



Town Planning Application



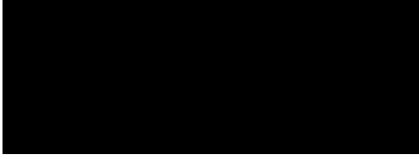
Lovely Banks

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Project



Client



TP.001
TP.002
TP.003
TP.004
TP.005
TP.006
TP.007
TP.008
TP.010
TP.011
TP.012
TP.013
TP.014
TP.015
TP.016
TP.017

COVER
AERIAL VIEW
SITE SURVEY
SITE SURVEY
SITE SURVEY
SITE SURVEY
SITE SURVEY
URBAN CONTEXT ANALYSIS
LOCAL AMENITY
TRANSPORTATION NETWORKS
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DESIGN PRECEDENTS FACADE STRATEGY
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DESIGN STATEMENT
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TP.090
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EXISTING SITE/DEMOLITION PLAN
PROPOSED SITE PLAN
PROPOSED SITE CALCULATION
GROUND FLOOR PLAN
ROOF PLAN
ELEVATIONS
ELEVATIONS
SECTIONS
SHADOW DIAGRAMS - 9AM/12PM/3PM

Date

28/05/2026

Issue

FOR TOWN PLANNING

Revision

TP04

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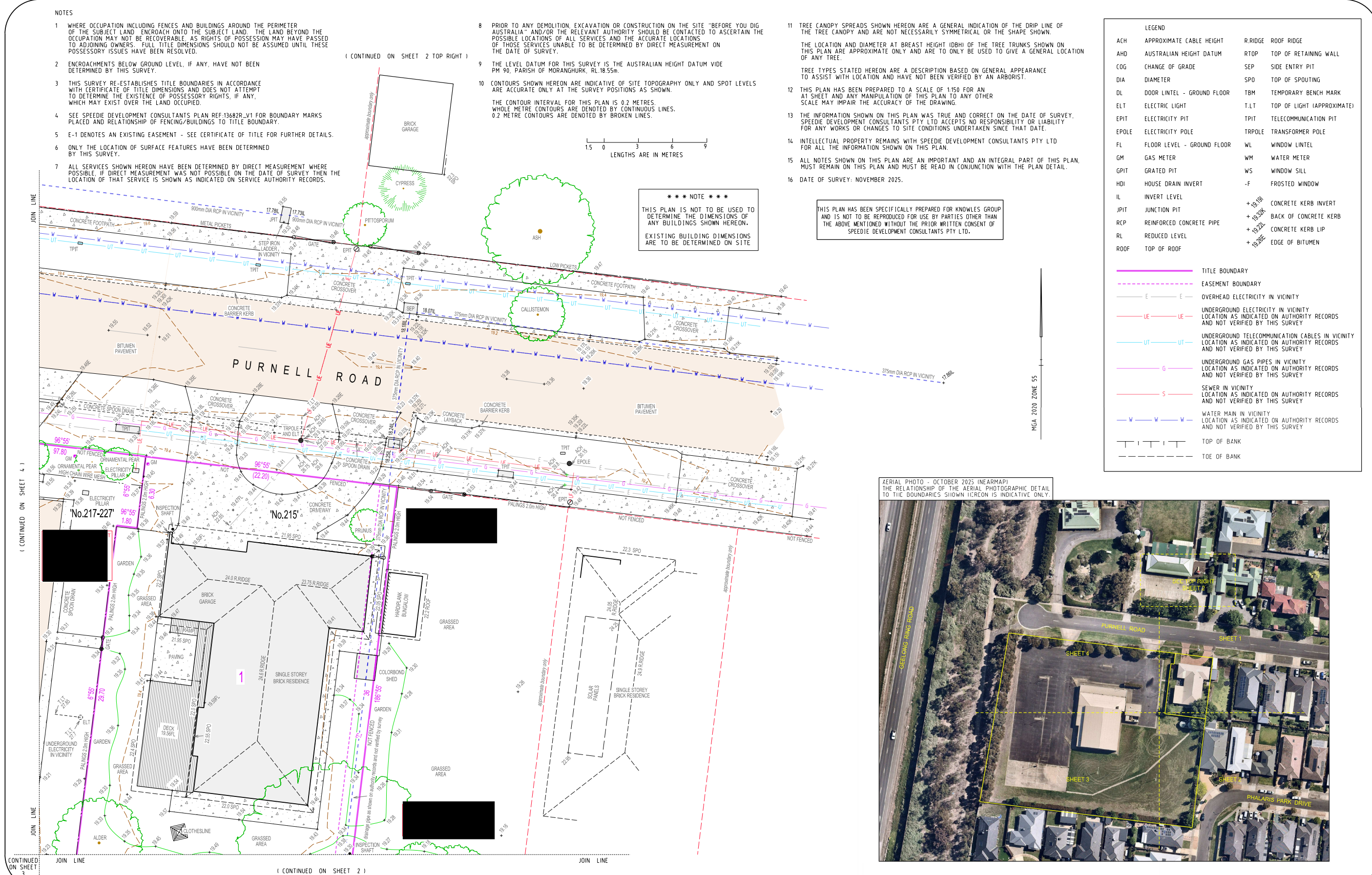


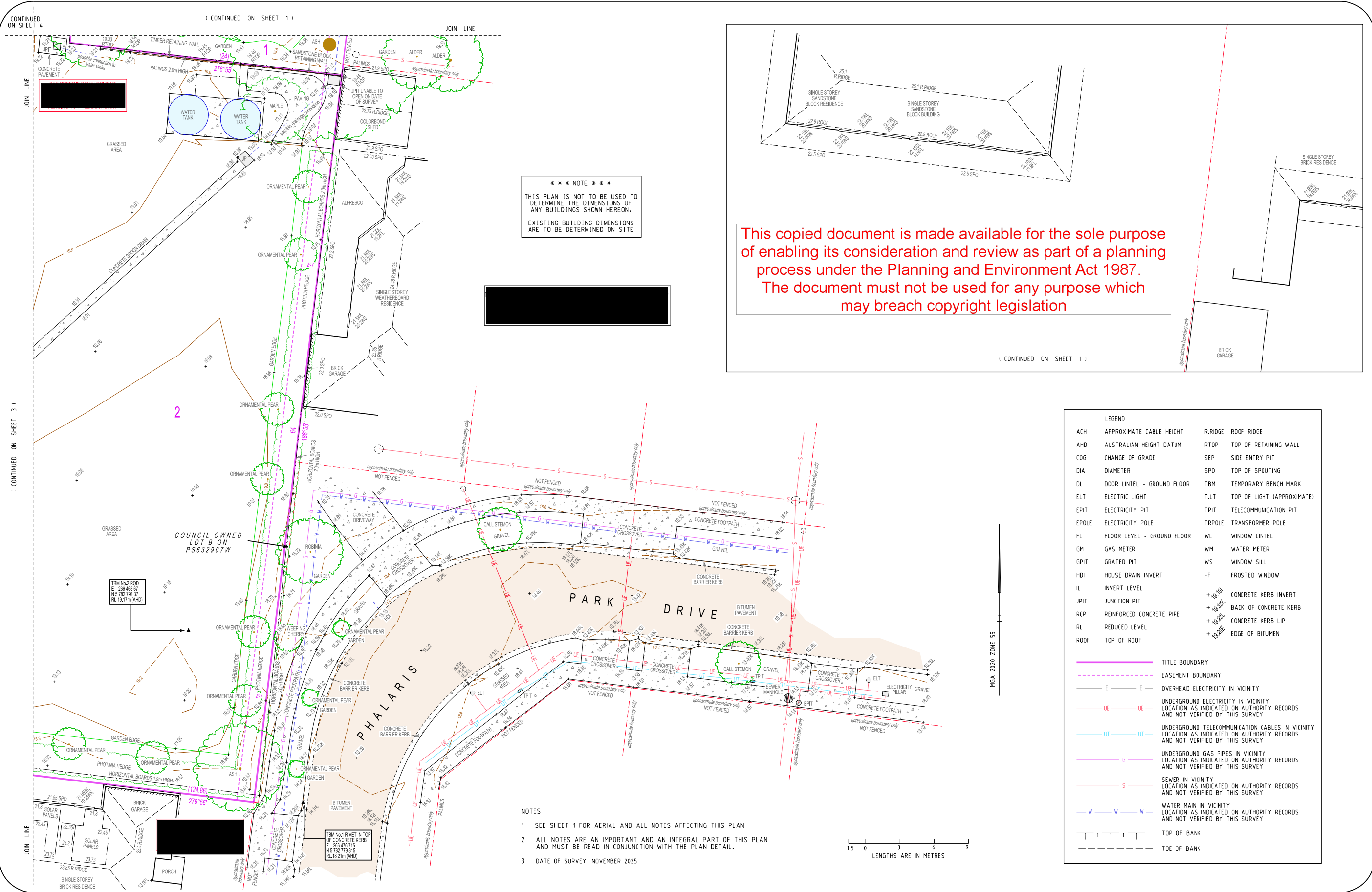
Notes:

AERIAL VIEW

1:2000 @ A3







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No.

AMENDMENTS

DATE

BY

PRINCIPAL

MELWAY REF: 431 G7

SCALE: 1:150 @ A1

DESIGNED: ---

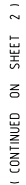


PLAN OF SURVEY
215 & 217-227 PURNELL ROAD
LOVELY BANKS 3213
LOTS 1 & 2 ON PS 705259C

SHEET 2 OF 4 SHEETS

DATE 27 NOVEMBER 2025

VERSION No. 1



NOTES:

- 1 SEE SHEET 1 FOR AERIAL, LEGEND AND ALL NOTES AFFECTING THIS PLAN
- 2 ALL NOTES ARE AN IMPORTANT AND AN INTEGRAL PART OF THIS PLAN AND MUST BE READ IN CONJUNCTION WITH THE PLAN DETAIL.
- 3 DATE OF SURVEY: NOVEMBER 2025.

LENGTHS ARE IN METRES

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PRINCIPAL	
	DESIGNED: ---
MELWAY REF: 431 G7	
SCALE: 1:150 @ A1	



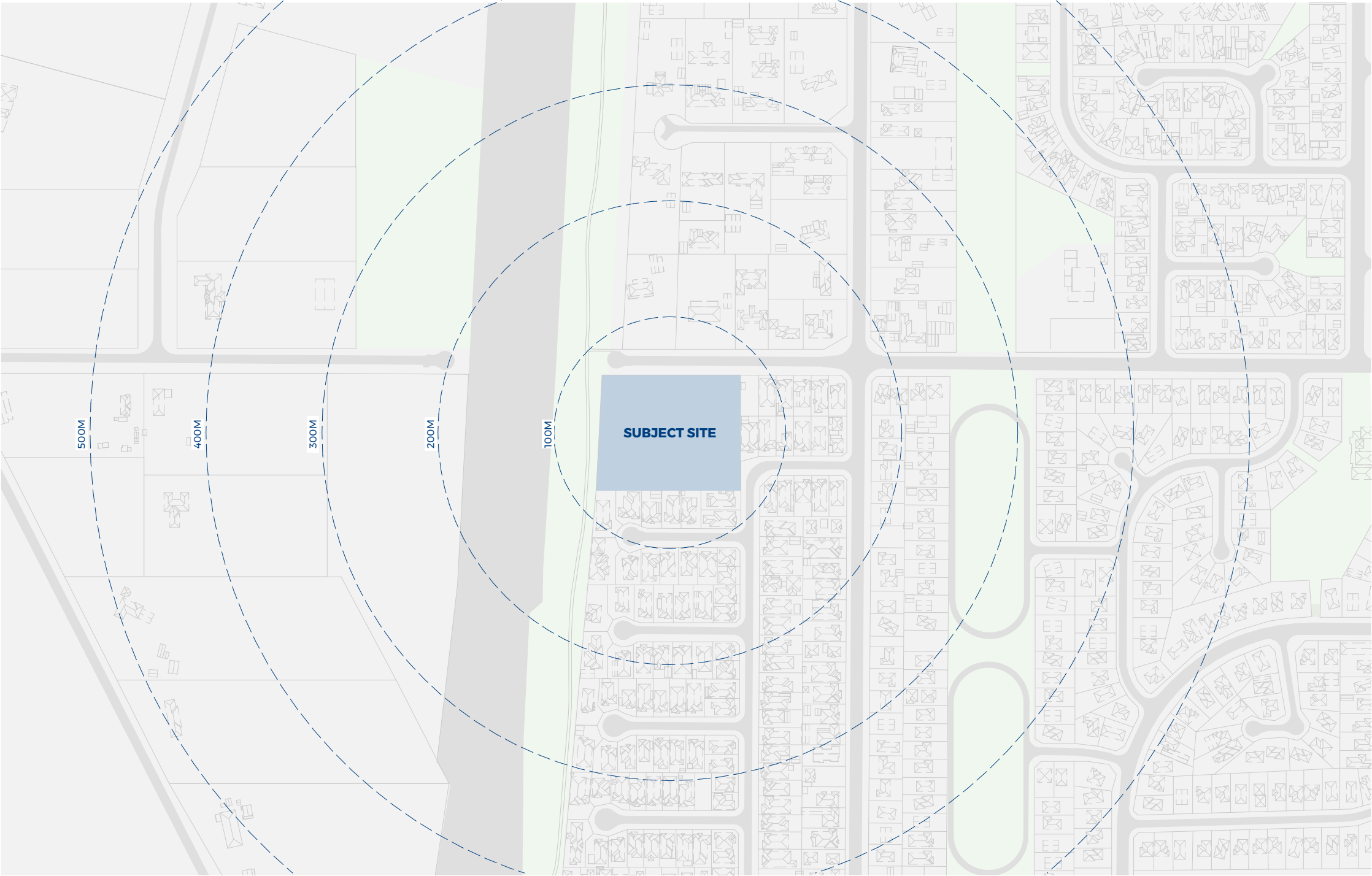
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URBAN CONTEXT ANALYSIS /



Lovely Banks is a rapidly developing northern suburb of Geelong, Victoria, located 70km from Melbourne CBD on a scenic plateau with views of Corio Bay.

The suburb is currently undergoing a fast transformation from a rural area into a large masterplanned community featuring 15,000 new homes, 10 new schools, vibrant green spaces and 5 community centres.

Masterplans from Riverlee indicate Lovely Banks is one of the largest, most ambitious masterplans in the history of Geelong, with over 40,000 residents across the Northern Geelong area, The suburb will benefit from a community fostered through sustainability both environmental and social.

The subject site is situated on the border of Lovely Banks, just 1 block from major Geelong suburb Corio , alongside the Geelong Ring road meaning the site is well connected for transport to both the Geelong and Melbourne CBD.

Development in Corio overtime has seen significant transformation from its previous industrial focus to becoming one of the largest residential suburbs in Geelong. That transition beginning in the 1950's has seen investment and focus on integrating residential neighbourhoods with parks, schools, and shopping centres (most notably Corio Village).

Due to where it's situated, the site has the advantage of combining the benefits of both Lovely Banks and Corio, offering contrast between the two communities, surrounded by many facilities and centres.

Arcare Lovely Banks
215 & 217-227 Purnell Road,, Geelong.
Wadawurrung COUNTRY

Notes:

URBAN CONTEXT ANALYSIS

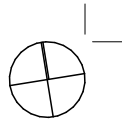
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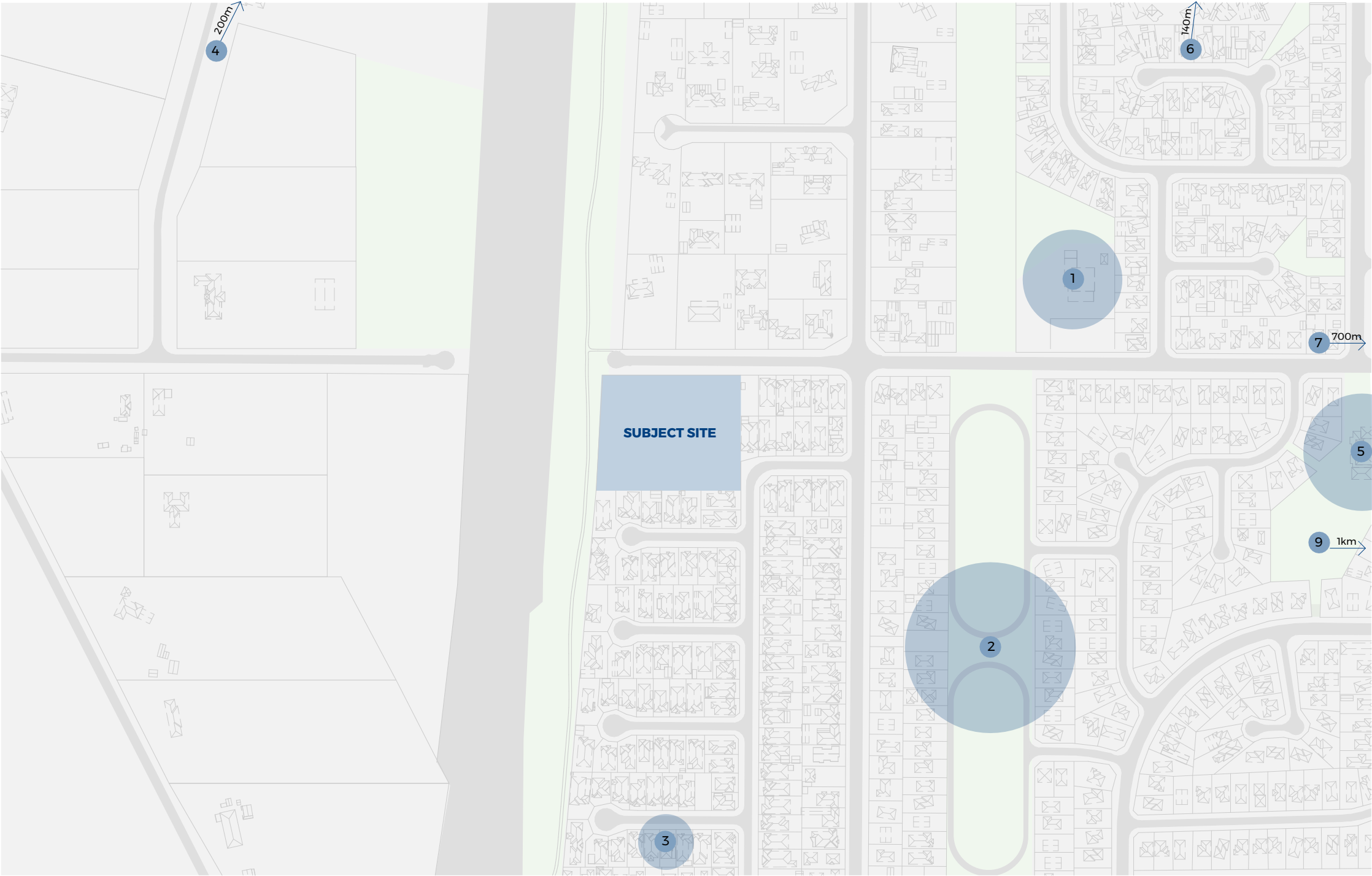
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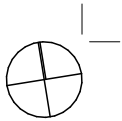


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LOCAL AMENITY



- 1 // CLOVEDALE BAPTIST COMMUNITY CHURCH
- 2 // HORNE SQUARE AND CHAFFEY SQUARE PUBLIC GREENSPACE
- 3 // SUKH TUITION AND EDUCATION CENTRE PRIVATE TUTOR
- 4 // BP TRUCKSTOP + MCDONALD'S GEELONG BYPASS NORTHBOUND
- 5 // CLOVERDALE COMMUNITY CENTRE
- 6 // CLOVERDALE CONVENIENCE STORE
- 7 // NORTHERN BAY COLLEGE SECONDARY SCHOOL
- 8 // CORIO VILLAGE SHOPPING CENTRE - SUPERMARKETS AND GENERAL GOODS

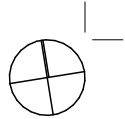


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TRANSPORTATION NETWORKS

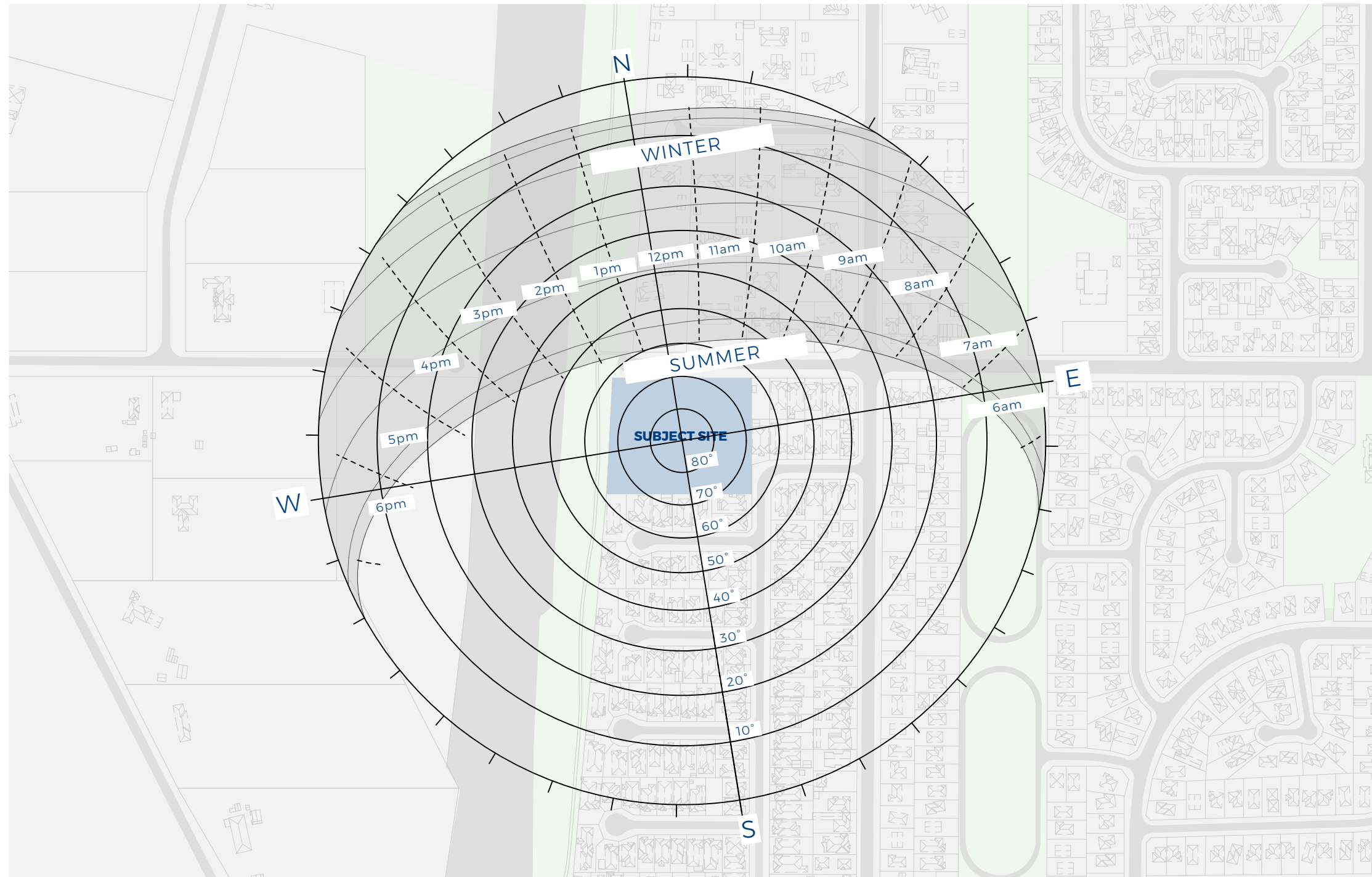


- ROUTE 22 BUS
SERVICE BETWEEN GEELONG STATION AND
NORTH SHORE STATION
- T CORIO TRAIN STATION
GEELONG LINE SERVICE



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SUN PATH DIAGRAM



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BARWON HEADS GOLF CLUB
COMPLIMENTARY MATERIALITY



FEATURE BRICK DETAILS
FEATURE BRICK DETAILS



WARNERS BAY - NSW ARCARE
WARNERS BAY - NSW ARCARE
ARRIVAL EXPERIENCE



ESSENDON - VIC ARCARE
ESSENDON - VIC ARCARE
BRICK DETAILING AND COLOUR PALETTE
BRICK DETAILING AND COLOUR PALETTE

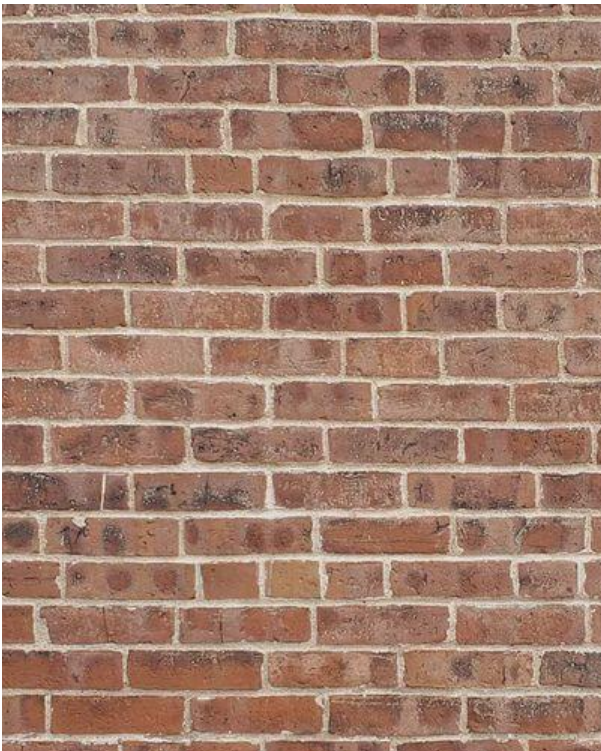
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WARM TEXTURED RENDER



LIGHT COLOURED
CORRUGATED ROOFING



RED BRICK MIX



FEATURE ENTRIES AT KEY FOCAL POINTS
FEATURE ENTRIES AT KEY FOCAL POINTS



GRANDE CLUBHOUSE AESTHETIC
GRANDE CLUBHOUSE AESTHETIC



COMBINING COMPLIMENTARY MATERIALS
COMBINING COMPLIMENTARY MATERIALS



The subject site at 215 & 217 Purnell Road, Lovely Banks, is located within a growing residential precinct on the northern edge of Geelong. The surrounding neighbourhood is characterised by generous lot sizes, established homes, and a semi-rural landscape transitioning toward contemporary suburban development. Mature vegetation and open views contribute to the area’s green, spacious identity, while residents benefit from proximity to key amenities including schools, shopping centres, and community facilities.

The site is uniquely positioned with the freeway running along its western boundary, providing convenient regional connectivity while also informing the project’s approach to buffering, landscaping, and acoustic considerations. To the west, a line of quality existing trees will be retained to preserve the site’s green character, while any trees identified as poor-quality stock will be replaced with new plantings to strengthen the landscape framework.

The design proposal responds sensitively to the evolving character of Lovely Banks, ensuring the new development integrates seamlessly with its surroundings. The building massing is carefully articulated, with car parking positioned discreetly behind the primary built form to minimise visual impact from Purnell Road. A clearly defined entry element provides legibility and enhances safety and accessibility for residents and visitors.

Due to the natural site levels, the building sits slightly elevated above the street. This gentle elevation allows for soft landscaping along the frontage, reinforcing the green, open character of the neighbourhood and strengthening the development’s connection to the public realm.

Architecturally, the proposal draws inspiration from Geelong’s industrial heritage, incorporating red brick elements that reference the region’s warehouse history. These materials are paired with lighter tones and contemporary detailing to create a sense of permanence, warmth, and familiarity. The long site is broken into smaller components through variations in form, materiality, and massing, aligning the development with the domestic scale of nearby homes. Full-height windows and articulated façades enhance visual interest and strengthen the connection between indoor spaces and the surrounding landscape.

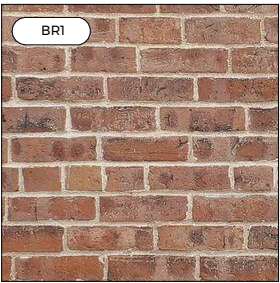
A light grey metal fence and complementary retaining wall form a cohesive edge treatment, working with the generous front landscaping to create an inviting and softened interface with the street. Internal courtyards feature layered planting, combining traditional and contemporary species to provide privacy, amenity, and a strong connection to nature. Deep soil zones and raised planters further enhance the landscape quality and contribute to the green character of the neighbourhood.

The design prioritises dignified, functional Residential Aged Care Community living, offering generously proportioned accommodations that promote comfort, longevity, and community connection. The development reflects core values of quality, resilience, and respect for local context, ensuring it becomes a positive and enduring addition to Lovely Banks.

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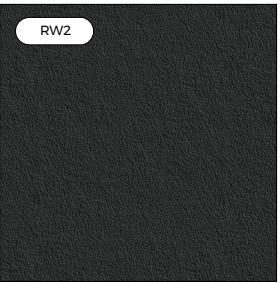
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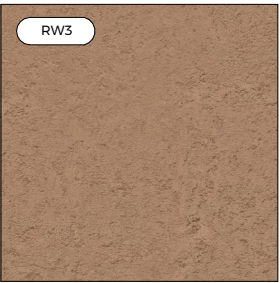
BR1
RED BRICK MIX



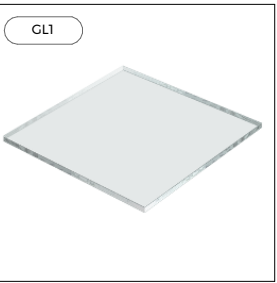
RW1
WARM BEIGE
RENDER FINISH



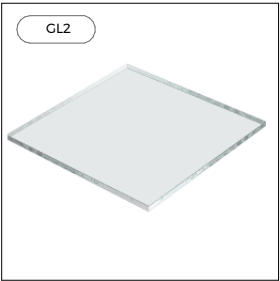
RW2
MID WARM GREY
RENDER FINISH



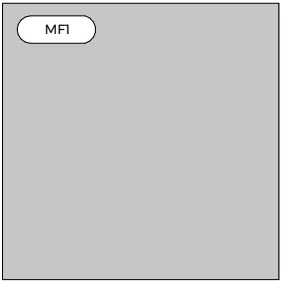
RW3
RED BROWN
RENDER FINISH



CL1
GLAZING - DOUBLE
GLAZED CLEAR.
DOOR / WINDOW
FRAMES IN MFI



GL2
GLAZING - SINGLE
GLAZED
FRAMELESS



MFI
LIGHT GREY
POWDERCOAT
FINISH



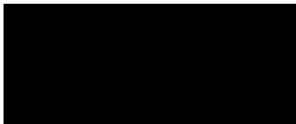
FN1
METAL BLADE
FENCE. LIGHT
POWDERCOAT
COLOUR



FN2
COLORBOND
FENCE MID GREY



RF1
SHEET METAL
ROOF, LIGHT GREY,
NON REFLECTIVE

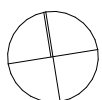




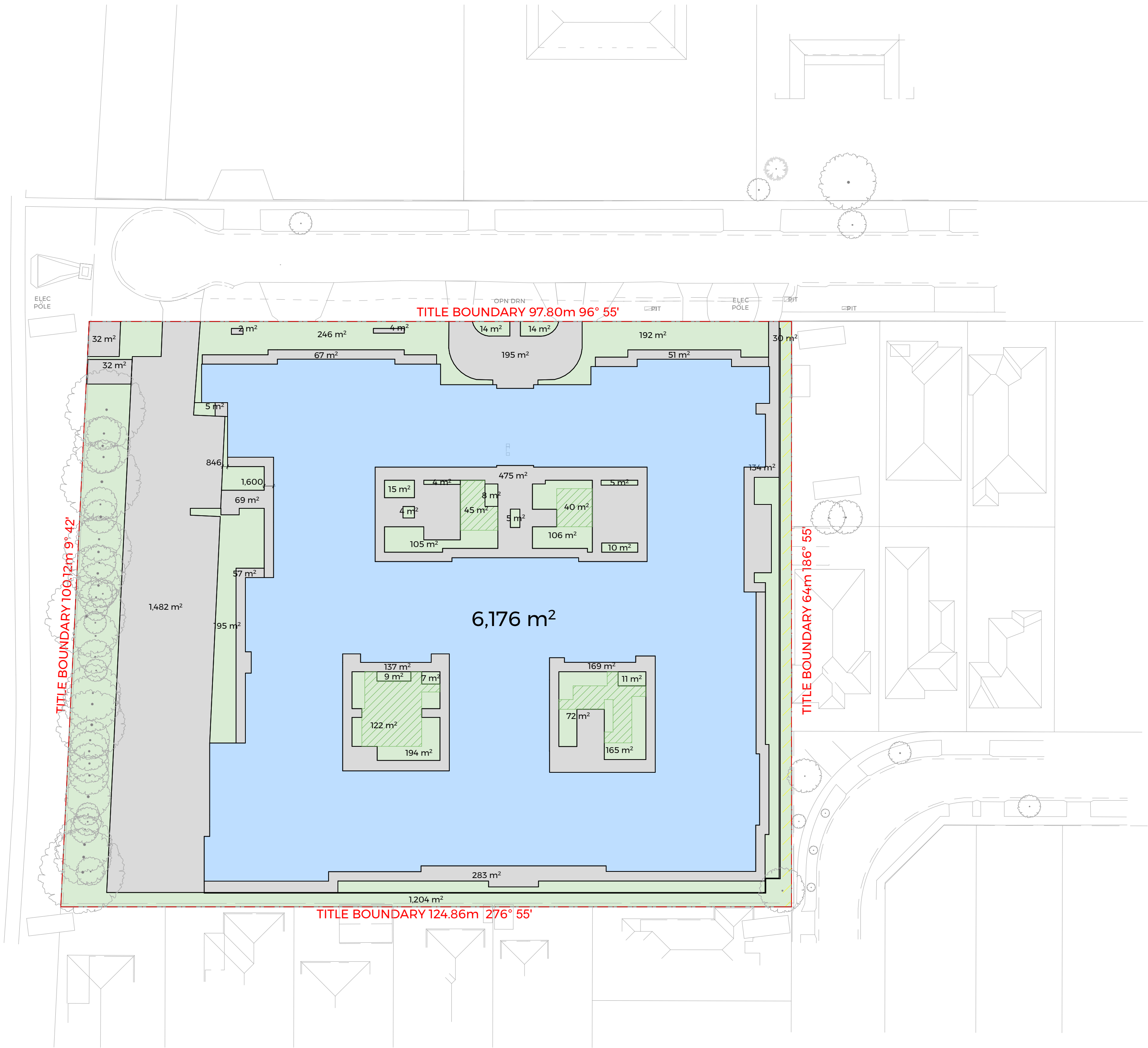


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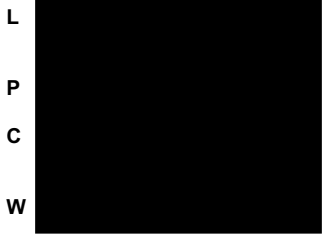


LEGEND

SITE AREA CALCULATION
PROJECT SITE AREA - 12,243SQM.

	BUILDING FOOTPRINT 6,172 SQM (50.41%)
	HARD SURFACE (ROAD, PAVING, RETAINING, VERANDA) 3,222 SQM (26.3%)
	LANDSCAPE AREA (EXCLUDING DRIVEWAY, BUILDING OR ROOFED AREA AND ANY AREA THAT IS LESS THAN 1M) 2,555 SQM (20.86%)
	PERMEABLE GROUND COVER 238 SQM

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PROJECT

CLIENT

215 & 217-227 Purnell Road,
Lovely Banks Geelong, Victoria,
3213. Wadawurrung

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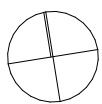
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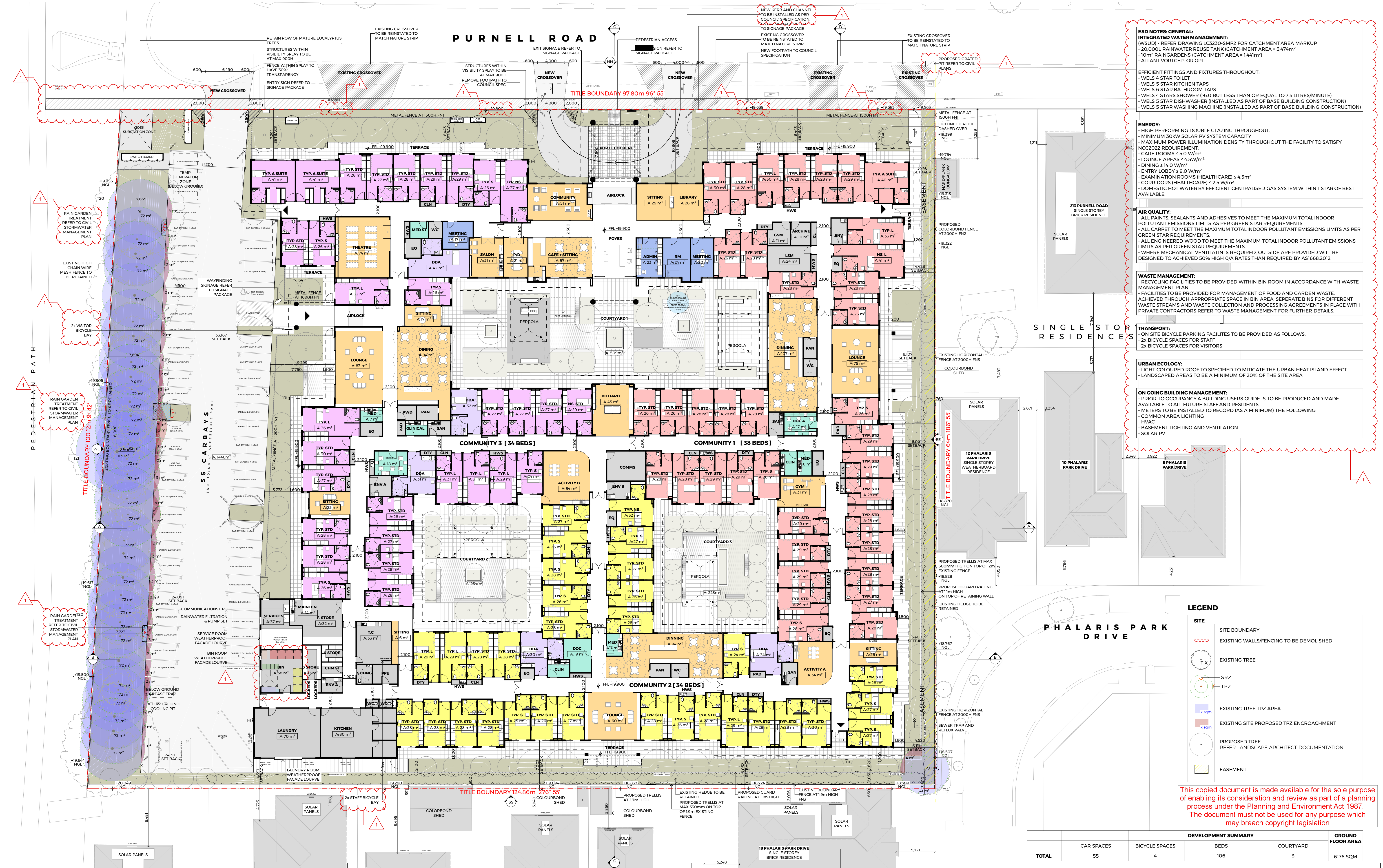
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TP01	29/04/2026	TOWNPLANNING		
TP02	15/05/2026	TOWNPLANNING		
TP03	27/05/2026	TOWNPLANNING		
TP04	28/05/2026	TOWNPLANNING		
TP05	1/06/2026	TOWNPLANNING		
TP06	27/07/2026	TOWNPLANNING		

REV	DATE	ISSUED FOR	DRAWN	CHECKED

PROJECT NO. 25033	DRAWING NO. TP.092	REVISION TP06	DATE 29/07/2026
DRAWING TITLE PROPOSED SITE CALCULATION		PROJECT STATUS TOWN PLANNING	
SCALE 1:500@A1	DRAWN	CHECKED	





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TP04	28/05/2026	TOWNPLANNING
TP05	1/06/2026	TOWNPLANNING
TP06	27/07/2026	TOWNPLANNING

DRAWN [Redacted] **CHECKED** [Redacted]

REV **DATE** **ISSUED FOR** **DRAWN** **CHECKED**

DEVELOPMENT SUMMARY				GROUND FLOOR AREA
CAR SPACES	BICYCLE SPACES	BEDS	COURTYARD	
55	4	106	3	6176 SQM

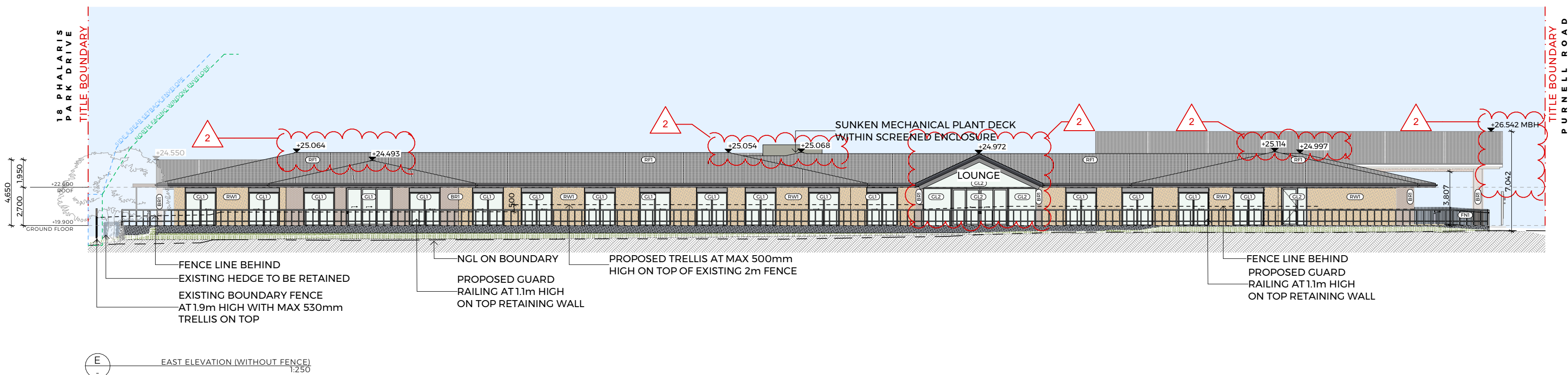
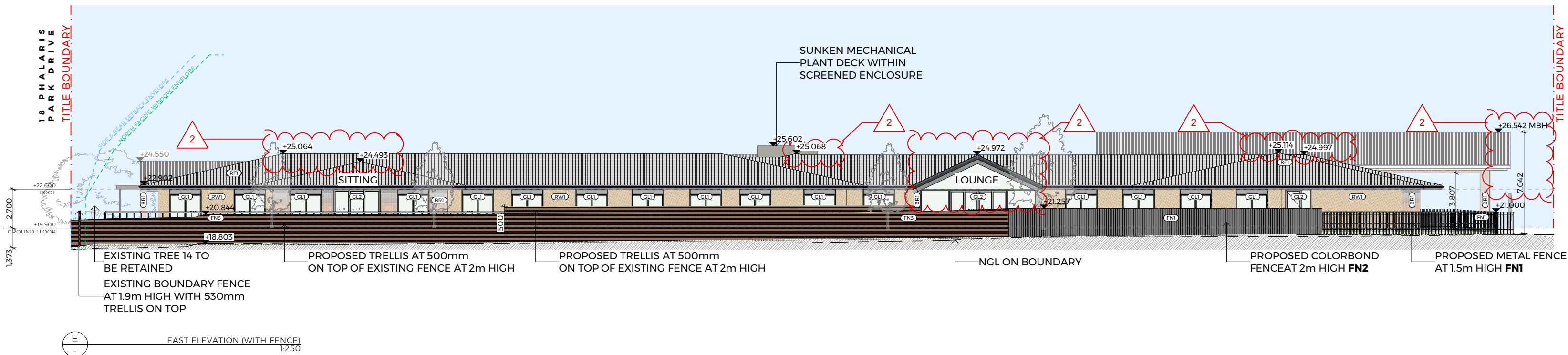
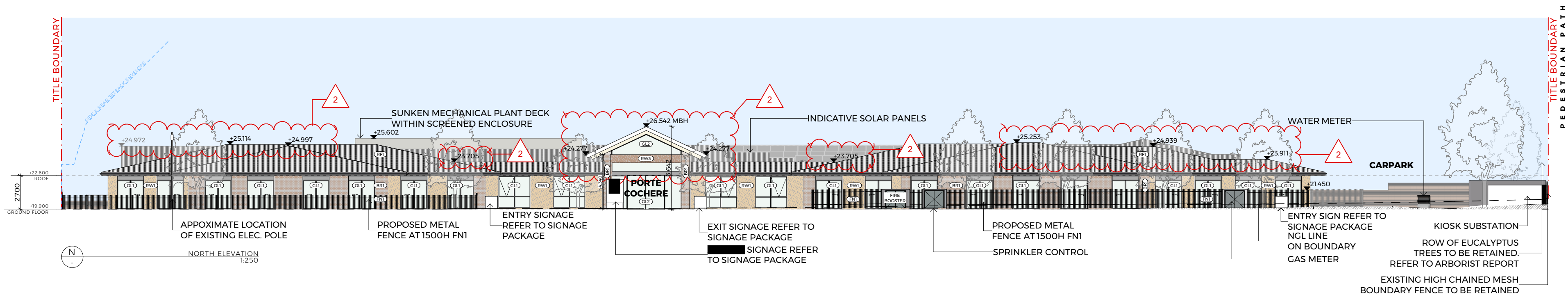
PROJECT NO. 25033 **DRAWING NO.** TP.100 **REVISION** TP06 **DATE** 29/07/2026

DRAWING TITLE GROUND FLOOR PLAN **PROJECT STATUS** TOWN PLANNING

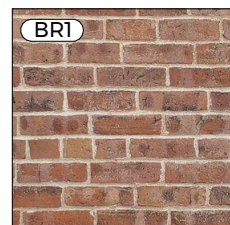
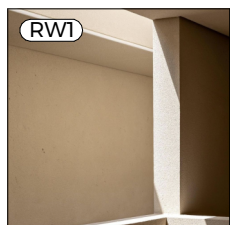
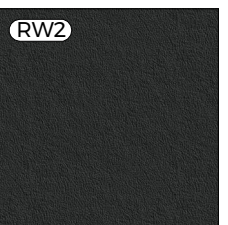
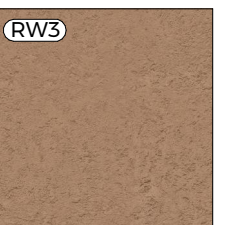
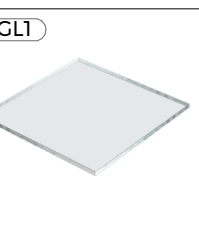
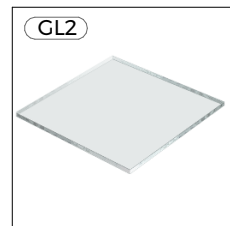
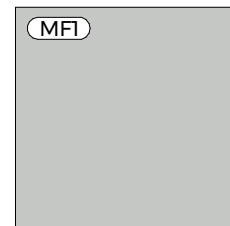
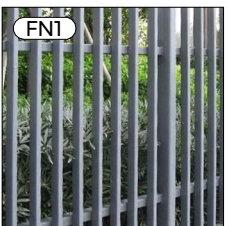
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EXTERNAL FINISHES SCHEDULE

				
BR1 RED BRICK MIX	RW1 WARM BEIGE RENDER FINISH	RW2 MID WARM GREY RENDER FINISH	RW3 RED BROWN RENDER FINISH	CL1 GLAZING - DOUBLE GLAZED CLEAR DOOR / WINDOW FRAMES IN MF1
				
CL2 GLAZING - SINGLE GLAZED FRAMELESS	MF1 LIGHT GREY POWDERCOAT FINISH	FN1 METAL BLADE FENCE LIGHT POWDERCOAT COLOUR	FN2 COLORBOND FENCE MID GREY	RF1 SHEET METAL ROOF, LIGHT GREY, NON REFLECTIVE

ABBREVIATIONS

MBH	MAX BUILDING HEIGHT
NGL	NATURAL GROUND LEVEL
TOR	TOP OF ROOF

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CLIENT

215 & 217-227 Purnell Road,
Lovely Banks Geelong, Victoria,
3213. Wadawurrung

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TP06	1/06/2026	TOWNPLANNING		
TP07	27/07/2026	TOWNPLANNING		
TP08	4/09/2026	TOWNPLANNING		

REV	DATE	ISSUED FOR	DRAWN	CHECKED

PROJECT NO.
25033

DRAWING TITLE
ELEVATIONS

SCALE
1:250@A1

DRAWING NO.
TP.200

PROJECT STATUS
TOWN PLANNING

DRAWN

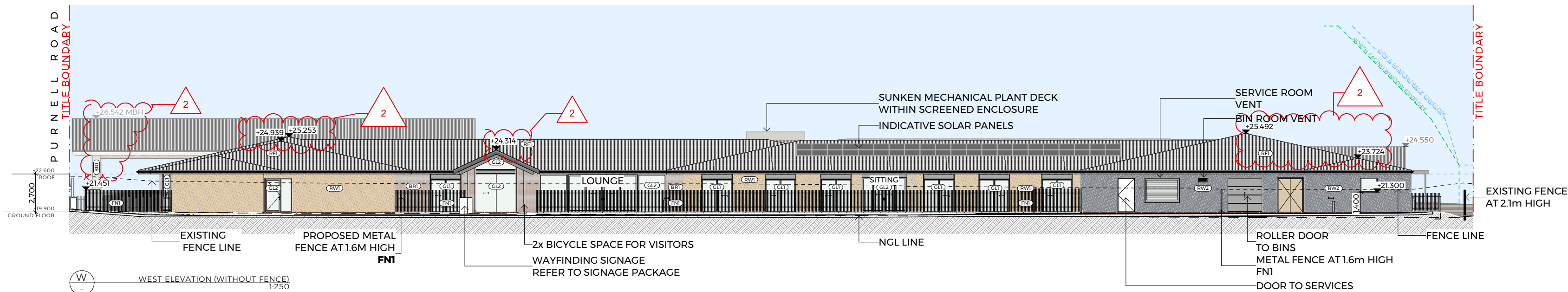
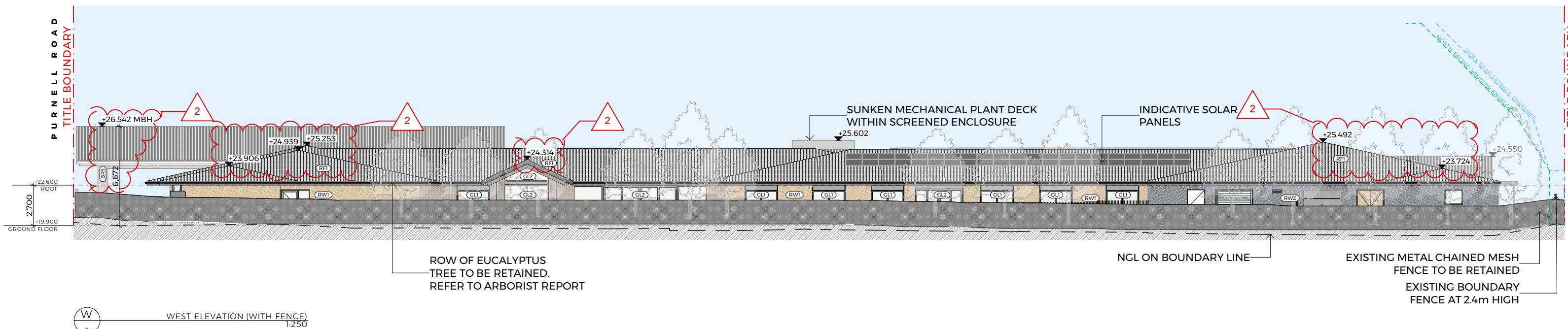
REVISION

TP08

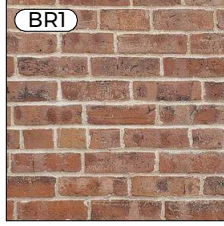
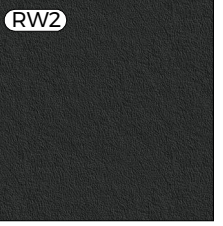
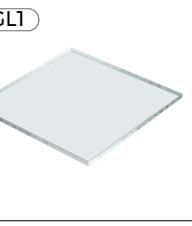
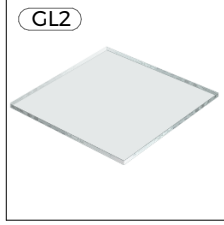
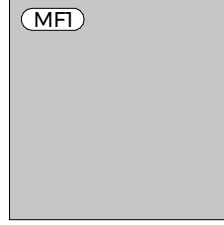
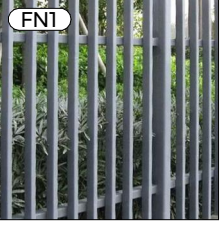
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DATE

4/09/2026



EXTERNAL FINISHES SCHEDULE

				
BR1 RED BRICK MIX	RW1 WARM BEIGE RENDER FINISH	RW2 MID WARM GREY RENDER FINISH	RW3 RED BROWN RENDER FINISH	CL1 GLAZING - DOUBLE GLAZED CLEAR DOOR / WINDOW FRAMES IN MF1
				
CL2 GLAZING - SINGLE GLAZED FRAMELESS	MF1 LIGHT GREY POWDERCOAT FINISH	FN1 METAL BLADE FENCE LIGHT POWDERCOAT COLOUR	FN2 COLORBOND FENCE MID GREY	RF1 SHEET METAL ROOF LIGHT GREY, NON REFLECTIVE

ABBREVIATIONS

MBH	MAX BUILDING HEIGHT
NGL	NATURAL GROUND LEVEL
TOR	TOP OF ROOF

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TP05	28/05/2026	TOWNPLANNING
TP06	1/06/2026	TOWNPLANNING
TP07	27/07/2026	TOWNPLANNING
TP08	4/09/2026	TOWNPLANNING

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REV DATE ISSUED FOR

DRAWN

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PROJECT NO.
25033

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DRAWING NO.
TP.201

DRAWN

REVISION
TP08

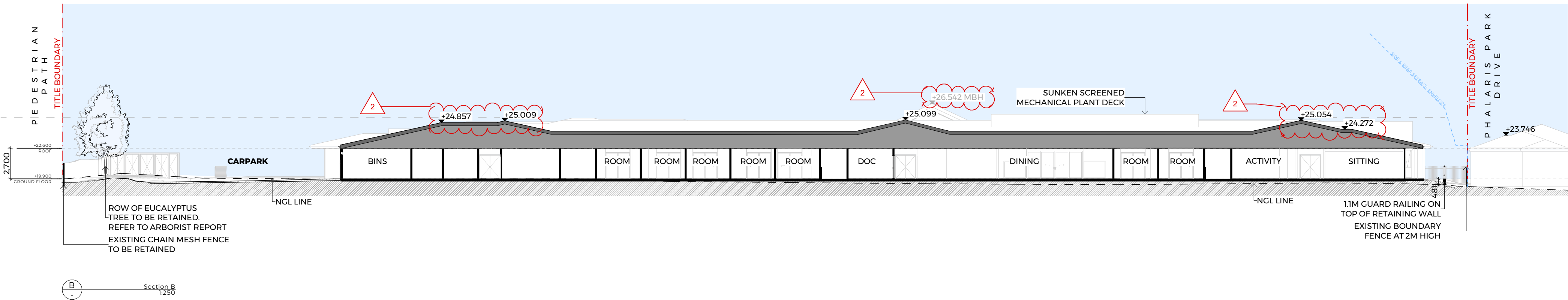
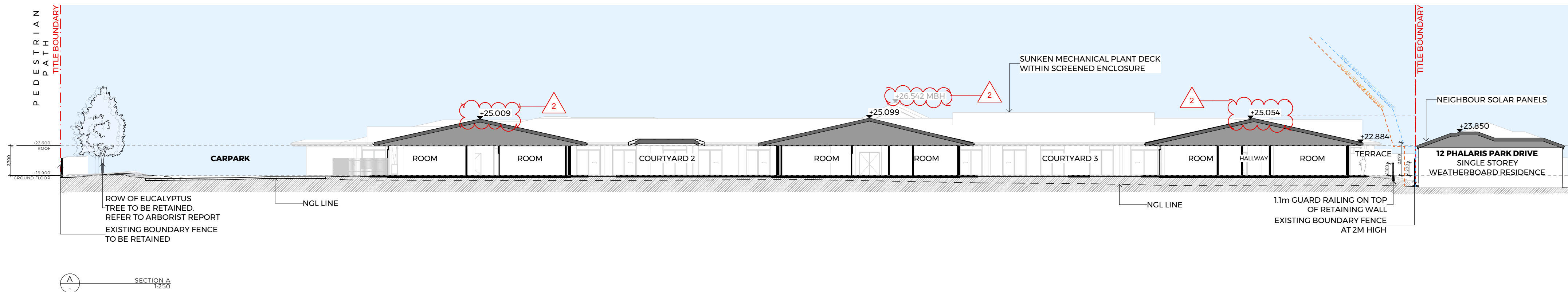
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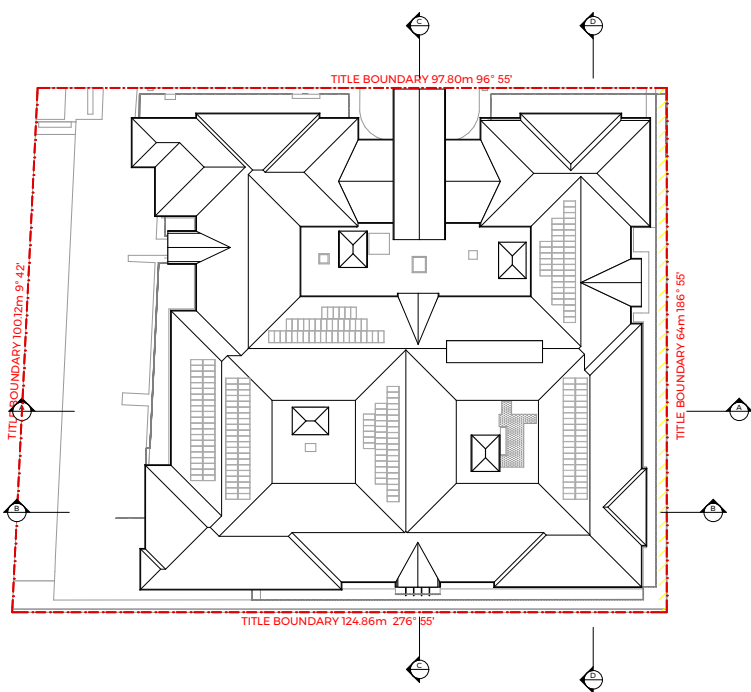
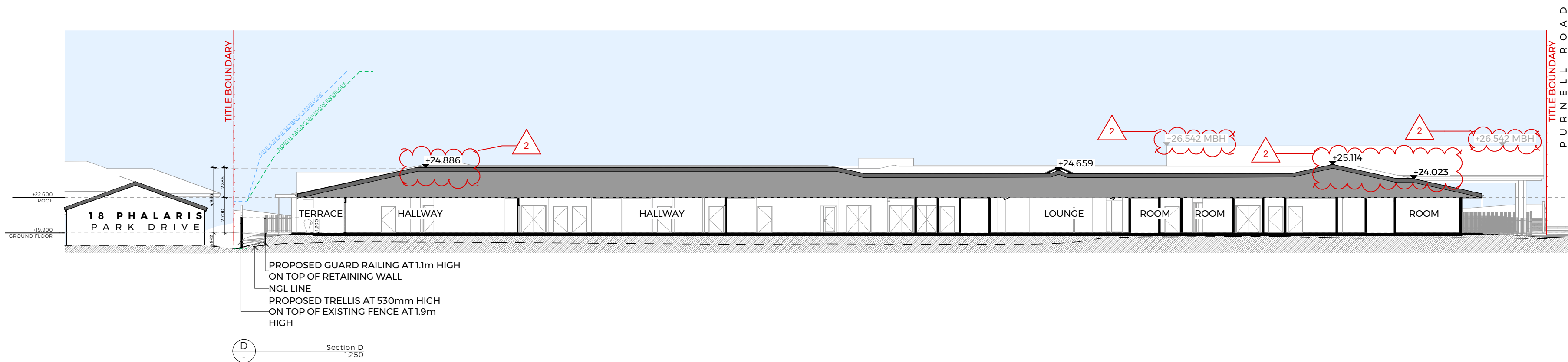
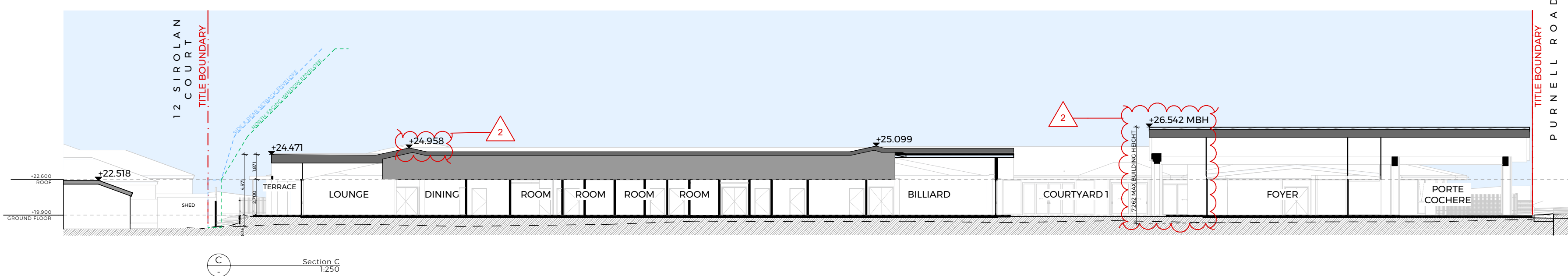
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ABBREVIATIONS

MBH	MAX BUILDING HEIGHT
NCL	NATURAL GROUND LEVEL
TOR	TOP OF ROOF



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215 & 217-227 Purnell Road,
Lovely Banks Geelong, Victoria,
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TP07	27/07/2026	TOWNPLANNING
TP08	4/09/2026	TOWNPLANNING

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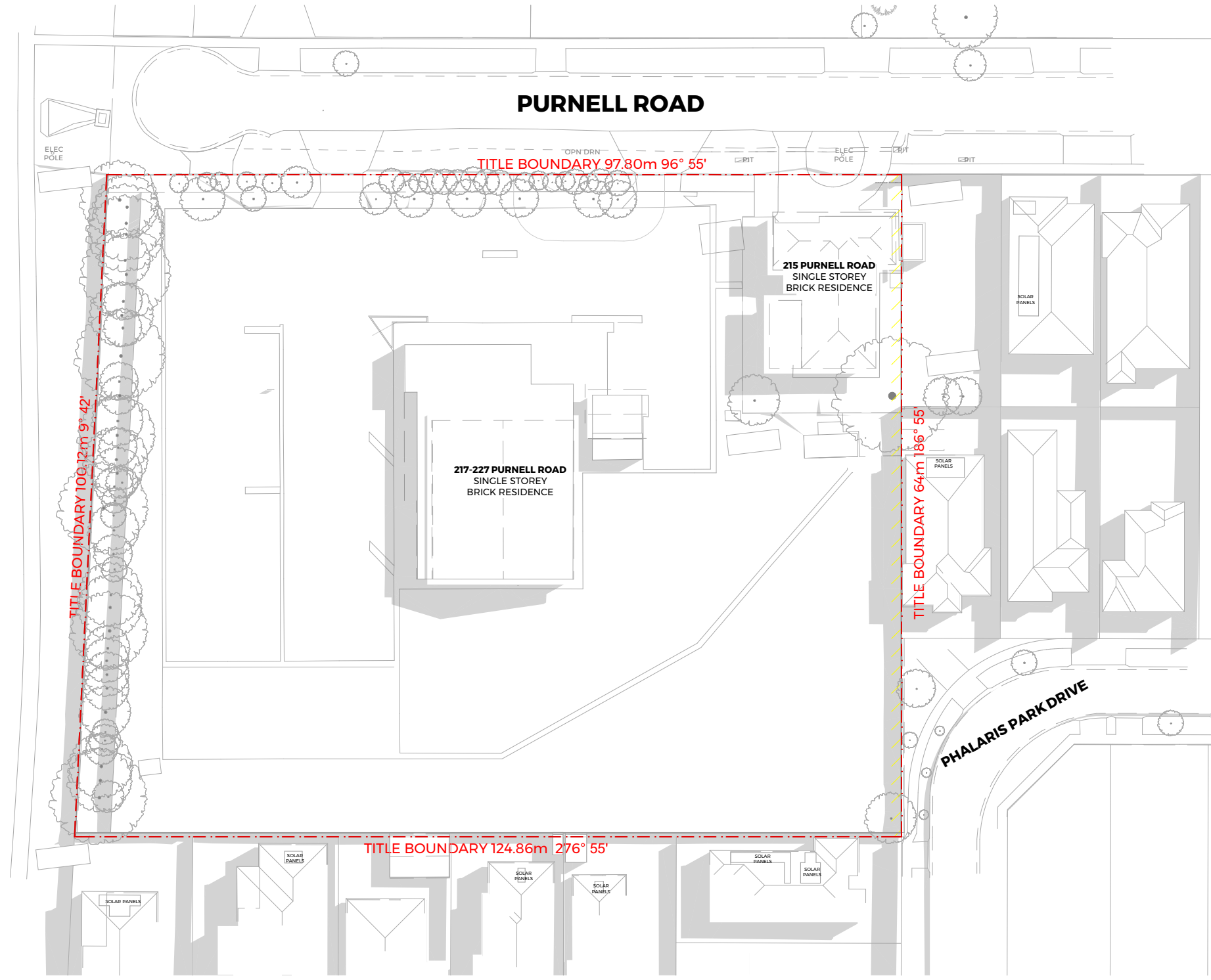
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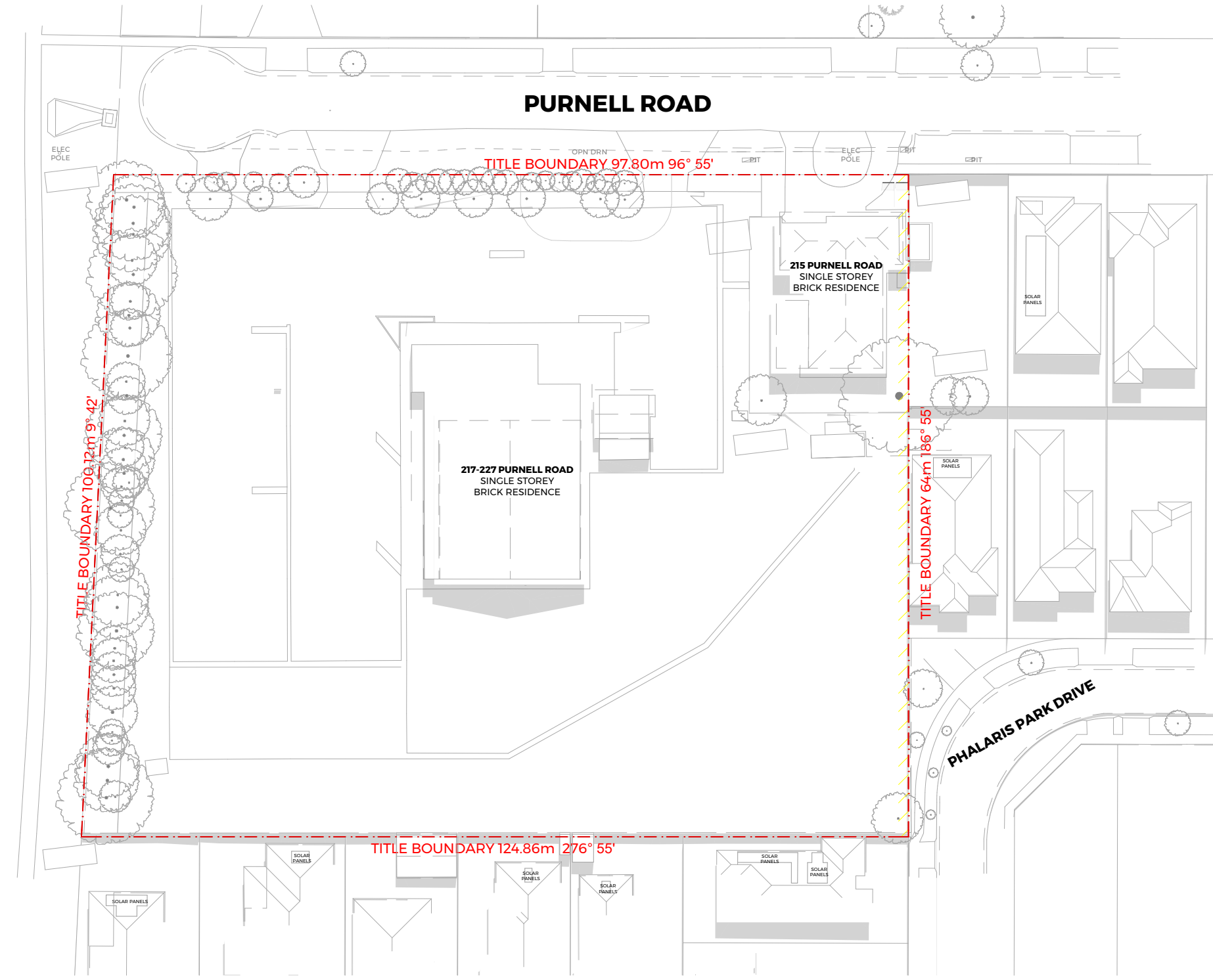
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REVISION
TP08
PROJECT STATUS
TOWN PLANNING

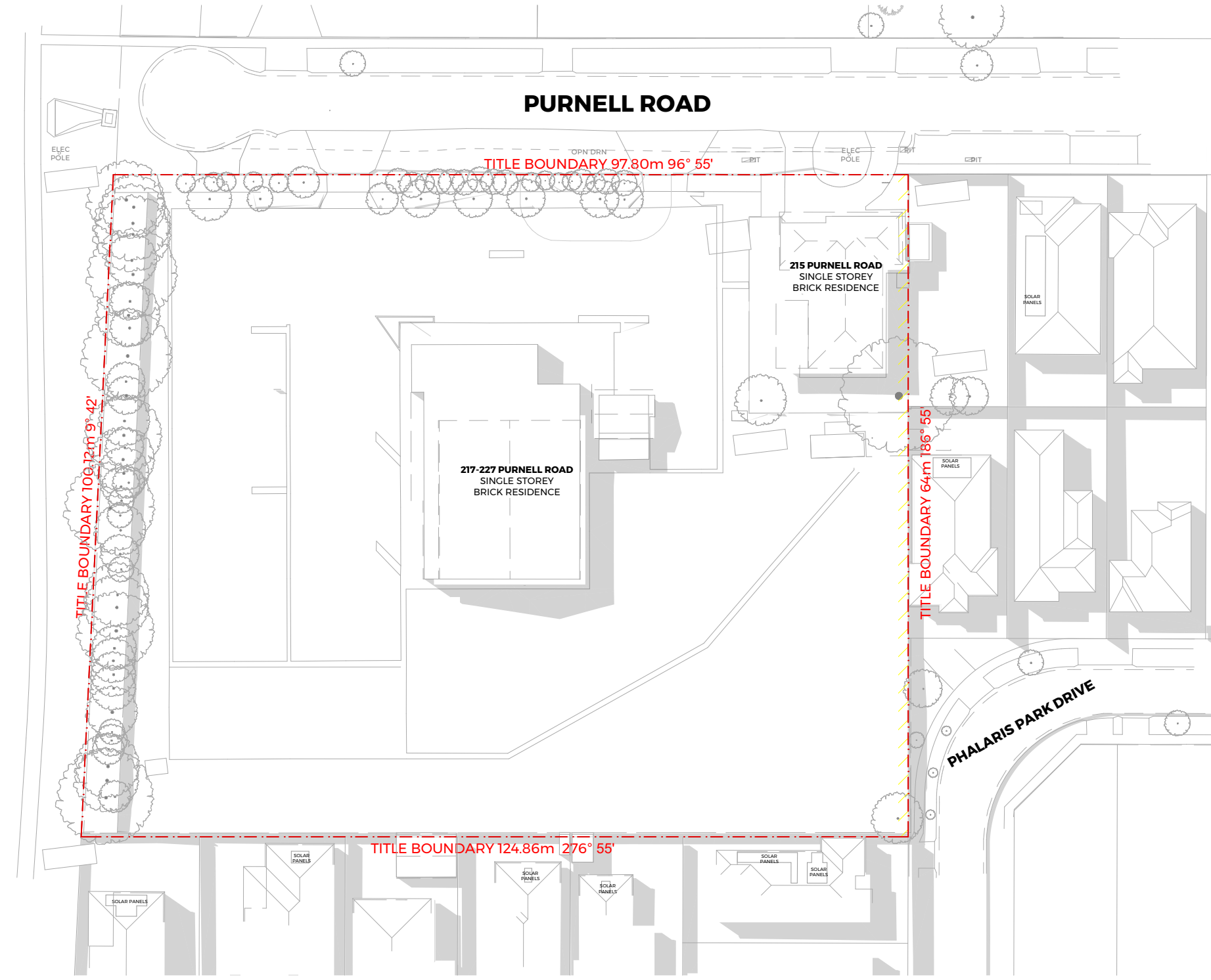
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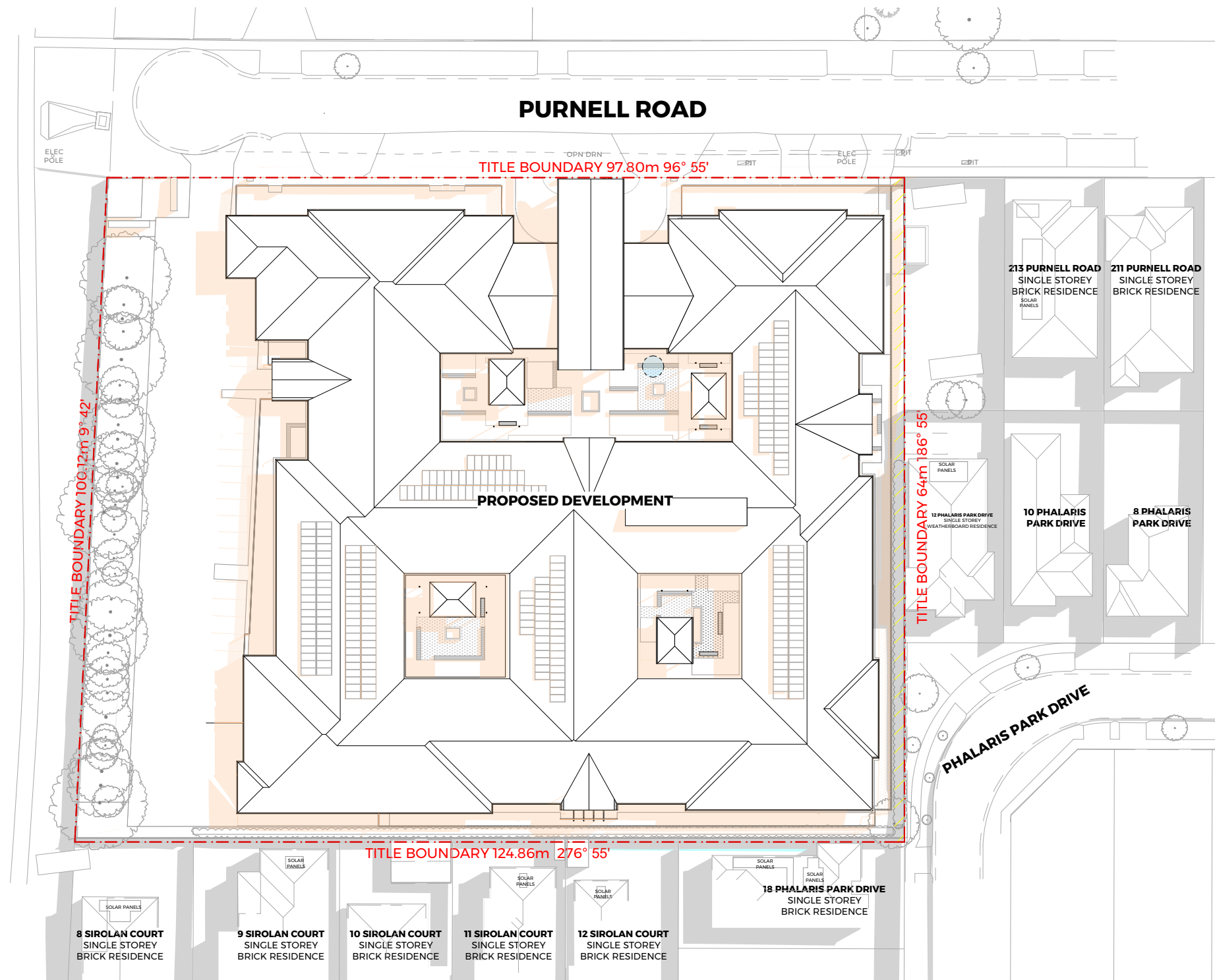
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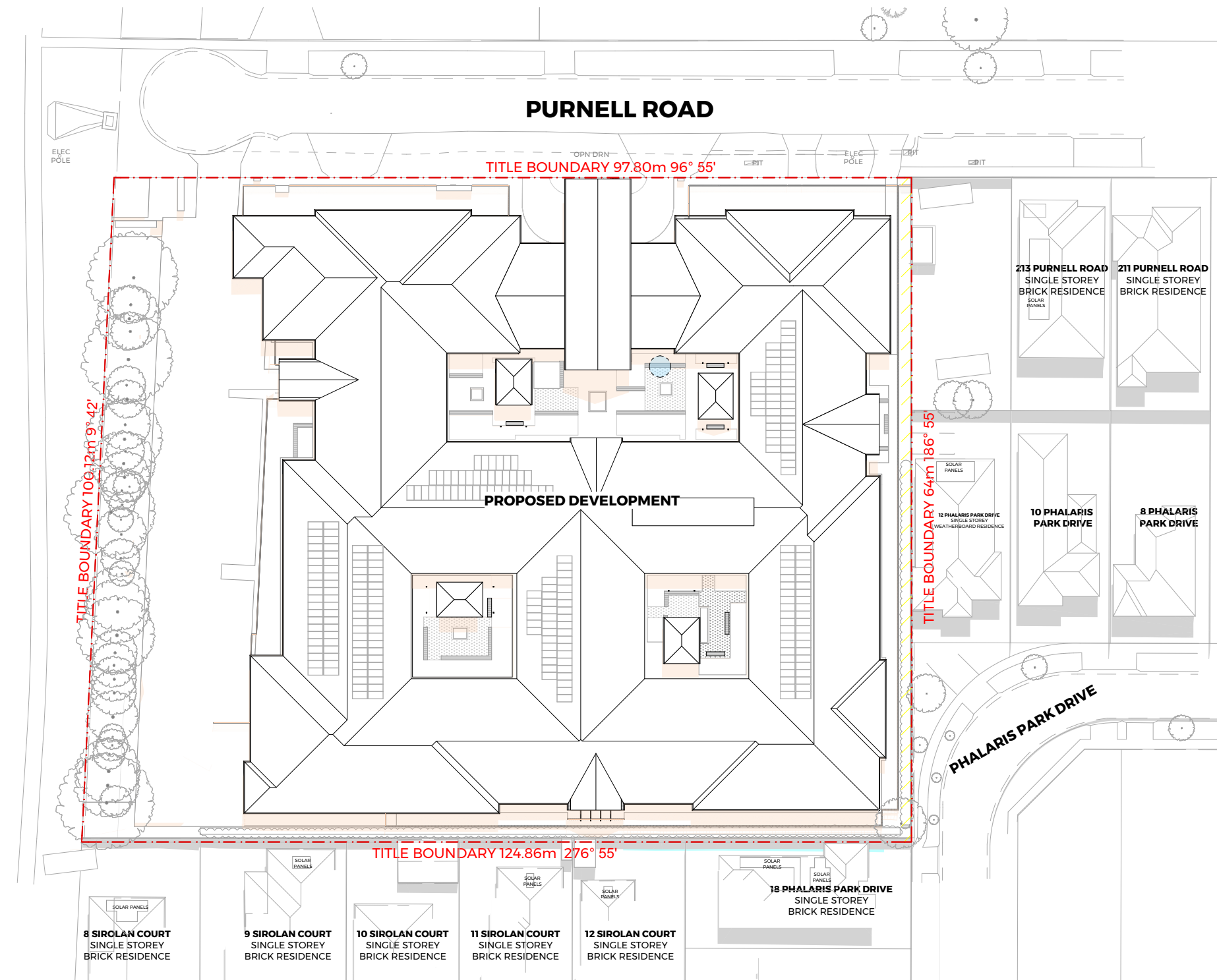
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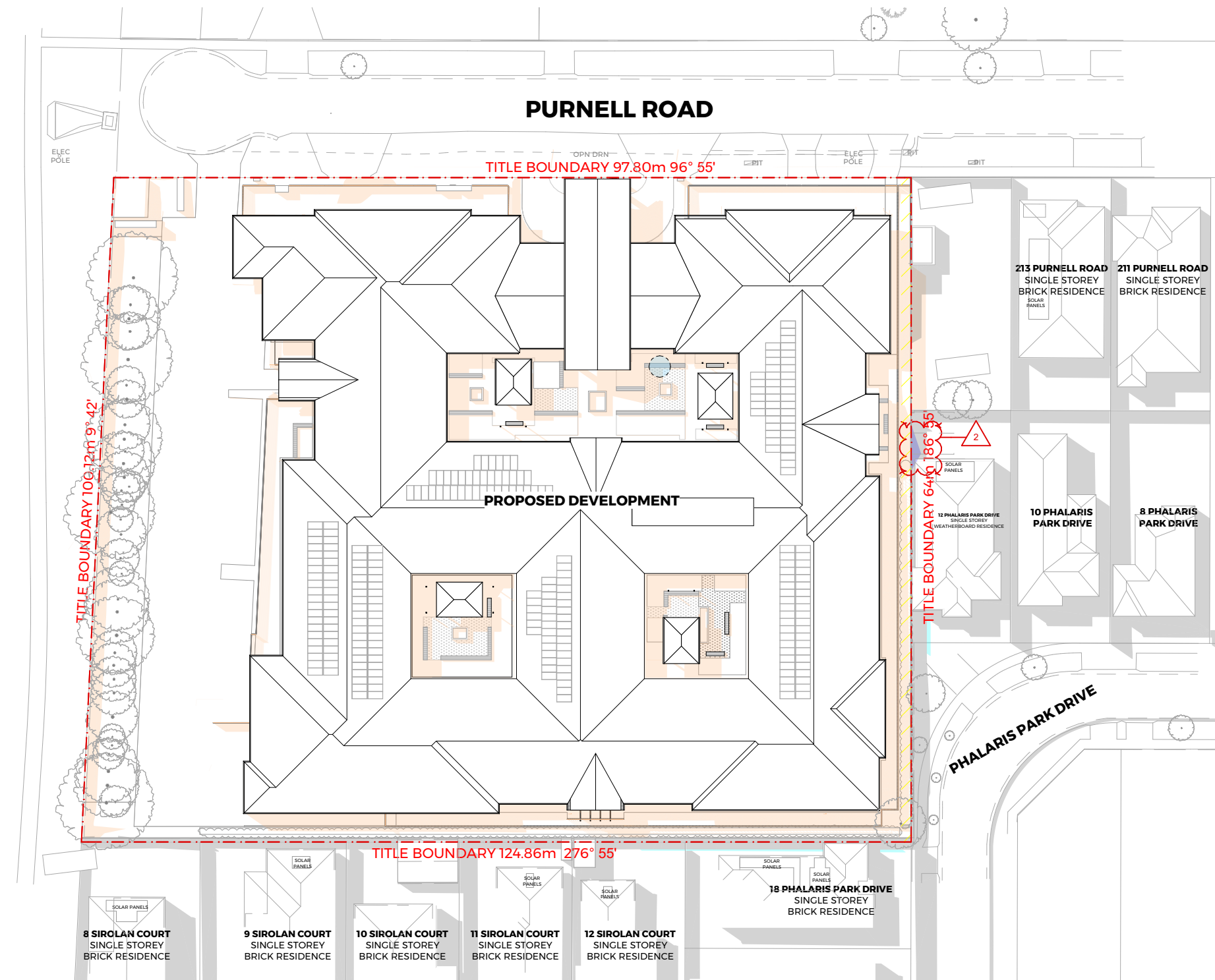
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EXISTING SHADOW ON 22 SEPTEMBER
SCALE: 1:750@A1



09AM
PROPOSED SHADOW ON 22 SEPTEMBER
SCALE: 1:750@A1



12PM
PROPOSED SHADOW ON 22 SEPTEMBER
SCALE: 1:750@A1



3PM
PROPOSED SHADOW ON 22 SEPTEMBER
SCALE: 1:750@A1

LEGEND

SHADOW DIAGRAM	
	SHADOW FROM EXISTING CONDITIONS
	ADDITIONAL SHADOW FROM PROPOSED DEVELOPMENT AND PROPOSED FENCES
	ADDITIONAL SHADOW FROM PROPOSED TRELLIS
	ADDITIONAL SHADOW FROM PROPOSED REVISION

NOTE: ALL SHADOW DIAGRAMS SHOWN AT SPRING EQUINOX 22/09

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L
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C
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[Redacted]
CLIENT
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Lovely Banks Geelong, Victoria,
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[Redacted]	[Redacted]

REV	DATE	ISSUED FOR	DRAWN	CHECKED

PROJECT NO.
25033
DRAWING TITLE
SHADOW DIAGRAMS - 9AM/12PM/3PM
SCALE
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DRAWING NO.
TP.400
DRAWN
[Redacted]

REVISION
TP08
PROJECT STATUS
TOWN PLANNING
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DATE
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