up to three-storeys. Development within the older parts of Ocean Grove – south of Thacker Street and Shell Road and known as ‘old Ocean Grove’ and Collendina – will be incremental and retain the longstanding, modest-scale, archetypal character of a coastal, residential area. It will respond to the existing character: low scale, built form, set within well-vegetated lots with consistent boundary setbacks and using coastal/natural materials and muted colours. Views of Bass Strait from vantage points at higher elevations will be preserved and celebrated.

Figure 7. Bellarine Peninsula Context Excerpts for Ocean Grove

Ref: Victorian Government

In consideration of the above context for Ocean Grove and then future development, the policy seeks the following objectives for future development:

5.8.2 Future development

Most future urban development will be concentrated within the settlement boundaries of district towns - within activity centres, substantial change housing areas and future urban areas.

Development will be planned, managed and designed to respect the unique identities of settlements, including their highly valued landscape, environmental and heritage values and coastal characters. It will also take into account the settlement's hierarchy designation and be designed to have regard to how it interfaces with the adjoining rural and non-urban land so as to minimise disruption of the landscape character, where applicable (refer to settlement maps).

Activity centres

Land use in town and activity centres will be generally mixed-use, reflecting the centre's role as a subregional activity centre, town centre or neighbourhood activity centre. The built form will achieve outstanding urban design outcomes and will be at a scale in keeping with the settlement's hierarchy designation, role, function and preferred character.

Housing change areas

Maps 9–17 show the level of change that can be expected as future housing is accommodated within the declared area. Each settlement will accommodate housing differently in line with its hierarchy designation and settlement character.

Three types of housing change areas will apply:

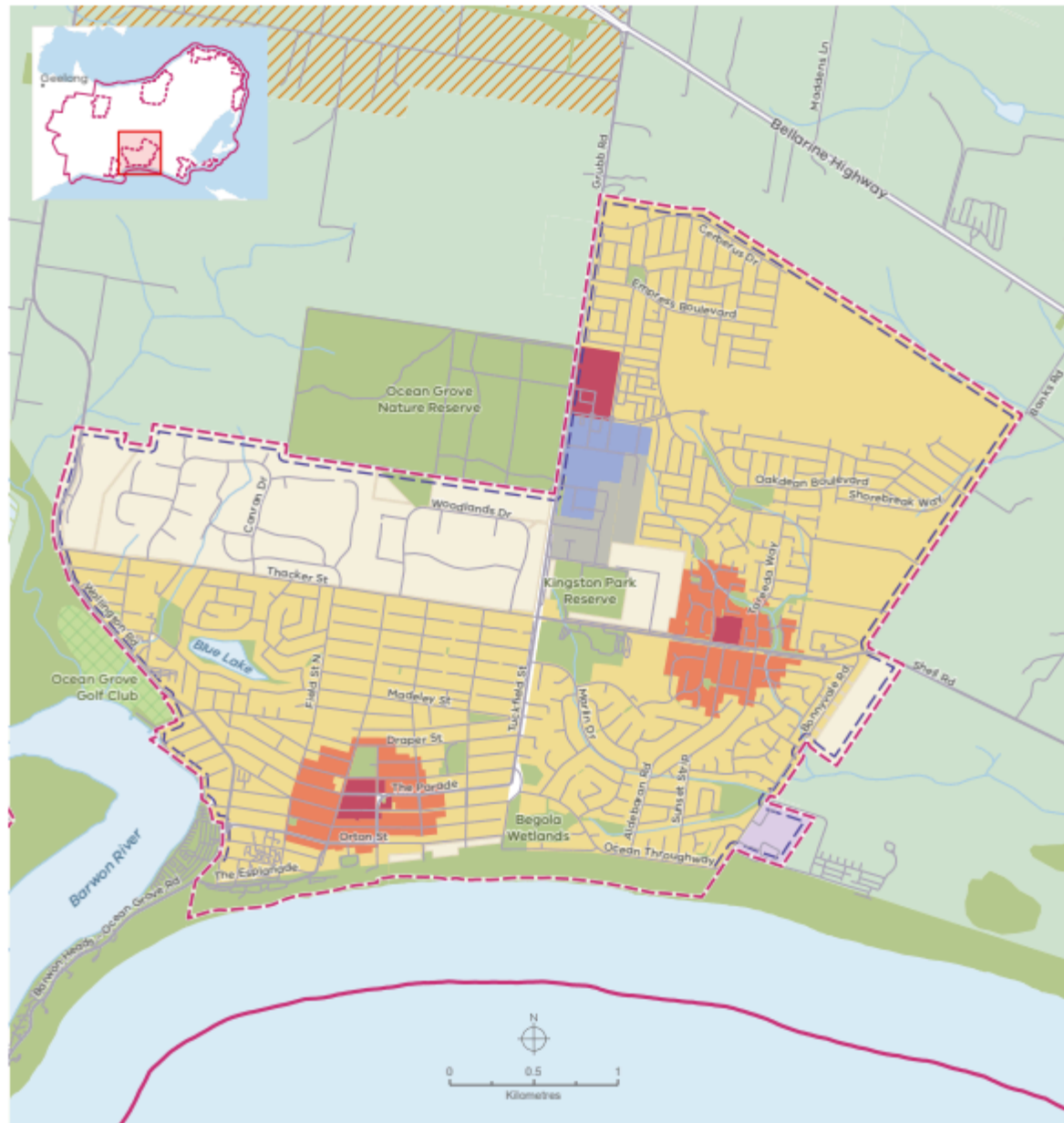
- **minimal change:** these areas should be protected because of their special neighbourhood, heritage, environmental or landscape characteristics.
- **incremental change:** these areas are where some housing diversity and change may occur in keeping with the existing or preferred neighbourhood character. Development may include medium-density housing and buildings may be up to two storeys. Note an area also specified in the Greater Geelong Planning Scheme as an 'increased housing diversity area' may have building heights of up to two-to-three storeys.

- **substantial change:** these areas are where increased housing diversity is encouraged. While change should be expected, new development must still respect the landscape and settlement character. Substantial change areas are located in and around town centres/activity centres, along public transport corridors and strategic development areas. Development may include higher-density housing with the highest density development located adjacent to the commercial core of the area and the lowest at the edge of the area. Buildings may be up to two-to-three storeys.

The housing change areas will be implemented through local planning provisions set out in the planning scheme, including through local planning policies, zones, overlays and particular provisions. They will be guided by strategic planning reviews.

In correspondence with the above, refer to the following settlement map for Ocean Grove:

Map 11: Ocean Grove settlement plan



- | | | |
|-------------------------------|--------------------|--------------------|
| Protected settlement boundary | Lakes | Activity centre |
| Declared area boundary | Golf course | Substantial change |
| Urban-rural interface | Parks and reserves | Incremental change |
| Highway | Green breaks | Minimal change |
| Main road | Industrial land | Tourism/community |
| Local road | Commercial land | |
| Waterways | Rural living | |

As per the underlying planning policy, the subject site falls within a **substantial change** area of Ocean Grove settlement. These areas are where increased housing diversity is encouraged. Change should be expected whilst new development must still respect the landscape and settlement character. In summary, the definition of substantial change is captured in the Victorian Government glossary as:

Substantial change area

An area where housing intensification will occur that results in a substantially different scale and intensity of housing compared to other areas of a municipality, including an area in and around an activity centre or along a public transport corridor and a strategic development area. Planning Practice Note 90: Planning for Housing (PPN90) has details.

The Government outlines for this area that Ocean Grove that **higher-density housing with the highest density development located adjacent to the commercial core of the area and the lowest edge of the area. Buildings may be up to two-to-three storeys.**

In consideration of the Protected Settlement Boundary, the proposed development meets the underlying planning policy set out within the *Bellarine Peninsula Statement of Planning Policy (July 2023)* by providing intensified housing to the Ocean Grove township that is both appropriate to and respectively to the landscape and settlement character.

4.0 Particular Provisions

Clause 52.06 – Car Parking

The purpose of Clause 52.06 (Car Parking) of the Greater Geelong Planning Scheme is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car. To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

For dwellings, the following rate applies:

- One to each one or two-bedroom dwellings;
- Two to each three or more-bedroom dwellings; and
- One visitor car park to every five dwellings.

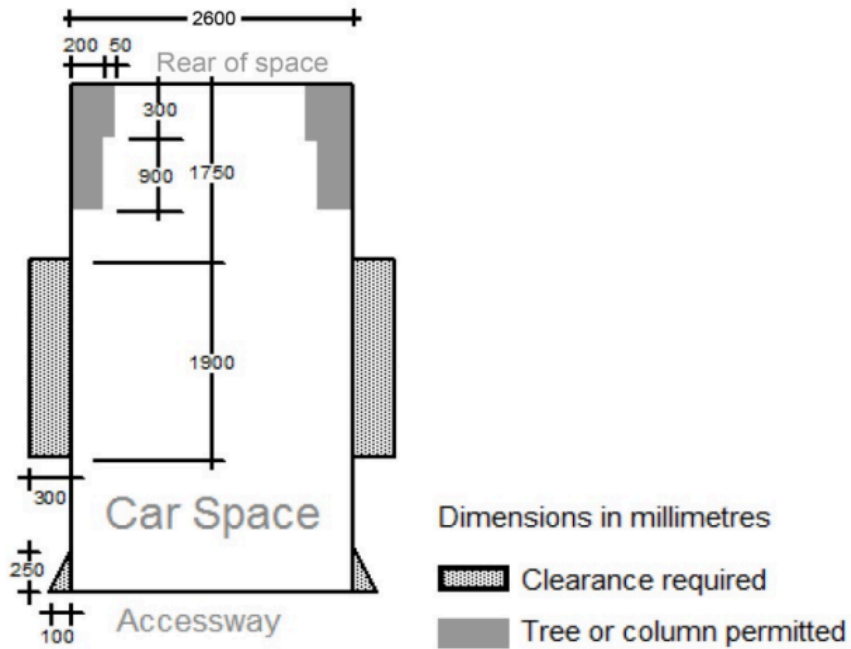
Car Parking Response

The proposed development fully complies with Clause 52.06 by providing the required number of parking bays per apartment (and bedrooms accommodated), whilst one (1) visitor parking bay has been provided to support the number of dwellings proposed (i.e. 9)

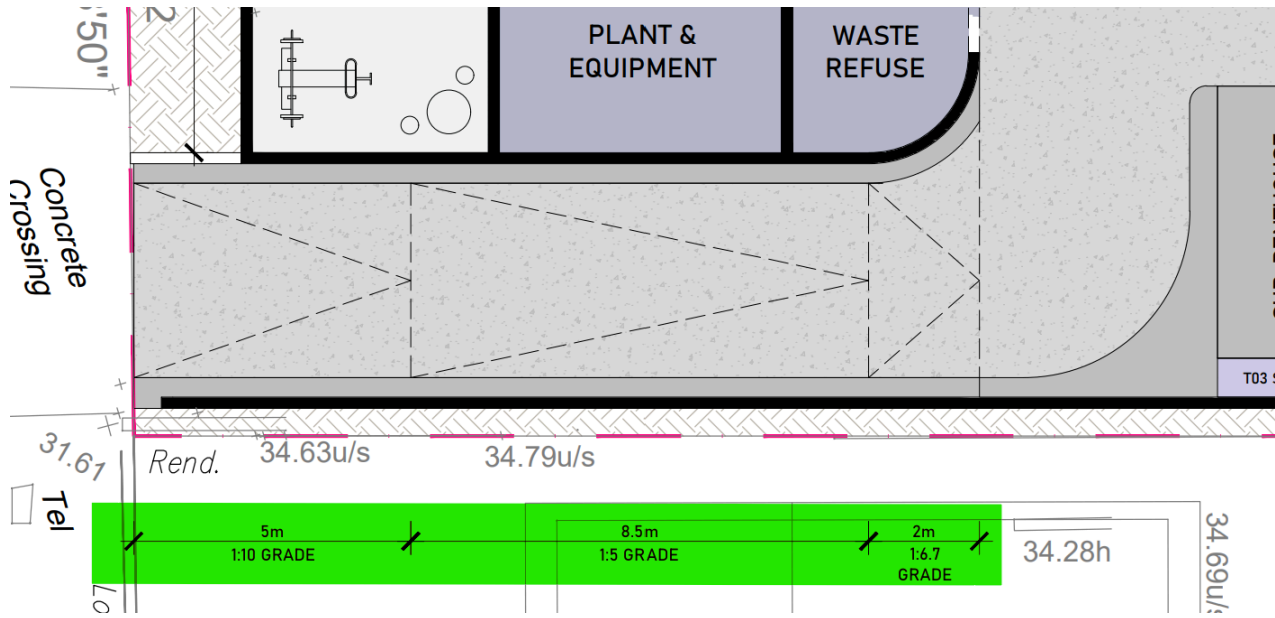
With respect to the parking bay and carriageway design, the development has adopted the following standards as highlighted:

Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
60°	4.9 m	2.6 m	4.9 m
90°	6.4 m	2.6 m	4.9 m
	5.8 m	2.8 m	4.9 m
	5.2 m	3.0 m	4.9 m
	4.8 m	3.2 m	4.9 m

Whilst further to the above, parking bays have adopted the following design standards when accommodating columns into the overall design:



In regards to the ramp design, access and egress is consistent with the grades prescribed in **Design Standard 3 (Gradients)**. For further reference, please see extract below confirming ramp grades and transitions:



Clause 55 – Two or more dwellings on a lot and residential buildings

Refer to **Appendix B** for Clause 55 assessment & response.

Clause 65 – Decision Guidelines

Clause 65 sets out Decision Guidelines and Clause 65.01 sets out issues that the Responsible Authority must consider when making a decision. Those relevant to this application include:

- The matters set out in Section 60 of the Act.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

The requirements of Clause 65 have been covered throughout this report and the development strongly responds to the matters set out in Clause 65.

5. Key Planning Considerations

5.1 Planning & Design Response

In totality, the proposed development of 59 The Parade is one which strongly responds to the Greater Geelong Planning scheme:

Clause 11 Settlement	
Relevant Planning Control	Applicant Design Response
11.01-1R Settlement – Regional Victoria	The policy identifies focus on regional investment and growth in Geelong. With Ocean Grove identified as 'district town' within the greater Geelong municipality, the planning scheme seeks greater intensification and diversification of housing to these district towns - particularly in residential growth zones such as the subject site.
11.01-1R Settlement – Geelong 21	<p>The underlying Settlement policy calls upon council to support the growth of Ocean Grove as a district town by building on existing and planned infrastructure.</p> <p>The subject site sits within the most established neighbourhood of Ocean Grove with it being in the township core. The site is within walking distance to the primary retail centre of Ocean Grove and has direct access to public transport nodes.</p> <p>As per 11.01-1R, the proposed development meets the objectives of developing within district towns and protecting the surrounding areas for green wedge and farming type use.</p>
Clause 15 Built Environment and Heritage	
Relevant Planning Control	Applicant Design Response
15.01-1S Urban design	The development is considered and responds to the cultural identity of Ocean Grove through its use of raw materials to mimic the dune landscape (i.e. driftwood, raw concrete, heavy landscaping, etc). Whilst a strong focus on the design being a reflection of the coastal landscape, equal care and focus on the amenity of both prospective residents and neighbouring property has been considered to ensure no detrimental impact is caused.

15.01-2S Building design	<p>The proposed apartment building responds to its site context which draws upon the dune like landscape of Ocean Grove through the use of driftwood materials combined with raw concrete. The built form is further softened by its biophilic emphasis of hanging gardens layered across each level.</p> <p>Whilst the architecture is well considered and of a high aesthetic standard, the design is equal in its approach to passive design with its breezeway layout and use of thermally efficient materials.</p> <p>The form, scale and appearance of the development enhances the function and amenity of the public realm by positively contributing to the streetscape and overall housing profile of Ocean Grove.</p>
15.01-5S Neighbourhood character	<p>As set out in the Bellarine Peninsula Statement of Planning Policy (July 2023), the state seeks that this particular area of Ocean Grove have higher-density housing with the highest density development located adjacent to the commercial core of the area and the lowest edge of the area. The policy outlines that buildings of two-to-three storeys is acceptable neighbourhood character.</p> <p>The proposed development actively responds to the desired neighbourhood character set out in Bellarine Peninsula Statement of Planning Policy, whilst also being respectful to that of the prevailing neighbourhood character.</p>
Clause 16 Housing	
Relevant Planning Control	Applicant Design Response
16.01-1S Housing supply	<p>The subject site falls within a residential growth zone that has an underlying settlement policy that calls upon intensified and diversified housing.</p> <p>The development of 59 The Parade to 8x apartments strongly meets the housing supply policy of the Geelong Planning Scheme and contributes to the housing shortages currently experienced across both Victoria and the nation.</p>
16.01-1L-02 Increased housing diversity areas	<p>The subject site falls within the Ocean Grove Increased Housing Diversity Area. Accordingly, the development meets the set criteria prescribed within Clause 16.01-1L-02 of the Greater Geelong Planning Scheme:</p> <p><input checked="" type="checkbox"/> The IHDA seeks higher densities of housing as like the proposed apartment development of 59 The Parade</p>

	<ul style="list-style-type: none"> ✓ The built form is consistent with the IHDA strategies of providing sympathetic architecture and a combination of materials in its facade detail. ✓ The architecture is consistent with the building height strategies of the IHDA of having recessive upper floors with the evolving balconies and hanging planter boxes that layer the building across all vertical levels. ✓ The IHDA encourages development of up to three storeies. The proposed development meets this desire and is considered a suitable site as past approved by VCAT for the same building mass. ✓ Car parking is not visually intrusive with all parking facilities underground.
16.01-2S Housing affordability	<p>The median housing price of Ocean Grove is \$950,000 (March 2025 - February 2026) with townhouses within the vicinity of the subject site selling for between \$2.5m - \$4m.</p> <p>With the majority of development in Ocean Grove predominately being of three-storey dual occupancies or single dwelling houses, there is little opportunity in the established area of Ocean Grove for more affordable housing.</p> <p>The development of 59 The Parade in which provides apartments as opposed to single dwelling or townhouses provides a cheaper format of housing in comparison to that of other developments in the area. Accordingly, the apartment proposal will contribute to providing variety to the market at a more affordable price point.</p>
16.01-1L-03 Increased housing diversity in coastal areas	<p>Refer to written design response to Protected Settlement Boundary Overlay within this report. As highlighted and confirmed in the above mentioned response, the development actively meets Clause 16.01-1L-03 and the Bellarine Peninsula Statement of Planning Policy (July 2023)</p>

5.2 External Amenity

All external amenity impacts have been successfully resolved via design. Details are as follows:

Northern Interface:

- Rear setbacks have been considered and appropriately adopted to protect the amenities of adjacent dwellings at 60 The Avenue.
- All forms of overlooking have been mitigated via overlooking screens & treatments.
- Shadow cast impacts are limited due to the recessive design response. Refer to corresponding architectural drawings which include shadow diagrams

Eastern Interface:

- Rear setbacks have been considered and appropriately adopted to protect the amenities of adjacent dwellings at 61 The Parade.
- All forms of overlooking have been mitigated via overlooking screens & treatments.
- Shadow cast impacts are limited due to the recessive design response. Refer to corresponding architectural drawings which include shadow diagrams.
- Shadow impact to the existing solar panels to 2/61 The Parade are limited to ensure that the dwelling still gets clear and sufficient solar access.

Southern Interface:

- No significant impact (streetscape interface, i.e. The Parade)

Western Interface

- Rear setbacks have been considered and appropriately adopted to protect the amenities of adjacent dwellings at 57 The Parade.
- All forms of overlooking have been mitigated via overlooking screens & treatments.
- Shadow cast impacts are limited due to the recessive design response. Refer to corresponding architectural drawings which include shadow diagrams.

5.3 Internal Amenity

Each dwelling will achieve a high level of internal amenity outcome. Details are outlined in the Clause 55 assessment provided at **Appendix A**. In particular:

- All habitable rooms and primary spaces will have access to direct daylight access
- All rooms have been designed to have functional dimensions and no awkward internal spaces
- Convenient and direct access is available to all private open spaces or secluded private open spaces as applicable
- There will be no unreasonable internal overlooking within the development
- Generous internal and external storage is provided to each dwelling; and
- The northerly aspect has been maximised as best practical and within site constraints.

5.4 Car Parking

Car-parking has been provided in full compliance of Clause 52.06

5.5 Development Impact on Established Vegetation

Both 57 and 59 The Parade vegetation has been approved for removal under planning permit PP-1312-2021 (which is still currently valid). The applicant also represents the owners of 57 The

Parade which currently have a second permit application for two side-by-side townhouses of 3 storeys in height. This development proposal has also been approved by council with the removal of all vegetation from site subject to ratification by VCAT with the decision being appealed by objectors.

As for other neighbouring boundaries, there is no vegetation within the boundary line of Units 1 and 2, 61 The Parade. Whilst furthermore, there is no vegetation within the boundary line of 60 The Avenue to the rear of the subject site.

Based on the above, no vegetation is in effect of the proposed development.

6. Conclusion

Based on the above assessment, it is considered that the proposed apartment development of 59 The Parade, Ocean Grove, represents an acceptable town planning outcome and it appropriate for the following reasons:

- It is consistent with the Municipal Planning Strategy and Planning Policy Framework along with other applicable decision guidelines listed at Clause 65.
- The development will make a meaningful contribution to the overarching planning objectives set out in the Greater Geelong Planning Scheme
- The development response is one that provides a high standard of contemporary architecture which is sympathetic to its environment and will add to the aesthetic values of the Ocean Grove coastal lifestyle.
- The development strongly responds to the Residential Growth Zone, Design & Development Overlay and Settlement objectives of providing a higher density of housing within the core township area.
- In addition to the higher density of housing, various typologies and dwelling types have been provided to accommodate all diversities of the local community.
- The building will strongly contribute to a greater coastal village through the adaptation of biophilic design, articulated built form and the combination of both recessive and suspended elements to reduce visual bulk.

On this basis, it is considered that the development strongly meets the planning objectives set out for the subject site and a town planning permit should be granted for the proposal. We respectfully encourage council support this development for approval.

Should council require any further information regarding this application or have any queries, please do not hesitate to contact our office on the details below.

Regards

Beau O'Brien

A handwritten signature in black ink, appearing to read 'Beau O'Brien', with a stylized flourish at the end.

Director

User Experience Design Group (UXD)

Mobile: +61455 310 390

Email: beau@uxdgroup.co

Studio: Level 03, 03 Cubitt Street, Cremorne VIC 3121

Appendix A.

Clause 55 Assessment

Townhouse and Low-Rise Code

Written Statement checklist

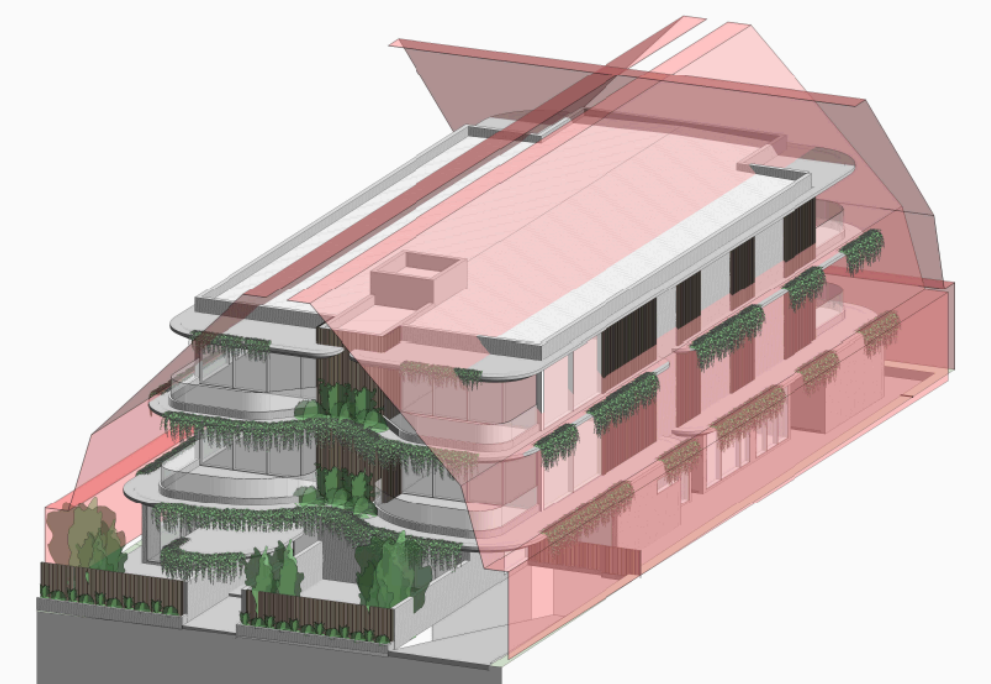


Under clause 55.01 (Application requirements) of the planning scheme an application must be accompanied by “a written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines”.

This checklist can be used to complete the written statement.

Where all the applicable standards shaded in grey are met, an objector has no right of appeal.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback (Clause 55.02-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The proposed development proposes a 6.5m front street setback at ground level and then a 5.5m upper floor set back to the street - complying with Schedule 3 of the Residential Growth Zone (Greater Geelong)
Standard B2-2 Building height (Clause 55.02-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The proposed building is no higher than 10.5m from natural ground level.

<p>Standard B2-3 Side and rear setbacks (Clause 55.02-3)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met</p>	<p>The proposal seeks variation to side and rear setback controls.</p> <p>The majority of the built form complies with the side and rear setbacks with the variations sought contained to the upper floor parapets (Level 02 only). The application seeks a 2.7m to the side setback variation to both the east and western boundaries and a 1.3m rear setback variation to allow the parapet encroachments. See 3D envelope below from the development plans that shows the proposed upper floor encroachments:</p>  <p>The image is a 3D architectural cutaway of a multi-story building. The building is shown in a semi-transparent red color to reveal its internal structure and upper levels. The roof is a complex, multi-level structure with a prominent gabled section on the right. The building features several balconies and terraces on the upper floors, some of which are enclosed with glass or metal railings. The ground level shows a paved area, a fence, and some landscaping including trees and shrubs. The cutaway view clearly illustrates the building's footprint and how it encroaches on the setbacks, particularly at the upper levels.</p>
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Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
			<p>Due to the property being within a 'substantial change area', the applicant believes that the upper floor setbacks are considered acceptable in meeting the underlying planning policy of providing greater and more intensified housing within the area.</p> <p>The overall building has been designed so the bulk of the building is contained within the side and rear setback envelopes. No encroachments across the ground, Level 01 or Level 02 is proposed until the upper floor canopy and roof parapet level. For this very reason, the side and rear setbacks don't cause any adverse amenity impacts to its surrounding neighbours.</p> <p>For the above reasons, the variations sought are deemed acceptable in achieving the underlying planning policy of providing greater diversity and housing within the Ocean Grove Increased Housing Diversity Area (IHDA).</p>
Standard B2-4 Walls on boundaries (Clause 55.02-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	No walls are proposed on any boundaries above natural ground level, save for the ramp (which the wall is sub-terranean) and podium areas of Apartment 02 and 03. However, the podium walls are within the title boundary and no higher than 1.0m in forming a planter box against the fence-line (internal side of the subject property)
Standard B2-5 Site coverage (Clause 55.02-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	Site coverage is 67% and within the allowable 70% threshold.
Standard B2-6 Access (Clause 55.02-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The proposed site cross-over is less than 33% of the street frontage.
Standard B2-7 Tree canopy (Clause 55.02-7)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	<p>The development complies with the total site area being 849.1 SQM and the 87 SQM of canopy coverage being provided (equating to 10.2% of the subject site).</p> <p>Refer to corresponding development plans which illustrate the deep canopy provisions and tree type allocations. The applicant confirms this will be further detailed and specified upon providing landscape plans via permit conditions should a permit be granted by Geelong City Council.</p>

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-8 Front fences (Clause 55.02-8)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	<p>Due to site orientation and the nature of the development, the applicant seeks secluded private open space to Apartments 01 and 02 within the front street setback to maximise solar access to natural light (north facing). As a result, the applicant seeks a 300mm increase to the allowable 1.5m street fence height to ensure the privacy and amenity of future residents to the subject apartments is maintained. In context of solar gain and the increase of fence height being minimal, the applicant suggests that the variation sought is appropriate.</p>
Standard B3-1 Dwelling diversity (Clause 55.03-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The development has a range of typologies and apartments that are fully accessible at both ground level or via a lift.
Standard B3-2 Parking location (Clause 55.03-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	No habitable rooms are in-effect of parking locations.
Standard B3-3 Street integration (Clause 55.03-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Passive surveillance between the development and street is provided whilst site services do not take up more than 20% of the frontage.
Standard B3-4 Entry (Clause 55.03-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Being an apartment development, the proposal complies by providing a ground level entry door and walkway along with an external covered area of at least 1.44 SQM with a minimum dimension of 1.2m over the entry door.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines																																													
Standard B3-5 Private open space (Clause 55.03-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	All dwellings comply with private open spaces provisions as per the below: <table border="1" data-bbox="1137 443 2128 853"> <thead> <tr> <th>Apartment #</th> <th>Orientation</th> <th>SPOS Type</th> <th>SPOS SQM</th> <th>Min Dimension</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>South</td> <td>Grade Level</td> <td>37 SQM</td> <td>3.0m</td> </tr> <tr> <td>02</td> <td>South</td> <td>Grade Level</td> <td>30 SQM</td> <td>3.0m</td> </tr> <tr> <td>03</td> <td>East</td> <td>Podium</td> <td>30 SQM</td> <td>3.0m</td> </tr> <tr> <td>04</td> <td>North</td> <td>Grade Level</td> <td>38 SQM</td> <td>3.0m</td> </tr> <tr> <td>SP-01</td> <td>South & West</td> <td>Balcony</td> <td>33 SQM</td> <td>2.4m</td> </tr> <tr> <td>SP-02</td> <td>South & East</td> <td>Balcony</td> <td>33 SQM</td> <td>2.4m</td> </tr> <tr> <td>PH-01</td> <td>South & West</td> <td>Balcony</td> <td>33 SQM</td> <td>2.4m</td> </tr> <tr> <td>PH-02</td> <td>South & East</td> <td>Balcony</td> <td>33 SQM</td> <td>2.4m</td> </tr> </tbody> </table>	Apartment #	Orientation	SPOS Type	SPOS SQM	Min Dimension	01	South	Grade Level	37 SQM	3.0m	02	South	Grade Level	30 SQM	3.0m	03	East	Podium	30 SQM	3.0m	04	North	Grade Level	38 SQM	3.0m	SP-01	South & West	Balcony	33 SQM	2.4m	SP-02	South & East	Balcony	33 SQM	2.4m	PH-01	South & West	Balcony	33 SQM	2.4m	PH-02	South & East	Balcony	33 SQM	2.4m
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01	South	Grade Level	37 SQM	3.0m																																												
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03	East	Podium	30 SQM	3.0m																																												
04	North	Grade Level	38 SQM	3.0m																																												
SP-01	South & West	Balcony	33 SQM	2.4m																																												
SP-02	South & East	Balcony	33 SQM	2.4m																																												
PH-01	South & West	Balcony	33 SQM	2.4m																																												
PH-02	South & East	Balcony	33 SQM	2.4m																																												
Standard B3-6 Solar access to open space (Clause 55.03-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The proposed development does not have any impact on the northern interface of Standard B3-6																																													
Standard B3-7 Functional layout (Clause 55.03-7)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	All bedrooms and living areas meet the minimum internal dimension requirements. Refer to corresponding development plans which notate each room dimension.																																													
Standard B3-8 Room depth (Clause 55.03-8)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	No rooms breach the single aspect room requirements for room depth. Refer to corresponding development plans for further clarification.																																													

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-9 Daylight to new windows (Clause 55.03-9)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	All habitable room windows comply with Standard B3-9 with daylight to new windows. Apartments 02 and 03 which have recessed windows to their master bedrooms with 2.0m wide windows. Based on B3-9 standards, these windows require a recess no greater than 3.0m (i.e. 2.0m wide window x 1.5 depth = 3.0m). These bedrooms and windows comply with the required dimensions.
Standard B3-10 Natural ventilation (Clause 55.03-10)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Refer to breeze path overlays on the corresponding development plans which confirms compliance with Standard B3-10. Apartments 01 & 02, Sub-Penhouses 01 & 02 and Penthouses 01 & 02 all meet the breeze path ways objectives which equates to 75% of the development (Standard B3-10 requires 40% of apartments to comply).
Standard B3-11 Storage (Clause 55.03-11)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	All dwellings achieve the minimum required storage per dwelling typology. Refer to storage table on the corresponding development plans.
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Refer to corresponding development plans which illustrate compliance with Standard B3-12 and show the relevant circulation and provisions stipulated in Table B3-12 (Bathroom Design).
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The proposed development does not impede on any neighbouring habitable room window's solar access to natural light.
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The proposed development does not impact existing north-facing windows.
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The development complies with overshadowing standards. Refer to corresponding development plans which include hourly shadow diagrams from 9am - 3pm.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B4-4 Overlooking (Clause 55.04-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	No windows are in-effect of overlooking neighbouring properties. Refer to corresponding development plans for further clarification.
Standard B4-5 Internal views (Clause 55.04-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	All internal views are limited and screened between apartments.
Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The subject site achieves 26% permeability
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	No existing solar energy systems or panels are in-effect of the proposed development.
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Provision for solar energy systems and panels have been adopted as part of the roof design. Refer to roof plans as shown on the overshadowing diagrams which illustrate the provisions made along with the relevant calculations as per the various apartment typologies.
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	North facing windows are protected by cantilevered built form between apartments (in vertical form)
Standard B5-5 Waste and recycling (Clause 55.05-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Refer to the waste management plan submitted as part of our further information materials.

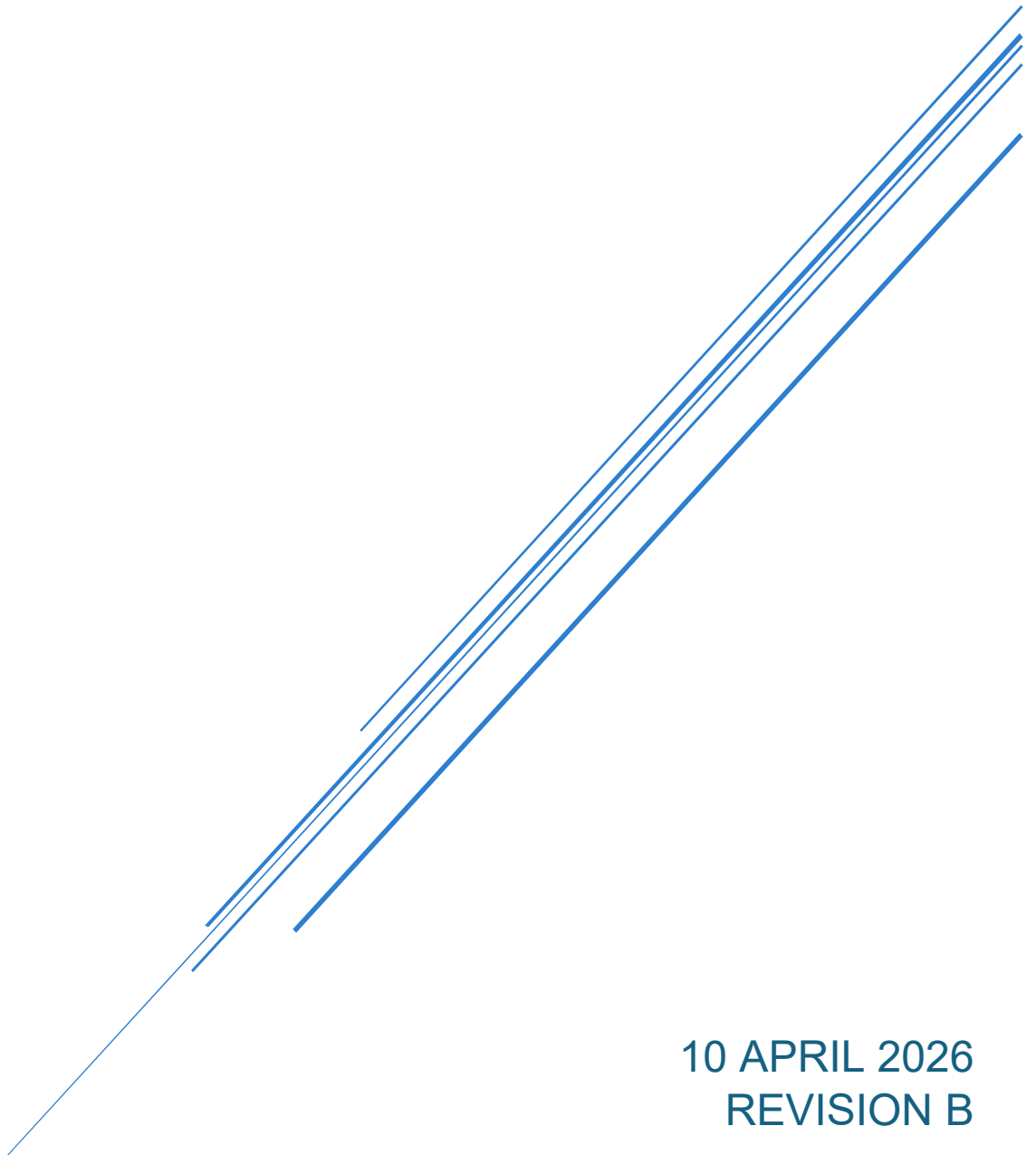
Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-6 Noise impacts (Clause 55.05-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	All plant and equipment is proposed either within the basement or upon the roof within an acoustic screened barrier. Both of these locations ensure no noise pollution upon both residents or neighbouring residents.
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The subject site falls within Climate Zone 64 and have been designed to not exceed NatHERS maximum cooling load of 19 MJ/m2 per annum

Appendix B.

Waste Management Plan

59 THE PARADE, OCEAN GROVE

WASTE MANAGEMENT PLAN



10 APRIL 2026
REVISION B

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1 Waste Management Summary

- The Operator, as defined below, shall be responsible for managing the waste system, and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall deposit sorted waste into the chutes, and/or into shared collection bins. Waste shall be collected onsite, within the Lower Ground Level carpark driveway. The collection contractor shall transfer bins between the waste area and the truck.
- A private contractor shall provide waste collection services.

1.1 Glossary

Operator: Refers to the Owners Corporation/Building Management, who shall manage site operations (via cleaners, staff and contractors, if required).

User: Refers to residents and commercial tenants, who shall utilise the waste system.

2 Space and System for Waste Management

2.1 Development Description and Use

This 3-storey development shall primarily consist of residential apartments. The number of residences are stated in Table 1 (below).

2.2 Estimated Garbage and Recycling Generation

The following table summarises the waste estimate (m³ /week):

Table 1: Waste Estimate

Waste Source	Base Qty	Garbage	Commingled Recycling
Apartments	No. of Units: 8	.96	.48
Wellness/Gym	Area (m ²): 105.2	.07	.07
Total (m³/Week)		1.03	.55

Notes:

- Residential waste figures are based on Council's requirements.
- Commercial waste figures are based on Sustainability Victoria Guidelines.

2.2 Collection Services

Based on the design-intent for on-site access and collections, a private contractor shall be required to collect waste. The Operator shall choose a waste collection provider, negotiate a service agreement and pay for the associated services.

2.4 Location, Equipment and System Used for Managing Waste

The waste management system is summarised as follows:

- Apartment receptacles for garbage/recycling/organics.
- One Garbage Chute and one Recycling Chute, each with residential level intakes and Bin Store discharge.

- Tenancy receptacles at internal areas (Wellness/Gym).
- Bin Store located at Basement Level.
- Collection bins (kept within the Bin Store - refer to Table 2).

The various collection waste-streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Recycling: Two types of bins shall be provided. One type of bin for glass and a second type for all other recyclables (paper, cardboard, aluminium, steel and plastics).

Green Waste: Garden organics from communal areas shall be collected and disposed by the landscape maintenance contractor. Also, if required, shared bins shall be provided for the disposal of green waste from private areas.

Food Waste: Users shall place organic food waste into Organics bins.

Other Waste Streams: The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals and detox items, etc) shall be organised with the assistance of the Operator.

The following table summarises bin quantity/capacity, collection frequency and area requirements (based on Table 1):

Table 2: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collection per Week	Net Area m ²
Whole Development (Communal Private Bins)	Garbage	2	660	2	1.96
	Recycling	2	660	2	1.96
	Glass	1	240	2	.84
	Organics	-	240	2	.84
	Hard/E-Waste	-	-	At Call	-
Net Waste Storage Area (Excludes Circulation), m²:					5.6

Notes:

- Private bins shall be sourced by the Operator (either purchased from a supplier or leased from the collection contractor).
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed.

2.5 Planning Drawings, Waste Areas and Management of the Waste System

The drawings shall illustrate sufficient space for onsite bin storage, as required by the above schedule.

Notwithstanding the above, collection days shall be staged appropriately, and the Operator shall stipulate procedures for effective management of the available space.

2.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

Table 3: Bin Details

Capacity (Litres)	Height (mm)	Width (Across front, mm)	Depth (Side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
240	1060	585	730	13	45
660	1215	1265	775	40	125

Notes:

- *= Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Sulo plastic (HDPE) flat-lid bins.
- Also, bins that receive waste under the chutes shall be reinforced to withstand loads from waste falling at high speed.

Table 4: Geelong Colour Coding

Bin	Garbage	Commingled Recycling	Green Waste
Lid	Burgundy	Yellow	Lime
Body	Green	Green	Green

Note: For private bins, AS4123.7 bin colours can be adopted. Private bins shall be labelled to identify the waste generator and site address. For glass, Victorian publications illustrate bins with purple lids. For Food Waste / Organics bins, AS 4123.7 bins have a Burgundy lid and a Dark Green or Black body.

3 Access for Users, Collectors and Collection Vehicles

3.1 User Access to Waste Facilities

Residential: Residents shall dispose sorted garbage and recyclables via dedicated chutes (available at each apartment level), in accordance with instructions from the chute supplier. For wastes unsuitable for chute disposal (organics, bulky waste, glass, etc), residents shall transfer sorted waste directly to the Bin Store (access via lift/stairs if required).

Gym/Wellness: Gym/Wellness tenants shall dispose sorted waste into the collection bins located within the Bin Store (if required, using a suitable trolley).

Note: The Operator shall have access to the Bin Store to rotate the bins, ensuring that empty bins are available along the circulation area so that users are able to reach the bins. Also, the Operator shall monitor the filling of the bins under the chutes and change these when full.

3.2 Collection Arrangements and Access to Waste Facilities

- A private contractor shall collect waste onsite, on the development's Basement Level carpark driveway.
- Collection staff shall have access to the Bin Store, and transfer bins to the truck and back to the store.
- The waste collection shall be carried-out by rear-lift vehicles (nom. 6.4m long, 2.1m high and 6.4 tonnes gross vehicle mass, needing a 2.5m high clearance when lifting 1100L bins).

Notes:

- For improved safety, waste collections and bin transfers shall be carried-out during off-peak traffic periods.
- Truck access shall be confirmed by others (including swept paths showing that the collection vehicle is able to enter/exit the development whilst driving in a forward direction).

4 Amenity, Local Environment and Facility Design

4.1 Noise Minimisation Initiatives

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- Chutes and waste areas shall meet BCA and AS2107 acoustic requirements.
- Local laws shall be observed for all operations in public and private areas.
- For private services, the hours of waste collections shall be as specified in Council's local laws. Also, Section 5 of the Victorian EPA Noise Control Guideline Publication 1254 (see below) shall be observed to protect the acoustic amenity of the development and surroundings.

Victorian EPA Noise Control Guideline Publication 1254 October 2008 (excerpt)

[Section] 5. Domestic [and Commercial] Refuse Collection

The main annoyance produced by domestic refuse collections occurs in the early morning (i.e. before 7:00am). Therefore, if possible, routes should be selected to provide the least impact on residential areas during that time.

Collection of refuse should be restricted to the following criteria:

- Collection occurring once a week should be restricted to the hours: 6am to 6pm Monday to Saturday.
- Collections occurring more than once a week should be restricted to the hours: 7am to 6pm Monday to Saturday.
- Compaction should only be carried out while on the move.
- Bottles should not be broken up at the point of collection.
- Routes which service entirely residential areas should be altered regularly to reduce early morning disturbance.
- Noisy verbal communication between operators should be avoided where possible.

4.2 Litter Reduction and Prevention of Stormwater Pollution

The Operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter, and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the collection contractor to clean-up any spillage that might occur when clearing bins.
- The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

4.3 Ventilation, Washing and Vermin-Prevention Arrangements

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668. For chute ventilation, a fan with riser to a rooftop exhaust shall be utilised. Tight-fitting doors (all other openings shall have vermin-proof mesh or similar).
- Impervious flooring (also, smooth, slip-resistant and appropriately drained). Also, impervious walls shall be providing near the each chute discharge.
- A graded bin wash area, hot/cold mixing hosecock, hose and a suitable floor-waste connected in accordance with relevant authority requirements (alternatively, the Operator shall engage a suitable contractor to wash bins in a mobile bin-wash vehicle). The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed.
- A water-flushing nozzle with accessible water cock shall be provided at the head of each chute. Include a floor waste and hosecock near each chute outlet.

The Operator shall regularly clean waste areas/equipment. Also, access doors and bin-lids shall be kept closed.

4.4 Design and Aesthetics of Waste Storage Areas and Equipment

Waste shall be placed within collection bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes, and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety and security, to users, staff and contractors). Access doors shall feature keyless opening from within.

The design and construction, of waste facilities and equipment, shall conform to the Building Code of Australia, Australian Standards and local laws.

Chutes, associated shafts and discharge areas shall be sized and designed as recommended by a reputable chute manufacturer (chutes and associated equipment are proprietary items). The chute supplier shall fix safe-operating instructions to each intake-door and place a warning sign on each chute outlet.

For improved safety, each chute outlet shall be shrouded with a suitable rubber skirt and designed to minimise the effect of falling waste into the associated bin (and to stop dispersion of debris). Also, access to each chute outlet shall be restricted to trained personnel only (this area shall be suitably fenced and kept locked). The Operator shall train staff and waste collectors concerning hazards associated with the chute discharge area.

5 Management and Sustainability

5.1 Waste Sorting, Transfer and Collection Responsibilities

Garbage shall be placed within tied plastic bags prior to transferring into the collection bins or chute. Cardboard shall be flattened, and recycling containers un-capped, drained and rinsed prior to disposal into the appropriate bin/chute. Bagged recycling is not permitted.

Refer to Section 2 for waste transfer requirements and collection arrangements.

5.2 Facility Management Provisions to Maintain & Improve the Waste System

The Operator shall manage site operations (refer to the glossary in page 2).

It shall be the responsibility of the Operator, to maintain all waste areas and components, to the satisfaction of users, staff and the relevant authority (users shall maintain their internal waste receptacles).

The Operator shall ensure that maintenance and upgrades are carried-out, on the facility and components of the waste system. When required, the Operator shall engage an appropriate contractor to conduct services, replacements or upgrades.

5.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism

It shall be the responsibility of the Operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- Waste bins shall be collected within the subject land (bins shall not be placed on the street).

5.4 Arrangements for Bins/Equipment Labelling, and Ensuring Users and Staff are Aware of How to Use the Waste System Correctly

The Operator shall provide appropriate signage for the bins. Signage is available at the following internet address: www.sustainability.vic.gov.au

The Operator shall publish/distribute “house rules” and educational material to:

- Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).

- Improve facility management results (lessen equipment damage and chute blockages, reduce littering and achieve cleanliness). Advise users/staff to sort and recycle waste with care to reduce contamination of recyclables.

5.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

The Environment Protection Act 1970 includes principles of environment protection and guidance for waste management decision making. Also, the Sustainability Victoria Act 2005 established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

From a design perspective, the development shall support the acts by providing an adequate waste system with ability to sort waste.

The Operator shall promote the observance of the acts (where relevant and practicable), and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the Operator shall consider the following:

- Observe the waste hierarchy in the Environment Protection Act 1970 (in order of preference): a) waste avoidance, b) reuse, c) recycle, d) recovery of energy, e) treatment, f) containment and g) disposal.
- Peruse the Sustainability Victoria website: www.sustainability.vic.gov.au.
- Participate in Council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records and monitoring of the quantity of recyclables found in landfillbound bins (sharing results with users/staff).

5.6 Waste Management Plan Revisions

For any future appropriate Council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume or distribution), or to address unforeseen operational issues, the Operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

6 Supplementary Information

- The Operator shall observe local laws and ensure that bins aren't overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight and/or distance affect the ease/safety of bin transfers, the Operator shall consider the use of a suitable tug.

- The Operator and waste collector, shall observe all relevant OH&S legislation, regulations and guidelines. The relevant entity shall define their tasks and:
 - Comply with Worksafe Victoria's Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
 - Assess the Manual Handling Risk, and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
 - Obtain and provide to staff/contractors: equipment manuals, training, health and safety procedures, risk assessments and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following.

Task (TBC)	Hazard (TBC)	Control Measures (TBC)
Sorting waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Bin manual handling	Sprain, strain, crush	PPE, staff training. Maintain bin wheelhubs. Limit bin weight. Provide mechanical assistance to transfer bins
Chute discharge	Strike & debris from falling waste.	PPE, staff training, and signage, maintain access restrictions. Include a suitable curtain/skirt and a locked fine mesh fence around the discharge zone of the chute.
Bin transfers and emptying into truck	Vehicular strike, rollover	PPE. Develop a Hazard Control Plan for transfers and collections. Maintain visibility. Use a mechanical bin-tipper
Truck access (reversing & manoeuvring)	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoeuving and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures and controls (refer to Section 6).

7 Contact Information

City of Greater Geelong (local Council), ph 03 5227 0270

iDump (private waste collector), ph 1300 443 867

Kartaway (private waste collector), ph 1300 362 362

Waste Wise Environmental (private waste collector), ph 1300 550 408

Eco-Safe Technologies (odour control equipment supplier), ph 03 9706 4149

PuraAir (odour control equipment supplier), ph 1300 972 736

FJP Safety Advisors (OH&S consultant), ph 03 9255 3660

Electrodrive (tug & trailer supplier – for bin transfers), ph 1800 333 002

Warequip (tug supplier – for bin transfers), ph 1800 337 711

Sabco Commercial (supplier of cleaner's trolleys), ph 1800 066 522

Sulo MGB Australia (bin supplier), ph 1300 364 388

One Stop Garbage Shop (bin supplier), ph 03 9338 1411

ASI JD MacDonald (chute supplier), ph 03 8558 7200

Wastech Engineering (chute supplier), ph 1800 465 465

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. The consultants does not warrant (or make representations for) the goods/services provided by these suppliers.

8 Limitations

The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

- Operational use of the development (excludes demolition/construction stages).
- Drawings and information supplied by the project architect.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's occupancy rate and waste generation intensity, the user's disposition toward waste and recycling, and the Operator's approach to waste management. The Operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased, STCA).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures.

Appendix A – Waste Management Plan



WASTE MANAGEMENT KEY

- 660L GENERAL**
GENERAL WASTE BIN
1265W x 775D x 1215H
QTY: 2
- 660L RECYCLE**
RECYCLING WASTE BIN
1265W x 775D x 1215H
QTY: 2
- 240L GLS**
GLASS WASTE BIN
585W x 730D x 1060H
QTY: 1

NOTE: REFER TO CORRESPONDING WASTE MANAGEMENT PLAN & REPORT FOR FURTHER DETAILS

uxd.
USER EXPERIENCE DESIGN GROUP

STUDIO:	LEVEL 03, 03 CUBITT STREET
LOCATION:	CREMORNE, VIC 3121
PHONE:	(03) 9989 3888
EMAIL:	PROJECTS@UXDGROUP.CO
WEB:	WWW.UXDGROUP.CO

PROJECT INFO

CLIENT:	CONVEX HOLDINGS PTY LTD
ADDRESS:	59 THE PARADE
LOCATION:	OCEAN GROVE, VIC 3226
MUNICIPALITY:	GREATER GEELONG

REVISION SCHEDULE:

A	DEVELOPMENT APPLICATION (A)	05 NOV 25
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PLANNING

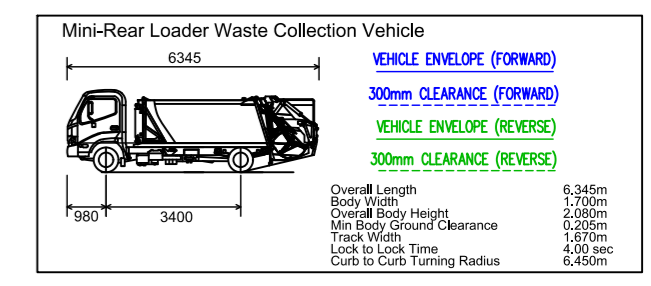
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BASEMENT LEVEL

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BASEMENT LEVEL
SCALE 1:100

Appendix B – Swept Path Diagram



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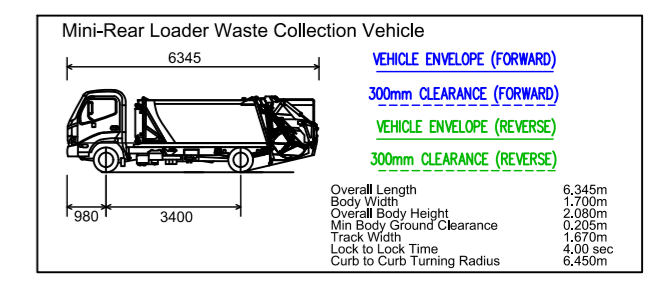
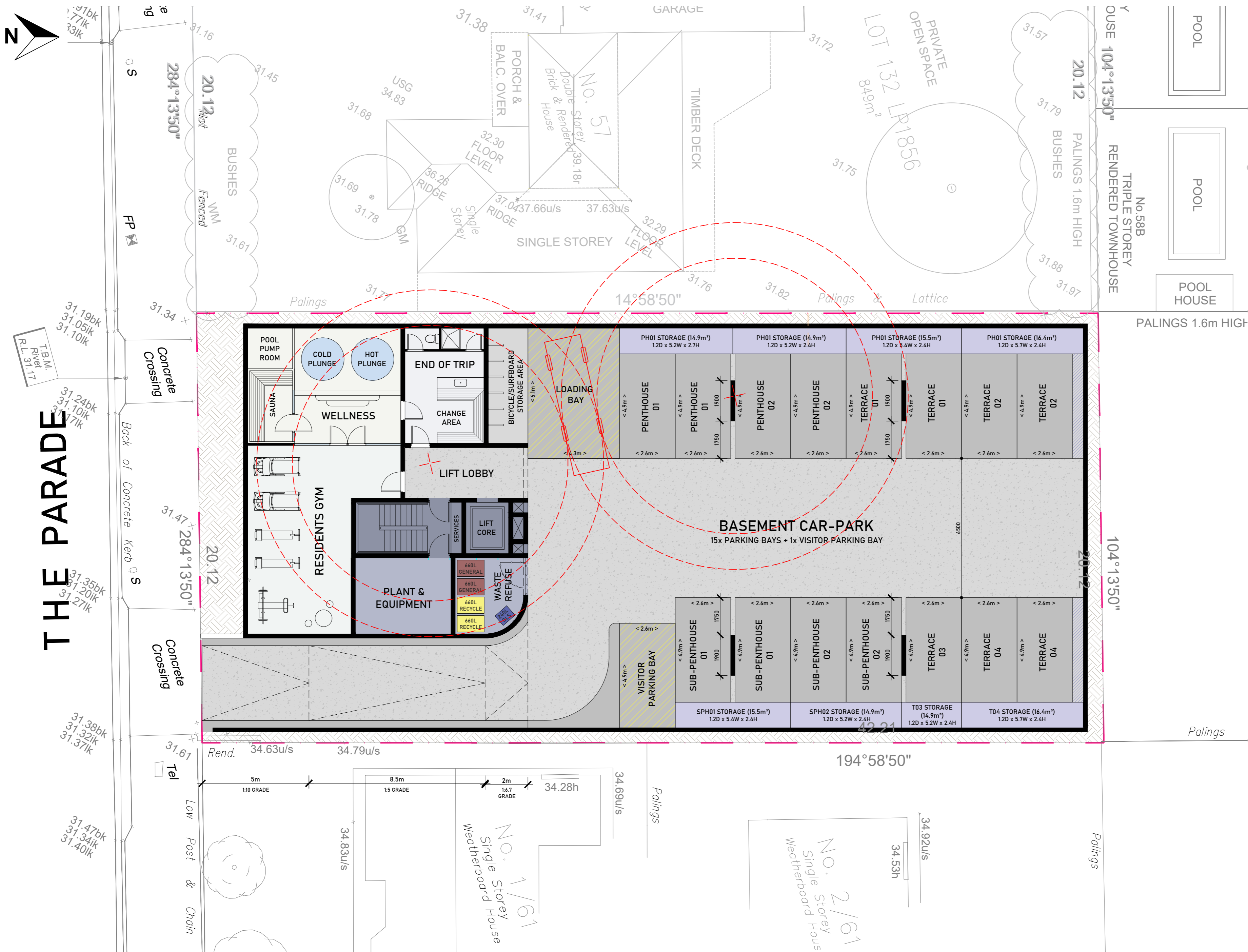
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A-TP04

BASEMENT LEVEL

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WASTE COLLECTION PLAN: MINI-LOADER ENTRY PATH (A)
SCALE 1:100



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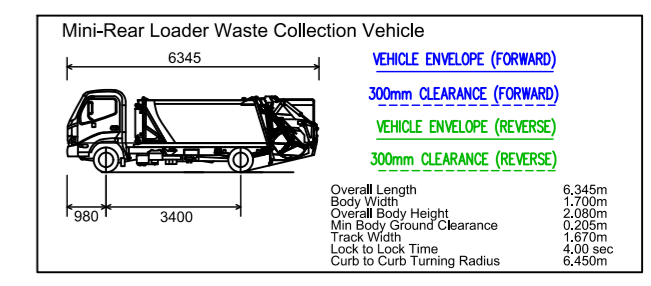
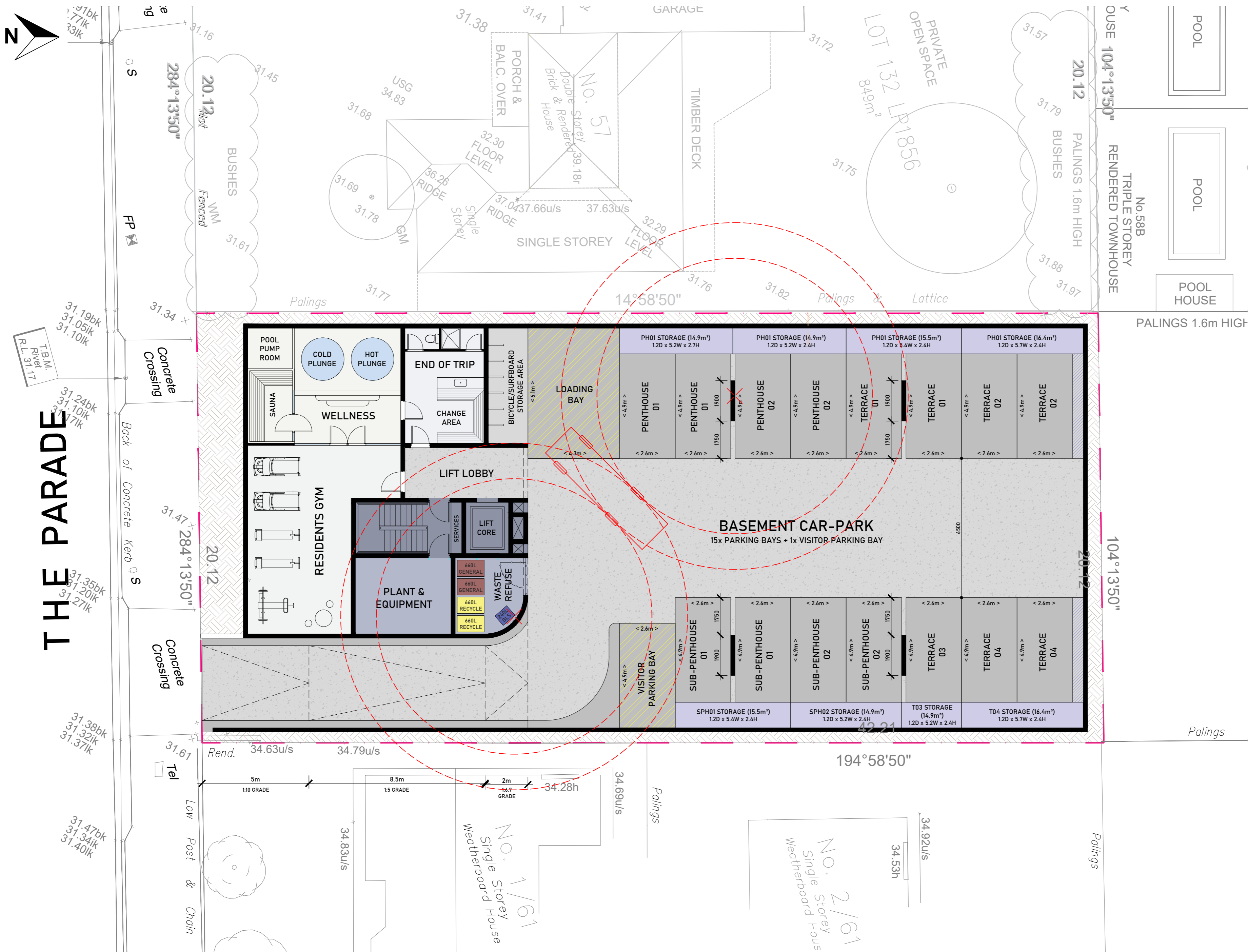
PLANNING

A-TP04

BASEMENT LEVEL

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WASTE COLLECTION PLAN: MINI-LOADER ENTRY PATH (B)
SCALE 1:100



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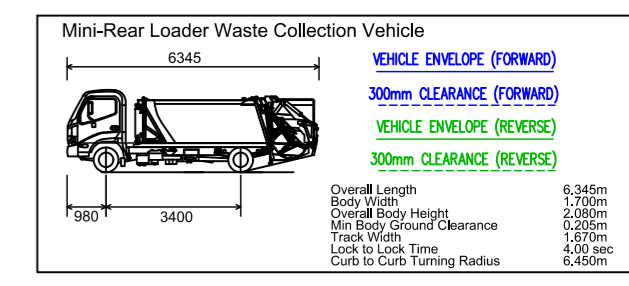
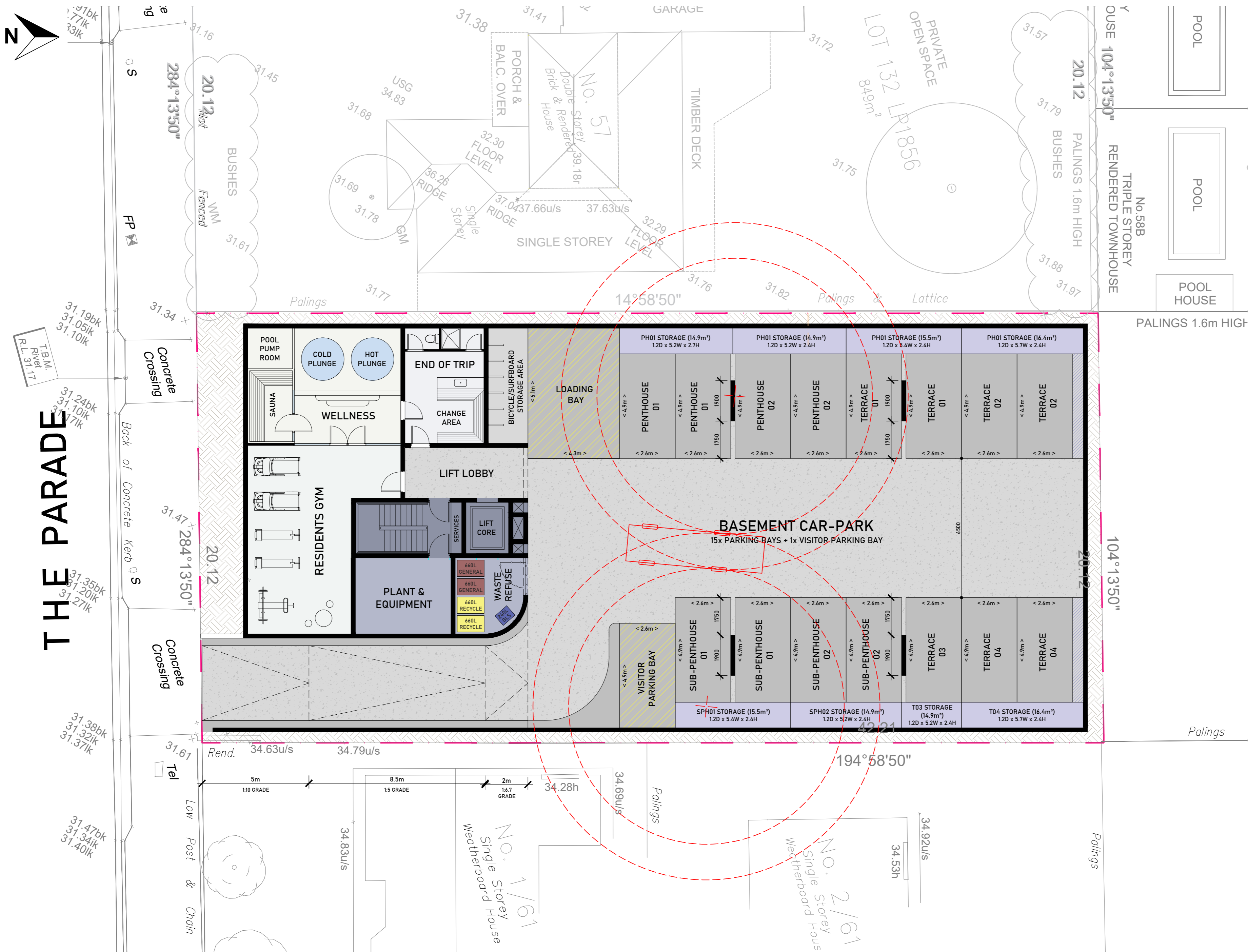
PLANNING

A-TP04

BASEMENT LEVEL

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WASTE COLLECTION PLAN: MINI-LOADER REVERSE PATH (A)
SCALE 1:100



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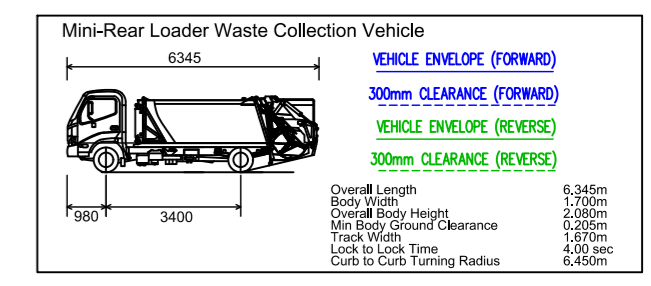
PLANNING

A-TP04

BASEMENT LEVEL

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WASTE COLLECTION PLAN: MINI-LOADER REVERSE PATH (B)
SCALE 1:100



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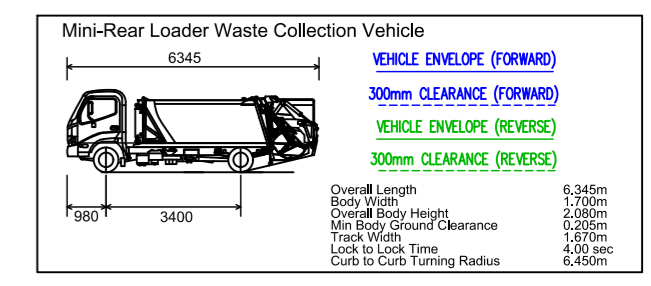
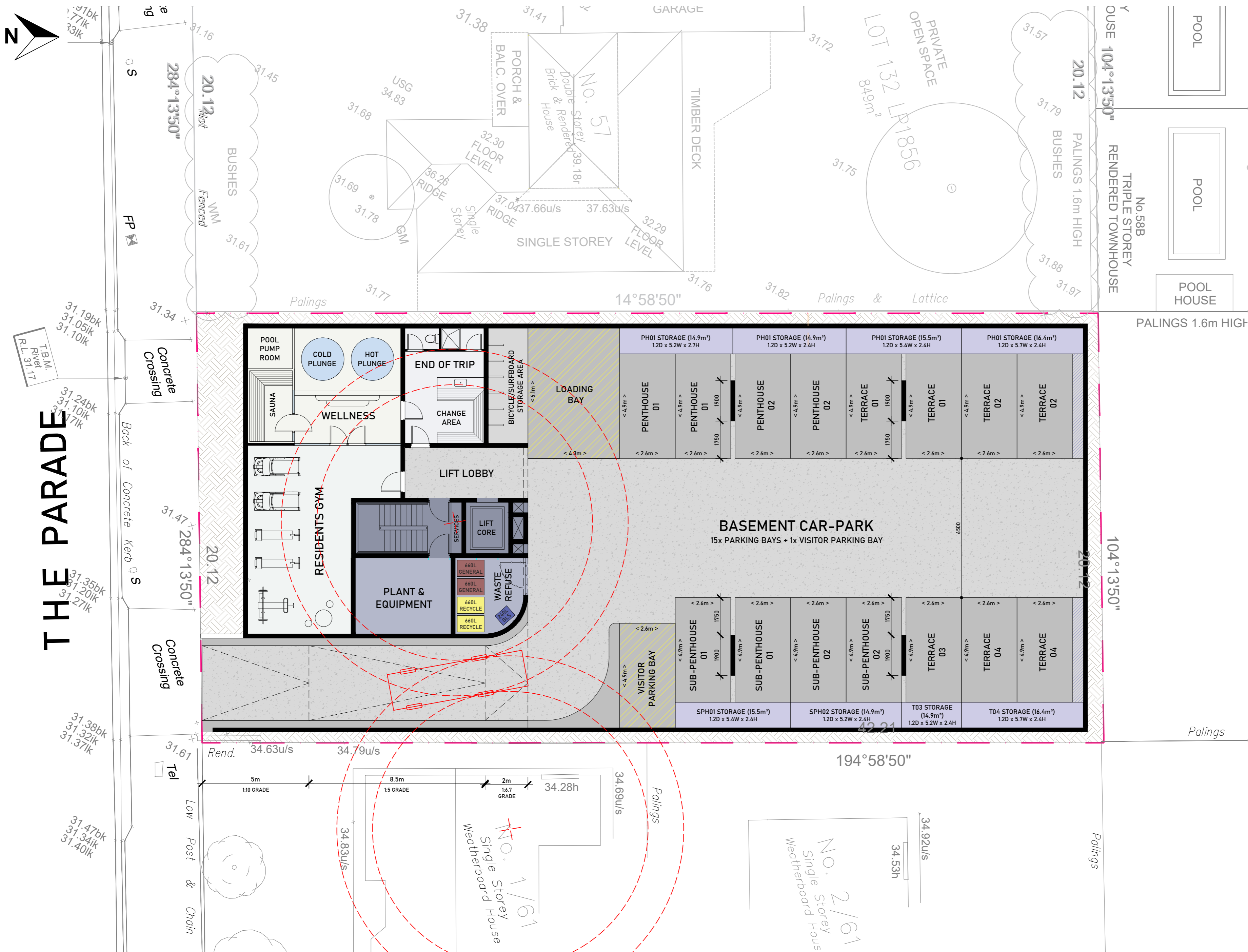
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PLANNING

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BASEMENT LEVEL

WASTE COLLECTION PLAN: MINI-LOADER EXIT PATH (A)
SCALE 1:100



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WASTE COLLECTION PLAN: MINI-LOADER EXIT PATH (B)
SCALE 1:100

Appendix C.

View Impact Assessment

VIEW IMPACT ASSESSMENT

PROPOSED APARTMENT DEVELOPMENT AT 59 THE PARADE, OCEAN GROVE

DWG #	VIEW IMPACT REFERENCE:
VIA-00	COVER & SCHEDULE
VIA-01	58 THE AVENUE: LEVEL 02 VIEWPORT
VIA-02	58 THE AVENUE: LEVEL 02 VISTA
VIA-03	58 THE AVENUE: LEVEL 02 BUILDING IN MODEL (50% TRANSPARENCY)
VIA-04	58 THE AVENUE: LEVEL 02 BUILDING IN MODEL (100%)
VIA-06	58 THE AVENUE: LEVEL 03 (ROOF TERRACE) VIEWPORT
VIA-07	58 THE AVENUE: LEVEL 03 (ROOF TERRACE) VISTA
VIA-08	58 THE AVENUE: LEVEL 03 BUILDING IN MODEL (50% TRANSPARENCY)
VIA-09	58 THE AVENUE: LEVEL 03 BUILDING IN MODEL (100%)
VIA-10	60 THE AVENUE: PROSPECTIVE VIEWPORT
VIA-11	60 THE AVENUE: PROSPECTIVE VISTA
VIA-12	60 THE AVENUE: PROSPECTIVE VISTA BUILDING IN MODEL (50% TRANSPARENCY)
VIA-13	60 THE AVENUE: PROSPECTIVE VISTA BUILDING IN MODEL (100%)

uxd.

USER EXPERIENCE DESIGN GROUP

STUDIO:	LEVEL 03, 03 CUBITT STREET
LOCATION:	CREMORNE, VIC 3121
PHONE:	(03) 9989 3888
EMAIL:	PROJECTS@UXDGROUP.CO
WEB:	WWW.UXDGROUP.CO

PROJECT INFO

CLIENT:	CONVEX HOLDINGS PTY LTD
ADDRESS:	59 THE PARADE
LOCATION:	OCEAN GROVE, VIC 3226
MUNICIPALITY:	GREATER GEELONG

REVISION SCHEDULE:

A	VIEW IMPACT SCHEME (V1)	02 APR 2026
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VIEW IMPACT

VIA-00

VIEW IMPACT SCHEDULE

UXD 2025.138 N.T.S. @ A2



LEVEL 02 @ RL. 39.07

uxd.

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A	VIEW IMPACT SCHEME (V1)	02 APR 2026
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VIEW IMPACT

VIA-03

58 THE AVENUE: L02 VISTA

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LEVEL 02 @ RL. 39.07

uxd.

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A	VIEW IMPACT SCHEME (V1)	02 APR 2026
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VIEW IMPACT

VIA-04

58 THE AVENUE: L02 BIM 50%

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LOCATION:	CREMORNE, VIC 3121
PHONE:	(03) 9989 3888
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PROJECT INFO

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ADDRESS:	59 THE PARADE
LOCATION:	OCEAN GROVE, VIC 3226
MUNICIPALITY:	GREATER GEELONG

REVISION SCHEDULE:

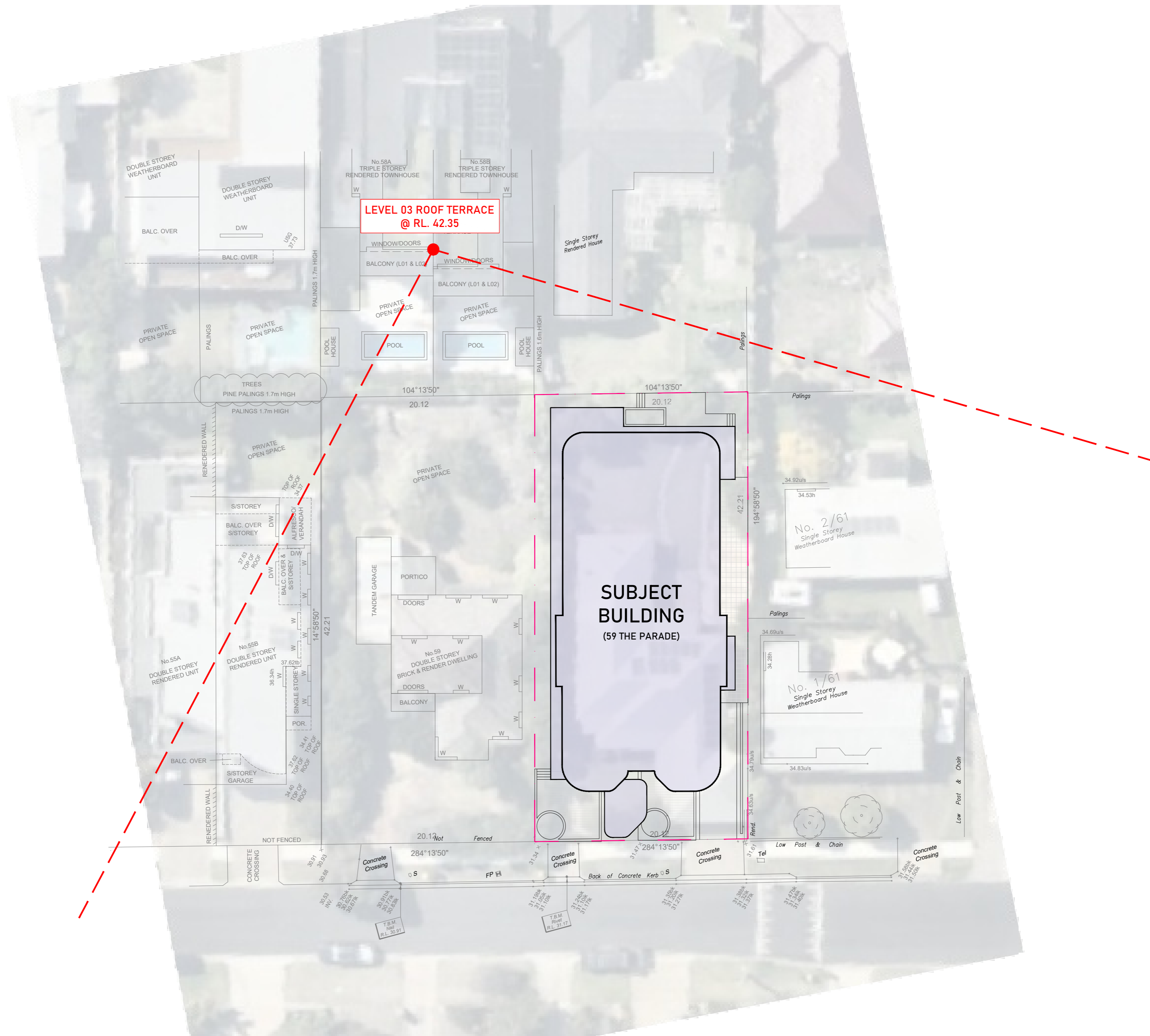
A	VIEW IMPACT SCHEME (V1)	02 APR 2026
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VIEW IMPACT

VIA-05

58 THE AVENUE: L02 BIM 100%

UXD 2025.138 N.T.S. @ A2



uxd.

USER EXPERIENCE DESIGN GROUP

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LOCATION:	CREMORNE, VIC 3121
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LOCATION:	OCEAN GROVE, VIC 3226
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REVISION SCHEDULE:

A	VIEW IMPACT SCHEME (V1)	02 APR 2026
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VIEW IMPACT

VIA-06

58 THE AVENUE:
LEVEL 03 (ROOF) VIEWPORT

UXD 2025.138 N.T.S. @ A2



uxd.

USER EXPERIENCE DESIGN GROUP

STUDIO:	LEVEL 03, 03 CUBITT STREET
LOCATION:	CREMORNE, VIC 3121
PHONE:	(03) 9989 3888
EMAIL:	PROJECTS@UXDGROUP.CO
WEB:	WWW.UXDGROUP.CO

PROJECT INFO

CLIENT:	CONVEX HOLDINGS PTY LTD
ADDRESS:	59 THE PARADE
LOCATION:	OCEAN GROVE, VIC 3226
MUNICIPALITY:	GREATER GEELONG

REVISION SCHEDULE:

A	VIEW IMPACT SCHEME (V1)	02 APR 2026
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VIEW IMPACT

VIA-07

58 THE AVENUE: L03 VISTA

UXD 2025.138 N.T.S. @ A2



LEVEL 03 ROOF TERRACE
@ RL. 42.35

uxd.

USER EXPERIENCE DESIGN GROUP

STUDIO:	LEVEL 03, 03 CUBITT STREET
LOCATION:	CREMORNE, VIC 3121
PHONE:	(03) 9989 3888
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PROJECT INFO

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A	VIEW IMPACT SCHEME (V1)	02 APR 2026
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VIEW IMPACT

VIA-08

58 THE AVENUE: L03 BIM 50%

UXD 2025.138 N.T.S. @ A2



LEVEL 03 ROOF TERRACE
@ RL. 42.35

uxd.

USER EXPERIENCE DESIGN GROUP

STUDIO:	LEVEL 03, 03 CUBITT STREET
LOCATION:	CREMORNE, VIC 3121
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PROJECT INFO

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ADDRESS:	59 THE PARADE
LOCATION:	OCEAN GROVE, VIC 3226
MUNICIPALITY:	GREATER GEELONG

REVISION SCHEDULE:

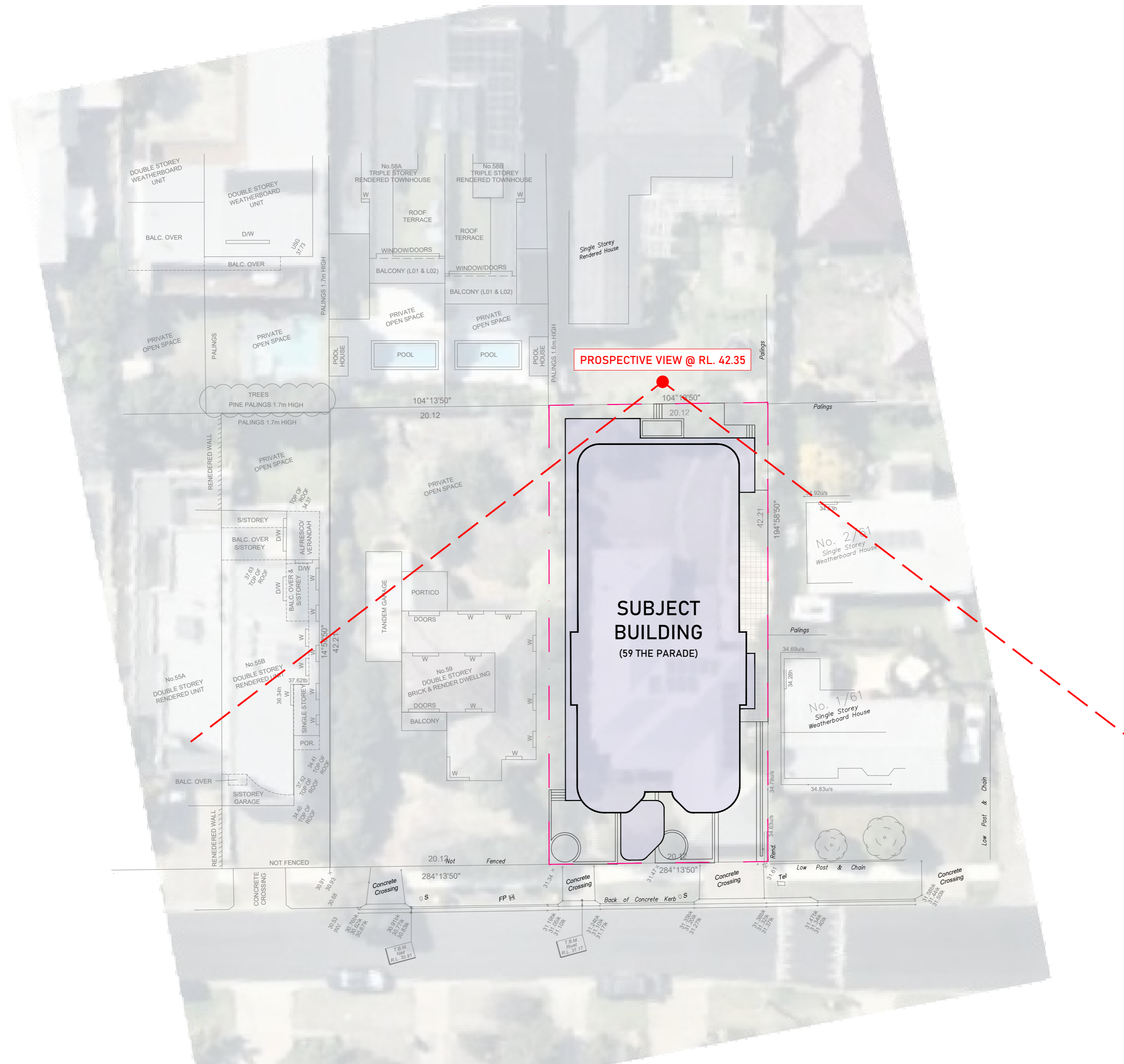
A	VIEW IMPACT SCHEME (V1)	02 APR 2026
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VIEW IMPACT

VIA-09

58 THE AVENUE: L03 BIM 100%

UXD 2025.138 N.T.S. @ A2



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USER EXPERIENCE DESIGN GROUP

STUDIO: LEVEL 03, 03 CUBITT STREET
 LOCATION: CREMORNE, VIC 3121
 PHONE: (03) 9989 3888
 EMAIL: PROJECTS@UXDGROUP.CO
 WEB: WWW.UXDGROUP.CO

PROJECT INFO

CLIENT: CONVEX HOLDINGS PTY LTD
 ADDRESS: 59 THE PARADE
 LOCATION: OCEAN GROVE, VIC 3226
 MUNICIPALITY: GREATER GEELONG

REVISION SCHEDULE:

A VIEW IMPACT SCHEME (V1) 02 APR 2026

VIEW IMPACT

VIA-10

60 THE AVENUE:
 L03 PROSPECTIVE VIEWPORT

UXD 2025.138 N.T.S. @ A2



PROSPECTIVE VIEW @ RL. 42.35

uxd.

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VIEW IMPACT

VIA-11

60 THE AVENUE:
PROSPECTIVE VISTA (L03)

UXD 2025.138 N.T.S. @ A2



PROSPECTIVE VIEW @ RL. 42.35

uxd.

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VIEW IMPACT

VIA-12

60 THE AVENUE:
PROSPECTIVE VISTA (L03)
BUILDING IN MODEL (50%)

UXD 2025.138 N.T.S. @ A2



PROSPECTIVE VIEW @ RL. 42.35

uxd.

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VIEW IMPACT

VIA-13

60 THE AVENUE:
PROSPECTIVE VISTA (L03)
BUILDING IN MODEL (100%)

UXD 2025.138 N.T.S. @ A2