

HANGING GARDENS

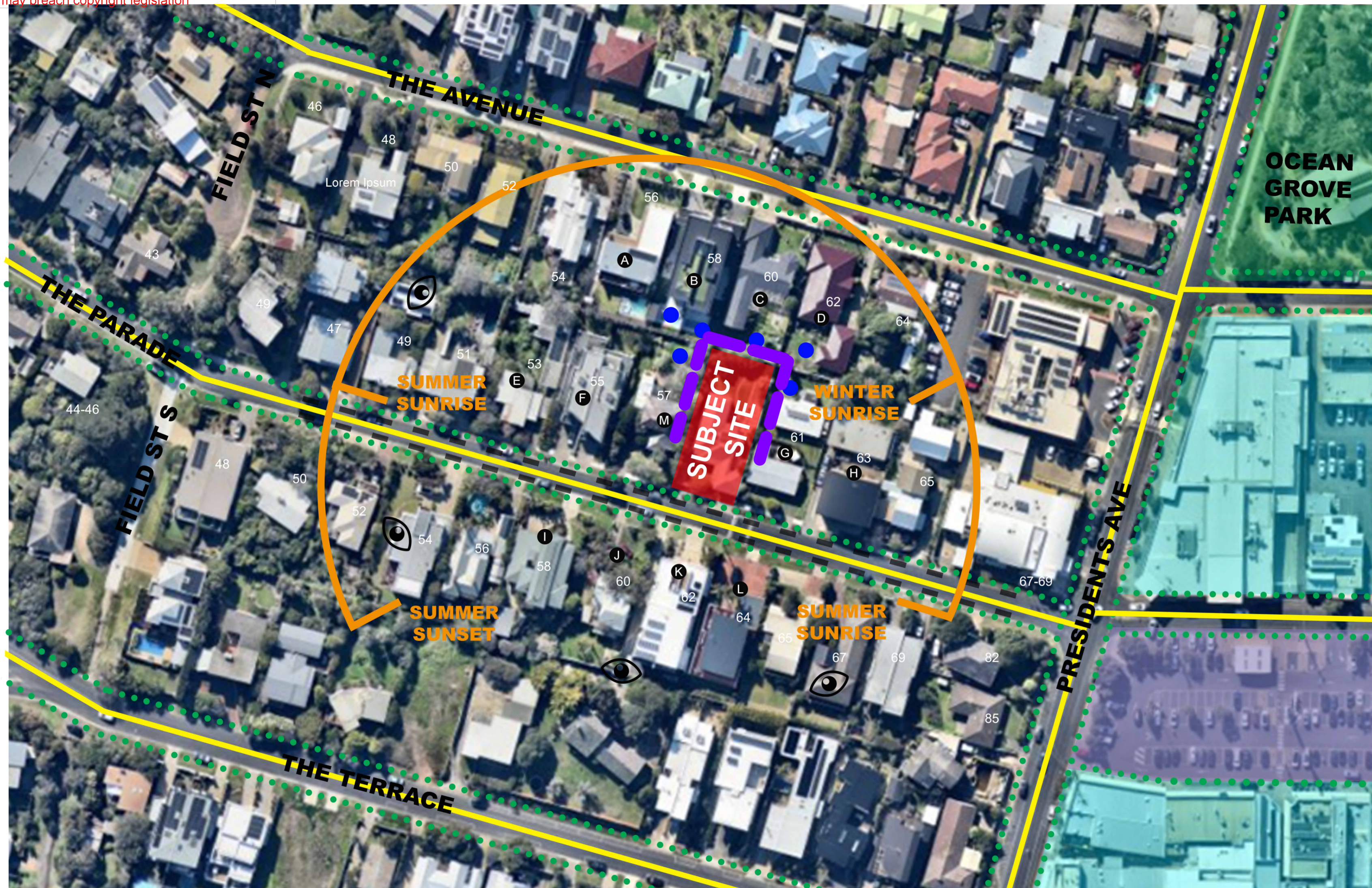
59 THE PARADE, OCEAN GROVE

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UXD.

UXD GROUP PTY LTD.
LEVEL 3, 3 CUBITT STREET
CREMORNE, VIC 3121

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LEGEND

- SUBJECT SITE
- LOCAL RECREATION & AMENITIES
- SHOPPING AREAS
- COMMUNITY PARKING AREAS
- CAR TRAFFIC
- PEDESTRIAN TRAFFIC
- SPOS
- OVERLOOKING
- VIEWS



USER EXPERIENCE DESIGN GROUP

STUDIO:	31 COVENTRY STREET
LOCATION:	SOUTHBANK, VIC 3006
PHONE:	(03) 9989 3888
EMAIL:	ADMIN@UXDGROUP.CO
WEB:	WWW.UXDGROUP.CO

PROJECT INFO

CLIENTS:	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
B	RFI RESPONSE	02 FEB 26

PLANNING

B-TP02

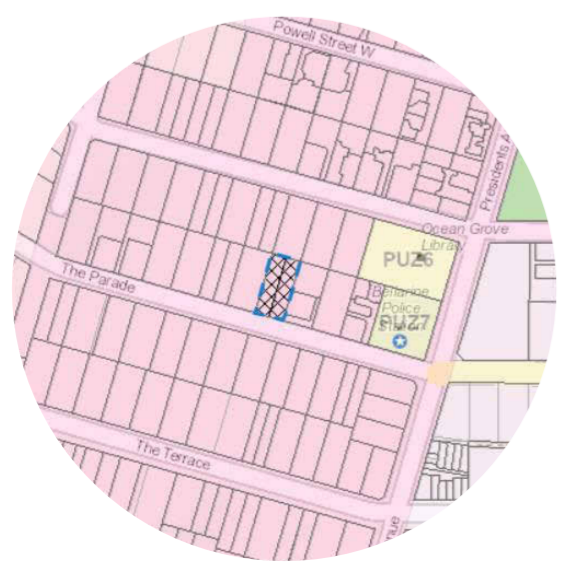
NEIGHBOURHOOD CONTEXT

UXD 2025.138 @ A2

PLANNING MAP

APPROX 1000m RADIUS FROM SITE

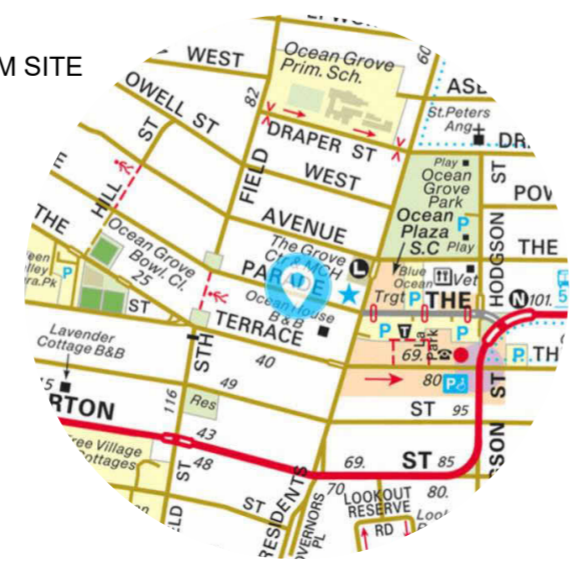
- C1Z - Commercial 1
- PUZ6 - Public Use-Local Government
- GRZ - General Residential
- PUZ7 - Public Use-Other Public Use
- PPRZ - Public Park and Recreation
- RGZ - Residential Growth



LOCALITY MAP

APPROX 600m RADIUS FROM SITE

WALK SCORE:
?? OUT OF 100
(WALKSCORE.COM)

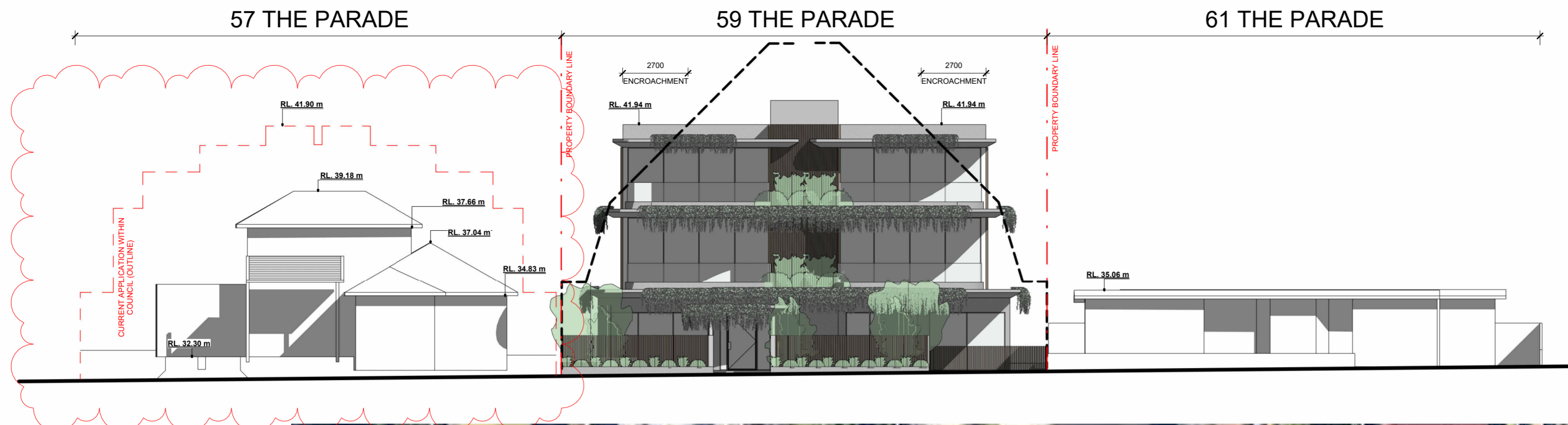


NEIGHBOUR DESCRIPTIONS

- A. DOUBLE STOREY RESIDENTIAL
- B. DUAL THREE STOREY RESIDENTIAL
- C. SINGLE STOREY RESIDENTIAL
- D. SINGLE STOREY RESIDENTIAL
- E. SINGLE STOREY RESIDENTIAL
- F. DUAL DOUBLE STOREY RESIDENTIAL
- G. SINGLE STOREY RESIDENTIAL
- H. DOUBLE STOREY RESIDENTIAL
- I. DOUBLE STOREY RESIDENTIAL
- J. SINGLE STOREY RESIDENTIAL
- K. DUAL DOUBLE STOREY RESIDENTIAL
- L. DOUBEL STOREY RESIDENTIAL
- M. DUAL THREE STOREY RESIDENTIAL (IN APPLICATION)

SIMILAR DEVELOPMENTS

- 100 The Parade, Ocean Grove
- 108 The Terrace, Ocean Grove
- 78 The Terrace, Ocean Grove
- 81 The Parade, Ocean Grove
- 97 The Terrace, Ocean Grove
- 21 Hodgson Street, Ocean Grove
- 99 The Terrace, Ocean Grove
- 70 The Terrace, Ocean Grove (In Application)
- 123 The Parade, Ocean Grove (In Application)
- 58 The Avenue, Ocean Grove
- 57 The Parade, Ocean Grove (In Application)



Design Response

THE PROPOSED DEVELOPMENT AT 59 THE PARADE, OCEAN GROVE, HAS BEEN DESIGNED TO COMPLEMENT THE ESTABLISHED COASTAL CHARACTER OF THE AREA THROUGH A REFINED AND CONTEMPORARY ARCHITECTURAL APPROACH. THE BUILDING FORM INCORPORATES STRONG HORIZONTAL LINES, CURVED BALCONY EDGES, AND RECESSED UPPER LEVELS TO REDUCE VISUAL BULK AND PROVIDE A SENSE OF LAYERING AND ARTICULATION CONSISTENT WITH THE LOCAL STREETScape.

MATERIALITY HAS BEEN SELECTED FOR DURABILITY, TEXTURE, AND VISUAL WARMTH. OFF-FORM CONCRETE PROVIDES A ROBUST, LOW-MAINTENANCE BASE, COMPLEMENTED BY NATURAL TIMBER BATTENS THAT INTRODUCE FINE-GRAIN DETAIL AND SOFTEN THE FaçADE. EXTENSIVE GLAZING PROMOTES NATURAL LIGHT, PASSIVE SURVEILLANCE, AND VISUAL CONNECTION TO THE SURROUNDING ENVIRONMENT, WHILE CAREFULLY POSITIONED SCREENING ELEMENTS MINIMISE OVERLOOKING AND MAINTAIN PRIVACY FOR NEIGHBOURING PROPERTIES.

BIOPHILIC DESIGN PRINCIPLES UNDERPIN THE PROPOSAL, WITH INTEGRATED PLANTER BOXES AND CASCADING VEGETATION ON EACH LEVEL. THESE ELEMENTS SOFTEN THE BUILT FORM, ENHANCE RESIDENTIAL AMENITY, AND STRENGTHEN THE DEVELOPMENT'S RELATIONSHIP WITH ITS COASTAL SETTING. THE LANDSCAPED TERRACES AND GREEN FaçADES CONTRIBUTE TO THE GREEN CHARACTER OF OCEAN GROVE AND SUPPORT ENVIRONMENTALLY RESPONSIVE DESIGN OUTCOMES.

OVERALL, THE PROPOSAL PRESENTS A HIGH-QUALITY ARCHITECTURAL RESPONSE THAT ALIGNS WITH NEIGHBOURHOOD CHARACTER OBJECTIVES. IT DELIVERS A CONTEMPORARY AND CONTEXTUALLY SENSITIVE ADDITION TO THE PRECINCT, ENHANCING THE STREETScape THROUGH CONSIDERED FORM, MATERIALITY, AND LANDSCAPING.

Google Maps Street View Images



uxd.

USER EXPERIENCE DESIGN GROUP

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 LOCATION: SOUTHBANK, VIC 3006
 PHONE: (03) 9989 3888
 EMAIL: ADMIN@UXDGROUP.CO
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PROJECT INFO

CLIENTS: 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
B	RFI RESPONSE	02 FEB 26

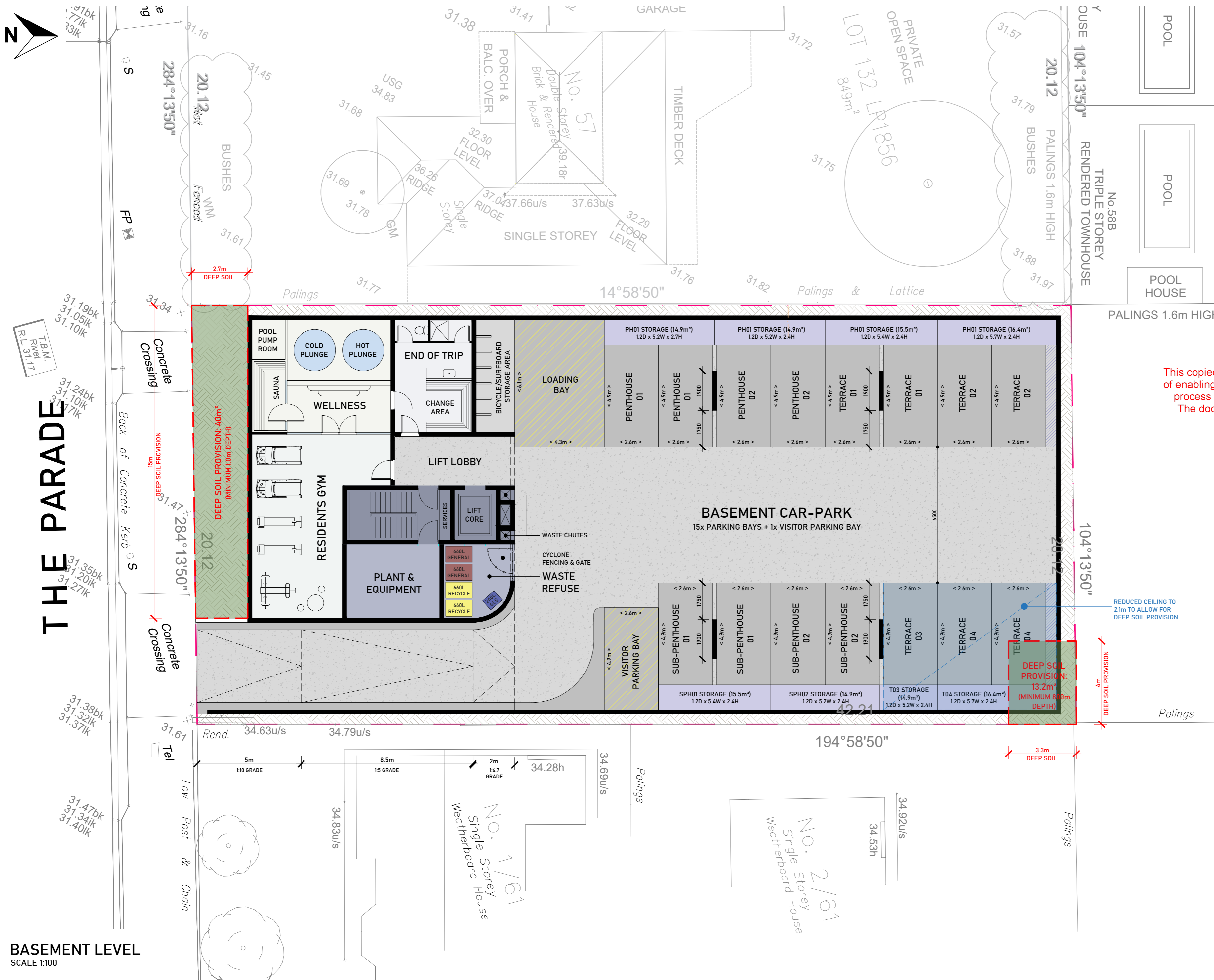
PLANNING

B-TP03

DESIGN RESPONSE

UXD 2025.138

@ A2



WASTE MANAGEMENT KEY

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

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

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MUNICIPALITY:	GREATER GEELONG

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PLANNING

B-TP04

BASEMENT LEVEL

UXD 2025.138 1:100 @ A2

BASEMENT LEVEL
SCALE 1:100



DEVELOPMENT SCHEDULE

SUBJECT SITE:	849.1m²
SITE COVERAGE:	570.6m² (67%)
PERMEABLE SURFACES:	220.6m² (26%)
IMPERVIOUS SURFACES:	57.9m² (7%)

FLOOR-PLATE SCHEDULE

BASEMENT FLOOR-PLATE	730.6m²
GROUND LEVEL FLOOR-PLATE	570.6m²
LEVEL ONE FLOOR-PLATE	489.9m²
SECOND LEVEL FLOOR-PLATE	489.9m²
TOTAL FLOOR-PLATE	2,281m²

APARTMENT #	F'AREA	P.O.S.
TERRACE 01 2 BED, 2 BATH, 2 C'PARKS	110.2m²	72.0m²
TERRACE 02 3 BED + STUDY, 2 BATH, 2 C'PARKS	126.4m²	68.4m²
TERRACE 03 2 BED, 2 BATH, 1 C'PARKS	87.3m²	25.4m²
TERRACE 04 3 BED, 2.5 BATH, 2 C'PARKS	135.1m²	75.8m²
SUB-PENTHOUSE 01 4 BED, 2.5 BATH, 2 C'PARKS	195.7m²	33.1m²
SUB-PENTHOUSE 02 4 BED, 2.5 BATH, 2 C'PARKS	195.7m²	33.1m²
PENTHOUSE 01 4 BED, 2.5 BATH, 2 C'PARKS	195.7m²	33.1m²
PENTHOUSE 02 4 BED, 2.5 BATH, 2 C'PARKS	195.7m²	33.1m²

uxd.

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PLANNING

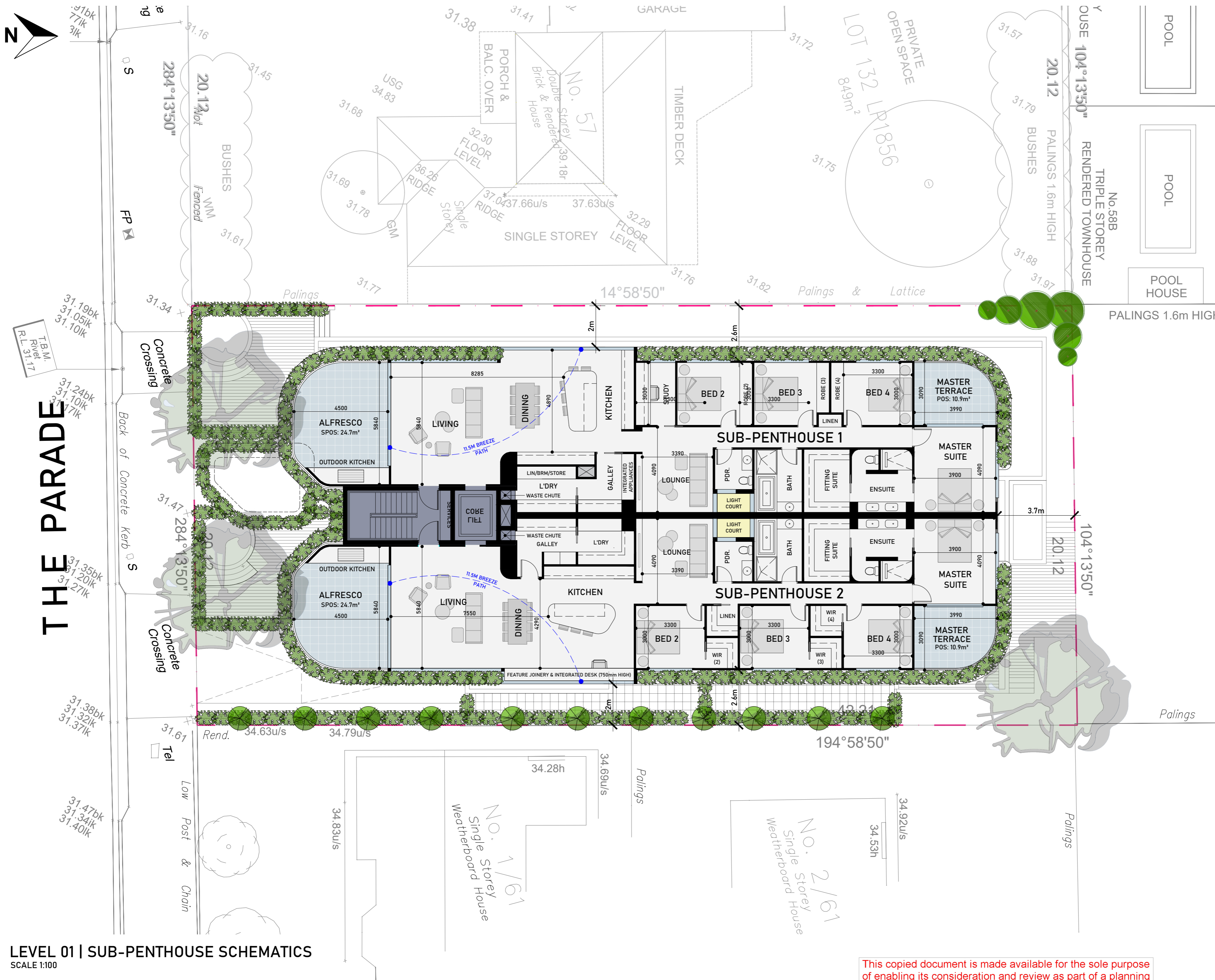
B-TP05

GROUND LEVEL PLAN

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GROUND LEVEL | TERRACES
SCALE 1:100

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PERMEABLE SURFACES:	220.6m ² (26%)
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FLOOR-PLATE SCHEDULE

BASEMENT FLOOR-PLATE	730.6m ²
GROUND LEVEL FLOOR-PLATE	570.6m ²
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TOTAL FLOOR-PLATE	2,281m ²

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TERRACE 03 2 BED, 2 BATH, 1 C'PARKS	87.3m ²	25.4m ²
TERRACE 04 3 BED, 2.5 BATH, 2 C'PARKS	135.1m ²	75.8m ²
SUB-PENTHOUSE 01 4 BED, 2.5 BATH, 2 C'PARKS	195.7m ²	33.1m ²
SUB-PENTHOUSE 02 4 BED, 2.5 BATH, 2 C'PARKS	195.7m ²	33.1m ²
PENTHOUSE 01 4 BED, 2.5 BATH, 2 C'PARKS	195.7m ²	33.1m ²
PENTHOUSE 02 4 BED, 2.5 BATH, 2 C'PARKS	195.7m ²	33.1m ²

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PLANNING

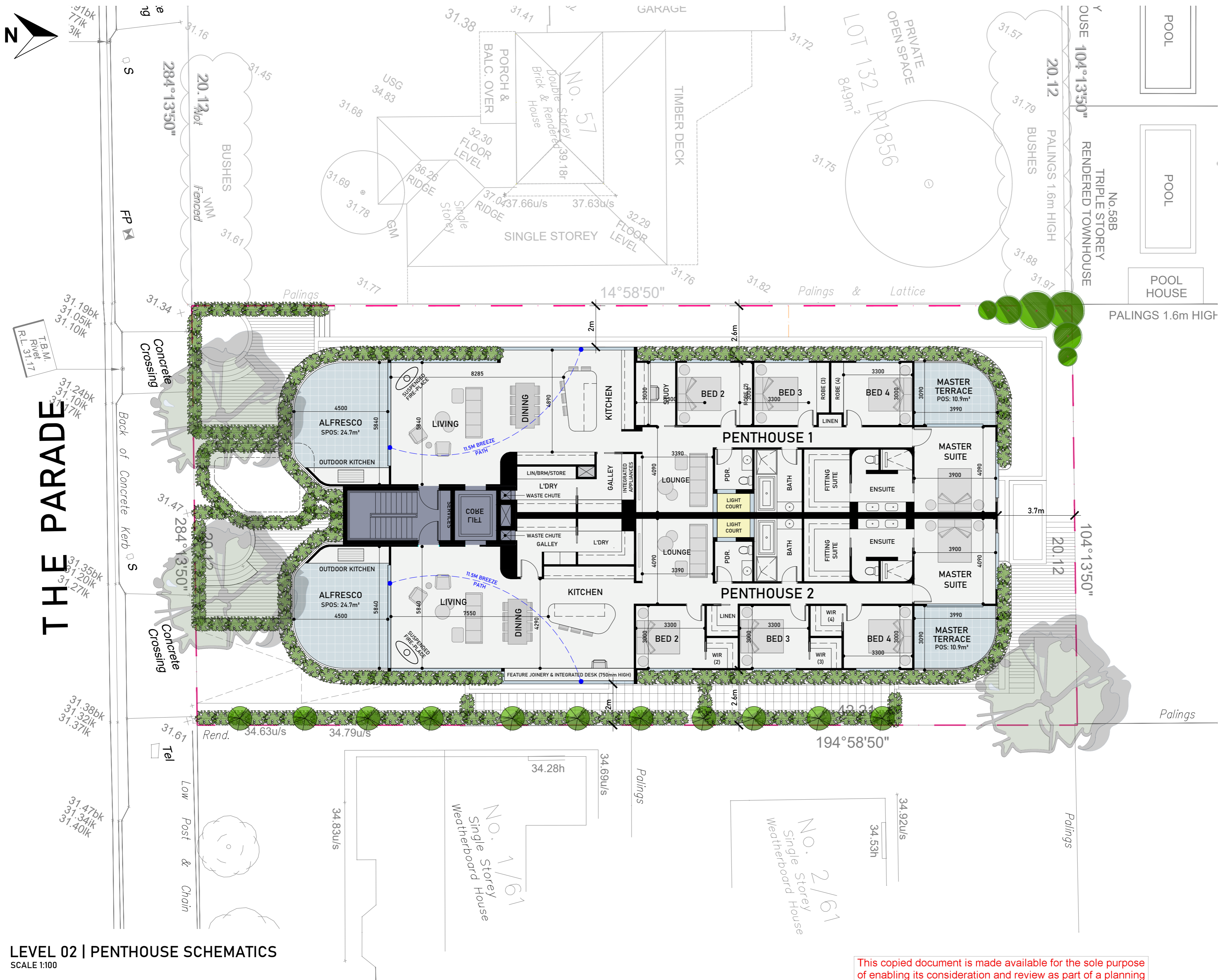
B-TP06

LEVEL 01 PLAN

UXD 2025.138 1:100 @ A2

LEVEL 01 | SUB-PENTHOUSE SCHEMATICS
SCALE 1:100

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DEVELOPMENT SCHEDULE

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FLOOR-PLATE SCHEDULE

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GROUND LEVEL FLOOR-PLATE	570.6m ²
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SECOND LEVEL FLOOR-PLATE	489.9m ²
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TERRACE 04 3 BED, 2.5 BATH, 2 C'PARKS	135.1m ²	75.8m ²
SUB-PENTHOUSE 01 4 BED, 2.5 BATH, 2 C'PARKS	195.7m ²	33.1m ²
SUB-PENTHOUSE 02 4 BED, 2.5 BATH, 2 C'PARKS	195.7m ²	33.1m ²
PENTHOUSE 01 4 BED, 2.5 BATH, 2 C'PARKS	195.7m ²	33.1m ²
PENTHOUSE 02 4 BED, 2.5 BATH, 2 C'PARKS	195.7m ²	33.1m ²

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USER EXPERIENCE DESIGN GROUP

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PROJECT INFO

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

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PLANNING

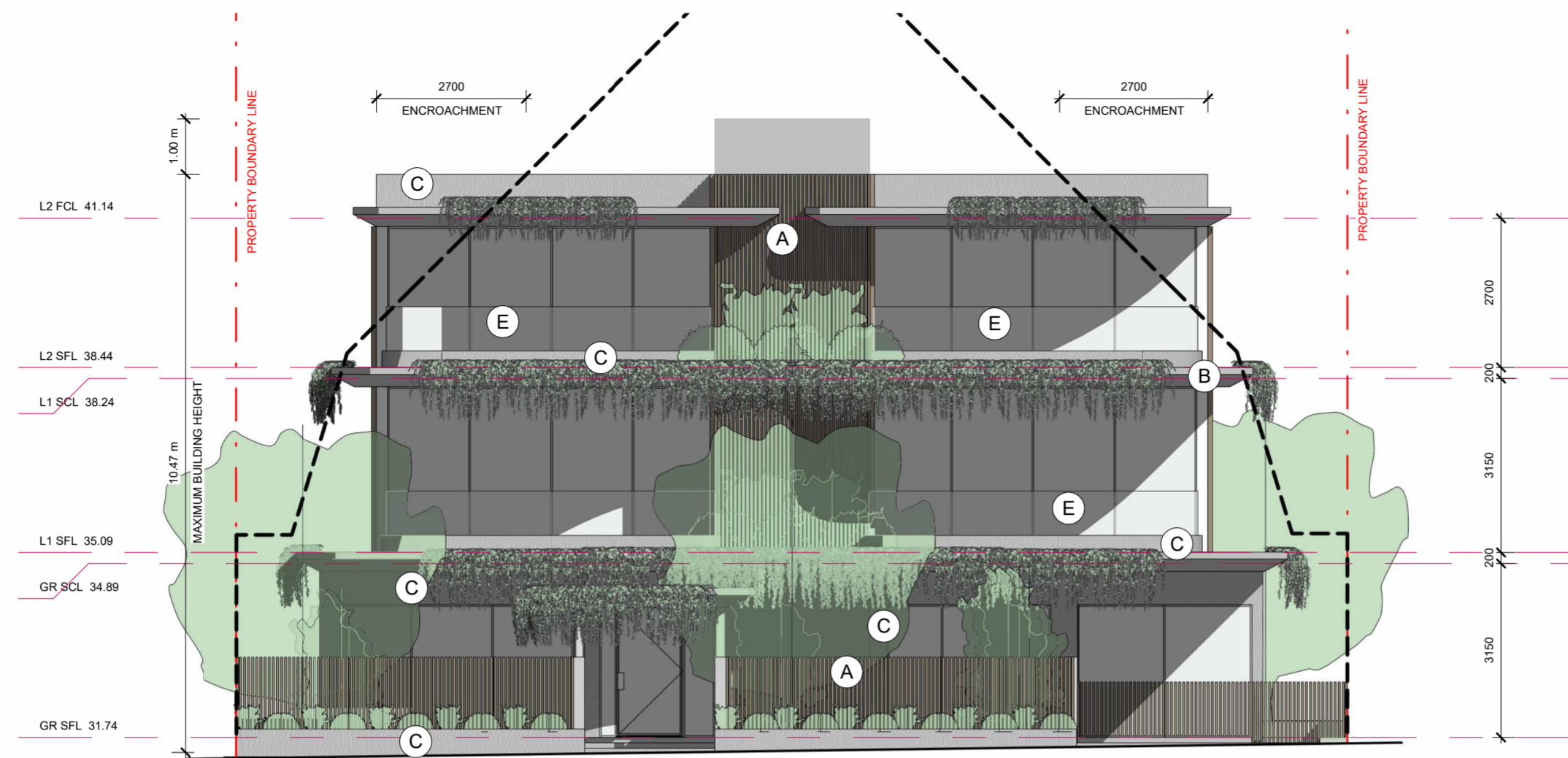
B-TP07

LEVEL 02 PLAN

UXD 2025.138 1:100 @ A2

LEVEL 02 | PENTHOUSE SCHEMATICS
SCALE 1:100

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SOUTH ELEVATION
 1 : 100

A	SUPPLIER: SPEC: PROFILE: FINISH:	MODINEX TIMBER BATTENS 40 X 67mm BLACKBUTT
B	SPEC: FINISH: COLOUR:	NATURAL CONCRTE PANEL SMOOTH NATURAL
C	SPEC: FINISH: COLOUR:	NATURAL CONCRTE PANEL BRUSHED NATURAL
D	SUPPLIER: SPEC: PROFILE: FINISH:	MODINEX VEE-JOINT TIMBER SOFFIT 136 X 9mm BLACKBUTT
E	SPEC: PROFILE: COLOUR:	FRAMELESS TOUGHENED GLASS 800mm HIGH X 12mm THICK CLEAR



EAST ELEVATION
 1 : 100

uxd.

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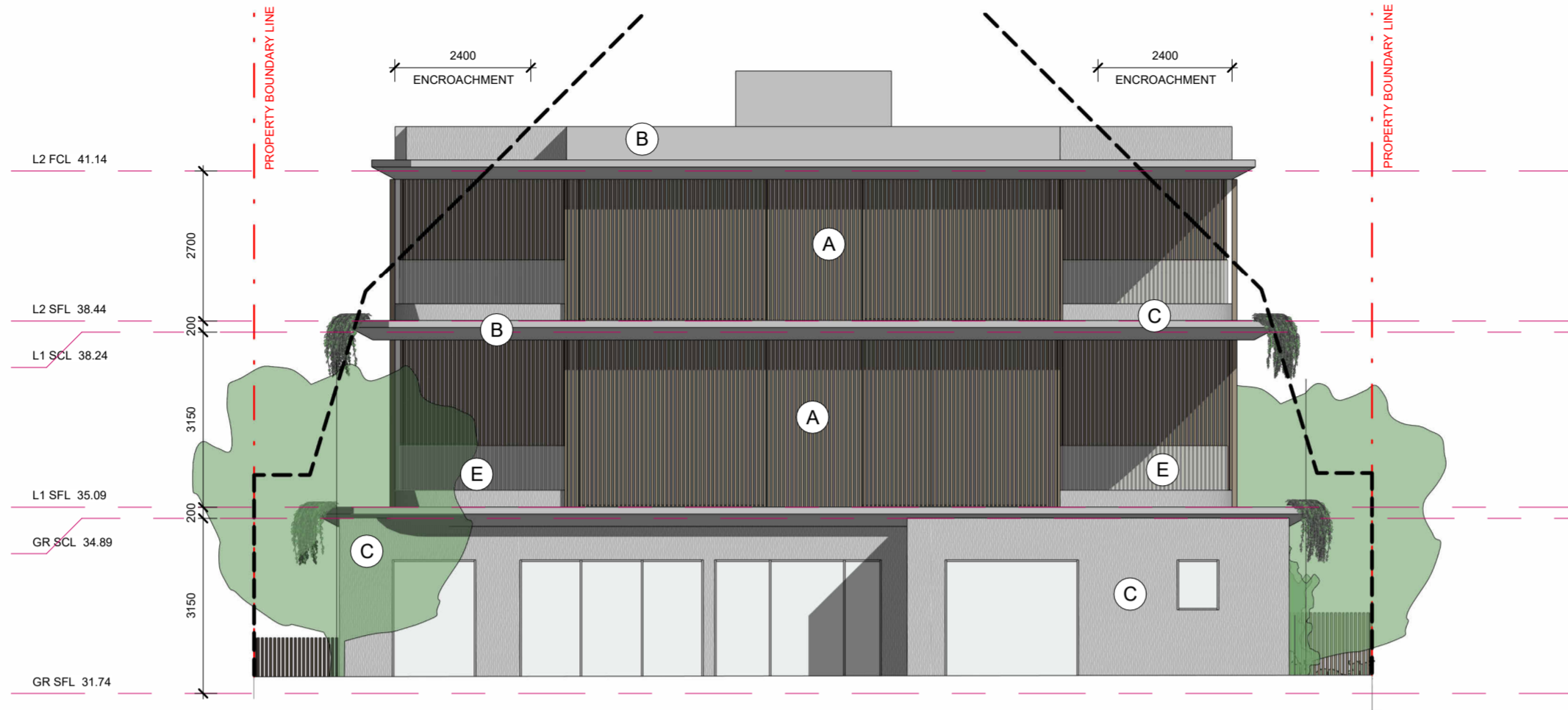
B-TP08

ELEVATIONS (PAGE 1 OF 2)

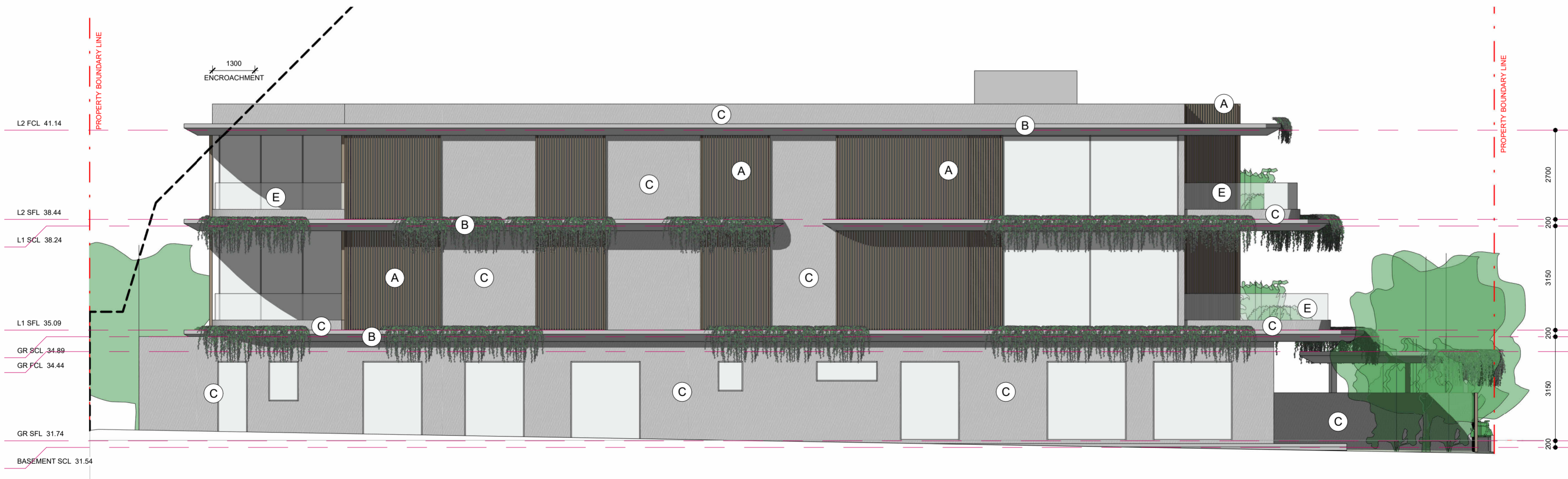
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- A** SUPPLIER: MODINEX
 SPEC: TIMBER BATTENS
 PROFILE: 40 X 67mm
 FINISH: BLACKBUTT
- B** SPEC: NATURAL CONCRTE
 PANEL
 FINISH: SMOOTH
 COLOUR: NATURAL
- C** SPEC: NATURAL CONCRTE
 PANEL
 FINISH: BRUSHED
 COLOUR: NATURAL
- D** SUPPLIER: MODINEX
 SPEC: VEE-JOINT TIMBER
 SOFFIT
 PROFILE: 136 X 9mm
 FINISH: BLACKBUTT
- E** SPEC: FRAMELESS
 TOUGHENED GLASS
 PROFILE: 800mm HIGH X 12mm
 THICK
 COLOUR: CLEAR



NORTH ELEVATION
 1 : 100



WEST ELEVATION
 1 : 100

uxd.

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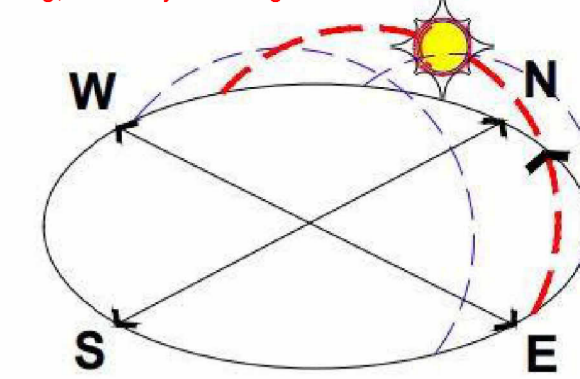
PLANNING

B-TP09

ELEVATIONS (PAGE 2 of 2)

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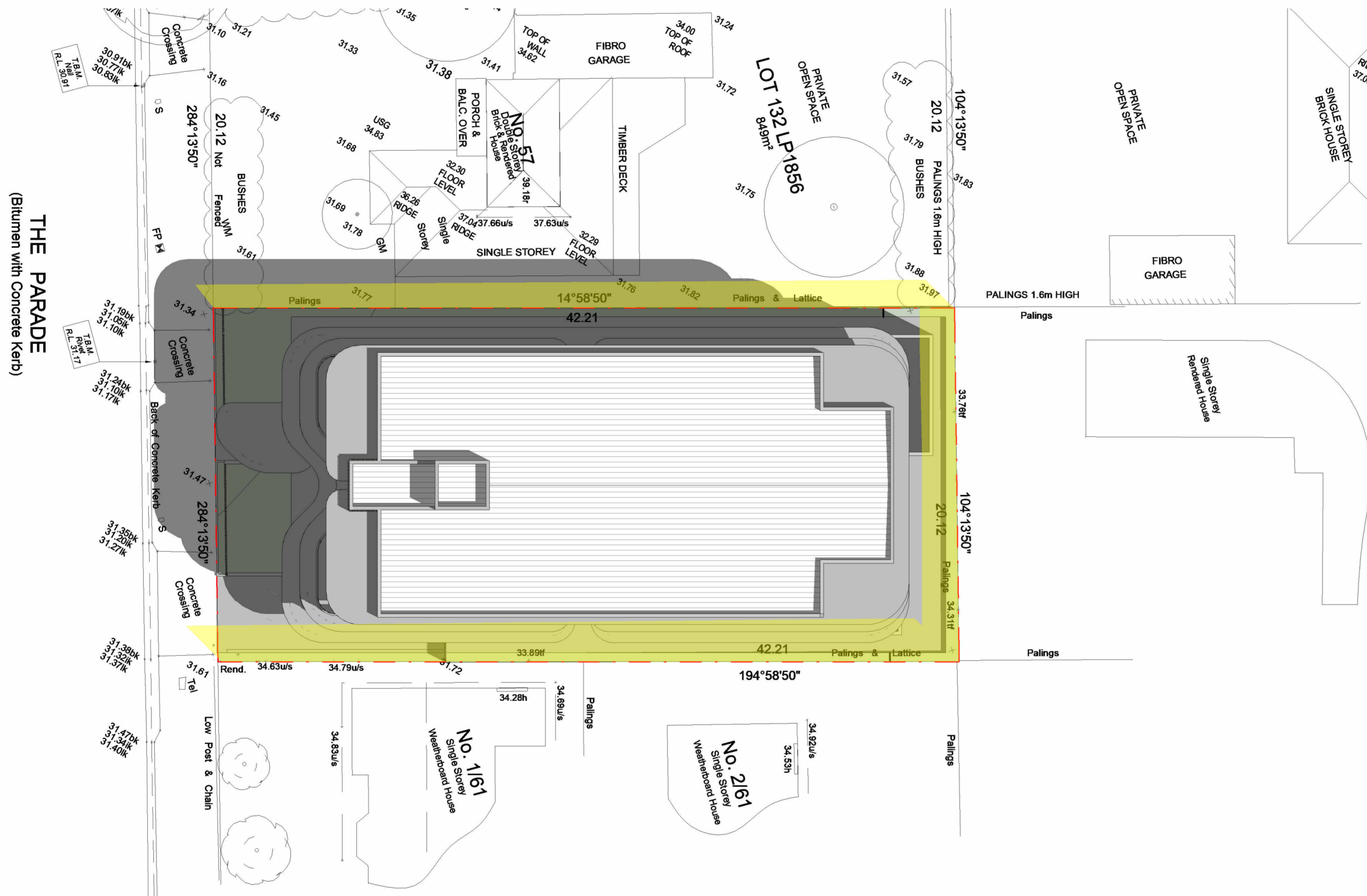


SEPTEMBER EQUINOX

DATE: SEPT 22.
SEASON: SEPT EQUINOX

SHADOW CAST KEY

- PROPOSED CAST
- EXISTING SHADOW CAST



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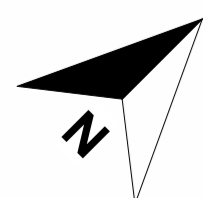
PLANNING

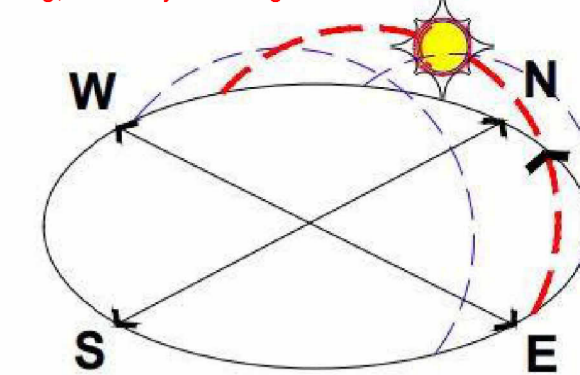
B-TP11

SHADOW DIAGRAM (10AM)

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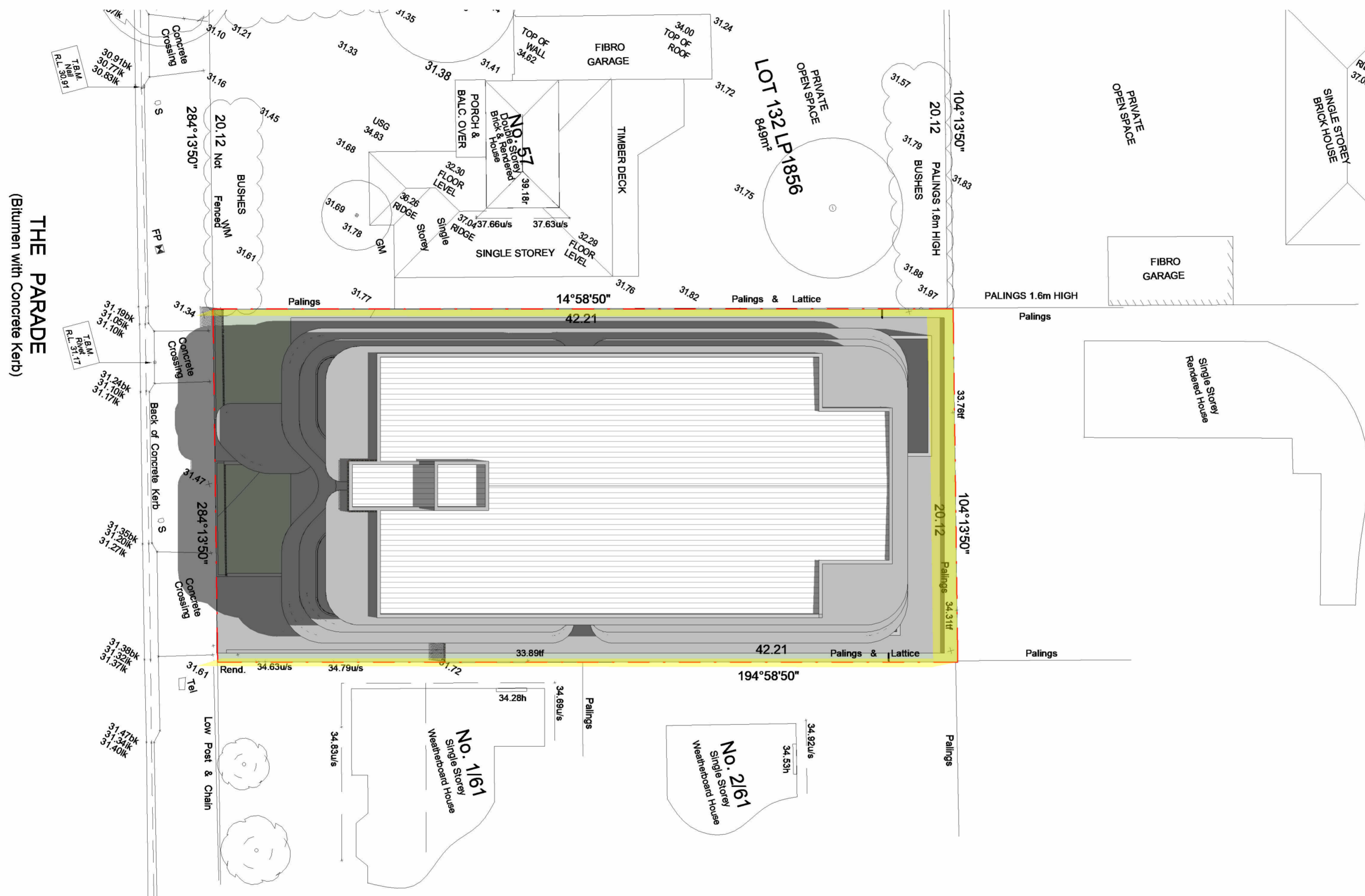


SEPTEMBER EQUINOX

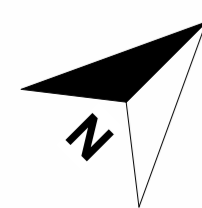
DATE: SEPT 22.
SEASON: SEPT EQUINOX

SHADOW CAST KEY

- PROPOSED CAST
- EXISTING SHADOW CAST



THE PARADE
(Bitumen with Concrete Kerb)



uxd.

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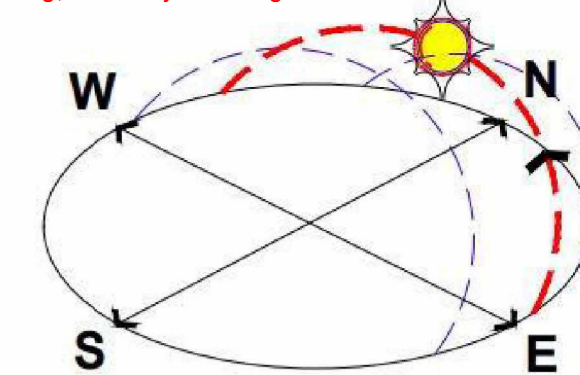
PLANNING

B-TP12

SHADOW DIAGRAM (11AM)

UXD 2025.138 1 : 200 @ A2

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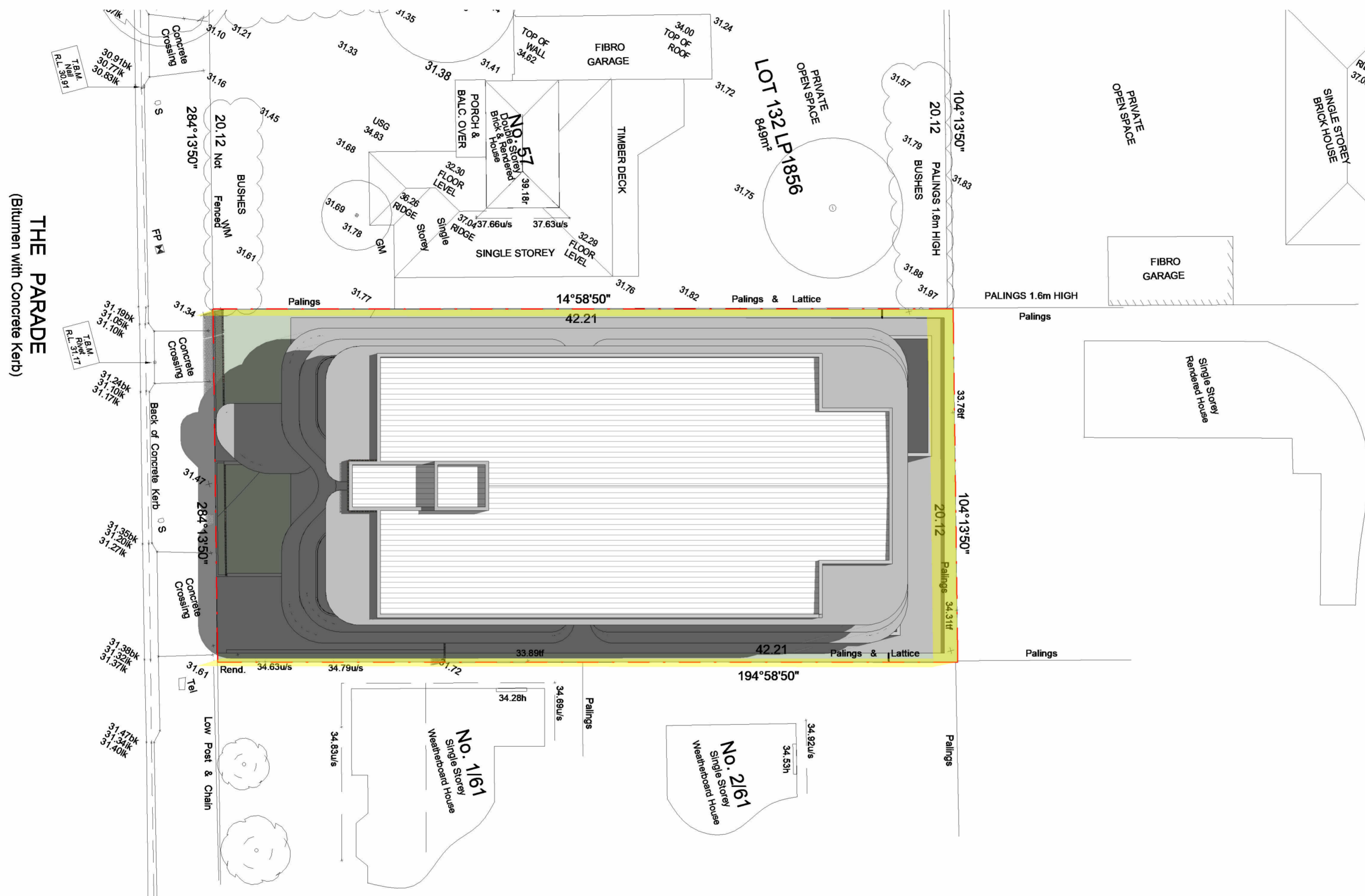


SEPTEMBER EQUINOX

DATE: SEPT 22.
SEASON: SEPT EQUINOX

SHADOW CAST KEY

- PROPOSED CAST
- EXISTING SHADOW CAST



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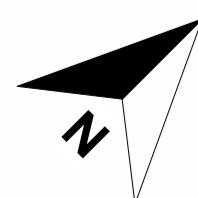
PLANNING

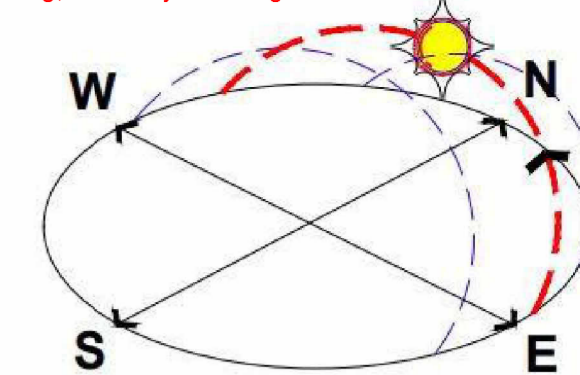
B-TP13

SHADOW DIAGRAM (12PM)

UXD 2025.138 1 : 200 @ A2

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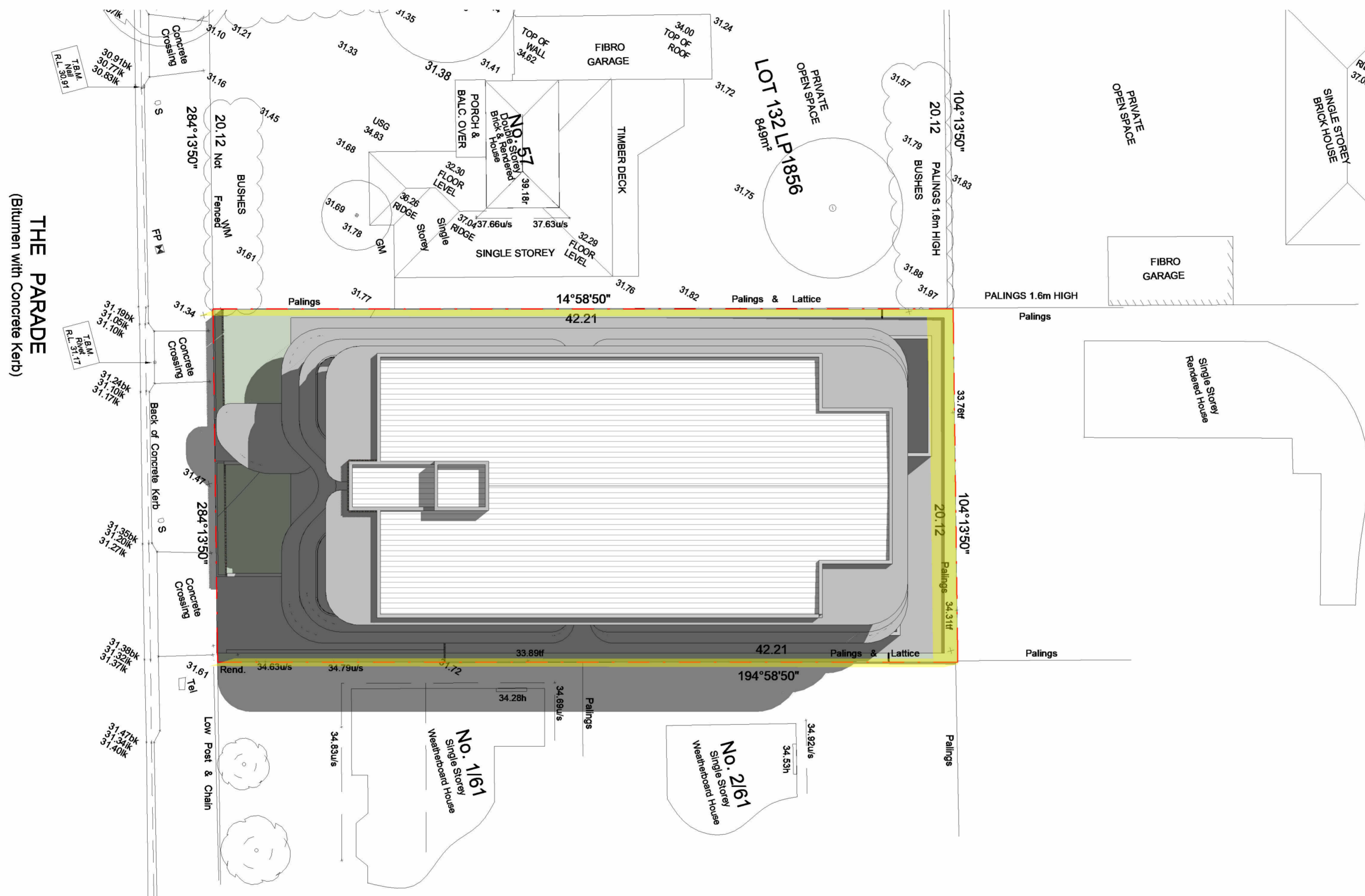


SEPTEMBER EQUINOX

DATE: SEPT 22.
SEASON: SEPT EQUINOX

SHADOW CAST KEY

- PROPOSED CAST
- EXISTING SHADOW CAST



THE PARADE
(Bitumen with Concrete Kerb)

uxd.

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PROJECT INFO

CLIENTS: 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
B	RFI RESPONSE	02 FEB 26

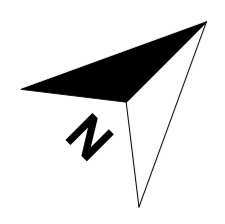
PLANNING

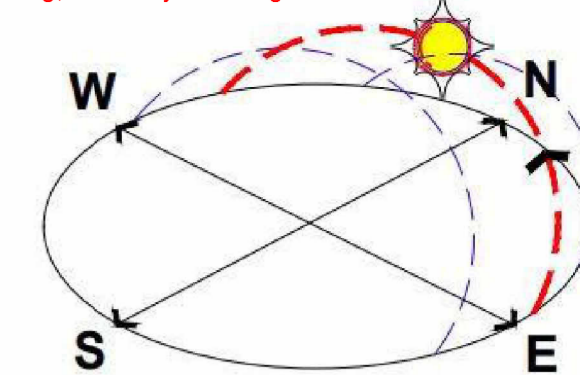
B-TP14

SHADOW DIAGRAM (1PM)

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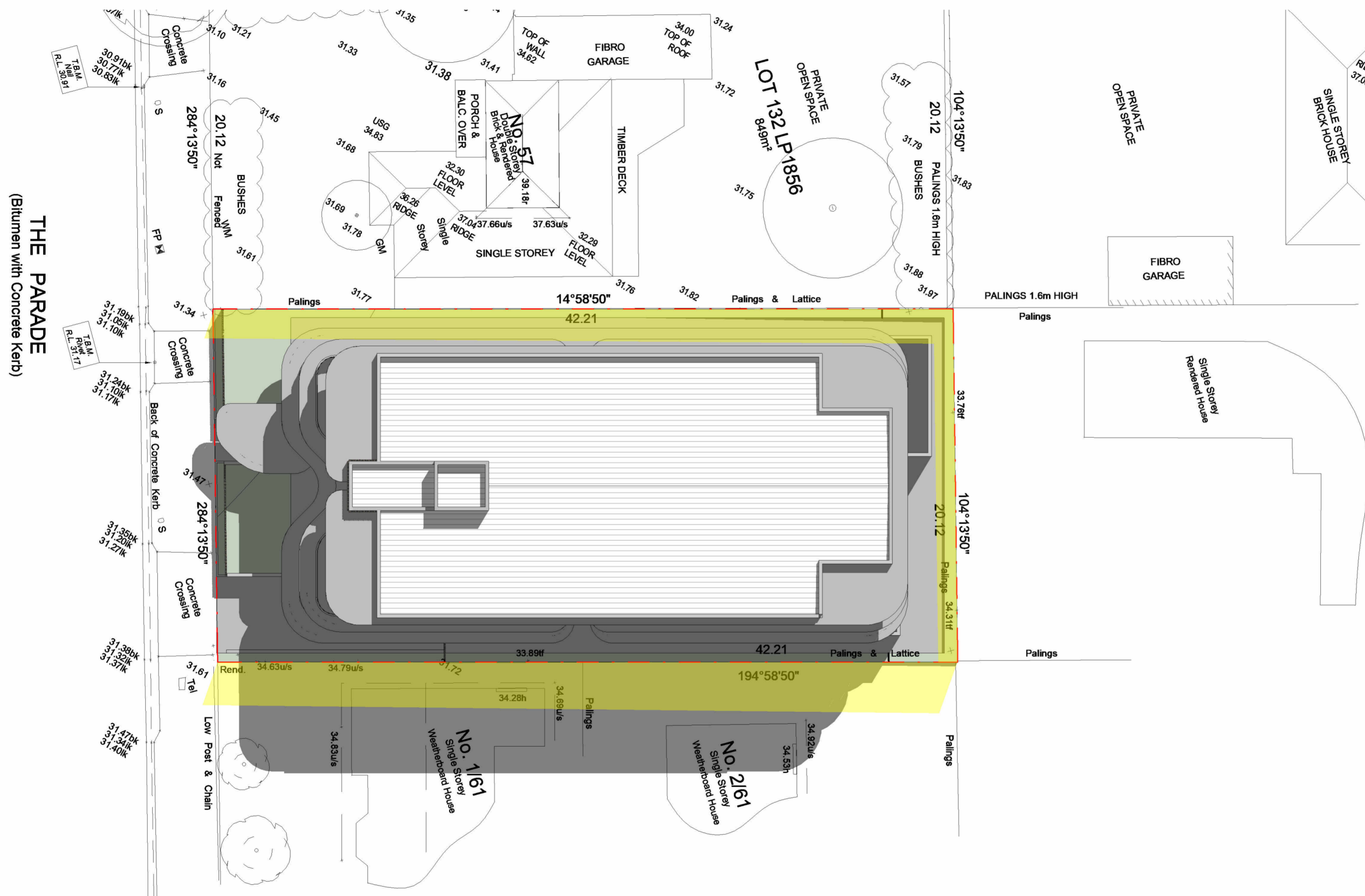


SEPTEMBER EQUINOX

DATE: SEPT 22.
SEASON: SEPT EQUINOX

SHADOW CAST KEY

- PROPOSED CAST
- EXISTING SHADOW CAST



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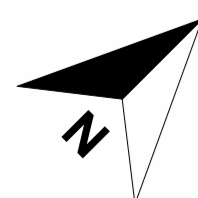
PLANNING

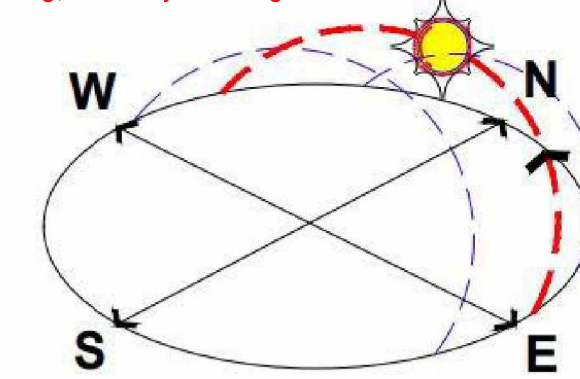
B-TP15

SHADOW DIAGRAM (2PM)

UXD 2025.138 1 : 200 @ A2

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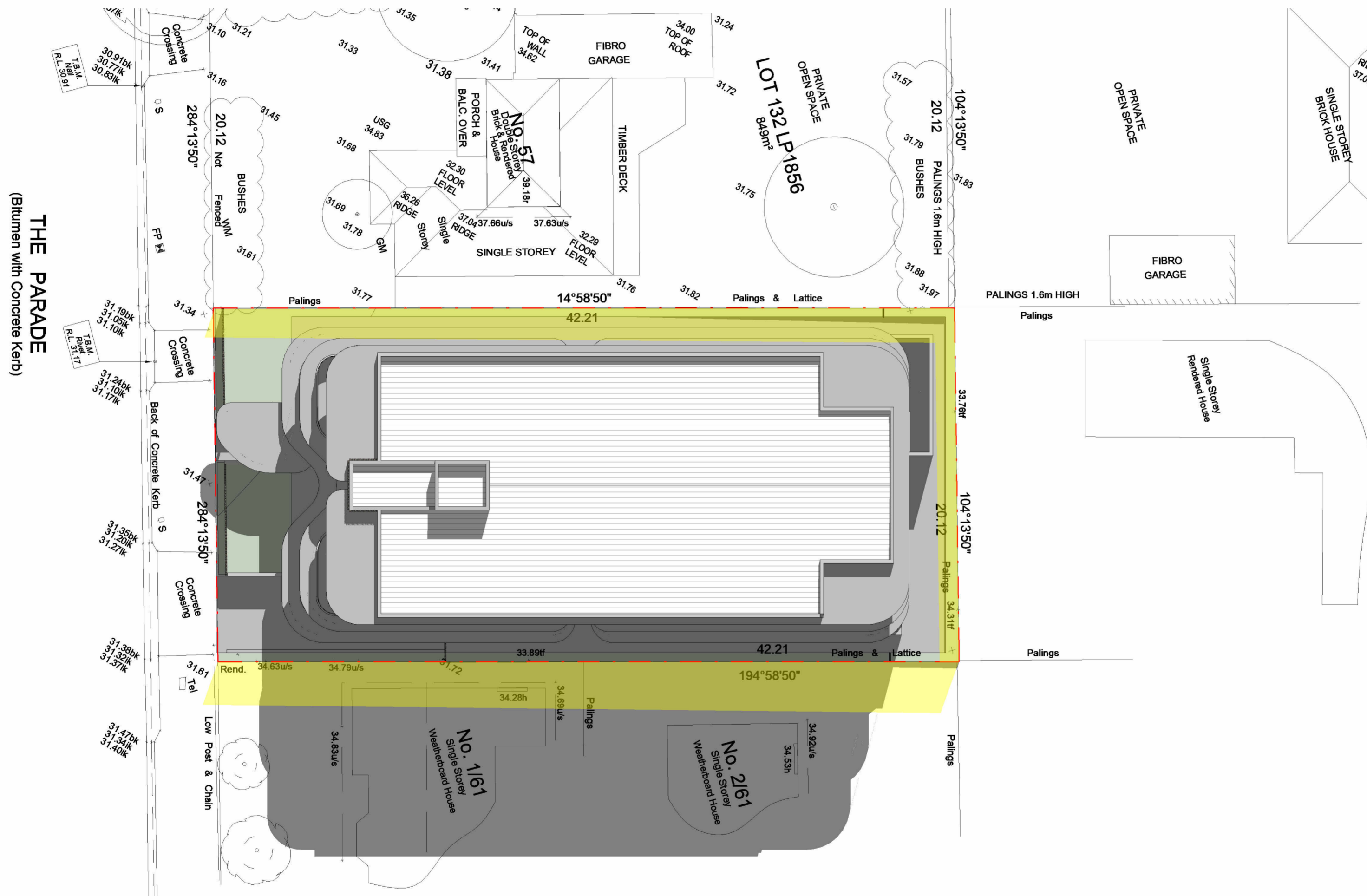


SEPTEMBER EQUINOX

DATE: SEPT 22.
SEASON: SEPT EQUINOX

SHADOW CAST KEY

- PROPOSED CAST
- EXISTING SHADOW CAST



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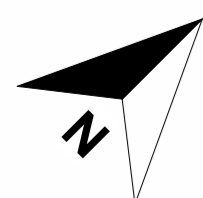
PLANNING

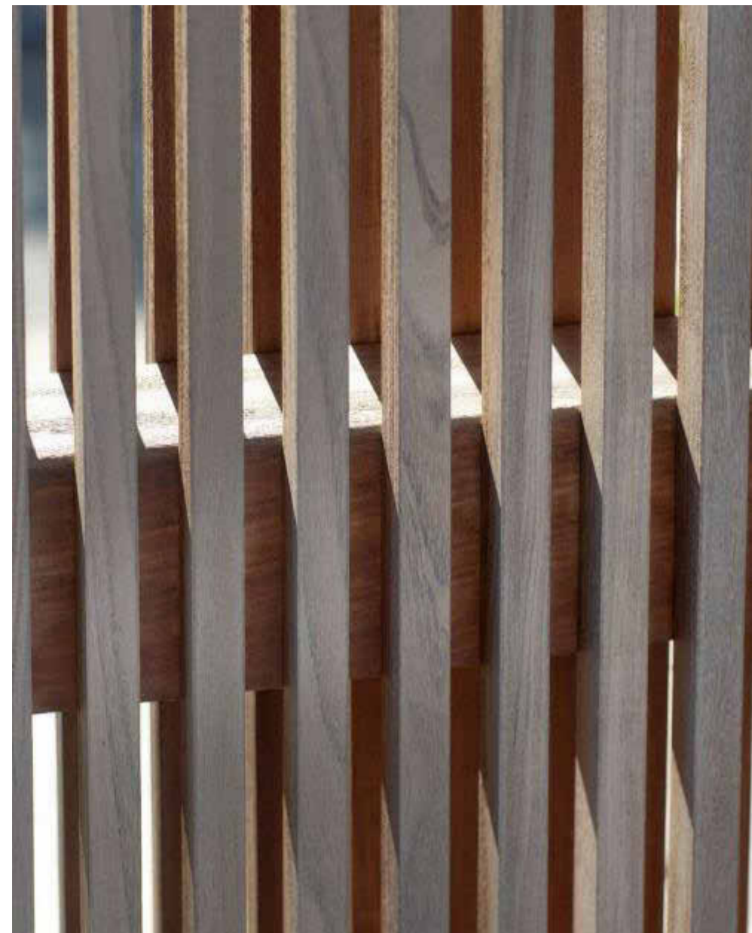
B-TP16

SHADOW DIAGRAM (3PM)

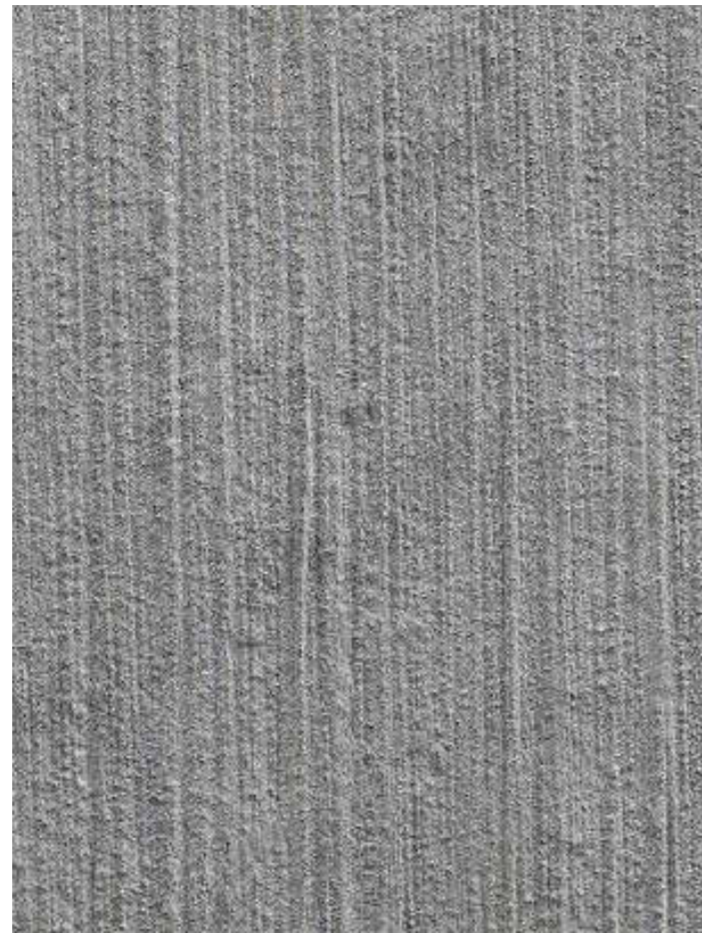
UXD 2025.138 1 : 200 @ A2

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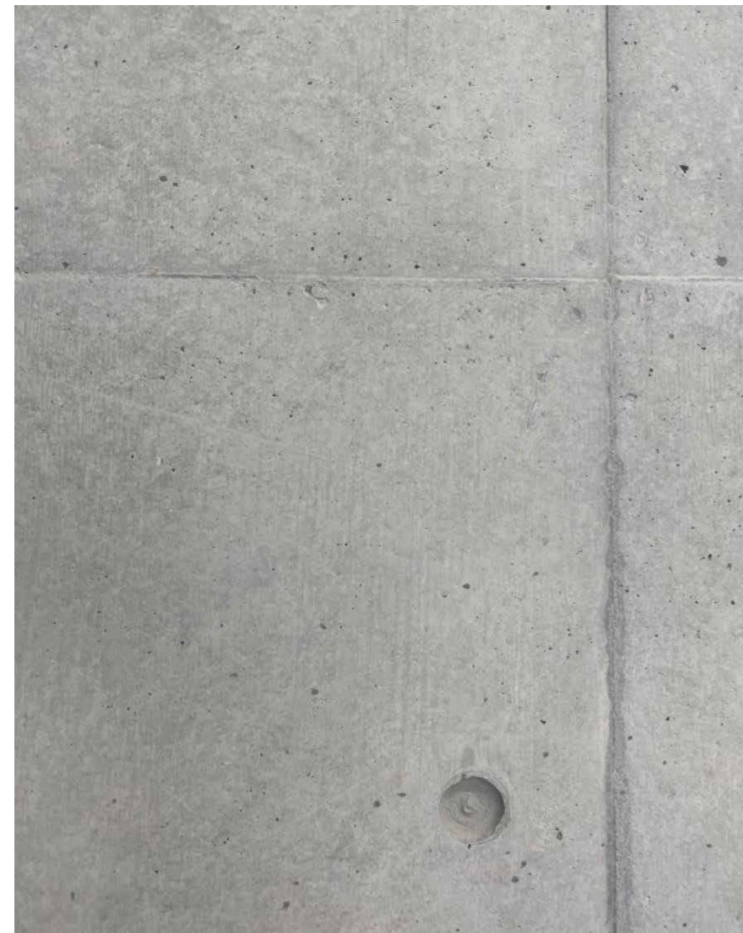




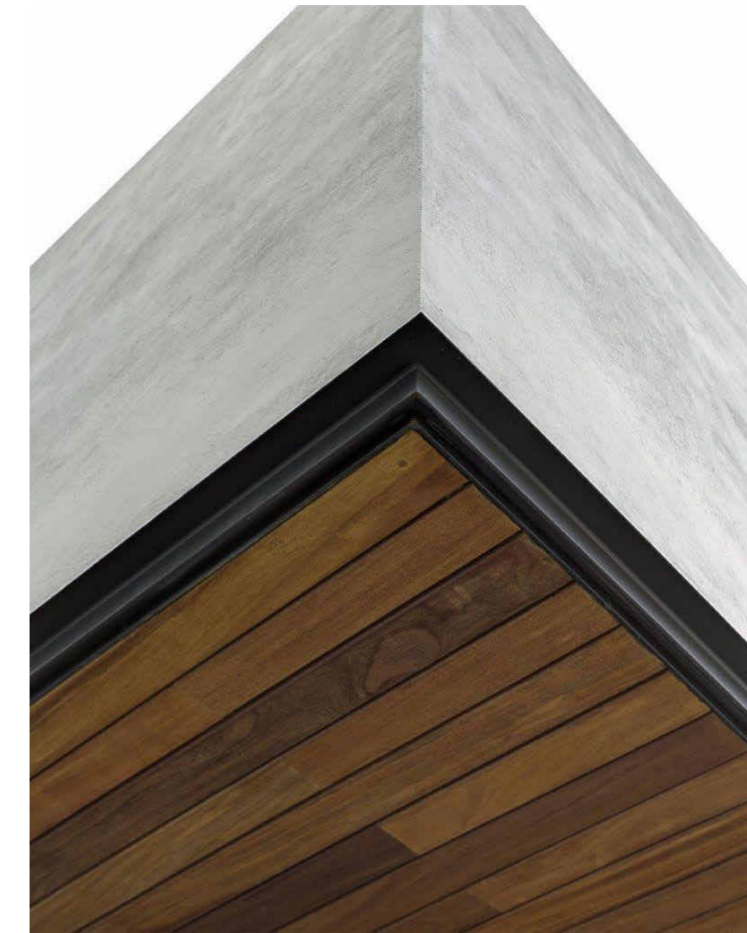
TIMBER BATTEN



BRUSHED NATURAL CONCRETE



SMOOTH NATURAL CONCRETE



TIMBER SOFFIT



FRAMLESS GLASS BALUSTRADE



GROUND FLOOR ALFRESCO AREAS



DRAPING LANDSCAPING (FACADE)

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A DEVELOPMENT APPLICATION (A) 05 NOV 25
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PLANNING

B-TP17

LOOK & FEEL

UXD 2025.138

@ A2

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PLANNING

B-TP18

3D ARTIST IMPRESSION

UXD 2025.138

@ A2

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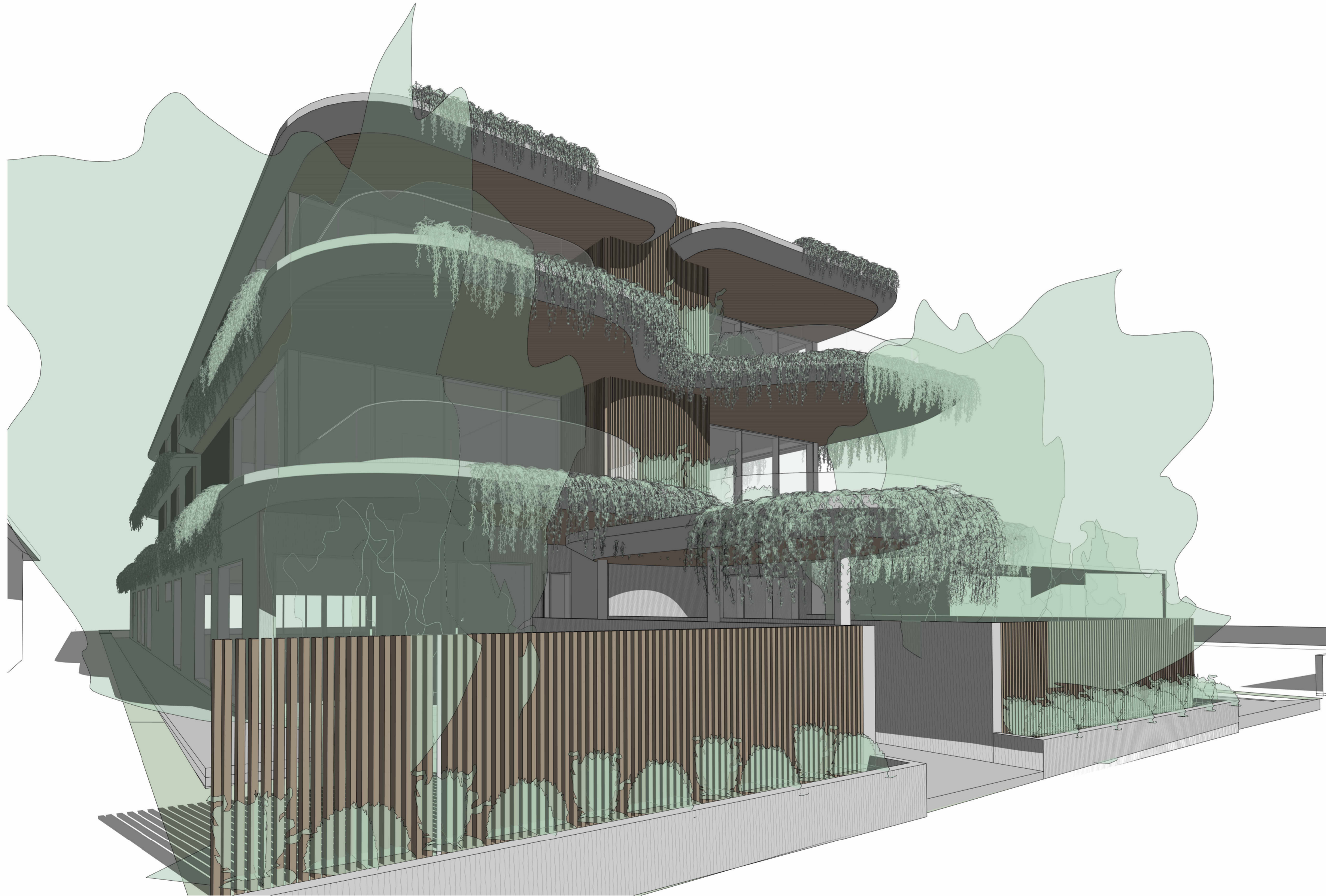
PLANNING

B-TP19

BUILT FORM ISOMETRIC (A)

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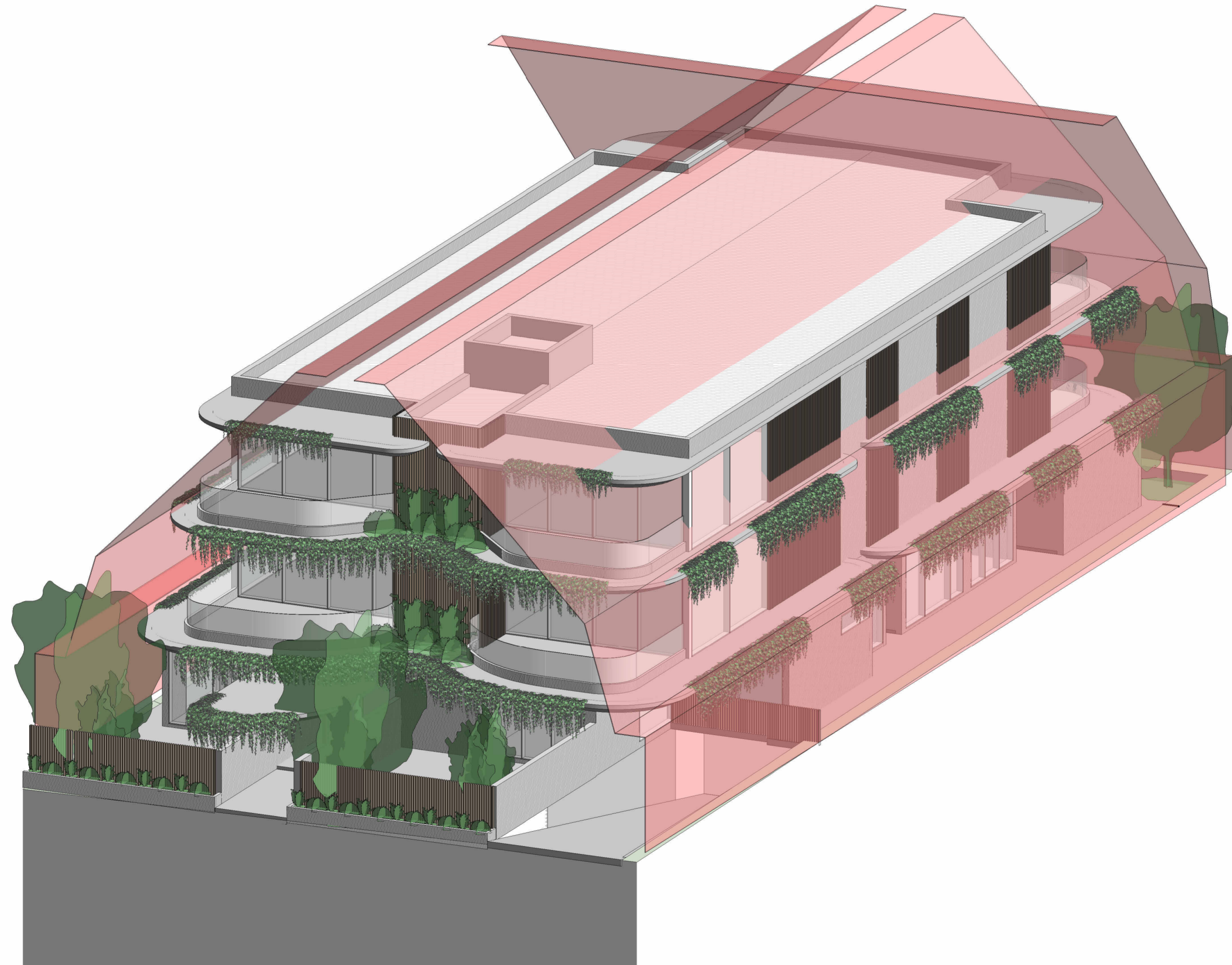
PLANNING

B-TP20

BUILT FORM ISOMETRIC (B)

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PLANNING

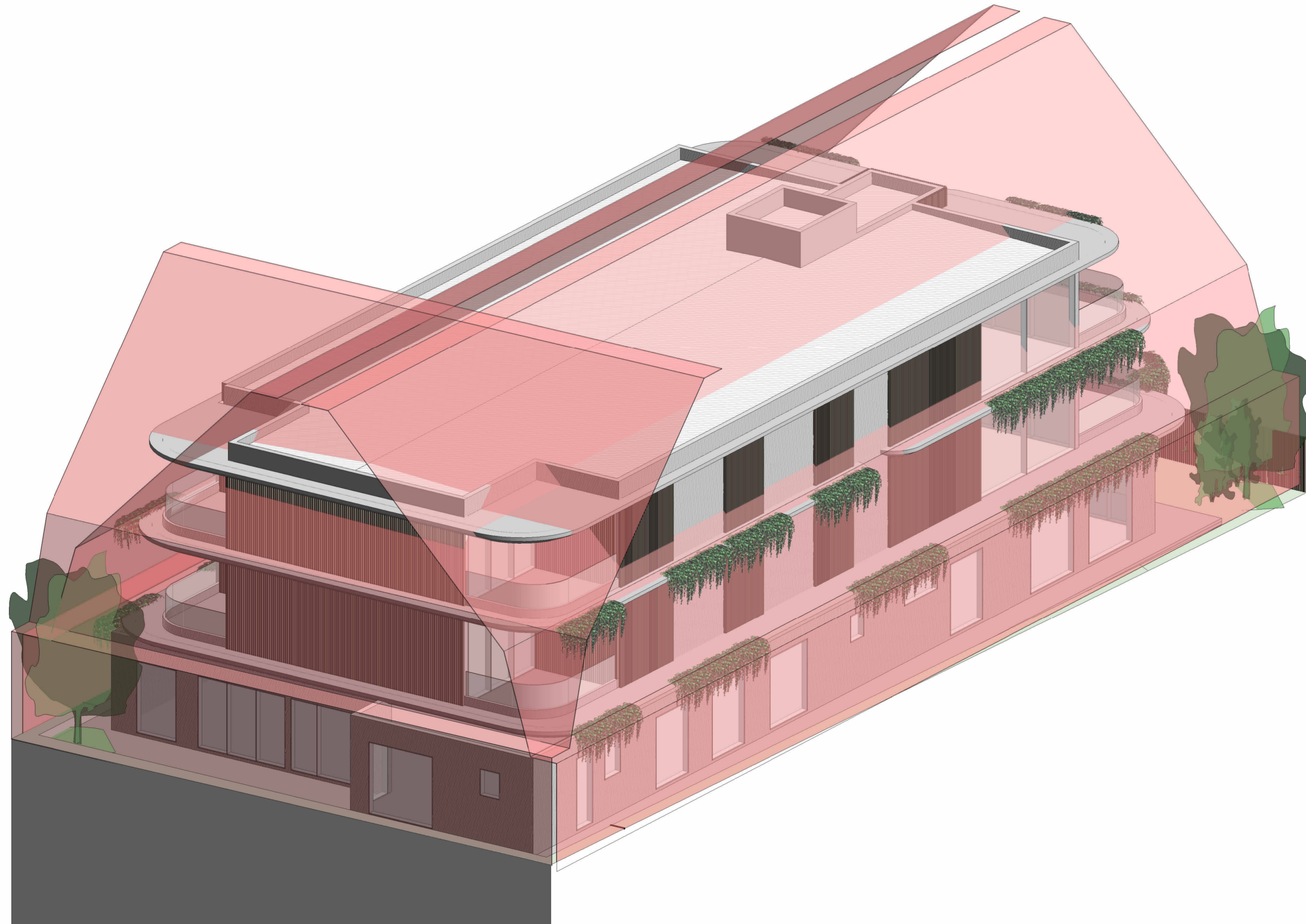
B-TP21

3D ENVELOPE VIEW #1

UXD 2025.138

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3D ENVELOPE VIEW #2

UXD 2025.138

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