

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%)

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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
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PROJECT INFO

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

REVISION SCHEDULE:

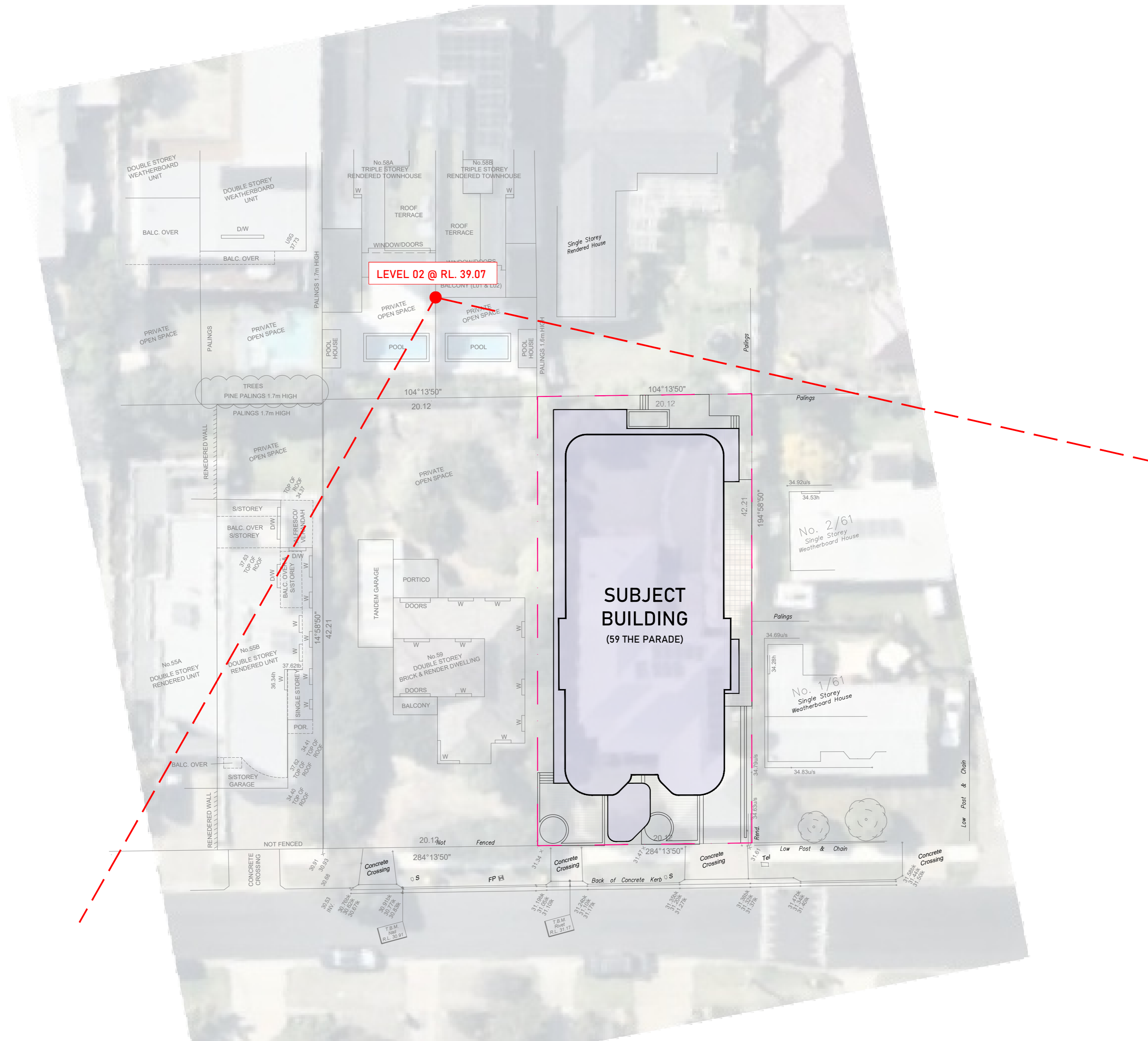
A	VIEW IMPACT SCHEME (V1)	02 APR 2026
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VIEW IMPACT

VIA-00

VIEW IMPACT SCHEDULE

UXD 2025.138 N.T.S. @ A2



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USER EXPERIENCE DESIGN GROUP

STUDIO: LEVEL 03, 03 CUBITT STREET
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VIA-02

58 THE AVENUE:
 LEVEL 02 VIEWPORT

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LEVEL 02 @ RL. 39.07

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VIEW IMPACT

VIA-03

58 THE AVENUE: L02 VISTA

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LEVEL 02 @ RL. 39.07

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VIEW IMPACT

VIA-04

58 THE AVENUE: L02 BIM 50%

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LEVEL 02 @ RL. 39.07

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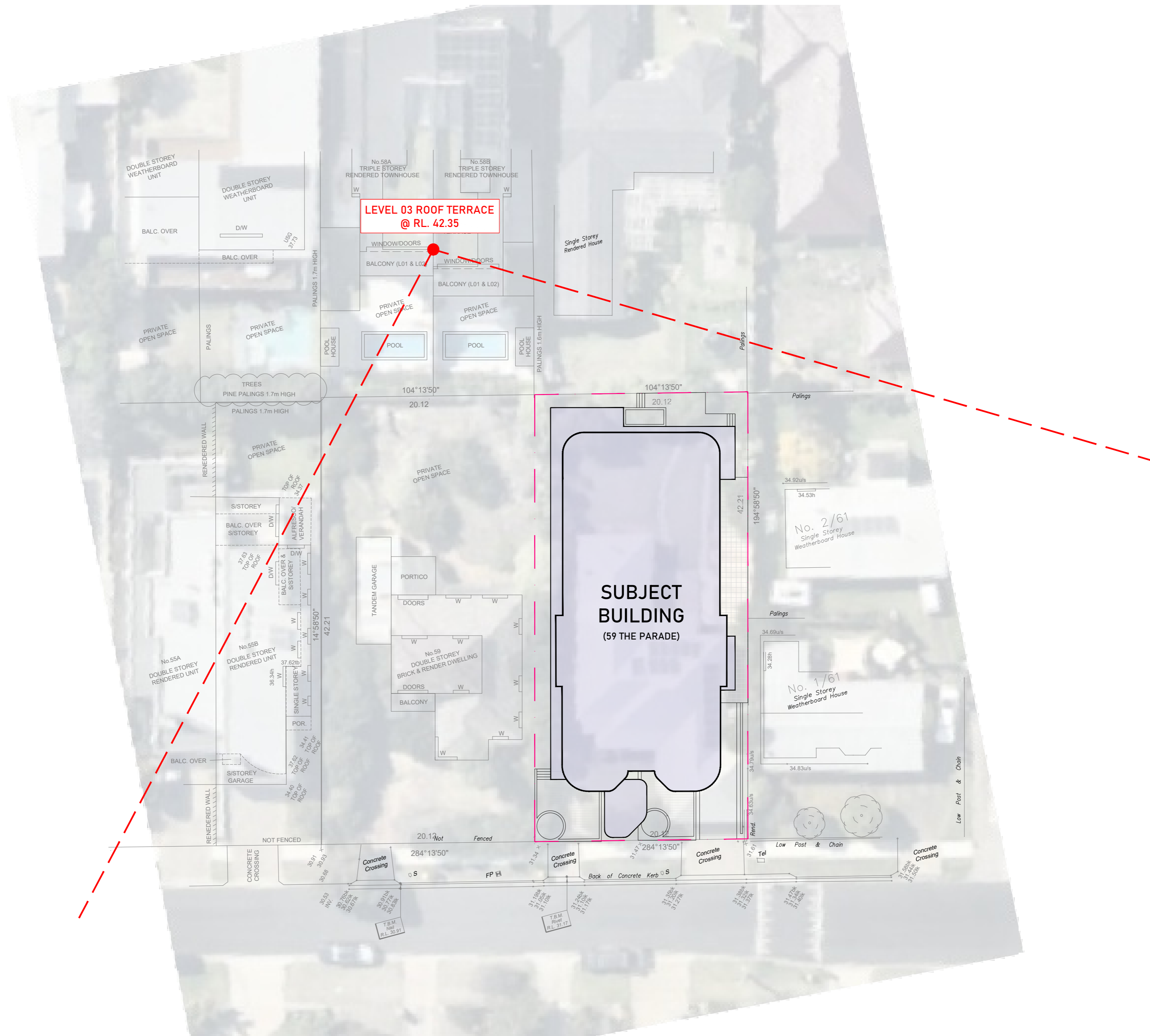
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VIA-05

58 THE AVENUE: L02 BIM 100%

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VIA-06

58 THE AVENUE:
 LEVEL 03 (ROOF) VIEWPORT

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LEVEL 03 ROOF TERRACE
@ RL. 42.35

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VIA-07

58 THE AVENUE: L03 VISTA

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LEVEL 03 ROOF TERRACE
@ RL. 42.35

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VIA-08

58 THE AVENUE: L03 BIM 50%

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LEVEL 03 ROOF TERRACE
@ RL. 42.35

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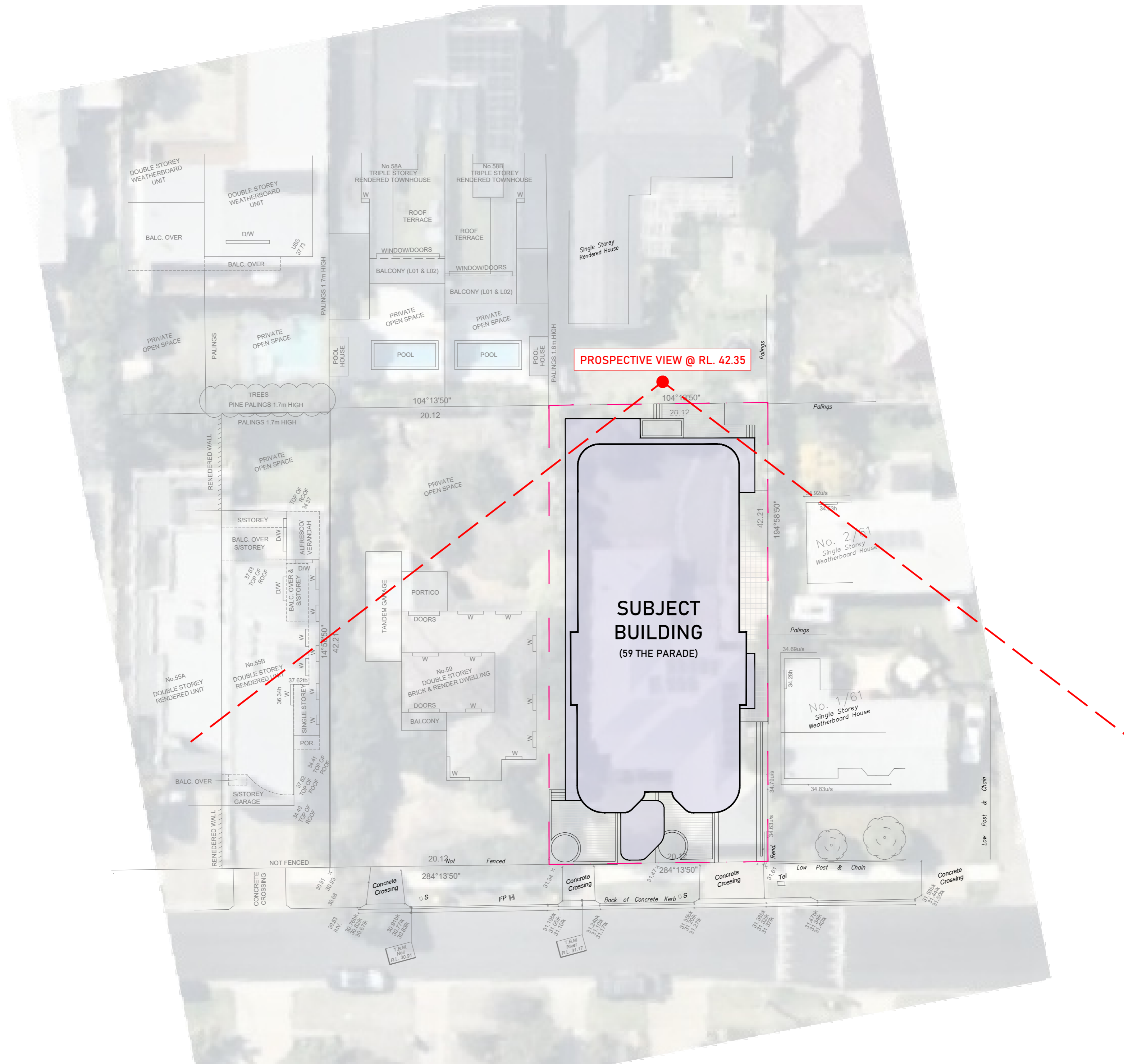
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VIA-09

58 THE AVENUE: L03 BIM 100%

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VIA-10

60 THE AVENUE:
L03 PROSPECTIVE VIEWPORT

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PROSPECTIVE VIEW @ RL. 42.35

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VIA-11

60 THE AVENUE:
PROSPECTIVE VISTA (L03)

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PROSPECTIVE VIEW @ RL. 42.35

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VIA-12

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

UXD 2025.138 N.T.S. @ A2



PROSPECTIVE VIEW @ RL. 42.35

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VIA-13

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

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