City of Greater Geelong, Statutory Planning - Date Received 07/10/2026

FUTURE PADEL PTY LTD

Planning Report

Minor Sports and Recreation Facility Padel Club

7–9 Ballarat Road, North Geelong, Victoria



Figure 1. Architectural visualisation of the proposed facility. The dimensioned architectural drawings define the proposal.

Applicant	Future Padel Pty Ltd
Land	Part of the City of Geelong Bowls Club land, 7–9 Ballarat Road
Proposal	Use and development of land for six covered padel courts and ancillary facilities
Council application	PP-28-2026
Report status	Final planning report — Revision 4
Date	6 October 2026

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Document control

Item	Details
Document	Planning Report — Padel Club
Property	7–9 Ballarat Road, North Geelong
Revision	Revision 4 — Final
Prepared for	Future Padel Pty Ltd / City of Geelong Bowls Club
Prepared date	6 October 2026
Pre-application reference	PRE-6-2025
Council application	PP-28-2026
Supersedes	Planning report — Revision 3, dated 17 September 2026

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1. Executive summary

This report supports an application to use and develop part of the land at 7–9 Ballarat Road, North Geelong for a Minor sports and recreation facility comprising six covered padel courts and ancillary facilities. The courts would occupy currently unused recreation land immediately north of the existing City of Geelong Bowls Club facilities.

The proposal includes a single open-sided canopy, court lighting, a small container-style reception and equipment-hire office, a player breakout area, pedestrian access, bicycle parking and landscaping. Existing vehicular access and shared car parking serving the Bowls Club would be retained. Proposed operating hours are 7:00 am to 9:30 pm, seven days a week, with court lighting switched off at 9:30 pm.

The application identifies the land as Special Use Zone Schedule 3 (SUZ3) and Development Plan Overlay Schedule 9 (DPO9), with a Special Building Overlay (SBO) near the eastern boundary. The design places the courts away from the identified eastern drainage corridor. The cadastral and overlay boundaries are to be read with the application title documents, planning maps and survey.

The planning merits of the proposal arise from its recreational zoning and context, its co-location with an established sports club, reuse of underutilised land, access from Ballarat Road and the ability to manage amenity effects through design and operation. The main issues requiring assessment are residential noise, lighting, visual bulk, traffic and shared parking, drainage and flood behaviour, landscaping, accessibility and the relationship with the endorsed development plan.

The proposal provides an opportunity to extend recreation use at an established sports venue. Approval is sought subject to Council accepting the lodged acoustic, lighting and parking assessments and the relationship with the endorsed development plan, and imposing appropriate conditions for operating hours, lighting, noise, landscaping, parking and drainage.

1.1 Key proposal details

Element	Proposal
Use	Minor sports and recreation facility (padel club)
Courts	Six standard doubles courts, each approximately 20 m × 10 m
Canopy	73 m × 31 m; approximately 7 m to eaves and 9 m to apex above court level, subject to survey
Hours	7:00 am–9:30 pm, daily
Maximum players	24 players on court; anticipated peak occupancy approximately 30–40 patrons plus staff
Staff	Generally one staff member, with an additional coach or staff member during selected sessions
Access	Existing Ballarat Road access
Parking	Existing shared Bowls Club parking; refer to the lodged parking assessment
Lighting	Directional LED court lighting, automatically switched off at 9:30 pm
Amenities	Shared Bowls Club toilets/change facilities; reception and equipment-hire office
Landscaping	Retention of suitable boundary vegetation and supplementary screening planting

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1.2 Application purpose

Planning permit application PP-28-2026 seeks approval to use and develop the land for a Minor sports and recreation facility comprising six covered padel courts and ancillary facilities. The application includes the court canopy, reception office, pedestrian connections and associated site works. Any separate permission for parking, access, signs or vegetation is governed by the application documents and the applicable planning controls.

1.3 Pre-application background

A pre-application meeting was held with the City of Greater Geelong on 5 February 2025 under reference PRE-6-2025. The design has subsequently sought to avoid the mapped Special Building Overlay corridor, respond to nearby residential interfaces and use existing sports-club infrastructure.

1.4 Application documentation

This final report accompanies application PP-28-2026 and is to be read with the title documents and acoustic, lighting and parking reports lodged separately with Council. It replaces Revision 3 of the planning report dated 17 September 2026. The architectural drawings reproduced in Appendix B are identified by drawing number, revision and issue date in the drawing register.

The architectural drawings describe the proposed works. The specialist reports provide the detailed assessment methods, calculations and recommendations for their respective disciplines. The operating commitments in this report apply alongside those recommendations and any permit conditions. Approximate drawing levels remain subject to survey and are not presented as certified survey levels.

2. Application overview

2.1 Applicant and land

The applicant is Future Padel Pty Ltd. The proposed facility occupies land adjoining the City of Geelong Bowls Club at 7–9 Ballarat Road, North Geelong. Drawing J-01 identifies the application area as approximately 100 m by 50 m. The title documents lodged with PP-28-2026 provide the legal land description, ownership and registered interests; the diagrammatic boundary on J-01 does not replace those documents or a cadastral survey.

2.2 Existing use

The wider property accommodates an established bowls club with two bowling greens, including one covered green, a clubhouse, accessways and a sealed car park. The proposed padel area is an unused grassed and mounded part of the recreation land, understood to have previously been contemplated for an additional bowling green.

2.3 Proposal rationale

Padel is a court-based doubles sport. Co-location with the Bowls Club provides an opportunity to share existing access, parking and amenities and to extend recreation activity within an established sports

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setting. The planning justification rests on the suitability of the site and management of its effects on neighbours, supported by the acoustic, lighting and parking assessments lodged with the application.

3. Site and surrounding context

3.1 Site characteristics

The development area is predominantly grassed and mounded. Drawing J-01 shows vegetation along the western, northern and eastern interfaces, with existing Bowls Club facilities to the south and parking to the south-west. The Fairway and residential properties lie to the east. The eastern drainage interface is considered in the overlay assessment in section 7.3.



Figure 2. Indicative aerial context. The current architectural drawings in Appendix B define the proposed layout.

3.2 Surrounding land

Direction	Context and interface
North	Former golf-course land, open-space areas and emerging residential development.
East	Residential development beyond landscaped/drainage land associated with The Fairway. This is the principal sensitive interface.
South	Existing Bowls Club greens, clubhouse, parking and related recreation uses.

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Direction	Context and interface
West	Existing club access and parking towards Ballarat Road; vegetation along the western development edge.

3.3 Sensitive interfaces

The principal residential interface is east of the courts across The Fairway. The acoustic report identifies the residential receivers used in its assessment. Receiver locations and separation distances are to be read from that report and the relevant survey rather than inferred from the aerial image. Drawing J-01 dimensions the eastern retaining wall approximately 6 m from the eastern title boundary; this is a wall setback, not the distance to a dwelling.

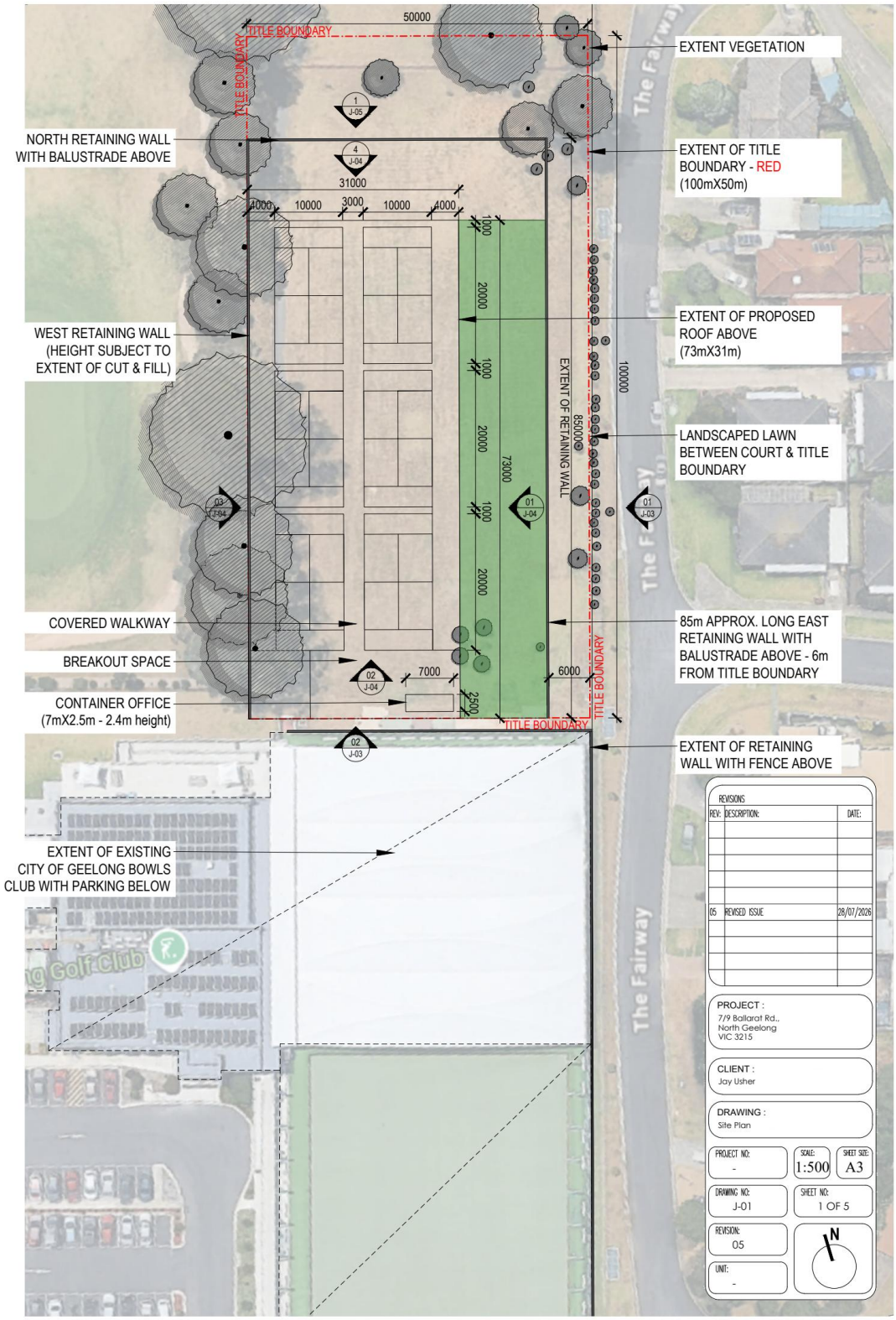
4. Proposal and operation

4.1 Courts and canopy

Six padel courts are arranged in two parallel groups of three. Each court measures approximately 20 m by 10 m and has glazed walls, mesh components and a synthetic playing surface. A single steel-framed, open-sided canopy with a gabled roof measures approximately 73 m by 31 m, giving a plan area of approximately 2,263 m^2. Drawing J-02 shows a 3 m central aisle and the reception and breakout area at the southern end.

Drawings J-03 and J-04 show court level RL +2.000, underside of eaves RL +9.000 and roof apex RL +11.000. The indicated heights above the court platform are therefore approximately 7 m to the eaves and 9 m to the apex. The RLs are approximate drawing references subject to site survey; they are not represented as verified Australian Height Datum levels.

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Figure 3. Site Plan J-01 revision 05, issued 28 July 2026, with corrected drawing references. A larger reproduction is included in Appendix B1.

4.2 Lighting

Directional LED luminaires are proposed for court illumination. Lights will be shielded and directed towards the playing surfaces, used only when courts are booked and switched off automatically by 9:30 pm. The luminaire selection, mounting arrangement and aiming are to remain consistent with the lighting assessment lodged with the application and any endorsed lighting plans. Any design change affecting light spill requires assessment by the lighting consultant.

4.3 Reception and player area

A container-style office of approximately 7.0 m × 2.5 m and 2.4 m high is proposed near the court entry for reception, administration, equipment hire and storage. A landscaped breakout area with seating would accommodate waiting players. Any music in these areas would be low-level and must remain inaudible at sensitive receivers.

4.4 Access, movement and accessibility

Vehicles will use the existing Ballarat Road access and the shared Bowls Club car park. Pedestrian access will connect the club facilities to the court entry, reception and breakout area. The layout includes a 3 m central aisle between the court groups. A continuous accessible route, suitable gradients and crossfalls, accessible parking and access to an accessible sanitary facility are required as part of the detailed site arrangement. Shared access, parking and amenities are to remain available throughout the padel operating hours.

4.5 Operating model

Matter	Commitment
Hours	7:00 am–9:30 pm daily; no play after 9:30 pm.
Bookings	Online bookings and scheduled sessions to manage arrivals and court use.
Capacity	Maximum 24 players on court; anticipated total peak attendance approximately 30–40 patrons plus staff.
Activities	Social play, coaching and local competition. Larger events are not part of ordinary operation and require a specific management response.
Amplification	No public-address system, DJ or amplified announcements.
Departures	Quiet-departure expectations, staff supervision and no congregation in the car park after closing.
Lighting	On-demand use with automatic 9:30 pm shut-off.
Complaints	Public contact details, incident log, prompt investigation and corrective action.

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5. Planning framework and permit triggers

The following provisions frame the assessment of PP-28-2026. Their mapped application to the development area is read with the application property information and survey. References to the relevant Greater Geelong Planning Scheme provisions are provided after the drawing register.

Control or provision	Relevance and response
SUZ3 — Private Golf Courses	Minor sports and recreation facility is a permit-required use under the schedule, subject to its listed exclusions. This application seeks approval for the use and associated buildings and works.
DPO9 — Geelong Golf Course Development	The proposal must be assessed against the relevant endorsed development plan. The response to the schedule is addressed in section 7.2; general accordance is not assumed.
Special Building Overlay	The mapped overlay boundary and the full extent of the proposed works, including retaining walls and cut and fill, are to be considered alongside the court footprint. The design response is discussed in section 7.3.
Clause 52.06 — Car parking	The lodged parking assessment informs the applicable parking treatment, shared supply and combined demand. Council's land-use classification and any transitional provisions remain relevant.
Clause 52.34 — Bicycle facilities	Bicycle provision and any applicable end-of-trip requirements are to be incorporated in the plans for endorsement.
Clause 53.18 — Stormwater	Application of this clause is subject to its exemptions, including land affected by a development plan approved before Amendment VC154.
Clause 65 — Decision guidelines	Section 10 addresses site suitability, amenity, access, drainage and orderly planning.
Signs, vegetation and access	The proposal retains existing vehicle access. Any separate permission triggered by signs, vegetation works or access changes is to be addressed through the relevant application documents.

6. Planning policy assessment

6.1 Settlement and efficient land use

The proposal reuses land within an established recreation property rather than establishing an isolated sports use in a residential street. Shared access, parking and amenities reduce duplication of infrastructure. This supports efficient use of developed land, provided the operation and built form remain compatible with the adjoining residential interface.

6.2 Healthy and inclusive communities

The facility would broaden opportunities for social play, coaching and physical activity. The shared recreation setting can support participation by a range of users. The accessible route and amenities described in section 4.4 are integral to that outcome.

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6.3 Amenity and environment

The proposal addresses the residential interface through limited operating hours, controlled court lighting, staff supervision, landscaping and the specialist acoustic and lighting assessments lodged with the application. Those assessments and the site design must be read together, particularly in relation to the canopy, court enclosure and elevated court platform.

6.4 Built environment

The canopy is the principal visual element, with a footprint of approximately 2,263 m^2. Drawings J-03 and J-04 indicate an underside of eaves approximately 7 m above the court platform and an apex approximately 9 m above that platform. The corresponding drawing levels are RL +9.000 and RL +11.000, with the platform at RL +2.000. The approximate street reference on J-03 is RL 0.000. The RL values include the approximate 2 m difference between the court platform and street reference; the height above court level is the difference between the relevant RLs.

J-01 and J-03 show an eastern retaining wall approximately 85 m long and 6 m from the eastern title boundary, together with northern retaining works and fencing or balustrades. The western retaining-wall height depends on the extent of cut and fill. These works contribute to the visual and drainage effects and are to be assessed with the surveyed levels and detailed design.

6.5 Transport

The existing Ballarat Road access directs normal vehicle arrivals through the established club entry. Shared parking can reduce duplication of infrastructure, but its adequacy depends on combined bowls and padel demand. The lodged parking report and the management measures in sections 8.1 and 9.3 provide the basis for Council's assessment of that arrangement.

7. Zone and overlay assessment

7.1 Special Use Zone Schedule 3

SUZ3 is titled Private Golf Courses. It provides for golf-course use and development while protecting neighbourhood amenity. Its table of uses lists Minor sports and recreation facility, subject to the stated exclusions, as a Section 2 use requiring a permit. This application seeks approval on that basis. The proposed padel facility is assessed on its merits as a complementary recreation use within the existing sports setting; compatibility with the zone is not assumed solely because it is a sporting activity.

The schedule requires consideration of parking and traffic, access, building height and siting, drainage, vegetation, landscaping and adjoining interfaces. The canopy elevations, lodged acoustic, lighting and parking reports and proposed operational controls inform the assessment of built form, amenity, access and parking. The report also identifies drainage and landscaping commitments to be incorporated in the detailed design. The application's landscape and engineering detail must satisfy Council's requirements for the buildings and works assessment.

7.2 Development Plan Overlay Schedule 9

DPO9 applies to the Geelong Golf Course Development and addresses landscape character, significant trees, movement networks, public access, water-sensitive design and flood protection. The proposal's

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relationship with Council's endorsed development plan is a separate consideration from its response to the overlay schedule. The relevant endorsed plan is the basis for determining general accordance; this report does not assert that the architectural drawings alone establish that test.

The design response retains an open-sided structure, proposes retention and reinforcement of landscape planting and uses existing club access. DPO9's exception allowing a permit before a development plan is limited to subdivision or works associated with golf-course use. This application does not assume that exception authorises the proposed padel facility.

7.3 Special Building Overlay

The design intent is to keep the court development outside the identified eastern overland-flow corridor. The architectural plans show the intended arrangement; their approximate levels remain subject to survey. Retaining walls, cut and fill, drainage connections and access works must be considered as well as the roof and courts. No conclusion of exemption from an SBO permission is drawn solely from the canopy location.

8. Particular provisions

8.1 Car parking

The proposal relies on the existing shared Bowls Club car park. The parking report lodged with PP-28-2026 is the technical reference for available supply and demand. Shared spaces must remain available when bowls and padel operate concurrently, including booking changeovers. An approximate space count alone is not a demonstration of adequate provision.

Demand component	Demand and management consideration
Padel players	24 on-court players at full use, with arrivals and departures overlapping between bookings.
Staff and coaches	Normally one staff member, with an additional coach or staff member for selected sessions.
Waiting players/spectators	The operating model anticipates approximately 30–40 patrons in total, plus staff; early arrivals and accompanying visitors must be accounted for.
Bowls Club	Concurrent club activity and events must be considered with padel bookings.
Accessible parking	Accessible spaces and the route to the facility form part of the detailed parking arrangement.
Bicycles	Bicycle parking is proposed near the court entry.
Events	Coordinate atypical events with the Bowls Club and remain within approved attendance and parking arrangements.

Clause 52.06 distinguishes listed uses from other uses assessed to Council's satisfaction under clause 52.06-6. Padel is not separately named in Table 1. The applicable treatment, any parking-map category and relevant transitional provisions must therefore be read with the lodged parking assessment and Council's land-use classification. This report does not substitute a tennis-court rate or assert that a parking

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reduction is required. Informal grass overflow is excluded from the parking strategy unless specifically approved.

8.2 Bicycle facilities

Bicycle parking is proposed near the court entrance in a secure, convenient location. Its provision and any end-of-trip facilities are to be coordinated with the shared amenities and the requirements applicable under clause 52.34. The locations and quantities form part of the plans for endorsement.

8.3 Stormwater management

The 73 m by 31 m canopy creates approximately 2,263 m^2 of roof catchment, in addition to other hard surfaces. The stormwater drainage system is to integrate with the court platform and retaining walls and use the approved legal point of discharge. Transfer of rainwater to neighbouring land is not relied upon as a drainage solution unless secured and incorporated in the approved design.

9. Amenity and technical assessment

9.1 Noise

Noise is addressed in the acoustic report lodged with application PP-28-2026. The assessment sets out the source assumptions, receiver locations, assessment periods and mitigation recommendations. Relevant noise sources include ball and glass impacts, player voices, coaching, waiting players, arrivals and departures and car-door closures.

The operating response comprises the hours stated in section 4.5, no public-address system or amplified announcements, staff supervision and quiet departures. Any low-level music must remain inaudible at sensitive receivers. The canopy, court enclosure and all six courts operating together are material to the acoustic assessment. Changes to these elements require the acoustic consultant to confirm whether the assessment and recommended controls remain applicable. Post-opening checks will be undertaken where required by the permit.

9.2 Lighting

The lighting assessment lodged with application PP-28-2026 provides the technical reference for the applicable lighting standard, residential receiver calculations and luminaire arrangement. The endorsed design is to follow that assessment, with shielding and aiming towards the courts and automatic shut-off by 9:30 pm. Numerical spill-light results are to be read with the consultant’s calculation assumptions and assessment locations.

9.3 Traffic and access

Traffic demand will arise from players, coaches, staff and accompanying visitors, with potential overlap between successive bookings and Bowls Club activity. The lodged parking assessment is to be read with the proposed operating hours and attendance assumptions. Online bookings, staff supervision and coordination of events with the Bowls Club will be used to manage arrivals and departures. The traffic conclusions are to be read with the assumptions and demand analysis in the specialist assessment.

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9.4 Drainage and flooding

The roof, hard surfaces and raised court platform alter existing runoff patterns. The detailed design must coordinate roof drainage, detention, treatment, retaining-wall drainage and overland flow, with no adverse effect on adjoining land. An approved drainage design is required before the associated works are implemented; conditions for later detail do not replace information Council requires to decide the application.

9.5 Landscape and visual impact

Landscaping will retain suitable mature vegetation and provide supplementary screening along the residential interface. Drawing J-01 shows existing tree canopies close to the western courts and retaining works, so tree protection and the effect of excavation need particular attention. The landscape design is to specify retained and removed trees, replacement planting, species, mature sizes, irrigation and maintenance. A subdued, non-reflective roof finish and the open-sided canopy form part of the visual response; landscaping is not assumed to conceal the full roof height.

9.6 Privacy, overshadowing and security

No elevated spectator platforms are proposed. Players occupy the court platform, shown at approximately RL +2.000 relative to the drawing's street reference, so the assessment of views and privacy must account for that raised level. Boundary treatment, landscaping and the actual residential separation inform the amenity assessment. Any necessary shadow assessment is to use the surveyed levels and canopy geometry. Path lighting and passive surveillance are to support safe access without increasing residential light spill.

9.7 Construction effects

Construction management will address work hours, noise, dust, spoil, vehicle access, lifting operations, tree protection, erosion and sediment control, site security and continuity of Bowls Club operations. The construction methodology and protection measures are to be coordinated with the approved drainage, landscape and structural designs.

10. Clause 65 assessment

Decision consideration	Assessment
Orderly planning	The proposal consolidates recreation activity on established recreation land and uses existing access and services.
Planning framework	The SUZ3 use pathway is permit-required. Council's assessment also addresses DPO9 general accordance and any other applicable permissions.
Amenity	Operating limits and the lodged noise and lighting assessments inform the response to nearby residences; survey qualifications remain relevant to built form.
Site suitability	The location provides recreation context and arterial access but requires careful treatment of the eastern residential and drainage interface.
Access and safety	Existing vehicle access is retained. Shared parking, accessible movement and bicycle provision are addressed through the application plans and parking assessment.

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Decision consideration	Assessment
Drainage	The detailed engineering design is to address detention, treatment and legal discharge without adverse effects on adjoining land.
Net community benefit	Additional recreation opportunities are a positive consideration when balanced with enforceable amenity safeguards.

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11. Mitigation and operational commitments

Issue	Commitment
Hours	No use of courts before 7:00 am or after 9:30 pm.
Lighting	Court lights operated only as required and automatically switched off by 9:30 pm.
Noise	No PA system or amplified announcements; low-level music only where inaudible at sensitive receivers; staff-enforced conduct rules.
Verification	Post-opening acoustic and lighting checks if required by permit or reasonably requested following a verified concern.
Parking	Maintain required/shared spaces for users; coordinate major events; do not rely on informal overflow parking without approval.
Landscape	Install and maintain endorsed planting; replace failed plants; protect retained trees during construction.
Drainage	Complete endorsed drainage, detention, treatment and legal-discharge works before use commences.
Complaints	Publish a contact number, keep a complaint/incident register and implement corrective action where warranted.
Events	Any atypical event to operate within approved capacity, hours, parking and noise limits or obtain separate approval where required.

12. Conclusion

The proposal would introduce six covered padel courts on underutilised land within an established recreation property. Its co-location with the City of Geelong Bowls Club, access from Ballarat Road and capacity to share existing infrastructure provide a sound strategic basis for the use.

The principal assessment matters are residential amenity, canopy scale, shared parking, drainage and flood behaviour, and the relationship with the endorsed development plan. The application combines the architectural drawings with the separately lodged acoustic, lighting and parking reports and the operating commitments in this report. Drainage and flood-related design commitments are set out in sections 8.3, 9.4 and 11. The approximate architectural levels retain their survey qualification.

Approval is sought for the use and development of a Minor sports and recreation facility and associated buildings and works, subject to Council accepting the supporting assessments and imposing appropriate conditions. The proposal's recreation benefits depend on implementing the endorsed design, maintaining shared facilities and observing the stated amenity controls.

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Application documents and drawing register

Reference	Document or assessment reference
A	Title documents lodged separately with Council under PP-28-2026.
B	Architectural drawings J-01 to J-05, reproduced in Appendix B and identified in the register below.
C	Council's endorsed development plan and application property information; referenced for the overlay and land assessment.
D	Acoustic report lodged separately with Council under PP-28-2026.
E	Lighting assessment lodged separately with Council under PP-28-2026.
F	Parking report lodged separately with PP-28-2026.
G	Landscape, tree-protection and accessibility details associated with the plans for endorsement.
H	Operating commitments in sections 4.5 and 11; shared-facility arrangements supporting access, parking and amenities.

Architectural drawing register

Appendix B reproduces drawings with their stated revision details and survey qualifications. The register below records the revisions and issue dates shown on the reproduced drawings. Drawing references, court labels and the west elevation incorporate corrections dated 17 September 2026. Dimensions and scale are to be read from the corresponding full-size architectural drawings.

Drawing	Description	Revision	Latest issue
J-01	Site Plan	05	28 July 2026
J-02	Floor Plan	03	25 June 2026
J-03	Site Elevations	05	21 August 2026
J-04	Court Elevations	03	21 August 2026
J-05	North Elevation	02	21 August 2026

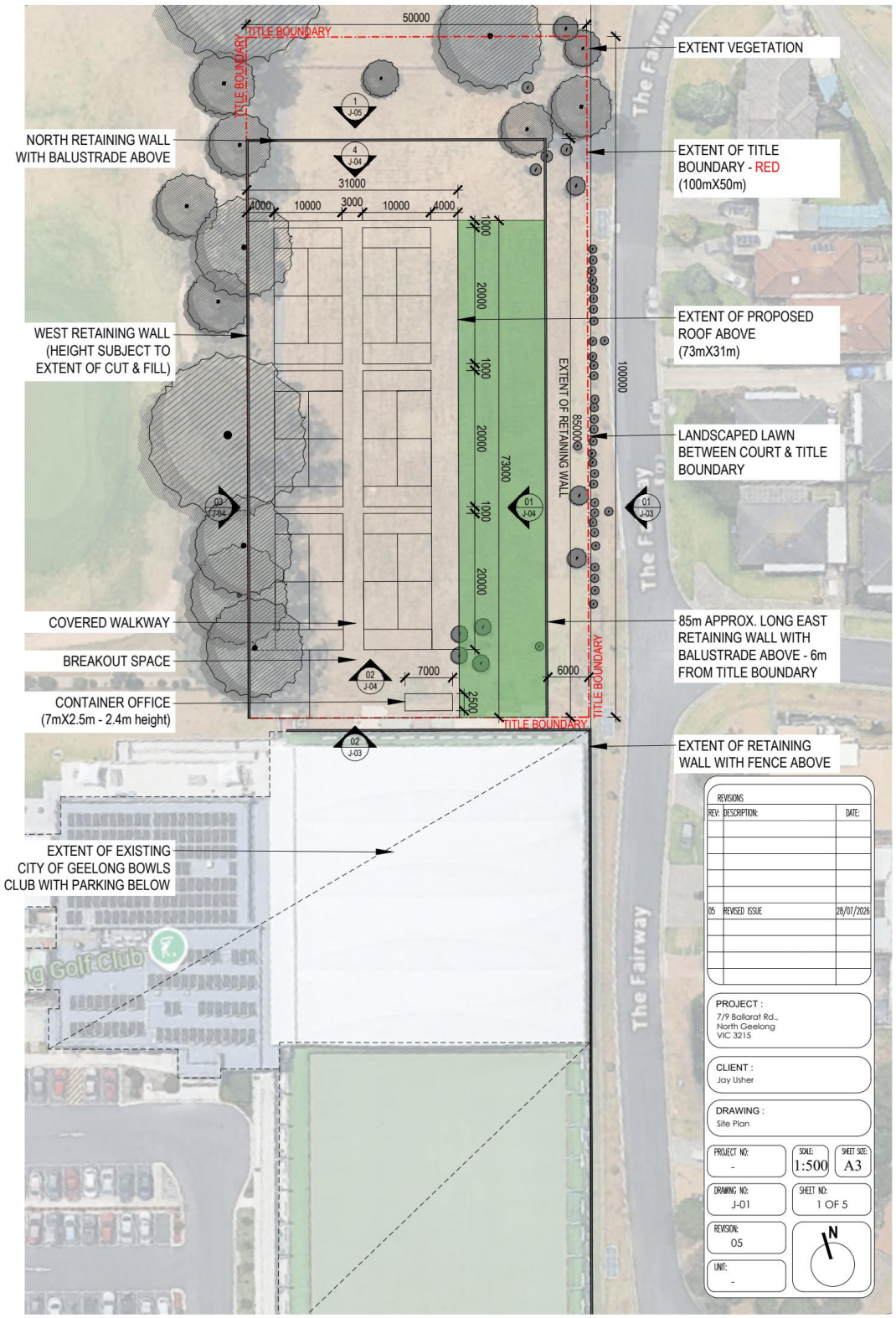
Planning scheme references

Official Greater Geelong Planning Scheme provisions, accessed 17 September 2026:

SUZ3 Private Golf Courses • DPO9 Geelong Golf Course Development • Clause 52.06 Car parking • Clause 53.18 Stormwater

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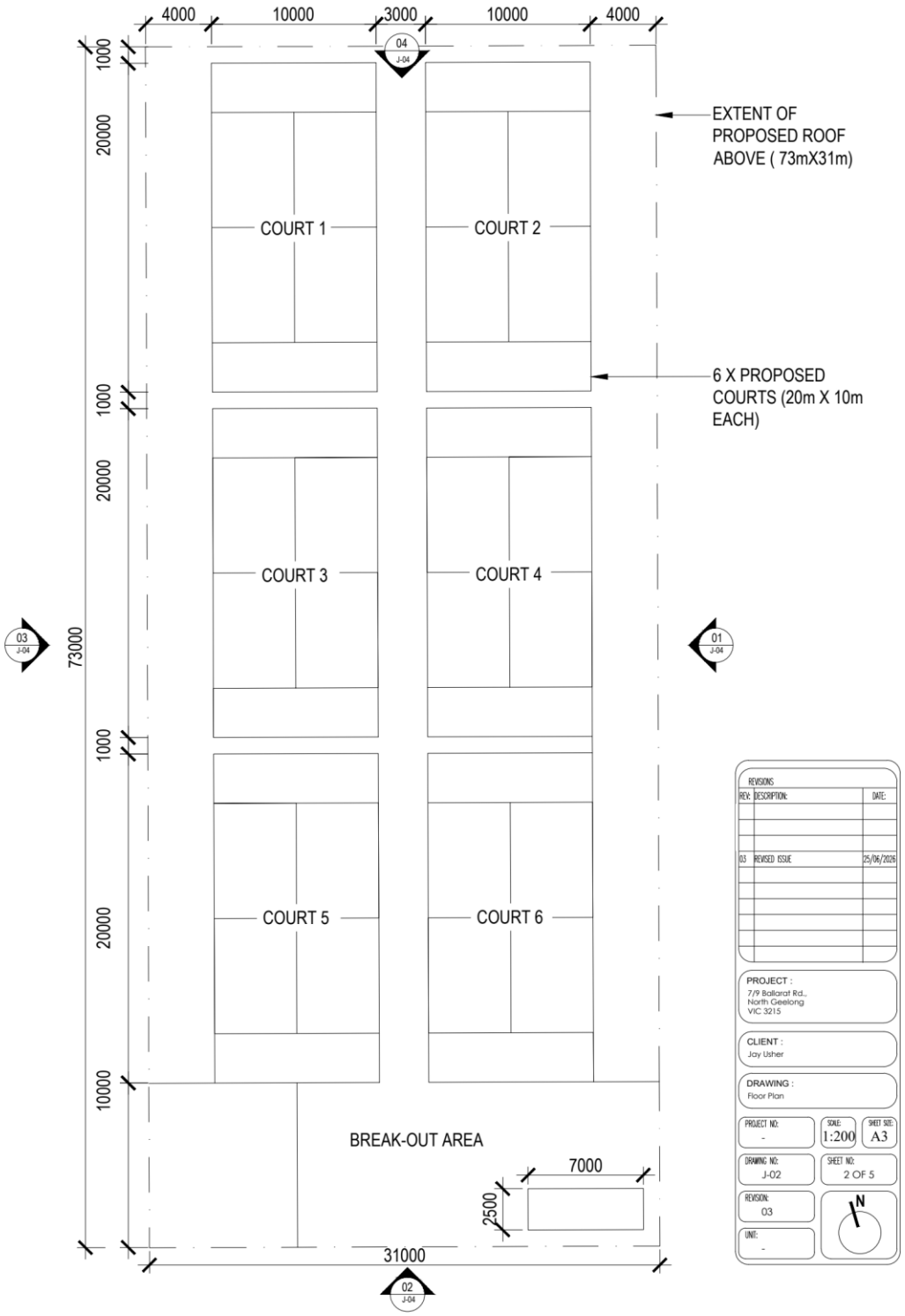
Appendix B1 Site Plan J-01



Drawing J-01 revision 05, issued 28 July 2026. Current issue extract from the corrected drawing set.

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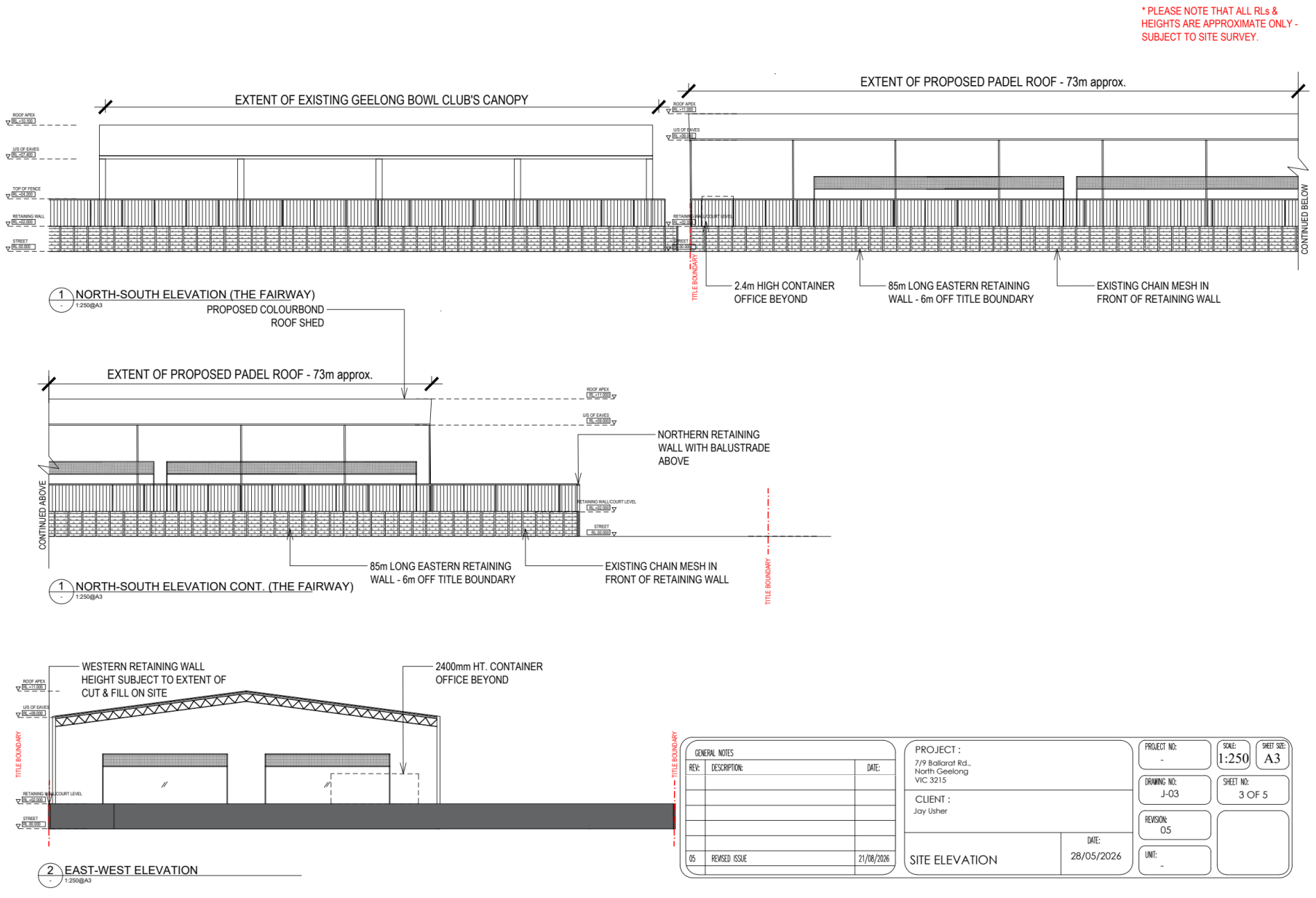
Appendix B2 Floor Plan J-02



Drawing J-02 revision 03, issued 25 June 2026. Current issue extract from the corrected drawing set.

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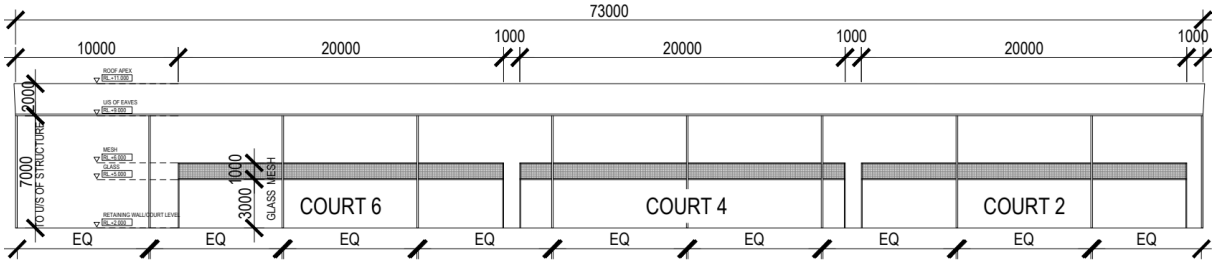
Appendix B3 Site Elevations J-03



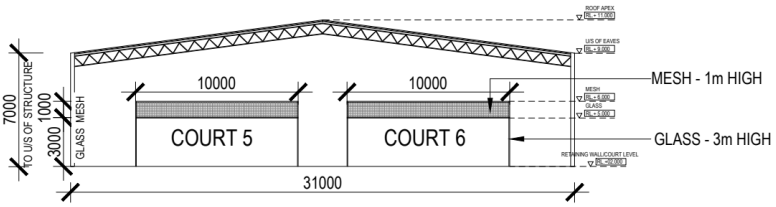
Drawing J-03 revision 05, issued 21 August 2026. Current issue extract from the corrected drawing set.

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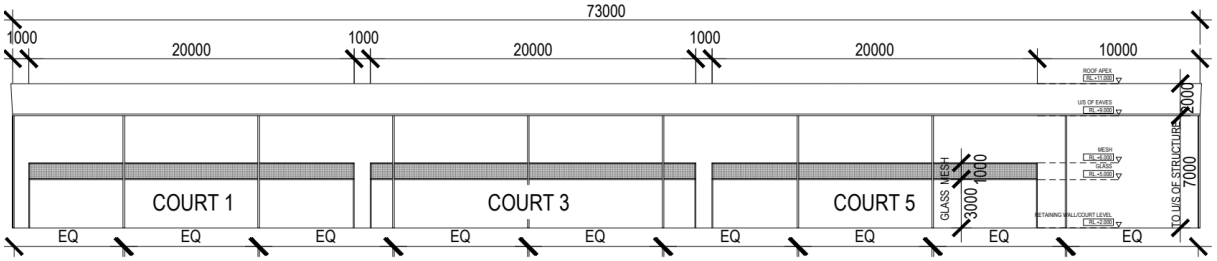
Appendix B4 Court Elevations J-04



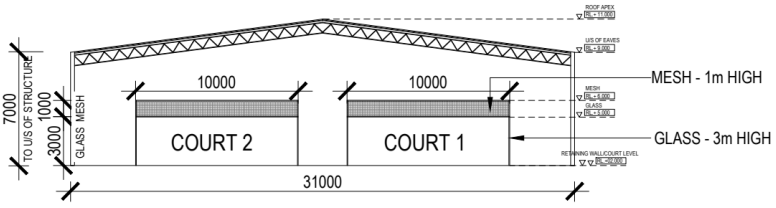
1 EAST ELEVATION
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2 SOUTH ELEVATION
1:250@A3



3 WEST ELEVATION
1:250@A3



4 NORTH ELEVATION
1:250@A3

GENERAL NOTES		
REV:	DESCRIPTION:	DATE:
03	REVISED ISSUE	21/08/2026

PROJECT :
7/9 Ballarat Rd.,
North Geelong
VIC 3215

CLIENT :
Jay Usher

ELEVATIONS

DATE:
05/11/2025

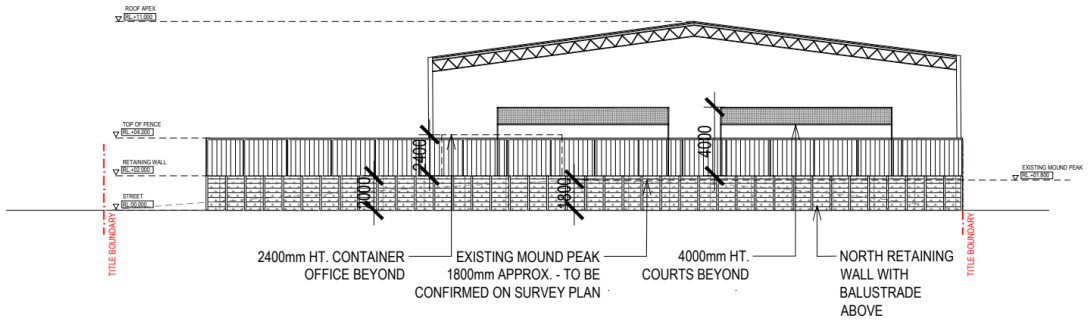
PROJECT NO:	-
SCALE:	1:250
SHEET SIZE:	A3
DRAWING NO:	J-04
SHEET NO:	4 OF 5
REVISION:	03
UNIT:	-

Drawing J-04 revision 03, issued 21 August 2026. Current issue extract from the corrected drawing set.

City of Greater Geelong, Statutory Planning - Date Received 07/10/2026

Appendix B5 North Elevation J-05

* PLEASE NOTE THAT ALL RLs & HEIGHTS ARE APPROXIMATE ONLY - SUBJECT TO SITE SURVEY.



1 ELEVATION FROM NORTH RETAINING WALL
1:250@A3

GENERAL NOTES

REV:	DESCRIPTION:	DATE:
02	REVISED ISSUE	21/08/2026

PROJECT :
7/9 Ballarat Rd.,
North Geelong
VIC 3215

CLIENT :
Jay Usher

ELEVATION

DATE:
08/07/2026

PROJECT NO: -
SCALE: 1:250
SHEET SIZE: A3
DRAWING NO: J-05
SHEET NO: 5 OF 5
REVISION: 02
UNIT: -

Drawing J-05 revision 02, issued 21 August 2026. Current issue extract from the corrected drawing set.