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ASHLEY O'NEILL ARCHITECTS.

GEELONG, VICTORIA 3217
ash@ashleyoneill.com.au
0401 819 636

PLANNING ISSUE 02

PROJECT:
TERRACE, IN OCEAN GROVE.

ADDRESS:
2/117 THE PARADE, OCEAN GROVE, VIC

FOR:
[REDACTED]

SHEET LIST

SHEET NO.	SHEET NAME	REVISION	DATE
A 001	TITLE SHEET	TP02	19/08/2026
A 040	PROPOSED SITE PLAN	TP02	19/08/2026
A 041	VIEW SHARING ANALYSIS	TP02	19/08/2026
A 080	EXISTING GROUND FLOOR PLAN	TP02	19/08/2026
A 081	EXISTING FIRST FLOOR PLAN	TP02	19/08/2026
A 082	EXISTING SECOND FLOOR PLAN	TP02	19/08/2026
A 083	EXISTING ELEVATIONS	TP02	19/08/2026
A 084	EXISTING ELEVATIONS	TP02	19/08/2026
A 090	DEMOLITION PLANS	TP02	19/08/2026
A 100	PROPOSED FIRST FLOOR PLAN	TP02	19/08/2026
A 101	PROPOSED SECOND FLOOR PLAN	TP02	19/08/2026
A 110	PROPOSED SECOND PARTITION	TP02	19/08/2026
A 120	PROPOSED ROOF PLAN	TP02	19/08/2026
A 300	PROPOSED ELEVATIONS	TP02	19/08/2026
A 310	PROPOSED ELEVATIONS	TP02	19/08/2026
A 900	SKETCH PERSPECTIVES	TP02	19/08/2026
A 910	MATERIALS	TP02	19/08/2026
A 920	INTERIORS - SKETCH	TP02	19/08/2026

AREA ANALYSIS

SITE AREA	408.00 m²
EXISTING DWELLING	
DWELLING - GROUND FLOOR	157.69 m²
DWELLING - LEVEL ONE	126.76 m²
OUTDOOR ROOFTOP - LEVEL ONE	26.85 m²
OUTDOOR LIVING/BALCONY	32.01 m²
GARAGE / SHED	61.00 m²
OVERALL EXCLUDING VERANDAH	404.31 m²
SITE COVERAGE	58.64% 239.24 m²
EXISTING MAX BUILDING HEIGHT	7.46 m

PROPOSED DWELLING	
DWELLING - GROUND FLOOR	157.69 m²
DWELLING - LEVEL ONE	138.22 m²
DWELLING - LEVEL TWO	26.85 m²
OUTDOOR LIVING/BALCONY	20.55 m²
GARAGE / SHED	61.00 m²
OVERALL EXCLUDING VERANDAH	404.31 m²
SITE COVERAGE	58.64% 239.24 m²
SITE COVERAGE	N/A - No Change in m²
PERVIOUS SURFACE	N/A - No Change in m²
GARDEN AREA	N/A - No Change in m²
PROPOSED MAX BUILDING HEIGHT	9.70 m

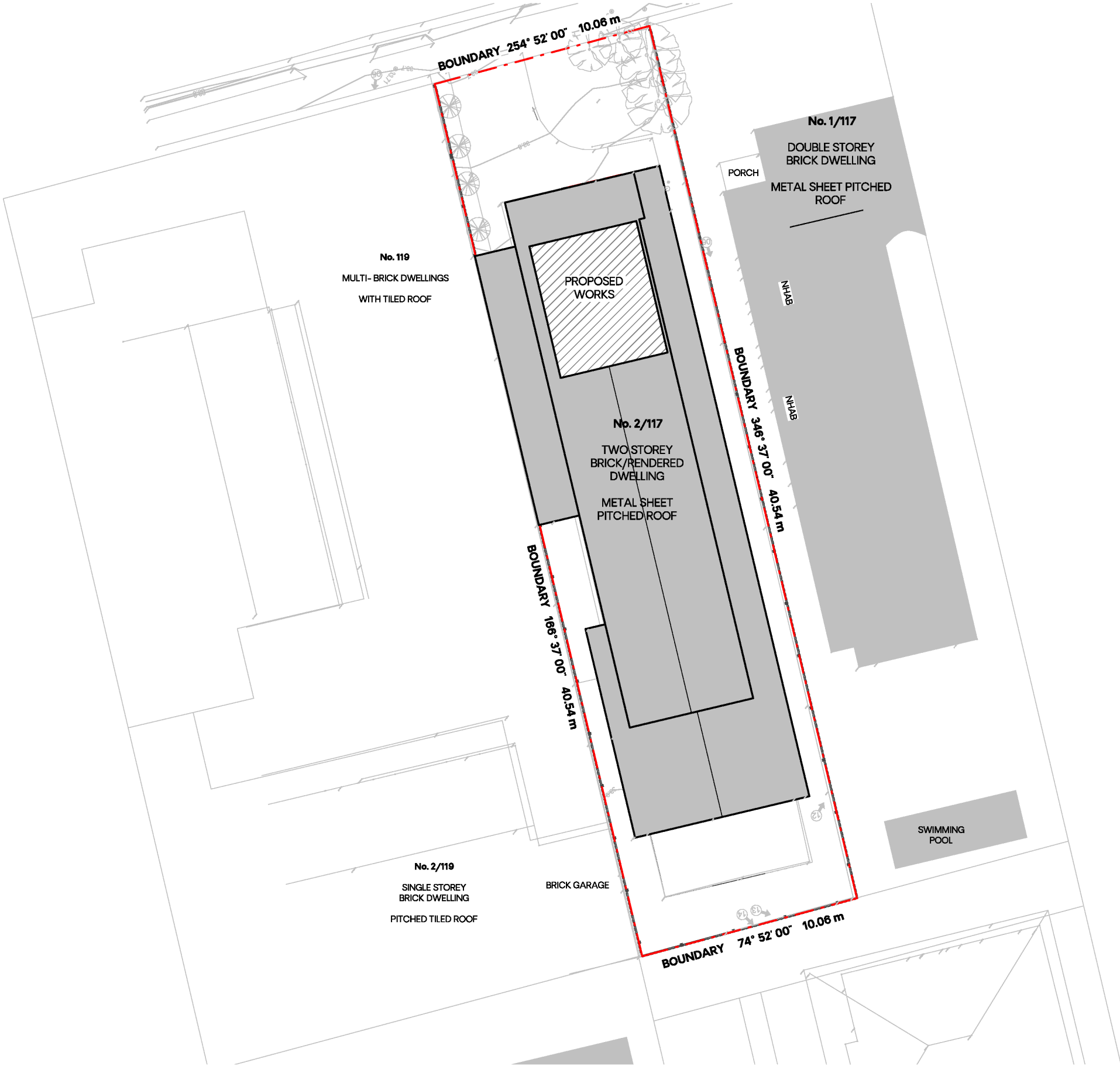
NOTE:

CONNECT NEW S.W.D. TO EXISTING STORMWATER SYSTEM. BUILDER TO CONFIRM ADEQUACY AND CONDITION OF EXISTING S.W.D. PRIOR TO CONSTRUCTION

ALL STORMWATER TO BE CONNECTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

PLANNING STATEMENT:

THE PROPOSED WORKS COMPRISE THE ENCLOSURE OF AN EXISTING ROOFTOP TERRACE. NO INCREASE TO THE BUILDING FOOTPRINT, SITE COVERAGE OR PERMEABLE AREA IS PROPOSED.



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VIEW SHARING ASSESSMENT

1. THE PROPOSED WORKS COMPRISE THE ENCLOSURE OF THE EXISTING ROOFTOP TERRACE TO FORM A MODEST UPPER-LEVEL ADDITION WITHIN THE ESTABLISHED FOOTPRINT OF THE DWELLING. THE PROPOSAL DOES NOT RESULT IN ANY INCREASE TO THE EXISTING BUILDING FOOTPRINT, SITE COVERAGE OR PERMEABLE AREA, IN ORDER TO MINIMISE IMPACTS ON NEIGHBOURING VIEWS.

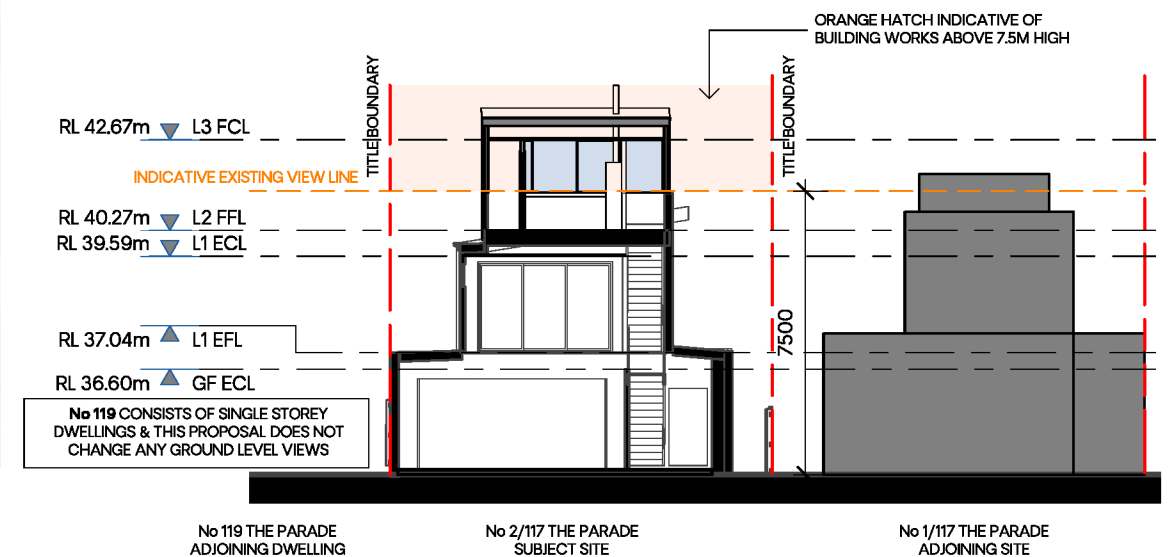
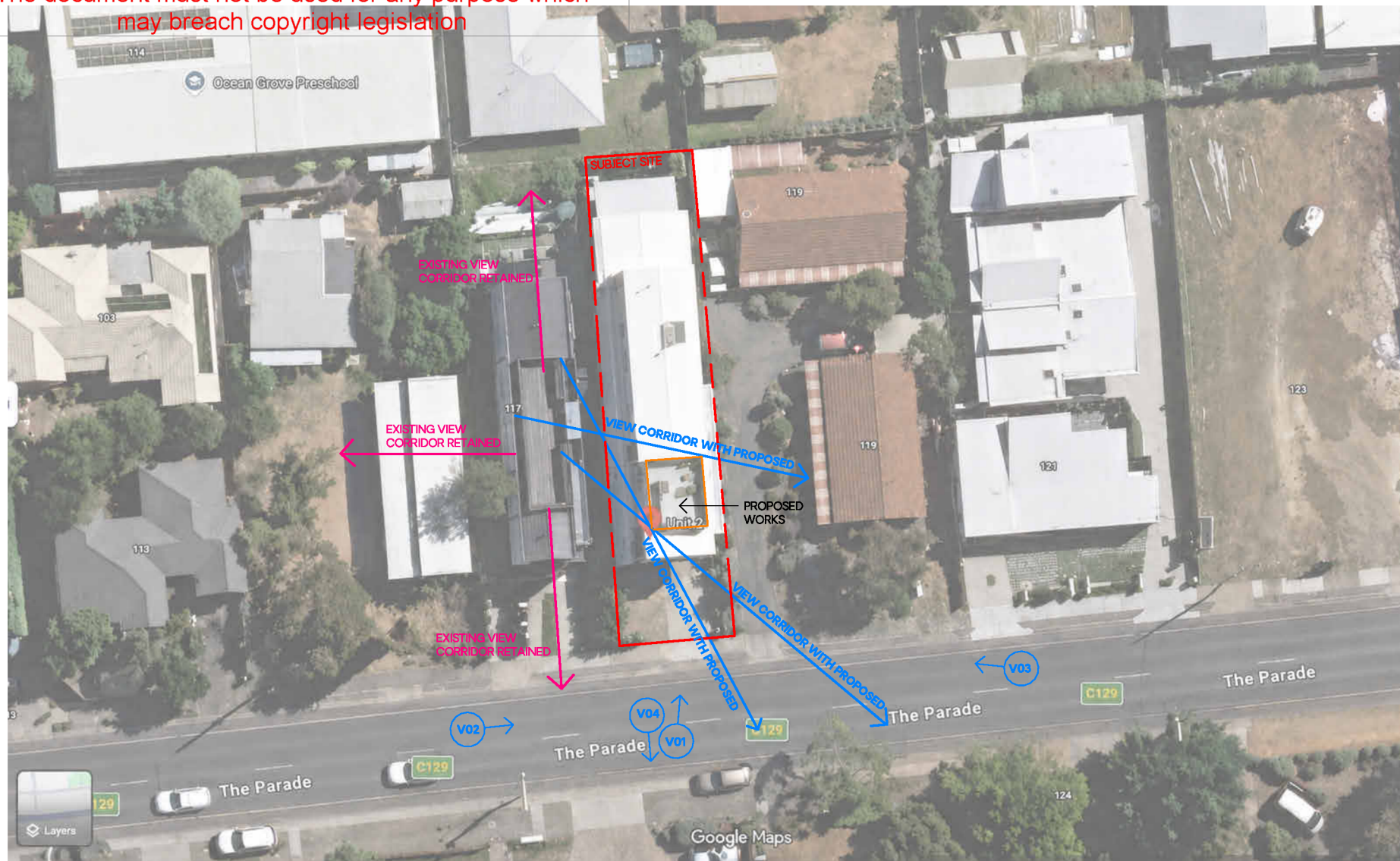
2. THE UPPER-LEVEL ADDITION HAS BEEN CAREFULLY CONSIDERED IN RELATION TO THE OUTLOOK AND AVAILABLE VIEWS FROM SURROUNDING RESIDENTIAL PROPERTIES. THE EASTERN ADJOINING PROPERTY, NO. 119, COMPRISES MULTI SINGLE-STOREY DWELLINGS AND WILL EXPERIENCE NO CHANGE TO EXISTING GROUND-LEVEL VIEWS. THE WESTERN ADJOINING PROPERTY, NO. 1/117, RETAINS VIEW CORRIDORS DIRECTED TO THE NORTH, WEST AND SOUTH, WITH SOUTHERN VIEWS EXTENDING TOWARD THE BEACH HORIZON. VIEWS TO THE NORTH-EAST AND SOUTH-EAST WILL ALSO REMAIN AVAILABLE, WITH THE PROPOSAL RESULTING IN CHANGE TO ONLY A LIMITED PORTION OF THE OUTLOOK AVAILABLE FROM THE NEIGHBOURING OUTDOOR TERRACE.

3. THE PROPOSED FORM IS COMPACT AND LIMITED TO THE LOCATION OF THE EXISTING ROOFTOP TERRACE, AVOIDING UNNECESSARY EXPANSION OF BUILT FORM ACROSS THE ROOF OF THE DWELLING. THE PROPOSAL ALSO ADOPTS A RESTRAINED CEILING HEIGHT TO MINIMISE THE OVERALL HEIGHT AND VOLUME OF THE UPPER-LEVEL ADDITION.

4. THE HEIGHT, EXTENT AND POSITIONING OF THE PROPOSED ADDITION SEEK TO MAINTAIN REASONABLE SHARING OF AVAILABLE VIEWS ACROSS AND BEYOND THE SITE. THE PROPOSAL RETAINS SUBSTANTIAL OPEN AREAS SURROUNDING THE UPPER-LEVEL FORM, ALLOWING EXISTING VIEW CORRIDORS TO CONTINUE PAST THE BUILDING RATHER THAN CREATING A CONTINUOUS UPPER-LEVEL BUILDING MASS.

5. THE LIGHTWEIGHT UPPER-LEVEL FORM AND RESTRAINED ROOF PROFILE FURTHER ASSIST IN LIMITING THE VISUAL BULK OF THE ADDITION WHEN VIEWED FROM SURROUNDING PROPERTIES. THE PROPOSAL REPRESENTS A CONTAINED ALTERATION TO AN ESTABLISHED MULTI-LEVEL DWELLING RATHER THAN A SUBSTANTIAL EXPANSION OF THE BUILDING ENVELOPE.

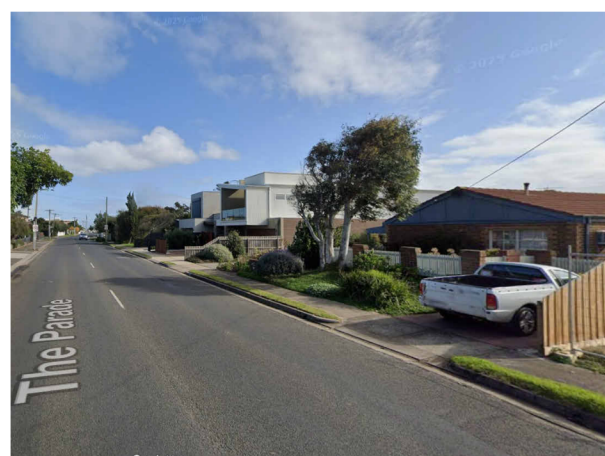
6. WHERE EXISTING VIEWS ARE AVAILABLE ACROSS THE SUBJECT SITE, THE PROPOSAL HAS BEEN DESIGNED TO BALANCE THE REASONABLE DEVELOPMENT OF THE PROPERTY WITH THE RETENTION AND SHARING OF VIEWS FROM NEIGHBOURING PROPERTIES, WHILST PROVIDING AN ENCLOSED AREA FOR THE HOMEOWNERS AT NO. 2/117 THE PARADE.



V01 - STREET VIEW NORTH, SUBJECT SITE



V02 - STREET VIEW EAST, THE PARADE



V03 - STREET VIEW WEST, THE PARADE



V04 - STREET VIEW SOUTH, THE PARADE

1 | View Share Cut Diagram

SCALE: 1:200

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commercial projects across Victoria

0401 819 636
Asheashleyoneill.com.au

VICTORIAN REGISTRATION
ARBV 801344

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Rev	Description
CD01	FIRST ISSUE OF CONCEPT DESIGN - OPTION A
CD02	SECOND ISSUE OF CONCEPT DESIGN
CD03	THIRD ISSUE OF CONCEPT DESIGN
TP01	FIRST ISSUE - PLANNING APPLICATION
TP02	COUNCIL RFI ISSUE 01

Date
22/04/2026
18/06/2026
02/07/2026
23/07/2026
19/08/2026

Project stage:
PLANNING APPLICATION



Drawn:
AO

Scale @ A3:
1:200

Project No.
74

Project:
Alterations and additions to existing dwelling

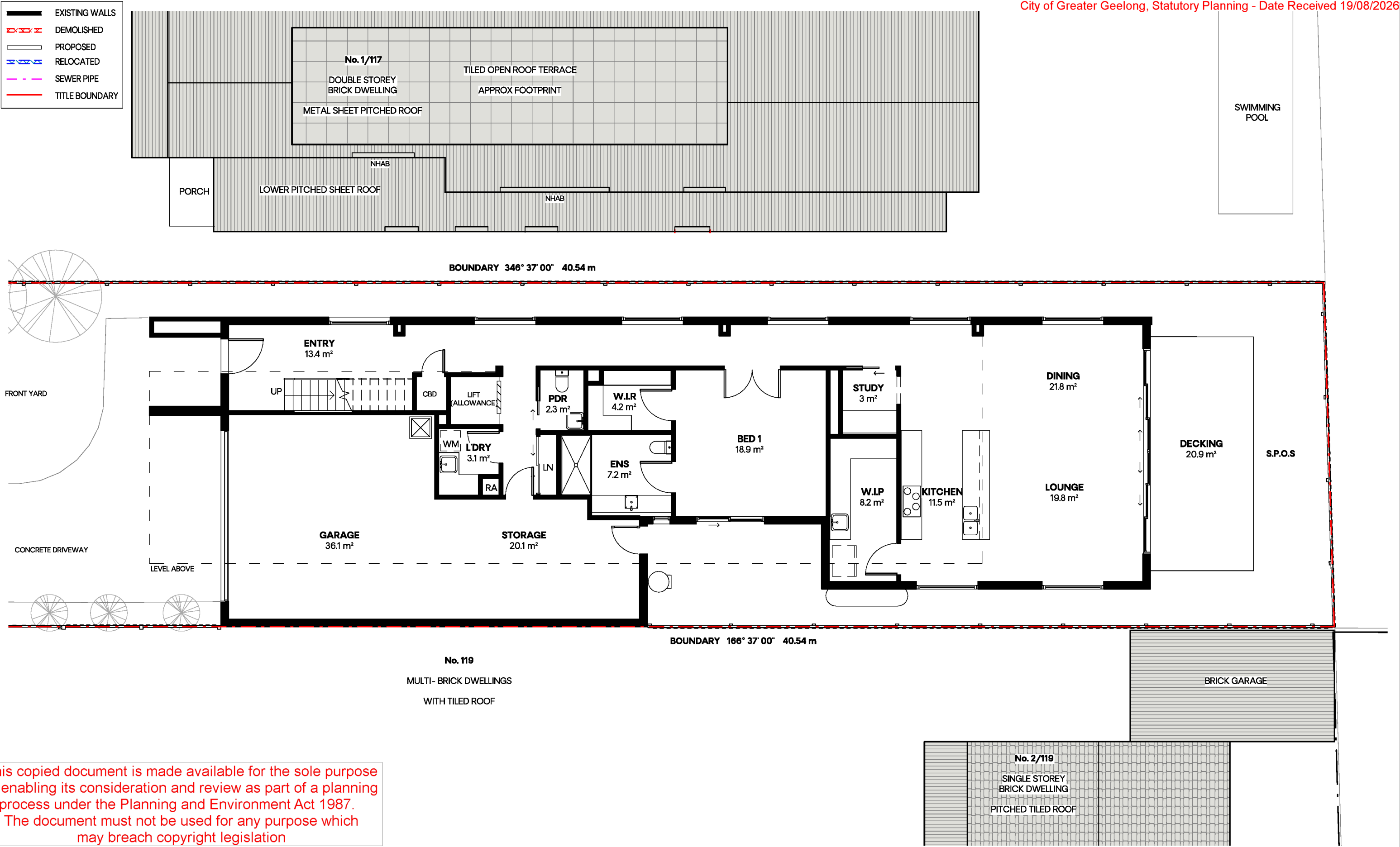
Project address:
2/117 THE PARADE, OCEAN GROVE

Drawing Title:
VIEW SHARING ANALYSIS

Revision:
TP02

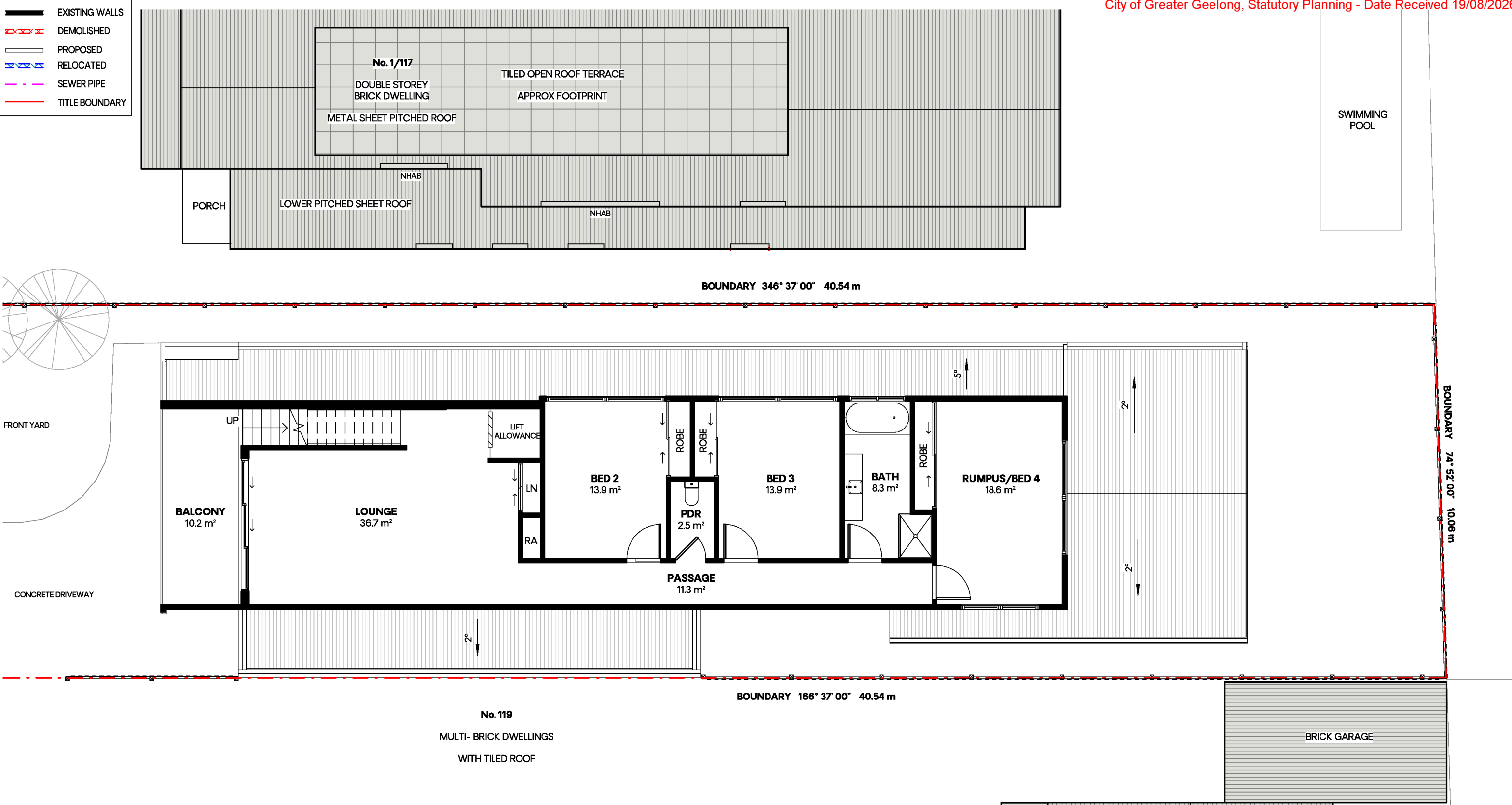
Date:
23/07/2026

Drawing Number:
A 041



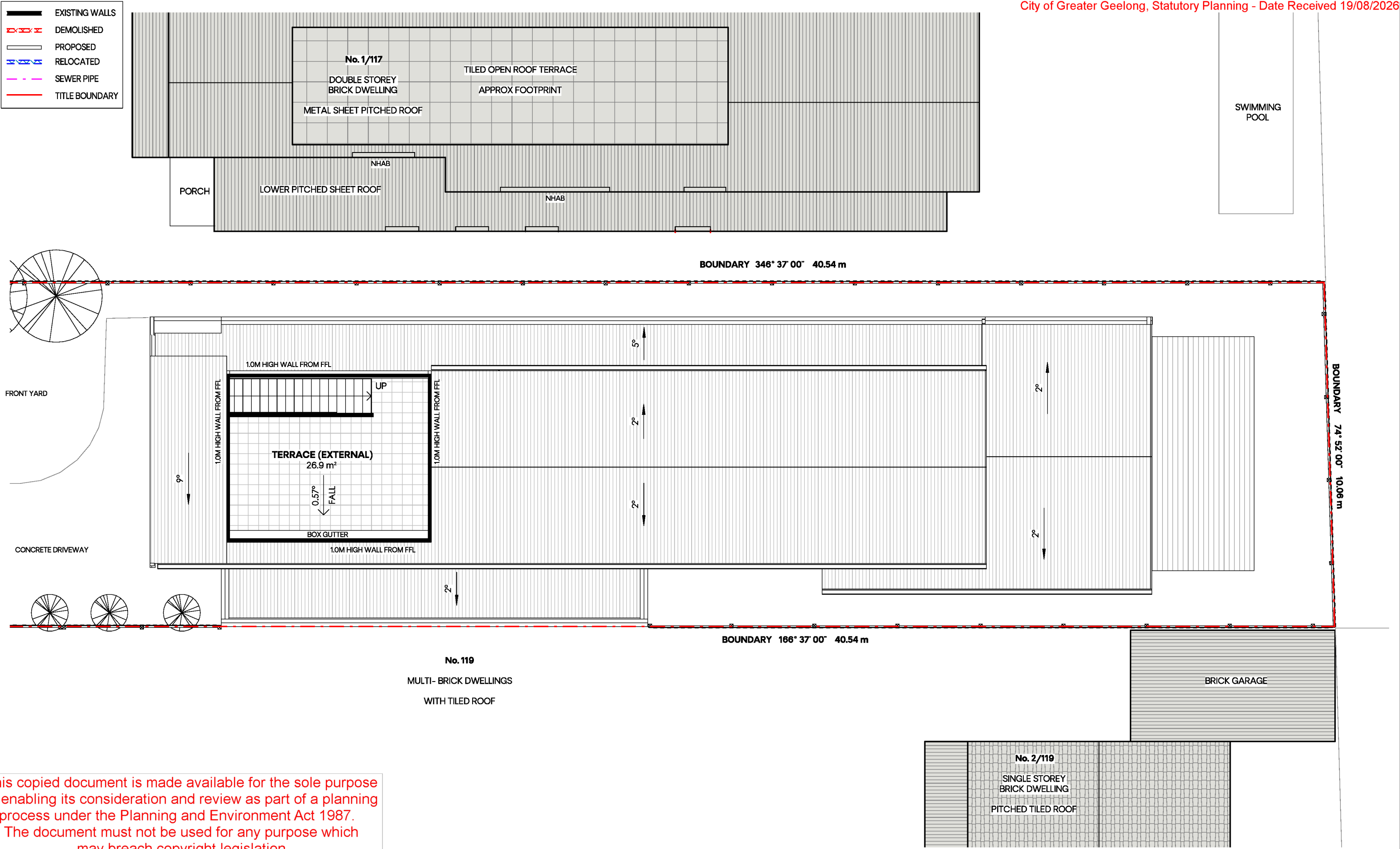
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			Project No. 74	Drawing Title: EXISTING GROUND FLOOR PLAN	Drawing Number: A 080																						



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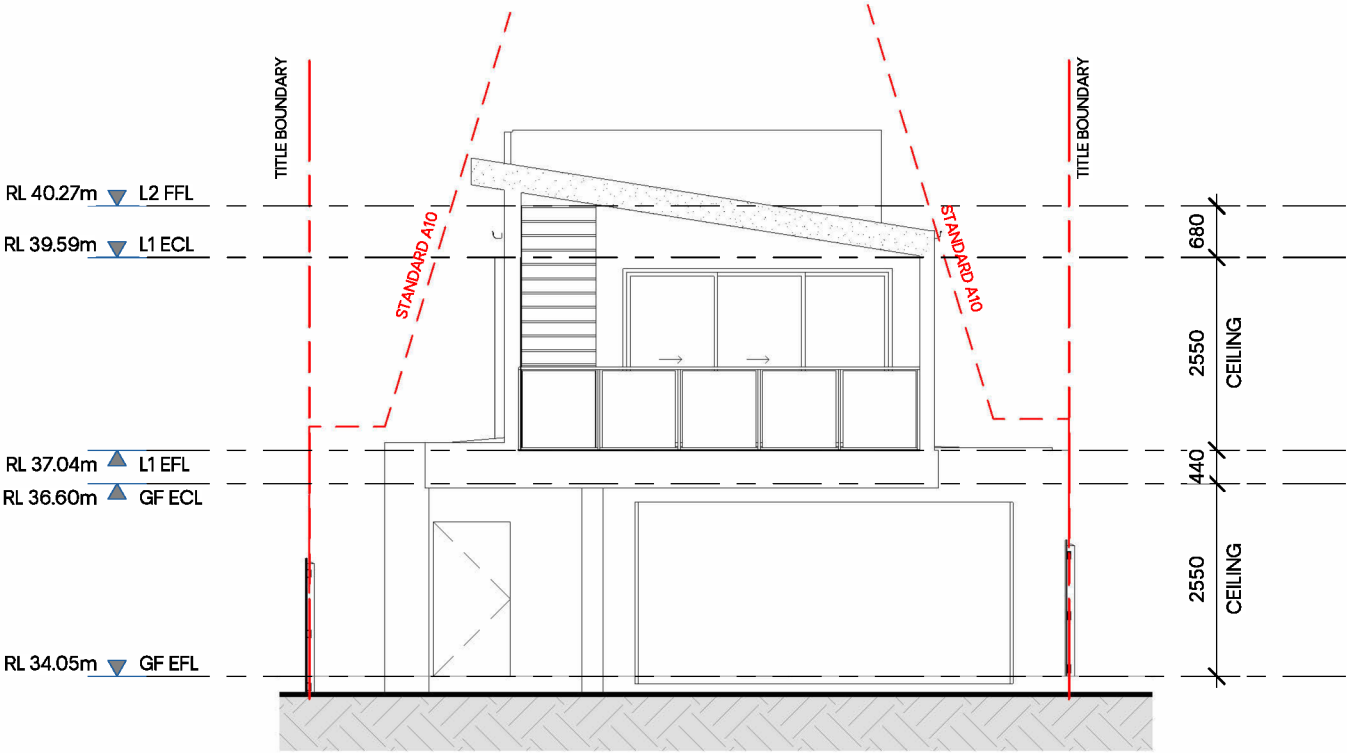
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					Drawn: AO				Project: Alterations and additions to existing dwelling		Revision: TP02	
					Scale @ A3: 1 : 100				Date: 23/07/2026		Drawing Number: A 081	
					Project No. 74				North:			



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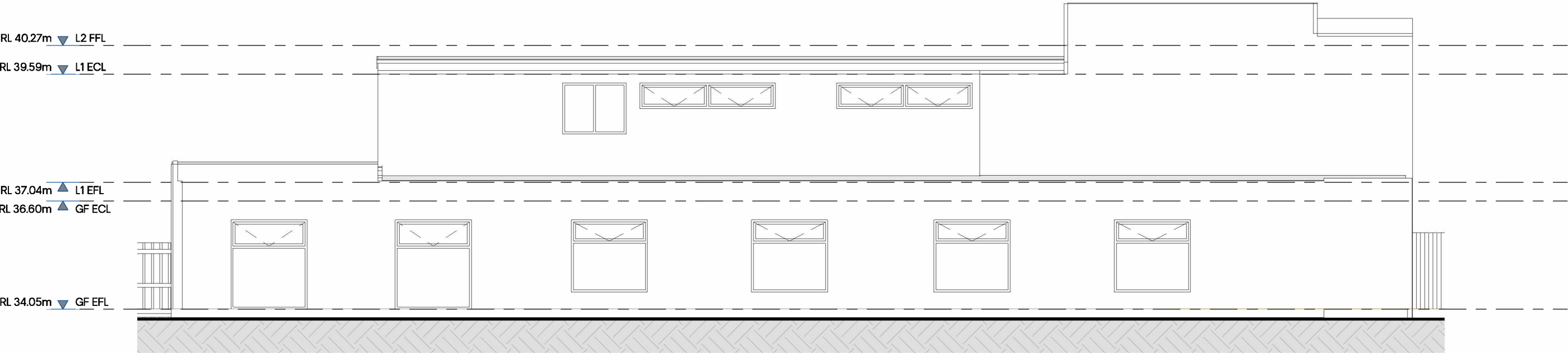
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	North:			Project No. 74	Drawing Title: EXISTING SECOND FLOOR PLAN	Drawing Number: A 082	

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1 | 0. SOUTH ELEVATION - EXISTING

SCALE: 1:100

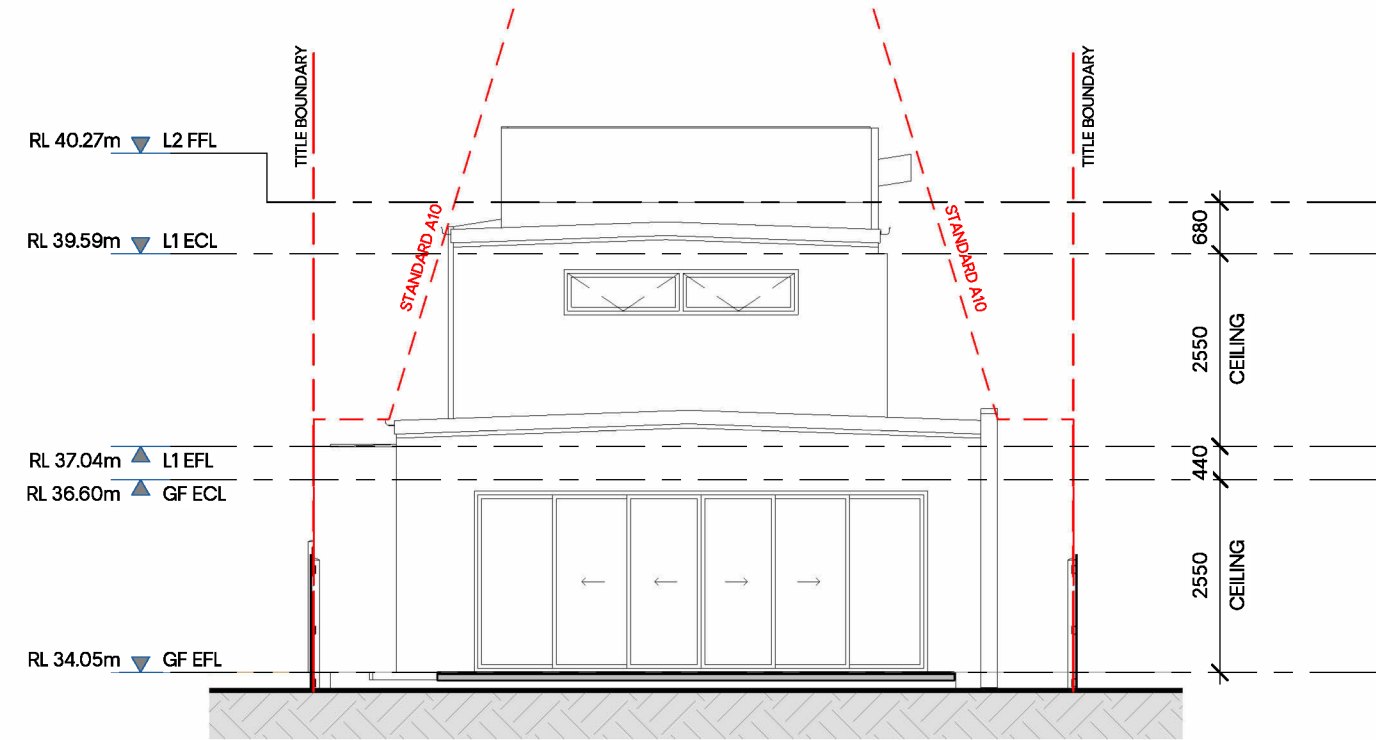


2 | 0. WEST ELEVATION - EXISTING

SCALE: 1:100

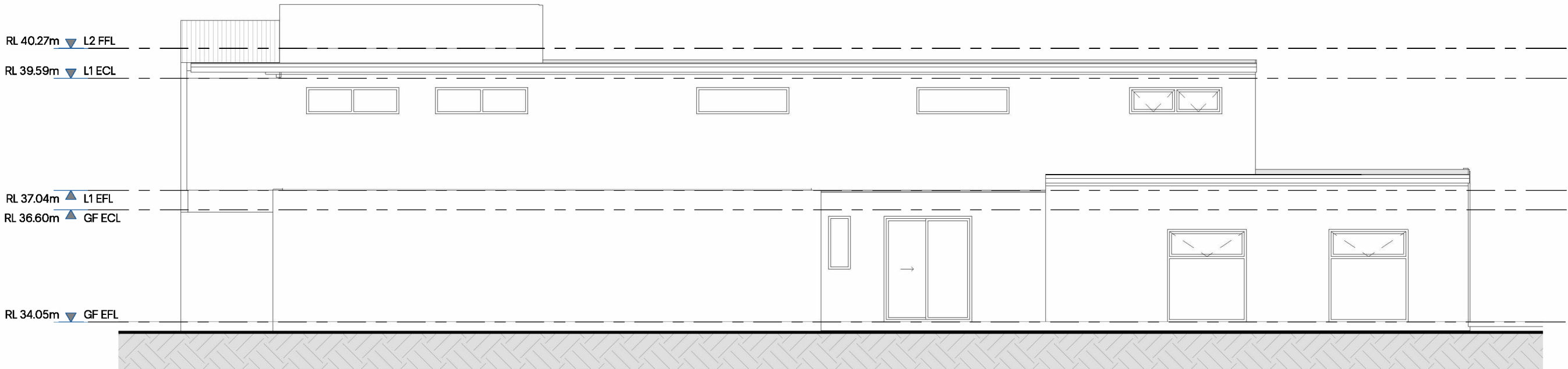
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1 | 0. NORTH ELEVATION - EXISTING

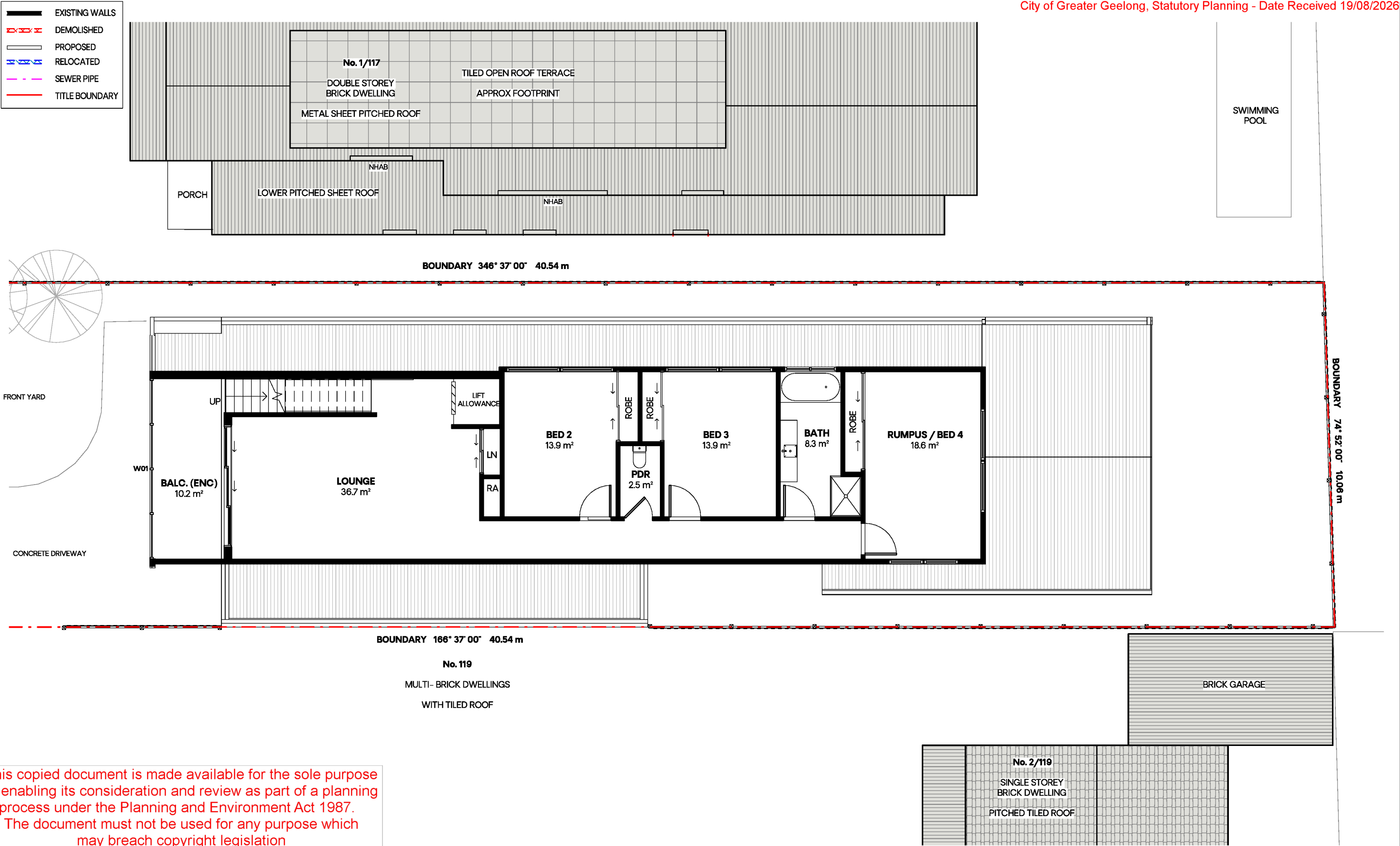
SCALE: 1:100



2 | 0. EAST ELEVATION - EXISTING

SCALE: 1:100

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				Project stage: PLANNING APPLICATION	Scale @ A3: 1 : 100	Project address: 2/117 THE PARADE, OCEAN GROVE	Date: 23/07/2026
				North:	Project No. 74	Drawing Title: EXISTING ELEVATIONS	Drawing Number: A 084
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LEGEND

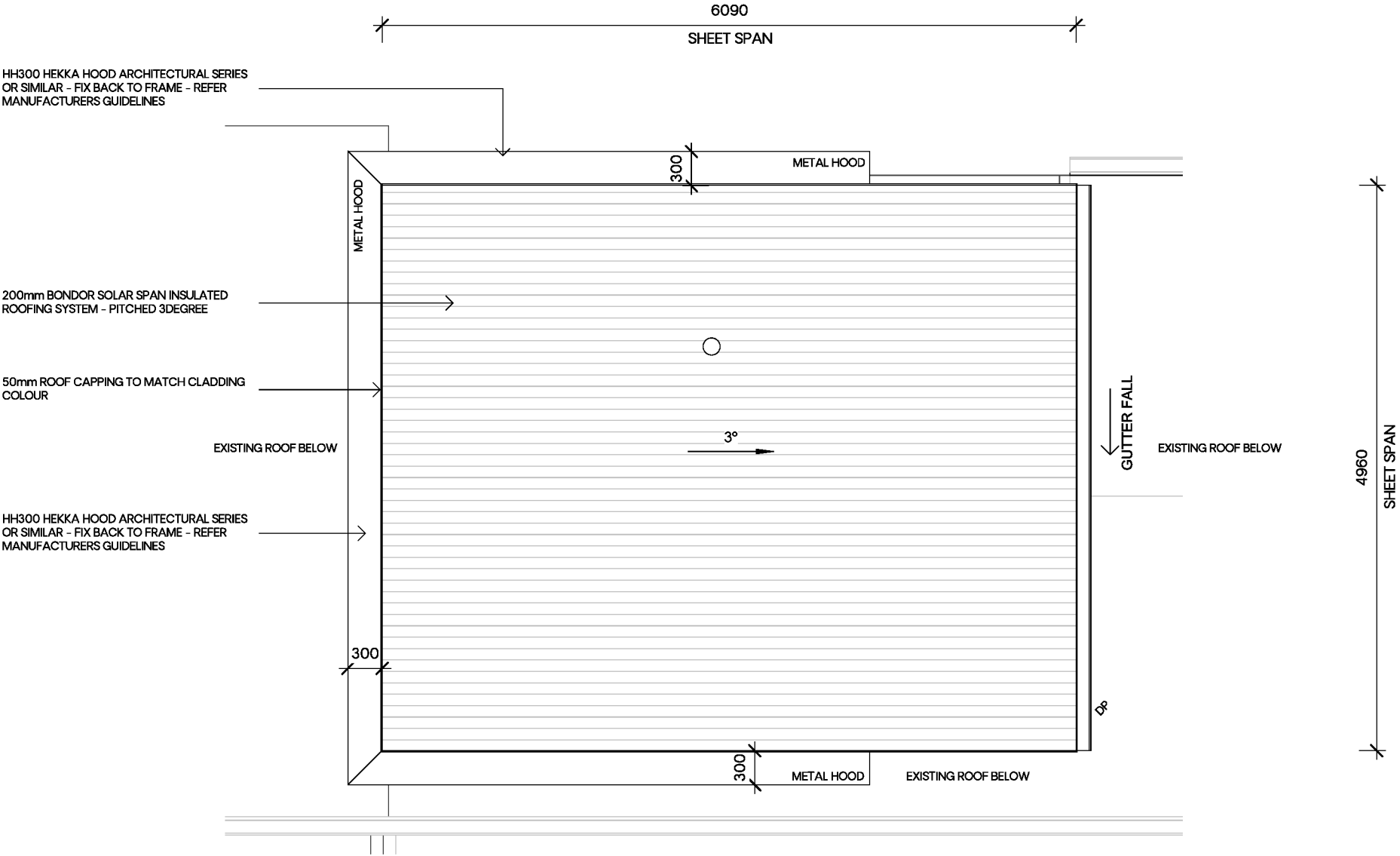
- DP

PROPOSED DOWNPIPE 90 DIA.
- DP EX.

EXISTING DOWNPIPE
- DPS

PROPOSED DOWNPIPE WITH SPREADER TO ROOF BELOW
- DPR

PROPOSED DOWNPIPE WITH RAINWATER HEAD
- PROPOSED SKYLIGHT, TYPES AS FOLLOWS:



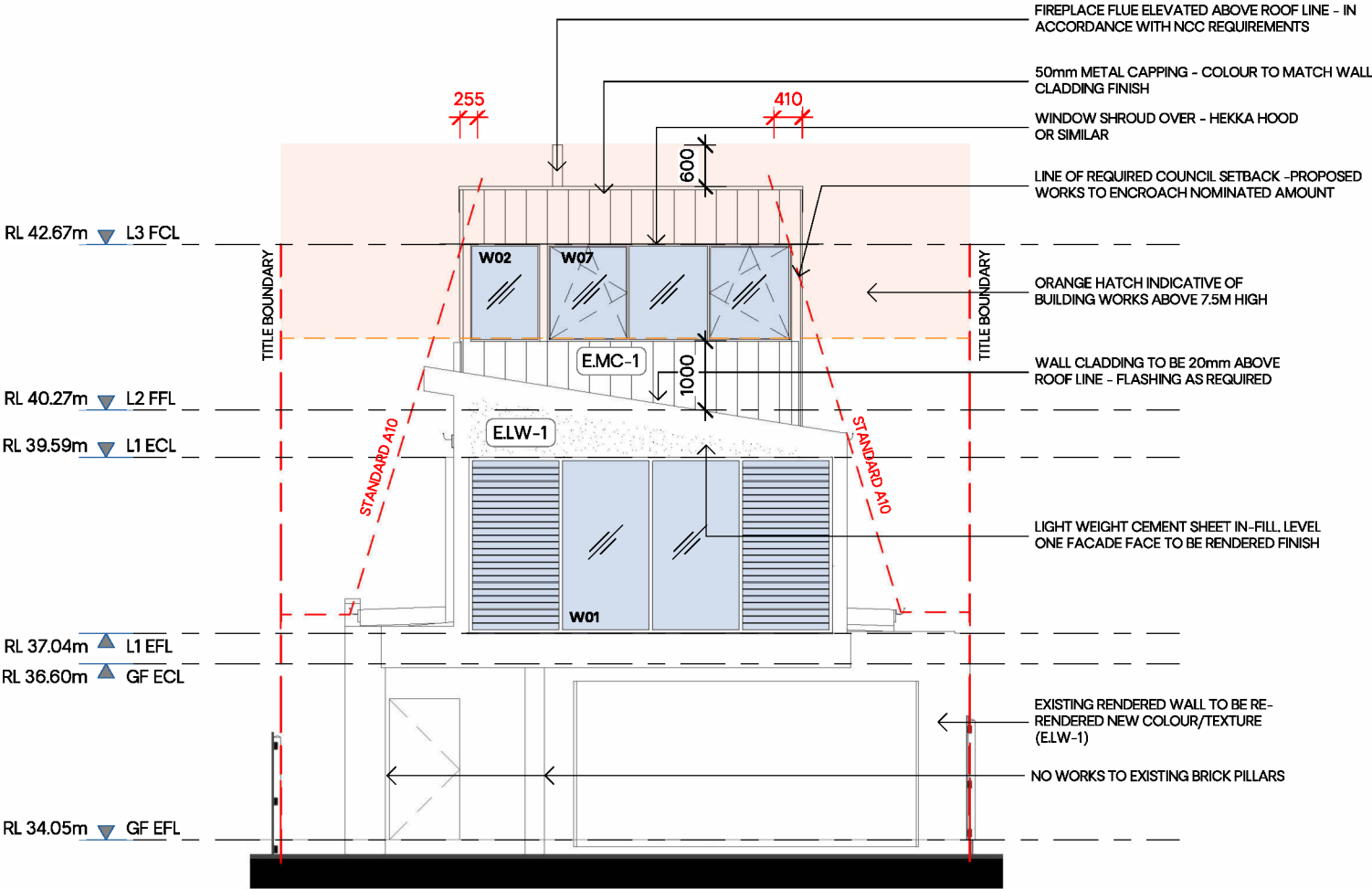
City of Greater Geelong, Statutory Planning - Date Received 19/08/2026

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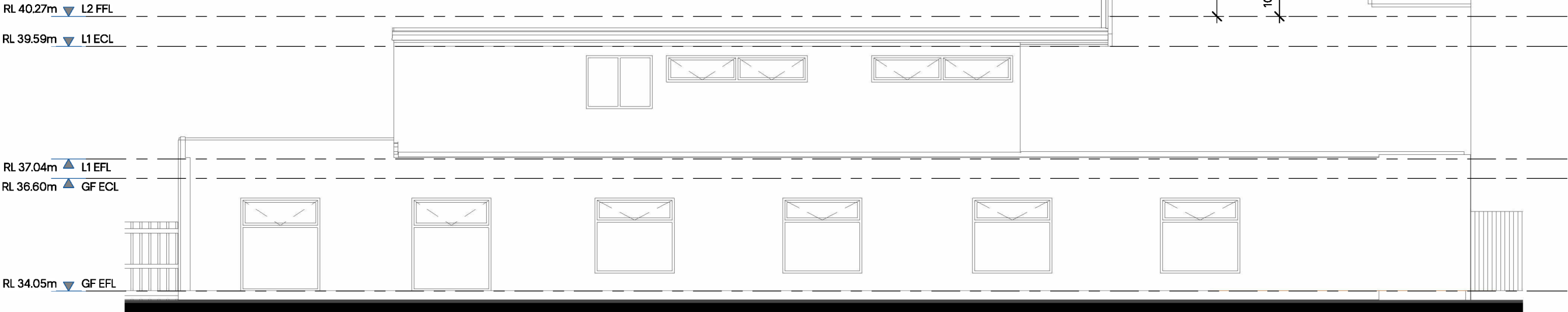
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1 | SOUTH ELEVATION - PROPOSED

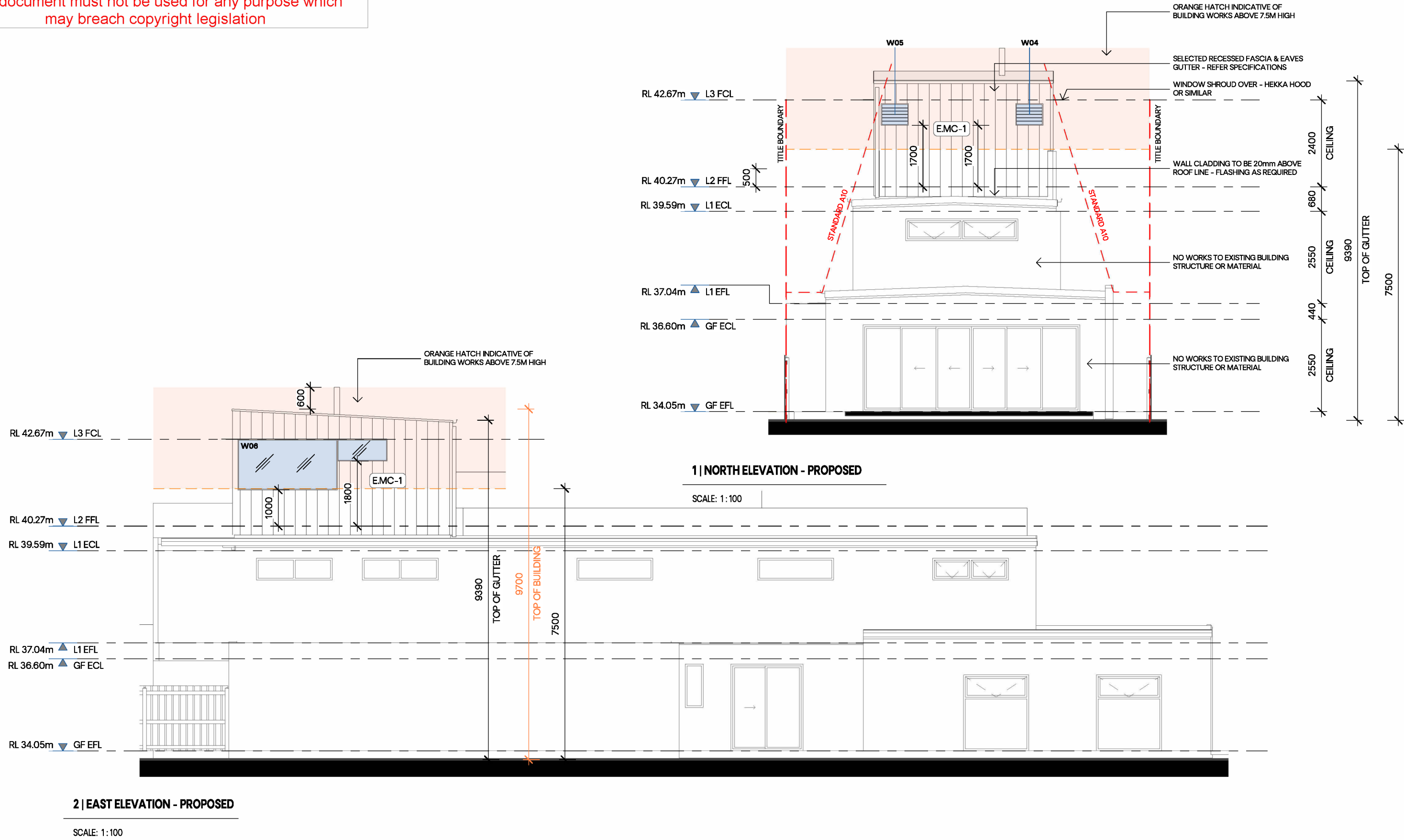
SCALE: 1:100



2 | WEST ELEVATION - PROPOSED

SCALE: 1:100

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				1 : 100	2/117 THE PARADE, OCEAN GROVE		23/07/2026	
		Project No.		Drawing Title:		Drawing Number:		
		74		PROPOSED ELEVATIONS		A 300		



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1 | Sketch Perspective 1

SCALE:



3 | Sketch Perspective 2

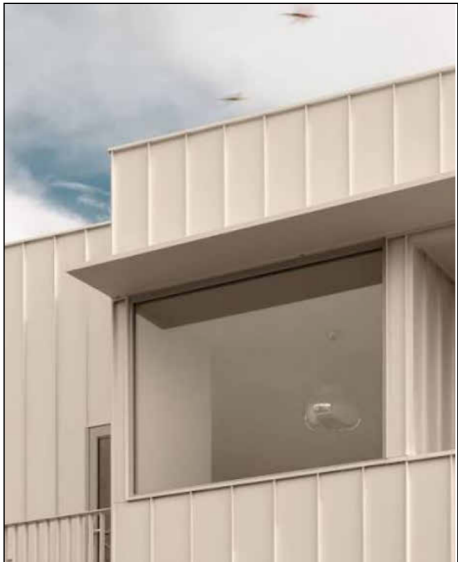
SCALE:

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ROOFING SYSTEM

TYPE: BONDOR SOLAR SPAN INSULATED ROOF PANEL
COLOUR: SURFMIST OR SIMILAR



LEVEL TWO CLADDING (E.MC-1)

TYPE: LYSAGHT LONGLINE 305 STANDING SEAM METAL CLADDING VERTICAL
COLOUR: DOVER WHITE OR SIMILAR



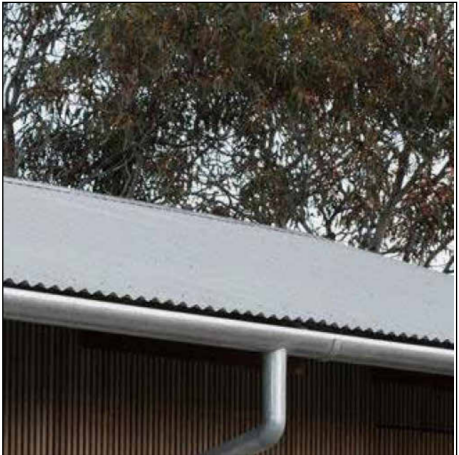
WINDOW/DOOR FRAMES (EXTERNAL)

TYPE: ALUMINIUM WINDOW FRAMES
COLOUR: DOVER WHITE OR SIMILAR



WINDOW SHROUDS (LEVEL TWO)

TYPE: HEKKA HOOD HH300/HH450 ARCHITECTURAL LINE OR SIMILAR
COLOUR: STAINLESS STEEL GREY



EAVES GUTTER AND DOWNPIPES

TYPE: SEMI CIRCLE EAVES GUTTER WITH CIRCULAR 90DIA DOWNPIPE
COLOUR: MATCHING HOODS OR SIMILAR



GF/L1 CLADDING FINISH (E.LW-1)

TYPE: ROCKCOTE SANDCOTE HYDRATECH FINE OR SIMILAR
COLOUR: CALM GREY OR SIMILAR

AO.NA. ASHLEY O'NEILL ARCHITECTS.	0401 819 636 Ash@ashleyoneill.com.au	VICTORIAN REGISTRATION ARBV 801344	<table><tr><th>Rev</th><th>Description</th><th>Date</th></tr><tr><td>CD01</td><td>FIRST ISSUE OF CONCEPT DESIGN - OPTION A</td><td>22/04/2026</td></tr><tr><td>CD02</td><td>SECOND ISSUE OF CONCEPT DESIGN</td><td>18/06/2026</td></tr><tr><td>CD03</td><td>THIRD ISSUE OF CONCEPT DESIGN</td><td>02/07/2026</td></tr><tr><td>TP01</td><td>FIRST ISSUE - PLANNING APPLICATION</td><td>23/07/2026</td></tr><tr><td>TP02</td><td>COUNCIL RFI ISSUE 01</td><td>19/08/2026</td></tr></table>	Rev	Description	Date	CD01	FIRST ISSUE OF CONCEPT DESIGN - OPTION A	22/04/2026	CD02	SECOND ISSUE OF CONCEPT DESIGN	18/06/2026	CD03	THIRD ISSUE OF CONCEPT DESIGN	02/07/2026	TP01	FIRST ISSUE - PLANNING APPLICATION	23/07/2026	TP02	COUNCIL RFI ISSUE 01	19/08/2026		Drawn: AO	Project: Alterations and additions to existing dwelling	Revision: TP02
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			North:	Project No. 74	Drawing Title: MATERIALS	Drawing Number: A 910																			

**Interior atmosphere only.
Materials indicative only.**

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AO.NA.
ASHLEY O'NEILL ARCHITECTS.

Geelong based architectural office providing
Architecture + Interiors for residential, hospitality and
commercial projects across Victoria

0401 819 636
Ash@ashleyoneill.com.au

VICTORIAN REGISTRATION
ARBV 801344

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CD01	FIRST ISSUE OF CONCEPT DESIGN - OPTION A
CD02	SECOND ISSUE OF CONCEPT DESIGN
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DD01	FIRST ISSUE - PLANNING APPLICATION
TP01	FIRST ISSUE - PLANNING APPLICATION
TP02	COUNCIL RFI ISSUE 01

Date
22/04/2026
18/06/2026
02/07/2026
23/07/2026
23/07/2026
19/08/2026

Project stage:

ING APPLICATION

North:

Drawn:
AO

Scale @ A3:

Project No.

74

Project:
Alterations and additions to existing dwelling

Project address:
2/117 THE PARADE, OCEAN GROVE

Drawing Title:

INTERIORS - SKETCH

Revision:
TP02

Date:
23/07/2026

Drawing Number

A 920